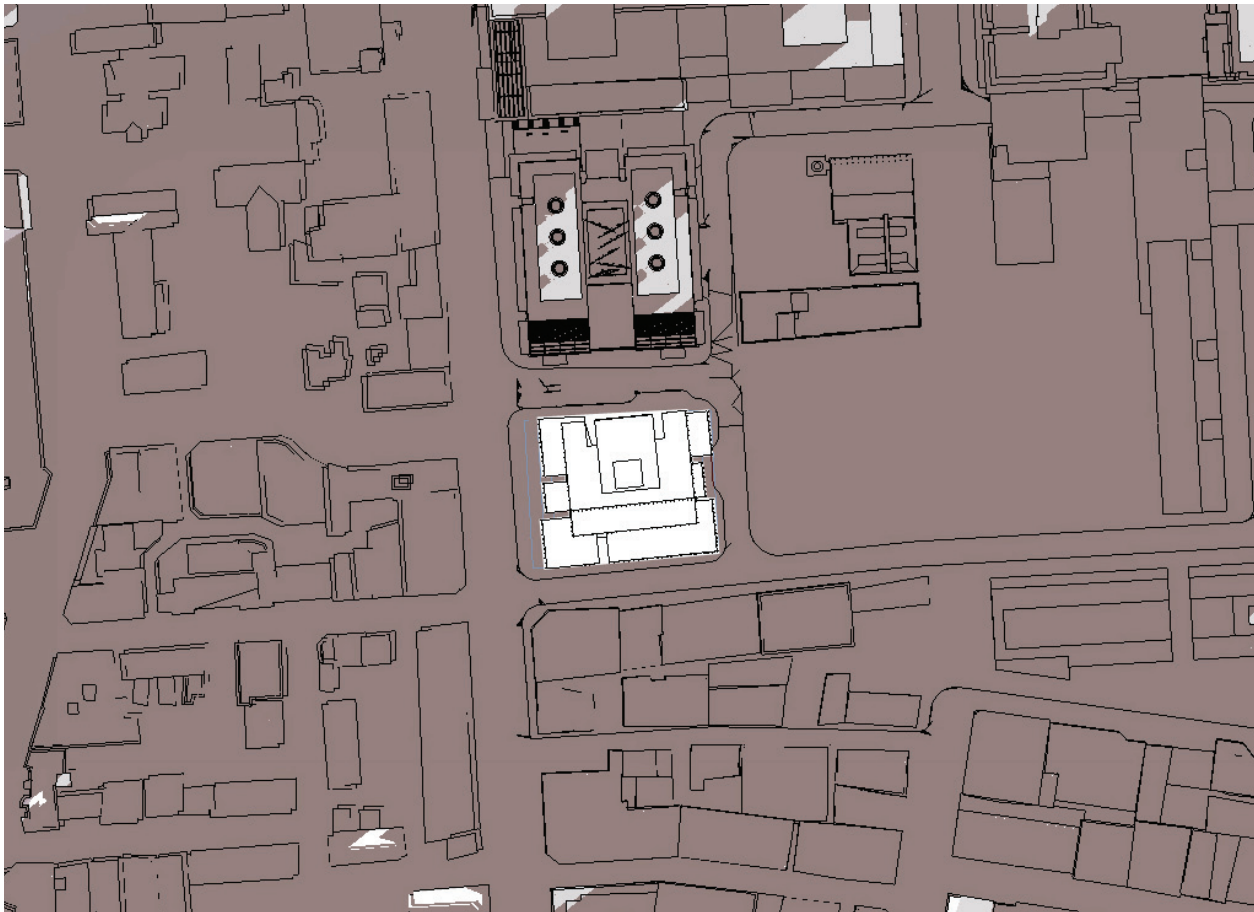


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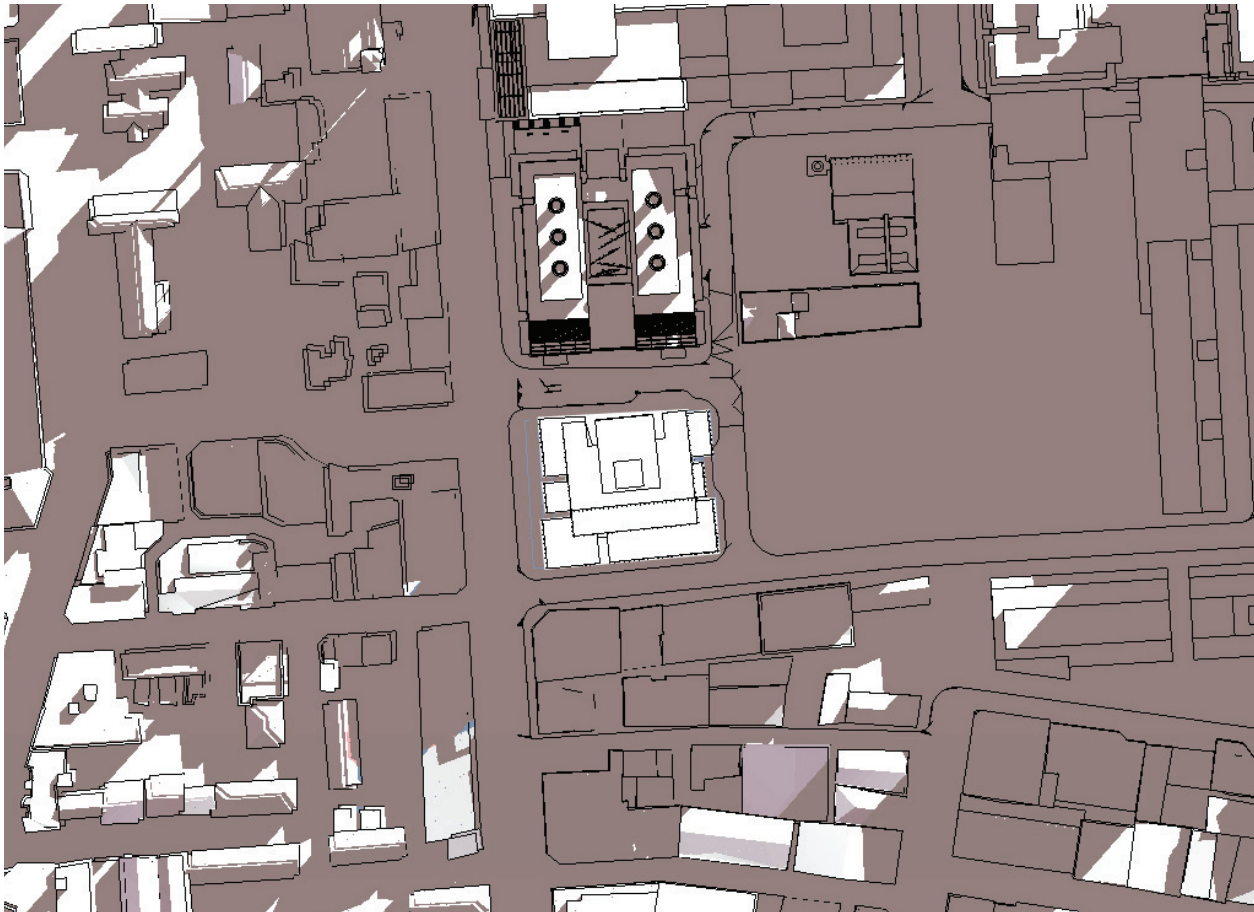
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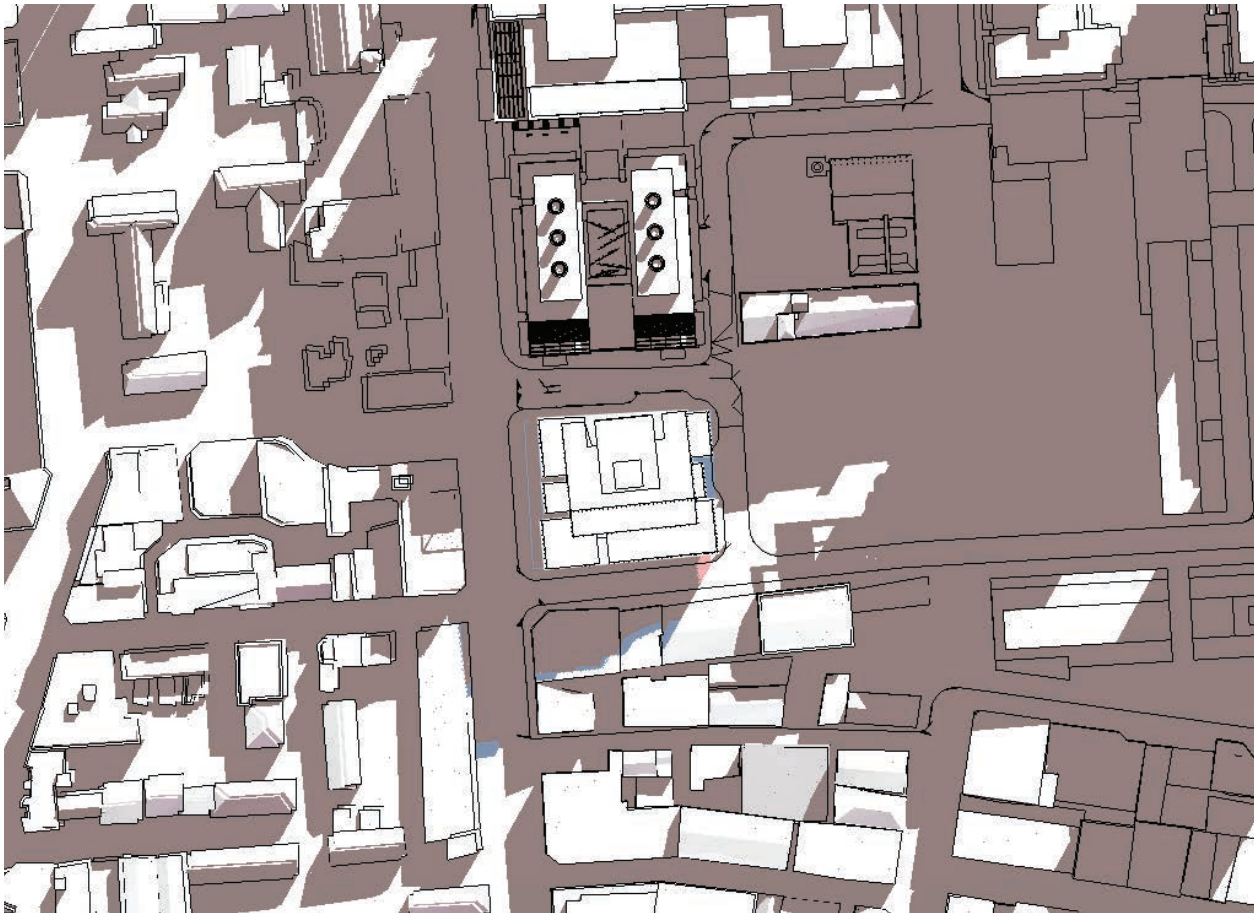
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JUNE 21 8AM



