GILES TRIBE

DESIGN REPORT

PROPOSED RESIDENTIAL BUILDING | 19-25 BALFOUR ST LINDFIELD

GILES TRIBE

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EXCECUTIVE SUMMARY



This Design Report has been prepared by GILES TRIBE Pty Ltd on behalf of Balfour Group Pty Ltd to accompany a State Significant Development Application (SSDA) for a proposed residential flat building (including in-fill affordable housing) at 19 – 25 Balfour Street, Lindfield, within the Ku-ring-gai Local Government Area (LGA).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-82709458) on 22 April 2025.

This report concludes that the proposed residential flat building is suitable and warrants approval subject to the implementation of the following mitigation measures.

- State Environmental Planning Policy (Housing) 2021
  Schedule 9: Design principles for residential apartment development

- Objectives set out in Parts 3 and 4 of the Apartment Design Guide (ADG

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

DESIGN VERIFICATION STATEMENT

State Environmental Planning Policy (Housing) 2021
Environmental Planning and Assessment Regulation 2021 Section 102(1)
Project: Residential Flat Building with Basement Parking
19-25 Balfour Street, Lindfield

STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD-82709458)

I confirm that Kevin Cheong of Giles Tribe Architects directed the design of the enclosed development application, which is represented by drawings in accordance with the Architects Act 2003.

The proposed development has been designed to align with the design quality principles outlined in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), as well as the objectives set out in Parts 3 and 4 of the Apartment Design Guide (ADG).

Kevin Cheong
Architect
NSW Registration No.9975

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Nominated Architects: Mark G Broadley (5823) Victor Schneider (11157 Giles Tribe Pty Ltd ABN 50 001 259 507



1.0 | OVERVIEW

1.1 INTRODUCTION

The SSDA seeks development consent for a proposed residential flat building, including in-fill affordable housing at 19 – 25 Balfour Street, Lindfield. The proposed works include demolition of existing structures, site preparation works, excavation and construction of the building and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of existing buildings and structures on site
- construction of a ten-storey residential flat building featuring:
- basement level car parking
- approximately 90 market residential units
- approximately 30 affordable housing units
- associated landscaping works, including a communal open space.
- associated infrastructure and services

The proposal incorporates 17% affordable housing pursuant to Chapter 2, Section 15C and Chapter 5, Section 156 of the Housing SEPP. The proposal seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height and floor space ratio (FSR).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 22 April 2025 (SSD-82709458). Specifically, this report has been prepared to respond to the SEARs requirement issued.

SEARS REQUIREMENTS	SUPPORTING DOCUMENT
5. DESIGN QUALITY	
- design excellence in accordance with any applicable EPI provisions.	*CHAPTER 2.0*
- good design in accordance with the seven objectives for good design in Better Placed.	*CHAPTER 2.0*
6. BUILT FORM AND URBAN DESIGN	
- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	*CHAPTER 2.0*
- Provide an assessment of the proposed development against the design principles for residential apartment development outlined in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide (ADG). This should include a table demonstrating how each dwelling,including affordable housing units, performs against the relevant ADG design criteria.	*CHAPTER 2.0 & 3.0*
- Provide a floor plan clearly identifying the gross floor area (GFA) and the location of affordable housing dwellings within the development.	*CHAPTER 2.0* *ARCH. DRAWINGS DA202 TO DA206*
6. ENVIRONMENTAL AMENITY	
- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	*CHAPTER 2.0 &3.0* *ARCH. DRAWINGS DA404 TO DA510*
- Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	*CHAPTER 2.0* *ARCH. DRAWINGS DA530 TO DA533*

1.2 SUBJECT SITE



Figure 1: Site Location (Source : NSW Spatial Services - Explorer)

The site is located at 19-25 Balfour Street, Lindfield, within the Ku-Ring-Gai Local Government Area (LGA). It is legally described as:

- Lot 12 DP654363
- Lot 1 DP121527
- Lot 13 DP657173
- Lot 13 DP663524

The site has an area of approximately 4,771m^2 and is generally rectangular in shape.

The site is currently occupied by four detached dwellings, swimming pools, landscaping and ancillary structures. (Figure 5)

It is zoned R4 High Density Residential pursuant to the Ku-Ring Gai Local Environmental Plan 2015 (KLEP 2015). (Figure 2)

The subject site is located within the Lindfield Transport Oriented Development (TOD) area, pursuant to Chapter 5 of the Housing SEPP (Figure 3).

The site itself is not identified as a heritage item; however, it is located within Balfour Street/Highfield Road Conservation area (Area C29). Schedule 5 of the KLEP 2015 states the heritage area is valued for its aesthetic and historical significance with the Federation Queen Anne style housing. Within the heritage area there is one heritage item located approximately 30m from the site (I39). (Figure 4)

High biodiversity value land is present at the site across the north part of the site, pursuant to the Biodiversity Conservation Act 2016.

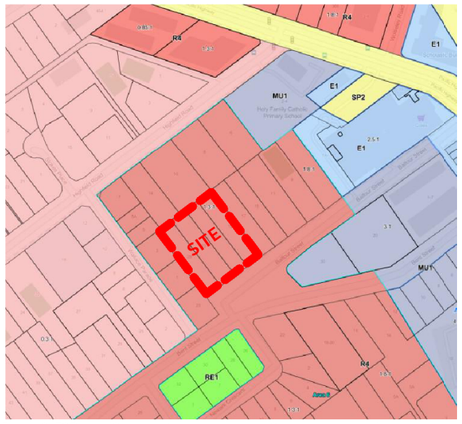
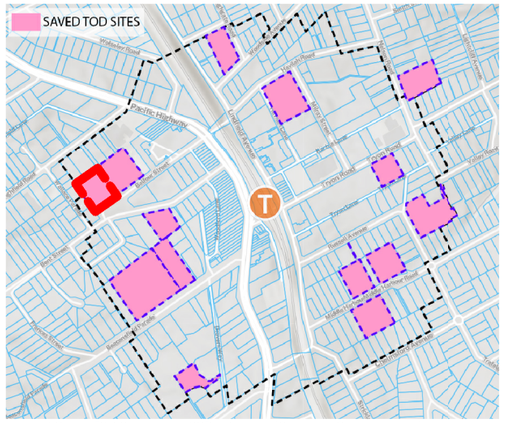


Figure 2: FSR Map (Source : Kuring gai council Online map viewer)



Map of Saved TOD Sites under SSDA Pathway (Source : eSpatial Viewer)

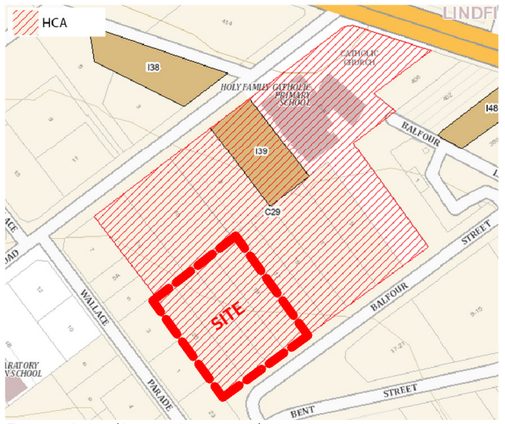
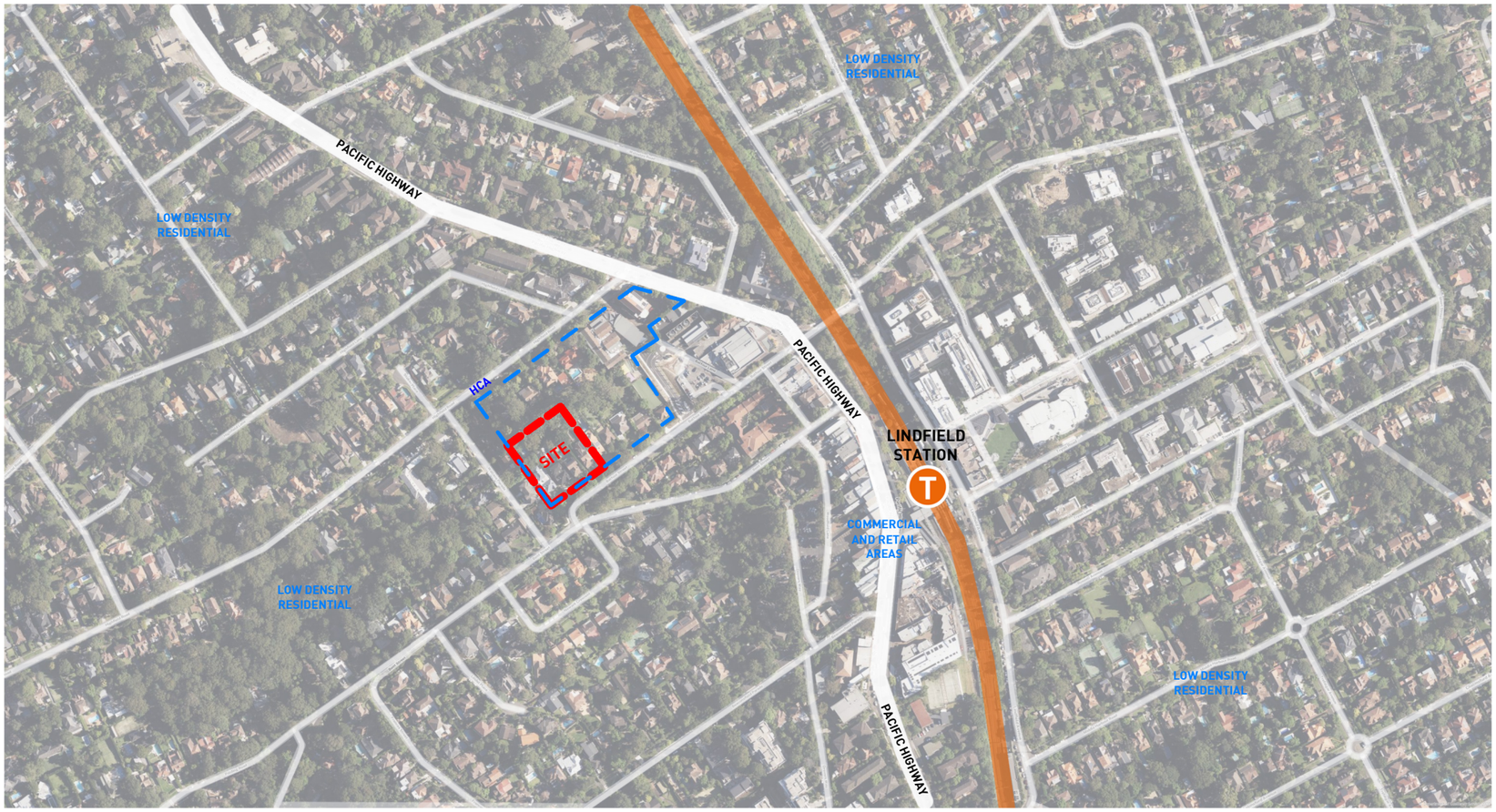


Figure 4: HCA Map (Source : eSpatial Viewer)



Figure 5: Site (Source : NSW Spatial Services - Explorer)

1.3 SURROUNDING CONTEXT



To the north of the site is the broader Balfour Street Highfield Road Heritage Conservation Area, of which the subject site occupies the south-western portion of the area. Further north is an area of low density residential, consisting generally of one to two storey dwellings.

Pacific Highway and Lindfield Station are located approximately 330m east of the site, with a strip of commercial and retail uses along the highway. To both the south and west is a large area of low-density residential homes and beyond this, is a golf course and local park both within a kilometre west of the site.

In addition to Lindfield Station, the site is also serviced by several bus services, with the nearest stop approximately 400m away (6 min walk), offering services to Chatswood and Macquarie University. The site is located approximately 2.75km north-west of Chatswood, 4.4km east of Macquarie University, and 10.5km north-west of the Sydney CBD.

2.0 | DESIGN QUALITY

2.1 CONTEXT AND NEIGHBOURHOOD CHARACTER

Principle 1: Context and neighbourhood character

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 neighbourhood.*

Consideration of local context *is important for all sites, including sites in established areas, those undergoing change or identified for change.*

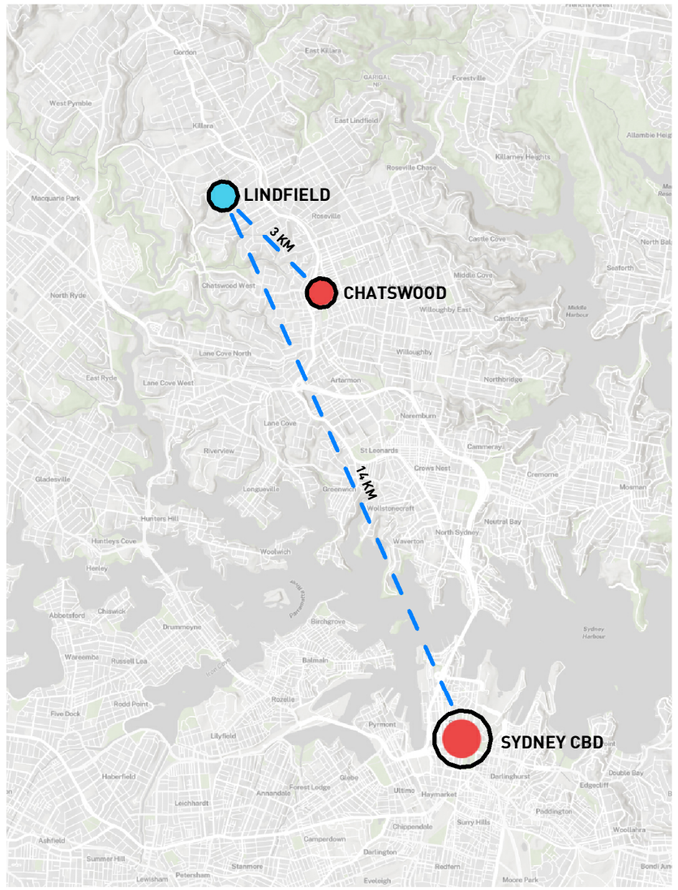
Lindfield is situated approximately 14 kilometres from Sydney's Central Business District and merely 3 kilometres from Chatswood, the site benefits from a highly accessible location.

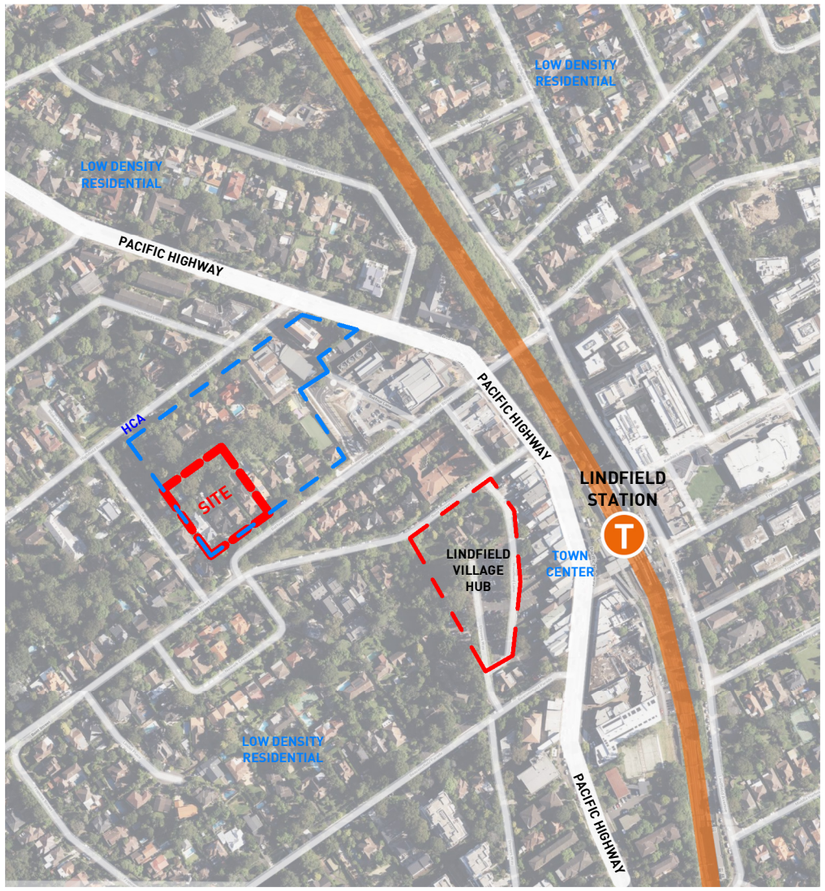
The subject site is located within a predominantly low-density residential area, positioned downslope from the Pacific Highway. It is bounded on three sides—northeast, north, and southeast—by primarily single detached dwellings of one to two storeys in height. The site also forms part of the Balfour Street Heritage Conservation Area. Notably, the current Transit-Oriented Development (TOD) provisions together with infill affordable housing bonus apply to this entire conservation area, as it lies within 800 meters of Lindfield Station.

A close walking distance (approx. 450m) to Lindfield Station has great merits, as the station is in close proximity to the proposed Lindfield Village Hub—an upcoming major urban development initiative aimed at revitalising the western precinct of Lindfield into a dynamic and integrated public centre.

To the north and northeast, the locality includes the Lindfield Holy Family Church and Primary School. Beyond these, a mix of apartment buildings, shop-top housing, and commercial developments front Balfour Street and the Pacific Highway.

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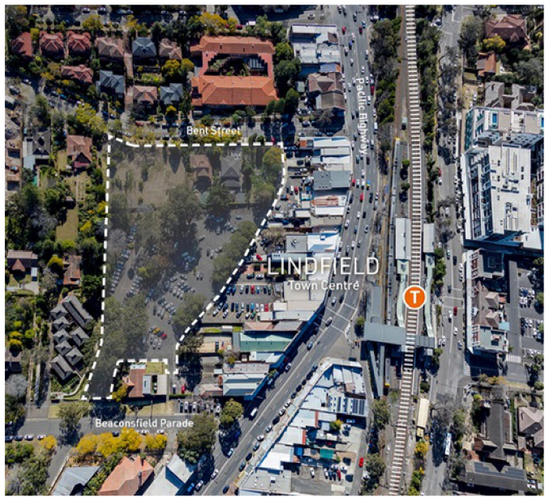




Lindfield Village hub Concept
(Source : Lindfield Village hub Masterplan)



Lindfield Town Center
(Source : Google Street View)

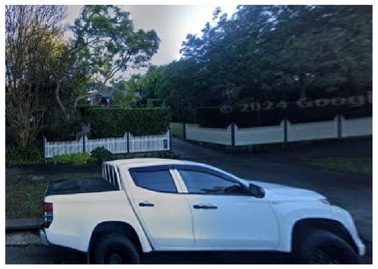


Lindfield Village hub location
(Source : krg.nsw.gov.au)

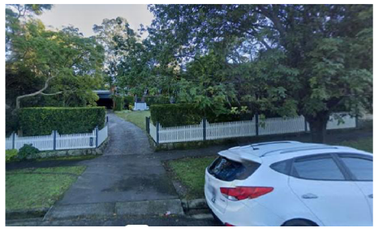
2.1 CONTEXT AND NEIGHBOURHOOD CHARACTER - Heritage



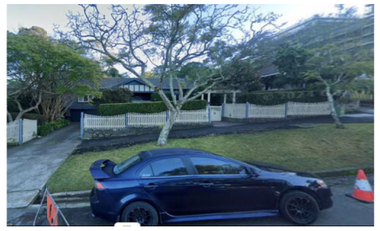
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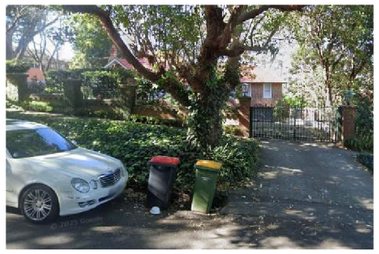
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11



09



06



Reserve



HOLY FAMILY CATHOLIC SCHOOL



COLES - MIXED USE BLG

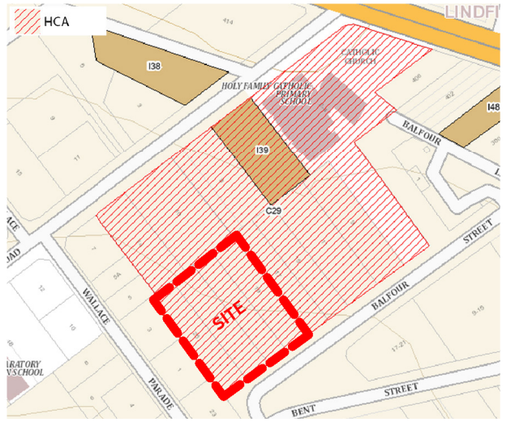


BALFOUR STREET/ HIGHFIELD ROAD HERITAGE CONSERVATION AREA

BALFOUR STREET/ HIGHFIELD ROAD HERITAGE CONSERVATION AREA

The area is of aesthetic and historical significance as an intact area of Federation Queen Anne style housing, including a presbytery (10 Highfield Road), representative of the development of the 1884 Gordon Park Estate subdivision. The area also includes the c. 1940s Holy Family Catholic church and school at 2-4 Highfield Road (corner Pacific Highway), which is a property which includes 7 Balfour Street, one of the intact group of Balfour Street Federation Queen Anne style houses.

Source : C29 (KLEP (LC) 2012)



HCA Map (Source : eSpatial Viewer)

2.1 CONTEXT AND NEIGHBOURHOOD CHARACTER - Site Photos







Site (Source : NSW Spatial Services - Explorer)









Image 01: *Streetscape along Balfour st (towards East)*

Image 02: *Streetscape along Balfour st (towards West)*

Image 03: *19 Balfour St*

Image 04: *21 Balfour St*

Image 05: *22 Balfour St*

Image 06: *25 Balfour St*

2.1 CONTEXT AND NEIGHBOURHOOD CHARACTER - Site Analysis



Principle 1: Context and neighbourhood character

*Good design r**esponds and contributes to its contex**t. 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 neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

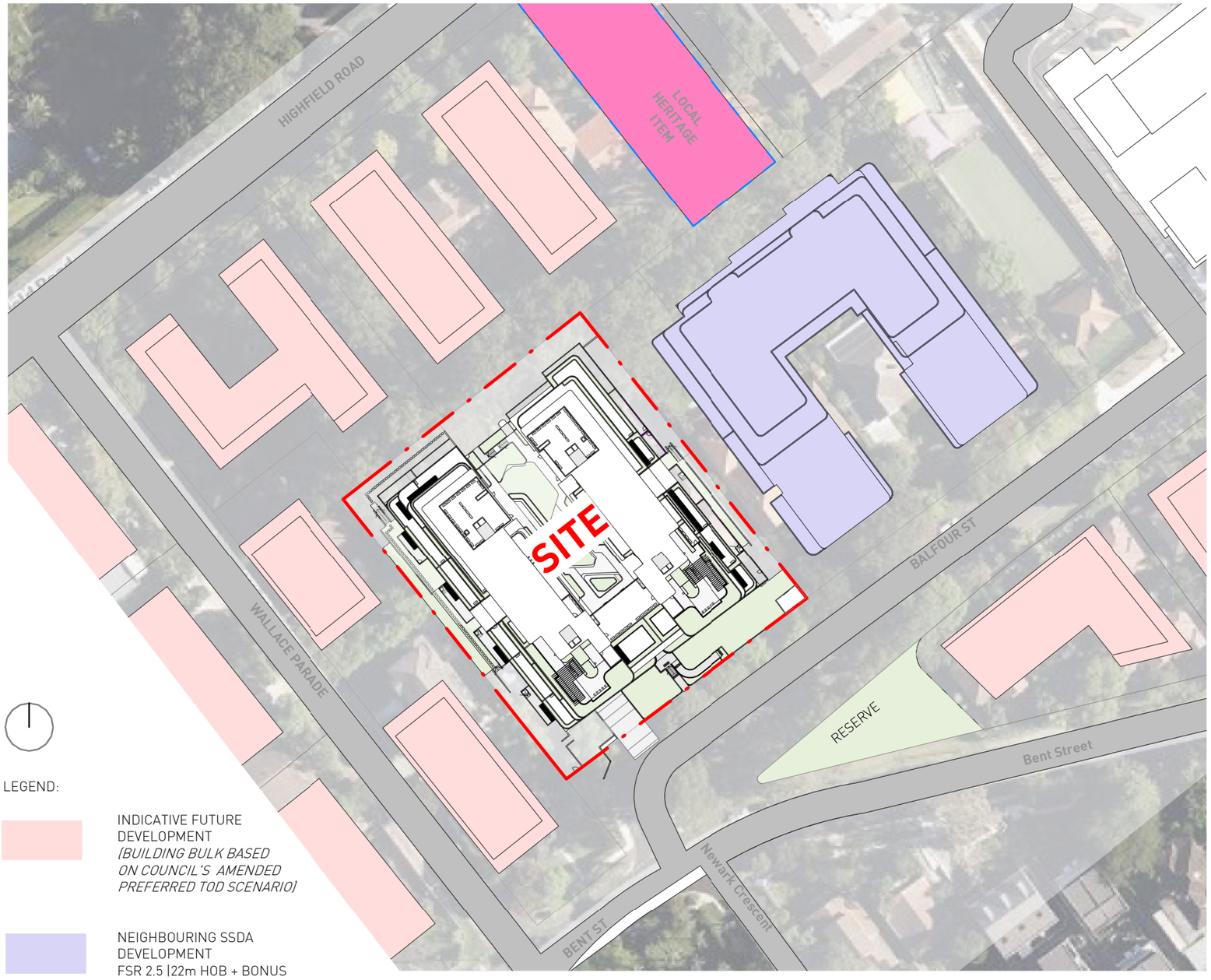
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The proposal aims to embrace a thoughtfully designed built environment, landscape and a communal experience that not only reflects the envisioned future character of the area but also fosters a strong sense of community and well-being.

