

MELROSE PARK SOUTH-WEST BLOCK B2 & B3

Dharug Country, shared by Wangal and Wallumedegal Clans

Design Report – State Significant Development Application (SSD-71558711)
Response to DPHI Issues Letter

Prepared for
Wharf and Hughes Developments Pty Ltd.

Issued
28 November 2025

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SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past and present. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future.

Issued		
V01	Submission Draft	28/11/2025

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Response to DPHI

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Executive summary

1.1 Project Background and Document Structure

Property details

Address: 82 Hughes Avenue, Ermington NSW 2115
Local Government Area: City of Parramatta LGA

Project description

SJB Architects was engaged by Wharf and Hughes Developments Pty Ltd. in December 2024 to provide architectural services for Melrose Park South - West B2 and B3 at 82 Hughes Avenue, Ermington NSW.

Document Purpose and Structure

This Design Report provides a response to the key matters raised in DPHI’s Issues Letter - MPS West, specifically relating to Block 2 and Block 3.

The report offers further clarification through additional analysis and review, and outlines the adjustments made to the proposal to address the items identified in the letter. It should be read in conjunction with the updated drawing package.

The proponent and project team are committed to responding to DPHI’s feedback and refining the proposal to deliver an improved precinct outcome.

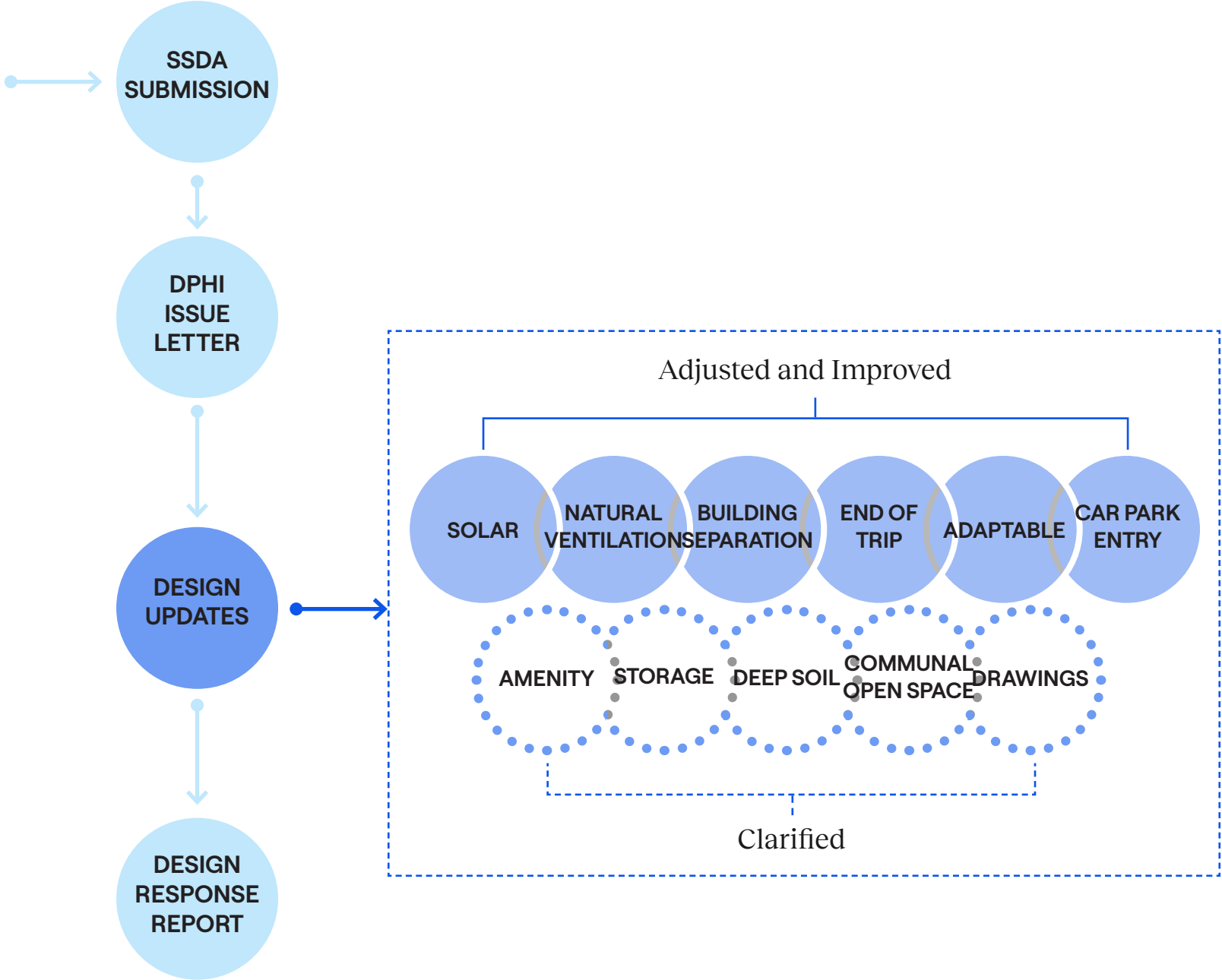


View from Hughes Avenue towards North

Project Background and Document Structure



View of Melrose South West Precinct from Ermington Bay



Response to DPHI Issues Letter

2.1 Solar Access

DPHI Issues

Solar Access - Page 2

- Solar access performance across Blocks B1 and B3 and the overall development does not meet the Apartment Design Guide (ADG) solar access recommendations. The Department notes 70% solar access in midwinter is still not achieved for all blocks, even with consideration of an additional hour in midwinter (8.30 am to 3.30 pm). You are therefore requested to:
 - further investigate the design to achieve an improved solar access outcome
 - confirm the design measures undertaken to maximise solar access within each block to living areas/private open space and to communal open space.

Solar Access - Page 4

- Provide further information demonstrating Block B2 achieves consistency with the ADG solar access provisions in midwinter.

SJB Response

Solar Access

- Solar compliance across the precinct is constrained by several factors, including site orientation dictated by the approved street network and the need to balance other key amenity considerations such as views to the park, water, and public domain.
- Building massing has been carefully arranged to maximise northern exposure, incorporating stepped forms and façade indentations to improve daylight penetration and provide as many dual-aspect apartments as possible. Living areas and private open spaces have been positioned along the building façades to optimise solar access, with services located internally to reduce shading impacts.
- The solar compliance drawings for Blocks 2 and 3 have been reviewed for accuracy, including further 3D camera analyses within each apartments. One apartment stack in Block 3 previously identified as >0.25 hours should have been classified as 2H 9-3; this correction has now been reflected in the updated drawing set. Colour coding has also been revised to align with the legend for clarity.
- Further investigations were undertaken for Blocks 2 and 3 to identify any additional strategies to improve solar compliance. This included analysing all apartments for potential skylight opportunities using 3D modelling and hourly solar access assessments. However, due to the fixed building orientation, the introduction of skylights would not result in sufficient improvement to achieve 2 hour.



* Extracted from FK architects precinct design report, revision A.

SUBMITTED
8.30AM-3.30PM

B1	B2	B3
69%	75.2%	68%
185/268	342/455	444/652
* Block 1 by FK Architects, refer to B1 report.		
TOTAL		
71%		
975/1375		

PROPOSED
8.30AM-3.30PM

B1	B2	B3
69%	75.2%	72%
185/268	342/455	469/652
* Block 1 by FK Architects, refer to B1 report.		
TOTAL		
72.4%		
996/1375		

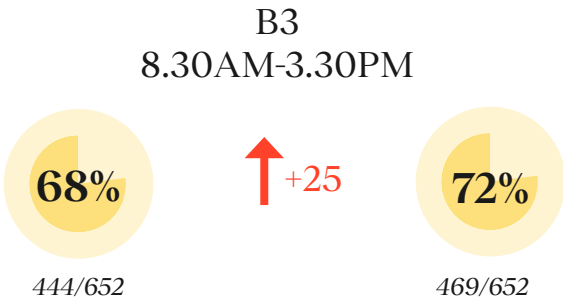
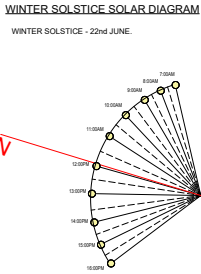
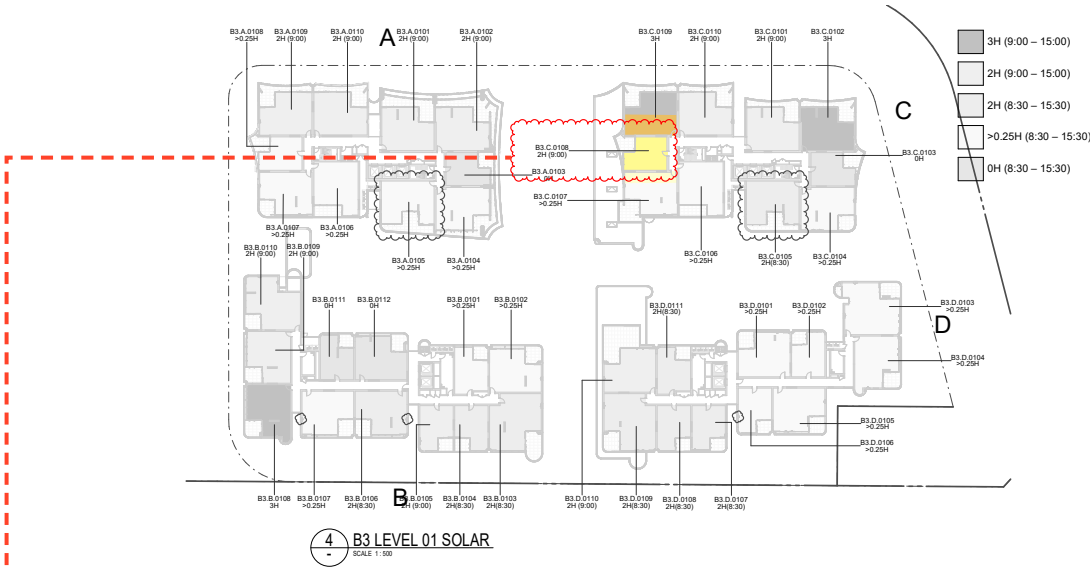
Solar Access - B3

SJB Response

Solar Access

- The solar compliance drawings for Blocks 2 and 3 have been reviewed for accuracy, including further 3D camera analyses within each apartments. One apartment stack in Block 3 previously identified as >0.25 hours should have been classified as 2H 9-3; this correction has now been reflected in the updated drawing set. Study is shown in this report.
 - B3.C.xx08 stack. Previously identified as >0.25 but should be 2H 9-3, (example to the right)
 - B3.A.0604
 - B3.A.0308
 - B3.A.0307
 - B3.C.0407
 - Room colours on drawings have also been adjusted to match the legend on the drawings to further clarify the calculation.
 - Further investigations were undertaken for Blocks 2 and 3 to identify any additional strategies to improve solar compliance. This included analysing all apartments for potential skylight opportunities using 3D modelling and hourly solar access assessments. However, due to the fixed building orientation, the introduction of skylights would not result in sufficient improvement to achieve 2 hour.
- The following factors should also be considered when evaluating overall solar access to apartments in the precinct:
- The orientation of the Council approved street network limits the orientation of the building massing.
 - There are significant views and outlook for buildings towards south, south-east and south-west.
 - Council and the DRP have strongly emphasised the importance of buildings that have a strong relationship with the street and surrounding public domain.
 - Compliance with ADG Solar Access targets is not possible whilst also ensuring that buildings:
 - Address the approved street network; and
 - Capitalise on the sites location and orientation of district views;
 - Midwinter is the least amount of solar access any unit will receive but outside of this, solar access is greater.
 - Council’s DCP notes that compliance with the design criteria of the ADG may not be possible and that solar access should be maximised to the living rooms and private open space where possible.

B3



B3.C.0108
- 2108
2H (9.00)



June 21st - 8.30 AM



June 21st - 1 PM

2.2 Natural Ventilation

DPHI Issues

Natural Ventilation - Page 3

- Review the natural ventilation calculations for Blocks B1 and B3 noting a number of apartments do not appear to be naturally ventilated despite being counted as naturally ventilated in the ADG calculations for each building. Provide justification for any blocks not achieving the ADG natural ventilation recommendations if required following review

Natural Ventilation - Page 4

- Provide further information where natural ventilation is proposed via facade articulation.