JUNE 21 9AM



JUNE 21 10AM



JUNE 21 11AM

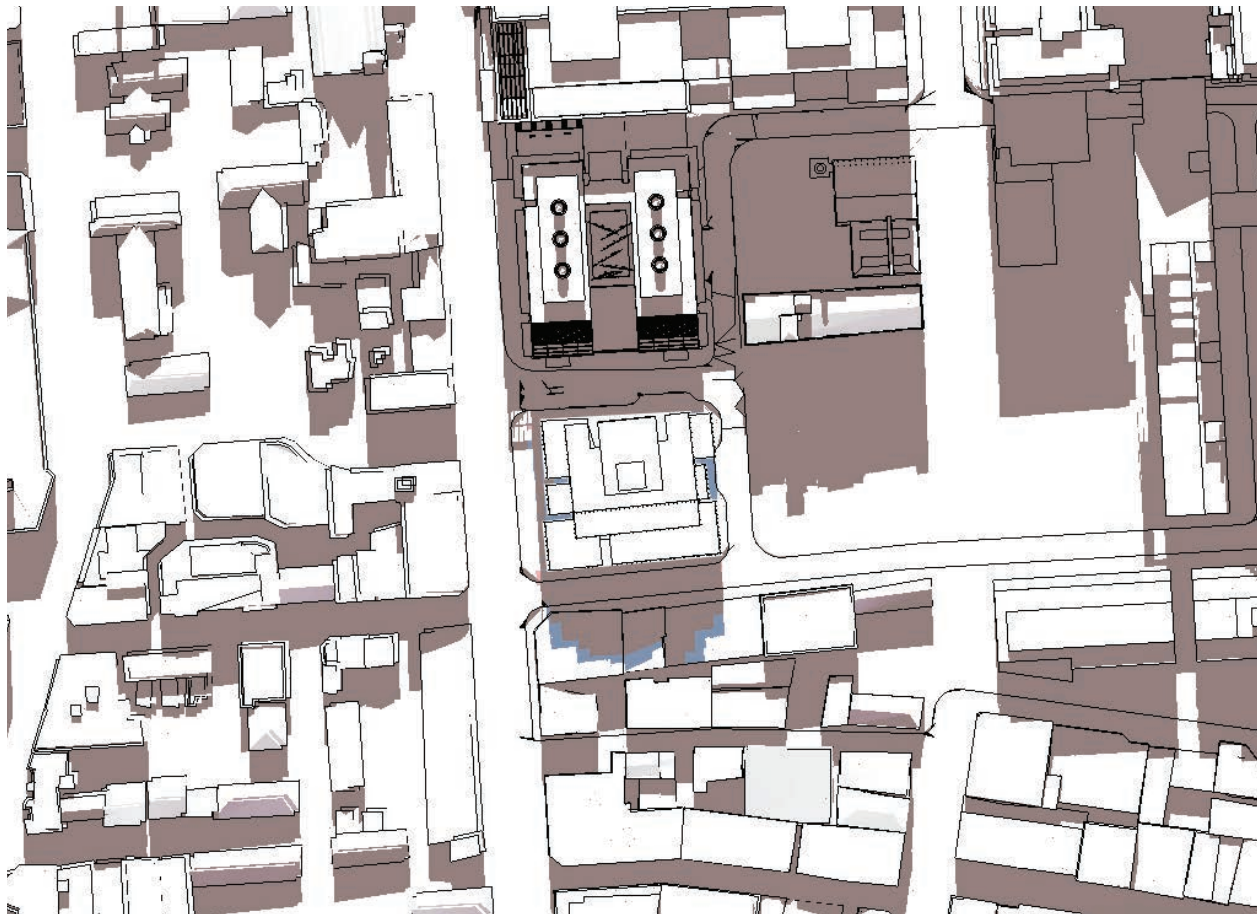


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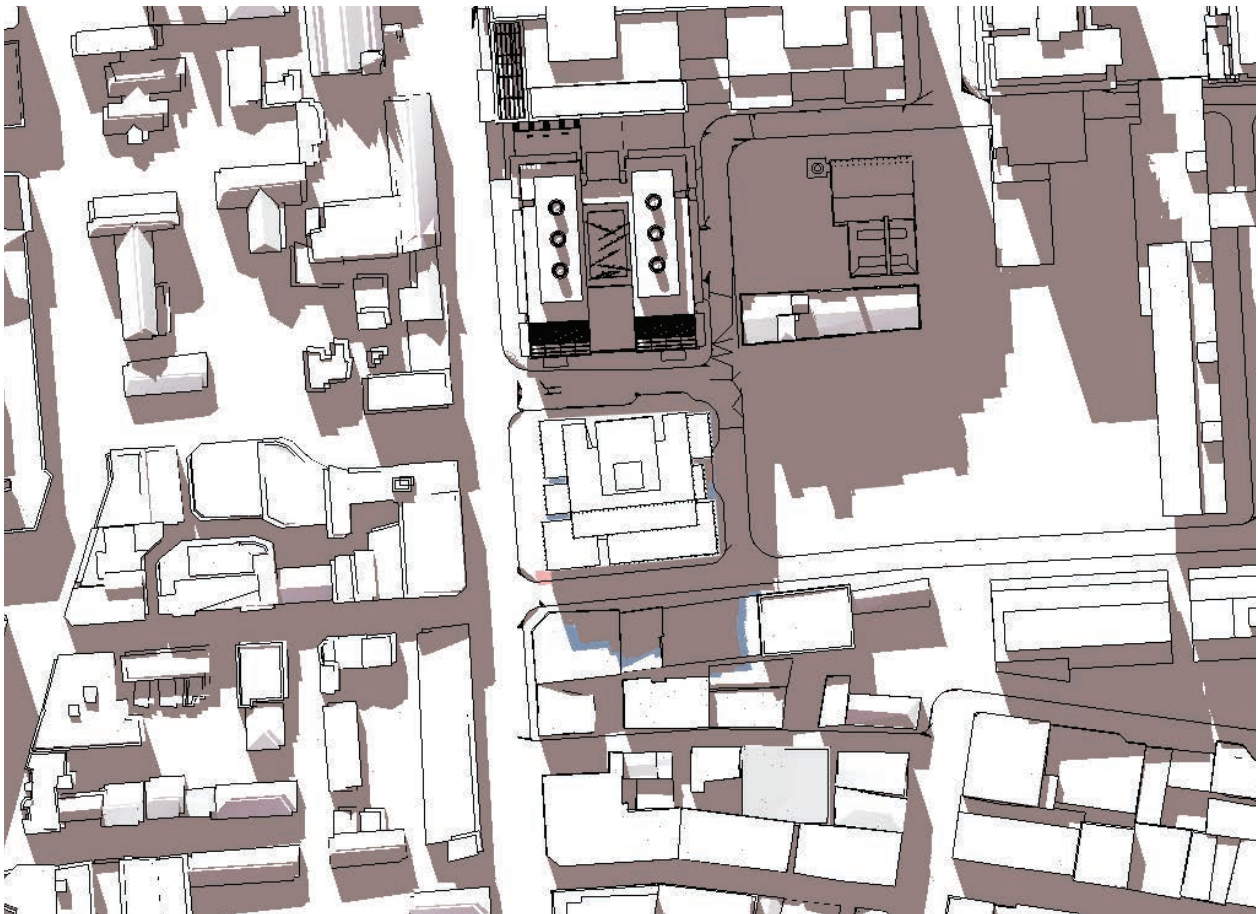
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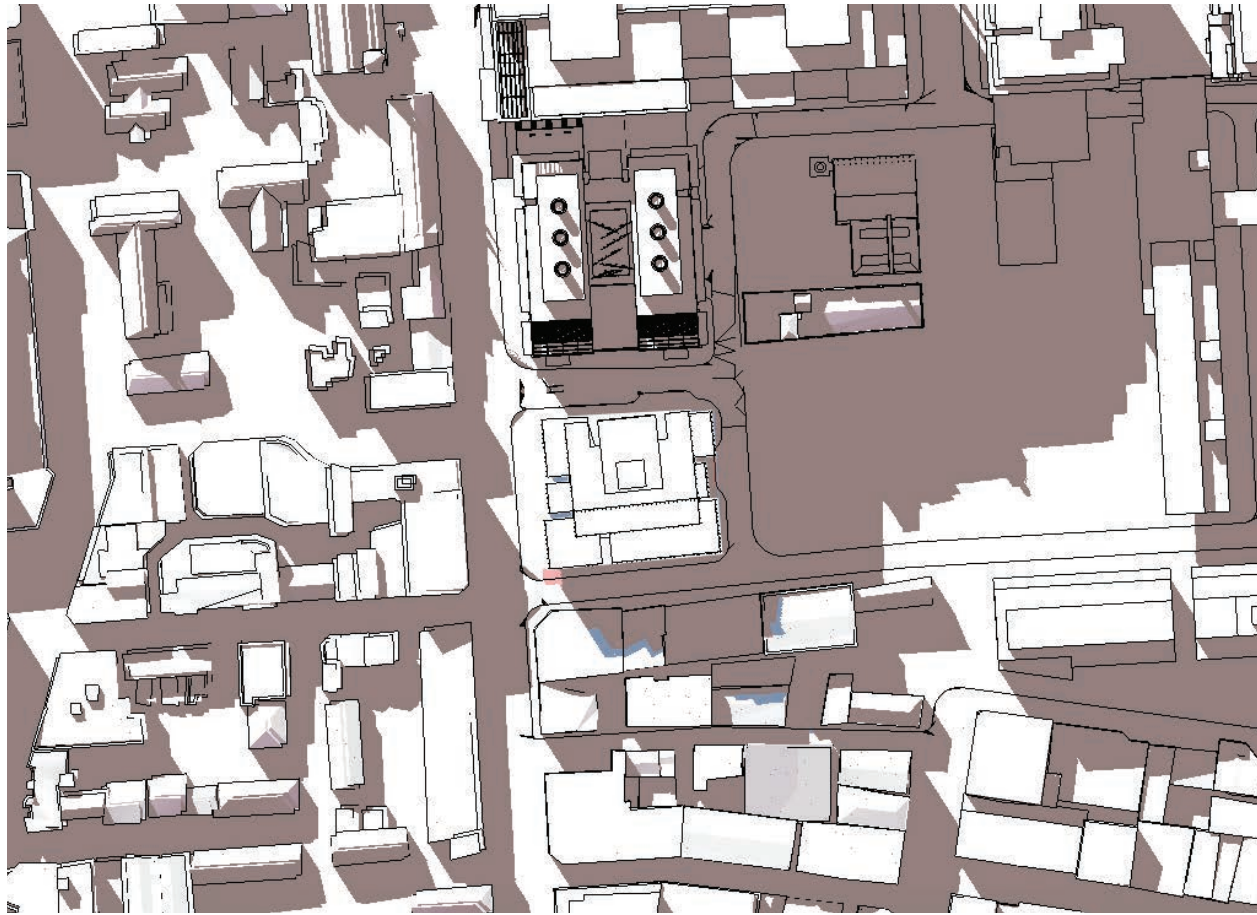
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JUNE 21 NOON



