

# APPENDICES



# 6.1.1 DRP 2 SUMMARY

## COMMENTS

- 1.1 The Jury notes that the proposed **floor to floor height of 3.15m** is seen as a risk and may need to be adjusted and resolved through design development.
- 1.2 The operation of the **central open space as a purely public approach is not supported**. The Jury recommends that movement and connections through this space be reconsidered as a residents-only amenity, including redesigning the north-western corner.
- 1.3 The inclusion of an **office area in the north-western corner is not supported** by the Jury. It is recommended that this be redesigned to include additional dwellings and reduce permeability of the courtyard.
- 1.4 The Jury recommends consolidating and **rationalising the number and scale of east-west connections** and **limiting the amount of undercroft landscaped areas**, due to potential maintenance and CPTED difficulties.
- 1.5 The relationship between the **ground floor units** and communal open space needs to be resolved through architectural and planting strategies, to **ensure appropriate visual privacy, acoustic comfort and physical separation**.
- 1.6 The **earth and water façade inspiration is supported** in terms of colour and visual effect but further resolution and understanding of **specification and technology is required** particularly in terms of long term maintenance.
- 1.7 The Jury notes that **based on the QS advice, the yield may need to be adjusted** to meet the targets and building design budget. A variety of strategies including **rationalisation will be considered by the DRP and client throughout design development**.



## RESPONSE

- 1.1 Fuse has reviewed the Floor to Floor height and increased to 3.20 metres. As a result of the extra height Tower A would be over the maximum height limit. In order to comply with permissible height, one level from tower A has been removed and the GFA distributed through the rest of the building.
- 1.2 The central open space has been design to be for resident only while the southern end of the site will remain as a publicly accessible space linked to the retail hub. Similarly, the northern East-West link is for residents only while the southern East-West link remain publicly accessible.
- 1.3 The use of the north-western corner has been carefully reviewed. Due to the high traffic conditions and significant exposure in this area, it is not ideal for residential purposes. As a result, the residential lobby has been relocated to Mary Street, where it offers greater visibility while remaining accessible to pedestrians from Watarah Street. This relocation enhances the street presence for visitors and provides more convenient access for deliveries.
- 1.4 Undercroft areas have been revised and limited only to circulation areas. Undercroft areas over vehicular access and along Waratah Street have been removed.
- 1.5 The relationship between private and public spaces follows Melrose Park Urban Renewal Precinct principles. The proposal allows for at least 3 metres on common property green buffer between private and public spaces. Ground floor units facing to the public domain have been redesign as 2 storey town house style. Deeper POS is provided to increase visual privacy and planters are proposed as acoustic and physical separation. Ground floor units facing to the courtyard are proposed to be 500mm over the courtyard level. A 2/3 metres band is proposed to be added as POS in front of the unit. In addition, a minimum of 3 metres zone is proposed between POS and publicly accessible spaces.
- 1.6 -1.7 The facade design has been revised in collaboration with the QS and ESD consultants to ensure the design intent is preserved while meeting budgetary constraints and buildability requirements. The east and west facades feature precast panels with integrated vertical louvres, designed to minimize heat gain. Manually operated Verivila louvres are proposed for unit windows to reduce maintenance and lower costs. For balconies, sliding louvre panels are proposed to provide residents with greater flexibility in managing light, shade, and privacy.

# 6.1.1 DRP 2 SUMMARY

## COMMENTS

- 2.1 The **diversity of open spaces** sprinkled throughout the buildings is an attribute to be retained in design development in consultation with the Design Review Panel (DRP).
- 2.2 The clear explanation of the **building development massing leading to definition of the towers**, different materiality and articulation of elements is commended and to be maintained.
- 2.3 The **external expression of sun shading elements to the western façade of the western tower is to be retained** through design development, with further details and specific design to be determined in consultation with the client and the DRP.
- 2.4 The intention to incorporate **water, drainage and the poetic movement of rain water through the site and ground floor plane** is a key element to the scheme and **should be retained** in some form noting that collaboration with a landscape architect and hydraulic engineer is required.
- 2.5 The inclusion of a **variety of habitable terraces to apartments** in low rise buildings is a strong feature and should be retained.



## RESPONSE

- 2.1 Large Medium and Small open spaces though the building have been retained. In addition to this, the central courtyard is now proposed to be residents only increasing the variety of open spaces available for the residents. Refer to Arcadia package for detailed information.
- 2.2 Water movement through the site and integrated filtration systems in the courtyard have been developed in coordination with the landscape architect and hydraulic engineer. Refer to landscape drawings.
- 2.3 Massing articulation leading to tower form has been retained with the exception of one of the vertical facade break as a consequence of the floor plate refinements. This change allows to achieve a more efficient floor plane and better unit layouts while still achieving over 80 % of solar access between 8:30 am and 3:30 pm.
- 2.4 Refer to Item 1.6
- 2.5 Variety of habitable terraces to podium apartments has been retained as per the competition scheme. Please refer to appendix for podium plans.

# 6.1.2 DRP 3 SUMMARY

## COMMENTS

- 1.1 The panel acknowledges clear improvements to the scheme in response to previous comments, including the inclusion of a 3.2m floor to floor height; the reduction of public access and refinement of communal open space at ground level; rationalisation of commercial spaces; refined storm water movement across the site; detailed sections of street interfaces to demonstrate DCP compliance; refined screening options; and the retention of diverse open spaces.
- 1.2 The Panel supports the amendments to the **north western corner** in response to the Jury’s comments on the winning scheme. However, the Panel recommends that the design of this space be further refined in order best to respond to **its key location within the scheme and adjacent streetscape**.
- 1.3 In particular, a significant **undercroft space** appears scaled only by space available rather than need and not well connected to the lobby or adjacent internal spaces. As such it could appear a little lifeless and even result in CPTED issues.
- 1.4 There might also be potential for **the relocation of the services and inclusion of an additional unit**.
- 2.1 **The central courtyard** includes a significant amount of pathways, which have been proposed in response to level changes and accessibility. However, the paths also **increase hard surface** and appear to compromise the quantity and quality of usable open space. This is further exacerbated by **the range and extent of planters** proposed, which **clutter the courtyard and block clear sight lines**.
- 2.2 **The east west public link** also features planter beds and water features, which may block **physical and visual access** and appear at odds with its quite civic role.
- 2.3 Similarly, **the communal plaza** proposed at the southern end of the north south street – an alternative proposal that may work in principle – does not respond to or extend the street’s civic character. Instead of extending the street’s tree alignment and civic character, **organic shaped raised planters and other elements** are proposed which do not reinforce its spatial qualities or address its functional requirements. It is unclear what, if any, **traffic movements** are accommodated in the design.
- 2.4 It is recommended that **a holistic plan detailing the range and type of open spaces and their associated uses** be presented to the panel. The proposal must ensure that a range of spaces are provided that meet the needs of future residents. Equity in the distribution of these spaces across the proposal must be achieved. This may result in a simplification and consolidation of the type of facilities and uses provided within the courtyard, rooftop spaces, and other communal spaces provided across the building.
- 2.5 The progression of the design of **the internal waterway** is strongly supported by the Panel, however it is acknowledged that the design is undergoing **further refinement** and will be presented to the Panel at the next session. The design should respond to its constructed nature.
- 3.1 It is not clear from the presented information how the proposal has **responded to the adjoining buildings**. In particular, the design of B4, B5 and B6 needs to be co-ordinated across these buildings.



## RESPONSE

- 1.1 Noted
- 1.2-1.4 The northwest corner has been reviewed, and the following changes have been introduced:  
The substation and other services have been relocated and replaced with an additional unit to the north.  
The two-bedroom unit to the west has been enlarged towards the north and converted into a three-bedroom unit.  
The internal layout of the lobby has been rearranged, shifting it towards the north of the lifts, allowing for greater presence on Mary Street.  
The open space in front of the lobby has been designed with a series of terraces that soften the transition between the proposed lobby and the public domain. These terraces also create a connection to the proposed open space to the west of the site.
- 2.1-2.5 Refer to Landscape
- 3.1 Refer to Precinct Presentation

## 6.1.2 DRP 3 SUMMARY

### COMMENTS

- 4.1 The Panel supports the overall design of the 'stoop' apartments at ground floor, however it is noted that these are not compliant with the DCP and result in **encroachments into the front setback**. Further explanation and possible justifications for this are required. This approach could be supported by the Panel but it is noted that this would be subject to merit assessment by the Department of Planning, Housing and Infrastructure.
- 4.2 Additional detail regarding the extent and compliance of **deep soil** are to be presented at the next Panel meeting for further consideration.
- 4.3 Additional sections are to be provided detailing the buildings relationship with the ground level of the **adjoining public domain**. This is to demonstrate **appropriate privacy levels** for future residents and **acceptable levels of deep soil** being achieved. As discussed, sketches are suitable.
- 5.1 Façades to be developed.

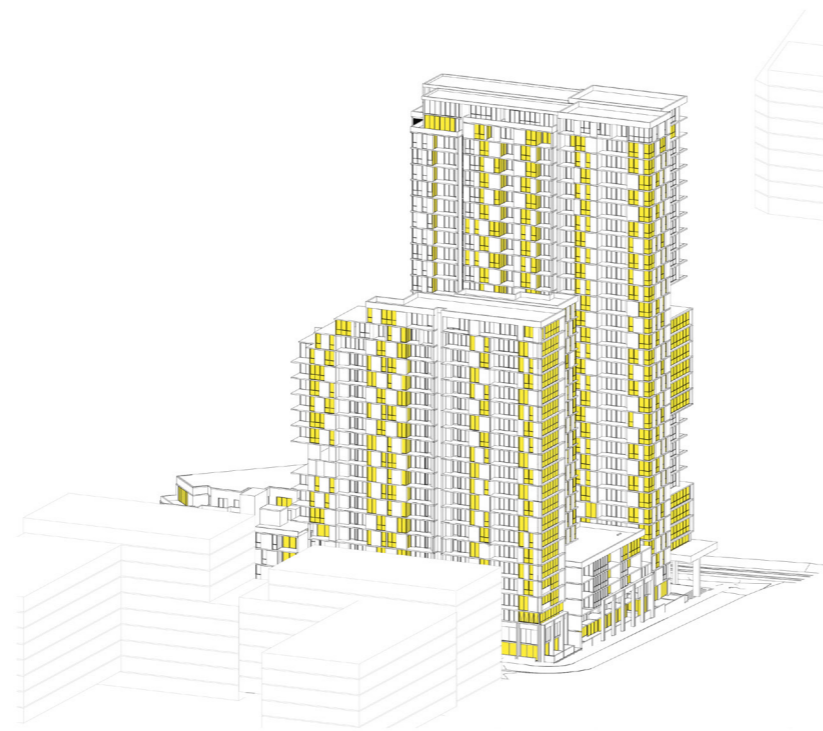


### RESPONSE

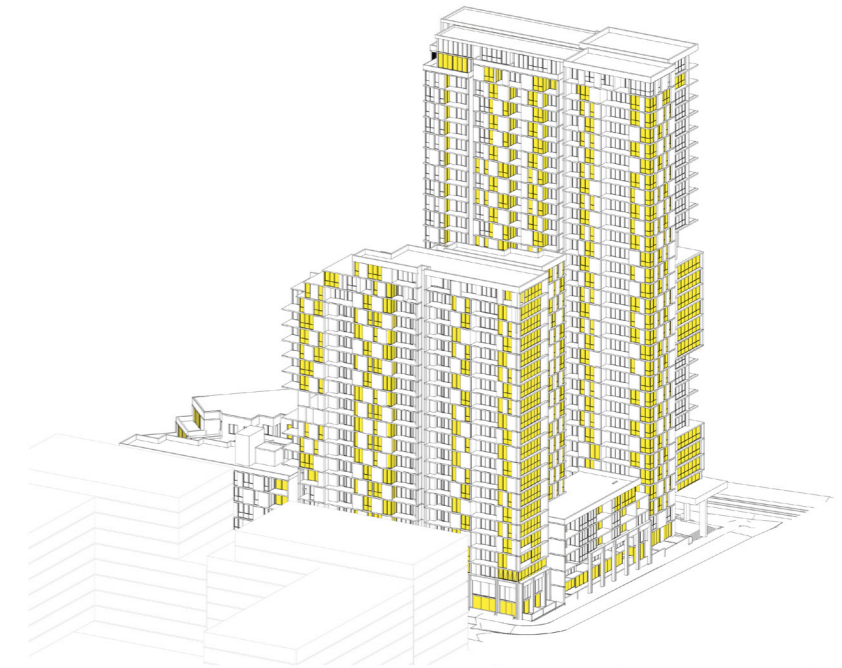
- 4.1&4.3 Additional sections have been provided to illustrate the relationship between private and public spaces.  
Ground floor units are elevated between 500mm and 1000mm above the public domain to ensure appropriate privacy levels.  
Stoop stairs have been integrated as part of the private garden design.
- 4.2 Deep soil complies with ADG requirements.
- 5.1 The tower façades have been developed in collaboration with the QS, ESD consultants, and structural engineers.  
The number of louvres has been reduced by 50%, replaced with 25% solid panels and 25% exposed glazing.  
Cantilevers throughout the tower range between 1500mm and 2000mm, achievable without structural transfers within the tower. Only one transfer zone is proposed between the tower and the basements, reducing structural costs.  
Unit layout repetition throughout the tower has been maximized to enhance buildability and cost efficiency. Only the corner units have variations in layout to create a dynamic form on the western façade.

# AMENITY ANALYSIS

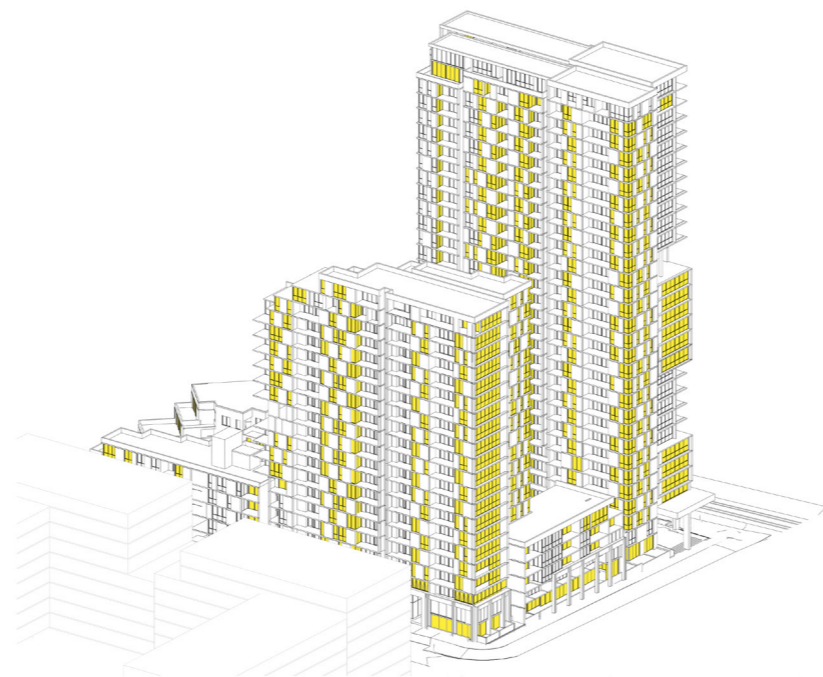
# 6.2.1 VIEWS FROM THE SUN



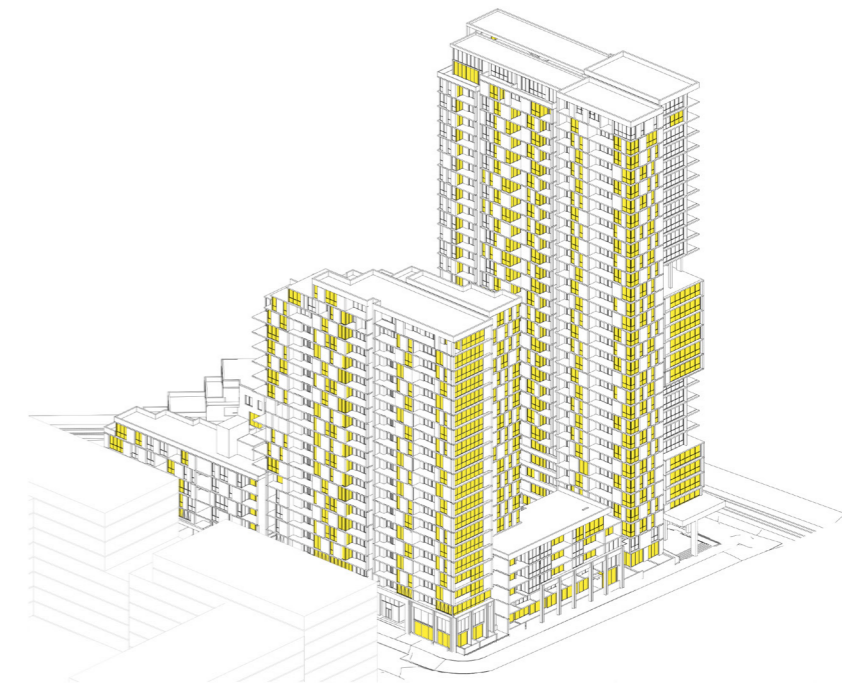
1 JUNE 21 8:30 AM



2 JUNE 21 - 9AM



3 JUNE 21 9:30AM



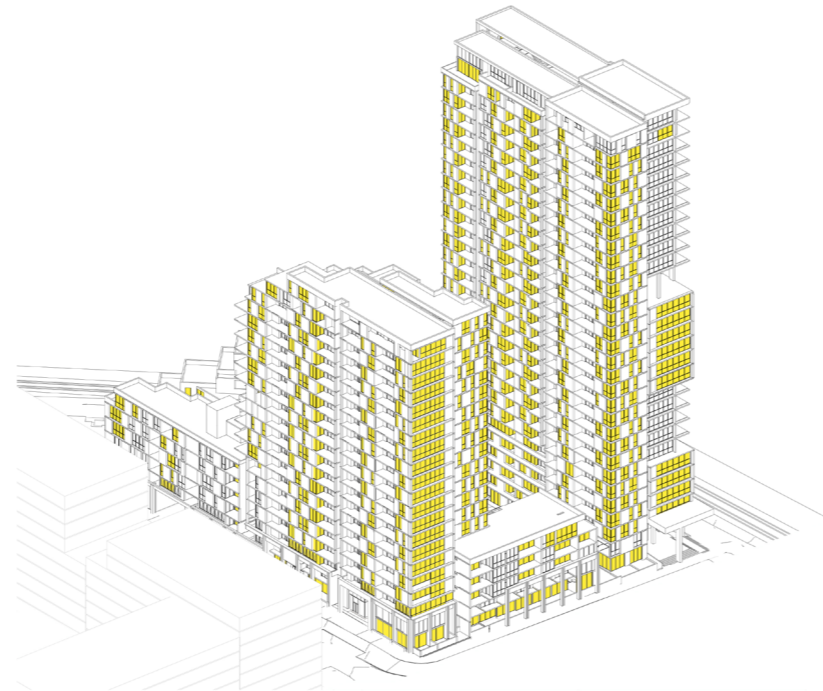
4 JUNE 21 - 10AM

**LEGEND**

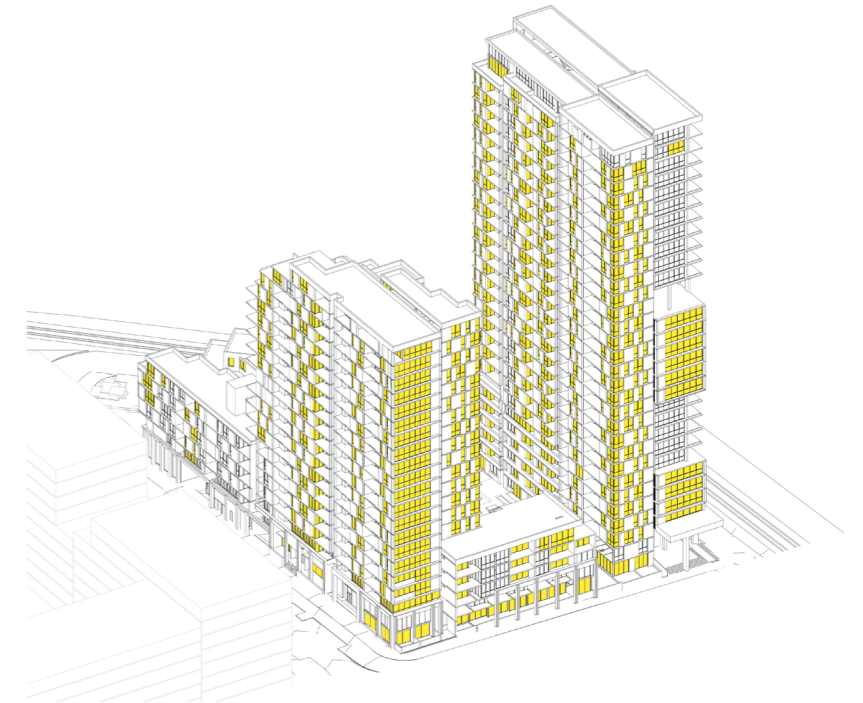


LIVING AREAS RECEIVING SUNLIGHT

# 6.2.1 VIEWS FROM THE SUN



1 JUNE 21 10:30 AM



2 JUNE 21 - 11AM



3 JUNE 21 11:30 AM



4 JUNE 21 - 12PM

**LEGEND**

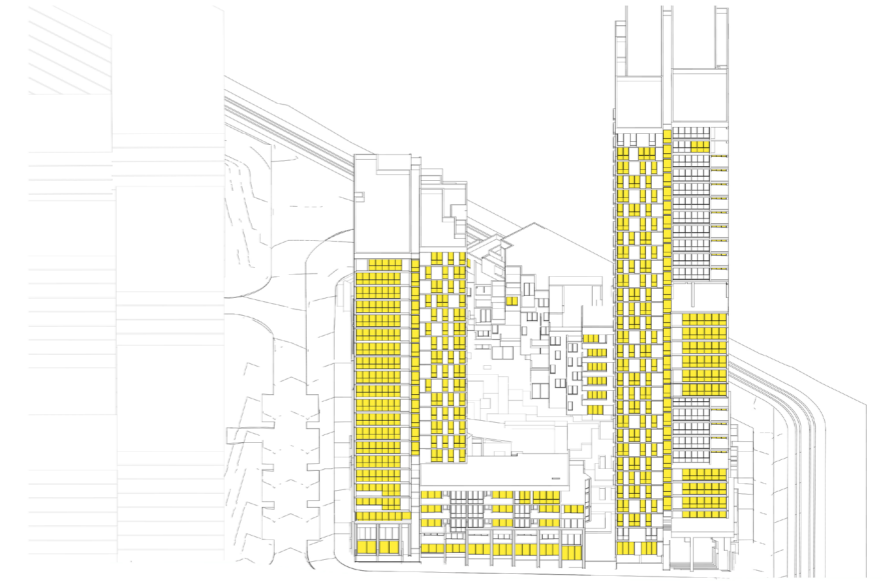


LIVING AREAS RECEIVING SUNLIGHT

# 6.2.1 VIEWS FROM THE SUN



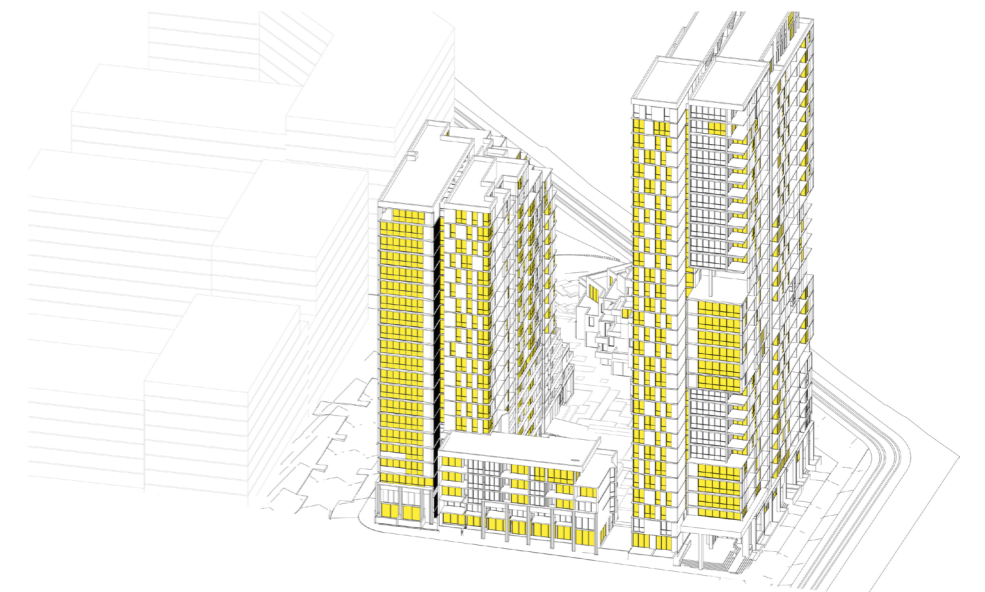
1 JUNE 21 12:30 PM



2 JUNE 21 - 1PM



3 JUNE 21 1:30 PM



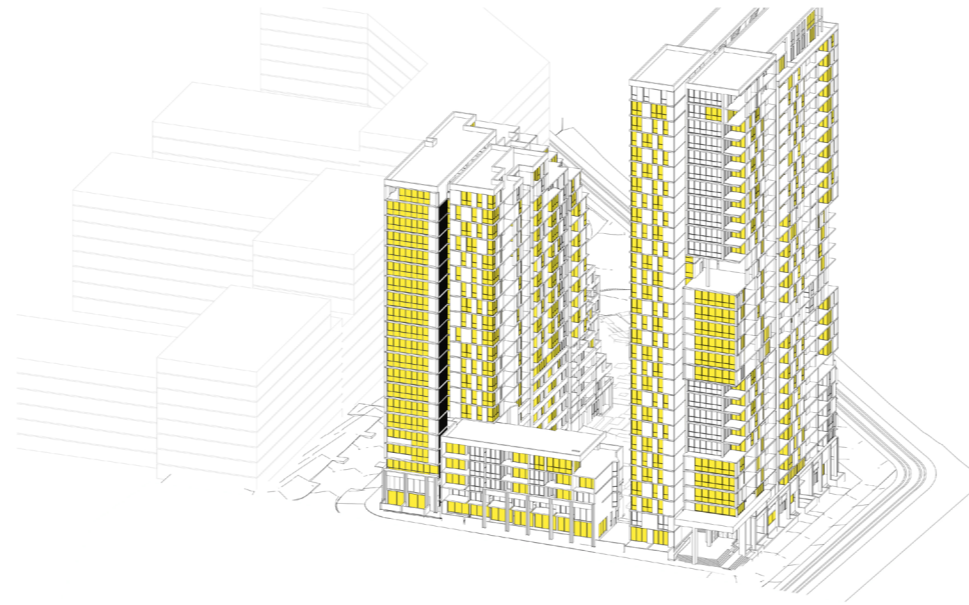
4 JUNE 21 - 2PM

**LEGEND**



LIVING AREAS RECEIVING SUNLIGHT

## 6.2.1 VIEWS FROM THE SUN



1 JUNE 21 2:30 PM



2 JUNE 21 - 3PM



3 JUNE 21 3:30 PM

### LEGEND



LIVING AREAS RECEIVING SUNLIGHT

# 6.2.2 SOLAR ANALYSIS

## SUNLIGHT ACCESS

- APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 9:00 AM TO 3:00PM ON JUNE 21
- APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21
- APARTMENTS ACHIEVING < 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21
- APARTMENTS ACHIEVING 0 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