SJB Response

Natural Ventilation

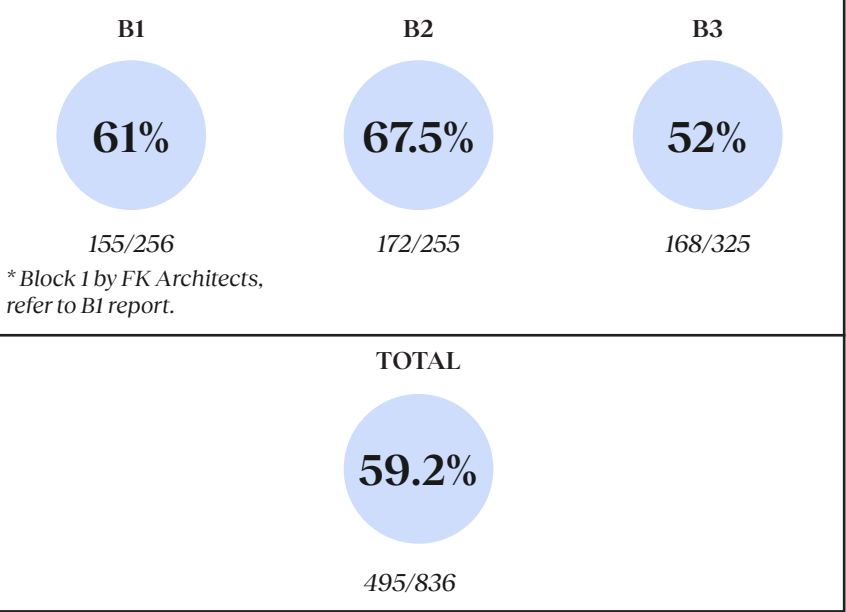
- In the consultant's natural cross ventilation report for Building B3, 168 out of 325 apartments were identified as achieving natural cross ventilation through dual facades and significant pressure differentials between openings. These apartments are documented as naturally cross-ventilated in the submitted ADG compliance drawings.
- The consultant's report also identified an additional 17 apartments with potential to achieve cross ventilation subject to minor facade or layout modifications. Following a detailed review, SJB has determined that 14 of these apartments can be feasibly adjusted to achieve natural cross ventilation with minimal architectural impact. Apartments requiring layout adjustments are highlighted in this section, with detailed layouts provided in both the report and the drawing package. (Apartment stack B3.A.xx05 and B3.C.xx05)
- Beyond the cross-ventilated apartments, a further review was undertaken to enhance overall natural ventilation. Eighteen apartments will benefit from added windows to achieve dual-aspect ventilation. While these may not meet the full criteria for natural cross ventilation due to orientation, location, or wind pressure constraints, the additional openings significantly improve amenity and natural airflow.

B3

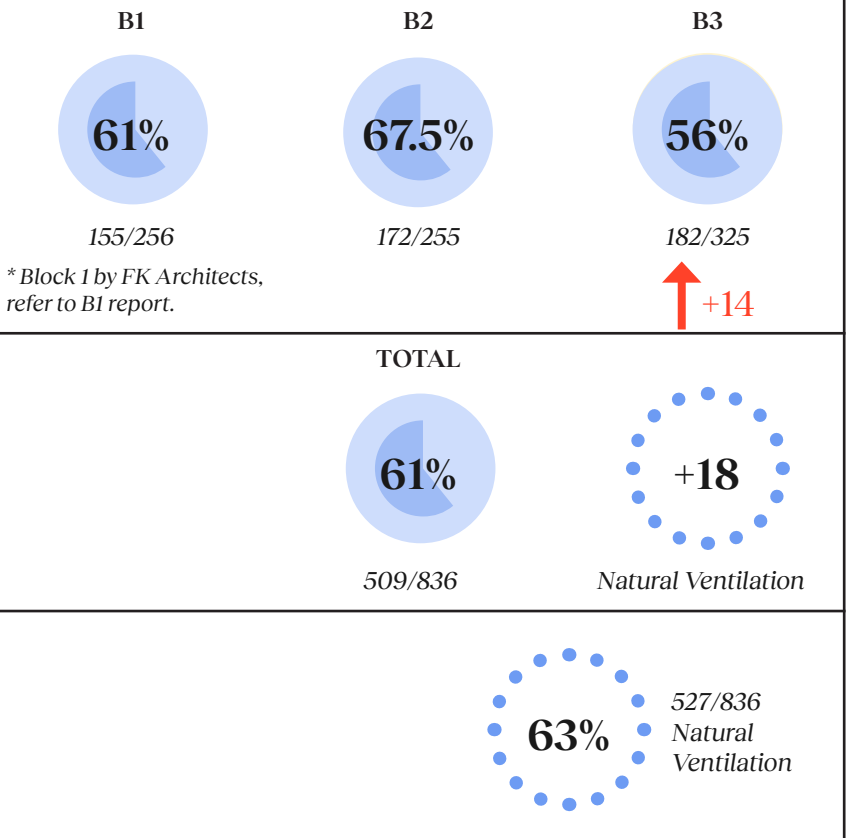


* Refer to the natural ventilation report for details.

SUBMITTED
Natural Cross Vent



PROPOSED
Natural Cross Vent

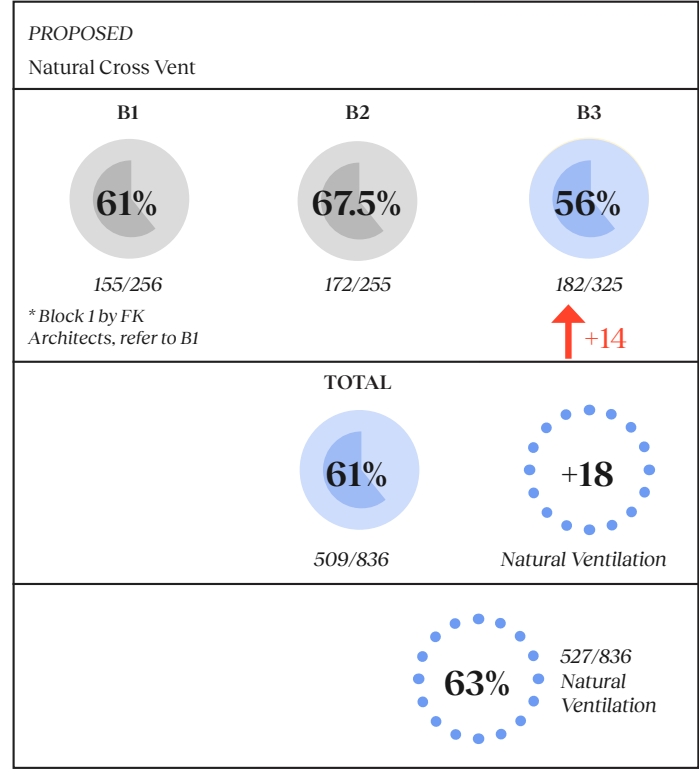


Natural Ventilation - B3

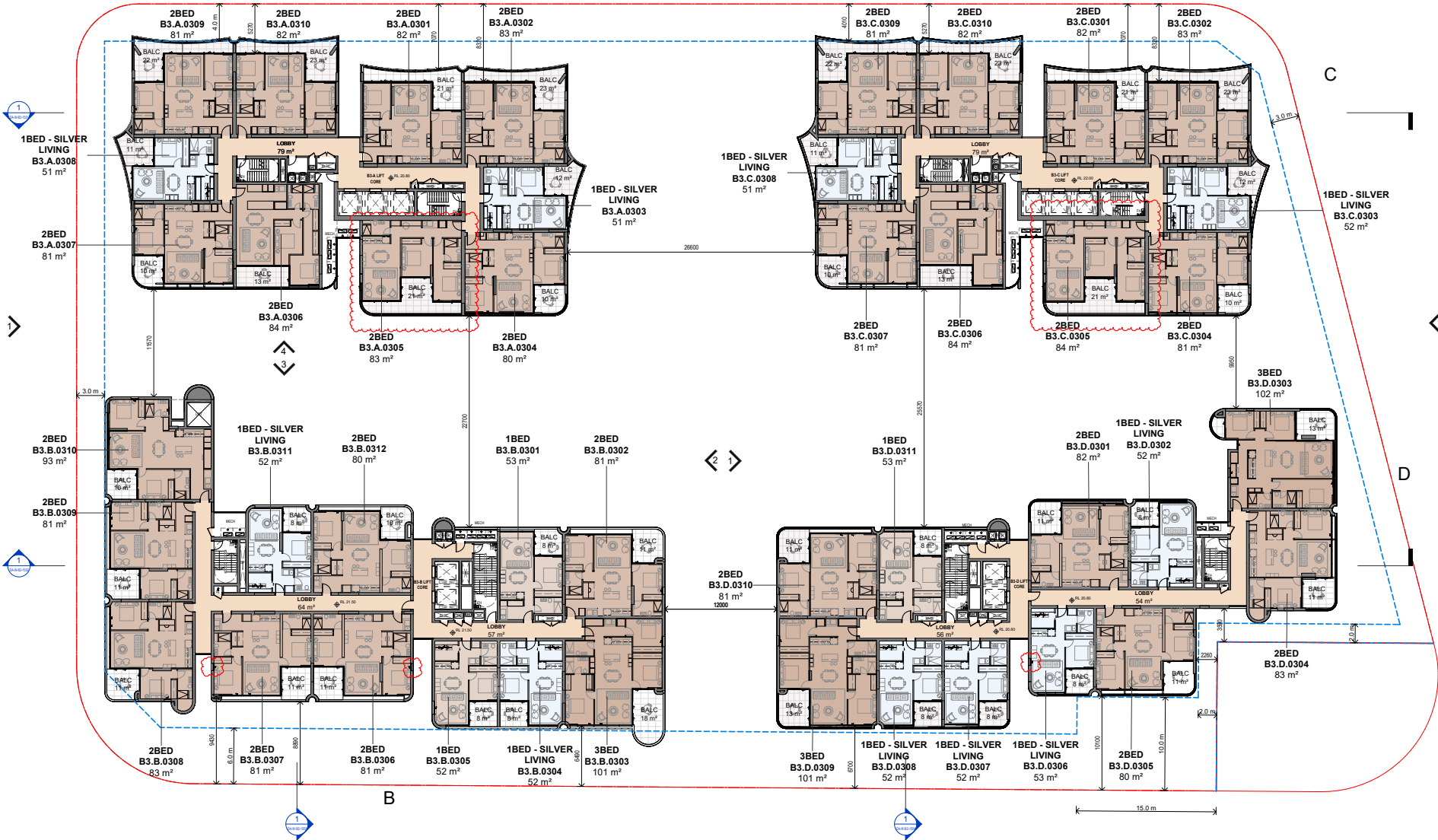
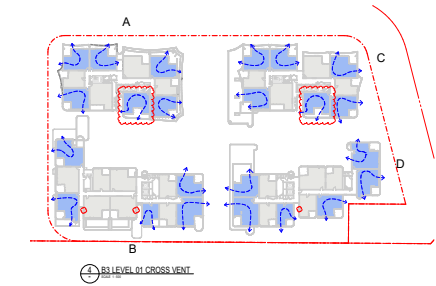
SJB Response

Natural Ventilation

- Following detailed analysis, an additional 14 apartments were identified as having the potential to achieve cross ventilation through minor internal layout modifications with minimal external impact. Specifically, apartment stacks B3.A.xx05 and B3.C.xx05 have been revised while maintaining the existing apartment footprint. The living and bedroom arrangements have been flipped to allow for an additional opening on the living room façade. Due to the orientation and location of these façades, sufficient pressure differentials can be achieved to enable effective cross ventilation. This approach has been reviewed and supported by RWDI consultants.
- Beyond the cross-ventilated apartments, a further review was undertaken to enhance overall natural ventilation for B3. Eighteen apartments will benefit from added windows to achieve dual-aspect ventilation. While these may not meet the full criteria for natural cross ventilation due to orientation, location, or wind pressure constraints, the additional openings significantly improve amenity and natural airflow.

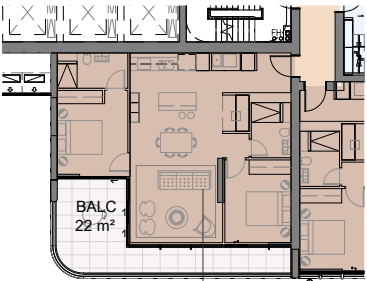


B3 - Additional Cross Vented Apartments (+14)



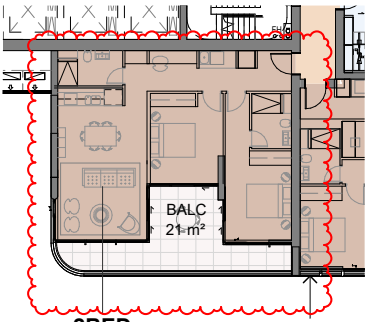
Updated Typical B3 Floorplate

Submitted Layout



2BED
B3.A.0305
83 m²

Updated Layout



2BED
B3.A.0305
83 m²

2.3 Building Separation - B2

DPHI Issues

Building Separation

- Revise the Block B2 and B3 Design Report ADG Compliance Schedule to identify and include consideration of the ADG building separation design criteria re: internal building separation, including justification for proposed variations and proposed mitigation measures. Ensure the number of storeys are correctly counted from ground level re: calculation of the applicable recommended ADG building separation distances and associated justification for proposed variations.