JUNE 21 1PM



JUNE 21 2PM



JUNE 21 3PM

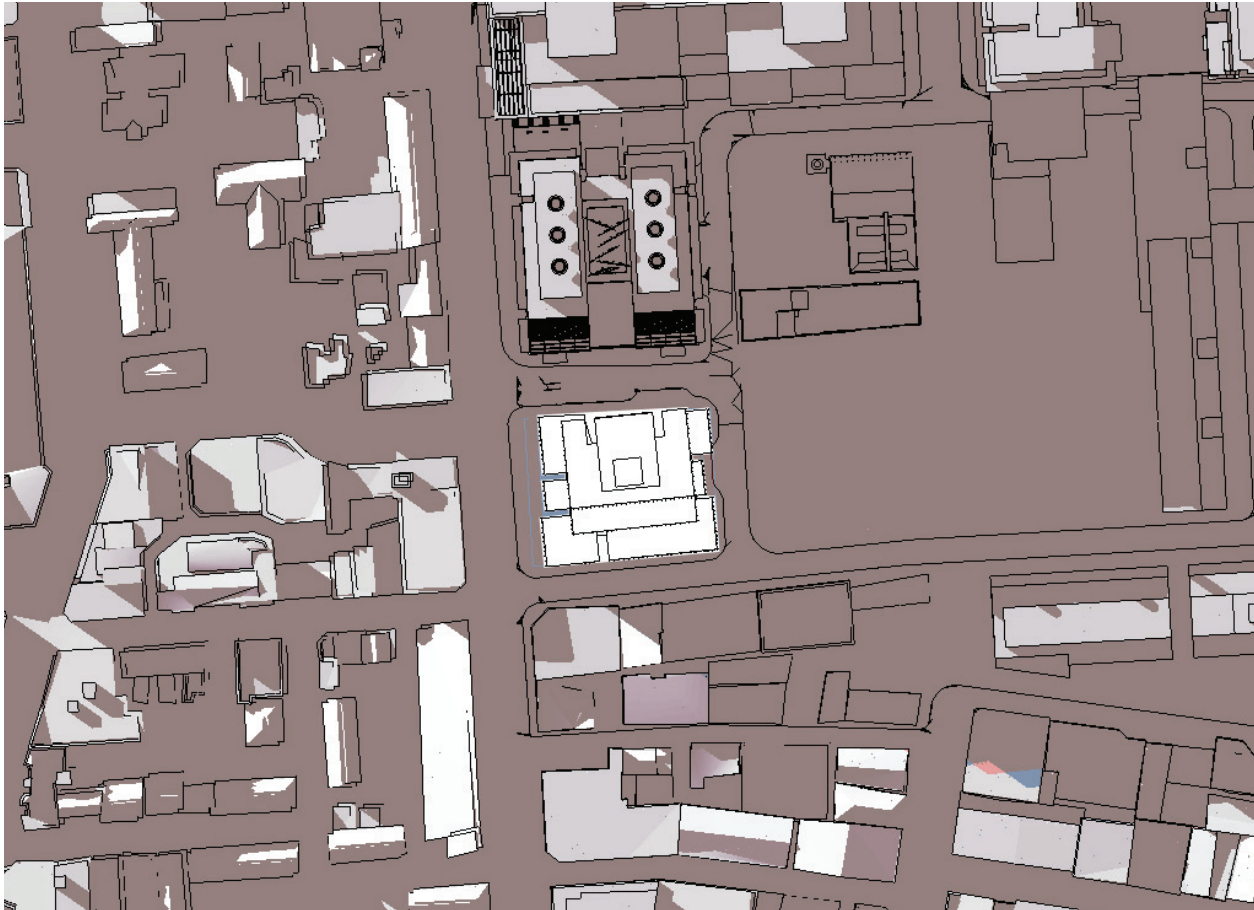


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JUNE 21 4PM

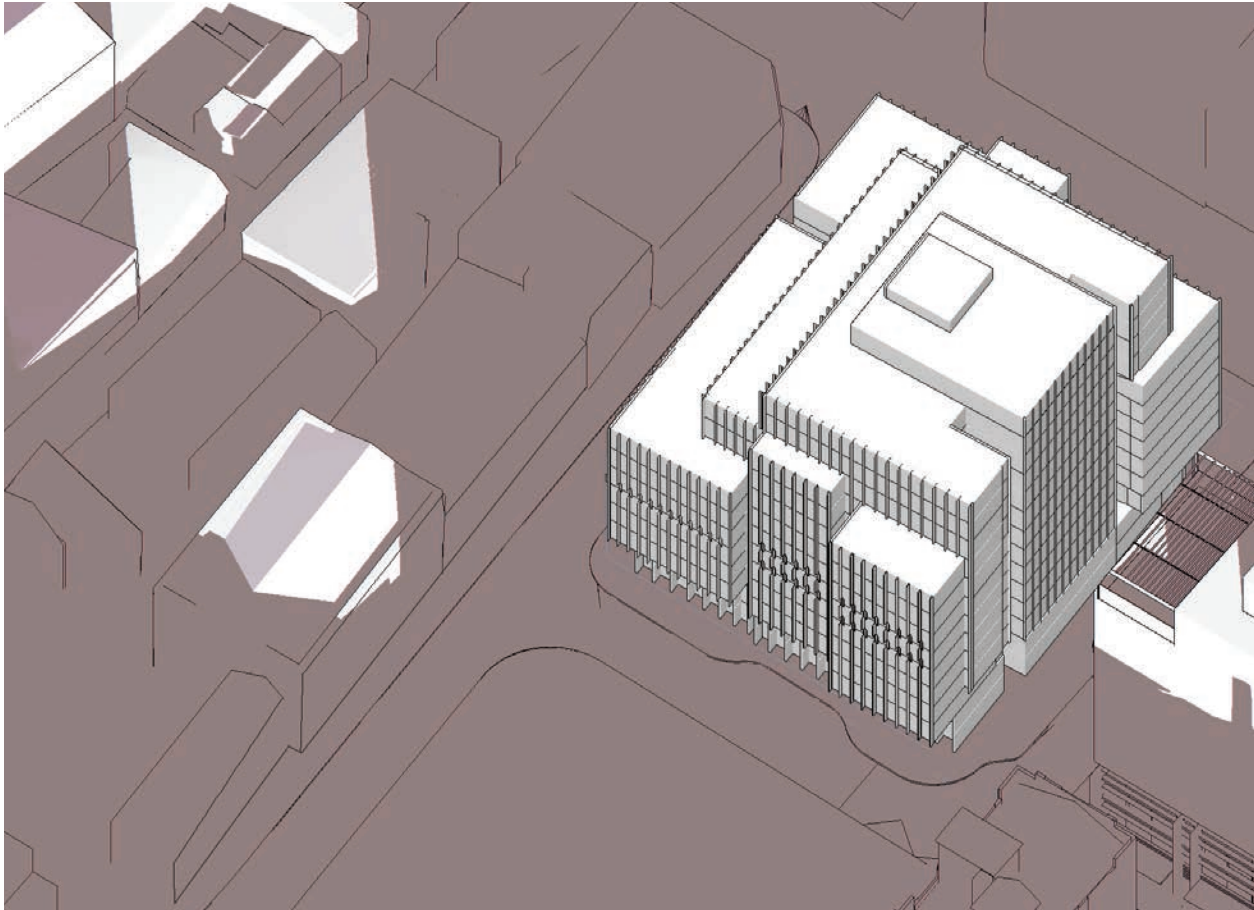