DAYLIGHT ACCESS			
LEVEL	<span style="color: orange;">●</span>	<span style="color: gold;">●</span>	<span style="color: grey;">●</span>
LOWER GROUND MEZZANINE	0	0	3
GROUND	11	11	11
LEVEL 01	1	3	15
LEVEL 02	9	13	14
LEVEL 03	12	17	11
LEVEL 04	12	18	12
LEVEL 05	9	16	4
LEVEL 06	10	17	
LEVEL 07	10	18	
LEVEL 08	10	18	
LEVEL 09	10	18	
LEVEL 10	8	16	
LEVEL 11	8	16	
LEVEL 12	10	16	
LEVEL 13	10	20	
LEVEL 14	10	20	
LEVEL 15	12	20	
LEVEL 16	12	20	
LEVEL 17	11	16	
LEVEL 18	10	14	
LEVEL 19	11	16	
LEVEL 20	8	12	
LEVEL 21	6	10	
LEVEL 22	6	10	
LEVEL 23	6	10	
LEVEL 24	6	10	
LEVEL 25	6	10	
LEVEL 26	6	10	
LEVEL 27	6	10	
LEVEL 28	6	8	
LEVEL 29	0	1	
<b>TOTAL</b>	<b>252</b>	<b>414</b>	<b>70</b>

SUNLIGHT ACCESS (FROM 9:00AM - 3:00PM)  
 SUNLIGHT ACCESS % 47.27%  
 MINIMUM REQUIREMENT % 70%  
 MINIMUM NUMBER REQUIRED 373

SUNLIGHT ACCESS (FROM 8:30AM - 3:30PM)  
 SUNLIGHT ACCESS % 77.67%  
 MINIMUM REQUIREMENT % 70%  
 MINIMUM NUMBER REQUIRED 373

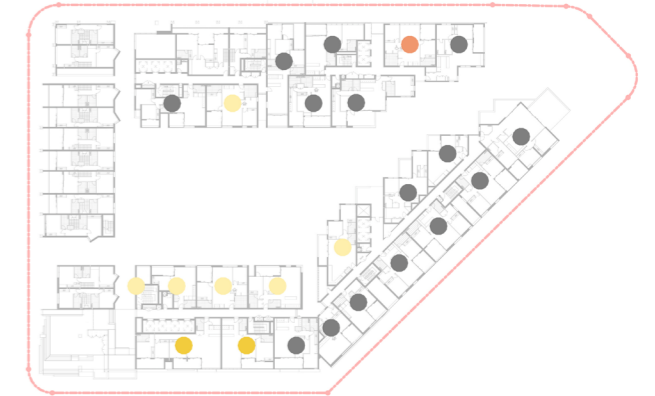
SOUTH FACING 70  
 SOUTH FACING % 13.13%  
 MAXIMUM REQUIREMENT % 15%  
 MAXIMUM NUMBER REQUIRED 80



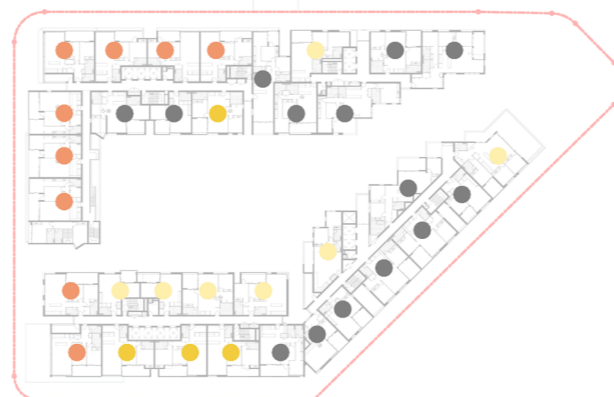
1 SOLAR ACCESS - LOWER GROUND MEZZANINE



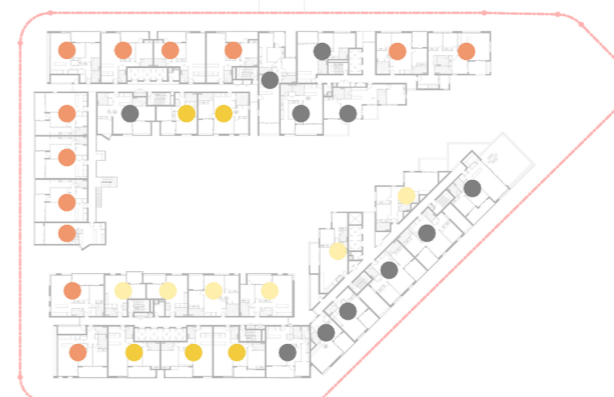
2 SOLAR ACCESS - GROUND



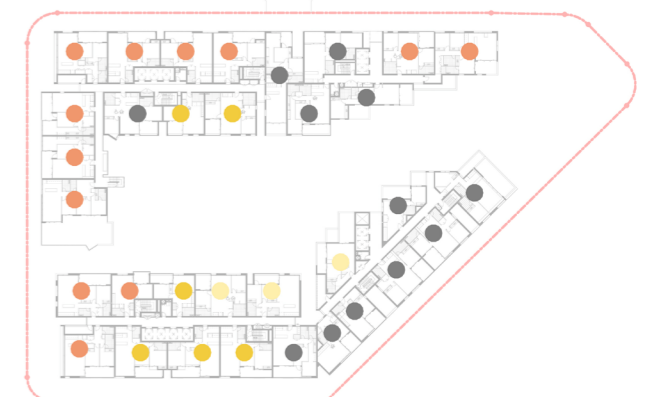
3 SOLAR ACCESS - LEVEL 01



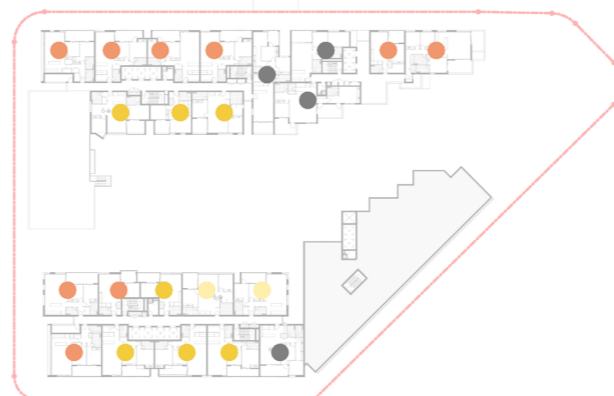
4 SOLAR ACCESS - LEVEL 02



5 SOLAR ACCESS - LEVEL 03



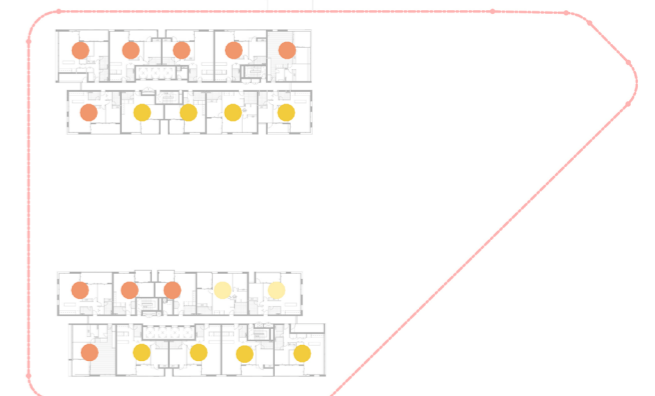
6 SOLAR ACCESS - LEVEL 04



7 SOLAR ACCESS - LEVEL 05



8 SOLAR ACCESS - LEVEL 06



9 SOLAR ACCESS - LEVEL 07-09

# 6.2.2 SOLAR ANALYSIS

## SUNLIGHT ACCESS

- APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 9:00 AM TO 3:00PM ON JUNE 21
- APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21
- APARTMENTS ACHIEVING < 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21
- APARTMENTS ACHIEVING 0 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

DAYLIGHT ACCESS			
LEVEL	<span style="color: orange;">●</span>	<span style="color: gold;">●</span>	<span style="color: grey;">●</span>
LOWER GROUND MEZZANINE	0	0	3
GROUND	11	11	11
LEVEL 01	1	3	15
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LEVEL 09	10	18	
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LEVEL 11	8	16	
LEVEL 12	10	16	
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LEVEL 16	12	20	
LEVEL 17	11	16	
LEVEL 18	10	14	
LEVEL 19	11	16	
LEVEL 20	8	12	
LEVEL 21	6	10	
LEVEL 22	6	10	
LEVEL 23	6	10	
LEVEL 24	6	10	
LEVEL 25	6	10	
LEVEL 26	6	10	
LEVEL 27	6	10	
LEVEL 28	6	8	
LEVEL 29	0	1	
<b>TOTAL</b>	<b>252</b>	<b>414</b>	<b>70</b>

SUNLIGHT ACCESS (FROM 9:00AM - 3:00PM)  
 SUNLIGHT ACCESS % 47.27%  
 MINIMUM REQUIREMENT % 70%  
 MINIMUM NUMBER REQUIRED 373

SUNLIGHT ACCESS (FROM 8:30AM - 3:30PM)  
 SUNLIGHT ACCESS % 77.67%  
 MINIMUM REQUIREMENT % 70%  
 MINIMUM NUMBER REQUIRED 373

SOUTH FACING 70  
 SOUTH FACING % 13.13%  
 MAXIMUM REQUIREMENT % 15%  
 MAXIMUM NUMBER REQUIRED 80



# 6.2.2 SOLAR ANALYSIS

## SUNLIGHT ACCESS

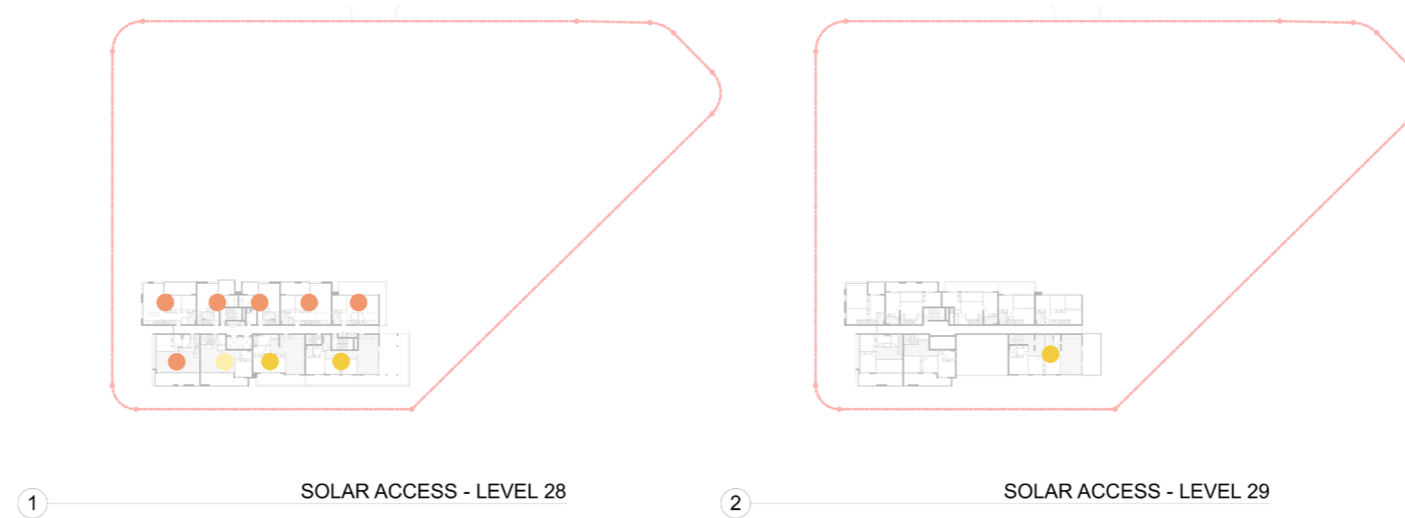
- APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 9:00 AM TO 3:00PM ON JUNE 21
- APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21
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DAYLIGHT ACCESS			
LEVEL	<span style="color: orange;">●</span>	<span style="color: gold;">●</span>	<span style="color: grey;">●</span>
LOWER GROUND MEZZANINE	0	0	3
GROUND	11	11	11
LEVEL 01	1	3	15
LEVEL 02	9	13	14
LEVEL 03	12	17	11
LEVEL 04	12	18	12
LEVEL 05	9	16	4
LEVEL 06	10	17	
LEVEL 07	10	18	
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LEVEL 23	6	10	
LEVEL 24	6	10	
LEVEL 25	6	10	
LEVEL 26	6	10	
LEVEL 27	6	10	
LEVEL 28	6	8	
LEVEL 29	0	1	
<b>TOTAL</b>	<b>252</b>	<b>414</b>	<b>70</b>

SUNLIGHT ACCESS (FROM 9:00AM - 3:00PM) 252  
 SUNLIGHT ACCESS % 47.27%  
 MINIMUM REQUIREMENT % 70%  
 MINIMUM NUMBER REQUIRED 373

SUNLIGHT ACCESS (FROM 8:30AM - 3:30PM) 414  
 SUNLIGHT ACCESS % 77.67%  
 MINIMUM REQUIREMENT % 70%  
 MINIMUM NUMBER REQUIRED 373

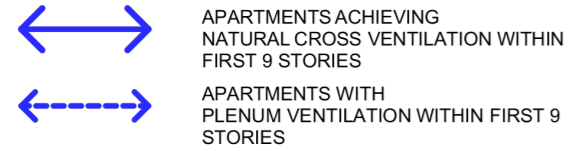
SOUTH FACING 70  
 SOUTH FACING % 13.13%  
 MAXIMUM REQUIREMENT % 15%  
 MAXIMUM NUMBER REQUIRED 80



# 6.2.3 CROSS VENTILATION ANALYSIS

NO. OF UNITS WITHIN FIRST 9 STORIES 208

## NATURAL VENTILATION



## PROPOSED BUILDING A

LEVEL	NATURAL VENTILATION	TOTAL NO. OF UNITS
LOWER GROUND	0	2
LOWER GROUND MEZZANINE	2	5
GROUND	13	13
LEVEL 01	8	15
LEVEL 02	10	18
LEVEL 03	9	17
LEVEL 04	10	17
LEVEL 05	5	10
LEVEL 06	3	8
	<b>60</b>	<b>105</b>

NATURAL VENTILATION 60  
 NATURAL VENTILATION % 58%  
 MINIMUM REQUIREMENT 60%  
 MINIMUM UNITS REQUIRED 63

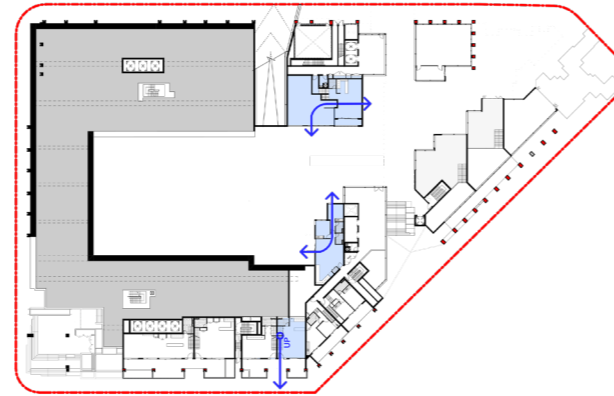
## PROPOSED BUILDING B

LEVEL	NATURAL VENTILATION	TOTAL NO. OF UNITS
LOWER GROUND MEZZANINE	1	1
GROUND	10	13
LEVEL 01	6	8
LEVEL 02	11	17
LEVEL 03	10	16
LEVEL 04	9	16
LEVEL 05	8	12
LEVEL 06	5	10
LEVEL 07	5	10
	<b>65</b>	<b>103</b>

NATURAL VENTILATION 65  
 NATURAL VENTILATION % 63%  
 MINIMUM REQUIREMENT 60%  
 MINIMUM UNITS REQUIRED 63

## PROPOSED BUILDING TOTAL

NATURAL VENTILATION 125  
 NATURAL VENTILATION % 60%  
 MINIMUM REQUIREMENT 60%  
 MINIMUM UNITS REQUIRED 125



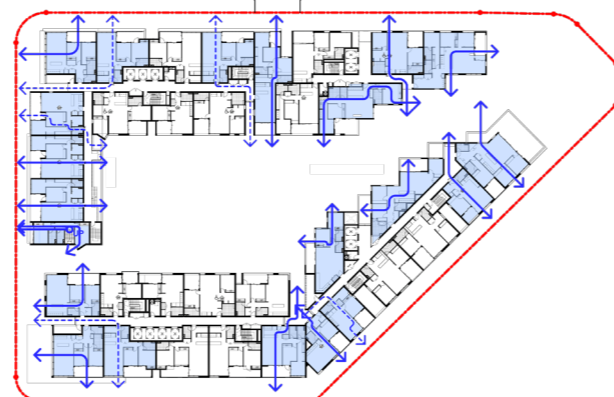
1 VENTILATION - LOWER GROUND MEZZANINE



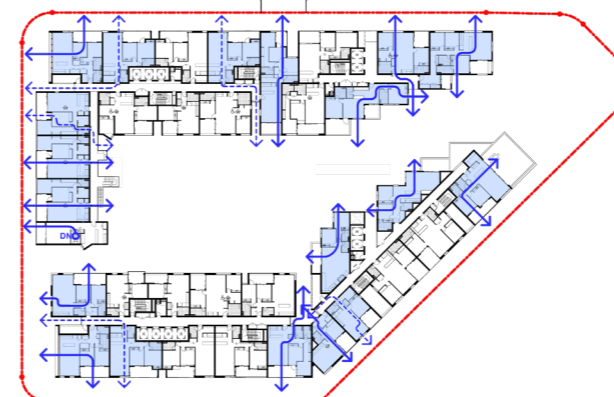
2 VENTILATION - GROUND



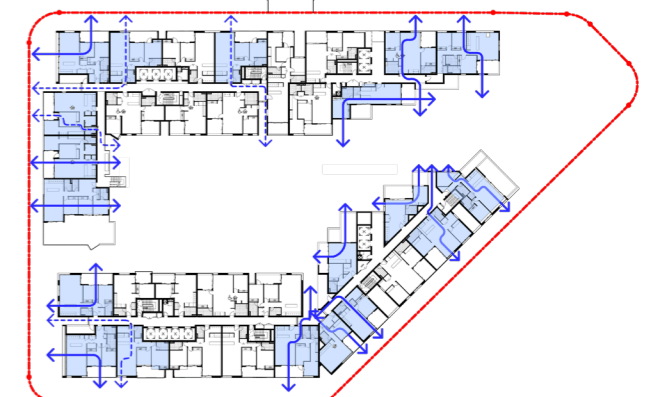
3 VENTILATION - LEVEL 01



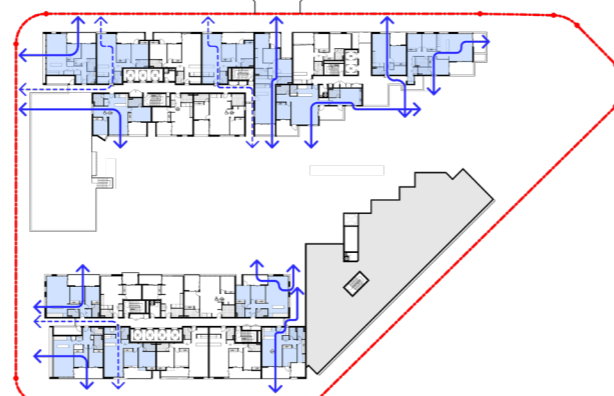
4 VENTILATION - LEVEL 02



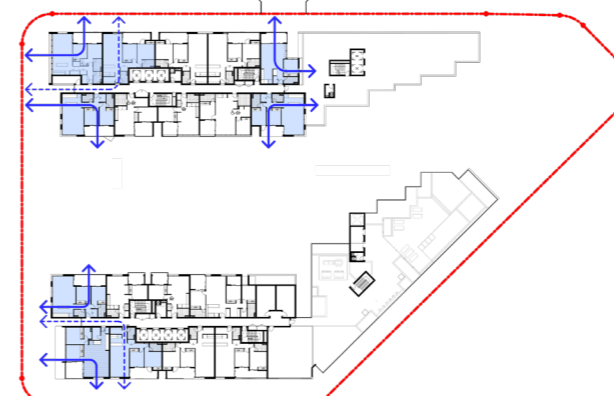
5 VENTILATION - LEVEL 03



6 VENTILATION - LEVEL 04



7 VENTILATION - LEVEL 05




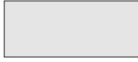
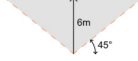
8 VENTILATION - LEVEL 06



9 VENTILATION - LEVEL 07

# 6.2.4 ADG PRIVACY ANALYSIS

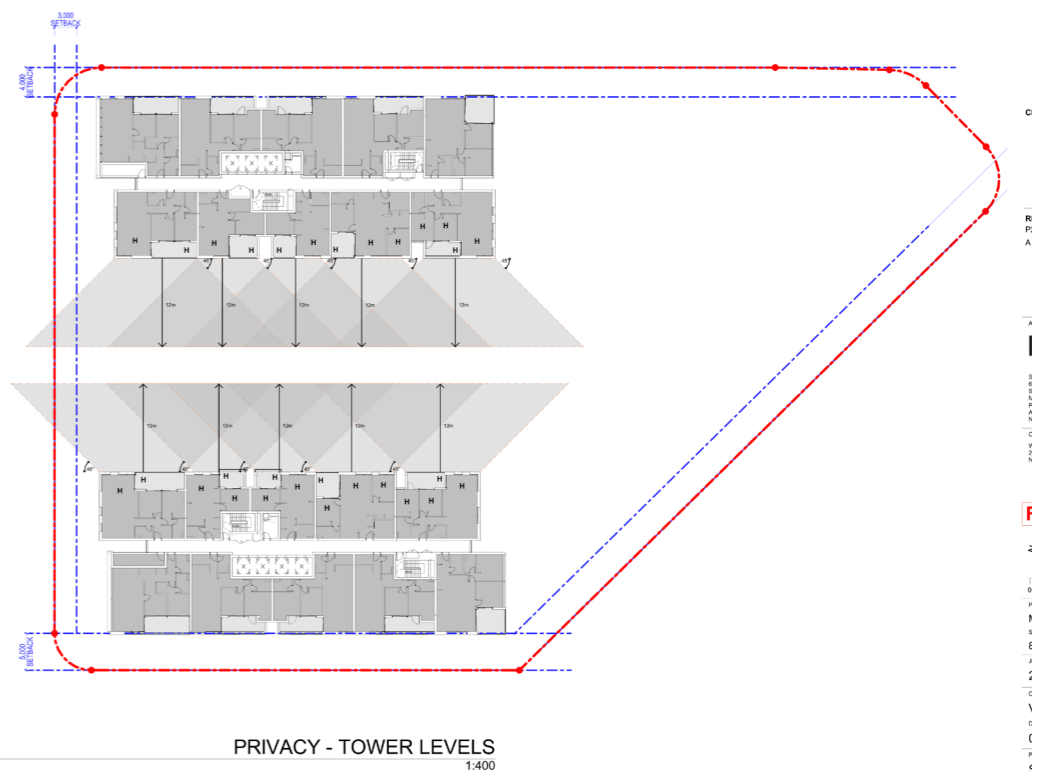
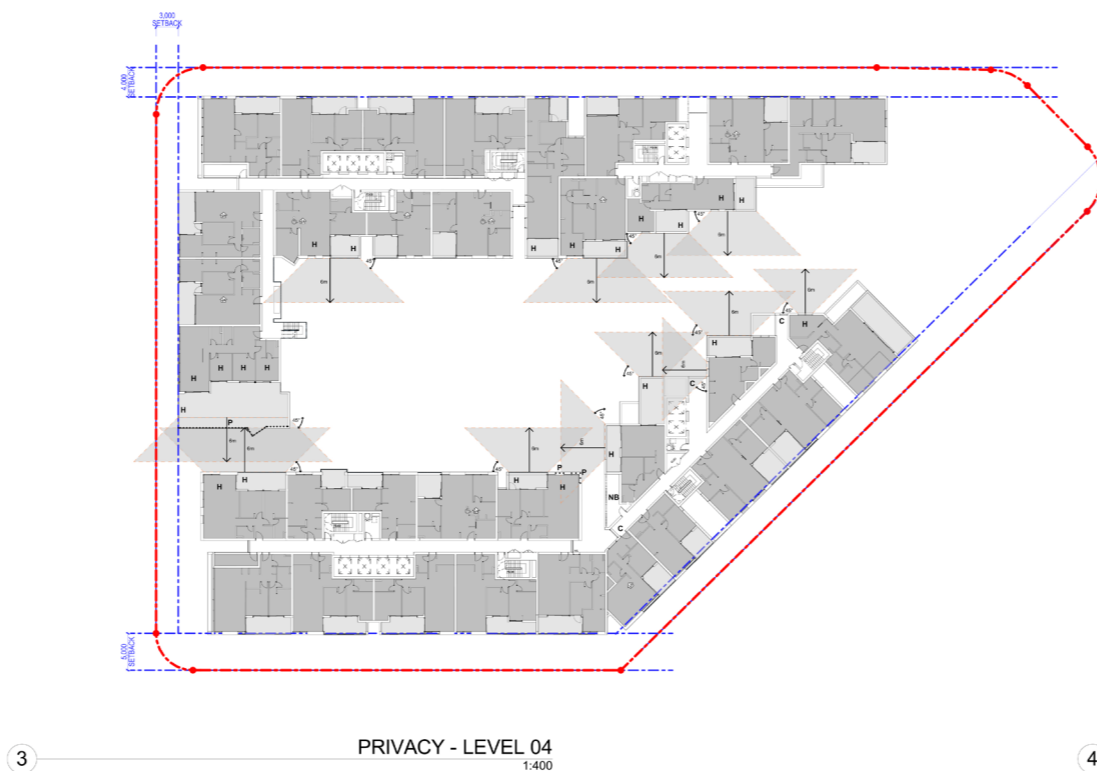
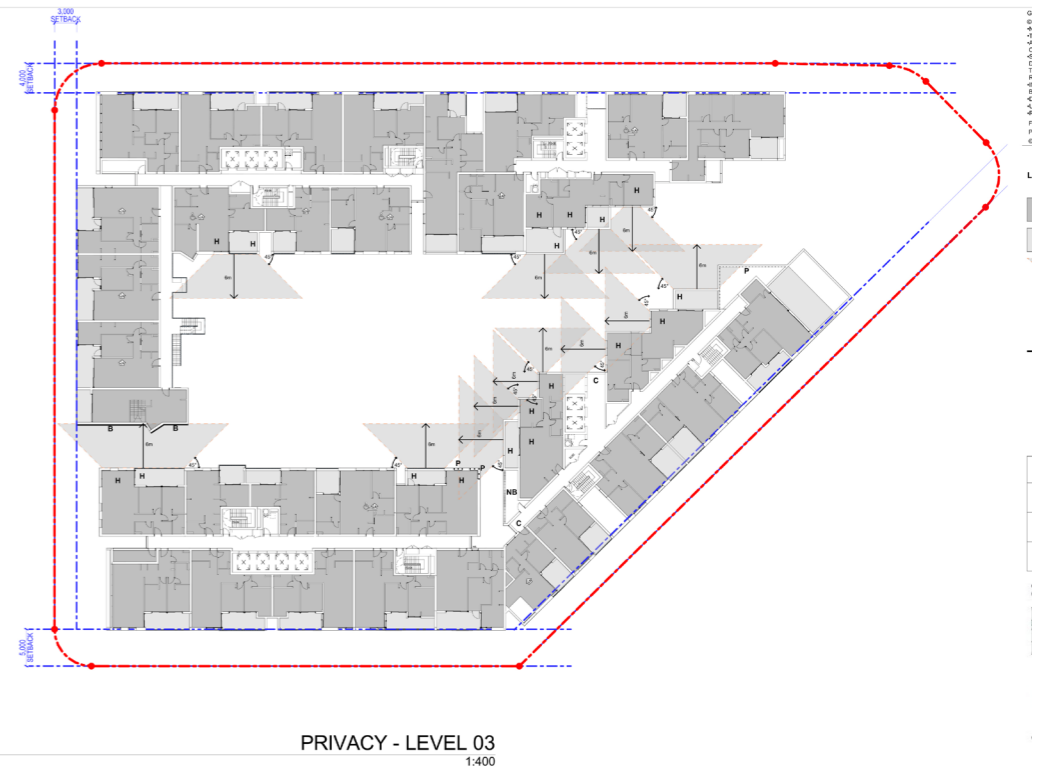
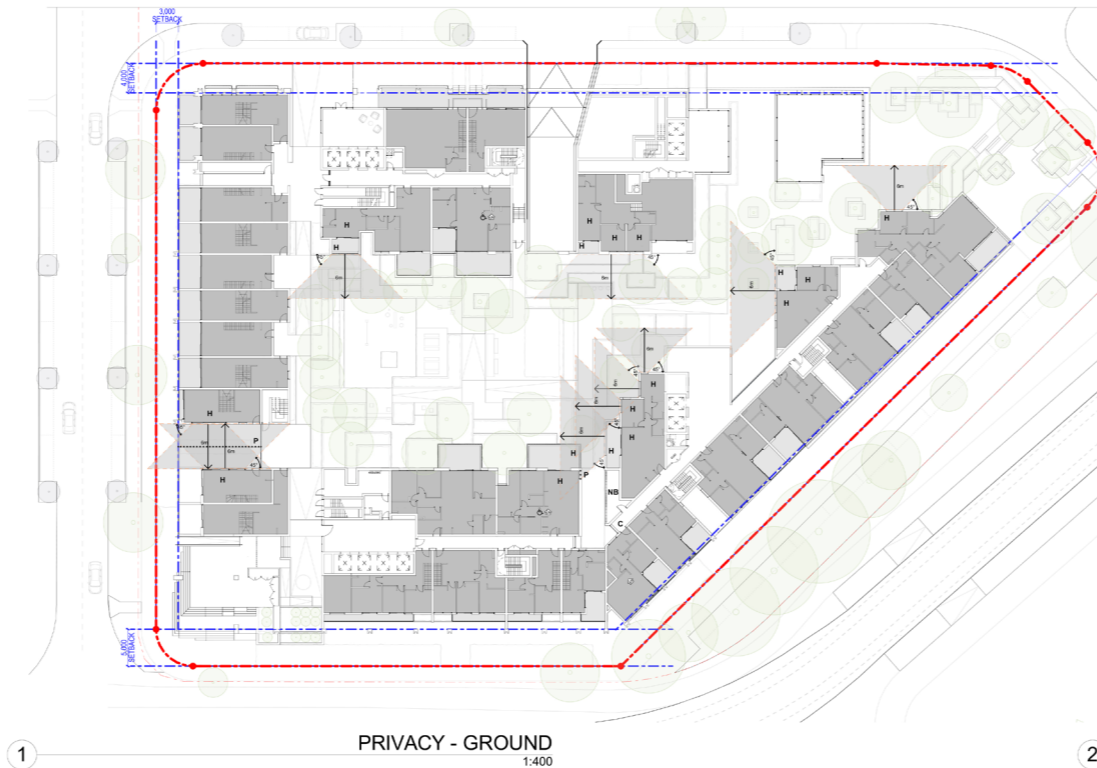
## LEGEND