SJB Response

Building Separation - B2

- Where building separation varies from ADG guidelines due to design or site constraints, a range of mitigation strategies have been incorporated to manage potential privacy and amenity impacts. These include:
 - Staggering of openings to reduce direct overlooking
 - Incorporation of privacy fins to redirect views
 - Use of balcony louvres to balance privacy, outlook, and daylight access

ADG Guideline

Minimum separation distances for buildings are:

Up to four storeys (approximately 12m).

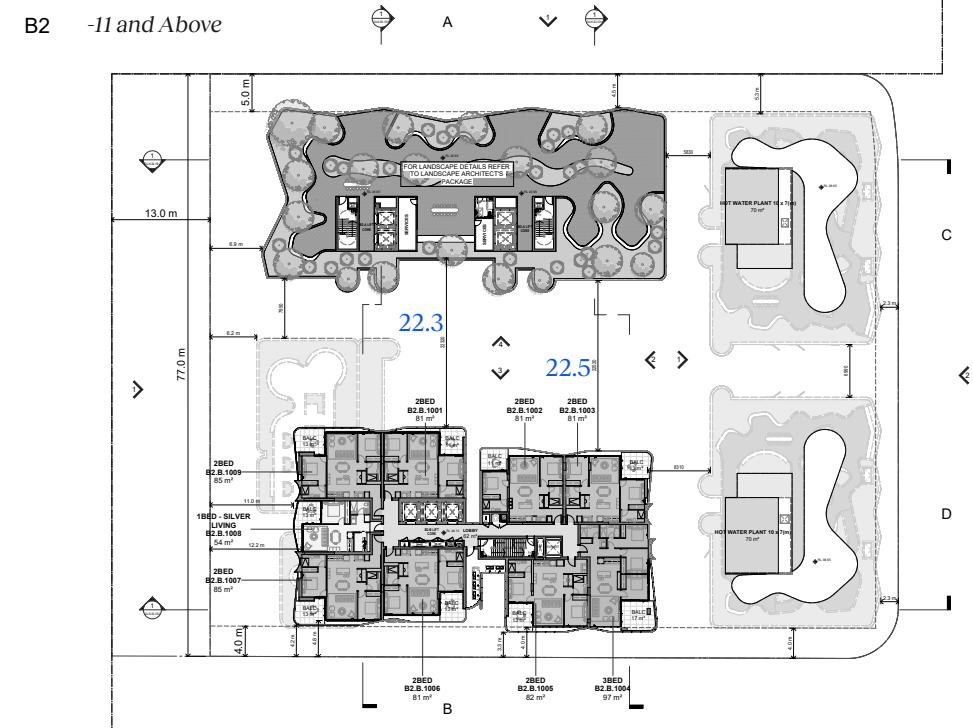
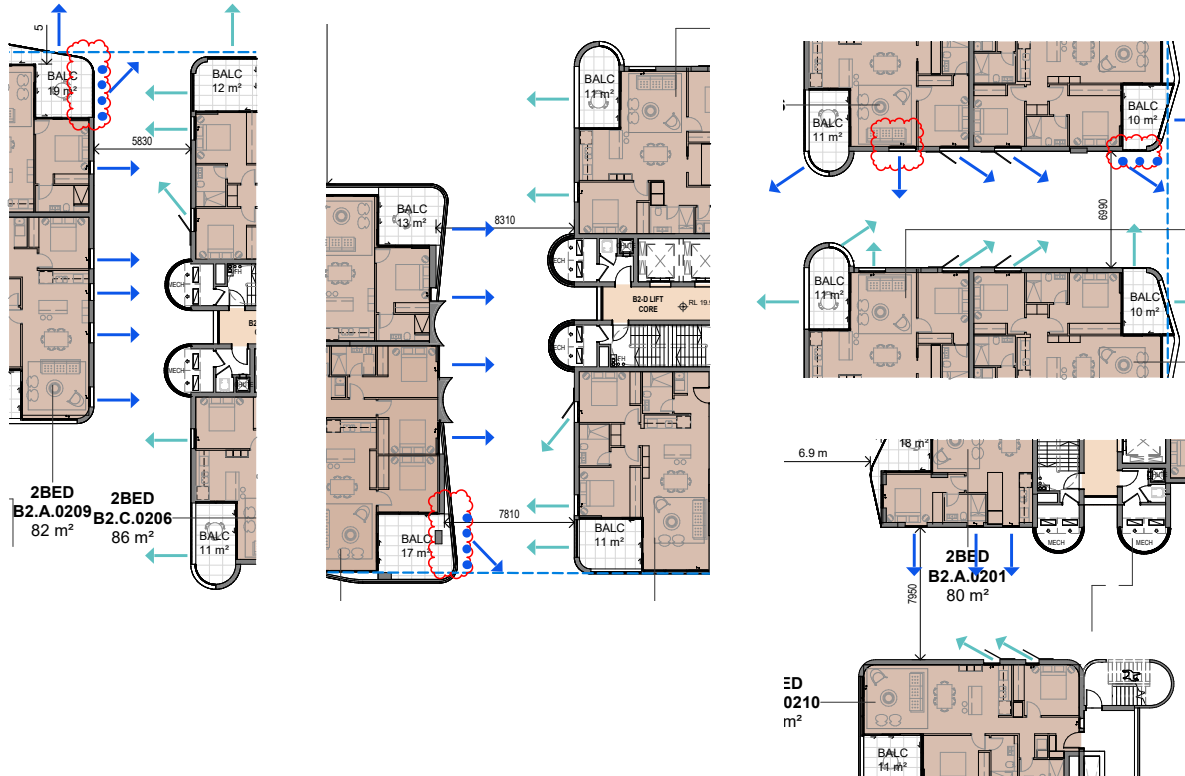
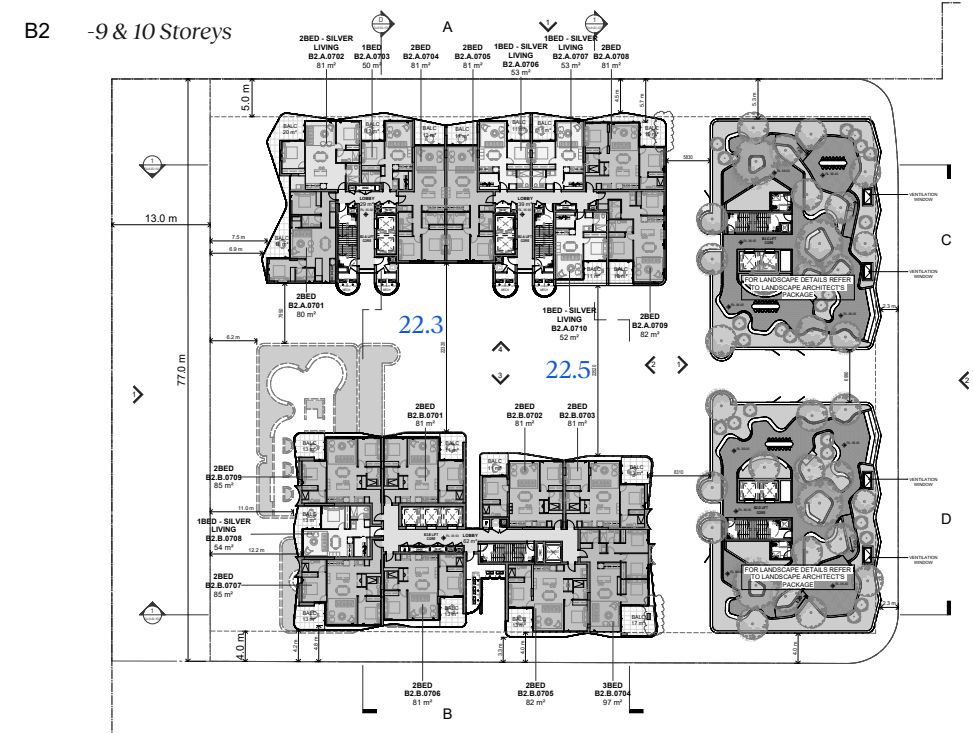
- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m).

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms



Building Separation - B3

DPHI Issues

Building Separation

- Revise the Block B2 and B3 Design Report ADG Compliance Schedule to identify and include consideration of the ADG building separation design criteria re: internal building separation, including justification for proposed variations and proposed mitigation measures. Ensure the number of storeys are correctly counted from ground level re: calculation of the applicable recommended ADG building separation distances and associated justification for proposed variations.

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Five to eight storeys (approximately 25m):

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Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
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Building Separation

DPHI Issues

Building Separation

- Revise the Block B2 and B3 Design Report ADG Compliance Schedule to identify and include consideration of the ADG building separation design criteria re: internal building separation, including justification for proposed variations and proposed mitigation measures. Ensure the number of storeys are correctly counted from ground level re: calculation of the applicable recommended ADG building separation distances and associated justification for proposed variations.

SJB Response

Building Separation

- The ADG table has been reviewed, with both Blocks 2 and 3 checked to ensure the correct number of storeys have been recorded. An updated and more detailed ADG table is provided on the right.

Objective			Complies																														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes																												
	3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy 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: <table><tr><th>Building Height</th><th>Habitable Room and Balconies</th><th>Non Habitable</th></tr><tr><td>Up to 12 (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></table> <i>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</i>	Building Height	Habitable Room and Balconies	Non Habitable	Up to 12 (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	•		<table><tr><th>Building Height</th><th>Habitable Room and Balconies</th><th>B2</th><th>B3</th></tr><tr><td>Up to 12 (4 storeys)</td><td>6m</td><td>5.8-22.5m -Staggered Windows -Privacy Screens -Privacy Louvres</td><td>10-26.6m -Staggered Windows -Privacy Screens -Privacy Louvres</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>L5 to L7 5.8-22.5m -Staggered Windows -Privacy Screens -Privacy Louvres L8 and above 22.3-22.5m</td><td>10-26.6m -Staggered Windows -Privacy Screens -Privacy Louvres</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>22.3-22.5m</td><td>22.7-26.6m</td></tr></table>	Building Height	Habitable Room and Balconies	B2	B3	Up to 12 (4 storeys)	6m	5.8-22.5m -Staggered Windows -Privacy Screens -Privacy Louvres	10-26.6m -Staggered Windows -Privacy Screens -Privacy Louvres	Up to 25m (5-8 storeys)	9m	L5 to L7 5.8-22.5m -Staggered Windows -Privacy Screens -Privacy Louvres L8 and above 22.3-22.5m	10-26.6m -Staggered Windows -Privacy Screens -Privacy Louvres	Over 25m (9+ storeys)	12m	22.3-22.5m	22.7-26.6m
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Over 25m (9+ storeys)	12m	22.3-22.5m	22.7-26.6m																														
		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			N/A																												
		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			N/A																												
		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)			N/A																												
		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)	•																														
		Direct lines of sight should be avoided for windows and balconies across corners	•																														
		No separation is required between blank walls	•																														