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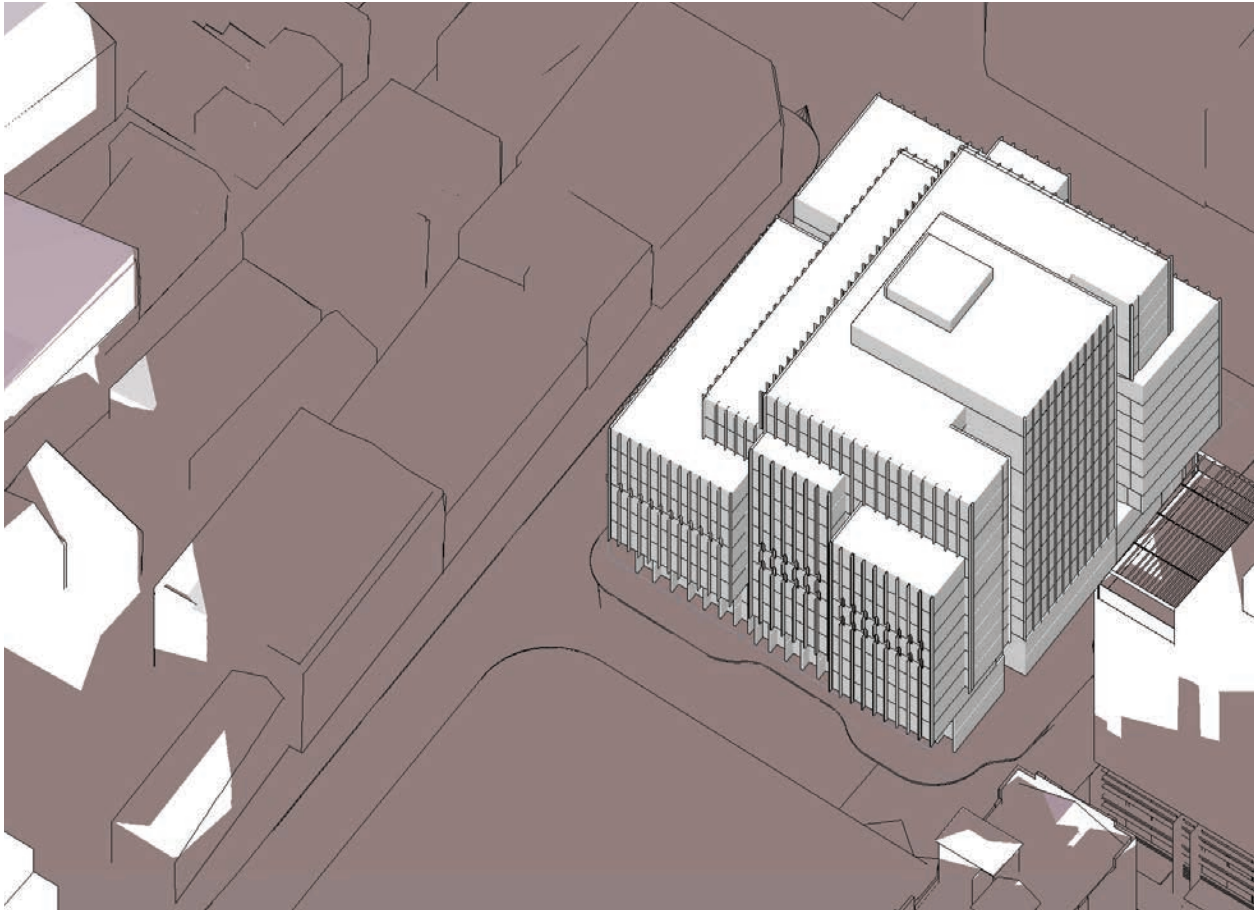
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O'CONNOR ST JUNE 21 - 8:30AM