-  INTERNAL APARTMENT AREA
-  EXTERNAL PRIVATE OPEN SPACE
-  ADG PRIVACY CONDITION
- H** HABITABLE SPACE
- NB** NON-HABITABLE SPACE
- B** BLANK WALL
- C** CORRIDOR
- P** PRIVACY SCREEN/PLANTING

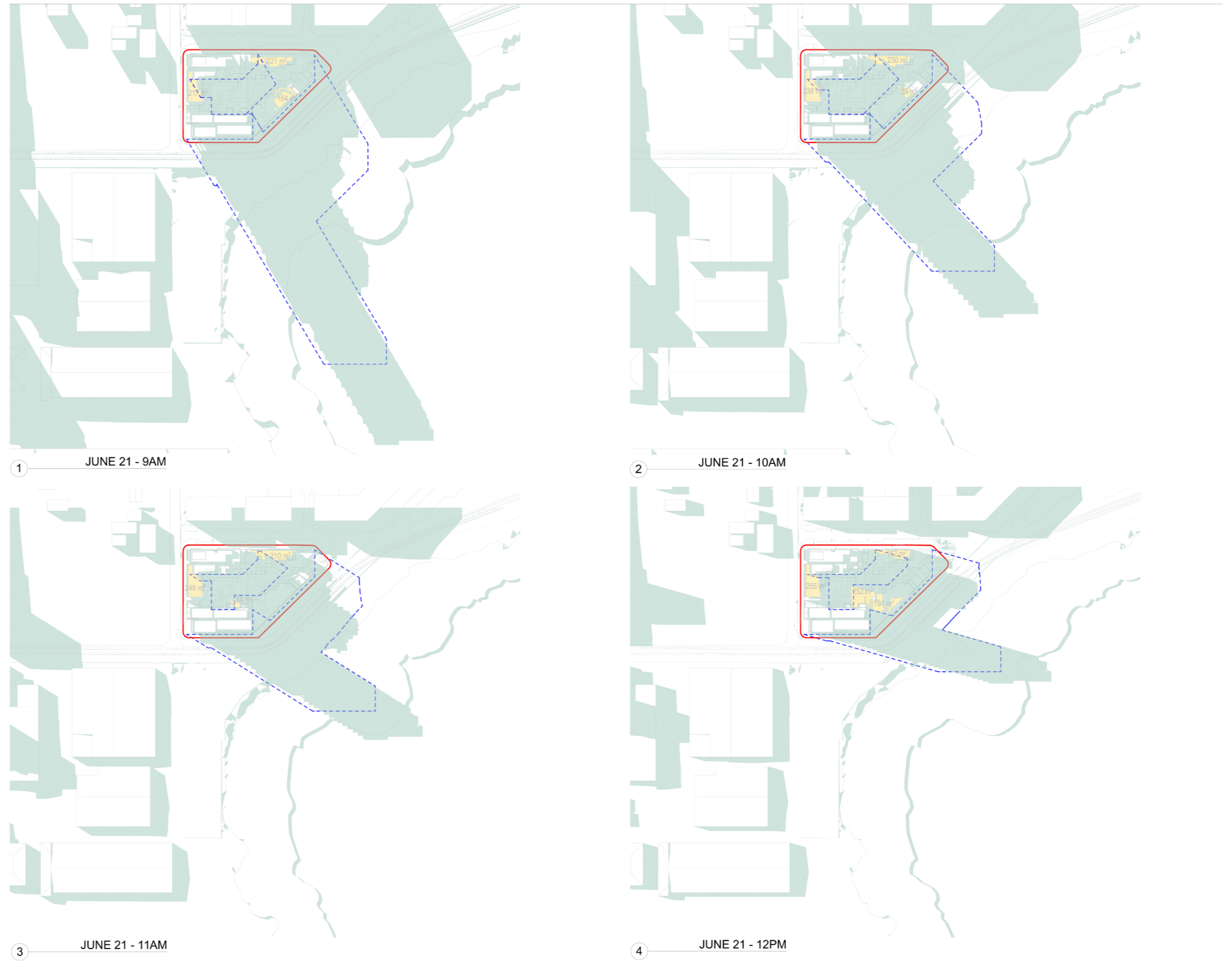
BUILDING HEIGHT	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS
UP TO 12m (4 STOREYS)	6m	3m
UP TO 25m (5-8 STOREYS)	9m	4.5m
OVER 25m (9+ STOREYS)	12m	6m



Figure 37.8: Diagrams showing different privacy interface conditions

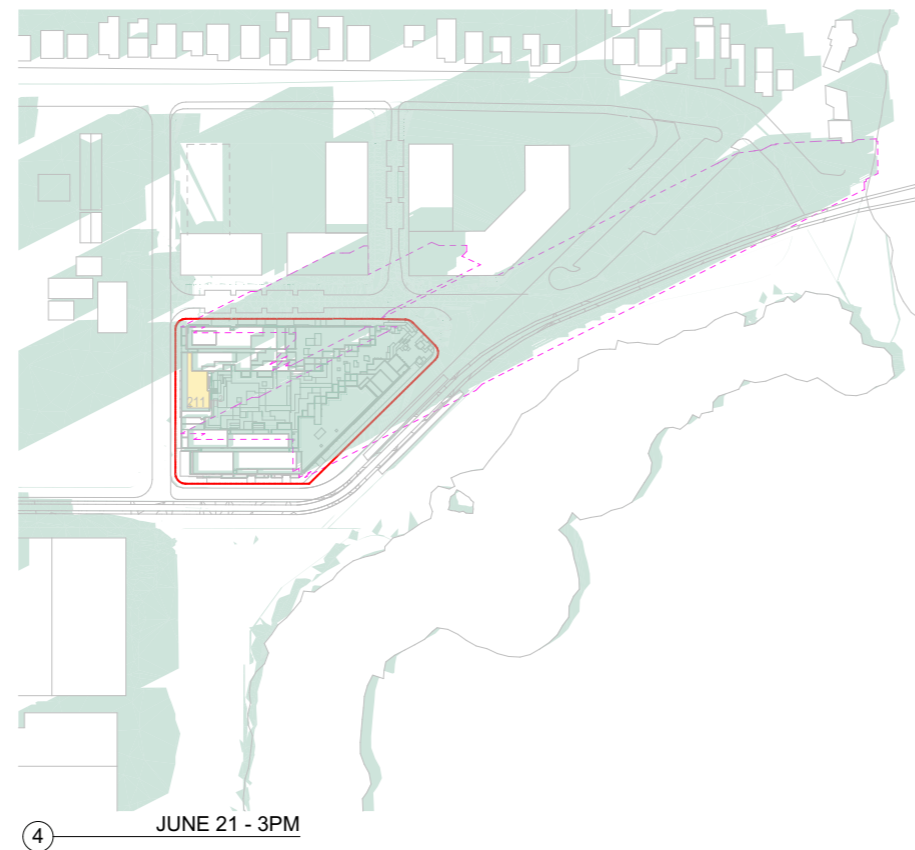
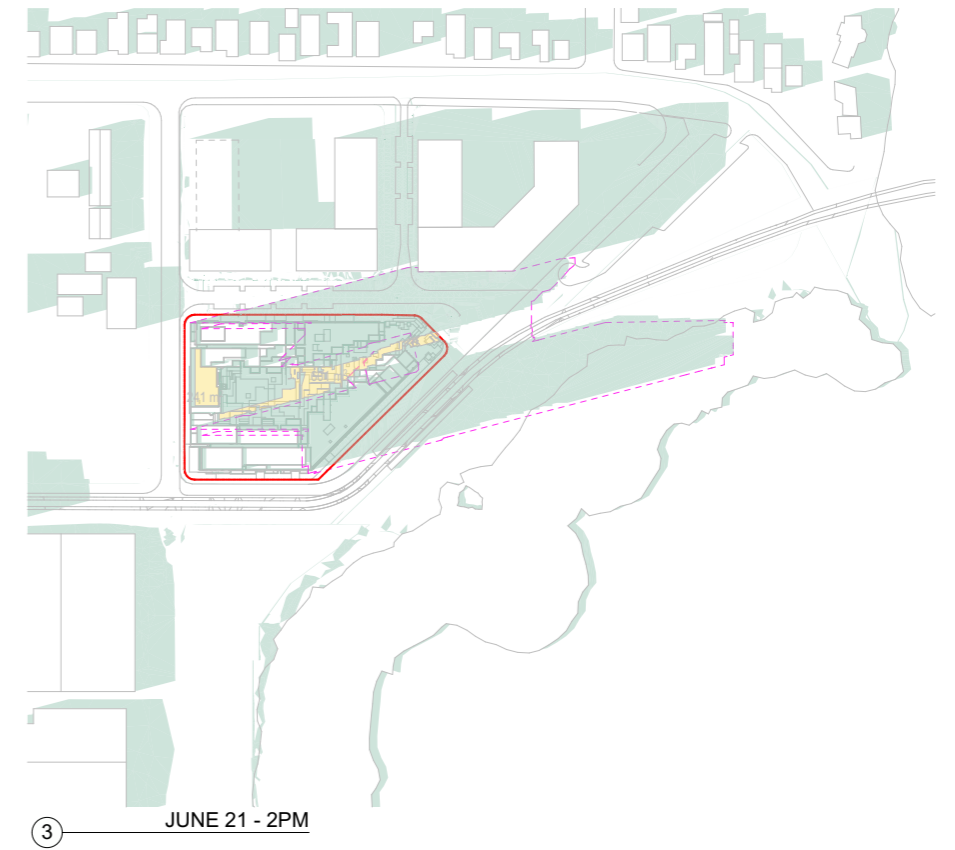
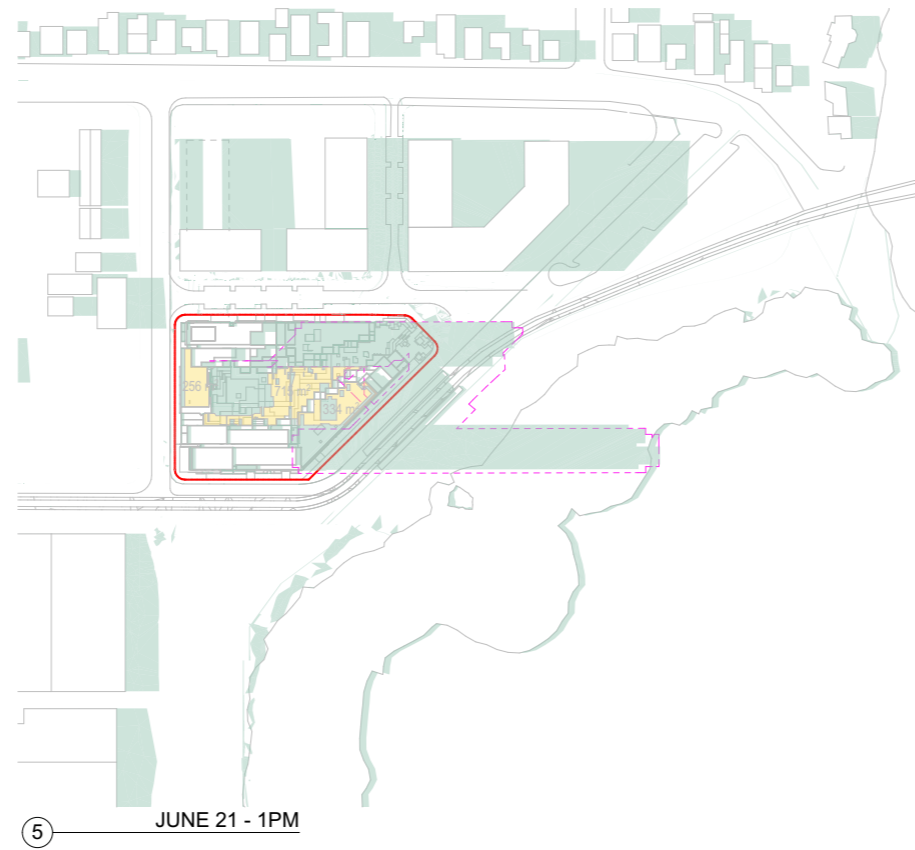





# 6.2.5 Shadow Analysis \_ June 21



- LEGEND**
- SITE BOUNDARY
  - DCP SCHEME ENVELOPE SHADOWS
  - EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

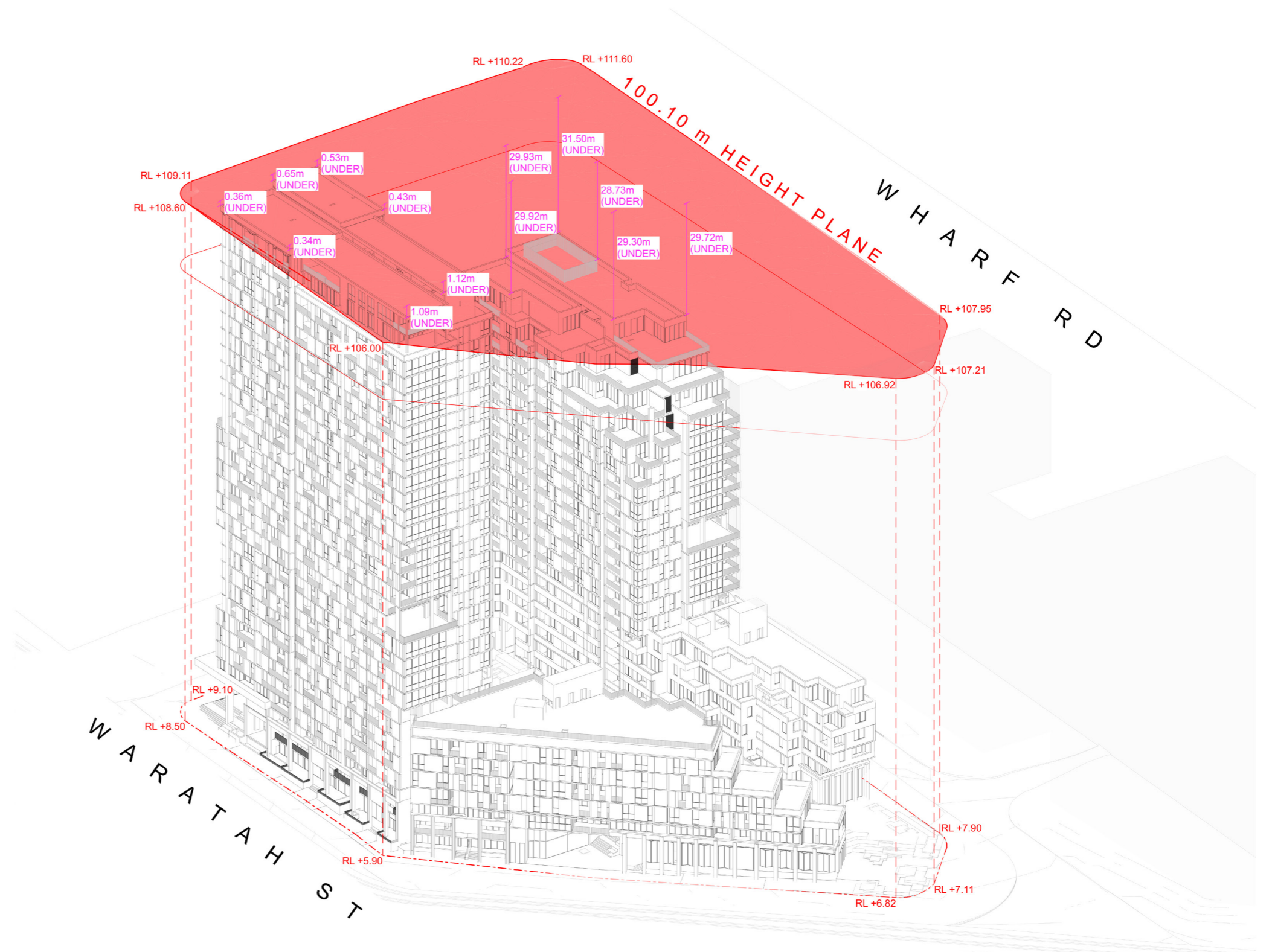
# 6.2.5 Shadow Analysis \_ June 21



- LEGEND**
-  SITE BOUNDARY
  -  DCP SCHEME ENVELOPE SHADOWS
  -  EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

# LEP HEIGHT PLANE DIAGRAM

# 6.3.1 LEP HEIGHT PLANE ANALYSIS



**LEGEND**



PLEP 2023 HEIGHT PLANE



BUILDING MEASUREMENT UNDER HEIGHT PLANE



BUILDING MEASUREMENT OVER HEIGHT PLANE

# GFA + OPEN SPACE ANALYSIS

# 6.4.1 GFA SUMMARY

LEVEL	BLDG A GFA		BLDG B GFA		TOTAL GFA	
	RESI (m2)	RETAIL (m2)	RESI (m2)	RETAIL (m2)	RESI (m2)	RETAIL (m2)
LG	148.33	202.64			148.33	202.70
LG MEZZANINE	667.94	178.50		118.80	667.94	297.30
GROUND	1,424.40		926.89		2,351.29	
LEVEL 01	1,478.88		1,371.36		2,850.24	
LEVEL 02	1,573.61		1,606.11		3,179.72	
LEVEL 03	1,481.08		1,563.23		3,044.31	
LEVEL 04	1,413.91		1,491.04		2,904.95	
LEVEL 05	851.62		1,160.06		2,011.68	
LEVEL 06	765.37		836.55		1,601.92	
LEVEL 07	855.99		870.52		1,726.51	
LEVEL 08	855.99		870.46		1,726.45	
LEVEL 09	855.99		870.46		1,726.45	
LEVEL 10	855.99		785.24		1,641.23	
LEVEL 11	759.72		785.20		1,544.92	
LEVEL 12	759.72		870.46		1,630.18	
LEVEL 13	855.98		870.46		1,726.44	
LEVEL 14	855.98		870.46		1,726.44	
LEVEL 15	855.98		869.35		1,725.33	
LEVEL 16	855.98		862.74		1,718.72	
LEVEL 17	756.71		812.63		1,569.34	
LEVEL 18	756.71		711.29		1,468.00	
LEVEL 19	861.43		607.18		1,468.61	
LEVEL 20	861.43		365.86		1,227.29	
LEVEL 21	861.43				861.43	
LEVEL 22	861.43				861.43	
LEVEL 23	861.43				861.43	
LEVEL 24	861.43				861.43	
LEVEL 25	861.43				861.43	
LEVEL 26	861.43				861.43	
LEVEL 27	861.43				861.43	
LEVEL 28	739.17				739.17	
LEVEL 29	459.89				459.89	
	<b>28,637.81</b> m <sup>2</sup>	<b>381.14</b> m <sup>2</sup>	<b>19,977.55</b> m <sup>2</sup>	<b>118.80</b> m <sup>2</sup>	<b>48,615.36</b> m <sup>2</sup>	<b>500.00</b> m <sup>2</sup>

PROPOSED  
 GFA TOTAL 49,115.36 m<sup>2</sup>  
 GFA (Nonresidential) 500.00 m<sup>2</sup>  
 GFA (Residential) 48,615.36 m<sup>2</sup>

# 6.4.2 GROSS FLOOR AREA



GFA - LOWER GROUND FLOOR



GFA - LOWER GROUND MEZZANINE



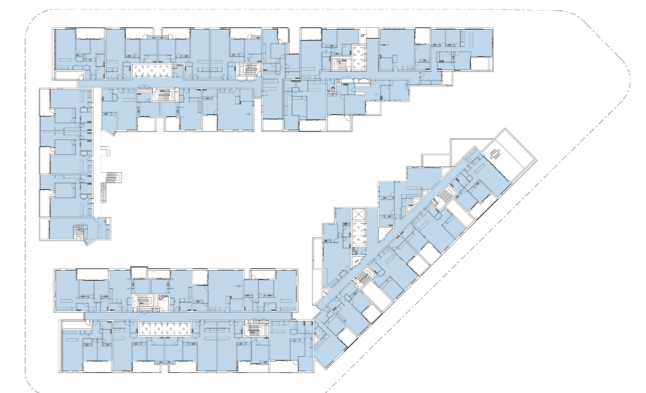
GFA - GROUND FLOOR



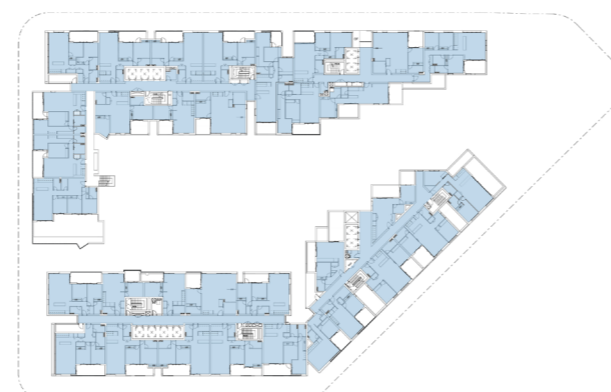
GFA - LEVEL 01



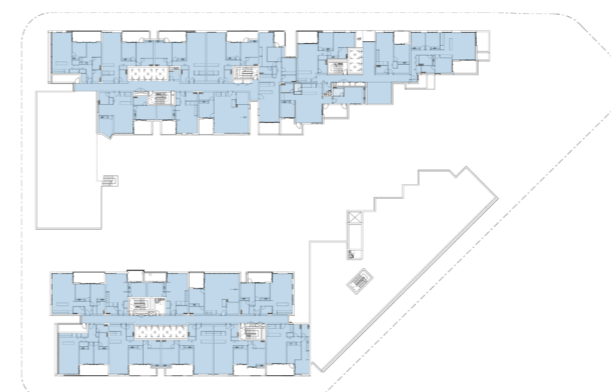
GFA - LEVEL 02



GFA - LEVEL 03

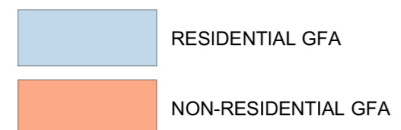


GFA - LEVEL 04

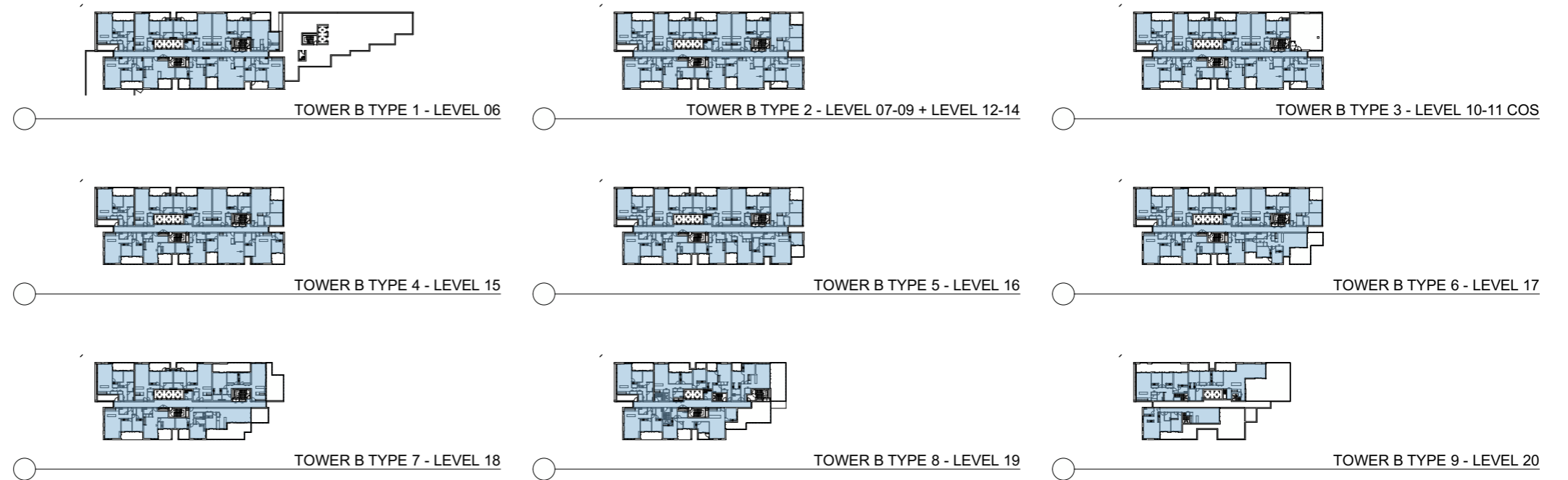
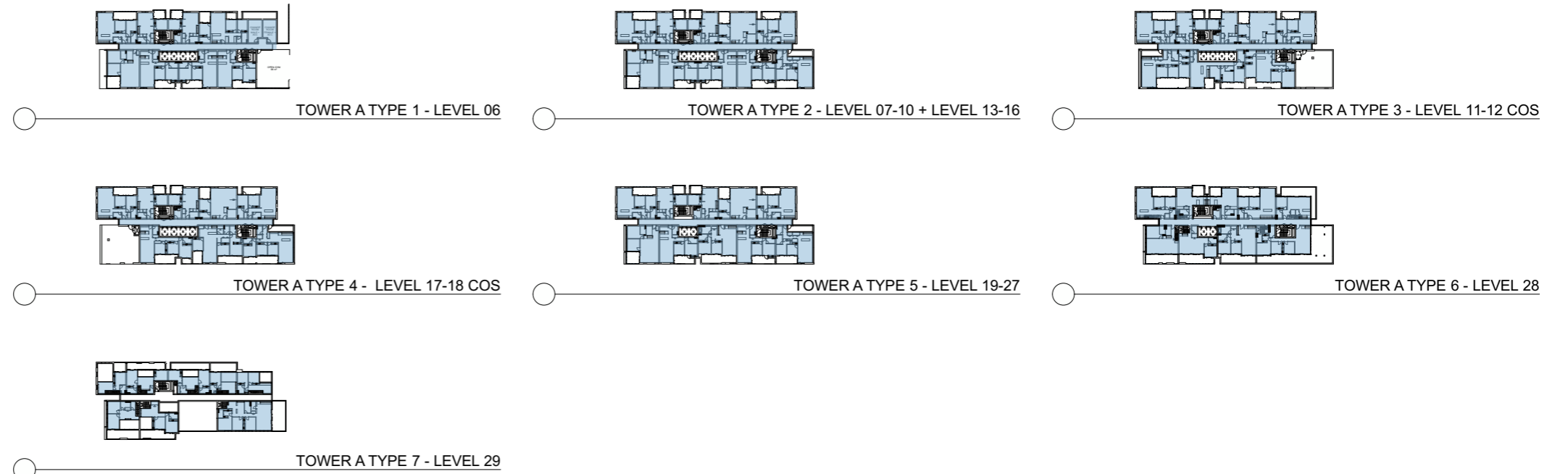


GFA - LEVEL 05

**SITE AREA:** 8,298 m<sup>2</sup>  
**GROSS FLOOR AREA**  
**GROSS FLOOR AREA (PLEP 2023):** Sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:  
 (a) the area of a mezzanine, and  
 (b) habitable rooms in a basement or an attic, and  
 (c) any shop, auditorium, cinema, and the like, in a basement or attic,  
 but excludes:  
 (d) any area for common vertical circulation, such as lifts and stairs, and  
 (e) any basement:  
 (i) storage, and  
 (ii) vehicular access, loading areas, garbage and services, and  
 (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and  
 (g) car parking to meet any requirements of the consent authority (including access to that car parking), and  
 (h) any space used for the loading or unloading of goods (including access to it), and  
 (i) terraces and balconies with outer walls less than 1.4 metres high, and  
 (j) voids above a floor at the level of a storey or storey above.