By situating the buildings within a lush, well-landscaped environment, the development can enhance visual appeal and environmental quality.

The architectural design tries to respond sensitively to the site's natural slope, creating a dynamic form with certain parts stepping down to a different ground level. This approach not only respects the topography but also contributes to a more harmonious and contextually integrated built form.

2.1 CONTEXT AND NEIGHBOURHOOD CHARACTER - Future Context

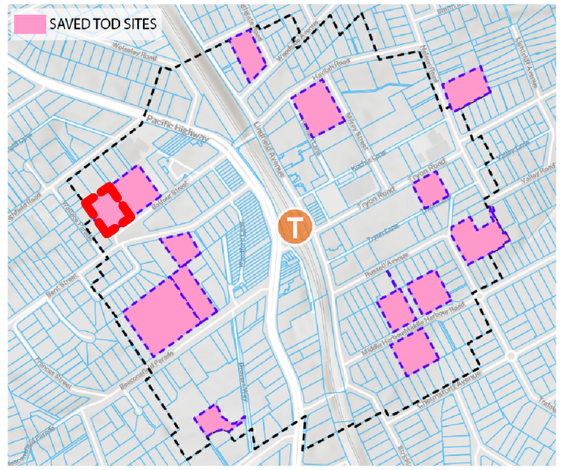


LEGEND:

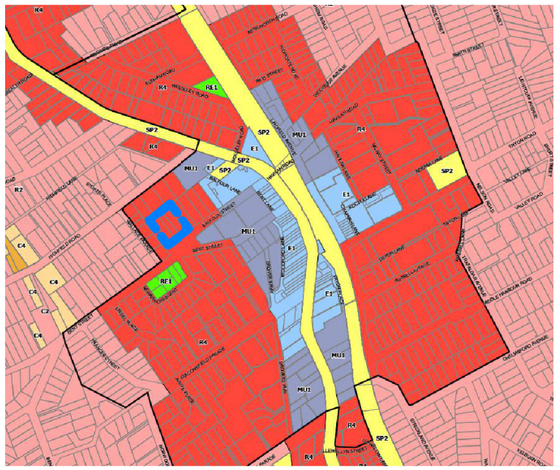
INDICATIVE FUTURE DEVELOPMENT
(BUILDING BULK BASED ON COUNCIL'S AMENDED PREFERRED TOD SCENARIO)

NEIGHBOURING SSDA DEVELOPMENT
FSR 2.5 |22m HOB + BONUS

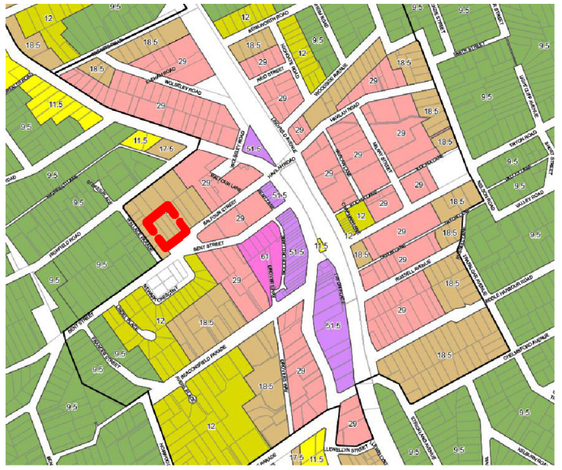
The plan above provides an indicative representation of the future context surrounding the site. It illustrates the proposed development along with the indicative building envelopes of adjacent properties. These neighbouring building envelopes are based on the council's proposed amended preferred TOD scenario and lodged State Significant Development Application (SSDA).



Map of Saved TOD Sites under SSDA Pathway (Source : eSpatial Viewer)

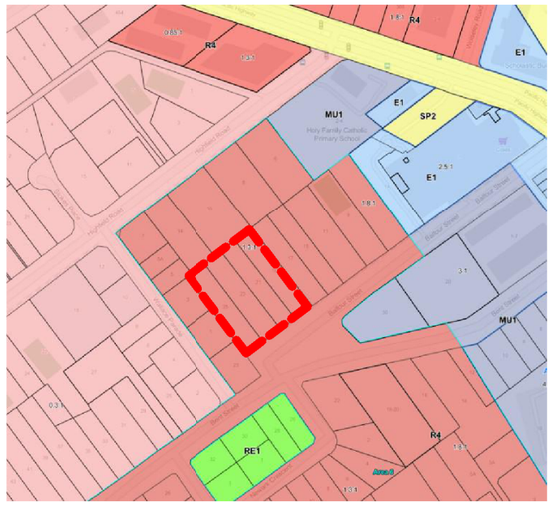


Zoning Map *(source: Ku-ring-gai Council Website / Planning and Development / Changest to NSW Government policy / Transport Oriented Development/ TOD Alternative LEP Maps (05 June 2025))*

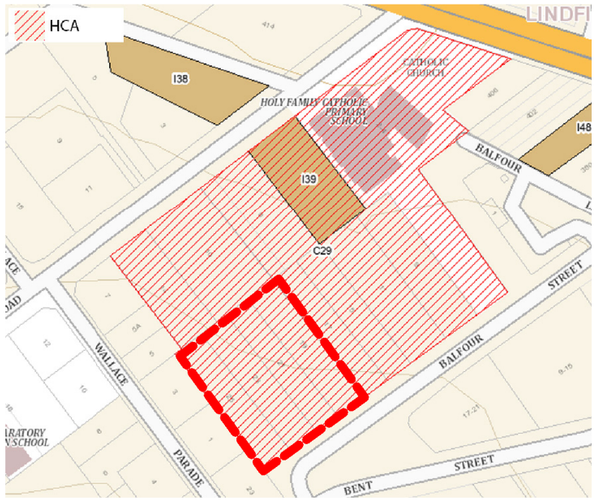


HOB Map *(source: Ku-ring-gai Council Website / Planning and Development / Changest to NSW Government policy / Transport Oriented Development/ TOD Alternative LEP Maps (05 June 2025))*

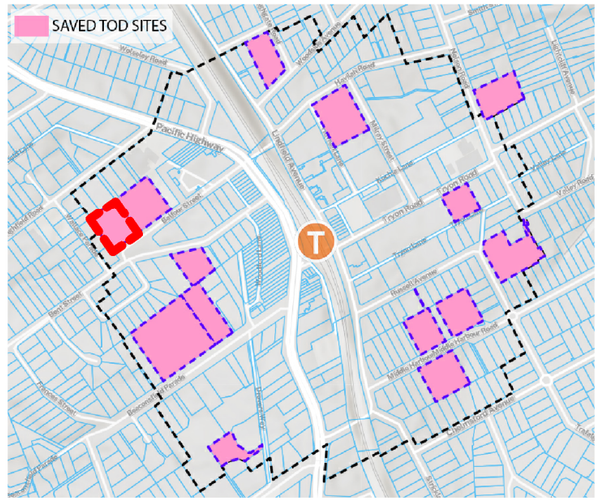
2.1 CONTEXT AND NEIGHBOURHOOD CHARACTER - Planning Controls



FSR Map (Source : Kuring gai council Online map viewer)



HCA Map (Source : eSpatial Viewer)



Map of Saved TOD Sites under SSDA Pathway (Source : eSpatial Viewer)

LEP CONTROLS

The information presented below provides a comprehensive overview of the planning controls and development regulations that apply specifically to the proposed site, as outlined in the Ku-ring-gai Council Local Environmental Plan 2015, which serves as the primary statutory framework guiding land use, zoning, and development within the local government area.

ZONING :	R4 High Density Residential
HEIGHT OF BUILDING :	18.5m
FLOOR SPACE RATIO:	1.3 : 1
HERITAGE :	Within Balfour street/ Highfield Road HCA

DCP CONTROLS

The information presented below shows further planning controls based on Kuringai Council Development Control Plan

SITE COVERAGE :	30% min
DEEP SOIL AREA :	50%
COMMUNAL OPEN SPACE:	10%
SETBACKS (Multi Res):	
Street :	10m
Side and Rear :	6m (up to 4th lvl)
	: 9m (from 5th lvl)

DCP CONTROLS - DEVELOPMENT WITHIN HCA's

FRONT AND SIDE SETBACKS:	Maintain streetscape pattern

TOD CONTROLS

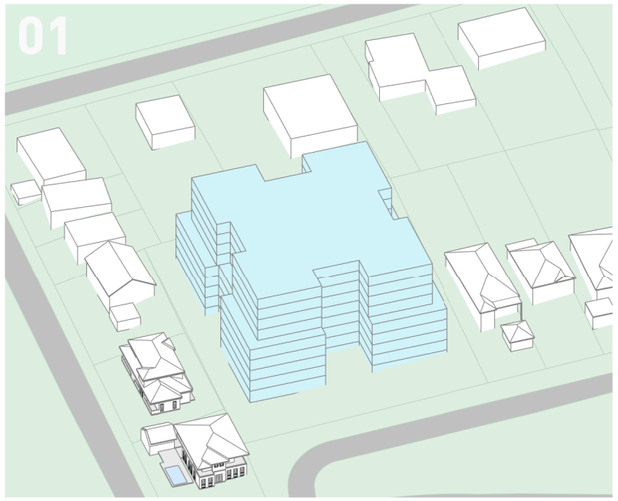
The site is classified and saved as a TOD site thru SSDA Pathway . The controls below can apply to this site:

HEIGHT OF BUILDING :	22m
FLOOR SPACE RATIO:	2.5 : 1
AFFORDABLE HOUSING:	2% of proposed GFA

AFFORDABLE HOUSING BONUS

HEIGHT OF BUILDING (30% bonus) :	28.6m
FLOOR SPACE RATIO(30% bonus):	3.25 : 1
AFFORDABLE HOUSING:	15% of proposed GFA

2.2 BUILT FORM AND SCALE

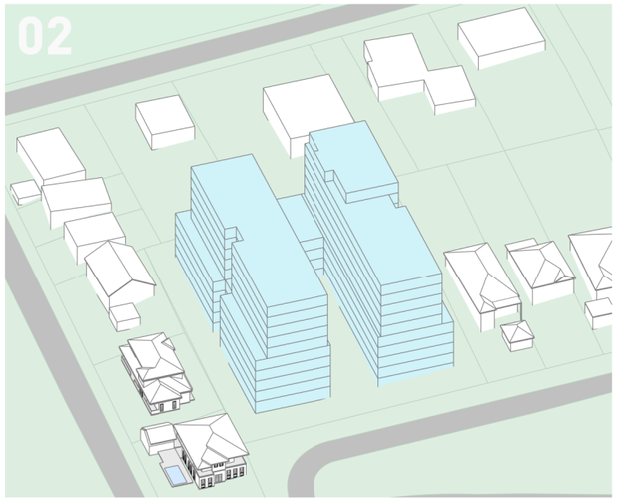


OPTION 1

Determination of Setbacks (DCP)

Introduce central articulations

Generate Floorplate captalizing yield

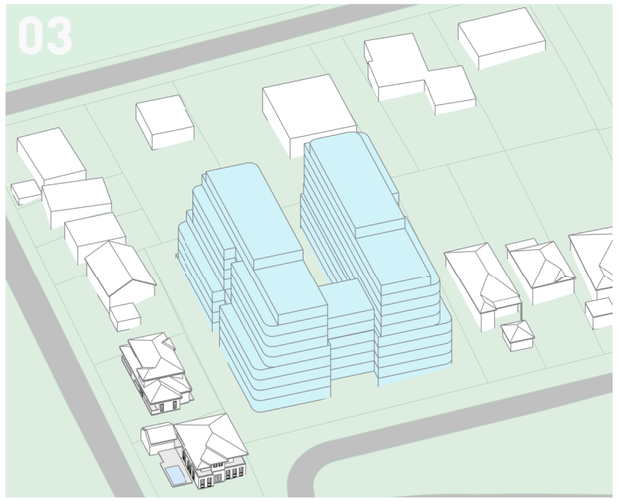


OPTION 2

Rationalize building depth, increase height

Improve mass perception from the steet

Finesse street setbacks

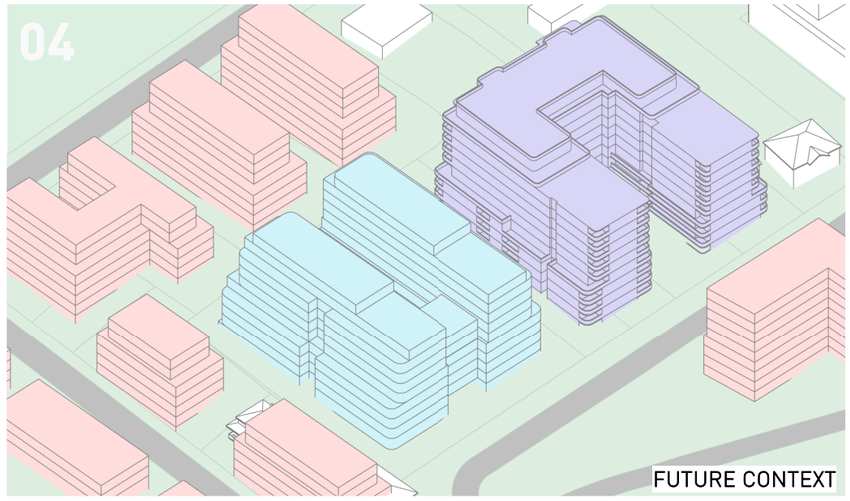


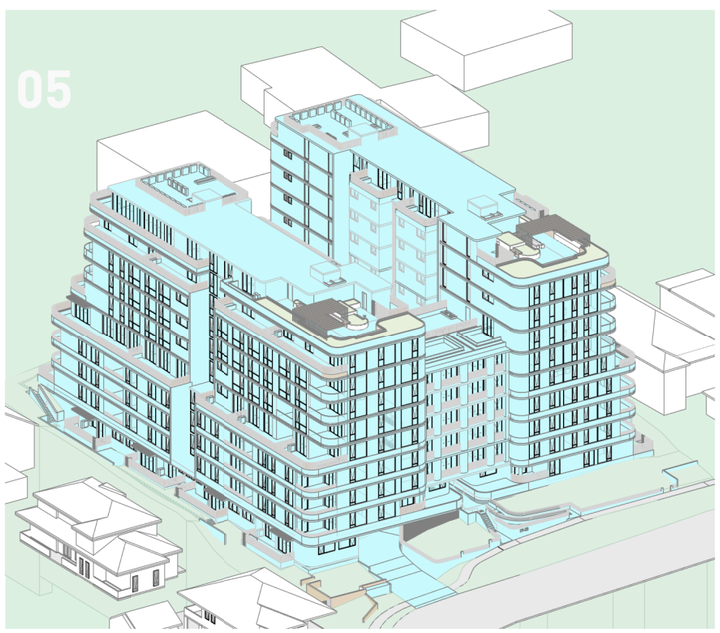
OPTION 3

Optimize solar access

Create a central focal point

Soften pivotal corners





FURTHER SCULPTING

Balconies on corners to further reduce percieved bulk

Establish central focal point with building elements

Slab edge details, spandrels that break down towering mass of the building

Principle 2: Built form and scale

*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.

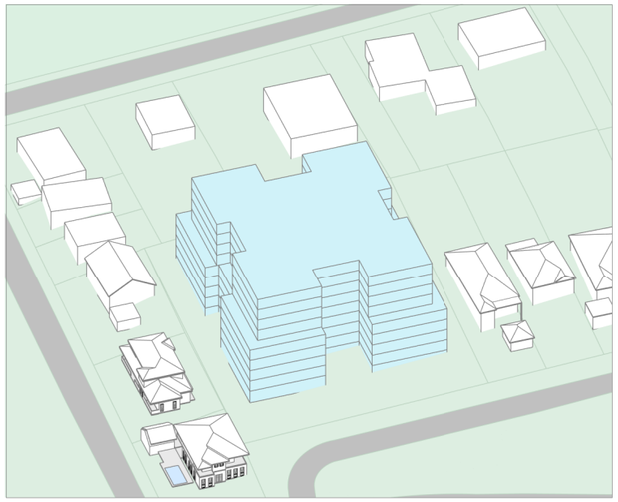
***Appropriate built form defines the public domain**, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

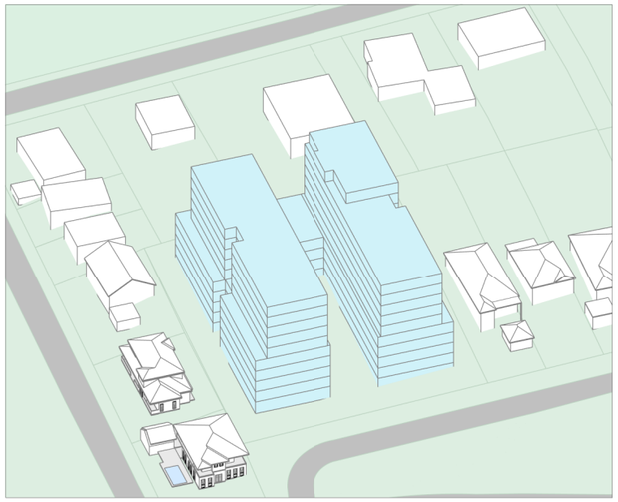
The building form has been carefully designed to respond to the site's topography and surrounding context. On Balfour Street, the driveway is strategically positioned on the lower side of the site, away from existing public domain trees. This location was identified through site analysis as the most suitable access point, allowing vehicles to enter at the lower ground level. The proposal includes the replacement of the existing deteriorated bitumen footpath and driveway ramps with a new, compliant pedestrian pathway and integrated landscape elements, enhancing both safety and visual amenity.

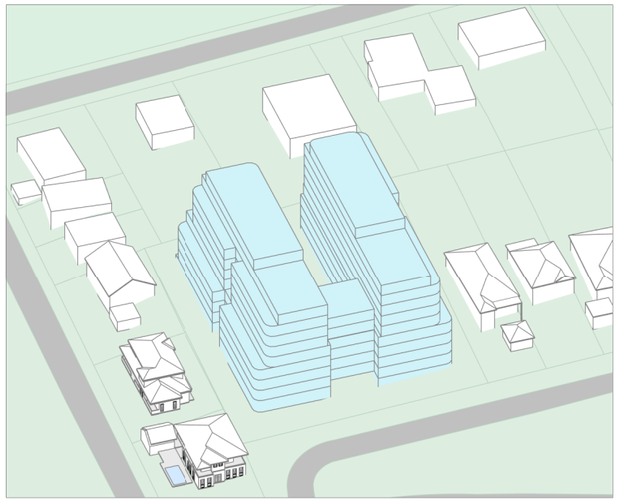
The building elevations present a high-quality architectural expression to the street frontages. The façades are thoughtfully composed, featuring articulated elements, stepped massing, and generous balconies that contribute to a visually engaging and well-proportioned streetscape. The use of varied materials, depth, and integrated landscaping enhances the architectural character and supports a strong urban presence, while maintaining a human scale at street level.

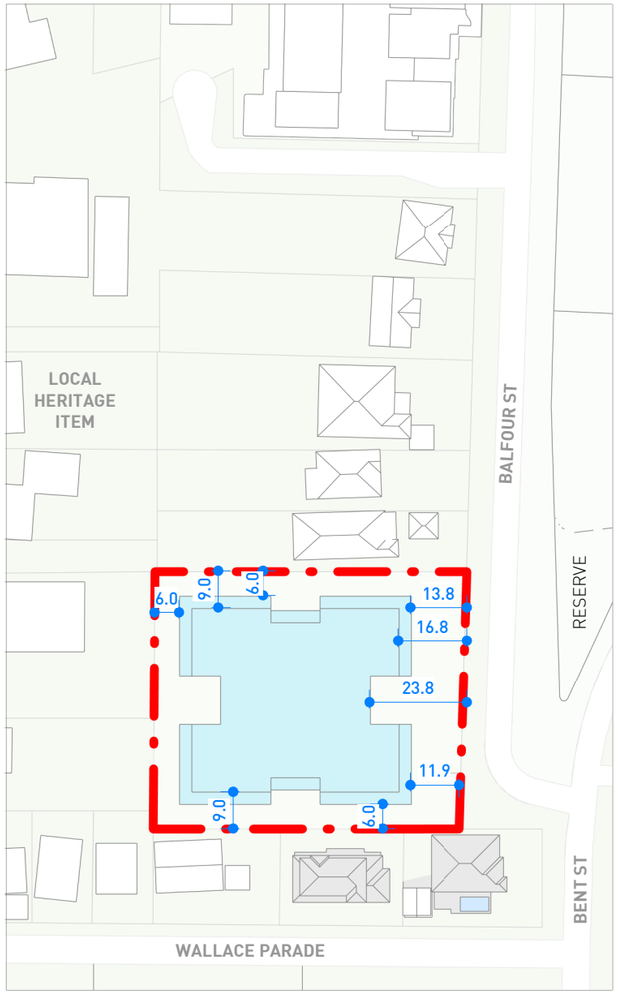
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2.2 BUILT FORM AND SCALE - Massing Study

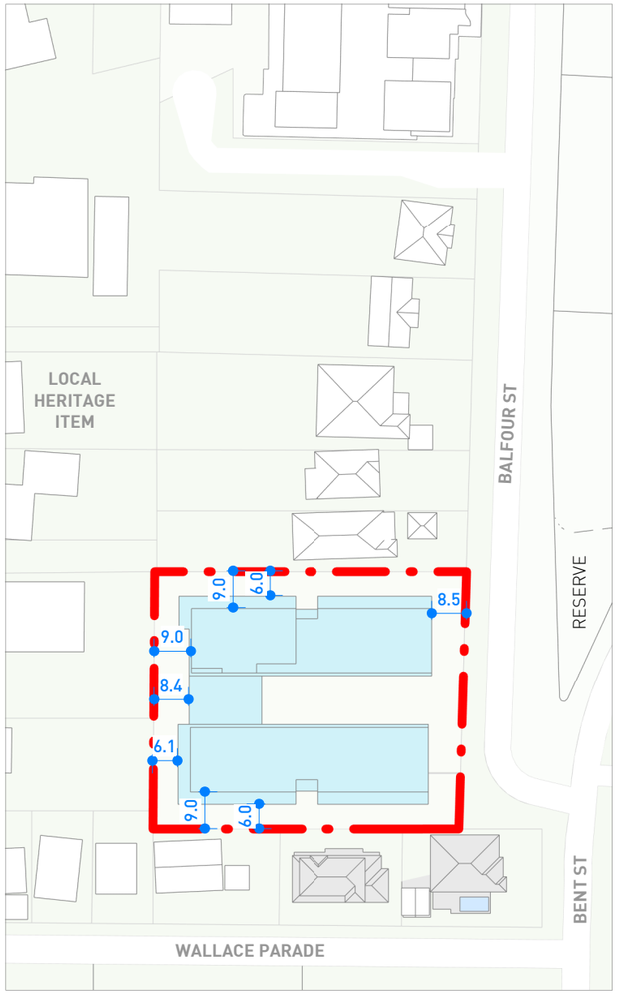




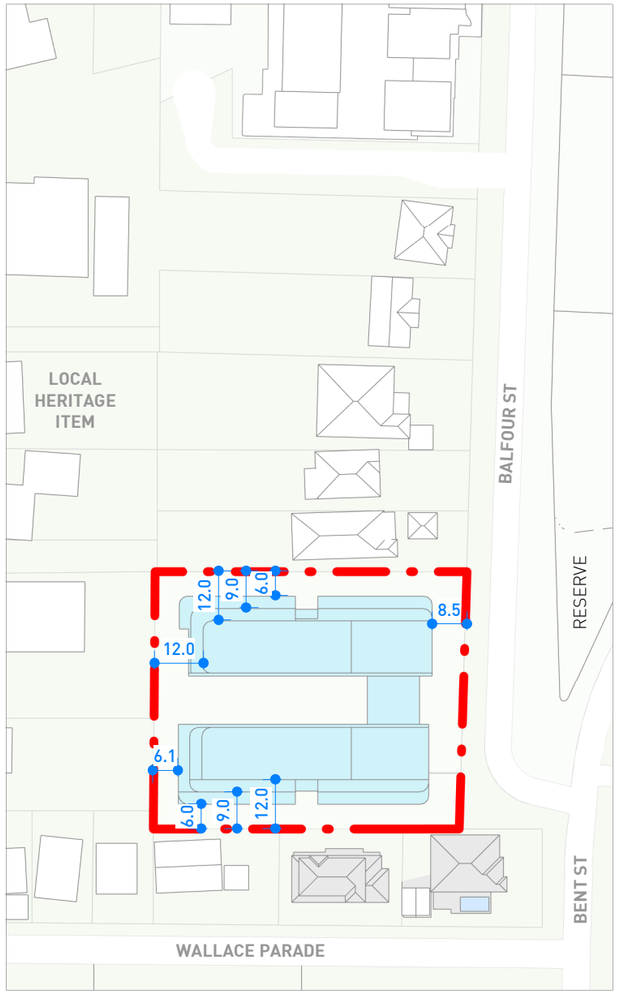




OPTION 1



OPTION 2



OPTION 3 (PREFERRED)