O'CONNOR ST JUNE 21 - 9AM



O'CONNOR ST JUNE 21 - 9:30AM



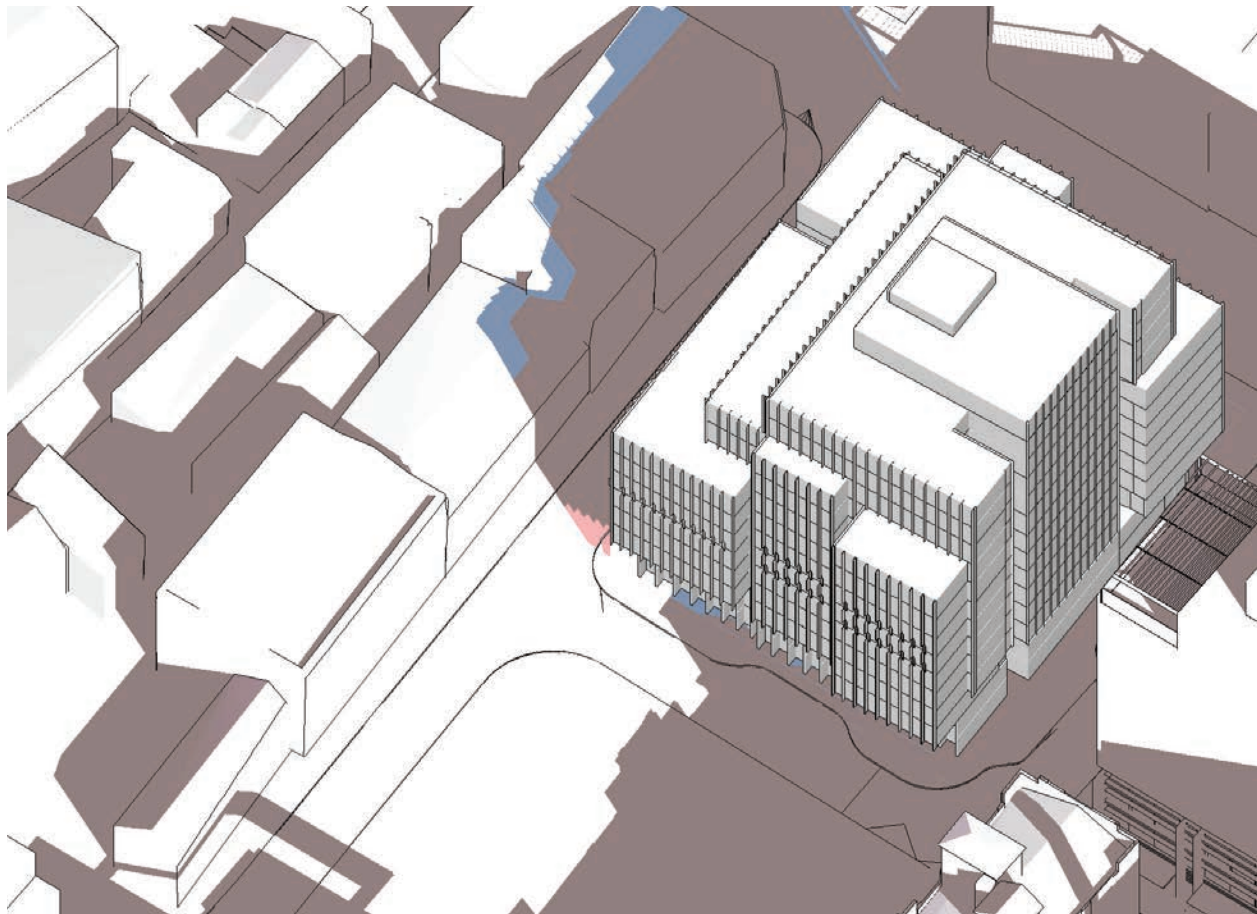
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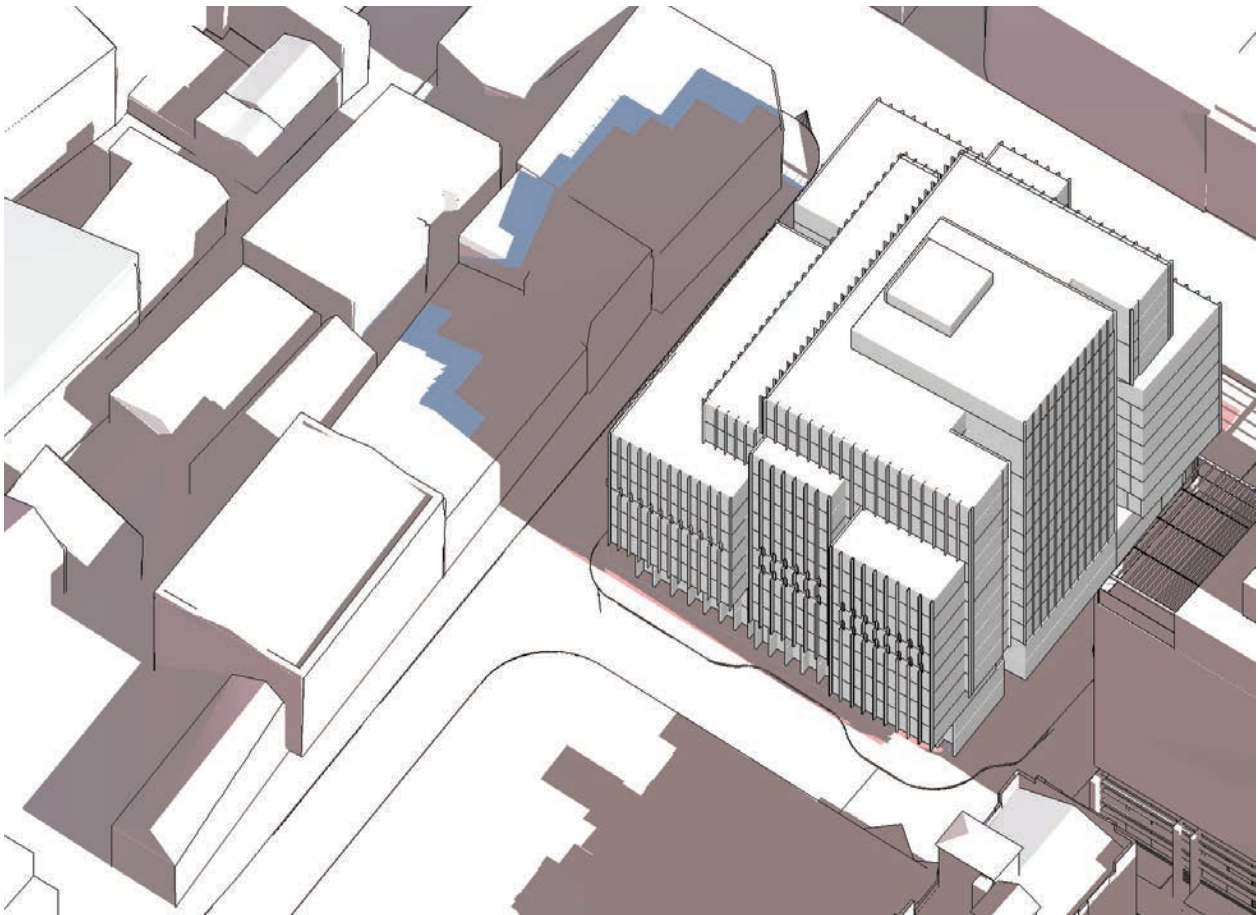
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O'CONNOR ST JUNE 21 - 11AM