# 6.4.2 GROSS FLOOR AREA



**SITE AREA:** 8,298 m<sup>2</sup>

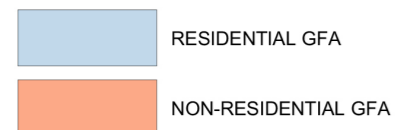
**GROSS FLOOR AREA**

**GROSS FLOOR AREA (PLEP 2023):** Sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



# 6.4.3 OPEN SPACE & LANDSCAPE ANALYSIS

**SITE AREA:** 8,298 m<sup>2</sup>

**DEEP SOIL ZONE**  
**DEEP SOIL ZONE (ADG):** area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

 DEEP SOIL ZONE

MIN. REQ. 7%  
581 m<sup>2</sup>

PROPOSED DEEP SOIL OVER 6m 608 m<sup>2</sup>  
7.3 %

PROPOSED DEEP SOIL 3-6m 1,041 m<sup>2</sup>  
12.5 %

TOTAL PROPOSED DEEP SOIL 1,649 m<sup>2</sup>  
19.8 %

**COMMUNAL OPEN SPACE**  
**COMMUNAL OPEN SPACE (ADG):** outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only or to the public.

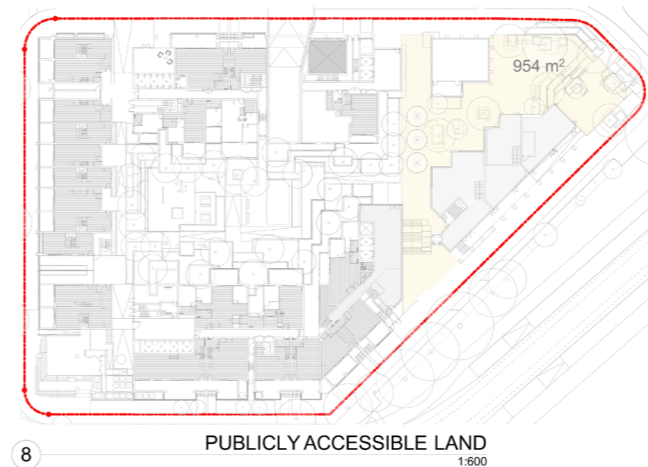
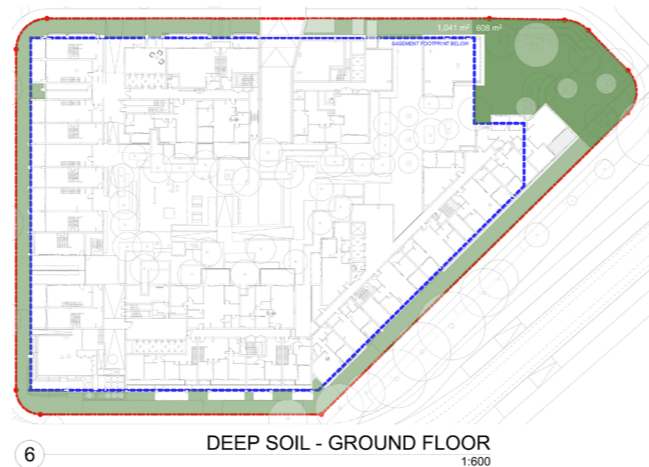
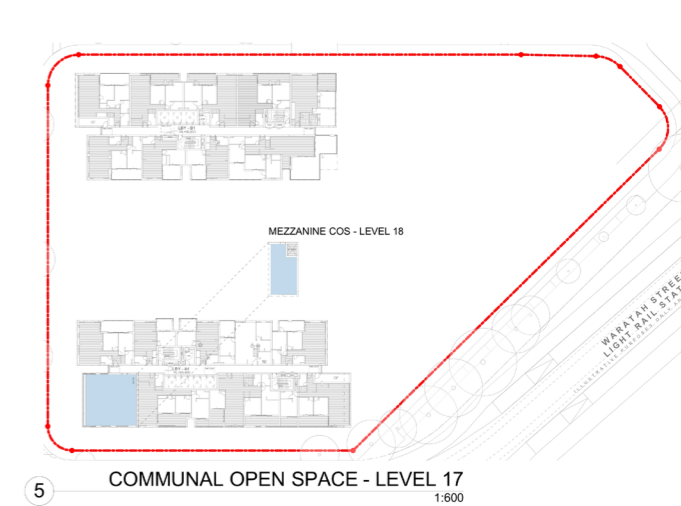
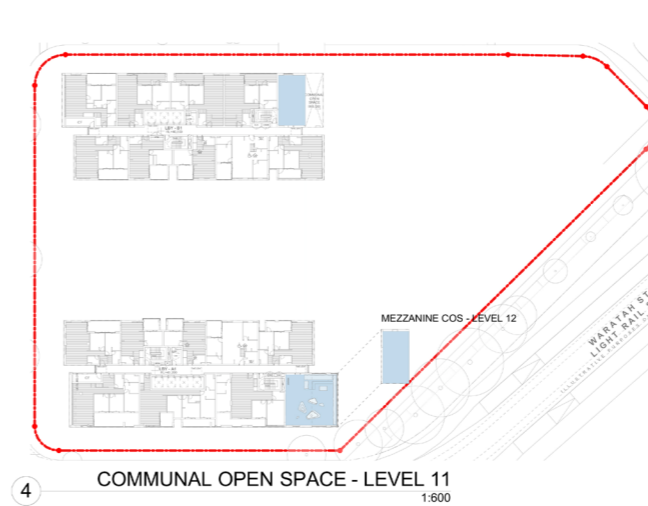
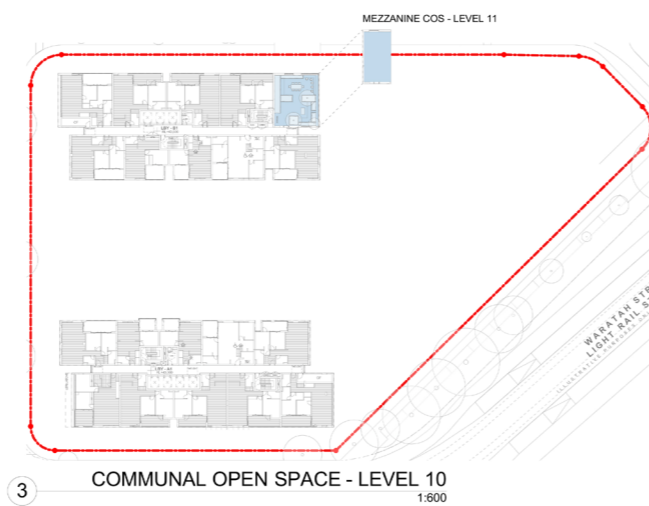
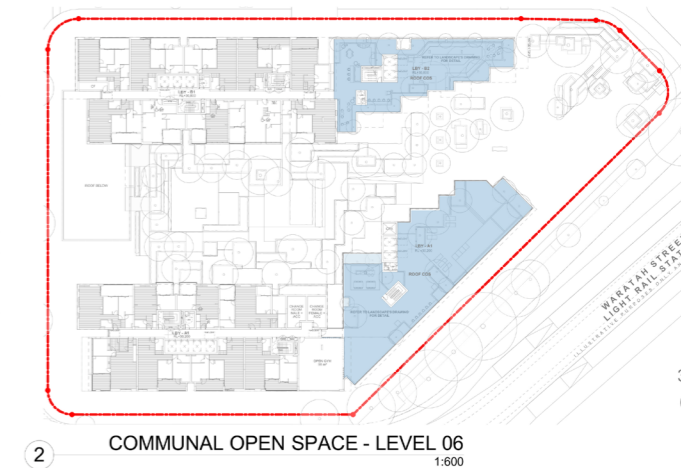
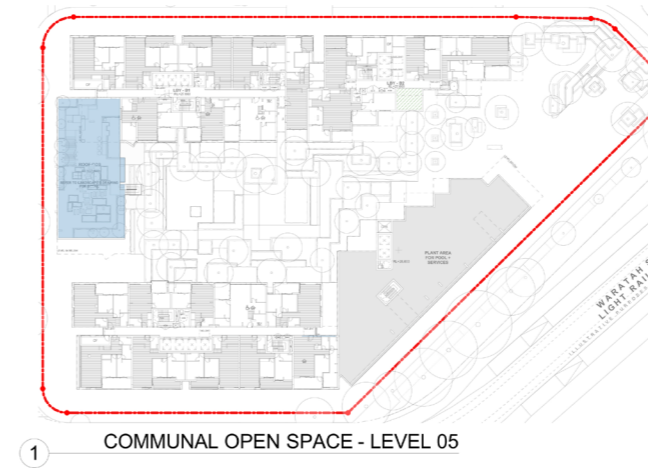
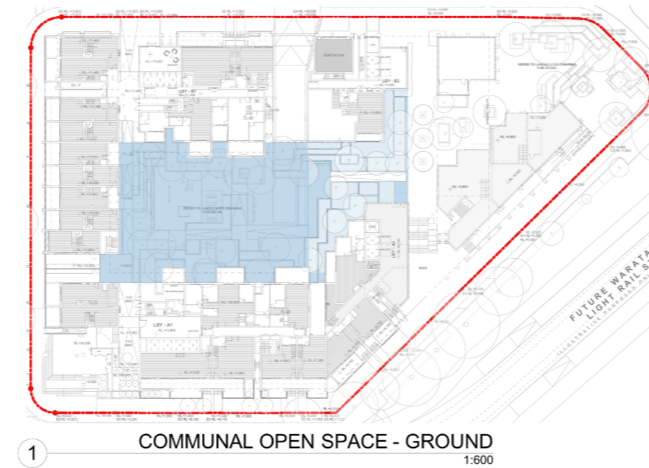
 COMMUNAL OPEN SPACE

MIN. REQ. 25 %  
2,075 m<sup>2</sup>

PROPOSED COMMUNAL OPEN SPACE

GROUND FLOOR 1,482 m<sup>2</sup>  
 LEVEL 5 414 m<sup>2</sup>  
 LEVEL 6 1,084 m<sup>2</sup>  
 LEVEL 10 95 m<sup>2</sup>  
 LEVEL 11 167 m<sup>2</sup>  
 LEVEL 12 58 m<sup>2</sup>  
 LEVEL 17 111 m<sup>2</sup>  
 LEVEL 18 50 m<sup>2</sup>

TOTAL AREA 3,461 m<sup>2</sup>  
42 %



# DEVELOPMENT SUMMARY + ACCOMMODATION SCHEDULE

# 6.5.1 DEVELOPMENT SUMMARY

SITE INFO			
ADDRESS	82 Hughes Ave, Melrose Park, NSW 2114		
DP	LOT 1 - DP 519737		
SITE AREA	8298.0 sqm		
PROJECT SUMMARY			
RESIDENTIAL MIX	1 Bedroom Unit : 103 2 Bedroom Unit : 380 3 Bedroom Unit : 50 TOTAL UNITS : 533		
COMMERCIAL AREA (sqm)	500.00		
CAR PARKING	622 CAR PARKING SPACES; consisting of 5 Retail Parking Spaces, 105 Residential Visitor Parking Spaces, and 511 Residential Parking Spaces		
PARRAMATTA LEP 2023			
	CONTROLS	PROPOSED	
LAND USE	R4 - High Density Residential	R4 - High Density Residential	✓
BUILDING HEIGHT (m)	100.1	99.4	✓
FLOOR SPACE RATIO	N/A	5.92	✓
GROSS FLOOR AREA (sqm)	N/A	49,115.36	✓
PARRAMATTA DCP 2023			
	CONTROLS	PROPOSED	COMPLIANCE
DWELLING MIX	The dwelling mix identified in Table 8.2.6.2.16.1 – Dwelling Mix is to be used as a guide for the apartments in Melrose Park: Table 8.2.6.2.16.1 – Dwelling Mix  1 Bedroom 10 – 20% of total dwellings 2 Bedroom 60 – 75% of total dwellings 3 Bedroom 10 – 20% of total dwellings	Proposed Dwelling Mix : 1 Bedroom : 103 (19.3%) 2 Bedroom : 380 (71.3%) 3 Bedroom : 50 (9.4%)	✓
COMMERCIAL FLOOR AREA	N/A	6% = 500 sqm	✓
SETBACK	WARATAH ST SETBACK (WEST BOUNDARY) 5m  WARATAH ST SETBACK (SOUTH BOUNDARY) 3m  MARY ST SETBACK 3m  NSR 6 SETBACK 4m	WARATAH ST SETBACK (WEST BOUNDARY) 5m  WARATAH ST SETBACK (SOUTH BOUNDARY) 4m  MARY ST SETBACK 3m  NSR 6 SETBACK 4m	✓

# 6.5.1 DEVELOPMENT SUMMARY

<b>CAR PARKING</b>	<b>RESIDENTIAL CAR PARKING RATE</b> 0.5 space per 1 bedroom dwelling = 0.5 x 103 = 51.5 spaces 1 space per 2 bedroom dwelling = 1 x 380 = 380.0 spaces 1.5 space per 3 bedroom dwelling = 1.5 x 50 = 75.0 spaces 1 visitor space per 5 dwellings = 0.2 x 533 = 106.6 spaces	<b>RESIDENTIAL CAR PARKING</b> Resident car parking spaces : 507 spaces Residential visitor car parking spaces : 105 spaces  TOTAL RESIDENTIAL & VISITOR CAR PARKING SPACES = 612 spaces		
	TOTAL REQUIRED RESIDENTIAL & VISITOR CAR PARKING SPACES = <b>613.1 spaces</b>			
	<b>COMMERCIAL CAR PARKING RATE</b> (including business premises, office premises, and retail premises) Nominal 5 spaces for staff / 500 sqm			<b>COMMERCIAL CAR PARKING</b> (including business premises, office premises, and retail premises) Commercial car parking spaces : 5 spaces
	TOTAL REQUIRED COMMERCIAL CAR PARKING SPACES = <b>5 spaces</b>			TOTAL COMMERCIAL CAR PARKING SPACES = 5 spaces
	<b>TOTAL REQUIRED CAR PARKING SPACES = 619 spaces</b>	<b>CAR WASH BAY = 1 space</b>		
		<b>TOTAL PROPOSED CAR PARKING SPACES = 618 spaces</b>		
<b>BICYCLE PARKING</b>	<b>RESIDENTIAL BICYCLE PARKING RATE</b> 1 space per dwelling (resident) = 1.0 x 533 = 533 spaces 1 spaces per 10 dwellings (visitor) = 0.1 x 533 = 53.3 spaces	<b>RESIDENTIAL BICYCLE PARKING</b> Resident bicycle parking spaces : 534 spaces Resident visitor bicycle parking spaces : 54 spaces  TOTAL RESIDENTIAL & VISITOR BICYCLE PARKING SPACES = 588 spaces		
	TOTAL REQUIRED RESIDENTIAL & VISITOR BICYCLE PARKING SPACES = <b>587 spaces</b>			
	<b>COMMERCIAL BICYCLE PARKING RATE</b> 1 space per 250 sqm of commercial GFA (tenant) = 502 / 250 = 2.0 spaces 1 space per 500 sqm of commercial GFA (visitor) = 502 / 500 = 1.0 spaces			<b>COMMERCIAL BICYCLE PARKING</b> Tenant bicycle parking spaces : 2 spaces Visitor bicycle parking spaces : 2 spaces
	TOTAL REQUIRED COMMERCIAL BICYCLE PARKING SPACES = <b>3 spaces</b>			TOTAL REQUIRED COMMERCIAL BICYCLE PARKING SPACES = 4 spaces
	<b>TOTAL REQUIRED BICYCLE PARKING SPACES = 590 spaces</b>	<b>TOTAL PROPOSED BICYCLE PARKING SPACES = 592 spaces</b>		
<b>MOTORCYCLE PARKING</b>	<b>RESIDENTIAL &amp; COMMERCIAL MOTORCYCLE PARKING RATE</b> 1 space per 50 car spaces = 619 / 15 = 12.38 spaces	<b>TOTAL PROPOSED MOTORCYCLE PARKING SPACES = 13 spaces</b>		
	<b>TOTAL REQUIRED MOTORCYCLE PARKING SPACES = 13 SPACES</b>			

<b>APARTMENT DESIGN GUIDE</b>			
	<b>CONTROLS</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>3D. COMMUNAL OPEN SPACE</b>	Communal open space has a minimum area equal to 25% of the site = 2074.5 sqm	3,461 sqm	✓
<b>3E. DEEP SOIL ZONE</b>	6m minimum dimension, and equal to 7% of the site area = 580.86 sqm	608 sqm	✓
<b>4A. SOLAR AND DAYLIGHT ACCESS</b>	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	77% (8:30AM - 3:30PM)	✓
<b>4B. NATURAL VENTILATION</b>	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	60%	✓

# 6.5.2 ACCOMMODATION SCHEDULE

Melrose Park South - East - Block 4, 82 Hughes Ave, Melrose Park				
Site Area (m2)	8,298.0 m2			
<b>SUMMARY</b>				
<b>Proposed</b>				
FSR Total	5.92 :1			
FSR (Non-residential)	0.1 :1			
FSR (Residential)	5.86 :1			
GFA Total	49,115.36 sqm			
GFA (Non-residential)	500.00 sqm			
GFA (Residential)	48,615.36 sqm			
HOB	0.0 m			
Car Parking	618 spaces			
<b>AREAS</b>				
Level	Retail GFA	Commercial GFA	Residential GFA	Total GFA
BASEMENT 4	-	-	-	-
BASEMENT 3	-	-	-	-
BASEMENT 2	-	-	-	-
BASEMENT 1	-	-	-	-
<b>BUILDING A</b>				
0 (LOWER GROUND)	202.70	-	148.33	351.03
0 (LOWER GROUND MEZZANINE)	178.50	-	667.94	846.44
0 (GROUND)	-	-	1,424.40	1,424.40
1	-	-	1,478.88	1,478.88
2	-	-	1,573.61	1,573.61
3	-	-	1,481.08	1,481.08
4	-	-	1,413.91	1,413.91
5	-	-	851.62	851.62
6	-	-	765.37	765.37
7	-	-	855.99	855.99
8	-	-	855.99	855.99
9	-	-	855.99	855.99
10	-	-	855.99	855.99
11	-	-	759.72	759.72
12	-	-	759.72	759.72
13	-	-	855.98	855.98
14	-	-	855.98	855.98
15	-	-	855.98	855.98
16	-	-	855.98	855.98
17	-	-	756.71	756.71
18	-	-	756.71	756.71
19	-	-	861.43	861.43
20	-	-	861.43	861.43
21	-	-	861.43	861.43
22	-	-	861.43	861.43
23	-	-	861.43	861.43
24	-	-	861.43	861.43
25	-	-	861.43	861.43
26	-	-	861.43	861.43
27	-	-	861.43	861.43
28	-	-	739.17	739.17
29	-	-	459.89	459.89
<b>Total</b>	<b>381.20</b>	<b>0.0</b>	<b>28,637.81</b>	<b>29,019.01</b>
<b>BUILDING B</b>				
0 (LOWER GROUND)	-	-	-	-
0 (LOWER GROUND MEZZANINE)	118.80	-	926.89	1,045.69
0 (GROUND)	-	-	926.89	926.89
1	-	-	1,371.36	1,371.36
2	-	-	1,606.11	1,606.11
3	-	-	1,563.23	1,563.23
4	-	-	1,491.04	1,491.04
5	-	-	1,160.06	1,160.06
6	-	-	836.55	836.55
7	-	-	870.52	870.52
8	-	-	870.46	870.46
9	-	-	870.46	870.46
10	-	-	870.46	870.46
11	-	-	785.24	785.24
12	-	-	785.20	785.20
13	-	-	870.46	870.46
14	-	-	870.46	870.46
15	-	-	869.35	869.35
16	-	-	862.74	862.74
17	-	-	812.63	812.63
18	-	-	711.29	711.29
19	-	-	607.18	607.18
20	-	-	365.86	365.86
<b>Total</b>	<b>118.80</b>	<b>0.0</b>	<b>19,977.55</b>	<b>20,096.35</b>
<b>OVERALL Total</b>	<b>500.0</b>	<b>0.0</b>	<b>48,615.36</b>	<b>49,115.36</b>

ACCOMMODATION + AMENITY														
Level	F-I-F	STUDIO	1B	2B	3B	4B	Total	Car Parking	Motorcycle Parking	Bicycle Parking	Solar	Ventilation	Deep Soil	COS
BASEMENT 4	3.0							151.0	-	158.0				
BASEMENT 3	3.0							147.0	-	174.0				
BASEMENT 2	3.0							147.0	-	140.0				
BASEMENT 1	3.0							110.0	13.0	66.0				
<b>BUILDING A CORE A1</b>														
0 (LOWER GROUND)	4.5	-	-	2.0	2.0	-	4.0	63	-	54	-	-	-	-
0 (GROUND)	3.5	-	-	3.0	1.0	-	4.0	-	-	-	2.0	3.0	1649.0	1482.0
1	3.2	-	1.0	4.0	1.0	-	6.0	-	-	-	2.0	2.0	-	-
2	3.2	-	2.0	8.0	-	-	10.0	-	-	-	5.0	2.0	-	-
3	3.2	-	2.0	8.0	-	-	10.0	-	-	-	5.0	4.0	-	-
4	3.2	-	2.0	8.0	-	-	10.0	-	-	-	7.0	4.0	-	-
5	3.2	-	2.0	8.0	-	-	10.0	-	-	-	7.0	4.0	-	-
6	3.2	-	2.0	5.0	1.0	-	8.0	-	-	-	7.0	5.0	-	696.0
7	3.2	-	2.0	8.0	-	-	10.0	-	-	-	8.0	3.0	-	-
8	3.2	-	2.0	8.0	-	-	10.0	-	-	-	8.0	-	-	-
9	3.2	-	2.0	8.0	-	-	10.0	-	-	-	8.0	-	-	-
10	3.2	-	2.0	8.0	-	-	10.0	-	-	-	8.0	-	-	-
11	3.2	-	2.0	3.0	3.0	-	8.0	-	-	-	8.0	-	-	110.0
12	3.2	-	2.0	3.0	3.0	-	8.0	-	-	-	6.0	-	-	58.0
13	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
14	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
15	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
16	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
17	3.2	-	2.0	3.0	3.0	-	8.0	-	-	-	8.0	-	-	111.0
18	3.2	-	2.0	3.0	3.0	-	8.0	-	-	-	8.0	-	-	50.0
19	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
20	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
21	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
22	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
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27	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
28	3.2	-	-	3.0	6.0	-	9.0	-	-	-	8.0	-	-	-
29	3.2	-	-	-	1.0	-	1.0	-	-	-	1.0	-	-	-
<b>Total</b>	<b>0</b>	<b>53</b>	<b>197</b>	<b>24</b>	<b>0</b>	<b>274</b>	<b>618</b>	<b>13</b>	<b>592</b>	<b>236</b>	<b>27.0</b>	<b>1649</b>	<b>2507</b>	
Percentage	0%	19%	72%	9%	0%					86%	10%	19.9%	30.2%	
<b>BUILDING A CORE A2</b>														
0 (LOWER GROUND)	4.5	-	-	3.0	-	-	3.0	-	-	-	-	1.0	-	-
0 (GROUND)	3.5	-	4.0	4.0	1.0	-	9.0	-	-	-	-	9.0	-	-
1	3.2	-	3.0	5.0	1.0	-	9.0	-	-	-	-	6.0	-	-
2	3.2	-	3.0	3.0	2.0	-	8.0	-	-	-	-	6.0	-	-
3	3.2	-	2.0	5.0	-	-	7.0	-	-	-	-	5.0	-	-
4	3.2	-	4.0	3.0	-	-	7.0	-	-	-	-	6.0	-	-
5	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0.0</b>	<b>16.0</b>	<b>23.0</b>	<b>4.0</b>	<b>0.0</b>	<b>43.0</b>	<b>618</b>	<b>13</b>	<b>592</b>	<b>0.0</b>	<b>33.0</b>	<b>0.0</b>	<b>0.0</b>	
Percentage	0%	37%	53%	9%	0%					0%	77%	0.0%	0.0%	
<b>BUILDING B CORE B1</b>														
0 (LOWER GROUND)	4.5	-	-	-	-	-	-	-	-	-	-	-	-	-
0 (GROUND)	3.5	-	-	12.0	1.0	-	13.0	-	-	-	9.0	11.0	-	-
1	3.2	-	2.0	2.0	1.0	-	3.0	-	-	-	-	2.0	-	-
2	3.2	-	1.0	10.0	1.0	-	12.0	-	-	-	8.0	8.0	-	-
3	3.2	-	1.0	9.0	1.0	-	11.0	-	-	-	10.0	7.0	-	-
4	3.2	-	1.0	8.0	2.0	-	11.0	-	-	-	9.0	6.0	-	-
5	3.2	-	1.0	6.0	1.0	-	8.0	-	-	-	7.0	5.0	-	414.0
6	3.2	-	3.0	7.0	-	-	10.0	-	-	-	10.0	5.0	-	388.0
7	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	5.0	-	-
8	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
9	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
10	3.2	-	2.0	7.0	-	-	9.0	-	-	-	8.0	-	-	95.0
11	3.2	-	2.0	7.0	-	-	9.0	-	-	-	8.0	-	-	57.0
12	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
13	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
14	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
15	3.2	-	2.0	8.0	-	-	10.0	-	-	-	10.0	-	-	-
16	3.2	-	3.0	6.0	1.0	-	10.0	-	-	-	10.0	-	-	-
17	3.2	-	2.0	6.0	1.0	-	9.0	-	-	-	8.0	-	-	-
18	3.2	-	1.0	4.0	2.0	-	7.0	-	-	-	6.0	-	-	-
19	3.2	-	1.0	3.0	2.0	-	6.0	-	-	-	6.0	-	-	-
20	3.2	-	-	1.0	2.0	-	3.0	-	-	-	2.0	-	-	-
21	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0.0</b>	<b>32.0</b>	<b>144.0</b>	<b>15.0</b>	<b>0.0</b>	<b>191.0</b>	<b>0.0</b>	<b>0.0</b>						

# SEPP 65 PRINCIPLES STATEMENT

# CONTEXT AND NEIGHBORHOOD CHARACTER

## Design Quality Principle 1

**'Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.'**

Located in the heart of Melrose Park, the site sits at the intersection of a community in transition—shifting from a legacy of low-scale housing and industrial use to a vibrant, connected urban village. Surrounded by a mix of established green spaces and emerging high-density development, the project aligns with the evolving identity of Melrose Park as a sustainable, liveable, and socially cohesive precinct.