GILES TRIBE

OPTION 1

Pros: Compliant Height

Front setback as per existing Streetscape

Compliant ADG setbacks

Cons: Excessive Bulk and scale

Sub optimal Solar Access

Sub optimal Cross Ventilation

Compatibility with future built environment

OPTION 2

Pros: Adequate Bulk and Scale

Optimized building depth

Compliant Solar and Cross Ventilation

Larger Landscape area

Cons: Building height Breach

Non compliant DCP street Setback

OPTION 3 (PREFERRED)

Pros: Improved Solar Access to Landscape area and Courtyard area

Better percieved mass at corners

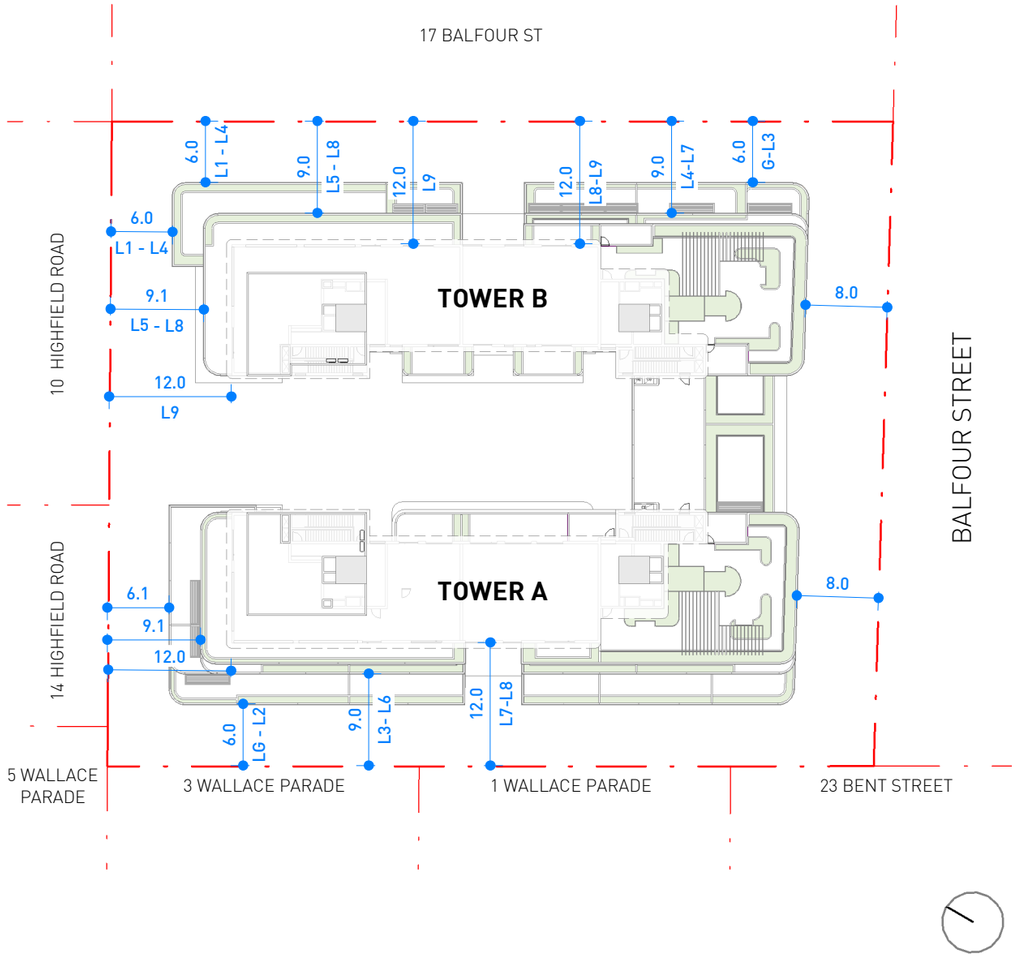
Better Security for Private courtyard

Protected rear Neighbouring Vegetation

Cons: Building height Breach

Non compliant DCP street Setback

2.2 BUILT FORM AND SCALE - Setback Review



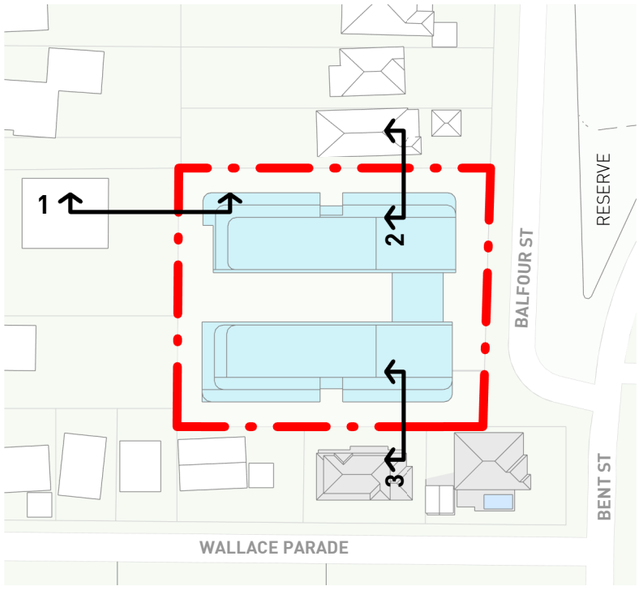
Setback Configuration

The proposed design presents a refined building form that responds to site conditions and has been informed by detailed studies undertaken in consultation with DPHI. The arrangement of setbacks and built form has been shaped to improve spatial separation, reduce perceived bulk, and respect the site's varied topography.

Tower A is positioned on the lower-lying portion of the site, and its setbacks have been designed to ensure an appropriate transition in scale. The southwestern façade incorporates a 9-metre setback at Level 3 and 12-metre setbacks at Levels 7 and 8, providing increased separation and mitigating visual bulk as the building rises from this lower elevation.

For Tower B, the northeastern façade responds directly to the sloping landform. At Level 4, the proposal includes a 6-metre setback at the northern corner and a 9-metre setback at the southern corner. A similar configuration is applied at Level 8, where setbacks increase to 9 metres and 12 metres, respectively, strengthening the built form transition along the slope.

2.2 BUILT FORM AND SCALE - Building Separation

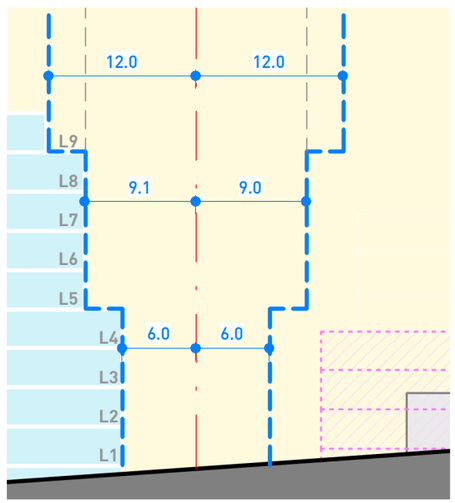


Building Separation and Setbacks

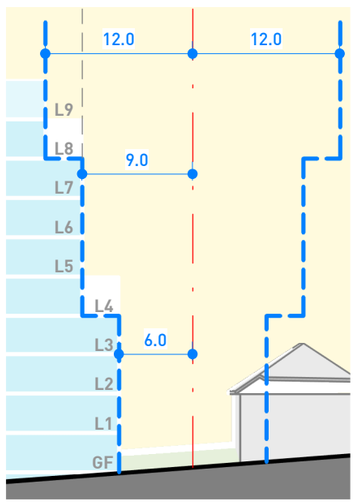
The proposed building separation is partially compliant with the setbacks outlined in the ADG. A compliant 6-metre side setback is provided up to the fourth storey, with 9 to 12 meters on the levels above.

LEGEND:

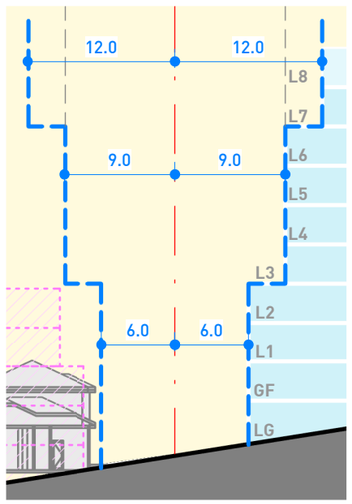
- PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- INDICATIVE FUTURE DEVELOPMENT (COUNCIL'S AMENDED PREFERED TOD SCENARIO)
- ADG BUILDING SEPARATION LINE



SECTION 1



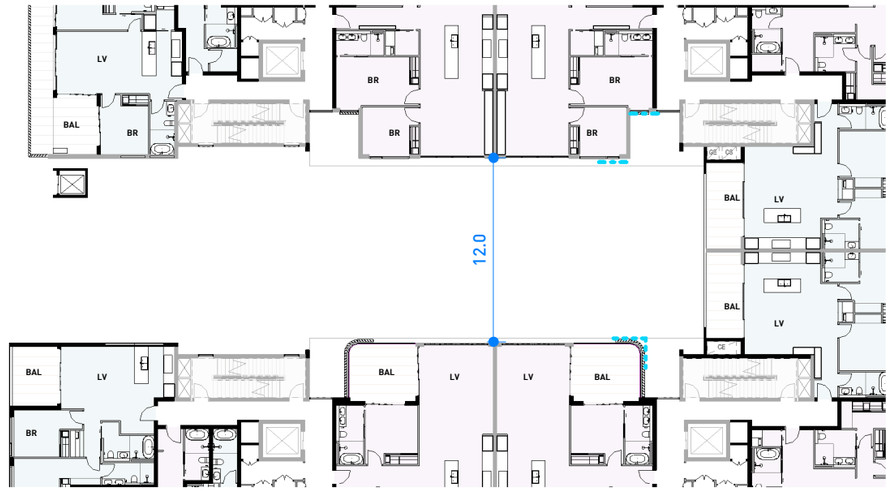
SECTION 2



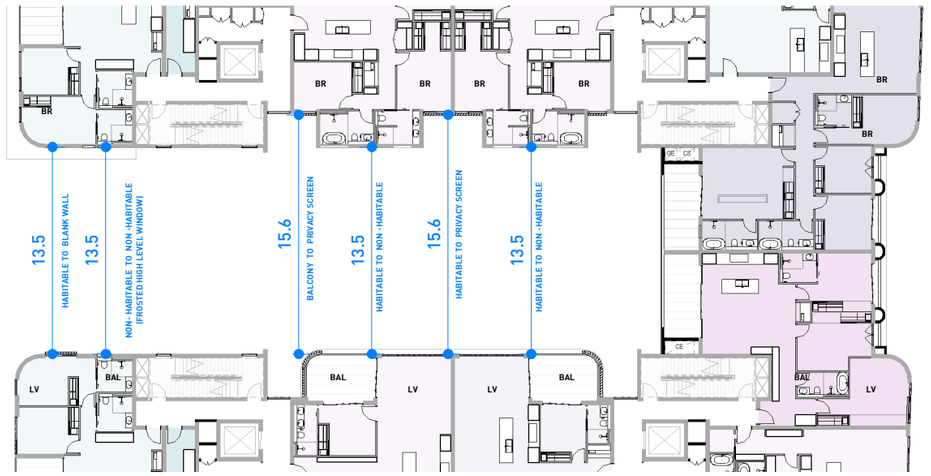
SECTION 3

SEPARATION DISTANCES OF COURTYARD FACING UNITS

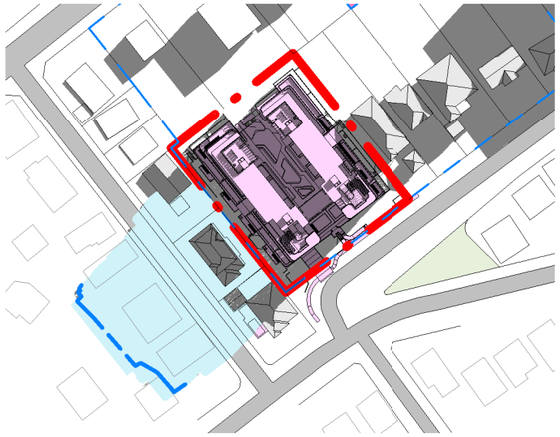
Typical Ground Level to Level 3



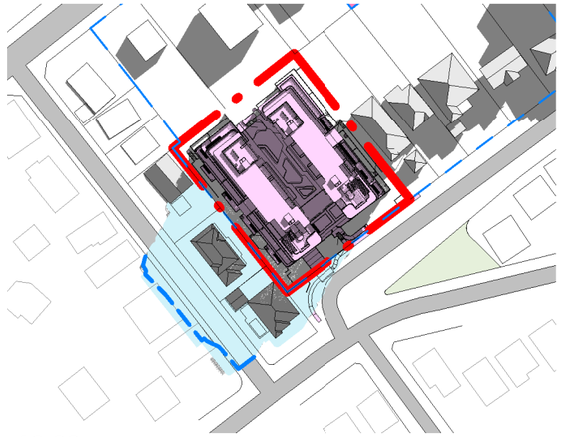
Typical from Level 4 to above



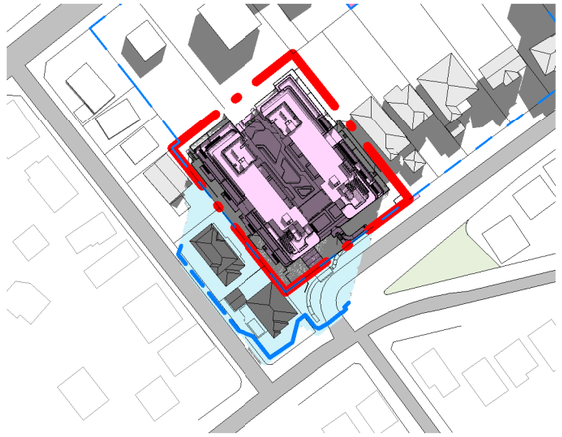
2.2 BUILT FORM AND SCALE - Shadow Diagram



9.00



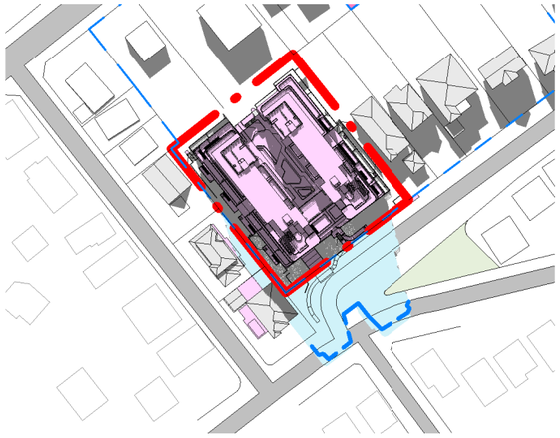
10.00



11.00



12.00



13.00



14.00



15.00

AREA OF PROPOSED SHADOWS PROJECTING OUTSIDE THE SITE BOUNDARY

COMPLIANT BUILDING HEIGHT SHADOW
TOD + AFFORDABLES

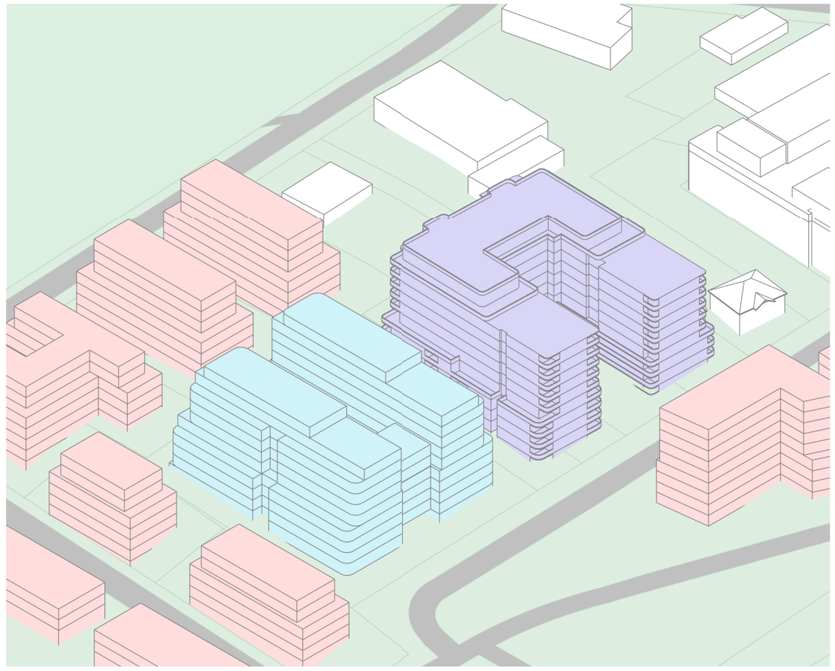
Note : June 21 shadows reflected on diagrams | Shadow cast on approximate Ground Level

Despite the scale of the development, neighbouring buildings continue to receive sufficient winter solar access. Buildings to the west benefit from at least two hours of sunlight between 1:00 pm and 3:00 pm. Meanwhile, buildings to the south, along Bent Street, are only affected by overshadowing around 3:00 pm.

For further information regarding overshadowing on neighbourin buildings 1 Wallace Parade and 23 Bent Street, see DA580

For overshadowing information on nearby coucil reserve, see DA581

2.2 BUILT FORM AND SCALE - Potential Future Development



INDICATIVE FUTURE DEVELOPMENT ON NEIGHBOURING SITES
(BASED ON COUNCIL's AMENDED PREFERED TOD SCENARIO)

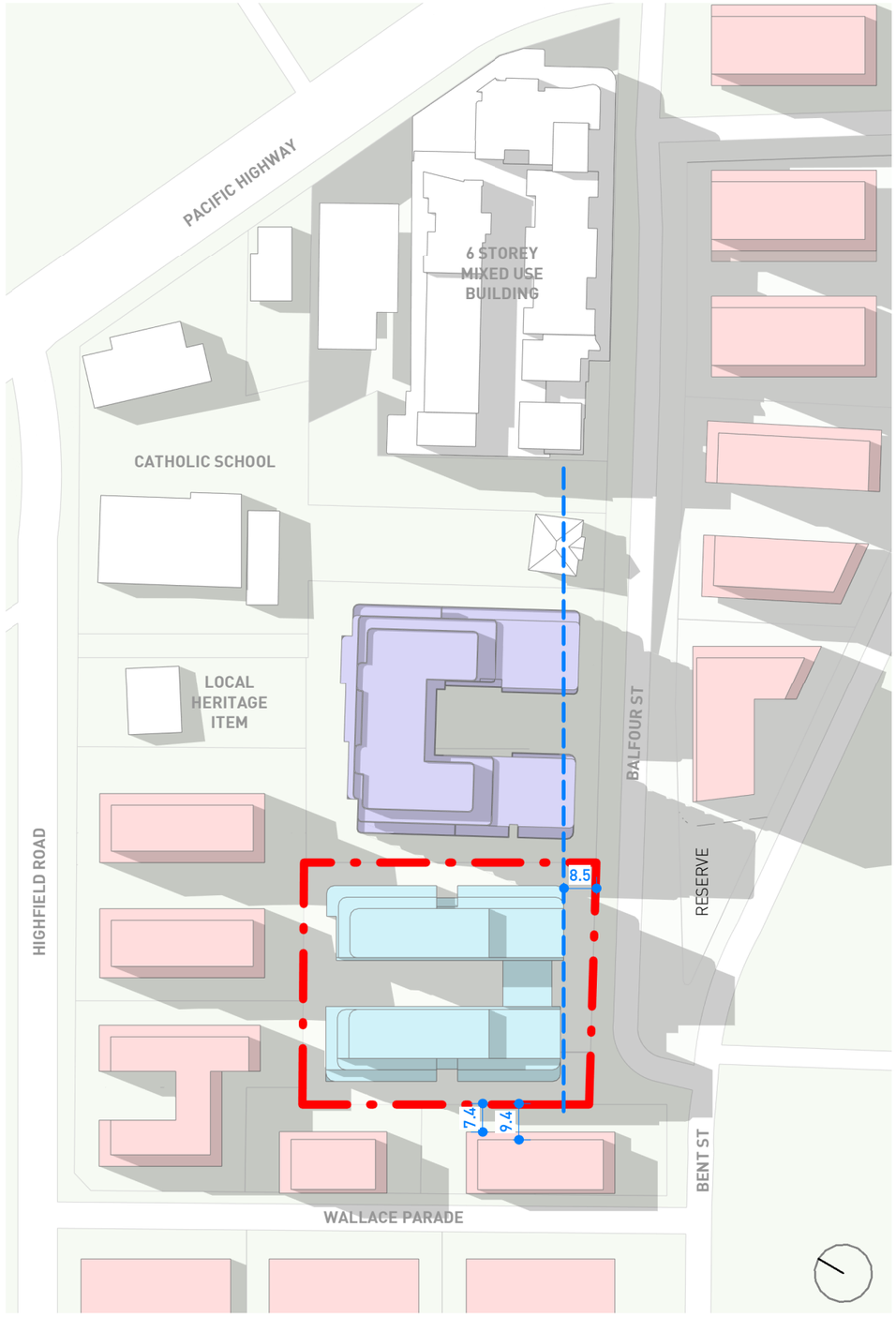
The proposed development establishes a forward-looking urban design benchmark by incorporating a front setback that can facilitate the planting and long-term growth of large canopy trees. The integration of substantial landscaping within the front setback also reinforces the visual continuity of the streetscape and aligns with the DCP's guidance on streetscape character and environmental responsiveness,

Despite being less than the prescribed front setback requirement in the DCP, this design approach is consistent with Council's emphasis on enhancing the natural landscape character and maintaining the leafy streetscape that defines the Ku-ring-gai area.

This sets a positive precedent for future developments in the precinct, demonstrating a commitment to high-quality, environmentally sensitive urban design.

LEGEND:

- PROPOSED DEVELOPMENT
- INDICATIVE FUTURE DEVELOPMENT *(BUILDING BULK BASED ON COUNCIL'S AMENDED PREFERRED TOD SCENARIO)*
- NEIGHBOURING SSDA DEVELOPMENT FSR 2.5 |22m HOB + BONUS



INDICATIVE FUTURE STREET SETBACK SCENARIO ALONG BALFOUR ST

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or ***desired future character*** *of the street and surrounding buildings.*

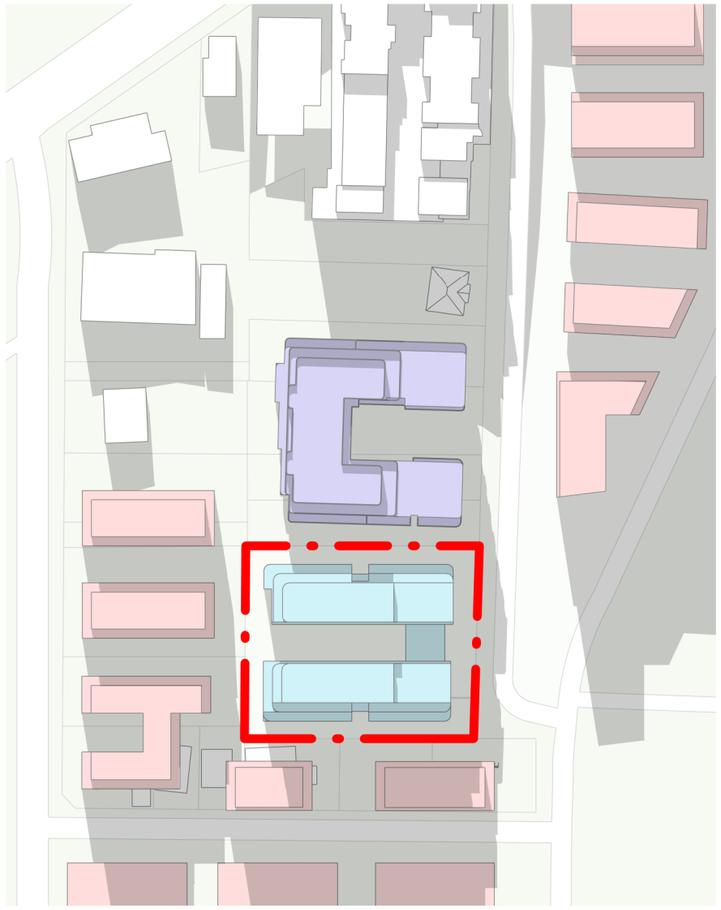
Good design also achieves an appropriate built form for a site and the building s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

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.