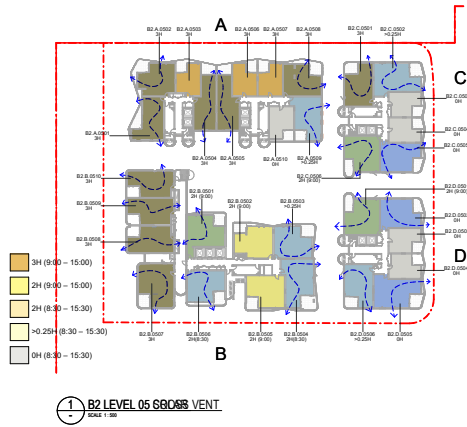
2.4 Amenity

DPHI Issues

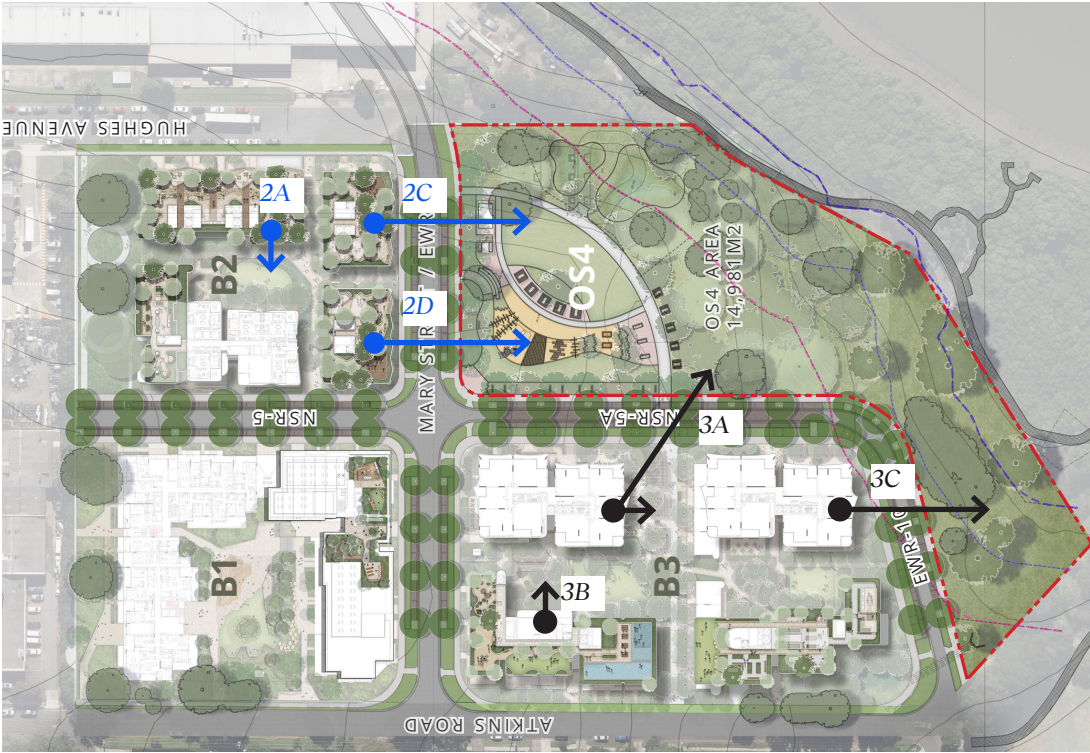
Amenity

- Identify apartments that would receive nil solar access and are not cross ventilated and provide further information regarding how these apartments would still achieve an acceptable residential amenity outcome.

B2



$38 / 455 = 8 \%$



* Extracted from ARCADIA's design report submission - 11th April 2025, page 93

SJB Response

Amenity

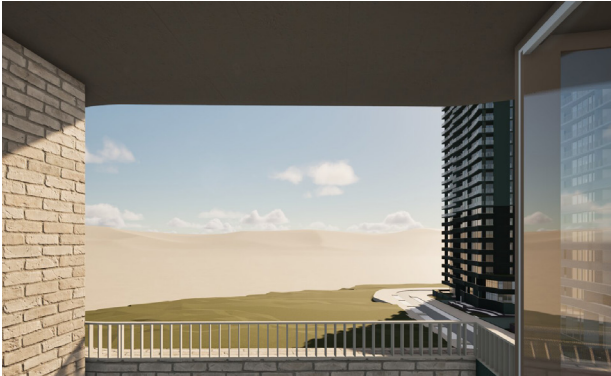
- SJB has identified apartments within Blocks 2 and 3 that receive less than two hours of solar access on 21 June and do not achieve natural cross-ventilation. A detailed internal review has been conducted to assess the overall living quality and amenity of these apartments.
- The findings indicate that the apartments will continue to provide a high level of amenity, supported by the following factors:
 - The broader precinct offers diverse community programs and facilities, including extensive green spaces, community areas, podium rooftop gardens, ground-level gathering spaces, site infrastructure, and retail opportunities.
 - The apartments feature well-considered layouts with generous balconies.
 - Each dwelling has a beautiful outlook, with views toward the water, parklands, or internal courtyards.
 - While they may not achieve two hours of direct sunlight in mid-winter, they will still receive natural light throughout the year.



2A



2C



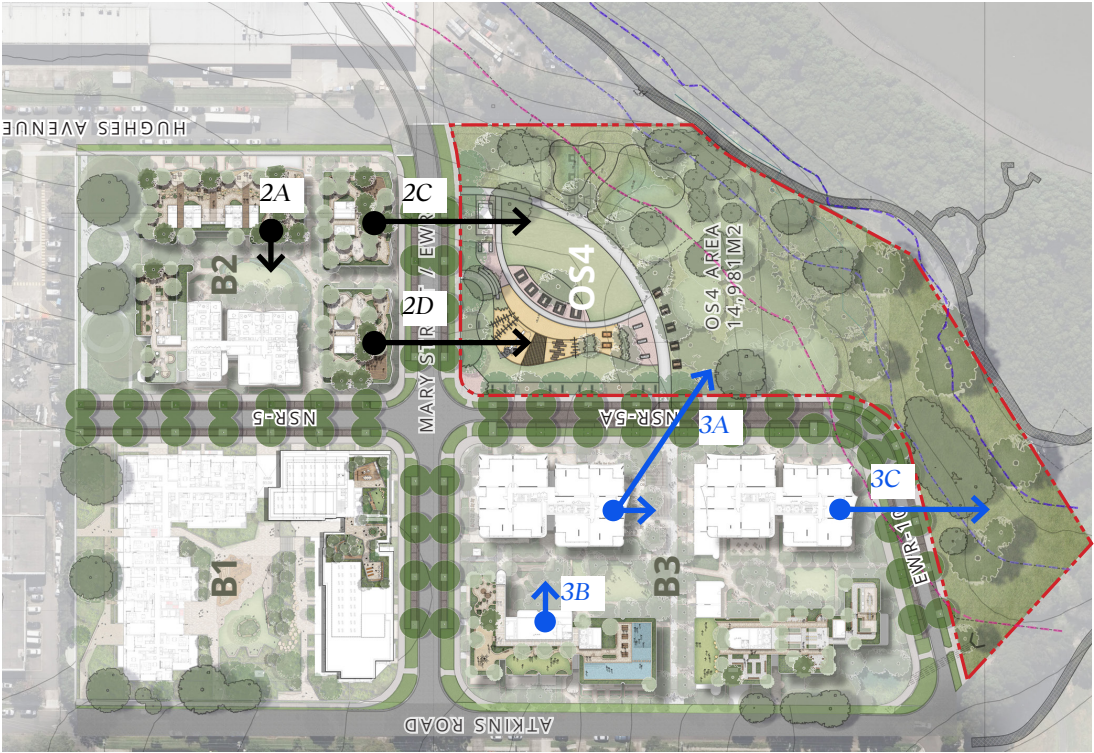
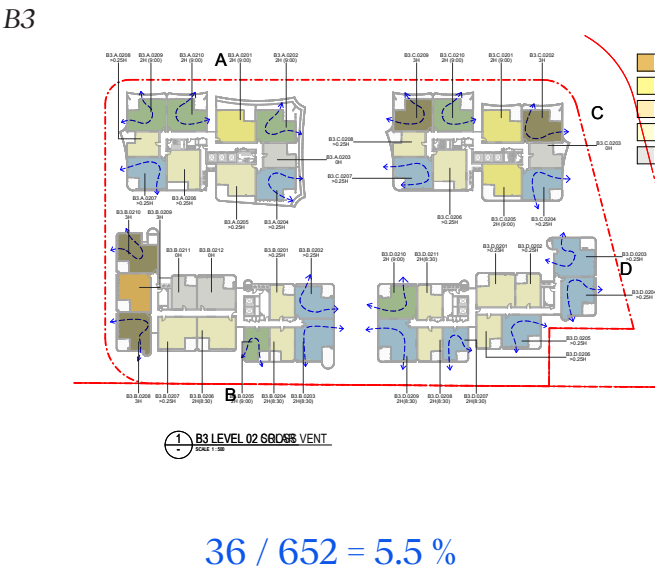
2D

Amenity

DPHI Issues

Amenity

- Identify apartments that would receive nil solar access and are not cross ventilated and provide further information regarding how these apartments would still achieve an acceptable residential amenity outcome.



* Extracted from ARCADIA's design report submission - 11th April 2025, page 93

SJB Response

Amenity

- SJB has identified apartments within Blocks 2 and 3 that receive less than two hours of solar access on 21 June and do not achieve natural cross-ventilation. A detailed internal review has been conducted to assess the overall living quality and amenity of these apartments.
- The findings indicate that the apartments will continue to provide a high level of amenity, supported by the following factors:
 - The broader precinct offers diverse community programs and facilities, including extensive green spaces, community areas, podium rooftop gardens, ground-level gathering spaces, site infrastructure, and retail opportunities.
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3A



3B



3C

Amenity

DPHI Issues

Amenity

- Identify apartments that would receive nil solar access and are not cross ventilated and provide further information regarding how these apartments would still achieve an acceptable residential amenity outcome.

SJB Response

Amenity

- SJB has identified apartments within Blocks 2 and 3 that receive less than two hours of solar access on 21 June and do not achieve natural cross-ventilation. A detailed internal review has been conducted to assess the overall living quality and amenity of these apartments.
- The findings indicate that the apartments will continue to provide a high level of amenity, supported by the following factors:
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 - The apartments feature well-considered layouts with generous balconies.
 - Each dwelling has a beautiful outlook, with views toward the water, parklands, or internal courtyards.
 - While they may not achieve two hours of direct sunlight in mid-winter, they will still receive natural light throughout the year.



1. Safe places for cultural practice



2. Sharing food



3. Family activities



4. Growing food



5. Shared entertaining



6. Rooftop gathering

View from north-east



View from south-west



7. Active outdoor space



8. Shared wellness



9. Places for ceremony



10. Co-working



11. All ages play



12. Places for pets

2.5 Storage

DPHI Issues

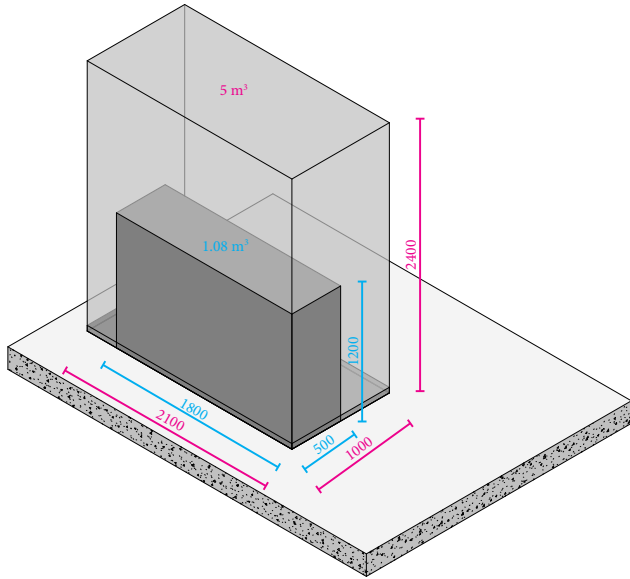
Storage

- Review the proposed basement storage volumes for apartments in Blocks B2 and B3 noting these should all exceed ADG minimums to provide additional storage space for bicycles given separate bicycle storage facilities for residents are not proposed.

SJB Response

Storage

- The storage cages have been reviewed, with external storage volumes calculated exclusive of bicycle parking areas. Storage spaces are provided in accordance with the ADG guideline.



1 STORAGE CAGE SCALE

Typical storage cages in basements are 5 m³.
Typical storage cages with bicycle storage include the bike volume of 1.08 m³ and additional storage volume of 3.92 m³ as per the diagram above.

B2 has 410 storage cages
- Minimum 330 cages require bicycle storage within (1.08 m³ + 3.92 m³)(80 apartments have in-unit bicycle storage)
- 80 cages can be flexible, either a full 5 m³ storage volume or 3.92 m³ + bicycle parking

B2 has 455 apartments
- 95 apartments do not require additional external storage cages
- 360 apartments require cages (360/410)
- 296 require external cages less than 3.92 m³ (296/330)
- 64 require the full storage volume without bicycle storage 5 m³ (64/80)

B3 has 652 storage cages
- Minimum 507 cages require bicycle storage within (1.08 m³ + 3.92 m³)(145 apartments have in-unit bicycle storage)
- 145 cages can be flexible, either a full 5 m³ storage volume or 3.92 m³ + bicycle parking

B3 total apartments 652
- 160 apartments do not require additional external storage cages
- 492 apartments require external cages less than 3.92 m³ (492/652)

Refer to drawing set DA-W-B2-4411-4431 and DA-W-B3-4411-4431 for apartment types and in-unit storage volume details.