The planning vision for Melrose Park embraces this transformation—focusing on high-quality urban design, sustainable infrastructure, and improved transport connectivity. This site responds directly to that vision, delivering a building form and program that enhances the area's character while anticipating its future.

The development supports the vision for Melrose Park by:

- Delivering the targeted residential growth as part of a mixed-use precinct that supports a compact and walkable neighborhood
- Offering a vibrant blend of uses, including residential, retail, and food & beverage spaces, fostering daily activation and convenience
- Realising the potential of amalgamated sites to create a cohesive, high-quality built outcome
- Embedding principles of design excellence throughout the architecture, from form to materiality to community interface
- Prioritising greenery, including tree-lined streets, rooftop gardens, and a central landscaped courtyard, to improve amenity, reduce urban heat, and support biodiversity
- Creating a new mid-block connection that enhances pedestrian permeability and access through the site
- Providing generous communal open spaces—both elevated and at ground level—designed for inclusivity, safety, and everyday use

At its core, the proposal offers more than just dwellings—it proposes a layered, interconnected urban experience. The central courtyard, rich with native planting and water-sensitive design, acts as a seasonal anchor point—an evolving landscape that supports reflection, recreation, and community gatherings. It is a space where people connect with each other and with nature.

Furthermore, its interface with the street and proximity to future light rail and other transport options position the site as an active civic node. The project's ground-level activation creates a seamless transition between urban life and green, reflective spaces—welcoming residents, visitors, and passersby alike.



# BUILT FORM AND SCALE

## Design Quality Principle 2

**'Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook'**

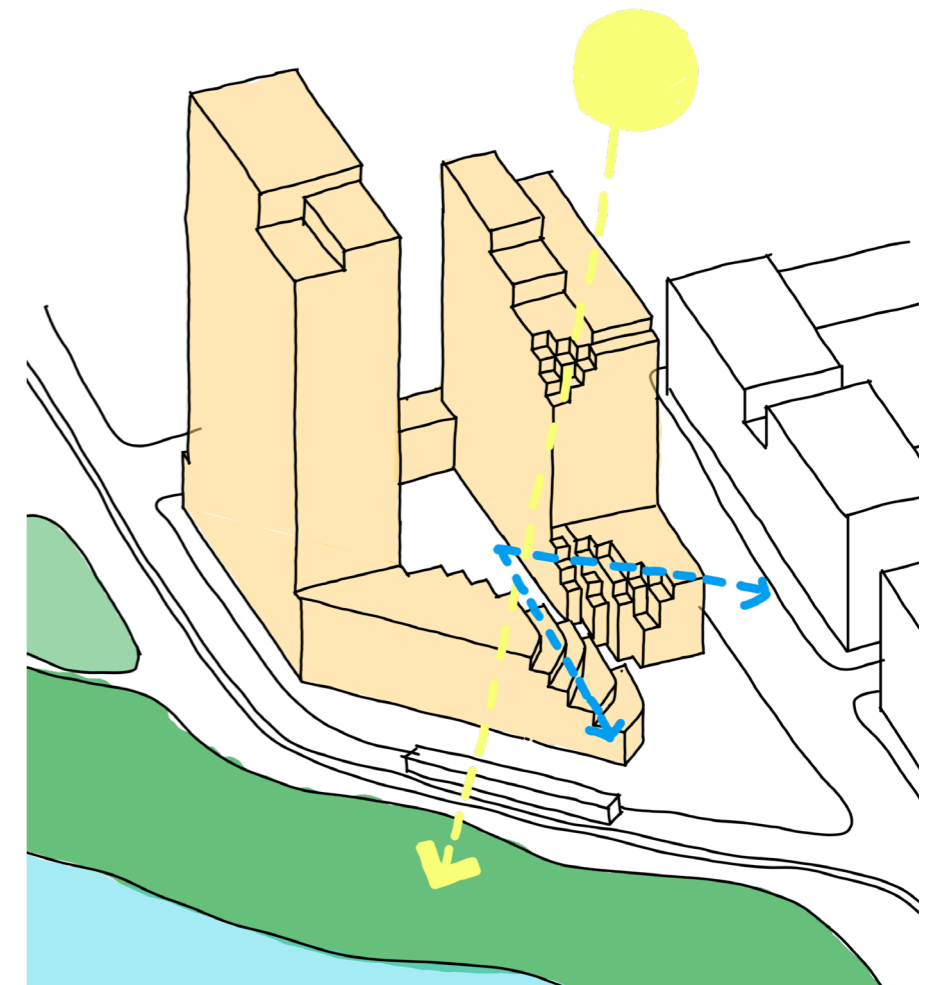
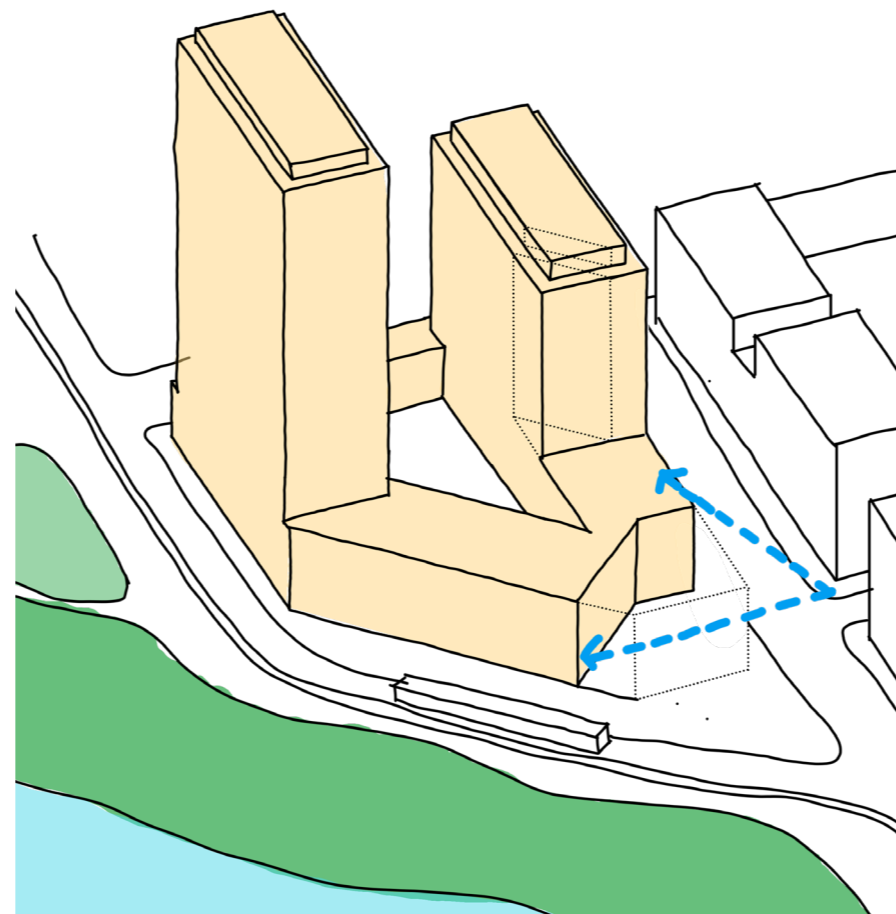
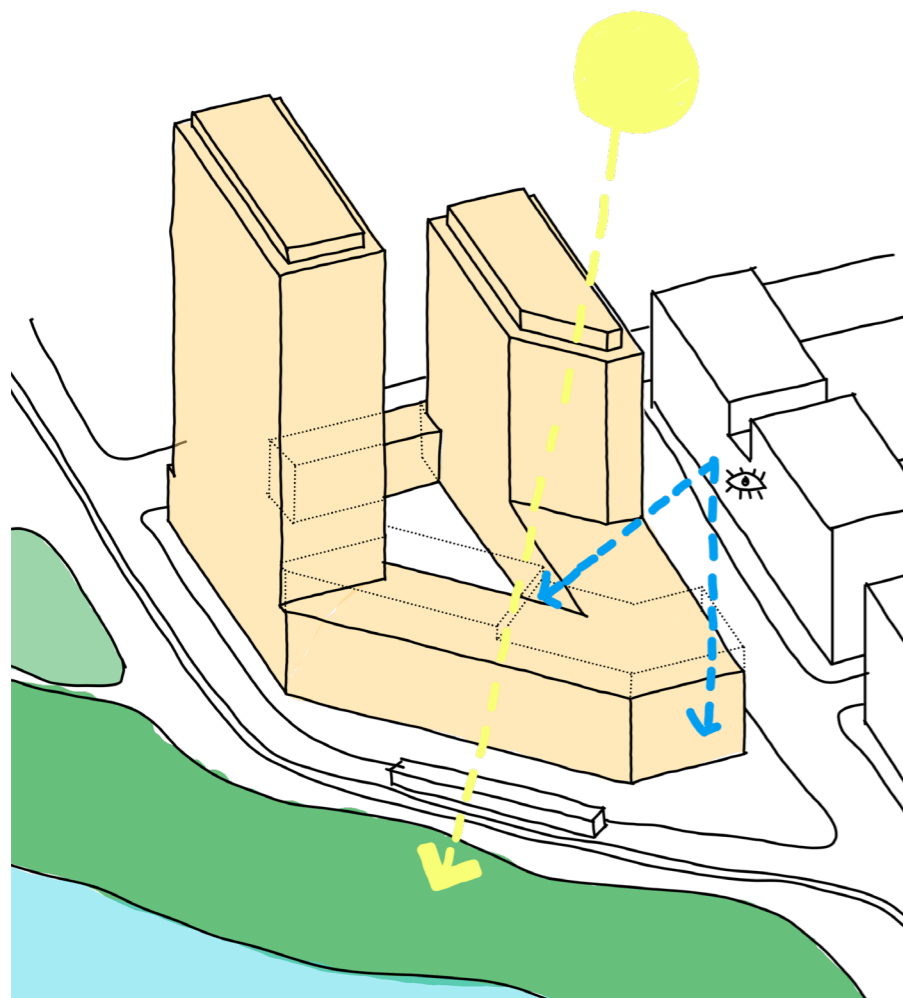
The proposed design carefully considers scale, bulk, and height to create a building that fits well with the future character of Melrose Park. It shapes a built form that responds to the site's natural setting, strengthens the streetscape, and offers high-quality spaces for residents and the wider community.

- Mangrove Sun: The building height along the southern podium has been reduced from 9/8 to 6 stories to reduce shadows on the nearby mangroves. This helps protect the foreshore environment and improves sunlight access. It also opens up more views toward the river and allows better view sharing with future neighbouring buildings. Height has been shifted to a 5-storey podium on Mary Street, which aligns with the expected future scale and provides a strong and consistent street edge
- Sky Vista: Creating open views to the sky is a key part of the design. By removing mass from the southern end of the site, the design improves sky views from nearby buildings and pedestrian areas. This creates a visual break in the built form,

making space for light and openness, and connecting the urban area more strongly with the riverfront.

- Terracing: The building steps down through terraced edges, which create private outdoor spaces for residents and reduce the building's visual bulk. These terraces help bring light into the site, improve privacy, and support a mix of home types—such as larger sky terrace apartments. Inside the courtyard, terraces help create open, sunny spaces that feel personal and well-connected to the outdoors.

The project achieves a balanced and appropriate built form that respects its surroundings, protects the natural environment, and defines a welcoming public domain. Through careful massing and articulation, the design supports good internal amenity, strong street character, and a vibrant, connected community.

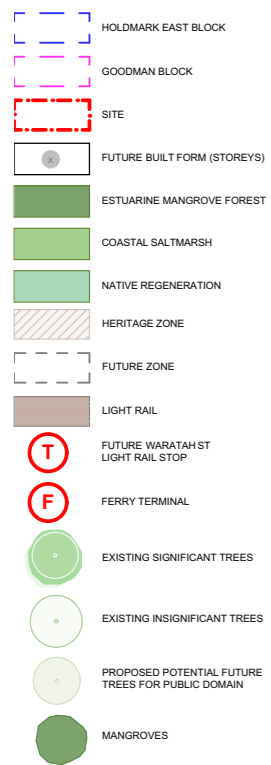


# DENSITY

## Design Quality Principle 3

**‘Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.’**

The proposed development achieves an appropriate and sustainable residential density that is responsive to both the site’s strategic context and the evolving character of Melrose Park. High levels of amenity are delivered for future residents, while aligning with the broader renewal vision for the precinct.



- **Strategic location:** The site is situated within the City of Parramatta LGA, surrounded by a mix of industrial, recreational, educational, and low-density residential uses. Its location supports increased density as part of a transitioning urban landscape.
- **Precinct regeneration:** The site forms part of the Melrose Park Renewal Area, which is undergoing transformation into a high-density, mixed-use urban precinct. The proposed density aligns with this planned uplift and is consistent with the area's projected population growth.
- **Access to green space and facilities:** The site benefits from proximity to several open spaces within a 1km radius, including Archer Park, George Kendall Riverside Park, and Meadowbank Park, offering residents recreational and lifestyle amenity.
- **Infrastructure support:** A separate Infrastructure DA (DA/75/2024) is under assessment and seeks to deliver enabling works—such as roads, utilities, stormwater infrastructure, and pedestrian links—which will support the proposed development and future density in the area.

The proposed development plays an integral role and responds to the availability of infrastructure, transport, demand and environmental quality. New retail uses and commercial uses will service the new and existing local community. Provision of residential housing that includes family friendly units will add to the housing diversity and affordability within the Parramatta LGA.

# SUSTAINABILITY

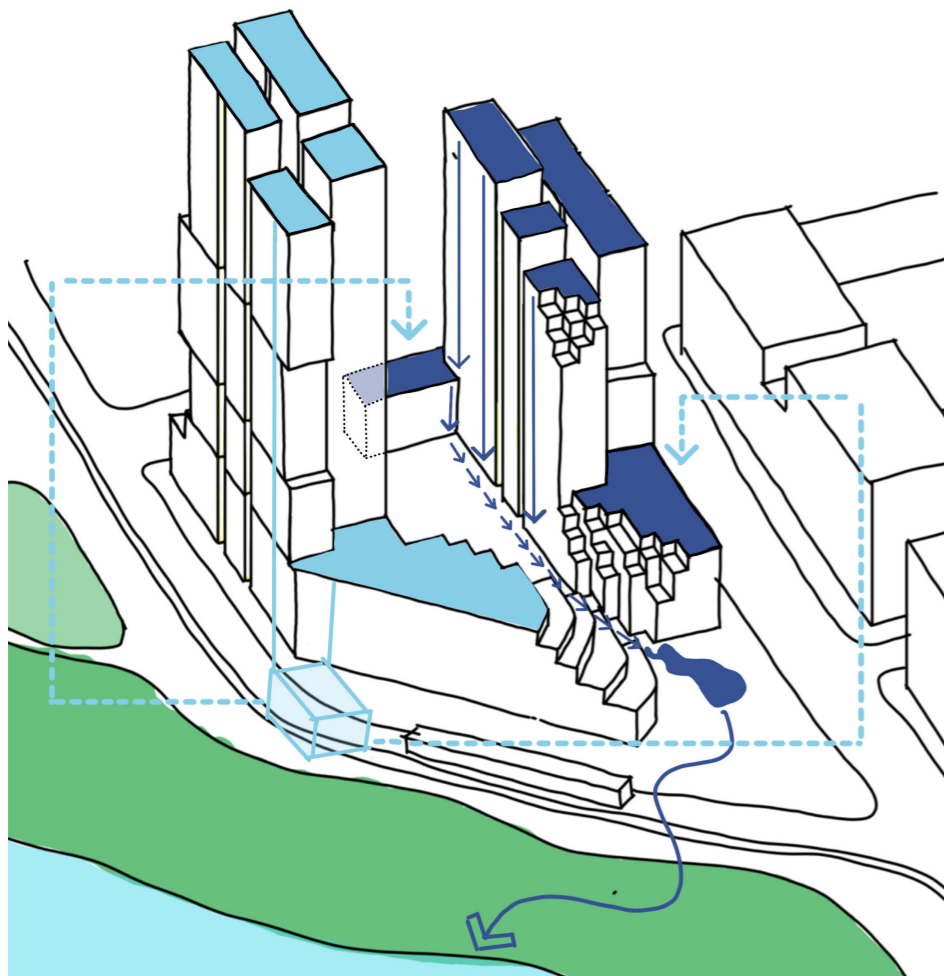
## Design Quality Principle 4

**'Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.'**

The proposed mixed use development aims to provide use active retail uses at street level and to create a community that is healthy, safe and resilient. The project incorporates ESD initiatives to produce a building that will provide an energy efficient, water efficient and pleasant living environment.

Embedded in the design are the following sustainable initiatives:

- Unit layouts that encourage less reliance on mechanical
- Systems with good cross flow ventilation and shading;
- Passive design;
- Energy efficient LED lighting;
- Control systems tuned to maximise building performance
- WELS star rated fixtures;
- Retention of existing mature trees;
- 19.8% deep soil at ground level;
- Increase to the existing tree canopy coverage
- Activated retail, public and communal open space with inclusive, passive and active zones that are landscaped to provide a connection to nature.
- On-site rainwater filtration and harvesting systems
- Flood mitigation through raised ground levels



# LANDSCAPE

## Design Quality Principle 5

**'Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. 'Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity and provides for practical establishment and long term management.'**

Extensive landscaping is provided to the ground level setbacks to all streets, the ground floor courtyard communal open space, the new through site links and the communal open space on level 5, 6 and sky gardens. They provide natural shade to the building and to apartments, fostering a micro-climate locally and reducing reliance on mechanical cooling and heating solutions.

- Various plants are dispersed throughout the open spaces, creating different spaces and settings suited to varying group sizes and ages.
- Large trees incorporated within landscaping throughout the

building together with the street trees, assist with providing natural shading to the building and apartments during warmer months.

- A tiered planting approach has been adopted for landscaping, responding to and blurring the edge of the raised ground floor slab.
- Landscaping along the street frontages and new through site links will assist with protecting the amenity of residents whilst still allowing passive surveillance over the public domain

Refer to the landscape drawings and report for further details.



# AMENITY

## Design Quality Principle 6

**'Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility'**

The proposed design prioritises resident well-being by delivering high levels of internal and external amenity across all aspects of the development. The built form, apartment layouts, and communal areas have been carefully considered to support comfort, livability, and inclusivity for a wide range of users.

Diverse communal facilities that cater to different age groups and lifestyles, key amenity features include:

- BBQ and private dining spaces for social gatherings
- A gym and pool with change rooms to support health and fitness
- A lawn area for passive recreation
- Dedicated children's play area

Varied apartment mix, including 1, 2, and 3-bedroom dwellings, supports housing diversity and accommodates different household types:

- Corner apartment layouts are used to maximise outlook, natural ventilation, and access to light, contributing to enhanced internal amenity.
- Optimised solar access: Living rooms are located at the building edge where possible to maximise sunlight penetration into both indoor living areas and adjoining private open spaces.
- Good internal planning ensures apartments have efficient layouts, functional room dimensions, and integrated storage, contributing to day-to-day liveability.
- Universal design principles are applied to support ease of access for residents of all ages and mobility levels.



# SAFETY

## Design Quality Principle 7

**'Good design optimizes safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximize passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.'**

The proposal adopts a comprehensive approach to safety and security, ensuring that all spaces—public, communal, and private—are well-defined, appropriately accessed, and contribute to a welcoming and secure environment for residents and visitors.

Key design responses include:

- Integrated and activated ground plane: The design delivers strong public domain integration with active frontages, including retail, commercial, and residential entries along the ground level. Through-site links enhance pedestrian permeability and activate the public realm, supporting safety through movement and use at various times of day.
- Day and night activation: A mix of uses, including retail tenancies, lobby entries, and landscaped pedestrian links, ensures constant passive surveillance and promotes a vibrant, safe street environment.
- Clear public-private transition: Communal open spaces are located adjacent to, but visually distinct from, public pedestrian routes, with secure, gated access. Strategic landscaping and built form placement define boundaries while maintaining visual openness, fostering both privacy and passive oversight.
- Secure and visible entry points: Residential entrances are designed to be clearly identifiable, well-lit, and accessible. Entry lobbies include security surveillance and intercom systems, supporting resident safety.
- Controlled vehicular access: Basement car parking is secured with automatic gates, with direct, secure access to internal lift and stair cores, ensuring safety for residents at all hours.
- Passive surveillance from above: Balconies along the building perimeter provide passive oversight of adjacent public walkways and open spaces, enhancing safety through casual observation.



# HOUSING DIVERSITY AND SOCIAL INTERACTION

## Design Quality Principle 8

**'Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.'**



The buildings contain a range of apartment types and sizes to support development of a socially diverse neighborhood. The apartment mix includes 1, 2, and 3 bedroom units which cater to single occupiers, couples, sharers and families.

The development contributes to housing diversity by providing a range of different apartment sizes and configurations. Different apartment types have been evenly distributed throughout the building and across floor plates.

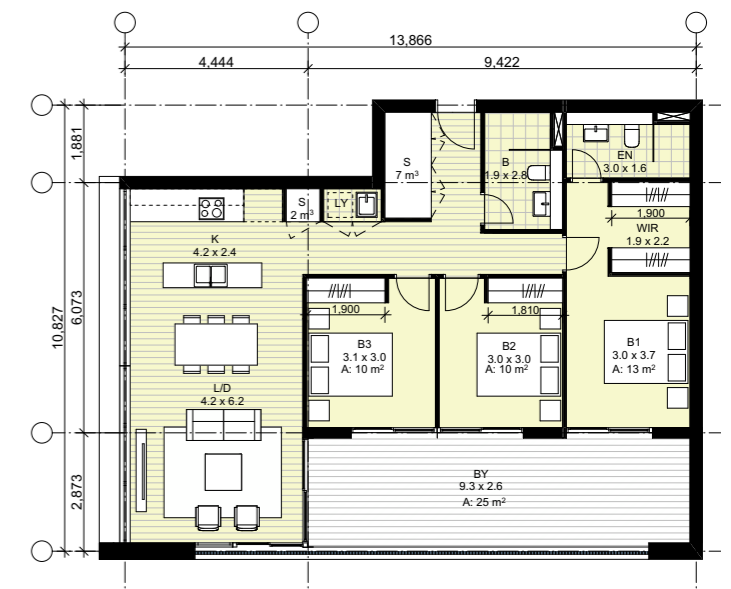
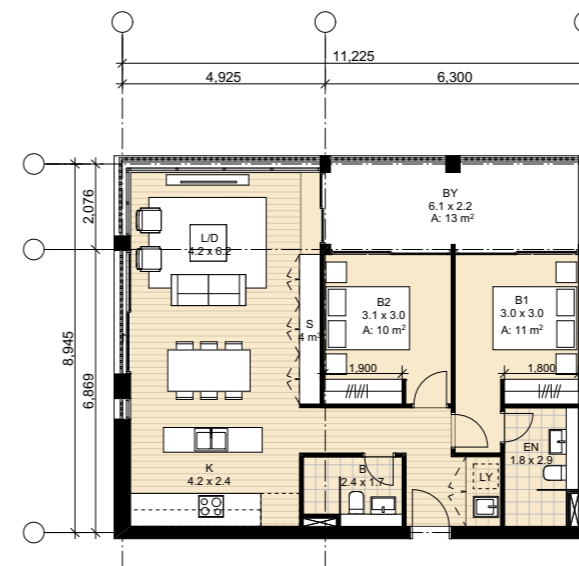
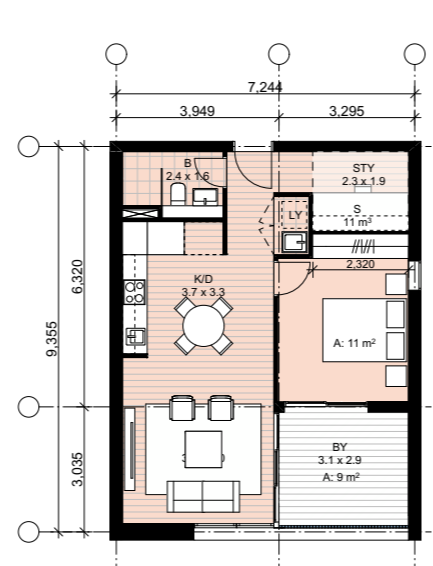
- A mix of 1 bed and 2 bed 2 bath typologies provide a wide range of price points and choice to cater for a wide demographic. Unit types are distributed across all levels, with orientations to north, east and west to provide a range of apartments that have varied amenity and outlook for housing choice.
- 3 bed typologies have been designed with consideration of potential resident needs (family friendly apartments). They are distributed across the building for diversity; focused on locations that provide the best amenity, outlook and views and located on levels to maximise access to open space, where the changing building form provides the opportunity for larger terraces or rooftop open space.

The development comprises a total of 533 units with the following mix of types:

- 19.3% x 1 Bed (103)
- 71.3% x 2 Bed (380)
- 9.4% x 3 bed (50)

The mix of unit sizes is distributed across all levels to provide units across all sizes with a broad range of orientation to provide a diverse mix of units to suit a diverse resident group.

The scheme proposes 54 adaptable units (10% of all units) consistent with the requirements of Parramatta DCP. These have been provided across the majority of levels and across the mix of 1 bed and 2 bed unit typologies to provide flexibility and choice for future residents to 'age in place'.



# AESTHETICS

## Design Quality Principle 9

**'Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colors and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.'**



The proposed podium incorporates a number of design elements, including:

- The bottom two levels are designed to present a responsive interface to the street, establishing a human-scale approach that enhances pedestrian experience and promotes a welcoming, approachable streetscape.
- A series of columns creates a vertical colonnade that modulates and articulate the facade.
- Retail activation concentrated on the southern corner near the proposed Waratah Street light rail stop, ferry car park, and public plaza, forming a vibrant node that capitalizes on the synergy between transit access, shopping, and community gathering. A platform design approach aims to elevate the ground entry lobby and retail above local flood levels, and terraces down into a barrier-free, permeable edge, fostering a seamless connection with the surrounding landscape, inviting people to sit, socialize, and occupy the edges.