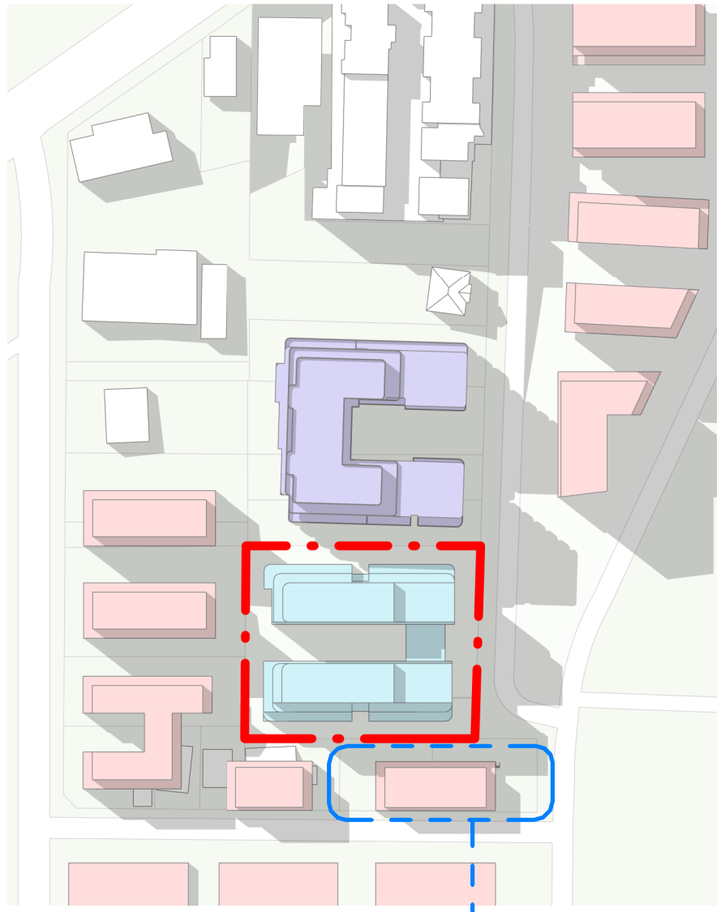
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Although the site adjoins smaller-scale dwellings, the proposed built form and scale are consistent with the desired future character of the locality. The development aligns with the strategic intent of the Transit-Oriented Development (TOD) planning controls and adheres to the design principles set out in the Apartment Design Guide (ADG), achieving a built form that is both contextually appropriate and forward-looking.

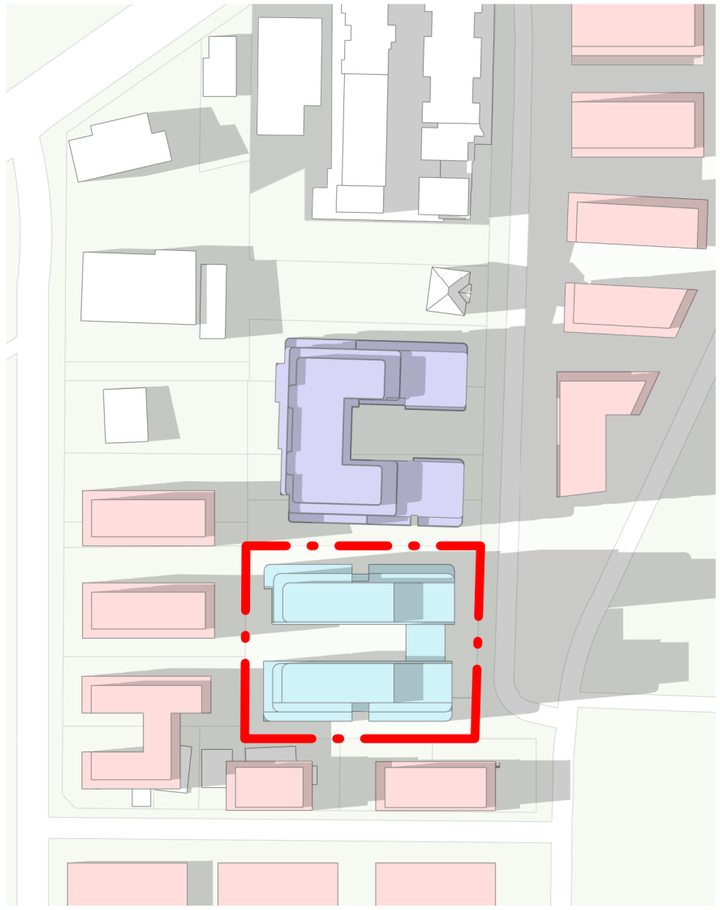
2.2 BUILT FORM AND SCALE - Future Development Shadows



9.00



12.00



15.00

LEGEND:

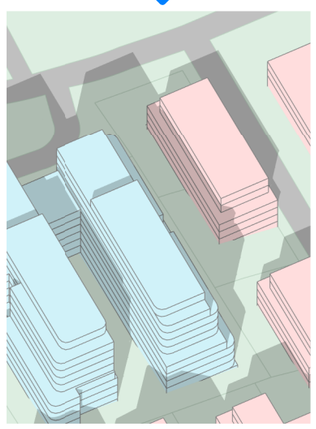
PROPOSED DEVELOPMENT

INDICATIVE FUTURE DEVELOPMENT
(BUILDING BULK BASED ON COUNCIL'S AMENDED PREFERRED TOD SCENARIO)

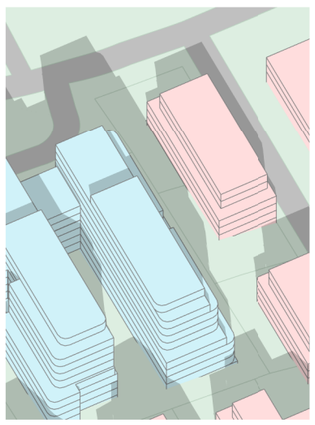
NEIGHBOURING SSDA DEVELOPMENT
FSR 2.5 I22m HOB + BONUS

SOLAR ACCESS AT POTENTIAL DEVELOPMENT : 23 BENT ST

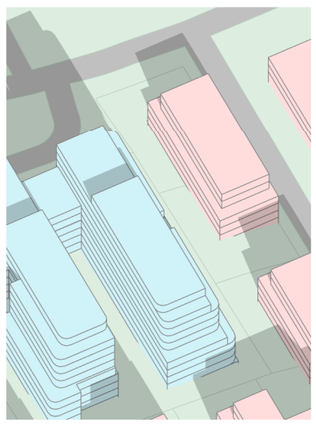
While the proposed building results in some morning overshadowing of the adjacent future development site, solar access is progressively restored from midday onwards. The north-east façade of the future development receives direct sunlight beginning at approximately 12:00 pm, with solar exposure peaking around 2:00 pm and continuing through to 3:00 pm.



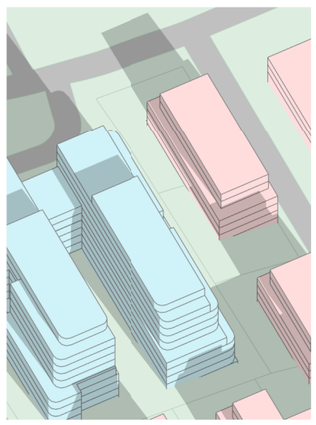
12.00



13.00



14.00



15.00

The proposed development has been thoughtfully designed to minimise potential overshadowing impacts on surrounding sites, including those identified for future development. The building form and orientation have been carefully considered to support the ability of neighbouring properties to achieve compliant solar access.

In particular, the proposal considers that future developments on adjacent sites receive a minimum of two hours of direct sunlight to key living areas during the midwinter period, between 9:00 am and 3:00 pm, in accordance with applicable planning controls.

2.3 DENSITY

Principle 3: Density

*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

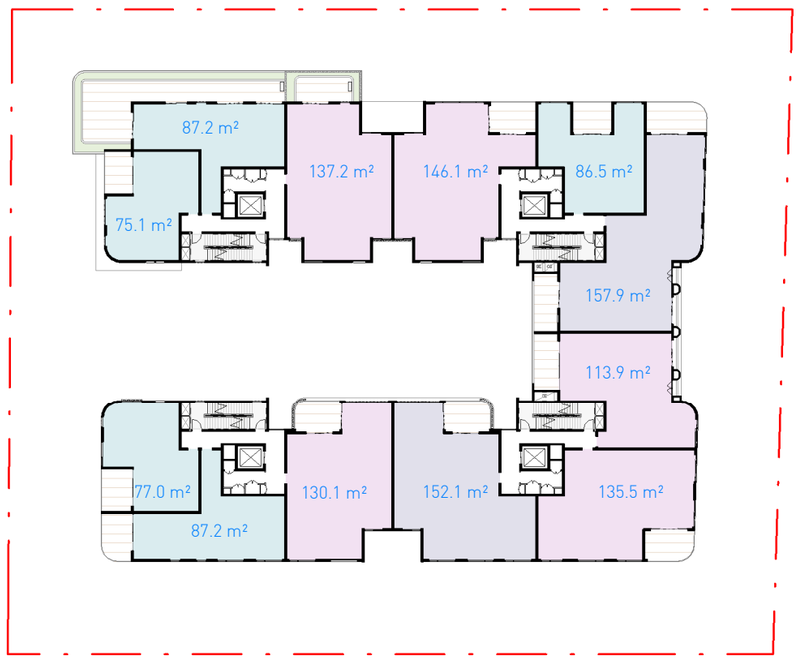
The proposed development has been designed to address the growing demand for larger, family-oriented dwellings, particularly from local residents looking to upsize from smaller apartments. Feedback from nearby real estate agents indicates that most prospective purchasers are expected to be local owner-occupiers.

The surrounding neighbourhood currently consists largely of one- and two-bedroom apartments, along with older single detached houses. In this context, the introduction of a predominantly 3-bedroom and 2-bedroom unit mix will broaden the available housing choice and better meet the needs of families and larger households in the area.

The generous apartment layouts are well-suited to family living, supported by the site's proximity to numerous schools and educational facilities. Residents will also benefit from convenient access to shops, services, and public transport, providing excellent connectivity to daily amenities.

Replacing the existing four detached dwellings with a higher-density residential development that includes affordable housing will make a meaningful contribution to local housing supply. This uplift is particularly important in light of the current national housing shortage and aligns with broader planning goals to deliver more diverse, well-located, and attainable housing options within established urban areas.





UNIT MIX (120 TOTAL UNITS)

	4 Bedroom Unit	Count :	09x (7.50%)
	3 Bedroom Unit	Count :	56x (46.7%)
	2 Bedroom Unit	Count :	55x (45.8%)

Apartmet size:

The most of the proposed apartment sizes significantly exceed the minimum internal area requirements outlined in the NSW Apartment Design Guide (ADG), offering enhanced residential amenity. The percentage increases are as follows:

2-Bedroom Apartments

Proposed Range: 75.1 m² to 114.5 m²
ADG Minimum: 70 m²
Increase: 7.29% to 63.57%

3-Bedroom Apartments

Proposed Range: 105.2 m² to 156.2 m²
ADG Minimum: 90 m²
Increase: 16.89% to 73.56%

4-Bedroom Apartments

Proposed Range: 152.1 m² to 177.4 m²
ADG Minimum (3br +12 sqm): 102 m²
Increase: 49.12% to 73.92%

2.4 SUSTAINABILITY

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability 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 building fully complies with the minimum requirements of the Apartment Design Guide (ADG) for both solar access and natural cross ventilation. Over 88.7% of the apartments are naturally cross-ventilated, and 70% receive a minimum of two hours of direct sunlight to their private open space and living areas during mid-winter. Furthermore, 70% of affordable housing units meet the non-discretionary standard of mid-winter solar access to both living areas and private open spaces.

The building has been designed to meet or exceed BASIX energy efficiency requirements. It incorporates high levels of insulation, energy-efficient lighting and appliances, and a rainwater harvesting system for reuse in irrigation and other non-potable applications. A generous 31% of the site is allocated to deep soil zones, supporting stormwater infiltration and reducing surface runoff.

Centralised building services have been integrated to enhance operational efficiency. The proposal includes the installation of solar photovoltaic (PV) panels on the inaccessible roof areas of the building. This design decision significantly enhances the sustainability performance of the development by utilizing otherwise unused roof space to generate clean, renewable energy.

SUSTAINABILITY FEATURES

The proposed development demonstrates a strong commitment to sustainability through a range of integrated design strategies that promote environmental performance, resident well-being, and long-term economic efficiency. Key sustainability features include:



1. Solar Access

70% of all units achieve the minimum 2 hours of direct solar access in mid-winter, enhancing natural lighting and reducing the need for artificial heating and lighting. 70% of affordable housing units exceed this benchmark, achieving the required solar access, supporting energy equity and comfort for lower-income residents.



2. Natural Cross Ventilation

88.7% of all units are designed to support natural cross ventilation, significantly improving indoor air quality and reducing reliance on mechanical cooling. 67% of affordable units also benefit from cross ventilation, ensuring healthy and comfortable living environments across all housing types.



3. Passive Thermal Design

The building achieves a high NatHERS rating of 8.9, reflecting excellent thermal performance through passive design strategies such as optimal orientation, insulation, and window placement.
This reduces operational energy demand for heating and cooling, lowering both environmental impact and utility costs for residents.



4. Energy Efficiency

All units will be equipped with energy-efficient appliances in accordance with BASIX requirements, further reducing energy consumption and greenhouse gas emissions. EV-ready parking bays support the transition to electric vehicles, future-proofing the development and encouraging low-emission transport.



5. Renewable Energy Integration

The design includes provision for solar panels on unaccessible roof areas, maximizing the use of available space to generate clean, renewable energy and reduce grid dependency.



6. Water Conservation

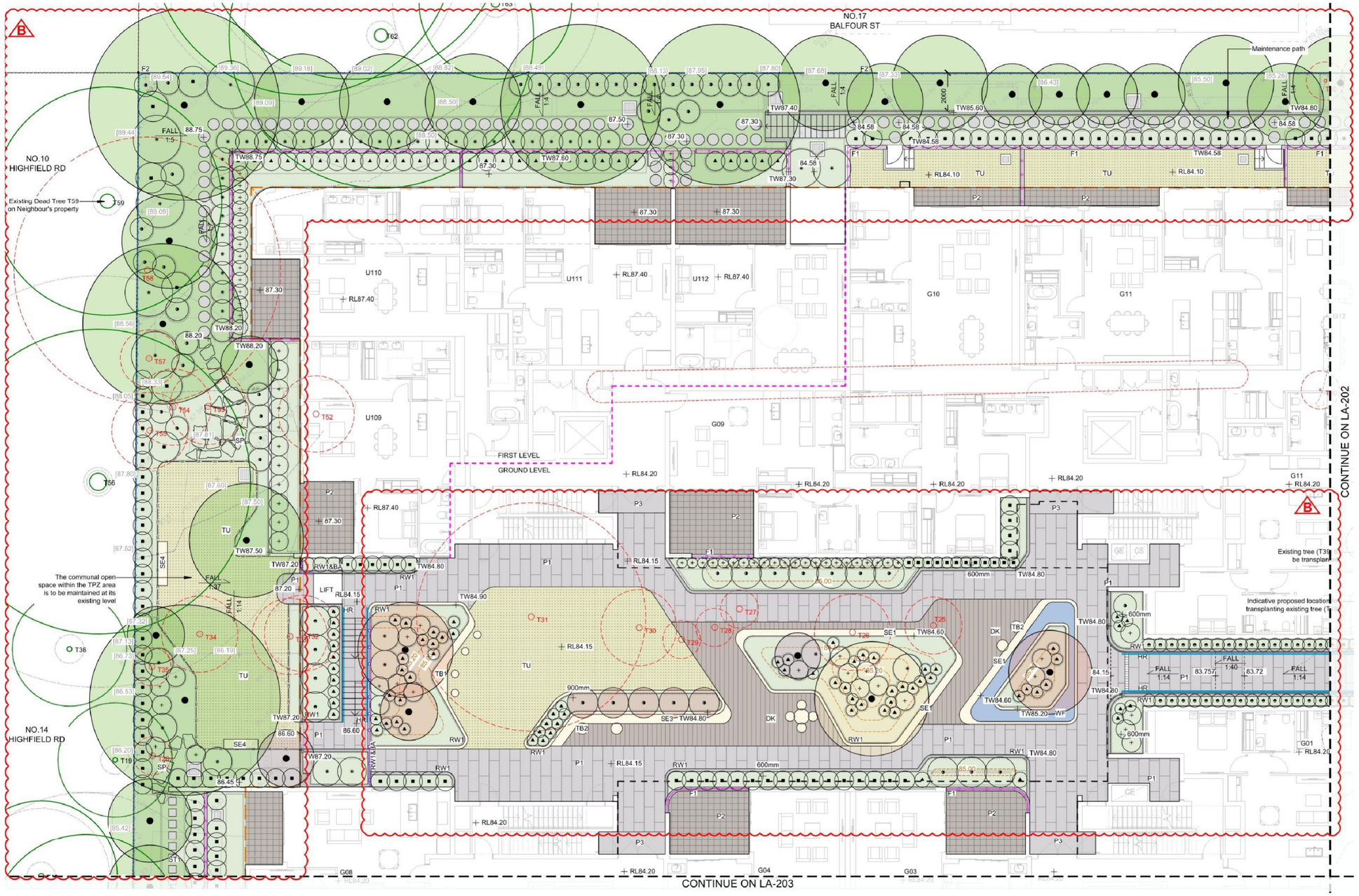
A rainwater collection system is integrated into the design, with a rainwater tank located beneath the driveway. This can support non-potable water uses such as irrigation and toilet flushing, conserving potable water resources.

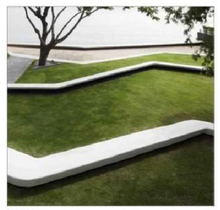


7. Naturally Ventilated Common Areas

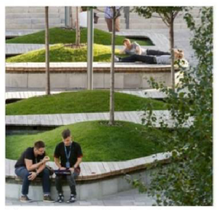
Lift lobbies are naturally ventilated, reducing the need for mechanical ventilation and improving indoor air quality in shared spaces.

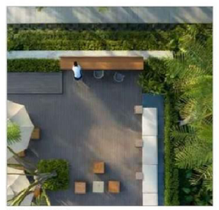
2.5 LANDSCAPE



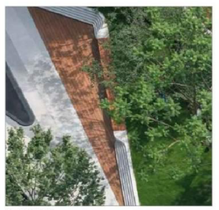

SE1

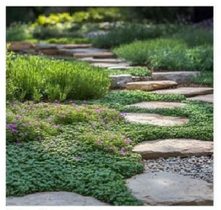

SE4 - Sandstone seating


Mounds garden bed


TB1&TB2


WF


P1&DK


SP - Sandstone pavers

Communal Open Space Landscape plan. (Extract from Studio IZ's Proposed Landscape Drawings LA-201)

Building line mark over Landscape plan *(BY GTA)*

Principle 5: Landscape

Good design recognises 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 neighbourhood.*

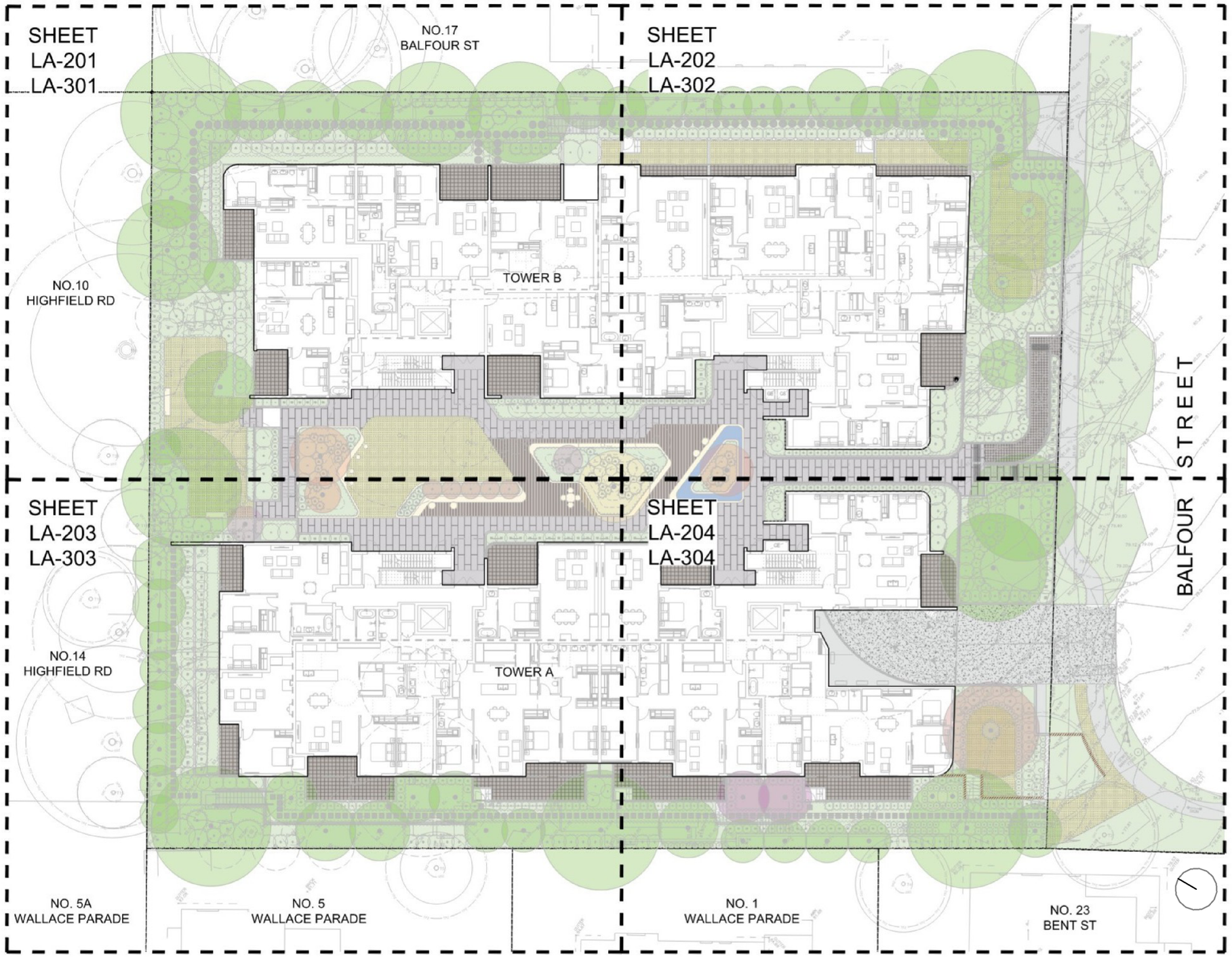
Good landscape design enhances the development s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design ***optimises useability, privacy and opportunities for social interaction, equitable access,*** *respect for neighbours' amenity and provides for practical establishment and long term management.*

The communal open space areas have been thoughtfully designed and are strategically located to receive ample solar access throughout the day and across all seasons. These spaces are easily accessible via level pathways from within the development, ensuring inclusivity and ease of use for all residents. The design accommodates a variety of uses, offering opportunities for quiet relaxation as well as informal social gatherings. All communal areas comply with the required minimum dimensions, gradients, and total area standards.

The communal open space begins at a centrally located courtyard and extends to another communal space at the rear of the site, which benefits from abundant sunlight. Communal roof gardens are also provided on each tower. These areas are equipped with seating/activity areas and are designed to be semi-private—providing a sense of retreat while remaining passively supervised by surrounding apartments, enhancing safety and community interaction.

2.5 LANDSCAPE



Landscape plan. (Extract from Studio IZ's Proposed Landscape Drawings LA-000)

Building line mark over Landscape plan *(BY GTA)*

Principle 5: Landscape

Good design recognises 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 neighbourhood.*

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 optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

. . .