B2

B2 1BED APARTMENT TYPE 01			
Block	Storage Volume	Set	
B2	7.5 m³	70	

0

B2 1BED APARTMENT TYPE 02			
Block	Storage Volume	Set	
B2	6.7 m³	10	

0

B2 1BED APARTMENT TYPE 03			
Block	Storage Volume	Set	
B2	6.0 m³	14	

0

B2 2BED APARTMENT TYPE 01			
Block	Storage Volume	Set	
B2	4.0 m³	20	

4

B2 2BED APARTMENT TYPE 02			
Block	Storage Volume	Set	
B2	5.4 m³	10	

2.6

B2 2BED APARTMENT TYPE 03			
Block	Storage Volume	Set	
B2	4.8 m³	167	

3.2

B2 2BED APARTMENT TYPE 04			
Block	Storage Volume	Set	
B2	5.1 m³	10	

2.7

B2 2BED APARTMENT TYPE 05			
Block	Storage Volume	Set	
B2	7.7 m³	10	

0.3

B2 2BED APARTMENT TYPE 06			
Block	Storage Volume	Set	
B2	4.2 m³	30	

3.8

B2 2BED APARTMENT TYPE 07			
Block	Storage Volume	Set	
B2	5.4 m³	14	

2.6

B2 2BED APARTMENT TYPE 08			
Block	Storage Volume	Set	
B2	5.1 m³	28	

2.9

B2 2BED APARTMENT TYPE 09			
Block	Storage Volume	Set	
B2	4.7 m³	18	

3.3

B2 2BED APARTMENT TYPE 10			
Block	Storage Volume	Set	
B2	5.2 m³	1	

2.8

B2 2BED APARTMENT TYPE 11			
Block	Storage Volume	Set	
B2	6.7 m³	1	

2.1

B2 2BED APARTMENT TYPE 12			
Block	Storage Volume	Set	
B2	9.7 m³	1	

0

B2 2BED APARTMENT TYPE 13			
Block	Storage Volume	Set	
B2	5.0 m³	1	

3

B2 3BED APARTMENT TYPE 01			
Block	Storage Volume	Set	
B2	5.0 m³	44	

5

B2 3BED APARTMENT TYPE 02			
Block	Storage Volume	Set	
B2	7.3 m³	6	

2.7

Required External Storage Volume

Required External Storage Volume

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B3

B3 1BED APARTMENT TYPE 01		
Block	Storage Volume	Set
B3	7.2 m³	92
0		

Required External Storage Volume

B3 1BED APARTMENT TYPE 02		
Block	Storage Volume	Set
B3	6.0 m³	14
0		

B3 1BED APARTMENT TYPE 03		
Block	Storage Volume	Set
B3	7.5 m³	52
0		

B3 1BED APARTMENT TYPE 04		
Block	Storage Volume	Set
B3	6.1 m³	2
0		

B3 2BED APARTMENT TYPE 01		
Block	Storage Volume	Set
B3	5.2 m³	47
2.8		

B3 2BED APARTMENT TYPE 02		
Block	Storage Volume	Set
B3	7.6 m³	7
0.4		

Required External Storage Volume

B3 2BED APARTMENT TYPE 03		
Block	Storage Volume	Set
B3	7.5 m³	1
0.5		

B3 2BED APARTMENT TYPE 04		
Block	Storage Volume	Set
B3	4.0 m³	1
4		

B3 2BED APARTMENT TYPE 05		
Block	Storage Volume	Set
B3	4.8 m³	362
3.2		

B3 2BED APARTMENT TYPE 06		
Block	Storage Volume	Set
B3	6.9 m³	1
1.1		

B3 2BED APARTMENT TYPE 07		
Block	Storage Volume	Set
B3	5.1 m³	37
2.9		

Required External Storage Volume

B3 T1 TOWNHOUSE		
Block	Storage Volume	Set
B3	6.0 m³	2
2		

B3 T2 TOWNHOUSE		
Block	Storage Volume	Set
B3	4.1 m³	3
3.9		

B3 T3 TOWNHOUSE		
Block	Storage Volume	Set
B3	6.0 m³	1
2		

B3 T4 TOWNHOUSE		
Block	Storage Volume	Set
B3	6.0 m³	1
2		

B3 T5 TOWNHOUSE		
Block	Storage Volume	Set
B3	4.1 m³	2
3.9		

Required External Storage Volume

B3 3BED APARTMENT TYPE 01		
Block	Storage Volume	Set
B3	6.0 m³	13
4		

B3 3BED APARTMENT TYPE 02		
Block	Storage Volume	Set
B3	6.2 m³	8
3.8		

B3 3BED APARTMENT TYPE 03		
Block	Storage Volume	Set
B3	9.76 m³	3
0.22		

B3 3BED APARTMENT TYPE 04		
Block	Storage Volume	Set
B3	6.08 m³	3
3.92		

2.6 Deep Soil / Landscaping

DPHI Issues

Deep Soil / Landscaping

- Provide a table confirming deep soil zones (with a minimum dimension of 6 m and separately, between 3 m and 6 m) and landscaped areas within each block, the overall developable area of the site and the overall site

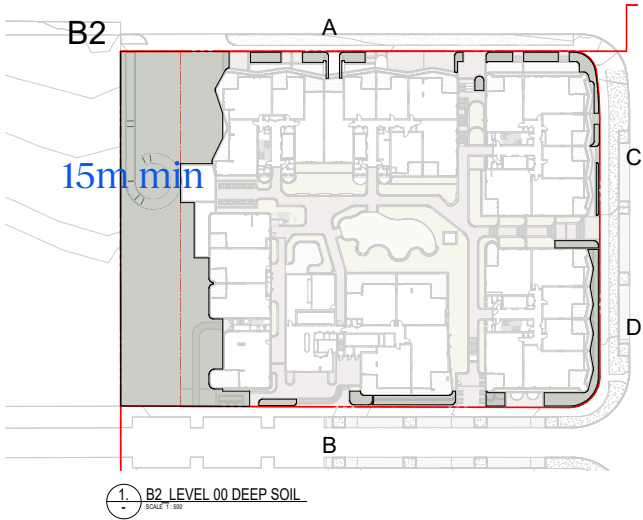


* Extracted from FK architects precinct design report, revision A.

SJB Response

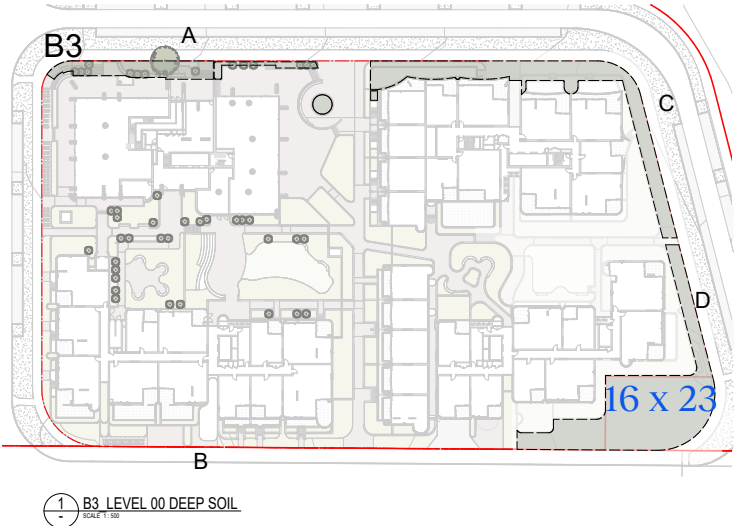
Deep Soil / Landscaping

- The overall precinct strategy for deep soil is to provide a large and consolidated deep soil zone in OS4. To ensure meaningful deep soil zones can be achieve to support landscaping and slowing the water down for the precinct.
- In B2, the Western through site link has a minimum 15m width.
- In B3, the Eastern Southern corner has a 16m x 23m zone.



DEEP SOIL SUMMARY	
TOTAL SITE AREA	8000.9m²
REQUIRED DEEP SOIL (7%)	560.2m²
TOTAL PROPOSED DEEP SOIL	1785.7m²
COMMUNAL OPEN SPACE SUMMARY	
TOTAL SITE AREA	8000.9m²
REQUIRED COMMUNAL OPEN SPACE (25%)	2000.2m²
PROPOSED PUBLIC OPEN SPACE	1000.9m²
PROPOSED COMMUNAL OPEN SPACE	
GROUND	1715m²
LEVEL 6	411.5m²
LEVEL 7	1183.6m²
LEVEL 11	959.6m²
TOTAL COMMUNAL OPEN SPACE (EXTERNAL)	4,269.7m²
PROPOSED COMMUNAL INTERNAL SPACE	
GROUND	84.9m²
TOTAL COMMUNAL INTERNAL SPACE	84.9m²
TOTAL COMMUNAL SPACE	4,354.6m²

B2	6m	3-6m	<3m	Total
Deep Soil	1514 sqm		271.7 sqm	1785.7 sqm
Site Area	8000.9 sqm			
Required Deep Soil	560 sqm (7%)			



DEEP SOIL SUMMARY	
TOTAL SITE AREA	11561m²
REQUIRED DEEP SOIL (7%)	809.27m²
TOTAL PROPOSED DEEP SOIL	1052.1m²
COMMUNAL OPEN SPACE SUMMARY	
TOTAL SITE AREA	11561m²
REQUIRED COMMUNAL OPEN SPACE (25%)	2890.2m²
PROPOSED PUBLIC OPEN SPACE	557m²
PROPOSED COMMUNAL OPEN SPACE	
GROUND	2148.2m²
LEVEL 6	1090.5m²
LEVEL 7	779m²
TOTAL COMMUNAL OPEN SPACE (EXTERNAL)	4,017.7m²
PROPOSED COMMUNAL INTERNAL SPACE	
BASEMENT 01	115.8m²
LEVEL 6	87m²
TOTAL COMMUNAL INTERNAL SPACE	202.6m²
TOTAL COMMUNAL SPACE	4,220.3m²

B3	6m	3-6m	<3m	Total
Deep Soil	456 sqm	366 sqm	230.1 sqm	1052.1 sqm
Site Area	11561 sqm			
Required Deep Soil	809.27 sqm (7%)			

2.7 Communal Open Space

DPHI Issues

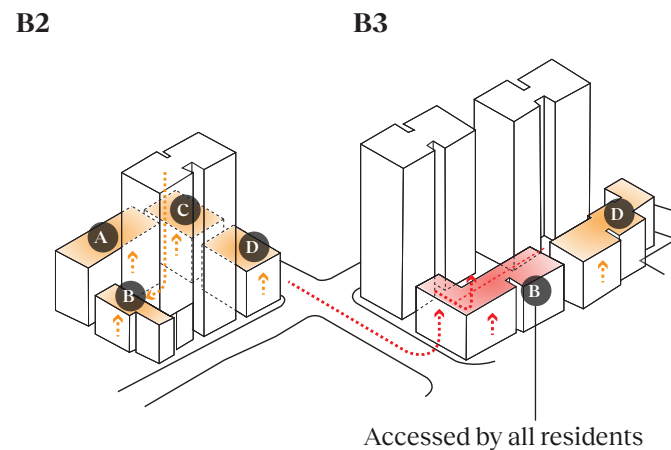
Communal Open Space

- Confirm rooftop communal open space areas would be available to residents of each building within the respective block.

SJB Response

Communal Open Space

- Each buildings in B2 has individual access to it's own communal roof open space.
- B3, block B and D have direct access to it's roof top gardens, block A and C shares the access to block B's roof top, which has a communal swimming pool. Block A and C's roof top will have challenging wind conditions and is better used for plants and PV panels.
- All blocks in B2 and B3 have access to it's internal courtyard communal spaces.