O'CONNOR ST JUNE 21 - 11:30AM



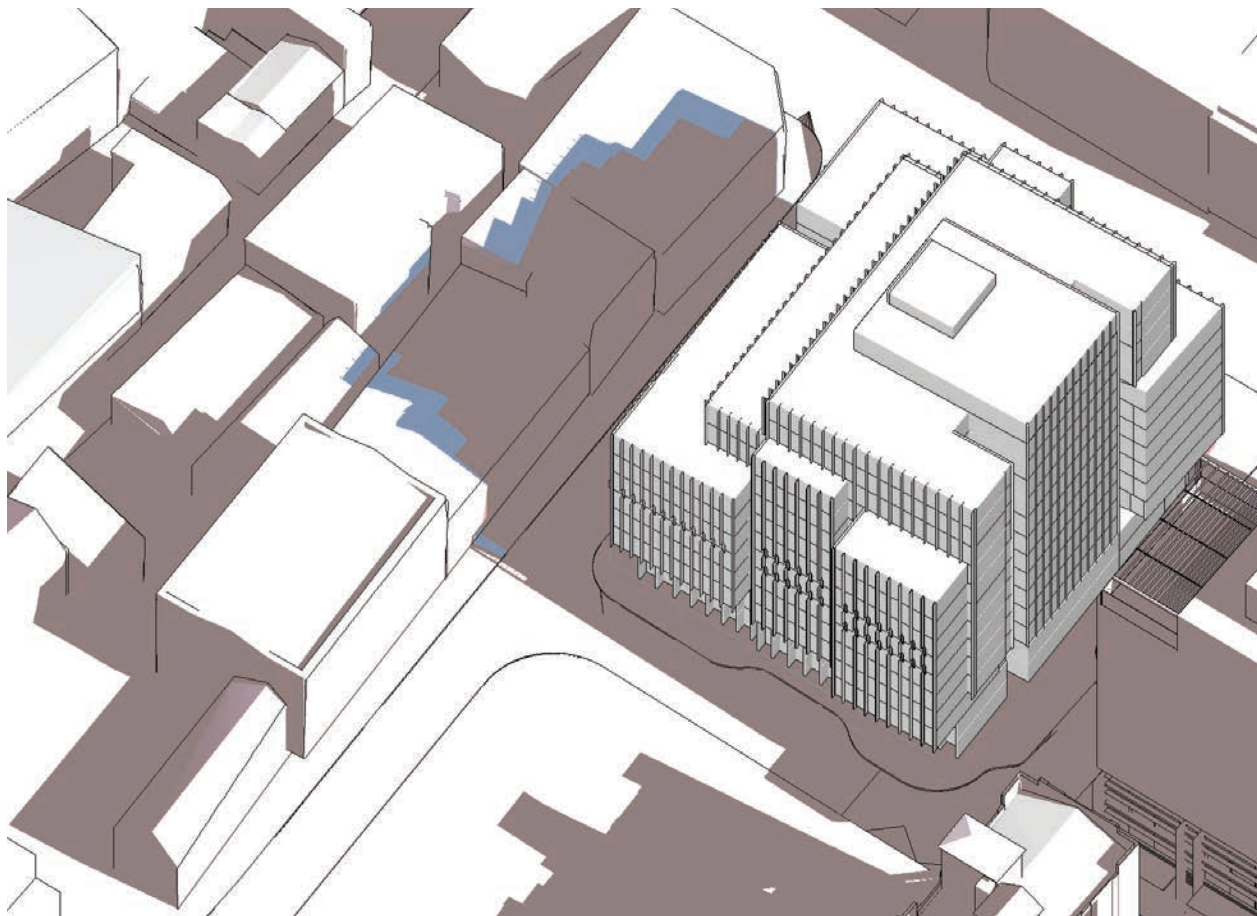
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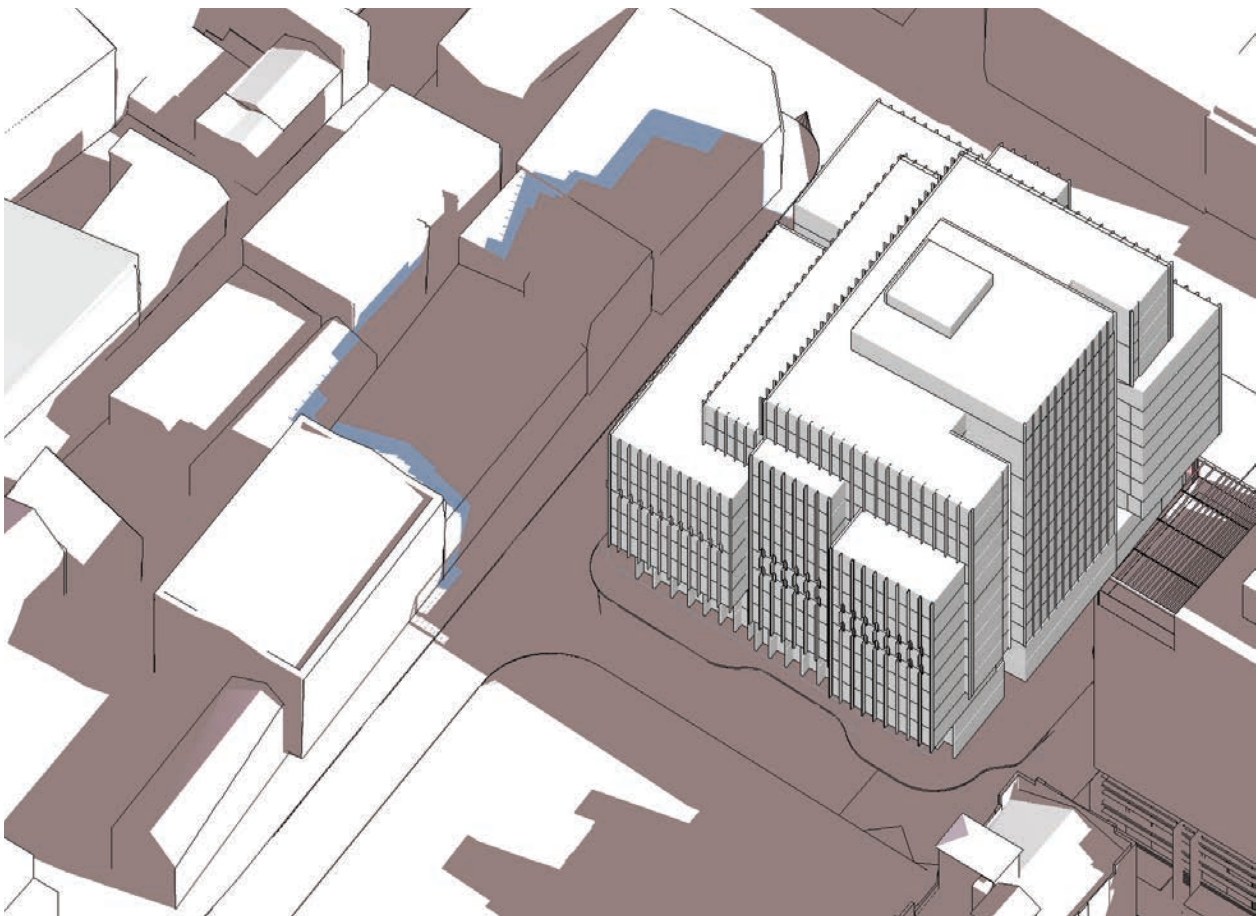
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