New tree plantings have been carefully selected and positioned to provide shade where needed, without compromising solar access. The number of proposed trees exceeds minimum requirements, contributing to a lush, landscaped setting that enhances the visual and environmental quality of the development.

The planting palette has been tailored to suit the specific context of each area. Along the street frontage, vibrant and lush plantings, including an avenue of trees, help soften the building's scale and enhance the public domain. In internal communal areas, shade-tolerant species have been selected where appropriate, while the rear garden features predominantly local and native species, supporting biodiversity and ecological resilience.

2.6 AMENITY

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving ***good amenity contributes to positive living environments and resident wellbeing.***

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.

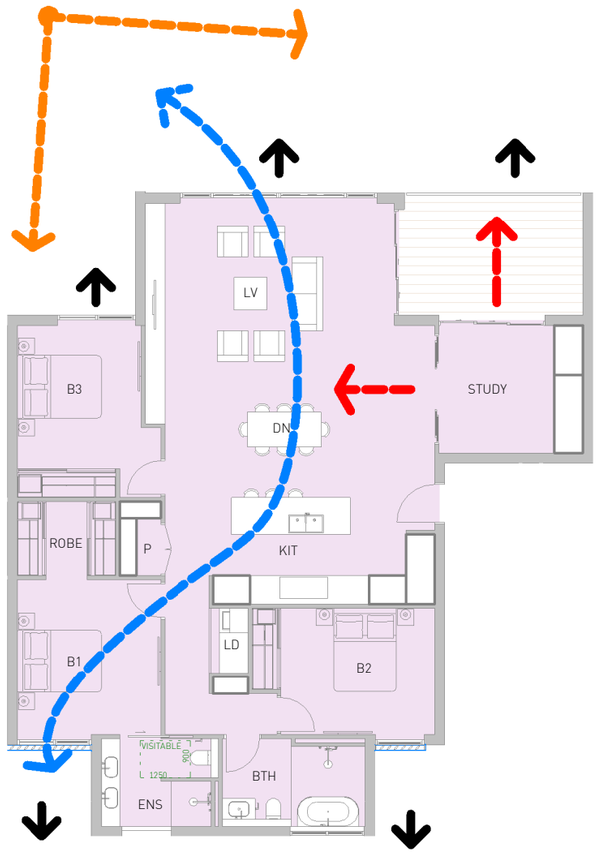
The apartments have been thoughtfully designed to maximise the enjoyment of both indoor and outdoor living spaces, while fully complying with all applicable planning controls.

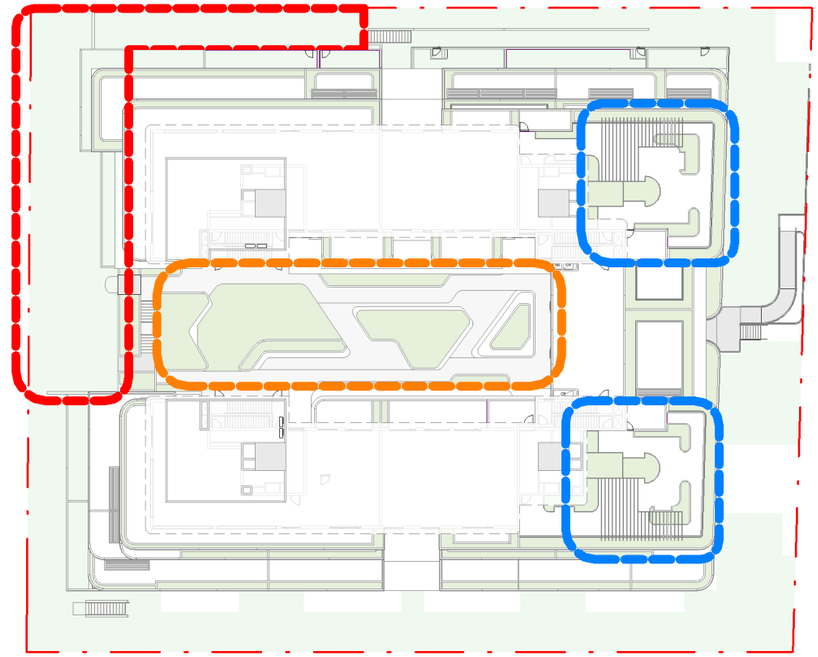
Layouts promote seamless integration between internal living areas and private open spaces, with full-height, floor-to-ceiling doors and windows that enhance natural light and visual connection to the outdoors. Many balconies are accessible from both the living room and rumpus areas, offering flexibility and the ability to extend either indoor or outdoor spaces depending on use. Openings are strategically positioned to facilitate natural cross-ventilation wherever possible, contributing to indoor comfort and energy efficiency. Privacy has also been carefully considered through appropriate spatial planning and screening measures.

High-quality finishes, materials, and appliances have been specified to ensure long-term durability and resident satisfaction.

The communal open space has been designed to support both active and passive uses, providing opportunities for social interaction among residents as well as quiet areas for relaxation and enjoyment of shared amenities.

The proposed apartment building is in close proximity to a recently completed mixed-use development that includes commercial facilities, enhancing local convenience. Additionally, the site is within walking distance of Lindfield Station, offering excellent access to public transport, shopping, and essential services.





- A majority of units receive a minimum of 2 hours of direct sunlight to primary living areas, particularly in winter. This enhances natural lighting, supports passive heating, and contributes to resident comfort and wellbeing.

- Most units are cross-ventilated, allowing for effective airflow and improved indoor air quality. This reduces reliance on mechanical cooling and supports thermal comfort year-round.

- Strategically placed multi-purpose rumpus rooms extend both indoor and outdoor living spaces. These flexible areas enhance spatial adaptability, allowing residents to use them for recreation, study, or relaxation, depending on their needs.

- A significant number of units are double aspect, providing dual outlooks, improved daylight penetration, and enhanced cross ventilation. This contributes to a greater sense of openness and connection to the outdoors.

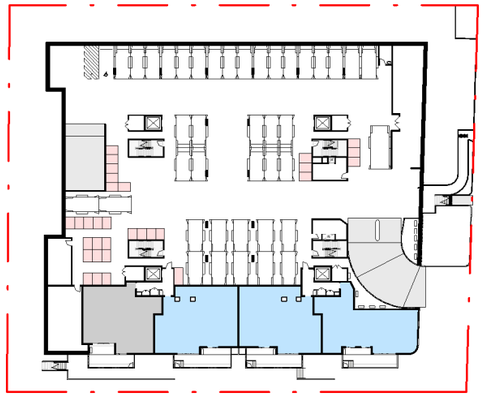
The development includes a variety of communal open spaces designed for both active and passive use:

A ground-level communal courtyard connects to the rear communal area on Level 1, with spaces encouraging social interaction and community engagement.

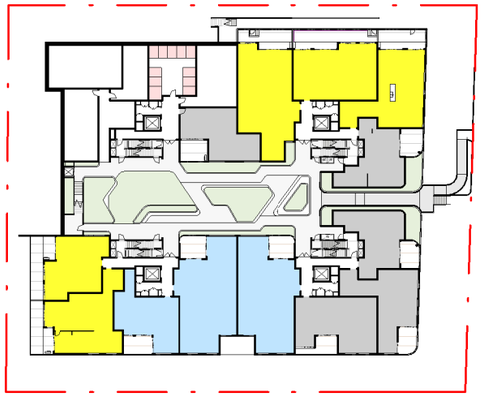
A roof top communal area on both towers includes BBQ facilities, offering residents a space for leisure, gatherings, and enjoying views in a relaxed setting.

These spaces are accessible, landscaped, and designed to support a range of activities, promoting physical and mental wellbeing.

2.6 AMENITY - Solar Access Diagram



LG



G



L1



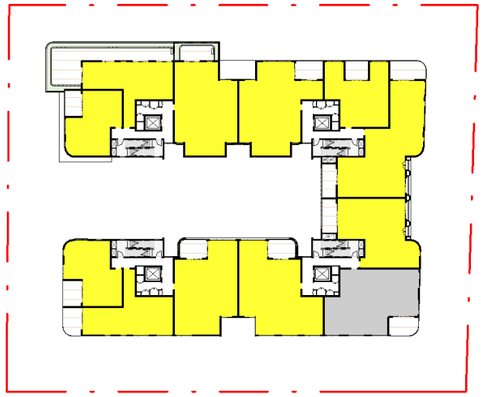
L2



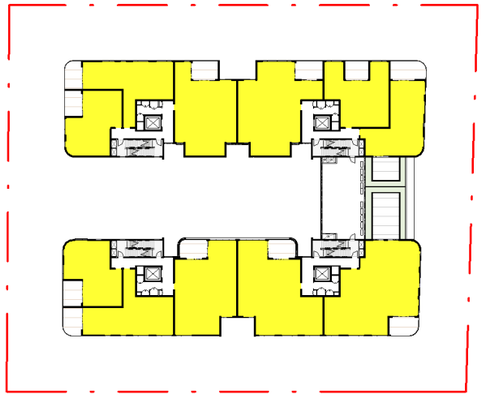
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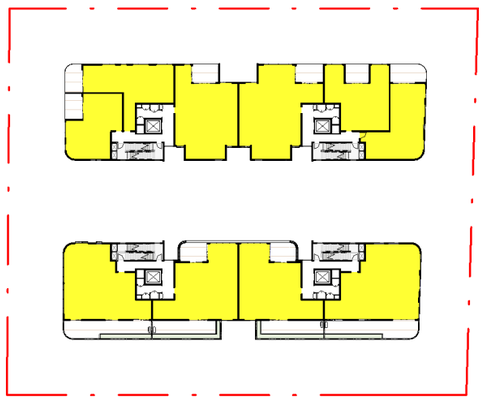
L4



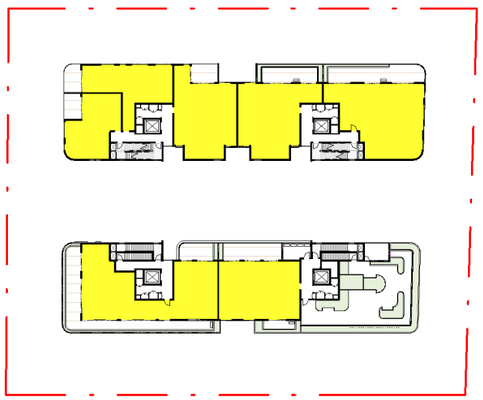
L5



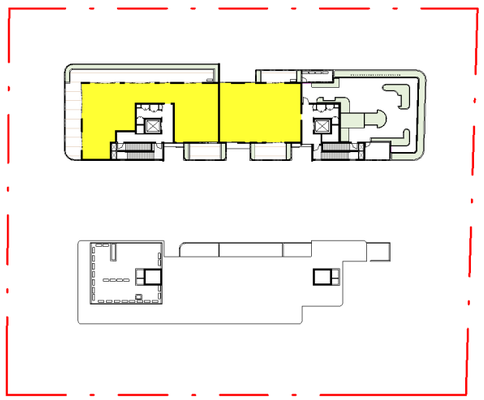
L6



L7



L8



L9



MIN. 2 HR SOLAR ACCESS = 70%
84 APARTMENTS RECEIVE MIN. 2 HOURS SOLAR ACCESS TO PRIMARY LIVING AREAS/BAL

LESS THAN 2 HR SOLAR ACCESS = 17.5%

21 APARTMENTS RECEIVE LESS THAN 2 HOURS SOLAR ACCESS TO UNITS

0 SOLAR ACCESS 12.5%

15 APARTMENTS RECEIVE 0 HOUR SOLAR ACCESS TO UNITS

TOTAL NUMBER OF APARTMENTS: 120

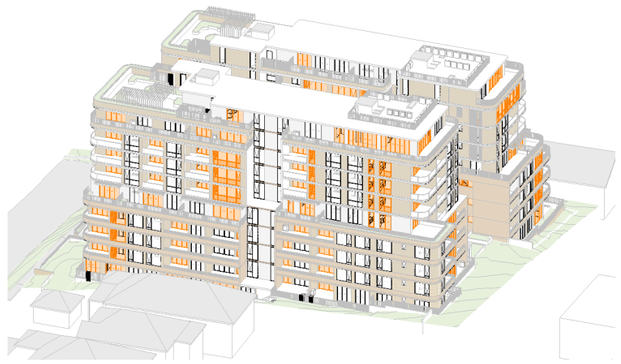
2.6 AMENITY - Sun Eye Diagram

GILES TRIBE

9.00



10.00



11.00



12.00



13.00



14.00



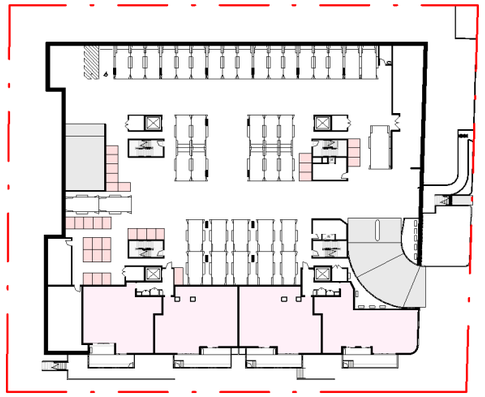
15.00



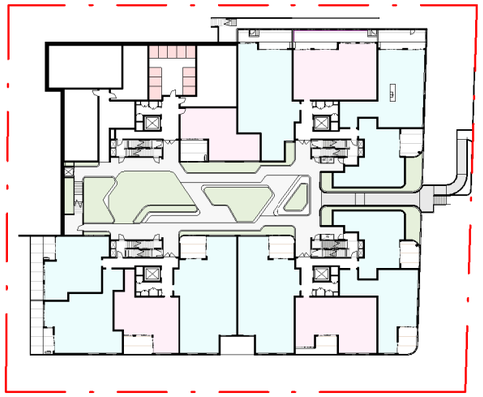
LIVING ROOM GLAZING

Note : June 21 approximate solar angle view | See architecture drawings for further details
See DA506.1 for Future Context Solar Access Diagrams

2.6 AMENITY - Cross Ventilation



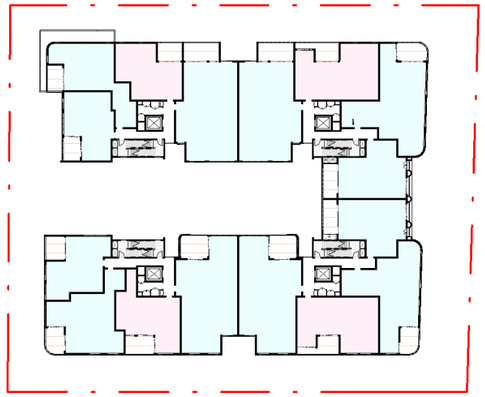
LG



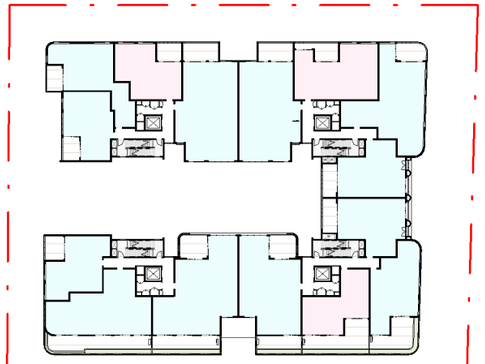
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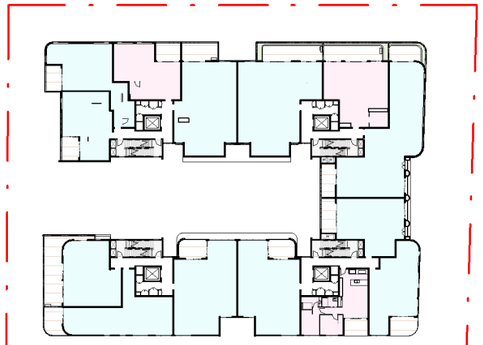
L1



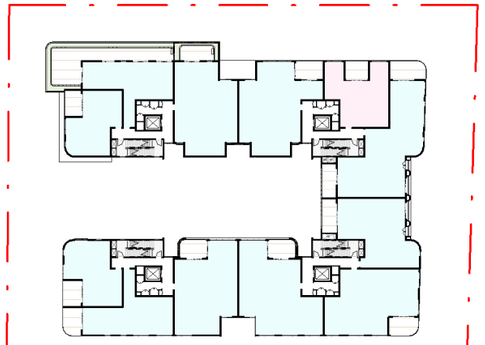
L2



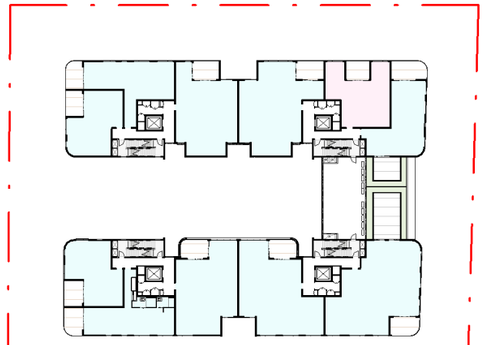
L3



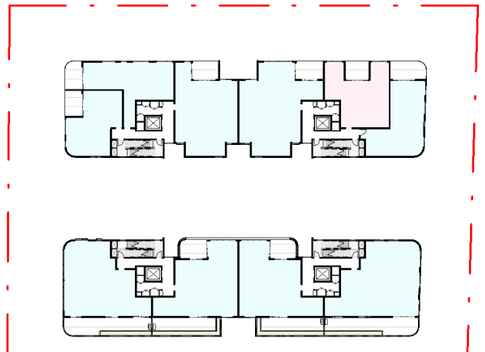
L4



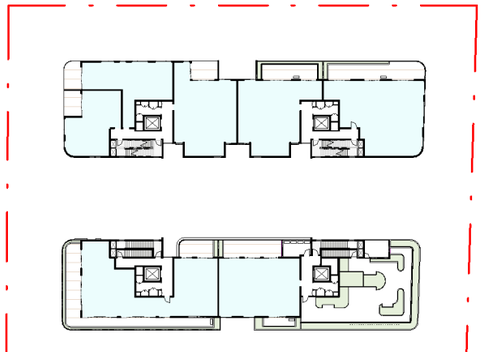
L5



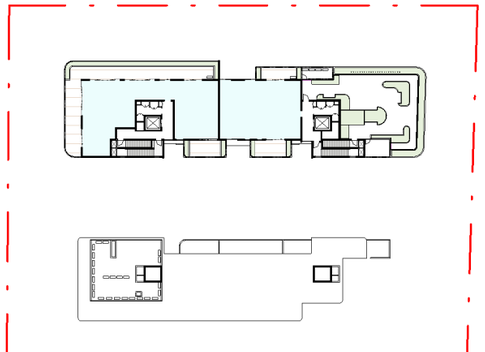
L6



L7



L8



L9



CROSS VENTILATION

NO CROSS VENTILATION

95 OUT OF 120 UNITS ACHIEVE CROSS VENTILATION
= 79.2% (COMPLIES - MIN. 60%)

2.7 SAFETY

Principle 7: Safety

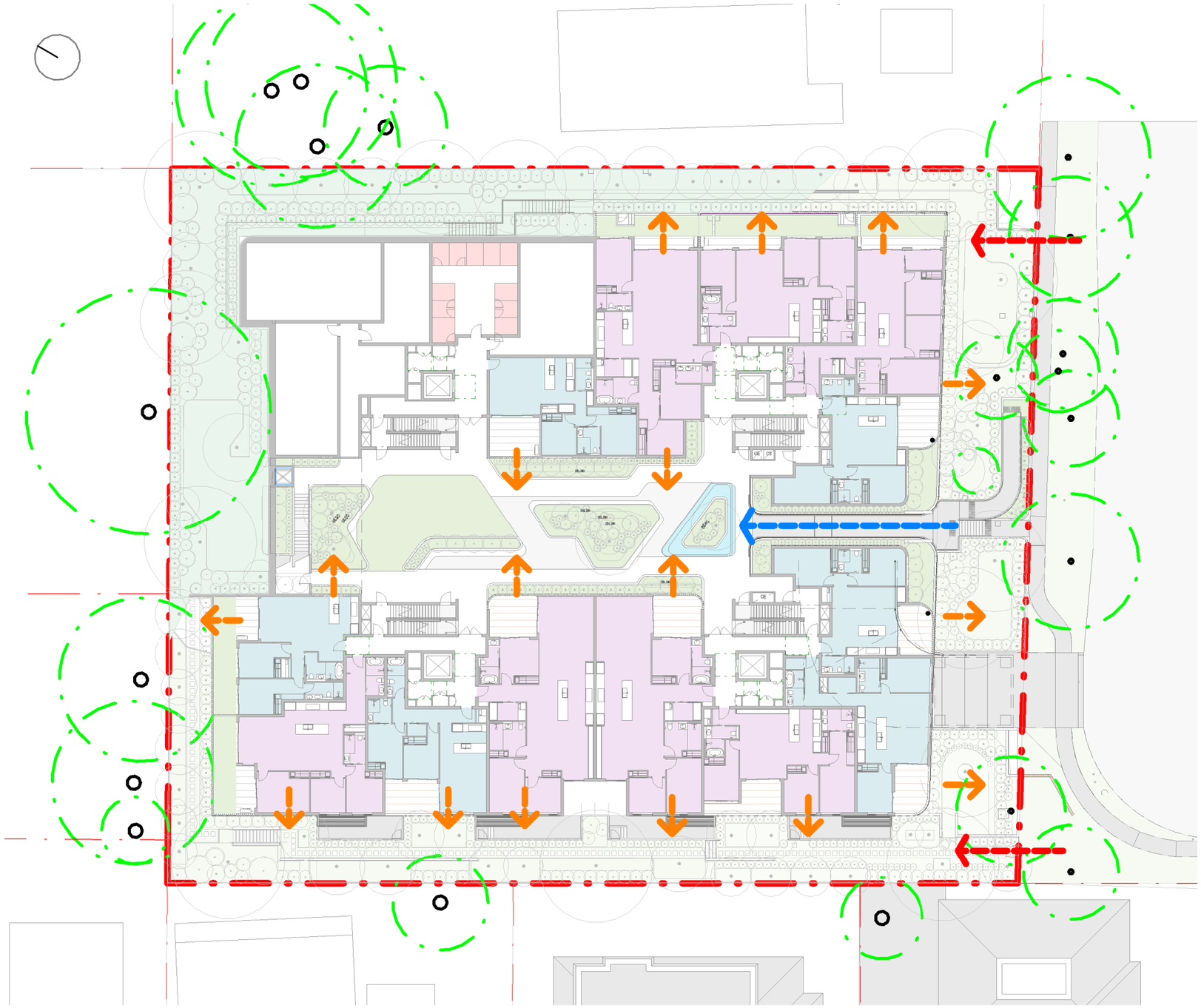
Good design optimises safety and ***security within the development*** *and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise* ***passive surveillance of public and communal areas*** *promote safety.*

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 building has been designed with a strong emphasis on safety and passive surveillance. The main entry, centrally located along Balfour Street, provides a clear and secure point of access. It leads directly to the central communal courtyard, which is overlooked by surrounding apartments and connects to four separate lift lobbies. This arrangement ensures that movement through the site is visible and well-monitored, enhancing resident safety.

Passive surveillance is further supported by the orientation of balconies and windows toward both the street and communal open spaces. These sightlines allow residents to naturally observe shared areas, deterring anti-social behaviour and fostering a sense of community oversight. The main entry also serves as a centralised mail collection and visitor control point, reinforcing security through natural observation and controlled access.

The design promotes a safe and welcoming environment by integrating visibility, accessibility, and community interaction into the building's layout and circulation paths.