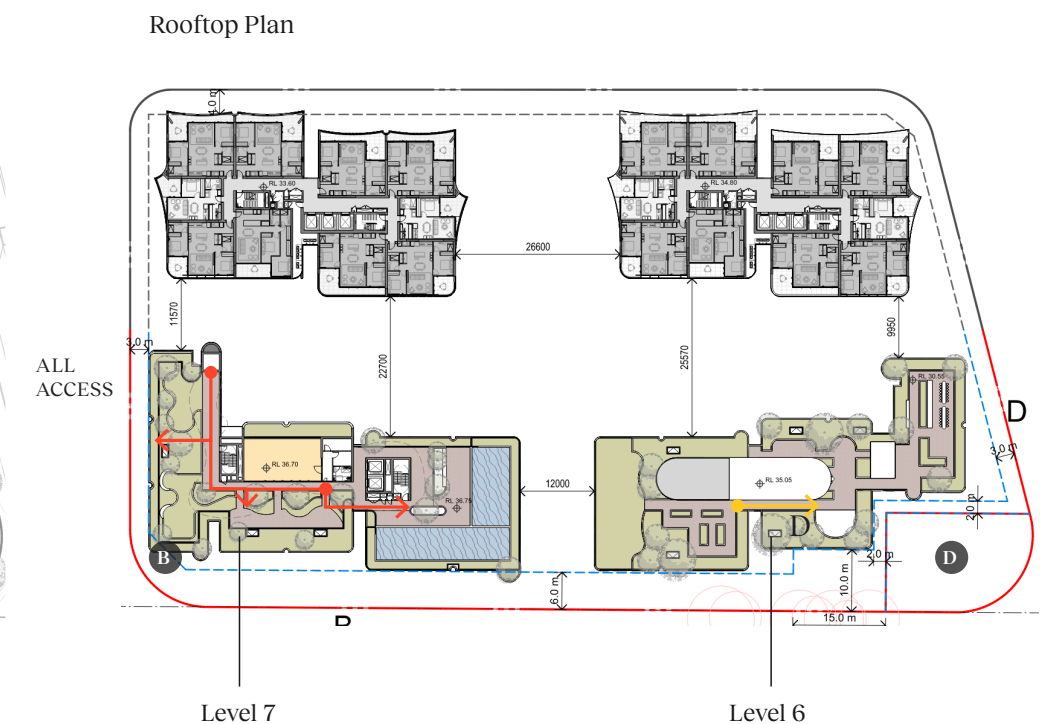
B2

Ground Floor Plan



B3

Ground Floor Plan



Communal Open Space - Rooftop Pool



B3 Communal Rooftop Pool

2.8 Bicycle Parking/End of Trip Facilities

DPHI Issues

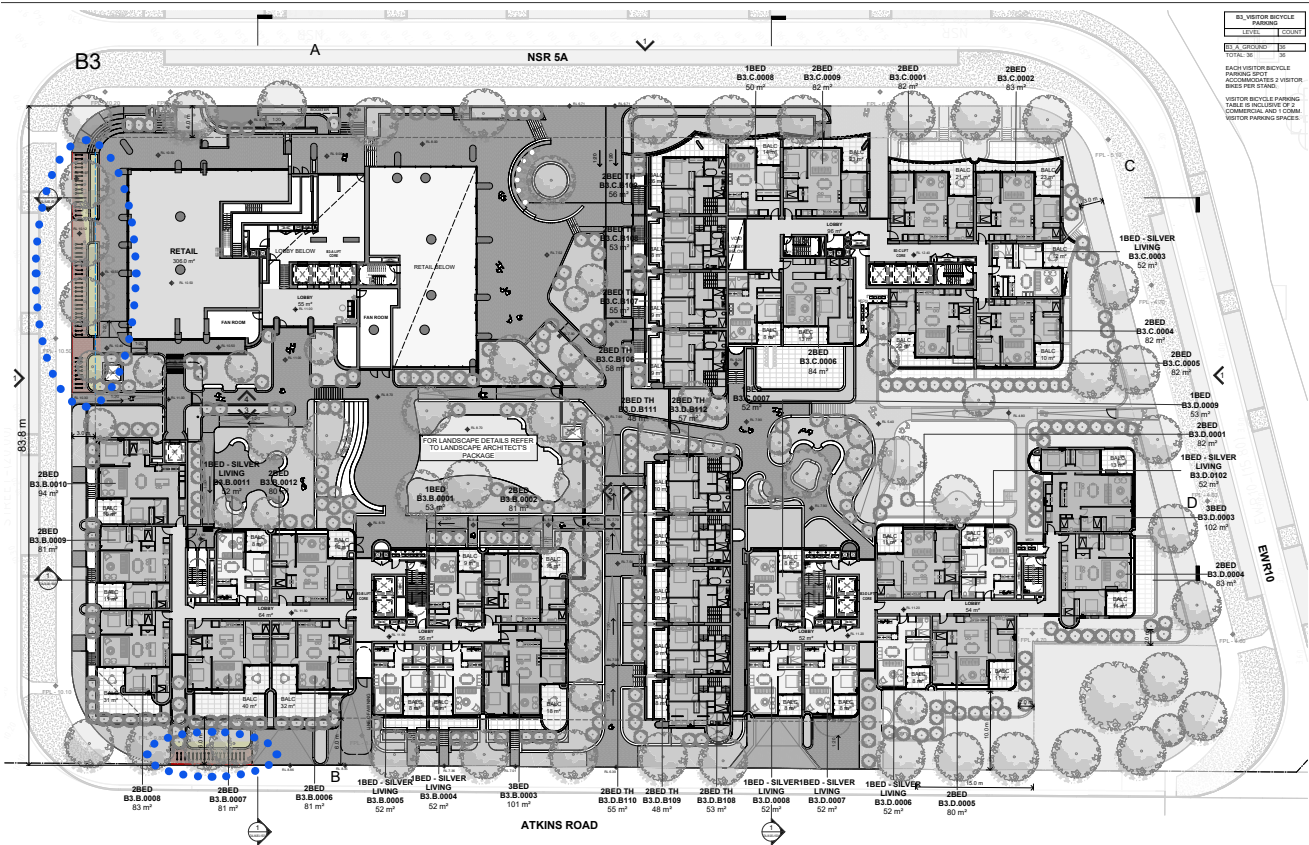
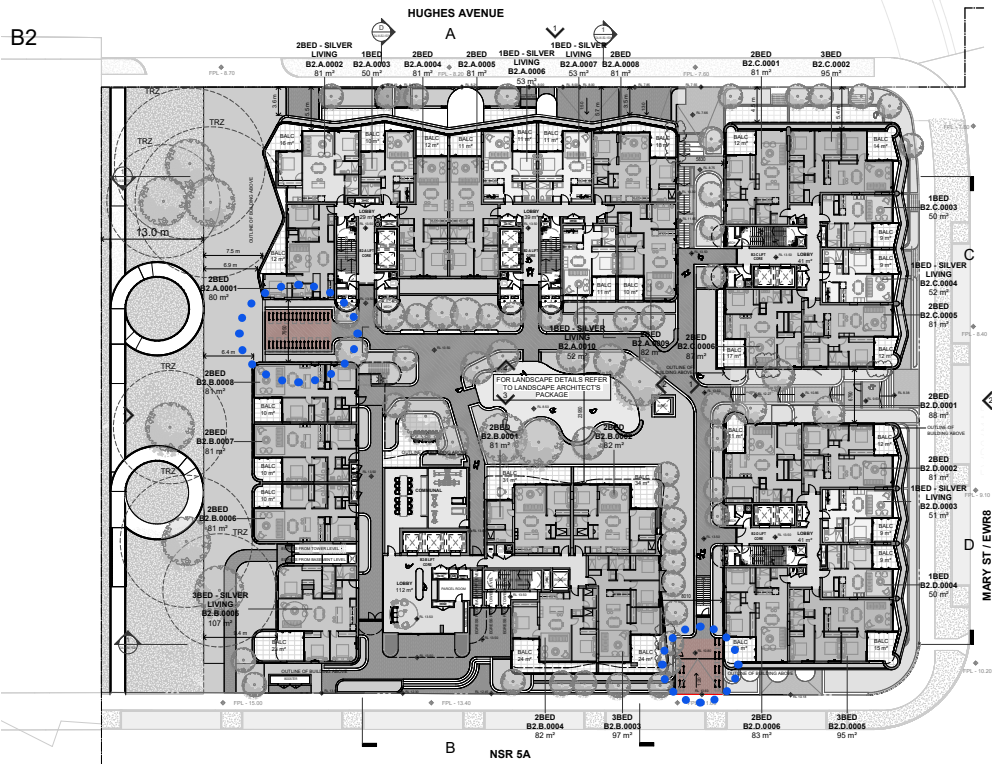
Bicycle Parking/ End of Trip Facilities

- Review the location of residential visitor bicycle parking to ensure they are located as close to ground level as possible within of each block.
- Provide end-of-trip facilities within Block B3, noting these should form part of the current proposal, not as part of a future tenancy fitout development application given multiple tenancies are proposed.

SJB Response

Bicycle Parking/ End of Trip Facilities

- Where possible, residential visitor bicycle parking have been located as close to the ground level as possible within each block.



Bicycle Parking/End of Trip Facilities

DPHI Issues

Bicycle Parking/ End of Trip Facilities

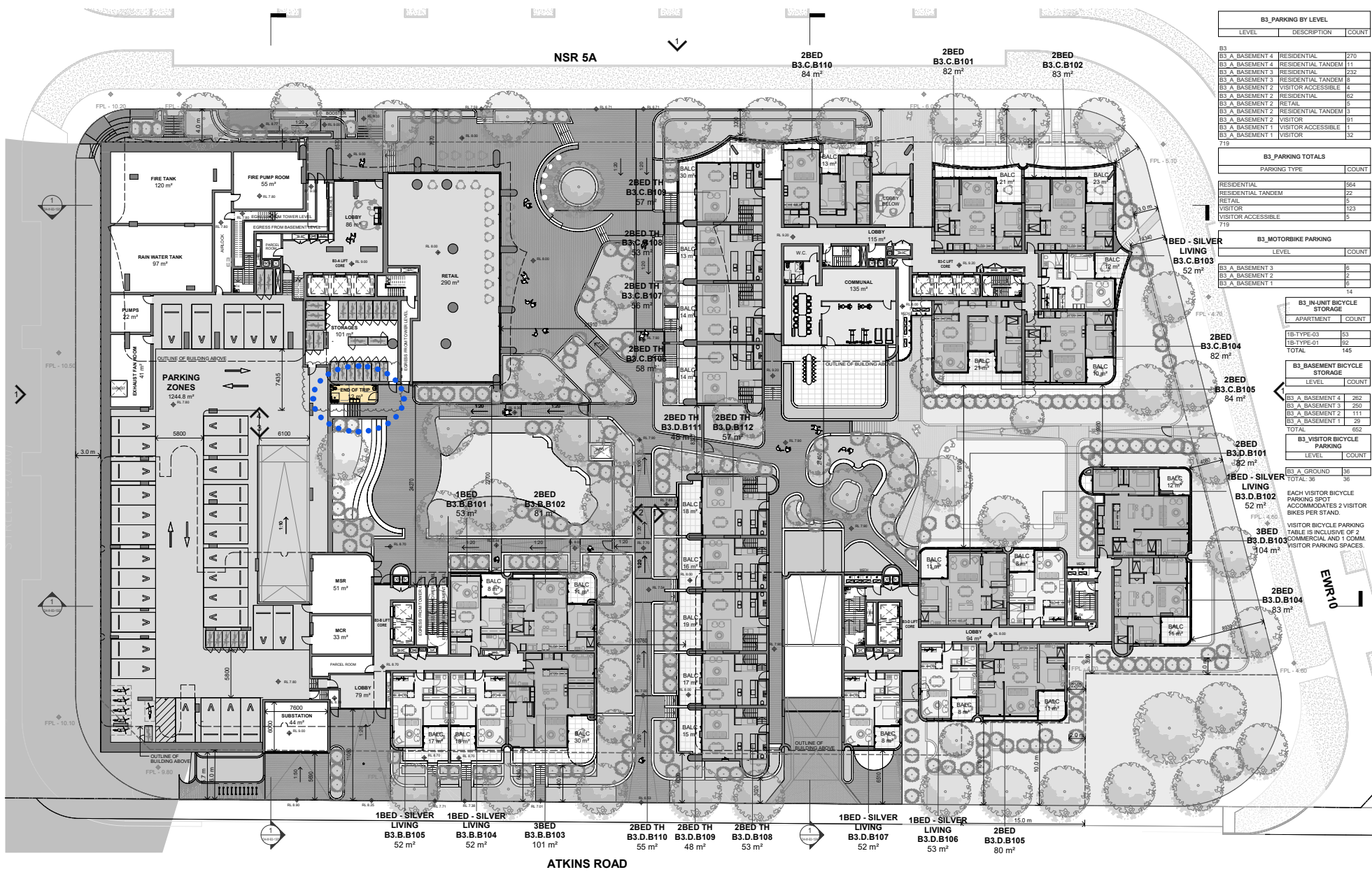
- Review the location of residential visitor bicycle parking to ensure they are located as close to ground level as possible within each block.
- Provide end-of-trip facilities within Block B3, noting these should form part of the current proposal, not as part of a future tenancy fitout development application given multiple tenancies are proposed.

SJB Response

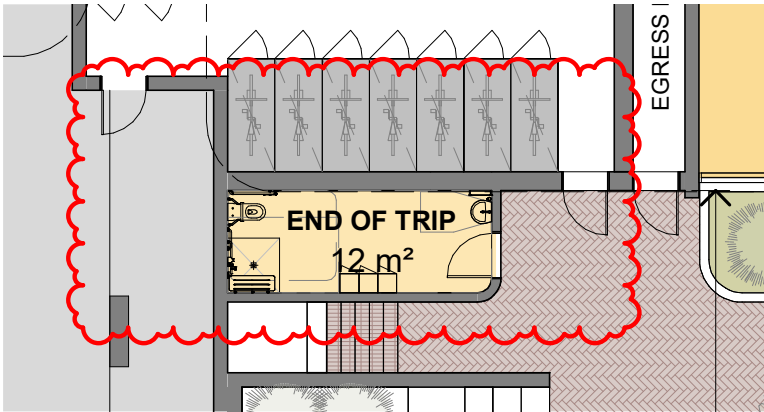
Bicycle Parking/ End of Trip Facilities

- End of trip facility has been added within block 3, with easy access to courtyard, retail and carpark. The facility includes an accessible shower, basin, toilet and locker facilities.