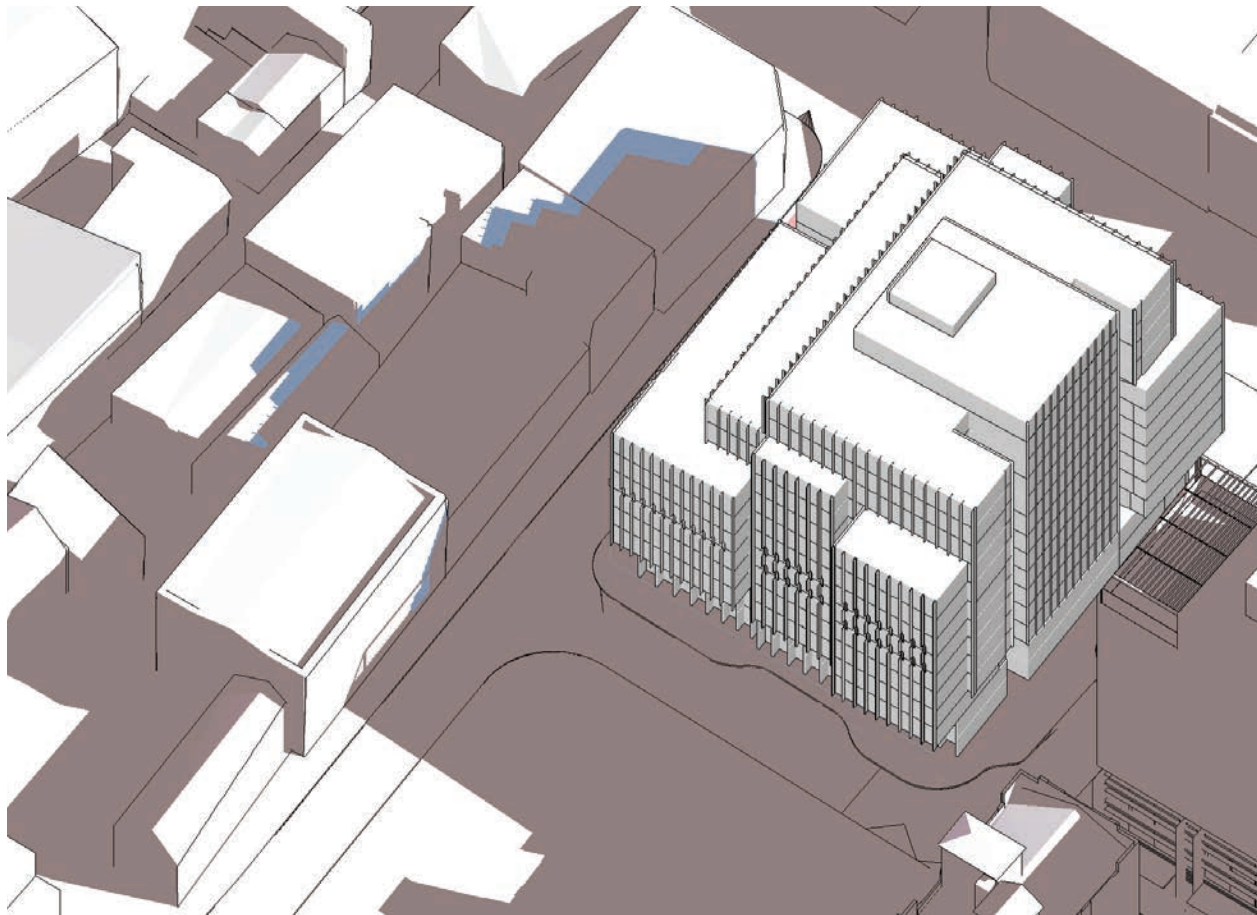
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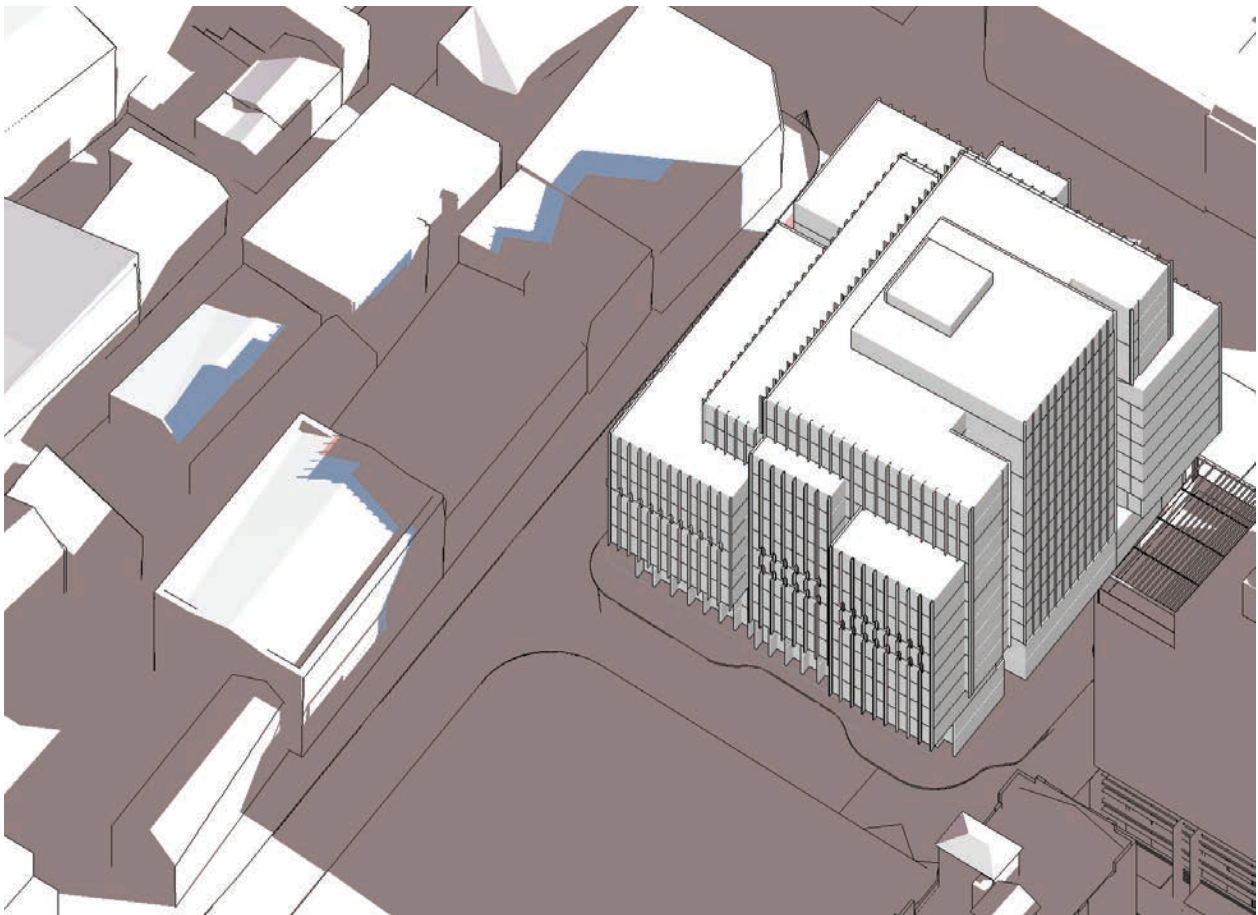
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O'CONNOR ST JUNE 21 - 1PM