2.8 HOUSING DIVERSITY

Principle 8: Housing diversity and social interaction

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.***

Total number of dwellings: 120 apartments

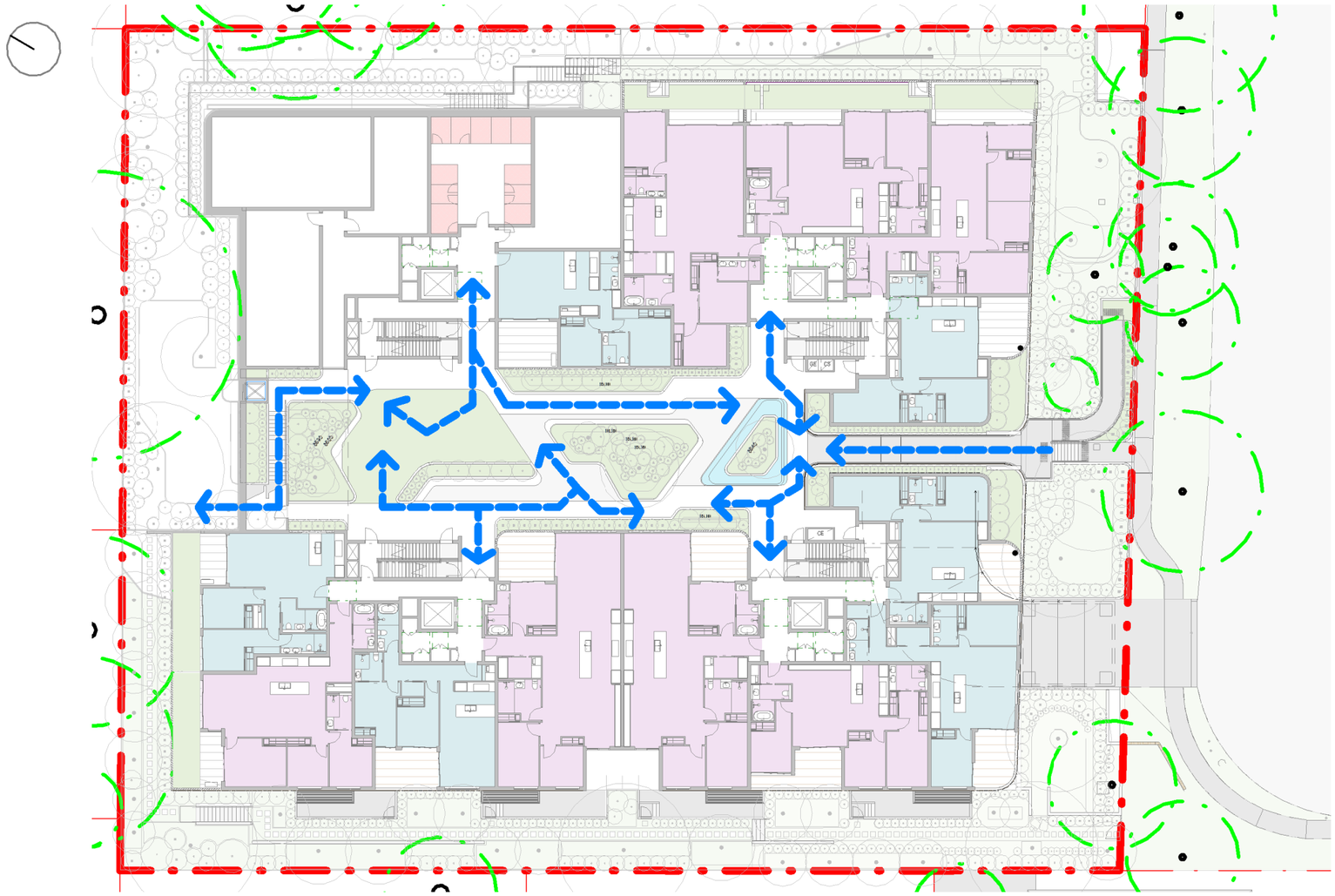
2 Bed: 55x (45.8%)
3 Bed: 56x (46.7%)
4 Bed: 09x (07.5%)

In terms of accessibility and adaptability, 15 apartments (15%) are designed to Platinum level under the Livable Housing Guidelines, while the remaining apartments achieve Silver level. Notably, 100% of the apartments are classified as Visitable, exceeding the Council's benchmark requirement of 70%.

The communal open space has been thoughtfully designed to accommodate a range of activities suited to the diverse demographic of the area, which includes a multicultural community with a high proportion of young families and elderly residents. The layout and features of these spaces promote inclusivity, comfort, and accessibility for all age groups and cultural backgrounds.

High-quality landscaped areas are integrated throughout the development, particularly around the building perimeter and within the central communal courtyard. These spaces are designed to support a variety of uses—from quiet relaxation and passive recreation to informal social gatherings and children's play. Seating areas, shaded zones, and open lawn spaces are strategically placed to encourage interaction while also allowing for privacy and retreat.

The landscape design not only enhances the visual appeal of the development but also fosters a strong sense of community by creating welcoming, functional, and well-connected outdoor environments that respond to the needs of its future residents.



THE COURYARD AS A COMMUNITY ANCHOR

The proposed development thoughtfully integrates opportunities for social interaction and community building through its spatial layout and circulation design. A key feature is the central communal courtyard, which is strategically positioned so that all residents pass by it when entering or exiting the building.

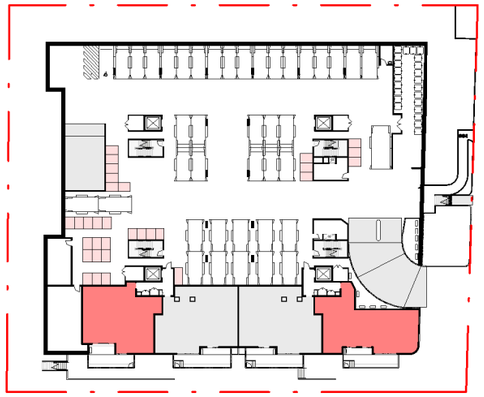
This design choice serves multiple purposes:

Encourages spontaneous social encounters among residents, fostering a sense of community and belonging.

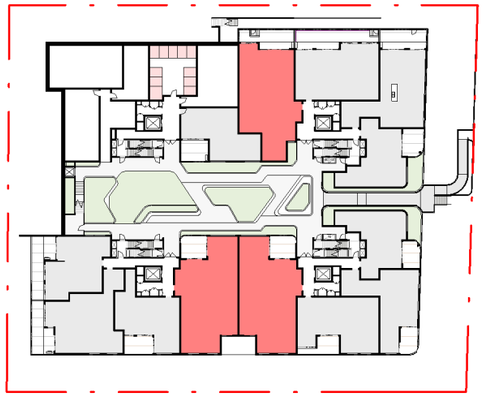
Activates the communal space by ensuring it is regularly used and visible, rather than isolated or underutilized.

Creates a welcoming and inclusive environment that encourages interaction across different age groups, household types, and cultural backgrounds.

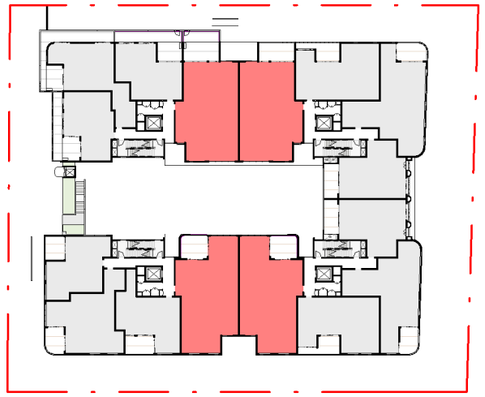
2.8 HOUSING DIVERSITY - Platinum Units



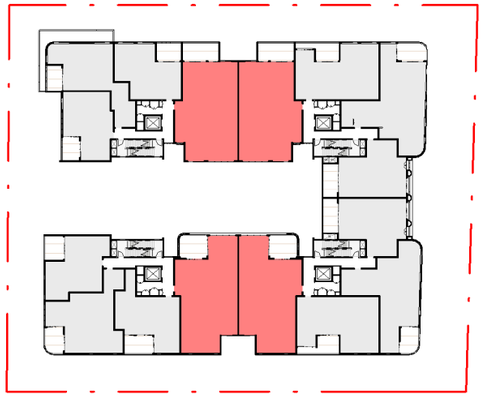
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G



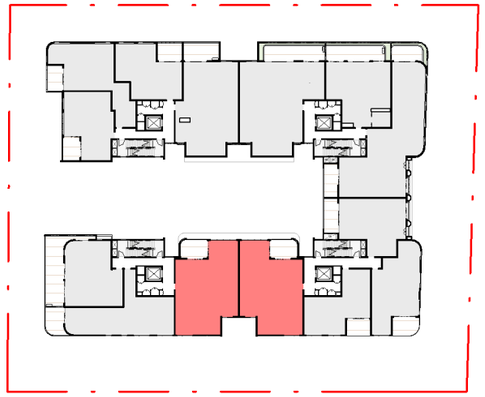
L1



L2



L3



L4

LEGEND:

SILVER

PLATINUM

PLATINUM UNITS SCHEDULE						
UNIT		AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X VENT
LG						
LG01	3B	121.8 m²	22.8	-	-	x
LG04	2B	114.5 m²	21.3	0	-	x
GF						
G04	3B	153.6 m²	15.2	-	0	✔
G05	3B	153.6 m²	15.2	-	0	✔
G10	3B	146.1 m²	23.5	✔	✔	✔
LEVEL 1						
104	3B	155.6 m²	16.3	-	-	✔
105	3B	155.6 m²	16.3	-	0	✔
112	3B	150.0 m²	28.0	✔	✔	✔
113	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 2						
204	3B	155.6 m²	16.3	-	-	✔
205	3B	155.6 m²	16.3	-	-	✔
212	3B	150.0 m²	16.5	✔	✔	✔
213	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 3						
304	3B	133.7 m²	31.4	-	-	✔
311	3B	150.0 m²	16.5	✔	✔	✔
312	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 4						
404	3B	130.1 m²	12.9	-	-	✔
405	3B	130.1 m²	12.9	✔	-	✔
Total Platinum Units: 18						

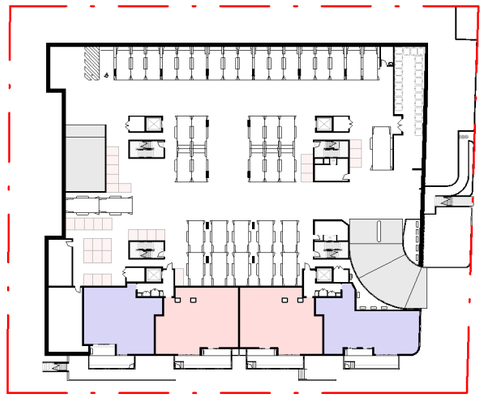
Out of total 120 apartments, 18 apartments (15%) are designed to the Platinum level under the Livable Housing Guidelines, offering the highest standard of accessibility and adaptability. The remaining 102 apartments (85%) meet the Silver level, ensuring a strong foundation of accessible features.

Importantly, 100% of the apartments are classified as Visitable, meaning they include key features that support ease of access for all visitors. This achievement significantly exceeds the Council's benchmark requirement of 70%, highlighting a strong commitment to inclusive and future-ready housing design.

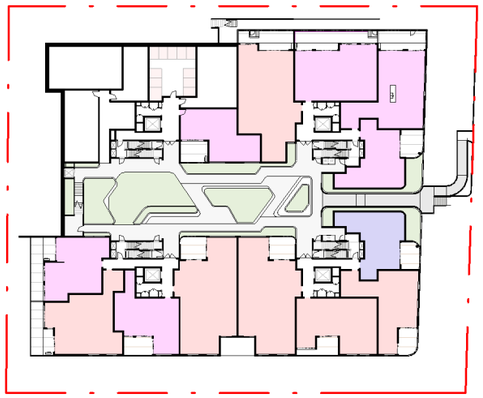
Platinum Unit Mix:

2Br : 1x
3Br: 17x

2.8 HOUSING DIVERSITY - Affordable Housing



LG



G



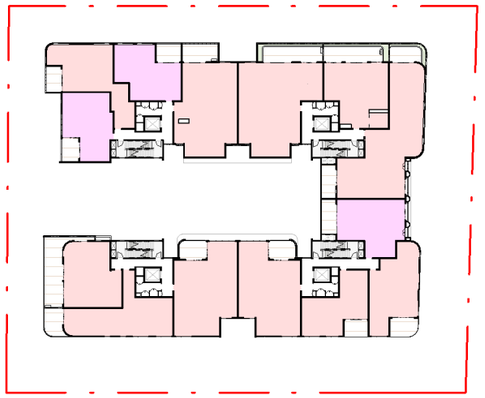
L1



L2



L3



L4

LEGEND:

- TOD AFFORDABLES (2%)
- AFFORDABLE UNITS (15%)
- MARKET UNITS

The development includes a thoughtfully integrated mix of affordable housing units, which are distributed across multiple levels, from the Lower Ground level up to Level 4. This vertical distribution ensures a balanced integration of affordable housing throughout the building, promoting inclusivity and community cohesion.

The affordable units offer a diverse range of layouts and features :

60% of the affordable units are double aspect, allowing for improved natural ventilation and daylight access.

70% of the affordable units achieve the required solar access, supporting energy efficiency and occupant wellbeing.

A number of units benefit from private open space, providing residents with valuable outdoor areas for relaxation and recreation.

AFFORDABLE UNIT MIX

2 BR : 24x
3 BR : 6x

This variety supports a broad demographic, from singles and couples to small and larger families, ensuring the development meets diverse community needs.

For Affordable unit GFA calculation, see drawing DA401

AFFORDABLE UNITS (HOUSING SEPP 2021 - 15%)

UNIT		AREA	POS/BAL	X-VENT	Solar Access
GF					
G06	2B	83.6 m²	13.0	x	-
G08	2B	84.4 m²	28.2	✔	✔
G09	2B	78.0 m²	15.0	x	0
G11	3B	116.1 m²	34.4	x	✔
G12	3B	114.3 m²	23.1	✔	✔
G13	2B	79.5 m²	15.1	✔	0
LEVEL 1					
106	2B	83.6 m²	13.0	x	-
107	3B	106.5 m²	12.2	✔	✔
108	2B	79.6 m²	11.6	✔	✔
109	2B	76.4 m²	27.3	✔	✔
110	2B	93.0 m²	40.4	✔	✔
111	2B	78.5 m²	31.7	x	✔
LEVEL 2					
206	2B	83.6 m²	13.0	x	-
207	3B	106.5 m²	12.2	✔	✔
208	2B	79.6 m²	11.6	✔	✔
209	2B	76.3 m²	10.0	✔	✔
210	2B	93.0 m²	10.0	✔	✔
211	2B	78.5 m²	11.4	x	✔
214	3B	107.3 m²	13.9	x	✔
LEVEL 3					
307	2B	79.6 m²	11.6	✔	✔
308	2B	76.3 m²	10.0	✔	✔
309	2B	93.0 m²	10.0	✔	✔
310	2B	78.5 m²	11.4	x	✔
315	2B	86.6 m²	12.5	✔	-
LEVEL 4					
401	2B	86.6 m²	12.5	✔	✔
408	2B	76.3 m²	10.0	✔	✔
410	2B	78.5 m²	11.4	x	✔
Total Units: 27		2353.8 m²			

AFFORDABLE UNITS (TOD - 2%)

UNIT		AREA	POS/BAL	X-VENT	Solar Access
LG					
LG01	3B	121.8 m²	22.8	x	-
LG04	2B	114.5 m²	21.3	x	0
GF					
G01	2B	79.5 m²	12.4	✔	0
Total Units: 3		315.8 m²			

2.9 AESTHETICS

Principle 9: Aesthetics

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, colours 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 apartment building is well-articulated and thoughtfully modulated, presenting a contemporary and elegant architectural character. The two-tower built form, arranged around a central landscaped courtyard, has been carefully designed in response to the site's constraints and to capitalise on its opportunities, including topography, solar access, and surrounding context.

A restrained and cohesive palette of materials, colours, and textures has been selected to reinforce the building's modern aesthetic while maintaining sensitivity to its setting. Neutral tones and natural finishes are complemented by refined architectural detailing, contributing to a timeless appearance.

The use of earth-toned materials and implementation of a classic railing design ensures visual harmony with the existing character of the surrounding Heritage Conservation Area.

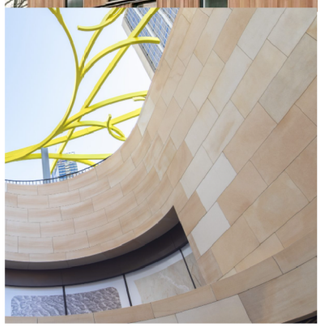
The landscape design further enhances the development's visual and environmental quality. It incorporates a curated mix of native and deciduous species, selected for their seasonal interest, ecological value, and compatibility with the architectural palette. The limited material and colour selection used in the landscape elements complements the building design, creating a unified and high-quality residential environment that enhances the overall perception of the development.





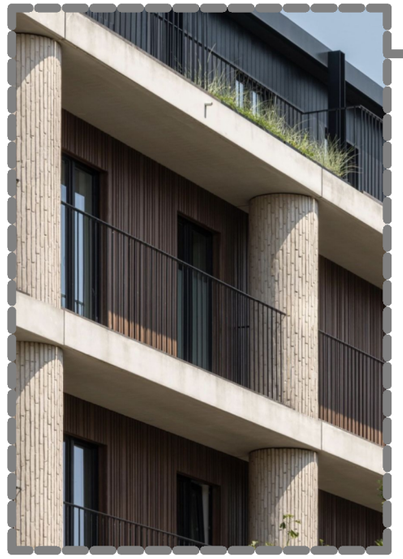






2.9 AESTHETICS - Design Elements and Materiality

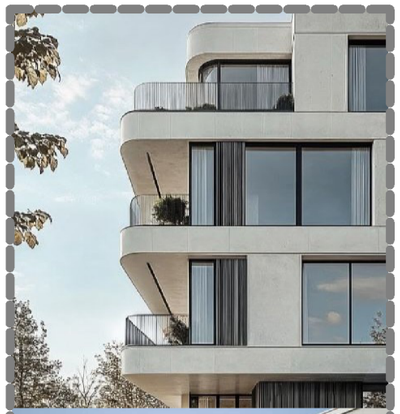
GILES TRIBE

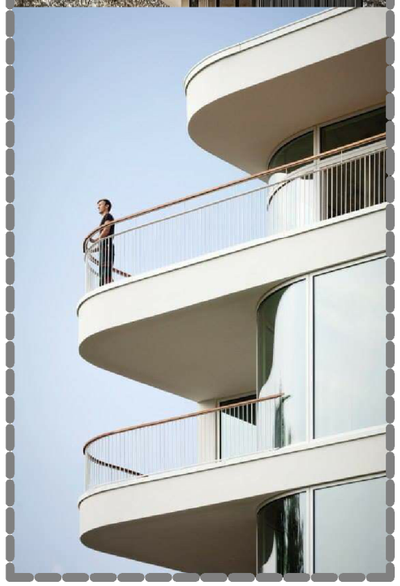




CURVED FORM









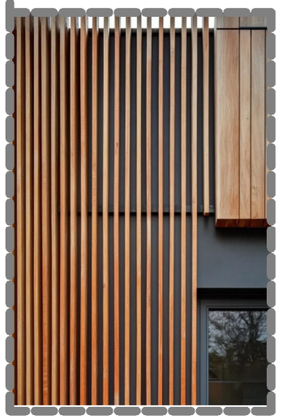
CURVED FORM

Stone Cladding, brickwork, emphasized facade banding, batten walls, and curved form enhance the façade by adding texture, rhythm, and a sense of softness to the overall building mass. These architectural elements create visual interest and contribute to a more dynamic and engaging streetscape.



MATERIALITY

BATTEN WALL





CLASSING RAILING DESIGN

The building's materiality features a palette of earth tones, creating a warm, natural aesthetic that blends seamlessly with the surrounding environment. This approach reinforces a sense of timelessness and complements the overall form.

2.9 AESTHETICS - Material Schedule





AL1



ALUM FRAME OF
WINDOWS/DOORS
POWDERCOAT FINISH
TO MATCH COLORBOND
MONUMENT

SC1



PRIVACY SCREEN
TYPE 1
POWDERCOAT
FINISH TO MATCH
WC3/PF4

BATTENS

BT1



BATTENS TYPE 1
TIMBER LOOK
ALUMINUM BATTENS
TO MATCH WC3/PF4

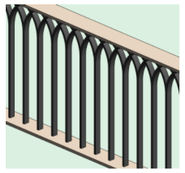
BALUSTRADE

BAL1



BALUSTRADE TYPE 1
SEMI FRAMELESS
GLASS

BAL2



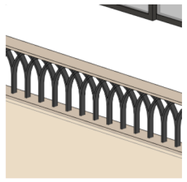
BALUSTRADE TYPE 2
METAL BALUSTRADE

BAL3



BALUSTRADE TYPE 3
SEMI FRAMELESS
GLASS FIXED TO LOW
WALL

BAL4



BALUSTRADE TYPE 4
METAL BALUSTRADE
FIXED TO LOW WALL

WALL CLADDING

WC1



WALL CLADDING TYPE 1
SANDSTONE CLADDING
OR SIMILAR

WC2



WALL CLADDING TYPE2
LIGHT BEIGE COLOUR
BRICKWORK
OR SIMILAR

WC3



WALL CLADDING TYPE 3
TIMBER LOOK
ALUMINUM CLADDING
OR SIMILAR

WC4



WALL CLADDING TYPE 4
ROCKFACE SANDSTONE
CLADDING OR SIMILAR

RENDER/PAINT

PF1

PAINT FINISH TYPE 4
DULUX "APPLIANCE
WHITE"
OR SIMILAR

PF2

PAINT FINISH TYPE 2
DULUX
"BREADCRUMB"
OR SIMILAR

PF3

PAINT FINISH TYPE 3
DULUX "HOG BRISTLE
QUARTER"
OR TO COLOUR MATCH WC2

PF4

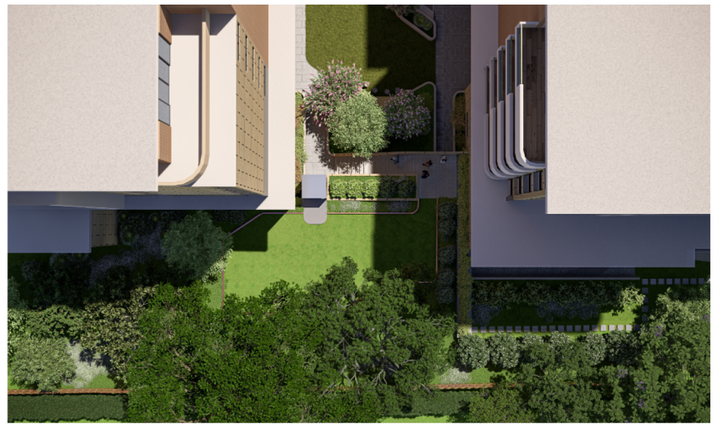


PAINT FINISH TYPE 3
DULUX "CAMEL HIDE"
OR TO MATCH WC3

2.9 AESTHETICS - Perspectives









3.0 | BETTER PLACED

3.0 BETTER PLACED - PRINCIPLES

BETTER FIT

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, heritage and communal aspirations. It also contributes to evolving and future character and setting.

The proposal aligns with the area's evolving character under Transit-Oriented Development (TOD) planning, introducing a high-rise form that respects the current low-density setting while supporting future urban growth. Its stepped design responds to the site's topography and integrates well with the surrounding heritage context. The architectural expression and landscape design reflect a forward-looking vision, enhancing livability and visual appeal. By offering larger, family-oriented apartments near transport and services, the development meets emerging housing needs and contributes meaningfully to the area's strategic transformation.

The proposed development demonstrates a strong contextual response by integrating the development within the Balfour Street Heritage Conservation Area. The architectural form respects the existing topography, stepping down the slope to minimize visual impact and maintain a human scale. The design acknowledges the surrounding low-density residential character, including single detached dwellings and nearby townhouses, by incorporating articulated façades, varied materials, and landscaping that soften the building's scale.

BETTER PERFORMANCE

Better performance is 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.

The proposed development excels in environmental performance. It implements BASIX energy efficiency requirements, incorporating solar PV panels, rainwater harvesting, and energy-efficient appliances. The inclusion of generous deep soil zones (31%) supports stormwater infiltration and biodiversity, while the high rate of natural cross-ventilation (79.2%) and solar access (70%) ensures thermal comfort and reduced energy use.

The building's adaptability is evident in the diverse apartment mix, including a significant proportion of three- and four-bedroom units, which cater to evolving household needs. The use of durable materials and high-quality finishes ensures longevity, while the sustainable building services enhance operational efficiency and reduce maintenance costs over time.

BETTER FOR COMMUNITY

Better for community is inclusive, connected and diverse.

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

The proposal fosters inclusivity through livable design principles, with 15% of apartments meeting Platinum level and the remainder achieving Silver level under the Livable Housing Guidelines. Impressively, 100% of apartments are visitable, exceeding council benchmarks and ensuring accessibility for all, including people with limited mobility, elderly residents, and visitors with disabilities. This commitment to inclusive design ensures that the development can accommodate residents across all life stages, supporting ageing in place and long-term community stability.

The communal open spaces are designed to support a multicultural and intergenerational community, offering a mix of active and passive recreation areas, shaded seating, and open lawns. These spaces are easily accessible, promote social interaction, and are passively supervised for safety. The layout encourages spontaneous encounters and shared experiences, helping to foster a sense of belonging and neighbourly connection. The development also contributes to housing diversity by introducing larger apartments suitable for families, addressing a gap in the local housing market and supporting the needs of a growing and varied population.

BETTER FOR PEOPLE

Better for people is 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 proposal emphasized on safety through passive surveillance, with balconies and windows overlooking communal areas and streets. A centrally located entry and clear circulation paths enhance wayfinding and security, while new compliant pedestrian pathways improve accessibility for all users. The design also incorporates well-lit access points and sightlines that promote visibility and reduce opportunities for concealment, contributing to a safer environment for residents and visitors alike.