The Residential tower embodies a dual expression, responsive to orientation, sunlight, and views. The inner surfaces of the tower showcase solid, earthy tones, while outer facades—exposed to the sun—are wrapped in a metallic, kinetic veil reflecting the river. This is achieved through a number of design elements, including:

- Inner facade: Precast concrete panels with horizontal grooved patterns in earthy tones are employed to emulate the texture and stratification of rock formations. Deep reveals to openings enhance this effect, providing depth and shadow.
- Outer facade: The movable vertical batten screens, paired with precast panels featuring vertical grooves in light tones, are designed to provide residents with complete control over their living environment, allowing for adjustable privacy, light filtration, and ventilation.
- Palisade balustrades to the balconies introduce an additional layer of texture, enhancing the building's visual complexity and architectural refinement.
- The northern facades incorporate projecting slab edges that serve as shade awnings, providing passive solar protection, while the southern facades are designed with full glazing to maximize natural light penetration and capture expansive views.

# SEPP COMPLIANCE SCHEDULE

# SEPP 65 COMPLIANCE SCHEDULE

ref	item description	notes	compliance
-	<b>APARTMENT DESIGN GUIDELINE</b>		
<b>PART 3 SITING THE DEVELOPMENT</b>			
<b>3A SITE ANALYSIS</b>			
3A-1	<b>Objective:</b> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	Refer to Architectural Drawings SSDA003-004 for details.	YES
<b>3B ORIENTATION</b>			
3B-1	<b>Objective:</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	The proposed development has frontage along all sides: Mary Street, NSR 6 Street, and Waratah/NSR3B Street with active retail uses and the lobbies directly facing the street, defining and contributing to the streetscape.  The proposed through site links provide access across the site, access to residential entry and additional active frontages to improve permeability and opportunities to further activate the precinct.	YES
	Where the street frontage is to the east or west, rear buildings should be orientated to the north	The building's Waratah Street frontage is oriented west and NSR 6 Street frontage is oriented east.  The residential tower above has units primarily oriented to the north, east and west to optimise exposure to sunlight	YES
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	Consistent with the built form controls under the Paramatta DCP 2023 and the Affordable Housing Infill SEPP, the form of the building is designed to minimize overshadowing to the foreshore salt marsh and mangroves.	YES
3B-2	<b>Objective:</b> Overshadowing of neighbouring properties is minimised during mid winter		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	Refer to sections 3D+4A.	YES
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered	The form of the building is consistent with the built form controls under the Paramatta DCP 2023 and the Affordable Housing Infill SEPP	YES
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	N/A	N/A

	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	Refer to above	N/A
	Overshadowing should be minimised to the south or down hill by increased upper level setbacks	Increased setbacks have been applied to the higher levels of the proposed development.	YES
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	The form of the building is consistent with the Paramatta DCP 2023 and the Affordable Housing Infill SEPP	YES
	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	Consistent with the built form controls under the Paramatta DCP 2023, the form of the building is designed to minimize overshadowing to the foreshore salt marsh and mangroves. Solar collectors on neighbouring sites to the east are unaffected.	YES
<b>3C PUBLIC DOMAIN INTERFACES</b>			
3C-1	<b>Objective:</b> Transition between private and public domain is achieved without compromising safety and security		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	All ground level residential units facing the public domain are proposed to have direct street entry. Where units both facing public domain and internal courtyard, direct access is provided via internal courtyard with deeper private open space and planter to increase visual privacy and acoustic separation	YES
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	The proposal adheres to the principles set out in the Melrose Park Urban Renewal Precinct. The proposal allows for a minimum of 3 metres of common property green buffer between private and public spaces. Ground floor units facing the public domain are designed as two-storey townhouse-style dwellings, with the ground floor raised between 300mm and 1200mm above the street level. Additionally, deeper private open spaces with planters and a 750mm solid wall with a balustrade are incorporated to enhance visual privacy. For units facing the courtyard, the ground floor is raised by 500mm above the courtyard level to further promote privacy and surveillance.	YES
	Upper level balconies and windows should overlook the public domain	Residential balconies and windows are oriented to overlook Mary Street, NSR 6 Street, Waratah Street and the through site links, providing passive surveillance for increased safety of these areas.	YES
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	There are no fences or low wall along retails + lobbies frontage. This has been achieved through the provision of bleacher seating and planting to negotiate the level changes across the site, inviting occupation of the spaces and providing clear sightlines between the public and private domain. Private open spaces along street	YES

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	frontage have solid low wall up to 750mm high with batten screens above allowing for outlook while maintaining visual privacy	
Length of solid walls should be limited along street frontages	Solid walls have been limited along the key street frontages. Inactive facades have been reduced, through the combined access for services and carpark entry and the co-location of the substation to maximise active frontages at street level.	YES
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Built in bleacher seating is integrated along street interfaces as well as the through site links, facilitating chance encounters between residents and the community.	YES
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: - architectural detailing - changes in materials - plant species - colours	Dedicated entry points have been provided for commercial, residential and service entries. The location for each entry is different to provide clear and separated access, reducing potential conflicts between pedestrians and vehicles as well as between residents, workers and visitors. The retail access is provided off NSR 6 Street and Waratah Street to maximise exposure at street level. The residential lobbies are provided off the through site links with direct access of street frontage. Vehicular access is provided off NSR 6 Street, away from residential lobbies. Material changes and signage at building entries improve the legibility for residents and visitors.	YES
Opportunities for people to be concealed should be minimised	The design at street level provides clear sightlines across all frontages (Mary Street, NSR 6 Street and Waratah Street). The through site links have continuous visual and sightlines. The consolidated active frontages minimise areas for concealment to create a safe place to walk through.	YES
<b>3C-2 Objective:</b> Amenity of the public domain is retained and enhanced		✓
<b>Design Guidance</b>		<b>Considered</b>
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	The proposal allows for a minimum of 3 metres of common property green buffer between private and public spaces to soften the street interfaces. The raised 'veranda' around the retail at Waratah Street level is required for flood mitigation and is softened with bleacher seating and landscaped steps.	YES
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mailboxes are provided in front of the main residential lobbies facing NSR 6 Street and Waratah Street	YES
The visual prominence of underground car park vents should be minimised and located at a low level where possible	Car park exhaust and intake is concealed and integrated as part of the podium façade to minimise impact on and visibility from the public domain.	YES

	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Service rooms and garbage storage areas are located out of view in the basement levels. A dedicated service bay is provided for waste collection.	YES
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	The ground levels have been raised to meet the required freeboard levels for flood mitigation. This has been designed to reference the 'veranda' typical of residential housing in the area (see 3C-1). Ramping for accessibility is carefully integrated and concealed within the raised 'veranda', presenting single entry points from both Waratah + corner between Waratah and Mary Street for legibility.	YES
	Durable, graffiti resistant and easily cleanable materials should be used	Exposed sections of the building base will be treated with anti-graffiti coating to allow for easy cleaning.	YES
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: - street access, pedestrian paths and building entries which are clearly defined - paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space - minimal use of blank walls, fences and ground level parking	The development does not adjoin public parks, open space or bushland.	N/A
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	Car parking is not visible above ground level.	N/A
<b>3D COMMUNAL AND PUBLIC OPEN SPACE</b>			
<b>3D-1 Objective:</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping			✓
<b>Design criteria</b>			
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	3,461sqm (42%) of the site is provided as communal open space across ground floor and multiple levels above including level 5, 6, 10,11, 12, 17 and 18.		✓
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid winter)	The communal open space on GF and level 6 receives 2 hours of direct sunlight from 9am to 3pm in mid winter to 50% of its area, exceeding the minimum ADG requirements.		✓
<b>Design Guidance</b>			<b>Considered</b>
Communal open space should be consolidated into a well designed, easily identified and usable area	The communal open space on ground floor, roof level 5 and level 6 are provided as consolidated areas that is integrated with common circulation areas, easily identifiable. These have been designed with a variety of activities and amenities enriching the resident's living experiences. Smaller communal sky-gardens of approximately 100 sqm are provided throughout the towers one at mid-level for tower B and two on tower A every seven levels: a calm and contemplative space well-integrated to the corridor circulation promoting natural ventilation and encouraging interaction among residents.		YES

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Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Communal open spaces exceed the minimum dimension of 3m	YES
Communal open space should be co-located with deep soil areas	The publicly accessible open space on ground floor is located directly above deep soil area. The communal open space above the basement provides soil depths that support trees to provide adequate canopy cover above street level. Refer to SSDA 507, the landscape drawings and reports for further details	YES
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Direct and equitable access is provided to the Ground floor communal open space from common circulation, entries and lobbies. . The roof communal open spaces and sky-gardens are accessed via lifts and common corridors	YES
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	In addition to the ground floor open space, communal open spaces are provided on the podium roofs at levels 5 and 6. These podium spaces serve as primary open areas, offering a range of diverse and enriching amenities for residents. The skygardens, located throughout the tower levels, act as secondary communal spaces, further enhancing the daily experience of residents. These spaces promote natural ventilation and encourage interaction, fostering a vibrant and connected community within the tower.	YES
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: - provide communal spaces elsewhere such as a landscaped roof top terrace or a common room - provide larger balconies or increased private open space for apartments - demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	Design criteria are achieved.	YES
<b>3D-2</b>	<b>Objective:</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	✓
<b>Design Guidance</b>	<b>Considered</b>	
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: - seating for individuals or groups - barbecue areas - play equipment or play areas - swimming pools, gyms, tennis courts or common rooms	Communal open spaces are layered with built-in seating, shade structures and extensive planting.  It is designed to allow for various group sizes and ages: • BBQ facilities and private dining spaces for social functions. • Gym, pool with changerooms for health and fitness • Lawn area for passive uses  The communal open space is supported by the through site links that provides additional built-in seating and landscaped areas to promote informal social interactions.	YES
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	The communal open space offers different levels of privacy with various exposures and orientations, being	YES

		predominantly North and East-facing. Tree planting and coverage over the BBQ facilities and pool offer options for shade. Wind mitigation is provided through wind screens.	
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Services are located at basement levels to minimise the visual impact on the street and to communal open spaces. The car park exhaust is integrated within the podium façade. The substation is co-located with the carpark entry to minimise inactive facades. Rainwater storage tanks are located at basements and integrated within the raised planting areas at ground level to promote natural bypass through the site	YES
<b>3D-3</b>	<b>Objective:</b> Communal open space is designed to maximise safety		✓
<b>Design Guidance</b>	<b>Considered</b>		
Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: - bay windows - corner windows - balconies	The communal open spaces are accessible via the lift lobby and common circulations. Passive surveillance is provided by the units located above, that are set back and overlook the communal open spaces.		YES
Communal open space should be well lit	Communal open spaces have been designed in an open-air setting, receiving daylight throughout the day.  Artificial lighting will be provided at evenings and at night.		YES
Where communal open space/facilities are provided for children and young people they are safe and contained	The communal open space provides controlled and secure spaces at varying scales for children to play, including a lawn area and play areas and pool.		YES
<b>3D-4</b>	<b>Objective:</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		✓
<b>Design Guidance</b>	<b>Considered</b>		
The public open space should be well connected with public streets along at least one edge	Public open space is proposed at the southeastern corner at ground level. It is connected to the through site link on one edge and opens to corner between NSR6 Street and Waratah Street on the other end.		YES
The public open space should be connected with nearby parks and other landscape elements	The proposed public open space is connected to the communal open space at ground levels. It is also connected to the adjacent native regeneration and mangrove forest.		YES
Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	The public open space, located at the corner of NSR 6 and Waratah Street on the eastern side, offers a strategic opportunity for connectivity. With the future light rail stop planned to the south, it allows clear visual and physical links through view lines, pedestrian desire paths, and termination points that integrate seamlessly with the wider street grid. It also encourages active movement between the public open		YES

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	space, the light rail stop, and the surrounding urban fabric.																
Solar access should be provided year round along with protection from strong winds	Located at the end of the site, the public open space benefits from excellent year-round solar access while being shielded from strong winds due to its southeastern orientation.	YES															
Opportunities for a range of recreational activities should be provided for people of all ages	The proposed open space offers a diverse range of recreational opportunities designed to cater to people of all ages. Built-in seating and tiered planting provide shaded, comfortable areas for relaxation and informal gatherings. An on-ground water feature encourages playful interaction for children, while outdoor dining options extending from surrounding retail spaces create vibrant social environments.	YES															
A positive address and active frontages should be provided adjacent to public open space	The public open space is surrounded by retail shopfront which allows for active frontage	YES															
Boundaries should be clearly defined between public open space and private areas	The public and communal open spaces are positioned on either side of the through-site link, effectively distinguishing the public and private realms. This boundary is further reinforced by building edges and strategic landscaping, establishing a clear and cohesive transition between areas. A gated entry point offers controlled access to the communal spaces, ensuring privacy and security while preserving visual connectivity with the broader public realm.	YES															
<b>3E DEEP SOIL ZONES</b>																	
3E-1 <b>Objective:</b> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality		✓															
<b>Design criteria</b> 1. Deep soil zones are to meet the following minimum requirements:	The proposal has a deep soil zone of 608sqm (7.3%), with a minimum dimension of 6m. A further 3m landscape buffer zone that also serves as deep soil area at 1041sqm (12.5%) is provided on sides This exceeds the minimum ADG requirements of 7%.	✓															
<table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m2</td> <td>-</td> <td>7%</td> </tr> <tr> <td>650m2 - 1,500m2</td> <td>3m</td> <td></td> </tr> <tr> <td>greater than 1,500m2</td> <td>6m</td> <td></td> </tr> <tr> <td>greater than 1,500m2 with significant existing tree cover</td> <td>6m</td> <td></td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m2	-	7%	650m2 - 1,500m2	3m		greater than 1,500m2	6m		greater than 1,500m2 with significant existing tree cover	6m			
Site area	Minimum dimensions	Deep soil zone (% of site area)															
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<b>Design Guidance</b>		<b>Considered</b>															
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: - 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2 - 15% of the site as deep soil on sites greater than 1,500m2	19.8% of the site provided as deep soil area.	YES															
Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing	The public open space at the corner of NSR 6 and Waratah Street includes 6m deep soil zones, supporting the	YES															

	anchorage and stability for mature trees. Design solutions may include: - basement and sub-basement car park design that is consolidated beneath building footprints - use of increased front and side setbacks - adequate clearance around trees to ensure long term health - co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	growth of mature trees that provide shading and enhance the overall amenity of the area. Additionally, 3m deep soil zones along the perimeters are designed to promote the health and retention of existing trees surrounding the site, ensuring ecological continuity and contributing to a lush, green environment. Refer to SSSA 003 and 507, the landscape drawings and reports and the Arborist report for further details.												
Achieving the design criteria may not be possible on some sites including where: - the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) - there is 100% site coverage or non-residential uses at ground floor level	Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.	Minimum deep soil area has been provided.  Communal open space on ground level and Level 6 provides for planting on structure, including depths of up to 1m that support the provision of trees and canopy cover.												
<b>3F VISUAL PRIVACY</b>														
3F-1 <b>Objective:</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy		✓												
<b>Design criteria</b> 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		YES												
<table border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	As the ADG notes: <i>degrees of privacy are also influenced by several factors including the activities of each of the spaces where overlooking may occur, the times and frequency these spaces are being used, the expectations of occupants for privacy and their ability to control overlooking with screening devices.</i>  Building separation distances to shared boundaries with neighbouring sites generally comply with the design criteria.	
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
up to 25m (5-8 storeys)	9m	4.5m												
over 25m (9+ storeys)	12m	6m												
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)														
Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties														
<b>Design Guidance</b>		<b>Considered</b>												
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	A 'ziggurat' appearance is avoided with the considered approach to the building form. The tower form steps above the podium base.	YES												
For residential buildings next to commercial buildings, separation distances should be measured as follows: - for retail, office spaces and commercial balconies use the habitable room distances - for service and plant areas use the non-habitable room distances	There are no neighbouring commercial buildings.	N/A												

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	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: - site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) - on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	Refer to 3F-1	YES
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	Adjacent sites to the North, South, and West are of the same zone with the same density.	YES
	Direct lines of sight should be avoided for windows and balconies across corners	Where direct lines of sight across corners cannot be avoided, privacy is effectively maintained through the use of privacy screens and frosted windows. These measures ensure visual privacy while allowing ample natural light to penetrate, enhancing comfort and usability without compromising daylight access.	YES
	No separation is required between blank walls	Only a minimal amount of blank walls proposed.	YES
3F-2	<b>Objective:</b> Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: - setbacks - solid or partially solid balustrades to balconies at lower levels - fencing and/or trees and vegetation to separate spaces. - screening devices - bay windows or pop out windows to provide privacy in one direction and outlook in another. - raising apartments/private open space above the public domain or communal open space - planter boxes incorporated into walls and balustrades to increase visual separation. - pergolas or shading devices to limit overlooking of lower apartments or private open space. - on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	Ground floor open space is distinguished from private open space through subtle level changes, which are softened by a series of landscaped platforms. This approach provides private terraces with pleasant outlooks over the communal open space while maintaining visual privacy  The communal open spaces on podiums' roof top at level 5 and 6 are setback from the edge. Perimeter landscaping provides increased privacy to increase the visual separation of the open spaces from adjacent buildings.	YES
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	All bedrooms and living spaces are separated from common circulation areas by apartment wet areas, or by building services.	YES
	Balconies and private terraces should be located in front of living rooms to increase internal privacy	All units have balconies in front of, or to the side of the living areas. This also ensures direct solar access to living areas is not compromised.	YES
	Windows should be offset from the windows of adjacent buildings	The majority of the apartments are designed to face the Public domain or the internal courtyard. Where an opening is required to be located for solar access or amenity, direct sightlines to adjacent building are avoided by offsetting the windows/openings from windows of adjacent buildings or with the considered layering of landscaping or use of privacy screens.	YES

	Recessed balconies and/or vertical fins should be used between adjacent balconies	Full height walls are proposed between adjacent balconies.	YES
3G	<b>PEDESTRIAN ACCESS AND ENTRIES</b>		
3G-1	<b>Objective:</b> Building entries and pedestrian access connects to and addresses the public domain		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Dedicated entry points have been provided for commercial and residential entries. Retail uses are also maximised at street level for an active street edge. The location for each entry is different to provide clear and separated access, reducing potential conflicts between residents, workers and visitors. The retail access is provided off NSR 6 Street and Waratah Street to maximise exposure at street level. The residential lobbies are provided off the through site links with direct access at street frontage.	YES
	Entry locations relate to the street and subdivision pattern and the existing pedestrian network	Refer to above.	YES
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	Communal entries are clearly distinguished with separate street access and easily identifiable through wayfinding signage.	YES
	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	There is only one building proposed with multiple entries. Clear sightlines and dedicated access	YES
3G-2	<b>Objective:</b> Access, entries and pathways are accessible and easy to identify		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	Building access and lobbies have direct sightlines from the street and through site link.	YES
	The design of ground floors and underground car parks minimise level changes along pathways and entries	Building entries are accessed via well-designed walkways, with level changes addressed primarily through gentle grading to minimize the use of ramps. Basement levels do not negatively impact level changes above ground.	YES
	Steps and ramps should be integrated into the overall building and landscape design	Steps and walkways integrated into the landscape design for a seamless and permeable transition from street to retail and building entries.	YES
	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	Wayfinding signage will be provided within each building lobby.	YES
	For large developments electronic access and audio/video intercom should be provided to manage access	Audio/video intercom will be provided adjacent the residential building entry as well as for access into the basement parking.	YES

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3G-3	<b>Objective:</b> Large sites provide pedestrian links for access to streets and connection to destinations		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.	For increased amenity and permeability, publicly accessible spaces are provided in the new through site links connecting NSR 6 and Waratah Streets	YES
	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.	The through site links have been designed to provide clear sightlines from street to street and passive surveillance from the commercial and residential uses above.	
<b>3H</b>	<b>VEHICLE ACCESS</b>		
3H-1	<b>Objective:</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Car park access should be integrated with the building's overall facade. Design solutions may include: - the materials and colour palette to minimise visibility from the street. - security doors or gates at entries that minimise voids in the façade. - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	Car park entry is provided on NSR 6 Street. This has been consolidated with the service and waste access to minimise inactive frontages. Security gates minimise voids in the façade and provide secured access.	YES
	Car park entries should be located behind the building line	Car park entry is located behind the building line.	YES
	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	The vehicle entry point is located far down from the high point of the site as possible without placing it at the street intersection which is at the lowest point	YES
	Car park entry and access should be located on secondary streets or lanes where available	The vehicle entry point is located at NSR 6 Street, to maximise active frontage to the primary street – Mary Street.	YES
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	No vehicle standing areas proposed.	N/A
	Access point locations should avoid headlight glare to habitable rooms	Vehicular access is located and oriented away from apartment openings.	YES
	Adequate separation distances should be provided between vehicle entries and street intersections	Vehicle entry and exit point is located away from the closest intersection.	YES
	Visual impact of long driveways should be minimised through changing alignments and screen planting	No long driveway is proposed	YES
	The width and number of vehicle access points should be limited to the minimum.	Only one (1) consolidated vehicle access point is proposed, and the driveway width provided is of minimum compliance width.	YES
	The need for large vehicles to enter or turn around within the site should be avoided	A consolidated carpark, services, waste and loading access point is proposed. Consistent with Council requirements, servicing occurs within the site at basement levels	YES

	Garbage collection, loading and servicing areas are screened	Garbage collection occurs within the site at basement level so will not be visible from the public domain	YES
	Clear sight lines should be provided at pedestrian and vehicle crossings	2.5m x 2m sightlines have been provided at exit lane of the driveway	YES
	Traffic calming devices such as changes in paving material or textures should be used where appropriate	The site's urban context does not require additional changes in paving materials for the driveway. Especially considering the driveway's distance to pedestrian entry points, and neighbouring vehicular driveways.	YES
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: - changes in surface materials - level changes - the use of landscaping for separation	The closest pedestrian entry from the vehicle driveway is separated, and distinguishable with the use of landscaping.	YES
<b>3J</b>	<b>BICYCLE AND CAR PARKING</b>		
3J-1	<b>Objective:</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		✓
	<b>Design criteria</b>		
	1. For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	A total of 618 off-street car spaces have been provided over 4 and a half basement levels. This includes: • 507 resident car parking spaces • 105 visitor car parking spaces • 5 retail car parking spaces • 1 car wash bay	✓
	The car parking needs for a development must be provided off street		
	<b>Design Guidance</b>	<b>Considered</b>	
	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	No car share spaces are proposed	N/A
	Where less car parking is provided in a development, council should not provide on street resident parking permits	Car parking spaces proposed comply with state environmental planning policy, and council requirements.	YES
3J-2	<b>Objective:</b> Parking and facilities are provided for other modes of transport		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	The proposed development provides 13 motorbike spaces as required for the proposed residential and non-residential spaces	YES
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	The proposed development provides 592 residential bicycle spaces, consisting of: - 534 resident spaces - 54 visitor spaces - 4 commercial + commercial visitor spaces	YES

# SEPP 65 COMPLIANCE SCHEDULE

	Conveniently located charging stations are provided for electric vehicles, where desirable	Designated car parking spaces with electric vehicle charging capabilities will be provided.	YES
3J-3	<b>Objective:</b> Car park design and access is safe and secure		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Services & plant rooms are accessed via safe and visible pathways.	YES
	Direct, clearly visible and well lit access should be provided into common circulation areas	Common circulation areas have unobstructed lines of sight, and will be well lit.	YES
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	Lift lobby areas are clearly defined, and will be clearly distinguishable through paint finishes, floor finishes, and lighting.	YES
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	All pedestrian pathways in the basement will be clearly defined, line marked, and well lit to create a safe pedestrian environment.	YES
3J-4	<b>Objective:</b> Visual and environmental impacts of underground car parking are minimised		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Excavation should be minimised through efficient car park layouts and ramp design	The car park layout provides an efficient configuration, with parking spaces located on both sides of the aisle. Proposed excavation is minimised where possible, without impacting development above ground.	YES
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	Refer to above.	YES
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	The basement car park does not protrude above the existing ground level by 1m.	YES
	Natural ventilation should be provided to basement and sub basement car parking areas	Natural ventilation is provided via a dedicated supply air duct.	YES
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	Grills/louvres where required are integrated and coloured to match base building.	YES
3J-5	<b>Objective:</b> Visual and environmental impacts of on-grade car parking are minimised		✓
	<b>Design Guidance</b>		<b>Considered</b>
	On-grade car parking should be avoided	No on-grade parking is proposed.	N/A
	Where on-grade car parking is unavoidable, the following design solutions are used: - parking is located on the side or rear of the lot away from the primary street frontage - cars are screened from view of streets, buildings, communal and private open space areas - safe and direct access to building entry points is provided - parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space - stormwater run-off is managed appropriately from car parking surfaces	Refer above.	N/A

	- bio-swales, rain gardens or on site detention tanks are provided, where appropriate - light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving		
3J-6	<b>Objective:</b> Visual and environmental impacts of above ground enclosed car parking are minimised		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Exposed parking should not be located along primary street frontages	No above ground car parking is proposed.	N/A
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: - car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) - car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)		N/A
	Positive street address and active frontages should be provided at ground level		N/A

-	<b>APARTMENT DESIGN GUIDELINE</b>		
ref	item description	notes	compliance
<b>PART 4 DESIGNING THE BUILDING</b>			
4A	<b>SOLAR AND DAYLIGHT ACCESS</b>		
4A-1	<b>Objective:</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		✓
	<b>Design criteria</b>		
	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The standard approach to sun access under the Apartment Design Guidance is to consider sunlight access to living rooms and private open spaces between 9 am and 3 pm at mid -winter. However, given the orientation of the street network and significant views from the site towards the west, extended hours (8.30am-3.30pm) of sunlight access have also been considered. The proposal achieves: - 47.3% (252) for 9am-3pm and - 77.7% (414) for 8.30am-3.30pm for solar access mid-winter, to living rooms and private open spaces.	✓
	2. 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		N/A
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	13% (70) apartments receive no direct sunlight between 9am and 3pm at mid-winter.	✓
	<b>Design Guidance</b>		<b>Considered</b>

# SEPP 65 COMPLIANCE SCHEDULE

	The design maximises north aspect and the number of single aspect south facing apartments is minimised	The proposed building maximises the number of the apartments with an Easterly, Northerly & Westerly aspect.  A maximum of 13% no direct sunlight apartments are proposed, consistent with the ADG maximum.	YES
	Single aspect, single storey apartments should have a northerly or easterly aspect	Apartments are primarily oriented either to the East, North, or to the West.	YES
	Living areas are best located to the north and service areas to the south and west of apartments	Living areas are primarily oriented either to the East, North, or to the West.	YES
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: - dual aspect apartments - shallow apartment layouts - two storey and mezzanine level apartments - bay windows	A variety of apartment types have been used across the building. However, the majority of the apartments are dual aspect (opposite + corner) and single aspect facing either East or west.	YES
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m <sup>2</sup> of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Complies	YES
	Achieving the design criteria may not be possible on some sites. This includes: - where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source - on south facing sloping sites - where significant views are oriented away from the desired aspect for direct sunlight	Design criteria is met. Refer to above.	YES
	Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria	Building envelop follows PDCP2023	YES
4A-2	<b>Objective:</b> Daylight access is maximised where sunlight is limited		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	No courtyards, skylights or high-level windows are proposed as primary light sources in habitable rooms	N/A
	Where courtyards are used : - use is restricted to kitchens, bathrooms and service areas - building services are concealed with appropriate detailing and materials to visible walls - courtyards are fully open to the sky - access is provided to the light well from a communal area for cleaning and maintenance - acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved	No courtyards are proposed.	N/A
	Opportunities for reflected light into apartments are optimised through: - reflective exterior surfaces on buildings opposite south facing windows - positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light - integrating light shelves into the design - light coloured internal finishes	Internal finishes within apartments will be light coloured in order to optimise internal reflected light.	YES
4A-3	<b>Objective:</b> Design incorporates shading and glare control, particularly for warmer months		✓
	<b>Design Guidance</b>		<b>Considered</b>