B3



B3 PARKING BY LEVEL		
LEVEL	DESCRIPTION	COUNT
B3		
B3 A BASEMENT 4	RESIDENTIAL	270
B3 A BASEMENT 4	RESIDENTIAL TANDEM	11
B3 A BASEMENT 3	RESIDENTIAL	232
B3 A BASEMENT 3	RESIDENTIAL TANDEM	5
B3 A BASEMENT 2	VISITOR ACCESSIBLE	4
B3 A BASEMENT 2	RESIDENTIAL	62
B3 A BASEMENT 2	RETAIL	5
B3 A BASEMENT 2	RESIDENTIAL TANDEM	3
B3 A BASEMENT 2	VISITOR	81
B3 A BASEMENT 1	VISITOR ACCESSIBLE	1
B3 A BASEMENT 1	VISITOR	32
719		
B3 PARKING TOTALS		
PARKING TYPE	COUNT	
RESIDENTIAL	564	
RESIDENTIAL TANDEM	22	
RETAIL	5	
VISITOR	123	
VISITOR ACCESSIBLE	5	
719		
B3 MOTORBIKE PARKING		
LEVEL	COUNT	
B3 A BASEMENT 3	5	
B3 A BASEMENT 2	5	
B3 A BASEMENT 1	4	
		14
B3 IN-UNIT BICYCLE STORAGE		
APARTMENT	COUNT	
1B-TYPE-G3	53	
1B-TYPE-G1	92	
TOTAL	145	
B3 BASEMENT BICYCLE STORAGE		
LEVEL	COUNT	
B3 A BASEMENT 4	262	
B3 A BASEMENT 3	250	
B3 A BASEMENT 2	111	
B3 A BASEMENT 1	28	
TOTAL	652	
B3 VISITOR BICYCLE PARKING		
LEVEL	COUNT	
B3 A GROUND	36	
TOTAL	36	
EACH VISITOR BICYCLE PARKING SPOT ACCOMMODATES 2 VISITOR BIKES PER STAND.		
VISITOR BICYCLE PARKING TABLE IS INCLUSIVE OF 2 COMMERCIAL AND 1 COMM VISITOR PARKING SPACES.		



2.9 Drawings

DPHI Issues

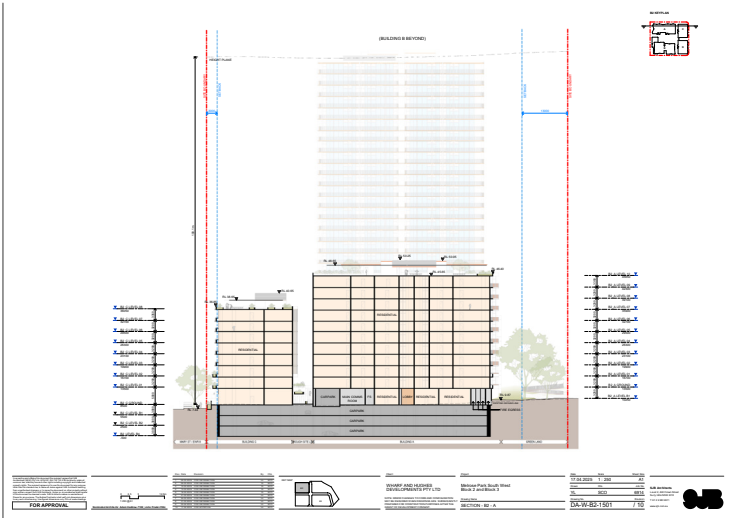
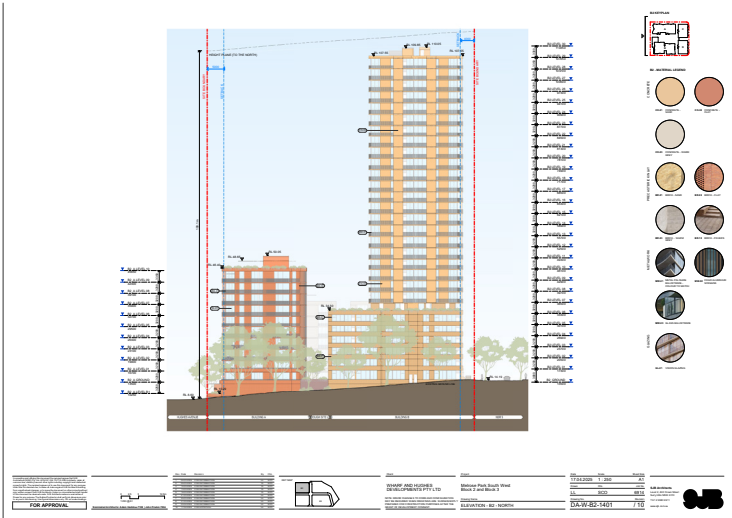
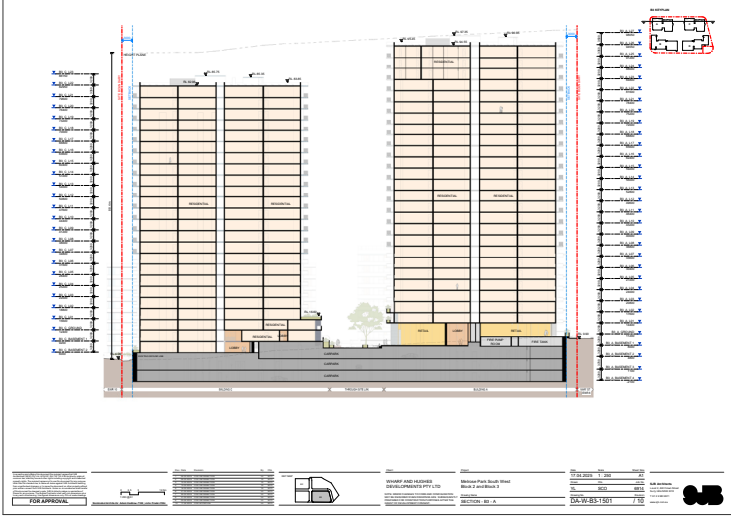
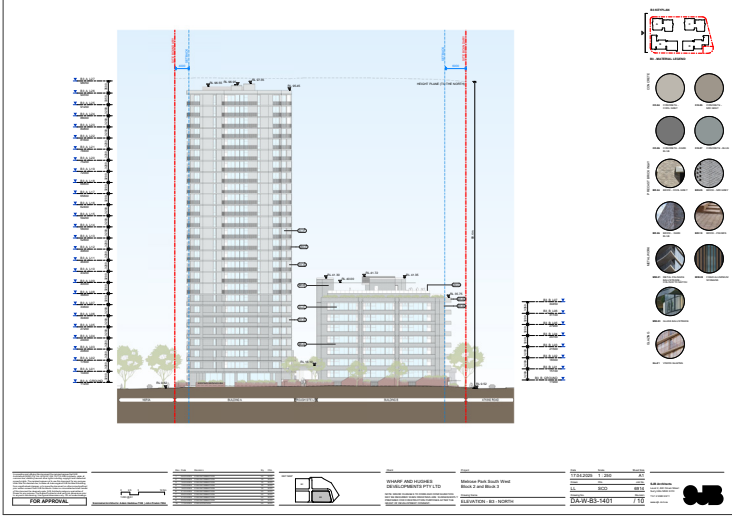
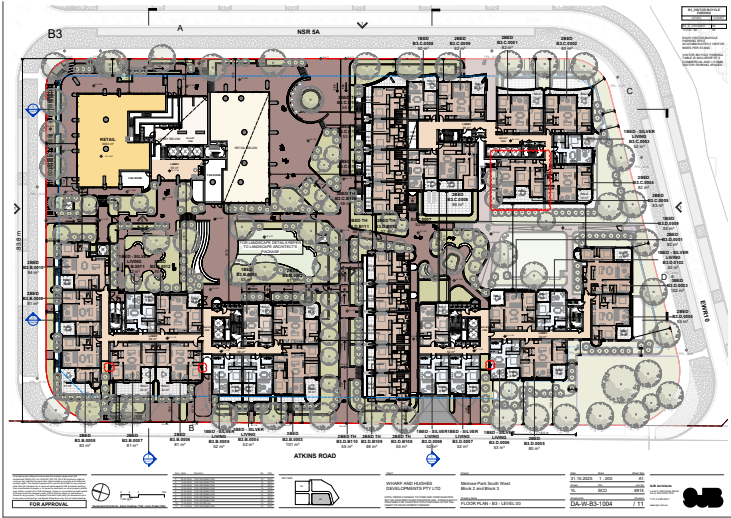
Drawings

- Ensure the Block B3 floorplans include ground level building setback dimensions.
- Ensure elevations and sections include the existing ground line and existing and proposed RIs.

SJB Response

Drawings

- Relevant drawings have been updated, please refer to the updated submission package for details.



3.1 Universal Access

Council Submission

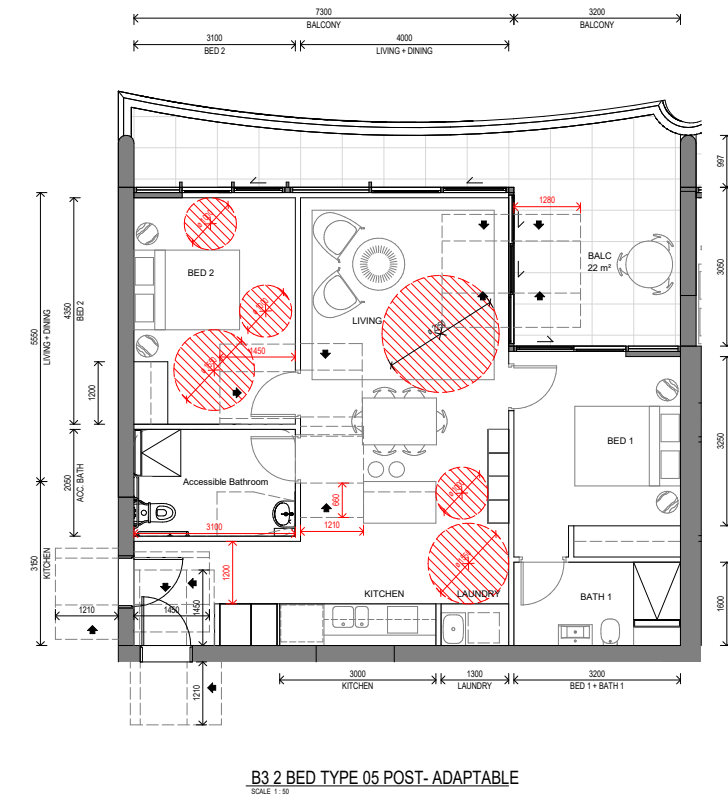
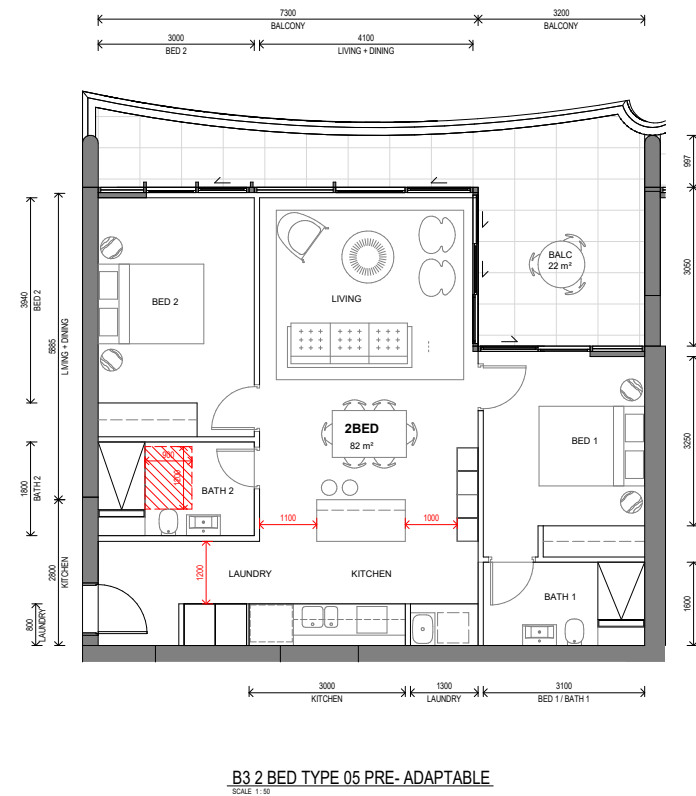
14. Universal Access

- Council notes that only 13.8% of units within Block 1 are adaptable, with no adaptable units provided in Block 2 and Block 3. This approach is inconsistent with the requirements of Objective 4Q-2 of the Apartment Design Guide which requires adaptable housing to be provided in accordance with 'the relevant council policy'. The relevant policy in question is the Parramatta Development Control Plan 2023 (Control C.01 of Section 3.1.3) which requires a minimum of 15% of units to be adaptable.
- Council requires compliance with its policy and the application should be amended to meet the minimum requirements of adaptable units. The shortfall in adaptable units is also inconsistent with the following policies.
- State Environmental Planning Policy (Housing) 2021
- Parramatta Local Environmental Plan 2023
- Zone R4 High Density Residential

SJB Response

14. Universal Access

- 15% adaptable units can be provided in block 2 and block 3. This equals to 69 apartments in block 2 and 98 apartments in block 3.