Comfort is supported by floor-to-ceiling windows and cross-ventilation, ensuring natural light and airflow throughout the apartments. Balconies accessible from multiple rooms offer flexibility and extend living spaces, allowing residents to adapt their homes to seasonal changes and personal preferences.

Livability is enhanced through thoughtful spatial planning and privacy measures, such as screening and strategic apartment orientation. These features, combined with generous communal spaces and landscaped areas, create a functional and welcoming environment that supports resident wellbeing and encourages long-term occupancy.

3.0 BETTER PLACED - PRINCIPLES

BETTER WORKING

Better working is 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 development is highly functional, with a well-considered apartment mix that responds to local demand, particularly from families seeking to upsize. The central courtyard and four lift lobbies ensure efficient circulation and equitable access across the site. Importantly, the proposal is located within walking distance of Lindfield Train Station and the town centre, offering residents convenient access to public transport, shops, services, and community facilities—further enhancing the practicality and appeal of the development. This connectivity supports a car-lite lifestyle, reduces reliance on private vehicles, and aligns with broader sustainability and urban consolidation goals.

The layout of apartments maximizes usable space, with seamless transitions between indoor and outdoor areas. Apartments are designed to be flexible and adaptable, catering to a range of household types and life stages. The landscape design supports a range of uses, from quiet retreat to social gatherings, ensuring the development meets diverse lifestyle needs and encourages community interaction.

BETTER VALUE

Better value is creating and adding value.

Good design generates ongoing 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 development aims to add significant value to the community and the broader housing market. By replacing four detached houses with 98 well-designed apartments, including affordable housing, the development contributes to housing supply and affordability in a well-connected urban location. This increase in density is thoughtfully integrated, ensuring that growth is balanced with quality design and amenity.

The emphasis on quality materials, energy efficiency, and durability ensures long-term value for residents and investors. The integration of communal spaces, landscaping, and sustainable features enhances the overall appeal and livability of the development, supporting higher property values and community satisfaction. In addition, the provision of larger, family-oriented apartments addresses a critical gap in the local housing stock, attracting long-term owner-occupiers and fostering a stable, engaged residential community. The project also supports local economic activity by increasing the population base within walking distance of shops, services, and public transport.

BETTER LOOK AND FEEL

Better look and feel engaging, inviting and attractive.

The 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 is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

The architectural expression is both contemporary and elegant, with articulated façades, stepped massing, and generous balconies that create a visually engaging streetscape. The neutral tones and natural finishes complement the existing setting, while the landscape design adds vibrancy and softness to the built form.

The proposal aligns with Ku-ring-gai Council's strategic goals, particularly the emphasis on developments being framed by a substantial tree canopy. This is reflected in the carefully curated planting strategy, which includes an avenue of trees and extensive greenery that integrates the built form into the natural landscape.

The development presents a welcoming and cohesive aesthetic, with a central courtyard that acts as a green heart, enhancing the visual and experiential quality of the space. Seasonal plantings and a refined material palette contribute to a high-quality public and private realm, reinforcing a strong positive vibe on the community.





4.0 | SCHEDULE

4.1 DEVELOPMENT SCHEDULE

GILES TRIBE

SITE AREA
4771 m²

PLANNING CONTROLS

ZONE R4

FSR 1.3:1

FSR (TOD) 2.5:1

PERMISSIBLE GFA (TOD) 11927.5 sqm

AFFORDABLE BONUS (30%) 3578.25 sqm

MAXIMUM PERMISSIBLE GFA/FSR		
SITE AREA	Max FSR (TOD + 30% Bonus)	Max GFA
4771.0 m²	3.25	15505.8 m²

BUILDING HEIGHT 18.5m

BUILDING HEIGHT (TOD) 22 m

BUILDING HEIGHT (TOD + AFFORDABLES) 28.6 m

PROPOSED FLOOR TO FLOOR HEIGHT : 3.2m

REQUIRED AFFORDABLE HOUSING GFA			
Maximum GFA (FSR 3.25)	SEPP (15% of Max GFA)	INFILL (TOD 2% of MAX GFA)	TOTAL (17% of MAX GFA)
15505.8 m²	2325.9 m²	310.1 m²	2636.0 m²

PROPOSED DEVELOPMENT

PROPOSED FSR		
SITE AREA	PROPOSED GFA	FSR
4771.0 m²	15401.0 m²	3.23

PROPOSED GFA	
Level	TOTAL GFA
GF	1615.0 m²
L1	1993.0 m²
L2	1992.0 m²
L3	1842.0 m²
L4	1736.0 m²
L5	1579.0 m²
L6	1411.0 m²
L7	1298.0 m²
L8	1027.0 m²
L9	366.0 m²
LG	542.0 m²
TOTALS: 11	15401.0 m²

PROPOSED AFFORDABLE GFA		
SEPP	INFILL	TOTAL AFFORDABLES
2353.8 m²	315.8 m²	2669.6 m²

AFFRORDABLES PERCENTAGE TO MAX 3.25 FSR		
SEPP %	INFILL %	TOTAL %
15.180%	2.037%	17.217%

UNIT MIX (ALL)	
Name	Count
2B	55
3B	56
4B	9
Grand total: 120	

UNIT MIX - Platinum Units	
Name	Count
2B	1
3B	17
Grand total: 18	

UNIT MIX - Affordable Units	
Name	Count
2B	24
3B	6
Grand total: 30	

PROPOSED PARKING SPACES	
Type	Count
Car Share - 5.4m x 2.4m	2
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	108
Residential_Platinum - 6.0m x 4.8m	18
Residential_Tandem - 5.4m x 2.4m	36
Visitor - 5.4m x 2.4m	19
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 185	

12 Visitor BICYCLE PARKING SPACES

120 Residential BICYCLE PARKING SPACES

RESIDENTIAL PARKING BREAKDOWN:

90x Market Units : 132 Parking spaces

27x Affordables(15%) : 27 Parking spaces

3x TOD Affordables (2%) : 3 Parking spaces

4.2 APARTMENT SCHEDULE

GILES TRIBE

UNIT		TYPE	AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X-VENT	Comments	Unit Storage
LG									
LG01	3B	PLATINUM	121.8 m²	22.8	-	-	x	Affordable	7.20 m³
LG02	3B	SILVER	129.4 m²	23.7	-	-	x		7.20 m³
LG03	3B	SILVER	129.7 m²	23.7	-	-	x		7.20 m³
LG04	2B	PLATINUM	114.5 m²	21.3	0	-	x	Affordable	7.20 m³
GF									
G01	2B	SILVER	79.5 m²	12.4	0	0	✔	Affordable	7.20 m³
G02	2B	SILVER	93.3 m²	12.1	0	0	✔		7.20 m³
G03	3B	SILVER	105.3 m²	13.0	0	-	x		7.20 m³
G04	3B	PLATINUM	153.6 m²	15.2	-	0	✔		22.03 m³
G05	3B	PLATINUM	153.6 m²	15.2	-	0	✔		22.03 m³
G06	2B	SILVER	83.6 m²	13.0	-	-	x	Affordable	7.20 m³
G07	3B	SILVER	112.6 m²	23.9	✔	✔	✔		7.20 m³
G08	2B	SILVER	84.4 m²	28.2	✔	✔	✔	Affordable	7.20 m³
G09	2B	SILVER	78.0 m²	15.0	0	-	x	Affordable	7.20 m³
G10	3B	PLATINUM	146.1 m²	23.5	✔	✔	✔		10.44 m³
G11	3B	SILVER	116.1 m²	34.4	✔	✔	x	Affordable	7.20 m³
G12	3B	SILVER	114.3 m²	23.1	✔	✔	✔	Affordable	7.20 m³
G13	2B	SILVER	79.5 m²	15.1	0	0	✔	Affordable	7.20 m³
LEVEL 1									
101	2B	SILVER	86.6 m²	12.5	-	-	✔		7.20 m³
102	3B	SILVER	121.6 m²	12.1	0	0	✔		7.20 m³
103	3B	SILVER	105.3 m²	13.0	0	-	x		7.20 m³
104	3B	PLATINUM	155.6 m²	16.3	-	-	✔		33.12 m³
105	3B	PLATINUM	155.6 m²	16.3	-	0	✔		33.12 m³
106	2B	SILVER	83.6 m²	13.0	-	-	x	Affordable	7.20 m³
107	3B	SILVER	106.5 m²	12.2	✔	✔	✔	Affordable	7.20 m³
108	2B	SILVER	79.6 m²	11.6	✔	✔	✔	Affordable	7.20 m³
109	2B	SILVER	76.4 m²	27.3	✔	✔	✔	Affordable	7.20 m³
110	2B	SILVER	93.0 m²	40.4	✔	✔	✔	Affordable	7.20 m³
111	2B	SILVER	78.5 m²	31.7	✔	✔	x	Affordable	7.20 m³
112	3B	PLATINUM	150.0 m²	28.0	✔	✔	✔		22.03 m³
113	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔		22.03 m³
114	3B	SILVER	107.3 m²	13.9	✔	✔	x		7.20 m³
115	3B	SILVER	137.6 m²	13.2	✔	✔	✔		10.44 m³
116	2B	SILVER	86.6 m²	12.5	-	✔	✔		7.20 m³
LEVEL 2									
201	2B	SILVER	86.6 m²	12.5	-	-	✔		7.20 m³
202	3B	SILVER	121.8 m²	12.1	0	0	✔		7.20 m³
203	3B	SILVER	105.3 m²	13.0	0	-	x		7.20 m³
204	3B	PLATINUM	155.6 m²	16.3	-	-	✔		33.12 m³
205	3B	PLATINUM	155.6 m²	16.3	-	-	✔		33.12 m³
206	2B	SILVER	83.6 m²	13.0	-	-	x	Affordable	7.20 m³
207	3B	SILVER	106.5 m²	12.2	✔	✔	✔	Affordable	7.20 m³
208	2B	SILVER	79.6 m²	11.6	✔	✔	✔	Affordable	7.20 m³
209	2B	SILVER	76.3 m²	10.0	✔	✔	✔	Affordable	7.20 m³
210	2B	SILVER	93.0 m²	10.0	✔	✔	✔	Affordable	7.20 m³
211	2B	SILVER	78.5 m²	11.4	✔	✔	x	Affordable	7.20 m³
212	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔		17.98 m³
213	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔		17.98 m³
214	3B	SILVER	107.3 m²	13.9	✔	✔	x	Affordable	7.20 m³
215	3B	SILVER	137.5 m²	13.2	✔	✔	✔		9.91 m³
216	2B	SILVER	86.6 m²	12.5	-	✔	✔		7.20 m³
LEVEL 3									
301	2B	SILVER	86.6 m²	12.5	-	-	✔		7.20 m³
302	2B	SILVER	90.6 m²	25.2	0	0	✔		7.20 m³
303	2B	SILVER	75.4 m²	32.5	0	-	x		7.20 m³
304	3B	PLATINUM	133.7 m²	31.4	-	-	✔		8.64 m³
305	4B	SILVER	155.7 m²	38.9	-	-	✔		18.80 m³
306	3B	SILVER	128.5 m²	36.6	✔	✔	✔		7.20 m³
307	2B	SILVER	79.6 m²	11.6	✔	✔	✔	Affordable	7.20 m³
308	2B	SILVER	76.3 m²	10.0	✔	✔	✔	Affordable	7.20 m³
309	2B	SILVER	93.0 m²	10.0	✔	✔	✔	Affordable	7.20 m³
310	2B	SILVER	78.5 m²	11.4	✔	✔	x	Affordable	7.20 m³
311	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔		11.04 m³
312	3B	PLATINUM	150.0 m²	16.5	✔	✔	✔		9.60 m³
313	3B	SILVER	107.3 m²	13.9	✔	✔	x		7.20 m³
314	3B	SILVER	137.5 m²	13.2	✔	✔	✔		10.44 m³
315	2B	SILVER	86.6 m²	12.5	-	✔	✔	Affordable	7.20 m³
LEVEL 4									
401	2B	SILVER	86.6 m²	12.5	✔	✔	✔	Affordable	7.20 m³
402	2B	SILVER	90.6 m²	13.0	0	0	✔		7.20 m³
403	2B	SILVER	75.4 m²	10.2	0	0	x		7.20 m³
404	3B	PLATINUM	130.1 m²	12.9	-	-	✔		7.20 m³
405	3B	PLATINUM	130.1 m²	12.9	✔	-	✔		7.20 m³

UNIT		TYPE	AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X-VENT	Comments	Unit Storage
406	2B	SILVER	99.7 m²	13.3	✔	✔	✔		7.20 m³
407	2B	SILVER	90.0 m²	36.6	✔	✔	✔		7.20 m³
408	2B	SILVER	76.3 m²	10.0	✔	✔	✔	Affordable	7.20 m³
409	2B	SILVER	93.0 m²	10.0	✔	✔	✔		7.20 m³
410	2B	SILVER	78.5 m²	11.4	✔	✔	x	Affordable	7.20 m³
411	3B	SILVER	139.0 m²	16.5	✔	✔	✔		10.44 m³
412	4B	SILVER	168.8 m²	23.8	✔	✔	✔		18.80 m³
413	2B	SILVER	99.2 m²	23.0	✔	✔	x		7.20 m³
414	4B	SILVER	174.8 m²	24.9	✔	✔	✔		19.60 m³
LEVEL 5									
501	3B	SILVER	113.9 m²	12.4	✔	✔	✔		7.20 m³
502	3B	SILVER	135.5 m²	13.7	0	-	✔		8.64 m³
503	4B	SILVER	152.1 m²	12.9	✔	✔	✔		17.98 m³
504	3B	SILVER	130.1 m²	12.9	✔	✔	✔		7.20 m³
505	2B	SILVER	87.2 m²	13.1	✔	✔	✔		7.20 m³
506	2B	SILVER	77.0 m²	12.1	✔	✔	✔		7.20 m³
507	2B	SILVER	75.1 m²	11.0	✔	✔	✔		7.20 m³
508	2B	SILVER	87.2 m²	59.7	✔	✔	✔		7.20 m³
509	3B	SILVER	137.2 m²	13.1	✔	✔	✔		9.52 m³
510	3B	SILVER	146.1 m²	12.9	✔	✔	✔		11.04 m³
511	2B	SILVER	86.5 m²	11.1	✔	✔	x		7.20 m³
512	4B	SILVER	157.9 m²	29.6	✔	✔	✔		18.80 m³
LEVEL 6									
601	4B	SILVER	177.4 m²	46.8	✔	✔	✔		19.60 m³
602	4B	SILVER	152.1 m²	12.9	✔	✔	✔		17.98 m³
603	3B	SILVER	130.1 m²	12.9	✔	✔	✔		7.20 m³
604	2B	SILVER	87.2 m²	13.1	✔	✔	✔		7.20 m³
605	2B	SILVER	77.0 m²	12.1	✔	✔	✔		7.20 m³
606	2B	SILVER	75.1 m²	11.0	✔	✔	✔		7.20 m³
607	2B	SILVER	87.2 m²	12.0	✔	✔	✔		7.20 m³
608	3B	SILVER	124.5 m²	12.4	✔	✔	✔		7.20 m³
609	3B	SILVER	146.1 m²	12.9	✔	✔	✔		10.81 m³
610	2B	SILVER	86.5 m²	11.1	✔	✔	x		7.20 m³
611	2B	SILVER	85.2 m²	33.3	✔	✔	✔		7.20 m³
LEVEL 7									
701	3B	SILVER	146.5 m²	35.5	✔	✔	✔		9.60 m³
702	3B	SILVER	119.8 m²	34.0	✔	✔	✔		7.20 m³
703	3B	SILVER	119.8 m²	34.0	✔	✔	✔		7.20 m³
704	3B	SILVER	131.4 m²	33.4	✔	✔	✔		7.20 m³
705	2B	SILVER	75.1 m²	11.0	✔	✔	✔		7.20 m³
706	2B	SILVER	87.2 m²	12.0	✔	✔	✔		7.20 m³
707	3B	SILVER	124.5 m²	12.4	✔	✔	✔		7.20 m³
708	3B	SILVER	146.1 m²	12.9	✔	✔	✔		10.61 m³
709	2B	SILVER	86.5 m²	11.1	✔	✔	x		7.20 m³
710	2B	SILVER	85.2 m²	16.9	✔	✔	✔		7.20 m³
LEVEL 8									
801	3B	SILVER	125.9 m²	32.5	✔	✔	✔		7.20 m³
802	4B	SILVER	174.3 m²	62.4	✔	✔	✔		19.60 m³
803	2B	SILVER	75.1 m²	11.0	✔	✔	✔		7.20 m³
804	2B	SILVER	87.2 m²	12.0	✔	✔	✔		7.20 m³
805	3B	SILVER	124.5 m²	12.4	✔	✔	✔		7.20 m³
806	3B	SILVER	127.9 m²	22.2	✔	✔	✔		7.20 m³
807	3B	SILVER	156.2 m²	39.9	✔	✔	✔		18.80 m³
LEVEL 9									
901	4B	SILVER	174.3 m²	79.7	✔	✔	✔		19.60 m³
902	3B	SILVER	125.9 m²	23.9	✔	✔	✔		7.20 m³
Total Units : 120									

SOLAR LIVING = MID WINTER SOLAR ACCESS AT LIVING AREAS
SOLAR BAL = MID WINTER SOLAR ACCESS AT PRIVATE OPEN SPACE OR BALCONIES

✓ UNIT ACHIEVES MINIMUM 2 HOUR SOLAR ACCESS
- UNIT ACHIEVES LESS THAN 2 HOUR SOLAR ACCESS
0 UNIT RECIEVES NO SOLAR ACCESS

X-VENT (CROSS VENTILATION)
✓ UNIT ACHIEVES CROSS VENTILATION
x UNIT DOES NOT ACHIEVE CROSS VENTILATION

SOLAR ACCESS - POS/BAL (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING (21 JUNE)

84/120 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

95/120 (79.2%)
60% REQUIRED AS PER ADG

UNIT MIX (ALL)

Name	Count
2B	55
3B	56
4B	9

Grand total: 120

4.2 APARTMENT SCHEDULE - Affordables and Platinum Units

GILES TRIBE

MAXIMUM PERMISSIBLE GFA/FSR		
SITE AREA	Max FSR (TOD + 30% Bonus)	Max GFA
4771.0 m²	3.25	15505.8 m²

REQUIRED AFFORDABLE HOUSING GFA			
Maximum GFA (FSR 3.25)	SEPP (15% of Max GFA)	INFILL (TOD 2% of MAX GFA)	TOTAL (17% of MAX GFA)
15505.8 m²	2325.9 m²	310.1 m²	2636.0 m²

PROPOSED AFFORDABLE GFA		
SEPP	INFILL	TOTAL AFFORDABLES
2353.8 m²	315.8 m²	2669.6 m²
AFFRORDABLES PERCENTAGE TO MAX 3.25 FSR		
SEPP %	INFILL %	TOTAL %
15.180%	2.037%	17.217%

SOLAR ACCESS (Affordable)	
Solar Access	Count
-	5
0	4
✔	21

Grand total: 30

CROSS VENTILATION (Affordable)	
Cross Ventilated	Count
x	12
✔	18

Grand total: 30

AFFORDABLE UNITS (TOD - 2%)					
UNIT		AREA	POS/BAL	X-VENT	Solar Access
LG					
LG01	3B	121.8 m²	22.8	x	-
LG04	2B	114.5 m²	21.3	x	0
GF					
G01	2B	79.5 m²	12.4	✔	0
Total Units: 3		315.8 m²			

AFFORDABLE UNITS (HOUSING SEPP 2021 - 15%)					
UNIT		AREA	POS/BAL	X-VENT	Solar Access
GF					
G06	2B	83.6 m²	13.0	x	-
G08	2B	84.4 m²	28.2	✔	✔
G09	2B	78.0 m²	15.0	x	0
G11	3B	116.1 m²	34.4	x	✔
G12	3B	114.3 m²	23.1	✔	✔
G13	2B	79.5 m²	15.1	✔	0
LEVEL 1					
106	2B	83.6 m²	13.0	x	-
107	3B	106.5 m²	12.2	✔	✔
108	2B	79.6 m²	11.6	✔	✔
109	2B	76.4 m²	27.3	✔	✔
110	2B	93.0 m²	40.4	✔	✔
111	2B	78.5 m²	31.7	x	✔
LEVEL 2					
206	2B	83.6 m²	13.0	x	-
207	3B	106.5 m²	12.2	✔	✔
208	2B	79.6 m²	11.6	✔	✔
209	2B	76.3 m²	10.0	✔	✔
210	2B	93.0 m²	10.0	✔	✔
211	2B	78.5 m²	11.4	x	✔
214	3B	107.3 m²	13.9	x	✔
LEVEL 3					
307	2B	79.6 m²	11.6	✔	✔
308	2B	76.3 m²	10.0	✔	✔
309	2B	93.0 m²	10.0	✔	✔
310	2B	78.5 m²	11.4	x	✔
315	2B	86.6 m²	12.5	✔	-
LEVEL 4					
401	2B	86.6 m²	12.5	✔	✔
408	2B	76.3 m²	10.0	✔	✔
410	2B	78.5 m²	11.4	x	✔
Total Units: 27		2353.8 m²			

(AFFORDABLES VS MARKET UNITS) GFA					
Level	SEPP	INFILL	TOTAL AFFORDABLES	MARKET	TOTAL GFA
GF	555.9 m²	79.5 m²	635.4 m²	979.6 m²	1615.0 m²
L1	517.6 m²	0.0 m²	517.6 m²	1475.4 m²	1993.0 m²
L2	624.8 m²	0.0 m²	624.8 m²	1367.2 m²	1992.0 m²
L3	414.0 m²	0.0 m²	414.0 m²	1428.0 m²	1842.0 m²
L4	241.5 m²	0.0 m²	241.5 m²	1494.5 m²	1736.0 m²
L5	0.0 m²	0.0 m²	0.0 m²	1579.0 m²	1579.0 m²
L6	0.0 m²	0.0 m²	0.0 m²	1411.0 m²	1411.0 m²
L7	0.0 m²	0.0 m²	0.0 m²	1298.0 m²	1298.0 m²
L8	0.0 m²	0.0 m²	0.0 m²	1027.0 m²	1027.0 m²
L9	0.0 m²	0.0 m²	0.0 m²	366.0 m²	366.0 m²
LG	0.0 m²	236.3 m²	236.3 m²	305.7 m²	542.0 m²
TOTALS	2353.8 m²	315.8 m²	2669.6 m²	12731.4 m²	15401.0 m²

UNIT MIX - Affordable Units	
Name	Count
2B	24
3B	6

Grand total: 30

UNIT MIX - Market Units	
Name	Count
2B	31
3B	50
4B	9

Grand total: 90

PLATINUM UNITS SCHEDULE						
UNIT		AREA	Minimum POS/BAL Area	SOLAR LIVING	SOLAR BAL	X VENT
LG						
LG01	3B	121.8 m²	22.8	-	-	x
LG04	2B	114.5 m²	21.3	0	-	x
GF						
G04	3B	153.6 m²	15.2	-	0	✔
G05	3B	153.6 m²	15.2	-	0	✔
G10	3B	146.1 m²	23.5	✔	✔	✔
LEVEL 1						
104	3B	155.6 m²	16.3	-	-	✔
105	3B	155.6 m²	16.3	-	0	✔
112	3B	150.0 m²	28.0	✔	✔	✔
113	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 2						
204	3B	155.6 m²	16.3	-	-	✔
205	3B	155.6 m²	16.3	-	-	✔
212	3B	150.0 m²	16.5	✔	✔	✔
213	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 3						
304	3B	133.7 m²	31.4	-	-	✔
311	3B	150.0 m²	16.5	✔	✔	✔
312	3B	150.0 m²	16.5	✔	✔	✔
LEVEL 4						
404	3B	130.1 m²	12.9	-	-	✔
405	3B	130.1 m²	12.9	✔	-	✔
Total Platinum Units: 18						

UNIT MIX - Platinum Units	
Name	Count
2B	1
3B	17

Grand total: 18

5.0 | ADG COMPLIANCE TABLE

Apartment Design Guide Compliance Table – Development application for 19-25 Balfour St, Lindfield