	A number of the following design features are used: - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas - shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting - horizontal shading to north facing windows - vertical shading to east and particularly west facing windows - operable shading to allow adjustment and choice - high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	Sun shading is incorporated a part of the façade design to control glare into units.  Private open spaces are predominantly inset balconies with sufficient depth to shade internal living spaces from summer sun.	YES
4B	<b>NATURAL VENTILATION</b>		
4B-1	<b>Objective:</b> All habitable rooms are naturally ventilated		✓
	<b>Design Guidance</b>		<b>Considered</b>
	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	Apartments are predominantly oriented towards the North, East and West This allows the apartments to shield from the South-westerlies during winter months, and capture North-easterlies during summer months.	YES
	Depths of habitable rooms support natural ventilation	The majority of units are designed with shallow depths of a maximum of 8m to living areas.	YES
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	All unobstructed window openings are at least 5% of floor area of habitable rooms served, complying with national Construction Code 2022.	YES
	Light wells are not the primary air source for habitable rooms	No light wells are proposed.	N/A
	Doors and operable windows maximise natural ventilation opportunities by using the following design solutions: - adjustable windows with large effective openable areas - a variety of window types that provide safety and flexibility such as awnings and louvres windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	All apartments have large sliding doors with large openable areas to balcony areas, and awning windows to habitable rooms within the primary facades.	YES
4B-2	<b>Objective:</b> The layout and design of single aspect apartments maximises natural ventilation		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	All combined living, dining, kitchen depths are open plan and kept to a maximum depth of 8m.	YES
	Natural ventilation to single aspect apartments is achieved with the following design solutions: - primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) - stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries - courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Natural ventilation to single aspect apartments is achieved through maximised external openings and façade indentations. Refer to SSDA 501 for further details.	YES
4B-3	<b>Objective:</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		✓
	<b>Design criteria</b>		

# SEPP 65 COMPLIANCE SCHEDULE

	1. 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 2.	60% (125) of apartments within the first 9 storeys are naturally cross or corner ventilated.	✓												
	3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass linem	Complies	✓												
	<b>Design Guidance</b>		<b>Considered</b>												
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	The proposed development maximises corner apartment types.	YES												
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)		YES												
	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	The majority of apartments have simplified internal layouts, with limited corners and uninterrupted internal circulation corridors.	YES												
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Refer to 4C-1	YES												
<b>4C</b>	<b>CEILING HEIGHTS</b>														
4C-1	<b>Objective:</b> Ceiling height achieves sufficient natural ventilation and daylight access		✓												
	<b>Design criteria</b> 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Ceiling height to all habitable rooms is 2.7m  Ceiling height to all non-habitable rooms is 2.4m minimum.  Floor to floor height proposed is 3.2m	✓												
	<table border="1"> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </table> <p>These minimums do not preclude higher ceilings if desired</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use		
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If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use														
	<b>Design Guidance</b>		<b>Considered</b>												
	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	2.7m ceiling heights can accommodate ceiling fans in habitable rooms.	YES												
4C-2	<b>Objective:</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		✓												
	<b>Design Guidance</b>		<b>Considered</b>												
	A number of the following design solutions can be used:	Ceiling height in habitable rooms is 2.7m throughout where possible, with bulkhead intrusions limited by stacking	YES												

	- the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces - well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings - ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	service risers and wet areas between levels.											
4C-3	<b>Objective:</b> Ceiling heights contribute to the flexibility of building use over the life of the building		✓										
	<b>Design Guidance</b>		<b>Considered</b>										
	Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	Floor to floor height proposed is 3.2m. Ground floor and lower ground units has floor to floor at 3.2m or greater	YES										
<b>4D</b>	<b>APARTMENT SIZE AND LAYOUT</b>												
4D-1	<b>Objective:</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity		✓										
	<b>Design criteria</b> 1. Apartments are required to have the following minimum internal areas:	A range of apartment sizes are proposed and comply with the minimum internal areas. 533 units are provided, with the following mix: • 19.3% x 1 Bed (103) • 71.3% x 2 Bed (380) • 9.4% x 3 Bed (50)	✓										
	<table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m2</td> </tr> <tr> <td>1 bedroom</td> <td>50m2</td> </tr> <tr> <td>2 bedroom</td> <td>70m2</td> </tr> <tr> <td>3 bedroom</td> <td>90m2</td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each</p>	Apartment type	Minimum internal area	Studio	35m2	1 bedroom	50m2	2 bedroom	70m2	3 bedroom	90m2		
Apartment type	Minimum internal area												
Studio	35m2												
1 bedroom	50m2												
2 bedroom	70m2												
3 bedroom	90m2												
	2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms in the proposed development have an external opening with glass area of at least 10% of floor area of habitable room served.	✓										
	<b>Design Guidance</b>		<b>Considered</b>										
	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	The majority of kitchens are separated from the main circulation space within the apartments. Where they are located at apartment entries, they are configured to enlarge the shared living, dining, kitchen areas.	YES										
	A window should be visible from any point in a habitable room	Windows are visible from any point in a habitable room.	YES										
	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	All habitable rooms meet minimum room dimensions and areas.	YES										
4D-2	<b>Objective:</b> Environmental performance of the apartment is maximised		✓										

# SEPP 65 COMPLIANCE SCHEDULE

Design criteria		
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All habitable rooms depths are limited to 2.5 times their ceiling height.	✓
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	The maximum depth for combined living, dining and kitchens is 8m measured to the kitchen backbench.	✓
Design Guidance		Considered
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	Room depths are not proposed to exceed maximum depths.	YES
All living areas and bedrooms should be located on the external face of the building	All living areas and bedrooms are located on the external face of the building, with external openings.	YES
Where possible: bathrooms and laundries should have an external openable window - main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	All living areas are oriented towards the primary outlook and aspect	YES
<b>4D-3 Objective:</b> Apartment layouts are designed to accommodate a variety of household activities and needs		✓
Design criteria		
1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	10sqm minimum area is provided to all master bedrooms.	✓
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	3m minimum width is provided to all bedrooms.	✓
3. Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments	3.6m minimum width is provided to all 1 Bed living areas, for all other units, 4m minimum width is provided to all living rooms.	✓
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	YES
Design Guidance		Considered
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	Access to bedrooms, bathrooms, and laundries are separated from living areas where possible, unless their placement results in a more efficient apartment layout.	YES
All bedrooms allow a minimum length of 1.5m for robes	All bedroom robes have a minimum length of 1.5m.	YES
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	The main bedroom of all apartments have a minimum robe length of 1.8m, 0.6m depth, and 2.1m height.	YES

	Apartment layouts allow flexibility over time, design solutions may include: - dimensions that facilitate a variety of furniture arrangements and removal - spaces for a range of activities and privacy levels between different spaces within the apartment - dual master apartments - dual key apartments - room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) - efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Internal apartment layouts have been planned with careful consideration of furniture layouts.  All living areas are rectangular spaces and internal circulation corridors have been minimized where possible.	YES															
<b>4E PRIVATE OPEN SPACE AND BALCONIES</b>																		
<b>4E-1 Objective:</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity			✓															
Design criteria																		
1. All apartments are required to have primary balconies as follows:		Each apartment has access to a secure private open space in the form of a balcony  2 bedroom apartments have balcony areas starting from a minimum of 10sqm.  3 bedroom apartments have balcony areas starting from a minimum of 12sqm  All 2 bedroom apartment balconies have a minimum depth of 2m, and 3 bedroom apartment balconies have a minimum depth of 2.4m.	✓															
	<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m2</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m2</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m2</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m2</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m2	-	1 bedroom apartments	8m2	2m	2 bedroom apartments	10m2	2m	3+ bedroom apartments	12m2	2.4m		
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Studio apartments	4m2	-																
1 bedroom apartments	8m2	2m																
2 bedroom apartments	10m2	2m																
3+ bedroom apartments	12m2	2.4m																
	The minimum balcony depth to be counted as contributing to the balcony area is 1m																	
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m		Ground level apartments have a minimum area of 15sqm and minimum depth of 3m	N/A															
Design Guidance		Considered																
Increased communal open space should be provided where the number or size of balconies are reduced		Design criteria are met. The design has several communal open spaces of different size across multiple levels to provide additional open spaces for informal social interactions: 1. Ground floor courtyard communal open space 1482 sqm 2. Podium roof communal open spaces - level 5: 414 sqm - level 6: 1084 sqm These have been designed with a variety of activities and amenities enriching the resident's living experiences.  3. smaller double height communal skygarden open spaces of approximately 150sqm are provided throughout the towers (one at mid levels on tower B and two on tower A every 7-8 levels): a calm and contemplative space facing west, well-integrated to the corridor circulation promoting natural ventilation and encouraging interaction among residents.	YES															

# SEPP 65 COMPLIANCE SCHEDULE

	Storage areas on balconies is additional to the minimum balcony size	No storage areas proposed on balconies.	YES
	Balcony use may be limited in some proposals by: - consistently high wind speeds at 10 storeys and above - close proximity to road, rail or other noise sources - exposure to significant levels of aircraft noise - heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	All apartments are provided with balconies.	YES
4E-2	<b>Objective:</b> Primary private open space and balconies are appropriately located to enhance liveability for residents		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	All primary open spaces are positioned adjacent to living spaces. All balconies are conceived as extensions to internal living areas.	YES
	Private open spaces and balconies predominantly face north, east or west	The majority of private open spaces have either a Northern, Eastern, or Western aspect.	YES
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	All primary open space and balconies are configured to be usable spaces. The majority of balconies are oriented with the longer side facing outwards to optimise daylight access.	YES
4E-3	<b>Objective:</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	Lower-level private open spaces have solid balustrades up to 760mm with glass above up to 1000mm after floor finish to allow passive outlook to the public domain whilst maintaining privacy and flexibility to apartments occupants.  Higher-level balconies are partially solid metal batten balustrades to maintaining unobstructed views to the surroundings. Vertical screens are incorporated into east and west facades to allow sun control and to improve protection from winds at high level.	YES
	Full width full height glass balustrades alone are generally not desirable	No full height glass balustrades are proposed.	YES
	Projecting balconies should be integrated into the building design and the design of soffits considered	No projecting balconies are proposed.	N/A
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	Vertical screens on the Western and Eastern facade are used to control sunlight.	YES
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		N/A

	Downpipes and balcony drainage are integrated with the overall facade and building design	All stormwater management will be discretely concealed from public view.	YES
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	On-floor AC condensers are located on each level in a consolidated location adjacent to the lift lobby and integrated as part of the façade design.	YES
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	No clothes drying, storage, or AC condensers are proposed to be located on balconies.	YES
	Ceilings of apartments below terraces should be insulated to avoid heat loss	Insulation to be provided to meet BASIX requirements. This will include insulating the ceiling spaces below private open spaces, terraces and the communal open space on podium roofs and skygardens	YES
	Water and gas outlets should be provided for primary balconies and private open space	Water outlets will be provided for private balconies, terraces and rooftops. There is no gas in the development.	YES
4E-4	<b>Objective:</b> Private open space and balcony design maximises safety		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Changes in ground levels or landscaping are minimised	All balconies and terraces are on a single level, with no level changes.	YES
	Design and detailing of balconies avoid opportunities for climbing and falls	Refer to 4E-3. Balcony balustrades will not provide horizontal elements between 150mm and 760mm above the floor.	YES
4F	<b>COMMON CIRCULATION AND SPACES</b>		
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments		✓
	<b>Design criteria</b>		
	1. The maximum number of apartments off a circulation core on a single level is eight	For most levels, the maximum number of apartments off a circulation core on a single level is 10 or less. For a limited number of levels (3 out of 29 residential levels), the maximum number of apartments off a circulation core is 12.	✓
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Elevator Project Management have provided vertical traffic study and 4 lift configuration (for tower A) and 3 lift configuration (for tower B) are adequate for height and number of apartments. To be confirmed during detailed design stage	✓
	<b>Design Guidance</b>		<b>Considered</b>
	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	Most common circulation corridors are a minimum 1.6m wide. 2m is provided in front of the lift.	YES
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	All common circulation corridors have access to daylight and natural ventilation.	YES

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	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	On all levels, corridors have windows at the ends to allow for daylight and natural ventilation.	YES
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: - a series of foyer areas with windows and spaces for seating wider areas at apartment entry doors and varied ceiling heights	Long open corridors are provided with central cores to allow sight lines to each apartment entry to easily accommodate passing if required. For the podium residential levels (level 1-5), the corridor that is greater than 12m in length is provided with pocket breakout space that allows for respite and outlook. A turning space at the end of the corridor for comfortable movement and access.	YES
	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		YES
	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: - sunlight and natural cross ventilation in apartments - access to ample daylight and natural ventilation in common circulation spaces - common areas for seating and gathering - generous corridors with greater than minimum ceiling heights other innovative design solutions that provide high levels of amenity	Complies. Refer to above	YES
	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	The maximum number of apartments off a circulation core on a single level is 12	YES
	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	No primary living rooms or bedrooms open onto common circulation spaces.	YES
4F-2	<b>Objective:</b> Common circulation spaces promote safety and provide for social interaction between residents		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	Access between lift lobbies and apartment entries are direct, legible, and clear with uninterrupted sight lines.	YES
	Tight corners and spaces are avoided	Tight spaces and corners are avoided.	YES
	Circulation spaces should be well lit at night	Common circulation spaces will be well lit at night.	YES
	Legible signage should be provided for apartment numbers, common areas and general wayfinding	Wayfinding signage will be provided.	YES
	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	The breakout spaces at the ends of corridors on podium levels and Sky garden open spaces adjacent to the core encourages residents to socialize and provides incidental spaces for an enriching social experience.	YES
	In larger developments, community rooms for activities such as owners corporation meetings for resident use should be provided and are ideally co-located with communal open space	The double-height sky garden communal spaces with mezzanines within the towers offer residents dynamic opportunities to connect and interact within their tower community. These elevated, shared spaces encourage social engagement beyond individual unit footprints, fostering a	YES

		sense of community while providing attractive, airy environments for relaxation and recreation.											
	Where external galleries are provided, they are more open than closed above the balustrade along their length		YES										
4G	<b>STORAGE</b>												
4G-1	<b>Objective:</b> Adequate, well designed storage is provided in each apartment		✓										
	<b>Design criteria</b> 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Storage areas to all apartments comply with recommended volumes.  At least 50% of storage capacity is located internally within apartments.  Refer to the accommodation schedule provided as part of this report for details	✓										
	<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m3</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m3</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m3</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m3</td> </tr> </tbody> </table>	Dwelling type	Storage size volume	Studio apartments	4m3	1 bedroom apartments	6m3	2 bedroom apartments	8m3	3+ bedroom apartments	10m3		
Dwelling type	Storage size volume												
Studio apartments	4m3												
1 bedroom apartments	6m3												
2 bedroom apartments	8m3												
3+ bedroom apartments	10m3												
	At least 50% of the required storage is to be located within the apartment												
	<b>Design Guidance</b>		<b>Considered</b>										
	Storage is accessible from either circulation or living areas	All storage spaces within the apartment are accessible from either circulation areas or living areas.	YES										
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weatherproof and screened from view from the street	No storage provided on balconies	YES										
	Left over space such as under stairs is used for storage	Where possible, storage is incorporated into left over spaces.	YES										
4G-2	<b>Objective:</b> Additional storage is conveniently located, accessible and nominated for individual apartments		✓										
	Storage not located in apartments is secure and clearly allocated to specific apartments	Additional storage is provided in clearly allocated and identifiable storage cages within the basement.	YES										
	Storage is provided for larger and less frequently accessed items	Storage in basement is at least 2.1m high, to ensure large items can be easily stored and accessed.	YES										
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	Basement storage cages are predominantly located in consolidated areas that can be accessed independently to allow car parking spaces to remain accessible.	YES										
	If communal storage rooms are provided they should be accessible from common circulation areas of the building	No communal storage rooms are provided, only common areas for storage cages which are accessible from lift cores.	YES										
	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Storage external to apartments are located within basements and are not visible from the public domain.	YES										

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4H ACOUSTIC PRIVACY		
4H-1	<b>Objective:</b> Noise transfer is minimised through the siting of buildings and building layout	✓
	<b>Design Guidance</b>	<b>Considered</b>
	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)	Refer to Section 3F. The building is sited so that all apartments have the required minimum separation to opposing developments and likely noise sources. YES
	Window and door openings are generally orientated away from noise sources	External openings to all apartments are generally oriented away from noise sources such as garage doors, external plant, etc. YES
	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	Common circulation spaces are vertically stacked at all levels. Apartment layouts are generally positioned vertically, allowing rooms and areas similar uses to stack vertically above each other. YES
	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	Apartment wet areas, circulation corridors, and secondary spaces are located to buffer habitable rooms from common circulation corridors. YES
	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	Apartment layouts are efficiently configured on each floorplate, minimizing lengths and steps in party walls Party walls will be constructed to comply with NCC acoustic requirements. YES
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	Building services and plant rooms are concealed within the basements and rooftop where possible. Most bedrooms are located away from noise sources. Where they are near noise sources, openings have been carefully considered and controlled to mitigate acoustic intrusion. YES
4H-2		
	<b>Objective:</b> Noise impacts are mitigated within apartments through layout and acoustic treatments	✓
	<b>Design Guidance</b>	<b>Considered</b>
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - rooms with similar noise requirements are grouped together - doors separate different use zones - wardrobes in bedrooms are co-located to act as sound buffers	Apartments layouts are planned so that rooms of similar functions are grouped together where possible, with wardrobes used to buffer noise transmission between bedrooms. YES
	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: - double or acoustic glazing - acoustic seals - use of materials with low noise penetration properties - continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	Internal walls will be installed with insulation to reduce noise transmission between internal rooms. Apartment external openings will be installed with acoustic seals where required. YES
4J NOISE AND POLLUTION		

4J-1	<b>Objective:</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	✓
	<b>Design Guidance</b>	<b>Considered</b>
	To minimise impacts the following design solutions may be used: - physical separation between buildings and the noise or pollution source - residential uses are located perpendicular to the noise source and where possible buffered by other uses - non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces - non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources - buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer - where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) - landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	Building standards, landscaping and built form elements have been designed to maximize acoustic protection from noise sources as well as providing reasonable levels of visual privacy for residents. Refer to the Acoustic Report for further details YES
	Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: - solar and daylight access - private open space and balconies - natural cross ventilation	Design criteria is met with regards to solar and daylight access, private open space and balconies, as well as natural cross ventilation. YES
4J-2		
	<b>Objective:</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	✓
	<b>Design Guidance</b>	<b>Considered</b>
	Design solutions to mitigate noise include: - limiting the number and size of openings facing noise sources - providing seals to prevent noise transfer through gaps - using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) - using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	The location of openings have been considered to address ESD considerations and assist with mitigating noise intrusions. YES
4K APARTMENT MIX		
4K-1	<b>Objective:</b> A range of apartment types and sizes is provided to cater for different household types now and into the future	✓
	<b>Design Guidance</b>	<b>Considered</b>
	A variety of apartment types is provided	533 units are provided, with a range of apartment types and sizes to meet the needs of the existing and future community: • 19.3% x 1 Bed (103) • 71.3% x 2 Bed (380) • 9.4% x 3 Bed (50)  The proposed development intends to bridge the gap between traditional standalone houses and conventional apartment living by offering large sized family-oriented apartments with generously sized private open spaces (all 2B units are minimum 80-98sqm), all 3B units are minimum 97-129 sqm)  Apartments located on podium levels and roof tops will provide extended terrace gardens and sky gardens which YES

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		introduce added variation to the apartment mix within the development.	
	The apartment mix is appropriate, taking into consideration: - the distance to public transport, employment and education centres - the current market demands and projected future demographic trends - the demand for social and affordable housing - different cultural and socioeconomic groups	Apartment types proposed cater for family groups, addressing a lack of family-oriented apartments in the local area. The local area is well served by public transport, local services, employment opportunities, education establishments and public parks.  The provision of family-oriented apartments will allow family households to remain within this well serviced centre, instead of moving further away to find suitable housing within reasonable price budgets.	YES
	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	The various apartment types proposed will allow households to grow or downsize within the same development, facilitating aging in-place or families to grow in the same development.	YES
4K-2	<b>Objective:</b> The apartment mix is distributed to suitable locations within the building		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	Solar access is maximised to apartments through the distribution of diverse apartment types across the floorplate configuration.	YES
	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Larger 3 bed apartments are located on levels where there is opportunity for larger open spaces (lower ground and ground levels, podium levels, level 10-12, level 17-18 and rooftops).	YES
4L	<b>GROUND FLOOR APARTMENTS</b>		
4L-1	<b>Objective:</b> Street frontage activity is maximised where ground floor apartments are located		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Direct street access should be provided to ground floor apartments	Ground level units have deep private open spaces facing the street with their own discreet entry either off the street or off the communal courtyard.	YES
	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: - both street, foyer and other common internal circulation entrances to ground floor apartments - private open space is next to the street - doors and windows face the street	Refer above	YES
	Retail or home office spaces should be located along street frontages		N/A
	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion		N/A
4L-2	<b>Objective:</b> Design of ground floor apartments delivers amenity and safety for residents		✓
	<b>Design Guidance</b>		<b>Considered</b>

	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: - elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) - landscaping and private courtyards - window sill heights that minimise sight lines into apartments - integrating balustrades, safety bars or screens with the exterior design	Units with Private open space fronting the street are deeper with planters and a 750mm solid wall with a balustrade are incorporated to enhance visual privacy. For units facing the courtyard, the ground floor is raised by 500mm above the courtyard level to further promote privacy and surveillance.	N/A
	Solar access should be maximised through: - high ceilings and tall windows - trees and shrubs that allow solar access in winter and shade in summer	Complies	YES
4M	<b>FACADES</b>		
4M-1	<b>Objective:</b> Building facades provide visual interest along the street while respecting the character of the local area		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Design solutions for front building facades may include: - a composition of varied building elements - a defined base, middle and top of buildings - revealing and concealing certain elements - changes in texture, material, detail and colour to modify the prominence of elements	The building expression is a response to its local context and conditions, utilizing a palette of elements such as extruded awnings, vertical screens, solid surfaces, as well as careful consideration of proportions and setbacks. Through a dual facade, the project balances practical considerations with aesthetic resonance, adapting to the nuances of sunlight, views, and the flow of air. The inward-facing facades are designed to mimic the natural texture of foundational rock through selected architectural materials and facade composition. Precast concrete panels with horizontal grooved patterns in earthy tones are employed to emulate the texture and stratification of rock formations. Deep reveals to openings enhance this effect, providing depth and shadow. The outward-facing facades the outer facades are defined by a kinetic, reflective veil that responds to the changing light and echoes the river's dynamic energy. The movable vertical batten screens paired with precast panels featuring vertical grooves in light tones, creating a dynamic interplay between solidity and openness, light and shadow. The nuanced variation between open, permeable, and solid elements helps to reduce perceived bulk and scale while providing a seamless and subtle transition between movable and fixed components. Palisade balustrades to the balconies introduce an additional layer of texture, enhancing the building's visual complexity and architectural refinement.  The proposed façade materials of precast panels, brick, vertical batten screens and palisade balustrades are robust and low maintenance selections, ensuring that the building ages gracefully and has a timeless appeal.	YES
	Building services should be integrated within the overall facade	All building services on the façade are integrated into the overall façade composition with consolidated on-floor AC enclosures integrated as part of the façade expression.	YES

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	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: - well composed horizontal and vertical elements - variation in floor heights to enhance the human scale - elements that are proportional and arranged in patterns - public artwork or treatments to exterior blank walls grouping of floors or elements such as balconies and windows on taller buildings	Refer to above	YES
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	The 5-6 storey podium expression aligns with the PDCP 2023 guidelines, establishing a cohesive and well-proportioned streetscape. A 2-storey datum line applied to the lower ground enhances the human scale at street level, promoting a welcoming and pedestrian-friendly environment.	YES
	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	The incorporation of expressed vertical elements, such as vertical batten screens and precast panels with deep vertical grooves, alongside horizontal slab profile projections and deeply recessed balconies, creates shadow and visual depth across the east, west, and southern facades. This layered design approach enhances the building's architectural presence while providing effective passive shading. The highly articulated courtyard facade, with its sculptural expression, adds a unique character that enriches the overall visual identity of the precinct.	YES
4M-2	<b>Objective:</b> Building functions are expressed by the facade		✓
	<b>Design Guidance</b>		Considered
	Building entries should be clearly defined	Main building entry points are clearly defined, and distinguished from retail frontages on the ground level  Pedestrian and vehicular entries are also clearly defined and separated to minimise conflicts between pedestrians and vehicles	YES
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	Each façade has been designed to respond to its orientation.	YES
	The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Throughout the building, expressed vertical elements align with party walls between apartments and help form the façade character.	YES
4N	<b>ROOF DESIGN</b>		
4N-1	<b>Objective:</b> Roof treatments are integrated into the building design and positively respond to the street		✓
	<b>Design Guidance</b>		Considered
	Roof design relates to the street. Design solutions may include: - special roof features and strong corners - use of skillion or very low pitch hipped roofs - breaking down the massing of the roof by using smaller elements to avoid bulk.	Roof articulation is applied to cap the building mass, providing a refined and cohesive architectural expression. This treatment helps to break down the overall bulk of the structure, enhancing visual interest and contributing to a	YES

	- using materials or a pitched form complementary to adjacent buildings	well-defined, elegant silhouette.	
	Roof treatments should be integrated with the building design. Design solutions may include: - roof design proportionate to the overall building size, scale and form - roof materials compliment the building. - service elements are integrated	The roof is proposed to be concrete, integrating with the overall building design that includes pre-cast elements.	YES
4N-2	<b>Objective:</b> Opportunities to use roof space for residential accommodation and open space are maximised		✓
	<b>Design Guidance</b>		Considered
	<b>Design guidance</b> Habitable roof space should be provided with good levels of amenity. Design solutions may include: - penthouse apartments - dormer or clerestory windows - openable skylights	Where not required for plant services, the roof level is provided as terraces for the penthouse units	YES
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Refer to above.	YES
4N-3	<b>Objective:</b> Roof design incorporates sustainability features		✓
	<b>Design Guidance</b>		Considered
	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: - the roof lifts to the north - eaves and overhangs shade walls and windows from summer sun	Refer to 4N-1.	YES
	Skylights and ventilation systems should be integrated into the roof design	No skylights are proposed	N/A
4O	<b>LANDSCAPE DESIGNS</b>		
4O-1	<b>Objective:</b> Landscape design is viable and sustainable		✓
	<b>Design Guidance</b>		Considered
	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: - diverse and appropriate planting - bio-filtration gardens - appropriately planted shading trees - areas for residents to plant vegetables and herbs - composting - green roofs or walls	Extensive landscaping is provided to the ground level setbacks to all streets, the ground floor courtyard communal open space, the new through site links and the communal open space on level 5, 6 and sky gardens. They provide natural shade to the building and to apartments, fostering a micro-climate locally and reducing reliance on mechanical cooling and heating solutions. Various plants are dispersed throughout the open spaces, creating different spaces and settings suited to varying group sizes and ages.  Refer to Landscape drawings and report for further details	YES
	Ongoing maintenance plans should be prepared	Refer to Landscape drawings and report for further details on ongoing maintenance plans	YES
	Microclimate is enhanced by: - appropriately scaled trees near the eastern and western elevations for shade - a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter. - shade structures such as pergolas for balconies and courtyards	Large trees incorporated within landscaping throughout the building together with the street trees, assist with providing natural shading to the building and apartments during warmer months.	YES