3.2 Car Park Design and Urban Design

Council Submission

22. Car Park Design

- The location of the control point into the basement car park is not shown. The control point must comply with the requirements of the Australian Standards and must ensure that no vehicles are obstructing the road reserve including the footpath. Swept paths for loading vehicles will also need to be checked to ensure service vehicles will be able to travel around any intercom/card reader if being used. An updated TIS should be required to perform this assessment.

24. Block 3

- At the end of a blind aisle (top left of the page on BL2-4), there are two parking spaces that are parallel to the direction of vehicle travel. Access out of these spaces is likely not going to be possible without excess manoeuvres or long reversing manoeuvres. Accordingly, these spaces are to be removed.

26. Urban Design Block 2 and 3

- Both Blocks have a significant number of individual unit entries off the street or publicly accessible areas. Individual ground level entries are supported as a way of integrating a large development more intimately with the public domain. Council would encourage the inclusion of more entry points, particularly for Block B2. However, all entries should align to an appropriately placed architectural threshold for the corresponding Unit. Simply having a connection into the POS of a unit will not provide the integration of building to street, instead it risks being perceived as the back gate to the backyard.

SJB Response

22. Car Park Design

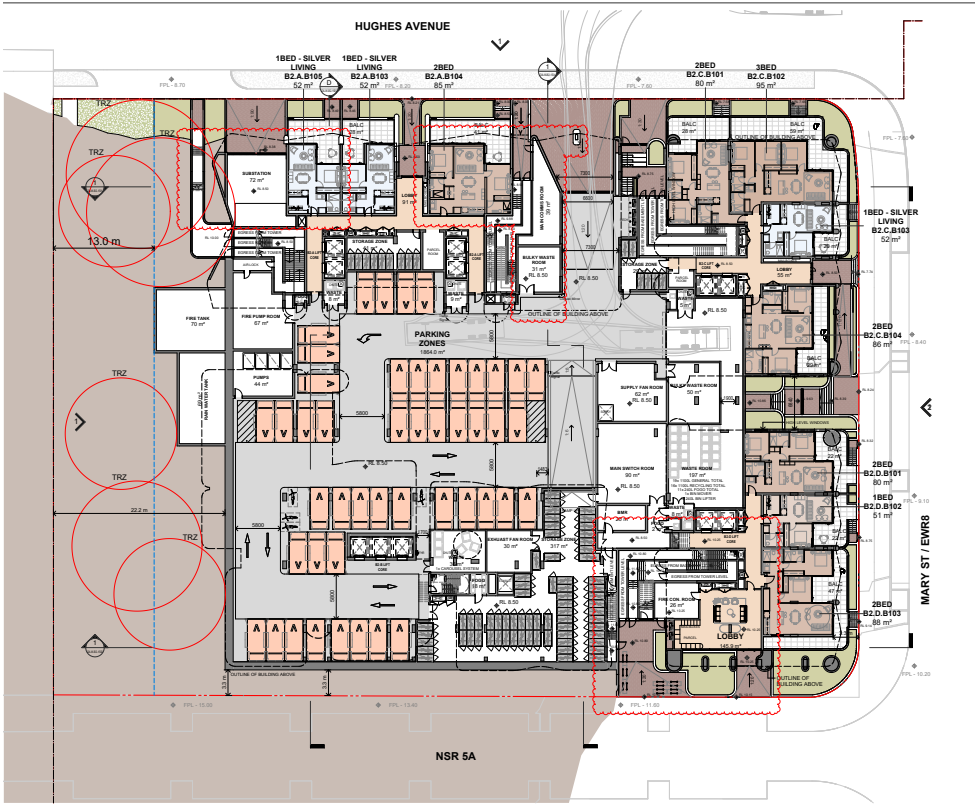
- Car park entrances and layouts have been adjusted to accommodate control points.

24. Block 3

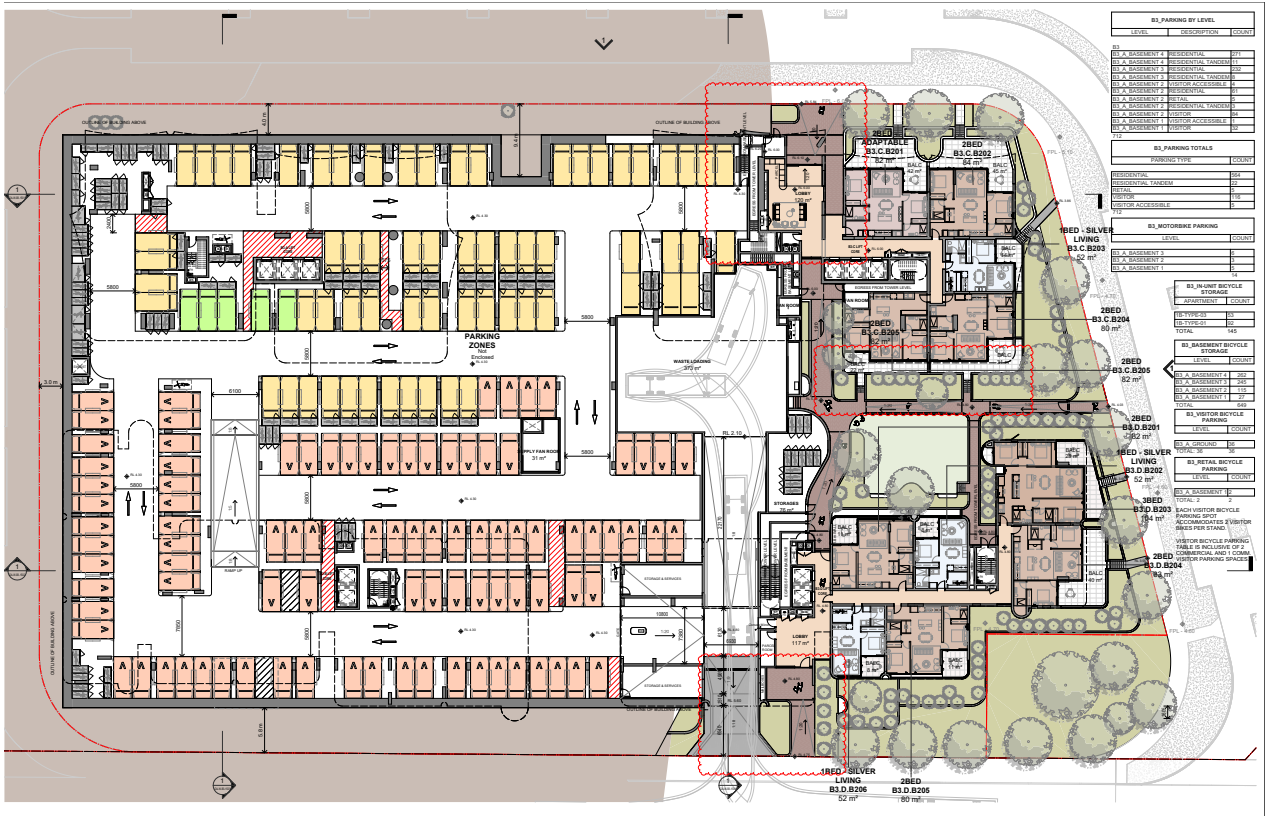
- Parking updated.

26. Urban Design Block 2 and 3

- Additional ground floor unit entries off the street or publicly accessible areas have been added where possible.



B2



B3

3.3 Retail Tenancy Bicycle Parking

Council Submission

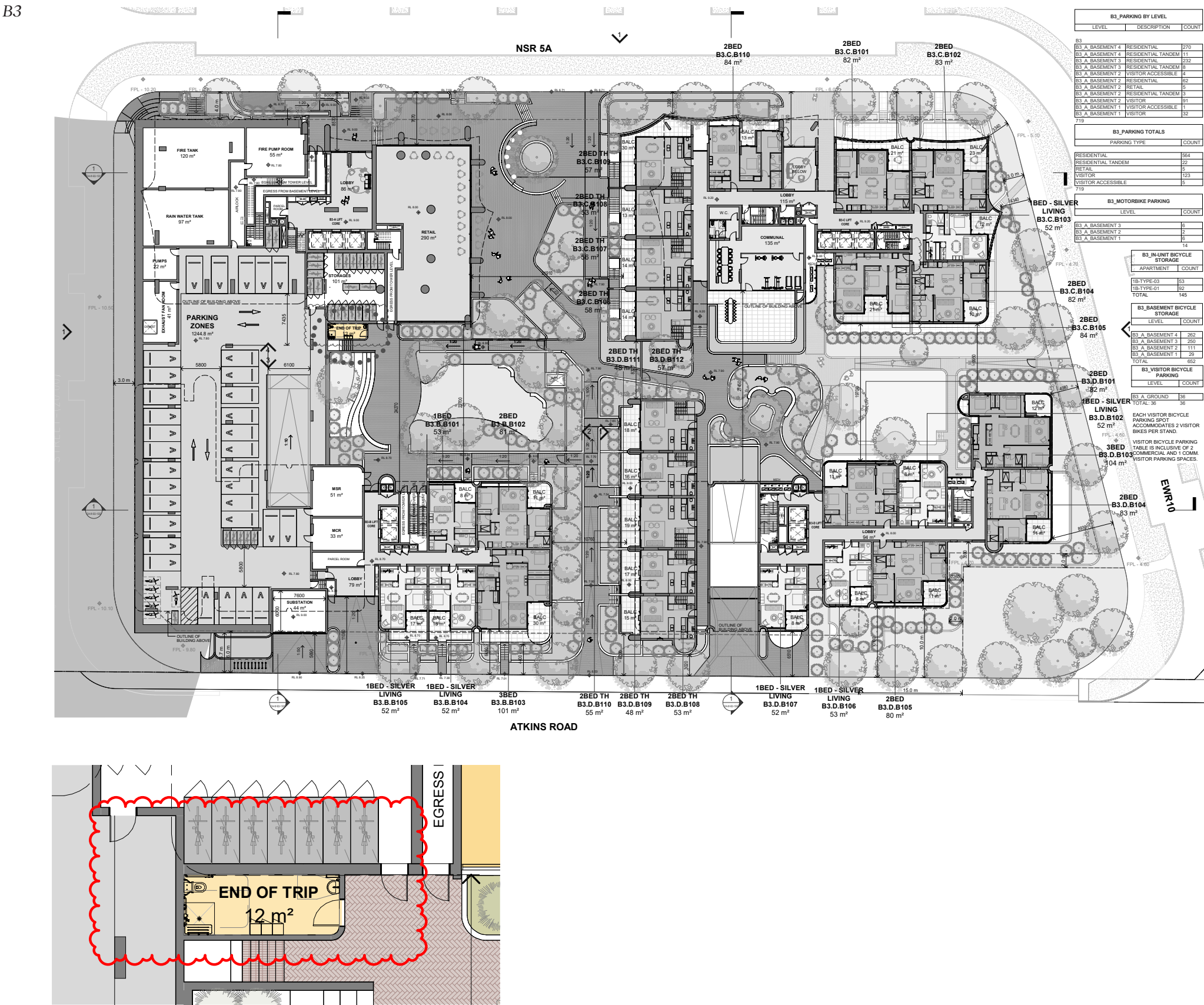
49. Retail Tenancy Bicycle Parking

- Council requests that details on bicycle parking and end of trip facilities for the retail tenancy (1 shower and 2 personal lockers) be shown on architectural plans to avoid possible retrofitting of the building at fit-out stage.

SJB Response

49. Retail Tenancy Bicycle Parking

- EOT facility has been added now to B3.



SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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