Objective	Design Criteria	Compliance
PART 3 – SITING THE DEVELOPMENT		
3A – Site Analysis		
3A – 1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A site analysis has been undertaken to identify the physical location of the building, with consideration given to both the current and future streetscape. The building's position and orientation on the site have been designed in accordance with Council requirements, including setbacks, minimum deep soil provisions, bulk and scale controls, and solar access to indoor and outdoor areas. Site access points have been determined based on the site's topography and the location of existing Council trees within the public domain. Vehicular access is positioned at the lowest point of the site to minimise ramping requirements and avoid encroachment on existing public trees. The site enjoys a favourable solar orientation, providing optimal sunlight to living areas and primary outdoor spaces.	Complies
3B Orientation		
3B – 1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	The building is aligned to face the street frontages, with pedestrian access clearly defined by a centrally located staircase entry and an accessible ramp pathway along Balfour Street.	Complies
3B – 2 Overshadowing of neighbouring properties is minimised during mid- winter	Despite the scale of the development, neighbouring buildings continue to receive adequate winter solar access. Buildings to the west receive at least two hours of sunlight between 1:00 pm and 3:00 pm. Buildings to the south, along Bent Street, experience overshadowing only around 3:00 pm. The existing dwelling at 1 Wallace Parade retains solar access to its established internal living spaces and designated Private Open Space areas.	Complies

	The primary living areas which include the living room, dining room, kitchen and family room has existing north and east facing windows that allow good levels of natural daylight and achieve a minimum of 3.25 hours of solar access. Secondary internal spaces such as the study and TV room have west and south facing windows which do not achieve significant solar access due to the existing orientation of the dwelling rather than any impact from the proposal. The existing Private Open Space, including the alfresco veranda and garden area, receives at least 2.5 hours of direct solar access, indicating that the dwelling maintains adequate sunlight for everyday use. The existing dwelling at 23 Bent Street retains reasonable solar access across its main living areas and Private Open Space. The living room, dining room, kitchen and media room all include existing north facing windows that provide natural daylight and achieve 2.00 hours of solar access. Secondary rooms such as the lounge, study and rumpus rely on existing west and south facing windows which receive limited sunlight due to the current building orientation. The only east facing window at ground level serves the laundry. The existing Private Open Space, including the paved garden, alfresco and pool areas, receives at least 2.5 hours of direct sunlight, supporting comfortable outdoor use.	
3C Public Domain Interface		
3C – 1 Transition between private and public domain is achieved without compromising safety and security	Street-facing units and private open spaces are elevated above the public domain, providing a clear separation between public and private areas. Landscaping along the front setback enhances privacy for ground-level apartments while also contributing to the quality and character of the streetscape. The development includes three pedestrian access points from the public domain. The main entrance is prominently located at the centre of Balfour Street, while two secondary side entrances are provided for landscape maintenance. The main entry is defined with the help of street numbering and a staircase/ramp with integrated landscape elements establishing a strong sense of address and entry hierarchy. Crime Prevention Through Environmental Design (CPTED) principles have been integrated throughout the project. Discreet security cameras will be installed in public areas, and the landscape design has been carefully planned to minimise opportunities for concealment. Pathways and key landscaped areas will be	Complies

	illuminated with low-glare lighting, connected to timers to reduce ecological impact while maintaining safety during nighttime hours.	
3C – 2 Amenity of the public domain is retained and enhanced	The basement has been carefully designed to remain concealed, ensuring it does not impact on the landscape design. Basement parking is located predominantly beneath the building footprint, preserving the integrity of the ground-level open space. All essential services are contained within the basement. A dedicated cupboard for the Fire Hydrant Booster Valve is discreetly located along Balfour Street for accessibility and compliance. The proposed building features a combination of beige brickwork and sandstone cladding. Graffiti and maintenance concerns are minimal in this location, and the risk has been further mitigated through passive surveillance provided by the building's design and its relationship with the public domain. A generous landscaped area is provided at the front of the development, contributing to the leafy character of Lindfield and enhancing the suburb's established tree canopy.	Complies
3D Communal and Public Open Space		
3D – 1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	The combined area of the primary and secondary communal open spaces constitutes 25.11% of the total site area, ensuring the communal spaces have been designed to meet the functional requirements and incorporate the key features outlined in the Apartment Design Guide (ADG). The location of these communal spaces has been strategically selected to comply with Council's minimum dimension requirements while maximising solar access throughout the day—exceeding the minimum standards. These areas include seating zones, open lawn spaces suitable for various activities, and deep soil garden beds that enhance both amenity and visual appeal. Designed to support relaxation and social interaction, the communal spaces offer a variety of uses and are anticipated to be well-utilised and appreciated by residents. All communal areas are easily accessible via the building's main circulation routes, including lobbies and entry points, ensuring convenience and encouraging frequent use.	Complies

3D – 2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The communal areas are designed to accommodate a variety of passive and active uses. Within the secondary communal spaces, seating and quiet zones are provided for the peaceful enjoyment of the landscaped gardens. The placement of basement air intake vents, service infrastructure, and detention tanks has been carefully considered to ensure they do not detract from the usability or enjoyment of the communal areas.	Complies
3D – 3 Communal open space is designed to maximise safety	All communal areas are designed to be visible from surrounding apartments, enhancing passive surveillance and fostering a sense of safety. Ground floor communal spaces are screened with landscaping to provide privacy from more public-facing areas. The rear communal open space is visible from apartment balconies, allowing residents to overlook and engage with the shared environment. At the same time, the design of the rear apartment ensures privacy is maintained, with careful planning to minimise direct views into private living areas from the communal zone.	Complies
3D – 4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	There is no public open space on site or adjacent this small infill development	Complies
3E – Deep Soil Zones		
3E – 1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenities and promote management of water and air quality	The deep soil provisions significantly exceed the requirements of the Apartment Design Guide (ADG), comprising 31% of the total site area. The widths and distribution of these zones are consistent with the local character, which emphasises a landscape-dominant setting over built form. The basement is confined to the building footprint, preserving the integrity of the deep soil areas. Stormwater infrastructure within these zones has been minimised to support natural water absorption. By reducing the number of stormwater pits, the design also helps protect the root zones of retained trees, ensuring their long-term health and stability.	Complies

3F – Visual Privacy		
3F – 1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	The proposed building separation complies with the setback recommendations of the ADG. A 6m side setback is maintained from ground level up to the fourth storey, with an increased average setback of 9 metres provided between the fifth and eighth storeys. Setbacks of 12 metres are applied to the levels above. A variation is applied where portions of the building sit one storey higher due to the sloping topography of the site, resulting in minor adjustments to how the setbacks present when viewed externally.	ACCEPTABLE ON MERIT
3F – 2 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	Within the site, common pathways and communal open spaces are separated by landscaping that screens sightlines and helps define the boundary between public and private areas. More private apartment spaces, such as bedrooms, are positioned behind balconies to enhance privacy. For living rooms that face public pathways and gardens, balconies are strategically placed in between to increase separation and provide additional privacy to internal spaces. A small number of balconies are proposed on the side elevation, facing neighbouring properties. These balconies are recessed into the building and not encroaching setbacks/ projecting outward, further reducing visual impact and enhancing privacy.	Complies
3G – Pedestrian Access and Entries		
3G -1 Building entries and pedestrian access connects to and addresses the public domain	Multiple entries have been proposed; these serve to activate the building to the public domain.	Complies
3G – 2 Access, entries and pathways are accessible and easy to identify	A separate and clearly defined pedestrian entry is provided for the site. The entry pathway extends westward from the street, leading directly to the main building entrance. This main entry connects to the central communal courtyard, which in turn provides access to four lift lobbies. The pathway is both accessible and visually appealing, enhanced by thoughtfully designed landscaping that contributes to a welcoming and pleasant arrival experience.	Complies

3G – 3 Large sites provide pedestrian links for access to streets and connection to destinations	There are no pedestrian links across the site.	Complies
3H Vehicle Access		
3H – 1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The driveway is positioned on the lower side of the site, identified through site analysis as a suitable location. This placement ensures safe access for both pedestrians and vehicles while also avoiding interference with the large public domain trees along Balfour Street.	Complies
3J – 1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	The site is located within 800 metres of a railway station, and the proposed parking provision complies with Ku-ring-gai Council's parking requirements. Dedicated visitor parking and a car share space have been included in the design. From the visitor parking area, direct and well-lit access is provided to the building's lift. Entry from both the visitor and car share parking spaces is secured via a controlled intercom system, ensuring safety and restricted access.	Complies
3J – 2 Parking and facilities are provided for other modes of transport	Secure bicycle parking has been provided for both residents and visitors, in compliance with Ku-ring-gai Council's bicycle parking requirements. Electric vehicle (EV) charging will be a mandatory provision under the 2022 revision of the BCA/NCC. While the exact number of charging points is yet to be confirmed, the design ensures that all residents and visitors will have access to EV charging facilities.	Complies
3J – 3 Car park design and access is safe and secure	Supporting facilities have been incorporated within the basement, including garbage rooms, a garbage collection loading bay, a removalist loading bay, and a designated car wash area. Plant rooms have also been provided to meet the spatial requirements of essential building services.	Complies
3J – 4 Visual and environmental impacts of underground car parking are minimised	The basement car park is located entirely beneath the building footprint. Portions of the lower ground visible from natural ground level are a part of the apartment units, not the parking areas. The basement entry is clad in timber-look battens, creating a feature wall that visually anchors the building to the ground. This architectural element is further enhanced by complementary landscape design, contributing to a cohesive and attractive streetscape.	Complies

Objective	Design Criteria	Compliance
PART 4 – DESIGNING THE BUILDING		
Amenity		
4A – Solar and Daylight Access		
4A – 1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Approximately 70% of living areas receive a minimum of two hours of direct sunlight between 9:00 am and 3:00 pm during mid-winter. Similarly, 70% of principal outdoor spaces achieve the same level of solar access. Most apartments on a typical floor plan benefit from dual aspects, enhancing natural light, ventilation, and overall amenity.	Complies
4A – 2 Daylight access is maximised where sunlight is limited	The requirement to achieve daylighting by reflection from surfaces is not a primary design consideration, though it will occur in limited areas, the apartments as designed have generous glazing and generous width to depth ratios in most of the living areas. Light interior finishes are proposed and meet the interior design concept that has been developed for these quality apartments	Complies
4A – 3 Design incorporates shading and glare control, particularly for warmer months	High-performance windows and glazing are a key strategy for environmental control. The proposal includes double-glazed windows and doors that exceed BASIX requirements. High-performance glass is selectively used in areas where it delivers the greatest thermal and acoustic benefits, enhancing overall energy efficiency and occupant comfort.	Complies

4B Natural Ventilation		
4B – 1 All habitable rooms are naturally ventilated	All habitable rooms are equipped with openable windows fitted with internal flyscreens. The openable window area meets or exceeds 8% of the room's floor area, in line with ventilation requirements. Awning windows have been selected for their excellent acoustic and security performance, as well as their ability to accommodate internal flyscreens—an amenity highly valued by purchasers. No light wells are proposed in the design. To ensure child safety, window openings are limited, and sliding doors to living areas serve as the primary means of achieving effective cross ventilation.	Complies
4B – 2 The layout and design of single aspect apartments maximises natural ventilation	Single sided apartments and its depths have been minimised to have reasonable natural ventilation.	Complies
4B – 3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	95 out of 120 apartments are cross ventilated. 79.2% are cross ventilated, exceeding the minimal ADG 60% requirement by 19.2%.	Complies
4C Ceiling Heights		
4C – 1 Ceiling height achieves sufficient natural ventilation and daylight access 4C – 2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms 4C – 3 Ceiling heights contribute to the flexibility of building use over the life of the building	The proposed floor-to-floor heights are a minimum of 3,200 mm. In response to recent BCA updates regarding fire rating requirements, including increased slab thickness and insulation beneath balconies, the typical ceiling height in habitable rooms will be 2,700 mm. Secondary spaces, such as corridors and bathrooms, will have a ceiling height of 2,400 mm to accommodate air conditioning services.	Complies

4D Apartment size and layout		
4D – 1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	The proposed apartment sizes exceed the minimum requirements set out in the Apartment Design Guide (ADG). The minimum floor area for a three-bedroom apartment is 90 sqm and for a four-bedroom apartment is 102 sqm; the proposed designs exceed these benchmarks. Majority of two-bedroom apartments also surpass the ADG minimum size requirements, ensuring generous internal living spaces across all apartment types.	Complies
4D – 2 Environmental performance of the apartment is maximised	Where bathrooms are located on the exterior of the building they have an openable window. A minor variation affecting 20 of 120 units (16%) is acceptable, as key objectives for daylight, ventilation, and amenity are maintained. Living areas are placed near windows, with deeper zones used for kitchen appliances and circulation, supported by good daylight design.	ACCEPTABLE ON MERIT
4D – 3 Apartment layouts are designed to accommodate a variety of household activities and needs	The smallest bedroom has a minimum width of 3 metres, while living rooms provide a minimum width of 4 metres, ensuring spacious and functional layouts. All bedrooms include built-in wardrobes, with a minimum length of 1.8 metres—exceeding the ADG minimum of 1.5 metres. Main bedrooms feature generous wardrobes up to 4 metres in length. The large apartment layouts reflect efficient and flexible planning, made possible by the overall generous apartment sizes.	Complies
4E – Private Open Space and Balconies		

4D Apartment size and layout		
4D – 1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	The proposed apartment sizes exceed the minimum requirements set out in the Apartment Design Guide (ADG). The minimum floor area for a three-bedroom apartment is 90 sqm and for a four-bedroom apartment is 102 sqm; the proposed designs exceed these benchmarks. Majority of two-bedroom apartments also surpass the ADG minimum size requirements, ensuring generous internal living spaces across all apartment types.	Complies
4D – 2 Environmental performance of the apartment is maximised	Where bathrooms are located on the exterior of the building they have an openable window. Main living areas are orientated towards the views and solar access. There are no problematic noise sources that the living areas need to be orientated away from.	Complies
4D – 3 Apartment layouts are designed to accommodate a variety of household activities and needs	The smallest bedroom has a minimum width of 3 metres, while living rooms provide a minimum width of 4 metres, ensuring spacious and functional layouts. All bedrooms include built-in wardrobes, with a minimum length of 1.8 metres—exceeding the ADG minimum of 1.5 metres. Main bedrooms feature generous wardrobes up to 4 metres in length. The large apartment layouts reflect efficient and flexible planning, made possible by the overall generous apartment sizes.	Complies
4E – Private Open Space and Balconies		

4E – 1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	According to the Apartment Design Guide (ADG), the minimum requirement for private open space in apartments with three or more bedrooms is 12 sqm with a minimum depth of 2.4 metres. For ground floor apartments, the minimum requirement is 15 sqm with a depth of at least 3.0 metres. All proposed apartment balconies meet or exceed these minimum area and depth requirements, ensuring functional and usable outdoor spaces for residents.	Complies
4E – 2 Primary private open space and balconies are appropriately located to enhance livability for residents	The proposed main balconies are all located off the living areas of the apartments.	Complies
4E – 3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Upper floor balconies feature solid balustrades in seating areas to provide visual privacy from the public domain. Limited sections of glazed balustrades are proposed along the sides or narrower portions of the balconies to introduce material variation and allow additional daylight into adjacent rooms. Privacy screens are also incorporated on selected sides of balconies to prevent overlooking and enhance residential amenity.	Complies
4E – 4 Private open space and balcony design maximises safety	The balcony balustrading has been designed to meet BCA/NCC fall from height provisions	

4F Common Circulation and Spaces		
4F – 1 Common circulation spaces achieve good amenities and properly service the number of apartments	The proposed design limits the number of apartment entries off each circulation core to a maximum of four, well below the ADG allowance of twelve. Each lift services a maximum of 30 apartments, also significantly under the ADG limit of 40. Circulation areas meet standards, with a portion of hallway widths of 1.5 to 1.8 metres and ceiling heights of 2.7 metres, ensuring comfortable movement for residents, visitors, and removalists. All circulation cores benefit from natural daylight and ventilation. The inclusion of four lift cores across the development supports efficient access and maximises the opportunity for dual-aspect apartment layouts.	Complies
4F – 2 Common circulation spaces promote safety and provide for social interaction between residents	The circulation corridors are wide and linear, with clear directional turns leading to other apartment entries. A direct line of sight is maintained from the lift to apartment entry doors, exterior windows, and the emergency fire stair, supporting intuitive wayfinding and safety. Apartment numbering and lighting details will be finalised during the construction phase. However, the proposed design aligns with ADG objectives and aims to deliver a high-quality benchmark for residential development in the area.	Complies
4G Storage		
4G – 1 Adequate, well designed storage is provided in each apartment	The minimum storage requirement for a 3+ bedroom apartment is 10 cubic metres, of which at least half are located within the apartment. Basement storage areas are calculated to a height of 2.1 metres to allow for mesh ceilings, ensuring clearance beneath the sprinkler heads. It is noted that the proposed storage areas exceed the minimum requirements. Within the apartments, storage is located at circulation or living areas. No storage is proposed on balconies, as these spaces can perform poorly due to exposure to the elements.	Complies
4G- 2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Basement storage is distributed across all basement levels, with some storage spaces conveniently located near parking bays.	Complies

4H Acoustic Privacy		
H – 1 Noise transfer is minimised through the siting of buildings and building layout 4H – 2 Noise impacts are mitigated within apartments through layout and acoustic treatments	The building is not affected by intrusive noise sources such as busy roadways, rail lines, or airports. The development application is supported by an acoustic report that includes background noise measurements for the site. Plant and equipment located in the basement will be mounted on resilient rubber supports to minimise vibration. Their placement, combined with the thickness of the ground-level transfer slab, ensures that noise and vibration will not impact the apartments above. A common source of noise complaints—stormwater pits—will be addressed using sealed lids with secondary overflow systems. The rooftop plant will include air conditioning condensers and the mechanical basement exhaust fan. These units will also be mounted on resilient rubber supports, and quieter models of air conditioning condensers are proposed to further reduce noise. The noise from the basement exhaust fan primarily relates to the motor and its shielding; provided these components are well maintained, noise levels will remain within acceptable limits. Additionally, the building's height exceeds that of neighbouring properties. Based on the physical principle that sound waves travel in straight lines, the structure itself will act as a barrier, reducing the potential for noise transmission to adjacent sites.	Complies

4J Noise and Pollution		
4J - 1 In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings 4J – 2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Upon review, the building is not located in a noisy or hostile environment. The developer has selected double glazing as a premium feature, exceeding the minimum BASIX requirements. Double-glazed windows generally offer superior acoustic and thermal performance compared to equivalent single-glazed units.	Complies
Configuration		
4K Apartment Mix		
4K – 1 A range of apartment types and sizes is provided to cater for different household types now and into the future 4K – 2 The apartment mix is distributed to suitable locations within the building	The proposed apartment mix for this development of 120 dwellings is predominantly comprised of three- and four-bedroom apartments, with a smaller number of two-bedroom units. This mix aligns with current market demand and reflects established demographic trends indicating a growing need for larger apartments to accommodate families. With standalone houses increasingly unaffordable for many, larger apartments offer a viable alternative for families wishing to remain in the area. These larger apartments are particularly attractive to owner-occupiers, offering a flexible housing option suitable for downsizers who may require space for a carer, as well as for multi-generational households and similar living arrangements.	Complies
4L Ground Floor Apartments		
4L - 1 Street frontage activity is maximised where ground floor apartments are located 4L – 2 Design of ground floor apartments delivers amenity and safety for residents	Semi-direct access to the ground floor apartments is available via side pathways from the street. These pathways provide entry to individual private open spaces associated with each apartment. While the terraces include some landscape screening for privacy, a visual connection to the surrounding environment is maintained.	Complies

4M Facades		
4M – 1 Building facades provide visual interest along the street while respecting the character of the local area 4M – 2 Building facades provide visual interest along the street while respecting the character of the local area	The proposed design introduces strong visual interest through a prominent corner balcony that articulates the building's wings. Additional interest is created using generous timber look cladding and Juliet balconies, which is consolidated at the central portion of the building, forming a central building feature. The selected materials, including sandstone cladding and brickworks in earthy tones, complement the character of the surrounding neighbourhood. The building is set within a landscaped environment, featuring retained mature trees that dominate the setting with their scale and height. Articulation is achieved through a stepped built form and the use of emphasized façade banding. Even the less articulated elevations maintain visual interest through varied window placements, contrasting materials, and rhythm in building elements.	Complies
4N Roof Design		
4N – 1 Roof treatments are integrated into the building design and positively respond to the street	The small rooftop services area is integrated into the building, and it is centrally located and screened from any sightline from the public domain	Complies
40 – Landscape Design		
40 – 1 Landscape design is viable and sustainable	The landscape design responds thoughtfully to both the character and ecological context of the site. A mix of exotic species is proposed along the street frontage, while endemic plantings—compatible with the Blue Gum High Forest Community—are concentrated at the rear and western side of the site. The building incorporates stormwater retention systems that allow for the reuse of captured water in irrigating planter beds and understorey vegetation. Additionally, the design includes deep soil zones that support bio-infiltration of stormwater, enhancing the sustainability and ecological function of the garden areas.	Complies
40 – 2 Landscape design contributes to the streetscape and amenity	The landscape design has been carefully developed to minimise excavation and maximise the retention of existing trees, while still ensuring accessible pathways to all areas of the site. There are no natural rock outcrops or similar geological features present on the site.	Complies

Objective	Design Criteria	Compliance
4Q Universal Design		
4Q – 1 Universal design features are included in apartment design to promote flexible housing for all community members 4Q – 2 A variety of apartments with adaptable designs are provided	The building has been designed in accordance with the Livable Housing Guidelines (LHG), which are also incorporated into the latest updates to the 2022 Building Code of Australia (BCA) and National Construction Code (NCC). The proposal includes a minimum silver level of compliance for 100% of the apartments, with an additional 15% designed to meet the Platinum level standard. Platinum-level apartments offer the advantage of requiring only minimal adaptation to suit the specific needs of future occupants, providing greater flexibility and long-term livability.	Complies
4Q – 3 Apartment layouts are flexible and accommodate a range of lifestyle needs	The larger size apartments provide flexibility with their use and adaption.	Complies

Objective	Design Criteria	Compliance
Performance		
4U Energy Efficiency		
4U – 1 Development incorporates passive environmental design 4U – 2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	All habitable rooms are positioned along the building's perimeter, allowing for ample natural daylight and cross-ventilation. Passive design principles have been incorporated, including winter solar access that penetrates deeper into living areas. The design also features favourable solar orientation, wide eaves, and air-gap pedestal decking on roof slabs to enhance thermal performance. Sufficient ceiling heights have been provided to accommodate soffit insulation where required. Internally, timber flooring is proposed throughout all habitable rooms, contributing to both comfort and aesthetic appeal. Centralised hot water systems and mechanical plant equipment are also proposed to support energy efficiency and ease of maintenance.	Complies
4V – Water Management and Conservation		
4V – 1 Potable water use is minimized 4V – 2 Urban stormwater is treated on site before being discharged to receiving waters	A BASIX assessment has been completed in accordance with the updated, more stringent benchmarks. All proposed fittings and fixtures are water-efficient and select appliances will achieve a 6-star rating. Water usage will be individually metered for each apartment to encourage responsible consumption. Rainwater harvesting is incorporated into the design, with collected water reused for garden irrigation, car washing, and cleaning of the bin room. A high proportion of the proposed plantings are low water-use species, further supporting water conservation. The rainwater and stormwater management system has been designed by a specialist consultant and includes filtration systems in accordance with MUSIC modelling requirements. As a result, any off-site discharge will be cleaner than the water initially captured on-site.	Complies
4V – 3 Flood management systems are integrated into site design	The stormwater and detention tanks are located in the basement car parking and underneath the driveway, rather than in the garden areas.	Complies

4W – Waste Management		
4W – 1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents 4W – 2 Domestic waste is minimised by providing safe and convenient source separation and recycling	The bin room is strategically located adjacent to the lift core, providing convenient access for residents while also allowing direct entry from the designated loading bay for efficient waste collection. It has been designed in accordance with the waste management requirements outlined in the DCP, ensuring adequate capacity and operational functionality. The room is mechanically ventilated and equipped with both hot and cold water connections to facilitate effective cleaning. Durable finishes and construction materials have been specified to support easy maintenance and uphold hygiene standards. A temporary bulky goods storage area has been incorporated near the removalist parking space and will be managed by the Owners Corporation. Bulky item collection can be coordinated directly with Council to ensure smooth and timely removal. A garbage chute system is proposed and will be accessible to all apartment units, enhancing convenience and waste separation.	Complies
4X – Building Maintenance		
4X – 1 Building design detail provides protection from weathering 4X – 2 Systems and access enable ease of maintenance 4X – 3 Material selection reduces ongoing maintenance costs	The design incorporates several best-practice solutions as recommended by the ADG. Balconies are designed without tiling, and all projections include drip grooves to prevent unsightly staining or the leaching of efflorescence. The building is accessible from all sides, allowing for maintenance to be carried out efficiently and without excessive cost. Low-maintenance materials, such as prefinished fibre cement cladding, have been specified to reduce ongoing upkeep. Automated or mechanical systems such as blinds, screens, and awnings have been deliberately avoided due to their potential long-term maintenance issues. Service equipment is thoughtfully located and easily accessible, ensuring practicality and ease of servicing.	Complies