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	Additional trees are proposed at the communal open space to provide shade over the communal BBQ, pool and lawn areas										
	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	Extensive landscaping to communal open space has been provided.	YES								
	<table border="1"> <thead> <tr> <th>Site Area (sqm)</th> <th>Recommended Tree Planting</th> </tr> </thead> <tbody> <tr> <td>Up to 850</td> <td>1 medium tree per 50sqm of deep soil zone</td> </tr> <tr> <td>850 - 1,500</td> <td>1 large tree or 2 medium trees per 90sqm of deep soil zone</td> </tr> <tr> <td>Greater than 1,500</td> <td>1 large tree or 2 medium trees per 80sqm of deep soil zone</td> </tr> </tbody> </table>	Site Area (sqm)	Recommended Tree Planting	Up to 850	1 medium tree per 50sqm of deep soil zone	850 - 1,500	1 large tree or 2 medium trees per 90sqm of deep soil zone	Greater than 1,500	1 large tree or 2 medium trees per 80sqm of deep soil zone	Refer to the Landscape drawings and report for further details	
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40-2	<b>Objective:</b> Landscape design contributes to the streetscape and amenity		✓								
	<b>Design Guidance</b>	<b>Considered</b>									
	Landscape design responds to the existing site conditions including: - changes of levels - views - significant landscape features including trees and rock outcrops	A tiered planting approach has been adopted for landscaping, responding to and blurring the edge of the raised ground floor slab. Landscaping along the street frontages and new through site links will assist with protecting the amenity of residents whilst still allowing passive surveillance over the public domain	YES								
		Refer to the Landscape drawings and report for further details									
	Significant landscape features should be protected by: - tree protection zones (see figure 4O.5) - appropriate signage and fencing during construction		YES								
	Plants selected should be endemic to the region and reflect the local ecology		YES								
4P	<b>PLANTING OS STRUCTURE</b>										
4P-1	<b>Objective:</b> Appropriate soil profiles are provided		✓								
	<b>Design Guidance</b>	<b>Considered</b>									
	Structures are reinforced for additional saturated soil weight	Slabs below landscaped areas will be thickened to accommodate the additional landscaping.	YES								
	Soil volume is appropriate for plant growth, considerations include: - modifying depths and widths according to the planting mix and irrigation frequency - free draining and long soil life span tree anchorage	Sufficient soil depths have been provided to support healthy plant growth on structure.  Refer to Landscape drawings and report for further details.	YES								
	Minimum soil standards for plant sizes should be provided in accordance with Table 5	Soil depths have been provided in accordance with Table 5 Refer to Landscape drawings and report for further details	YES								
4P-2	<b>Objective:</b> Plant growth is optimised with appropriate selection and maintenance		✓								
	<b>Design Guidance</b>	<b>Considered</b>									

	Plants are suited to site conditions, considerations include: - drought and wind tolerance - seasonal changes in solar access - modified substrate depths for a diverse range of plants - plant longevity	Refer to the Landscape drawings and report for further details	YES
	A landscape maintenance plan is prepared	Refer to Landscape drawings and report for further details	YES
	Irrigation and drainage systems respond to: - changing site conditions - soil profile and the planting regime - whether rainwater, stormwater or recycled grey water is used	Refer to the Landscape drawings and report for further details	YES
4P-3	<b>Objective:</b> Planting on structures contributes to the quality and amenity of communal and public open spaces		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Building design incorporates opportunities for planting on structures. Design solutions may include: - green walls with specialised lighting for indoor green walls - wall design that incorporates planting - green roofs, particularly where roofs are visible from the public domain. - planter boxes	Extensive planting on structure is provided at street levels, on the level 5 and 6 rooftop, Sky gardens on level 10 and 17. These plantings are incorporated within planter boxes to achieve a coherent building presentation integrated with landscaping elements	YES
	Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time		
4Q	<b>UNIVERSAL DESIGN</b>		
4Q-1	<b>Objective:</b> Universal design features are included in apartment design to promote flexible housing for all community members		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	20% of the total apartments incorporate the Livable Housing Guideline's silver level universal design features.	YES
4Q-2	<b>Objective:</b> A variety of apartments with adaptable designs are provided		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Adaptable housing should be provided in accordance with the relevant council policy	10% (54) of the total apartments will be adaptable housing as per DCP requirements.	YES
	Design solutions for adaptable apartments include: - convenient access to communal and public areas - high level of solar access - minimal structural change and residential amenity loss when adapted. - larger car parking spaces for accessibility - parking titled separately from apartments or shared car parking arrangements	Adaptable apartments are designed to comply with AS4299-1995.  Refer to Access Report for further details.	YES
4Q-3	<b>Objective:</b> Apartment layouts are flexible and accommodate a range of lifestyle needs		✓
	<b>Design Guidance</b>	<b>Considered</b>	
	Apartment design incorporates flexible design solutions which may include: - rooms with multiple functions - dual master bedroom apartments with separate bathrooms - larger apartments with various living space options - open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Some of the proposed apartment layouts include a multi-purpose utility room that accommodates various functions including studies, playrooms, music rooms, hobby rooms, additional storage etc. These utility rooms also function as secondary living spaces to enhance internal amenity.	YES

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<b>4R</b>	<b>ADAPTIVE REUSE</b>			
4R-1	<b>Objective:</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place			✓
	<b>Design Guidance</b>		<b>Considered</b>	
	Design solutions may include: - new elements to align with the existing building. - additions that complement the existing character, siting, scale, proportion, pattern, form and detailing - use of contemporary and complementary materials, finishes, textures, and colours  Additions to heritage items should be clearly identifiable from the original building  New additions allow for the interpretation and future evolution of the building	All existing buildings on site will be demolished, no retention is proposed. The demolition is under a separate application with City of Parramatta Council (DA/75/2924)	YES	
4R-2	<b>Objective:</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse			✓
	<b>Design Guidance</b>		<b>Considered</b>	
	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: - generously sized voids in deeper buildings - alternative apartment types when orientation is poor - using additions to expand the existing building envelope  Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: - where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) - alternatives to providing deep soil where less than the minimum requirement is currently available on the site - building and visual separation – subject to demonstrating alternative design approaches to achieving privacy - common circulation - car parking - alternative approaches to private open space and balconies	Refer to above. No structures proposed for retention	YES	
<b>4S</b>	<b>MIXED USE</b>			
4S-1	<b>Objective:</b> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement			✓
	<b>Design Guidance</b>		<b>Considered</b>	
	Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include: - development addresses the street - active frontages are provided - diverse activities and uses - avoiding blank walls at the ground level - live/work apartments on the ground floor level, rather than commercial	The proposed mixed use development will positively contribute to the public domain by addressing the street, providing active frontages, diverse activities and uses and minimising inactive facades at ground level	YES	
4S-2	<b>Objective:</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			✓
	<b>Design Guidance</b>		<b>Considered</b>	
	Residential circulation areas should be clearly defined. Design solutions may include: - residential entries are separated from commercial entries and directly accessible from the street	Residential areas are integrated as part of the mixed use development but clearly defined and secured from other uses through:	YES	

		- commercial service areas are separated from residential components - residential car parking and communal facilities are separated or secured - security at entries and safe pedestrian routes are provided - concealment opportunities are avoided	<ul style="list-style-type: none"> <li>Dedicated residential lobby (clearly defined and legible)</li> <li>The residential and commercial building entry is clearly identifiable and is distinguished along the main façade line with signage and emphasis in the building geometry and materiality</li> <li>Dedicated communal open space for resident amenity clearly defined and separated from public open space.</li> </ul>
		Landscaped communal open space should be provided at podium or roof levels	
<b>4T</b>	<b>AWNINGS AND SIGNAGE</b>		
4T-1	<b>Objective:</b> Awnings are well located and complement and integrate with the building design		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Awnings should be located along streets with high pedestrian activity and active frontages	Street awning and pedestrian protection from weather along the Ground floor perimeter of the building is achieved without the use of ancillary item. - The retail frontage along Waratah Street are set back a further 2m from the minimum with projected parapet over creating a covered edge for people to sit and engage in casual social interaction while be sheltered from the elements	YES
	A number of the following design solutions are used: - continuous awnings are maintained and provided in areas with an existing pattern - height, depth, material and form complements the existing street character - protection from the sun and rain is provided - awnings are wrapped around the secondary frontages of corner sites - awnings are retractable in areas without an established pattern	Refer to above	YES
	Awnings should be located over building entries for building address and public domain amenity	Refer to above	YES
	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	Refer to above.	YES
	Gutters and down pipes should be integrated and concealed	Will comply	YES
	Lighting under awnings should be provided for pedestrian safety	Lighting will be provided within the awning to create a well lit, safe and welcoming space for pedestrians to move through.	YES
4T-2	<b>Objective:</b> Signage responds to the context and desired streetscape character		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	Proposed signage will be located above or adjacent to building lobbies to maximise legibility.	YES
	Legible and discrete way finding should be provided for larger developments	Wayfinding signage will be provided at building lobbies.	YES

# SEPP 65 COMPLIANCE SCHEDULE

	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	A single façade sign will be provided on the primary façade for the building. At street level, dedicated signage zones will be provided for the retail tenancies	YES
<b>4U</b>	<b>ENERGY EFFICIENCY</b>		
4U-1	<b>Objective:</b> Development incorporates passive environmental design		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	The standard approach to sun access under the Apartment Design Guidance is to consider sunlight access to living rooms and private open spaces between 9 am and 3 pm at mid-winter. However, given the orientation of the street network and significant views from the site towards the west, extended hours (8.30am-3.30pm) of sunlight access have also been considered. The proposal achieves: - 47.3% (252) for 9am-3pm and - 77.7% (414) for 8.30am-3.30pm for solar access mid-winter, to living rooms and private open spaces.	YES
	Well located, screened outdoor areas should be provided for clothes drying	No communal clothes drying area is proposed	N/A
4U-2	<b>Objective:</b> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		✓
	<b>Design Guidance</b>		<b>Considered</b>
	A number of the following design solutions are used: - the use of smart glass or other technologies on north and west elevations - thermal mass in the floors and walls of north facing rooms is maximised - polished concrete floors, tiles or timber rather than carpet - insulated roofs, walls and floors and seals on window and door openings - overhangs and shading devices such as awnings, blinds and screens	Concrete floor slabs used throughout will act as thermal mass, receiving sunlight during winter and acting as heat storage. In summer, they are shaded by balcony overhangs which assist with reducing heat transfer. Vertical batten screens and internal blinds are used to control heat gain within apartments during warmer months.	YES
	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Centralised hot water system will be located on the roof top and basement	YES
4U-3	<b>Objective:</b> Adequate natural ventilation minimises the need for mechanical ventilation		✓
	<b>Design Guidance</b>		<b>Considered</b>
	A number of the following design solutions are used: - rooms with similar usage are grouped together - natural cross ventilation for apartments is optimised - natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	60% (125) of apartments are naturally cross or corner ventilated within the first 9 stories  Open corridors or operable window are on all levels maximises natural ventilation to common circulation areas.	YES
<b>4V</b>	<b>WATER MANAGEMENT AND CONVERSATION</b>		
4V-1	<b>Objective:</b> Potable water use is minimised		✓
	<b>Design Guidance</b>		<b>Considered</b>

	Water efficient fittings, appliances and wastewater reuse should be incorporated	Water efficient fittings will be installed in accordance with BASIX requirements.	YES
	Apartments should be individually metered	Individual metering to units will be provided	YES
	Rainwater should be collected, stored and reused on site	Rainwater will be collected and reused for irrigation of landscaping in communal open spaces. Tanks will be provided within the basement. Refer to the Stormwater Plans for further details.	YES
	Drought tolerant, low water use plants should be used within landscaped areas	Refer to Landscape drawings and report for further details.	YES
4V-2	<b>Objective:</b> Urban stormwater is treated on site before being discharged to receiving waters		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Water sensitive urban design systems are designed by a suitably qualified professional	The stormwater design was prepared by a qualified Civil Engineer.  Refer to Stormwater Plans for further details.	YES
	A number of the following design solutions are used: - runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation - porous and open paving materials is maximised - on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	Refer to 4V-1. Rainwater will be collected and used for landscape irrigation in common areas.	YES
4V-3	<b>Objective:</b> Flood management systems are integrated into site design		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Detention tanks should be located under paved areas, driveways or in basement car parks	Detention tanks are located in basement	YES
	On large sites parks or open spaces are designed to provide temporary on site detention basins	Refer to above.	YES
<b>4W</b>	<b>WASTE MANAGEMENT</b>		
4W-1	<b>Objective:</b> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	Waste storage rooms are located in Basement Level 1.	YES
	Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points	Basement waste room will be mechanically ventilated, with sufficient internal space allowed for circulation and bin holding. Temporary holding areas are provided on basement level adjacent to the waste and loading service bay to allow for easy collection.  Refer to the Operational Waste Management Plan for further details	YES
	Temporary storage should be provided for large bulk items such as mattresses	A bulky waste area is provided on Basement level 1	YES

# SEPP 65 COMPLIANCE SCHEDULE

	A waste management plan should be prepared	Refer to Operational Waste Management Plan for further details	YES
4W-2	<b>Objective:</b> Domestic waste is minimised by providing safe and convenient source separation and recycling		✓
	<b>Design Guidance</b>		<b>Considered</b>
	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	All apartments will have sufficient internal storage space to hold general and recycling waste bins.	YES
	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	The basement waste room is easily accessible from the lift core. A dedicated general waste room with garbage chute and recycling bin is provided on every level next to lift core for convenient and accessible use by residents.	YES
	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	Refer to 4S-1. The residential waste and recycling room is separated from the non-residential waste rooms for secured resident use.	YES
	Alternative waste disposal methods such as composting should be provided	Composting is not proposed, however FOGO waste collection is incorporated for council collection. A dedicated FOGO bin room is provided in Basement level 1, adjacent to the lift lobby for easy access by residents.	YES
<b>4X</b>	<b>BUILDING MAINTENANCE</b>		
4X-1	<b>Objective:</b> Building design detail provides protection from weathering		✓
	<b>Design Guidance</b>		<b>Considered</b>
	A number of the following design solutions are used: - roof overhangs to protect walls - hoods over windows and doors to protect openings - detailing horizontal edges with drip lines to avoid staining surfaces - methods to eliminate or reduce planter box leaching - appropriate design and material selection for hostile locations	The articulated building façade elements serve to protect external openings by providing coverage over windows, sliding doors, and external walls.  Drip grooves are integrated into slab soffits to control incidental rainwater  Façade materials selected are robust and low maintenance, suited to its changing context.	YES
4X-2	<b>Objective:</b> Systems and access enable ease of maintenance		✓
	<b>Design Guidance</b>		<b>Considered</b>
	Window design enables cleaning from the inside of the building	All sliding doors to living areas can be safely accessed and cleaned from private open spaces.  All elevated windows will be cleaned by way of professional abseiling, from the roof terrace.	YES
	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade	BMS will be incorporated into the building management plan.	YES

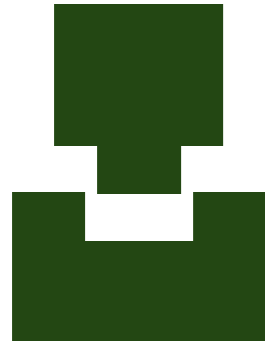
	Design solutions do not require external scaffolding for maintenance access	No external scaffolding is required for maintenance access.	YES
	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	Internal sun shading systems are manually operated.	YES
	Centralised maintenance, services and storage should be provided for communal open space areas within the building	All plant room or equipment are centrally located within the basement or on the rooftop.	YES
4X-3	<b>Objective:</b> Material selection reduces ongoing maintenance costs		✓
	<b>Design Guidance</b>		<b>Considered</b>
	A number of the following design solutions are used: - sensors to control artificial lighting in common circulation and spaces. - natural materials that weather well and improve with time such as face brickwork - easily cleaned surfaces that are graffiti resistant. - robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.	Internal common areas will have sensor activated LED lighting, with hard wearing floor and wall surfaces.  Façade materials selected are robust and low maintenance. At street level, anti-graffiti coatings will be used on façade materials to prevent potential vandalism.	YES

6.8

# BETTER PLACED

# BETTER FIT

Contextual, Local and of its Place



**Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspiration. It also contributes to evolving character and setting.**

Located in the heart of Melrose Park, the proposal is shaped by the area's evolving character—transitioning from low-scale housing and industrial uses to a vibrant, sustainable urban village. The design draws from the site's context, responding to the precinct's vision for a high-density, walkable, and connected community. It contributes meaningfully to this transformation through a mixed-use building that integrates residential, retail, and food and beverage offerings, creating daily activation and civic engagement. The architecture supports a sense of place through design excellence, sensitive materiality, and strong public interfaces. A central landscaped courtyard, rooftop gardens, and tree-lined streets provide greenery that enhances amenity, reduces urban heat, and supports biodiversity. The project also introduces a new mid-block pedestrian link, improving connectivity while generous communal open spaces—both at ground and upper levels—offer inclusive, safe, and engaging environments for people of all ages. With its strong street presence and proximity to future light rail, the development becomes a civic node that reflects local identity, supports community aspirations, and contributes to the ongoing evolution of Melrose Park.

## Contextual

*A building, place or space that responds to the context in which it is designed*

## Local

*A building, place or space that relates to an area, or neighborhood*

## Of its place

*A building, place or space that relates to its surrounds*

# BETTER PERFORMANCE

Sustainable, Adaptable and Durable



**Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra but a fundamental aspect of functional, whole-of-life design.**

Environmental sustainability is embedded as a core design driver, ensuring the development meets the highest performance standards for living and working. The proposal embraces a whole-of-life sustainability approach, integrating passive and active environmental strategies to reduce reliance on mechanical systems and enhance long-term resilience. A network of highly walkable, green public domain spaces is supported by extensive landscaping at ground level, through-site links, elevated communal spaces, and sky gardens—all of which foster local microclimates, provide natural shading, and reduce the urban heat island effect. The concept of "Slow Water" is central to the design, with rainwater captured and slowly directed through bioretention zones and terraces, reflecting natural hydrological cycles and strengthening the site's ecological connection to the Parramatta River. The building's dual façade system balances environmental responsiveness with aesthetic intent, modulating light, air, and views while reinforcing the site's identity through materiality and movement. Architecturally, the project adapts to its context with a reduced southern podium height, which minimizes overshadowing on the adjacent mangrove foreshore and supports view sharing, solar access, and biodiversity. Collectively, these elements form a holistic and adaptive sustainability strategy that not only responds to the environment but enhances it, positioning the project as a benchmark for resilient, future-focused urban living.

## Sustainable

*Relates to the endurance of systems, buildings, spaces and processes – their ability to be maintained at a certain rate or level, which contributes positively to environmental, economic and social outcomes*

## Adaptable

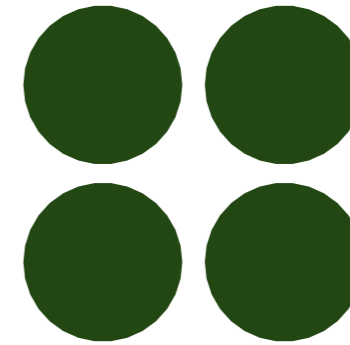
*A building, place or space that can adjust to new conditions, or to be modified for a new purpose*

## Durable

*A building, place or space that is built to be able to withstand wear and pressure*

# BETTER FOR COMMUNITY

Inclusive, Connected and Diverse



**The design of the built environment must seek to address growing economic and social disparity and inequality, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.**

The design prioritizes inclusivity, equity, and social connection by fostering a built environment that supports a diverse and resilient community. A variety of housing types—including 1, 2, and 3-bedroom apartments, with 10% designed as adaptable units—ensures accommodation for a wide demographic, from singles and couples to families and individuals with changing mobility needs, enabling residents to age in place. The apartment mix and layout promote social diversity and long-term community stability. The development features a rich network of communal spaces—ranging from intimate sky gardens to medium-scale podium terraces and a generous central courtyard—creating a hierarchy of spaces that encourage both casual and structured social interaction. Publicly accessible through-site links enhance ground-level permeability and safety, supporting walkability and clear sightlines while promoting inclusive access for residents and visitors alike. The public domain incorporates gathering areas, water-sensitive landscaping, and tree retention zones that enrich the environment and accommodate a wide variety of activities and social engagement. This flexible, layered approach supports cultural expression, interaction, and wellbeing, ensuring that the development not only accommodates a diverse population but actively cultivates connection, inclusion, and shared civic identity.

## Inclusive

*A building, place or space that embraces the community and individuals who use it*

## Connected

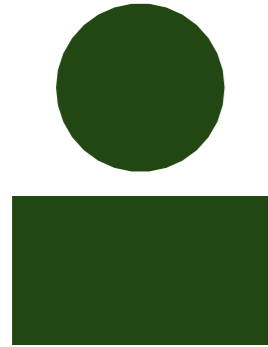
*A building place or space that establishes links with its surrounds, allowing visitors and residents to move freely and sustainably*

## Diverse

*A building, place or space that embraces a richness in use, character and qualities*

# BETTER FOR PEOPLE

Safe, Comfortable and Liveable



**The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.**

The proposed development prioritizes people by designing for safety, comfort, and usability across public and private spaces. Ecologically Sustainable Design (ESD) principles and biophilic strategies are embedded throughout, fostering a connection to nature and supporting a healthy, climate-responsive urban environment. Tiered bleacher-style seating provides a permeable, informal interface with the public domain, encouraging rest and interaction. Flexible retail spaces and residential lobbies activate all key frontages, offering a variety of uses that contribute to a vibrant streetscape and enable passive surveillance day and night.

The public realm reflects a pedestrian-friendly scale and finer grain built form, improving walkability and comfort. Clear public-private transitions are defined through gated communal areas and strategic landscaping, maintaining visual openness while enhancing privacy and safety.

By creating attractive, inclusive public spaces that feel safe and welcoming, the development encourages social interaction, strengthens community ties, and fosters a strong sense of place. These elements enhance the daily experience and ensure the built environment is comfortable, engaging, and secure for all users.

## Safe

*A building, place or space that protects its people from harm or risk of harm*

## Comfortable

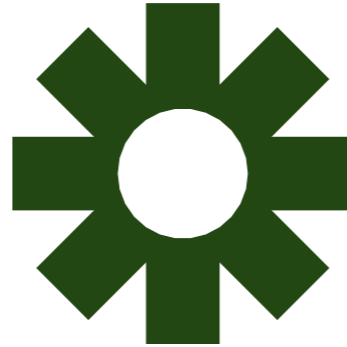
*A building, place or space that provides physical and emotional ease and well-being for its people*

## Liveable

*A built environment which supports and responds to people's patterns of living, and is suitable and appropriate for habitation, promoting enjoyment, safety and prosperity*

# BETTER WORKING

Functional, Efficient and Fit for Purpose



**Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.**

The proposal delivers a tailored and efficient response to the needs of both current and future users, ensuring spaces are usable, adaptable, and resilient over time. Health and well-being are central to the design, supported by high-quality public domain areas and through-site links that connect residents, visitors, and the wider community. Landscaped outlooks and greenery woven throughout the development contribute to a calming environment that enhances the everyday experience.

The public realm is designed to be activation-ready, incorporating non-residential uses that foster community engagement and respond to evolving patterns of use. Active frontages, pedestrian-scaled streets, and a diverse urban grain promote a walkable, inviting environment that supports long-term usability. The inclusion of flexible retail tenancies allows for a wide range of future uses, ensuring that these spaces remain relevant and functional as the surrounding precinct grows and changes.

Residential diversity is achieved through a mix of unit sizes, including larger apartments, which cater to a broad demographic and support social sustainability. A variety of communal open spaces—from ground-level courtyards to rooftop gardens—further enhance amenity and adaptability, creating an inclusive setting that remains valuable and well-utilised over time.

## Functional

*A building, place or space that is designed to be practical and purposeful*

## Efficient

*A building, place or space that is constructed and functions with minimal wasted effort*

## Fit for purpose

*A building, place or space that works according to its intended use*

# BETTER VALUE

Creating and Adding Value



**Good design generates on-going value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.**

The proposed development is designed to generate long-term value for both individuals and the wider community by delivering high-quality, inclusive spaces that are adaptable, resilient, and low-maintenance. Strategically positioned near future light rail infrastructure, the project strengthens urban connectivity through its activated ground plane, creating a vibrant civic interface where retail and social spaces invite community interaction and movement. This seamless integration between public transit, green space, and built form positions Melrose Park as a key urban and social node, enhancing accessibility and community cohesion.

The introduction of new retail opportunities supports local economic growth, fostering small business development and contributing to a dynamic and interconnected movement network. A carefully considered mix of apartment sizes and types ensures housing diversity and affordability across a range of demographics, reinforcing social inclusivity and adaptability over time.

Communal spaces throughout the development—from open courtyards to more intimate gathering zones—are designed to foster social connection and well-being, with equitable access for all users. The selection of robust, low-maintenance materials ensures long-term durability and cost efficiency, while maintaining a high standard of aesthetics and functionality.

## Creating Value

*Conceiving and providing new opportunities for a building, place or space that increase social, economic or environmental benefits to the community*

## Adding Value

*Leveraging and building on the existing characteristics and qualities of a building, place or space to increase social, economic or environmental benefits to the community*

# BETTER LOOK & FEEL

Engaging, Inviting and Attractive



**Our built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments, depends upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.**

The proposed development places a strong emphasis on creating a welcoming and aesthetically engaging built environment that invites people to use, enjoy, and connect with local spaces. Informed by the site's natural context and proximity to the Parramatta River, the architectural character embraces visual openness, layering built form with landscaped edges, sky views, and pedestrian-scaled interventions that promote both environmental and social engagement. The southern podium is strategically removed to enhance vistas to the sky and river from key view corridors and neighbouring sites, reinforcing the site's role as a key public space node within the precinct.

Terraced podiums and stepped towers provide a cascading sequence of private and communal spaces, blurring the boundary between built form and nature. These terraces not only improve solar access for sensitive mangrove areas but also introduce a unique architectural identity, with larger terrace-style apartments offering distinct residential experiences. The towers themselves are split and shifted off-grid to reduce visual bulk, improve natural light and airflow in shared circulation areas, and enrich the internal amenity for residents.

## *Engaging*

*A building, place or space that draws people in with features that generate interest*

## *Inviting*

*A building, place or space that is welcoming to visitors, community and individuals*

## *Attractive*

*A building, place or space that is aesthetically pleasing, or appealing*

A series of sky gardens, intimate terraces, and expansive communal courtyards offer opportunities for solitude and social interaction alike, creating a layered, human-scaled landscape that supports wellbeing and community life. The dual façade design further elevates the architectural experience, using materiality and form to respond to sunlight, wind, and views—evolving throughout the day to create a dynamic and responsive aesthetic that resonates with the river and surrounding environment.

At ground level, the integration of active uses along key frontages, fine grain through-site links, and landscaped setbacks enhances permeability, safety, and engagement. This is reinforced by the deliberate avoidance of blank facades and the inclusion of social corners that encourage occupation and interaction. The result is a vibrant public realm that supports a day-to-night economy, strengthens pedestrian activity, and enhances the visual and experiential quality of the built environment for residents and the wider community.

# DESIGN VERIFICATION STATEMENT

11<sup>th</sup> April 2025

Design Verification Statement for Mixed Use Development  
Melrose Park South - East - Block 4, 82 Hughes Avenue Melrose Park, NSW 2114

In accordance with Section 29(1) of the Environmental Planning and Assessment Regulations 2021, I, Rachid Andary am a registered architect under the Architects Act 2003, and a qualified designer for the purposes of the Environmental Planning and Assessment Regulations 2021.

I verify that the Residential Apartment Development, with address as stated above, was designed with my direction with regard to Schedule 9 of State Environmental Planning Policy (Housing) 2021, and Parts 3 and 4 of the Apartment Design Guide.

Reference is made to the accompanying SEPP Design Principles Statement and ADG Compliance document.



Rachid Andary  
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