O'CONNOR ST JUNE 21 - 1:30PM



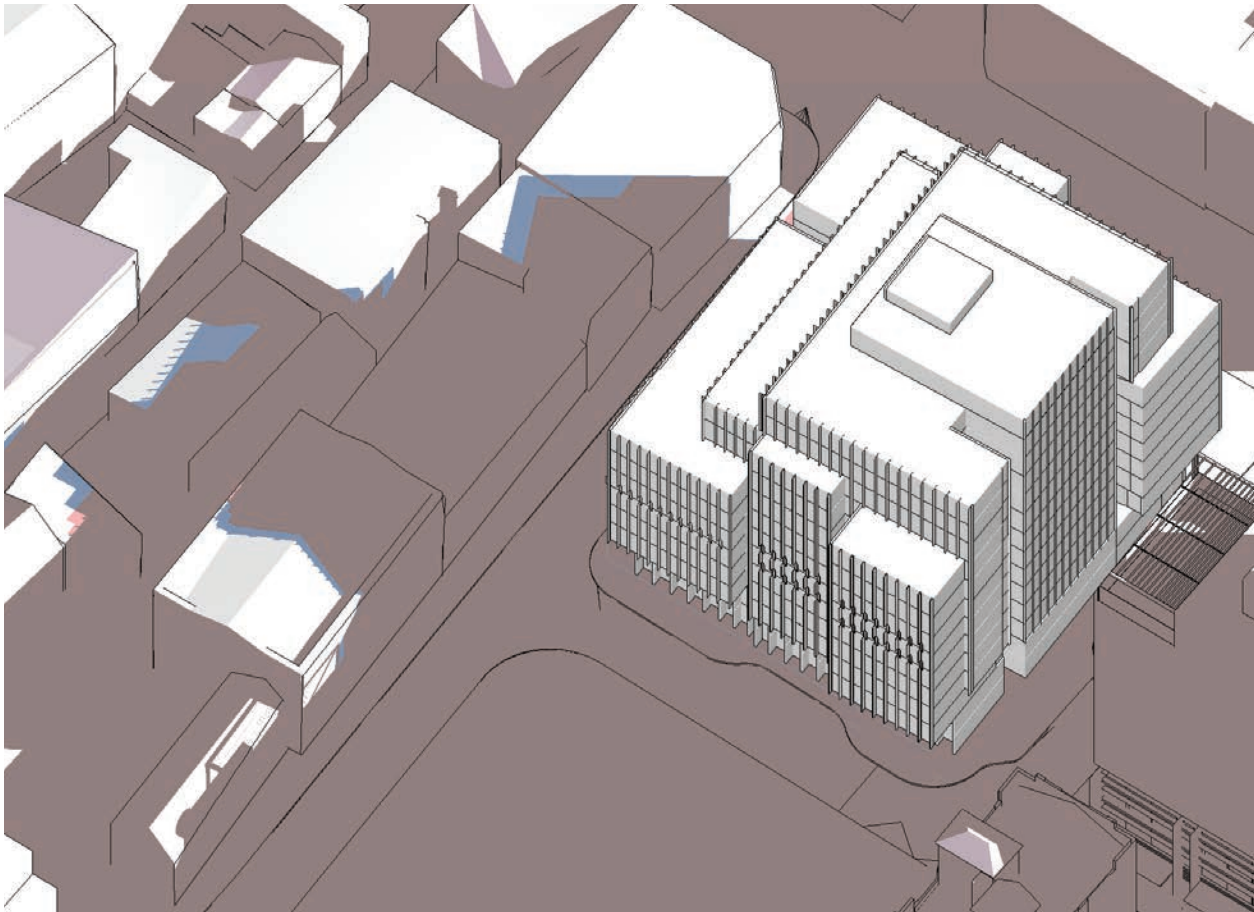
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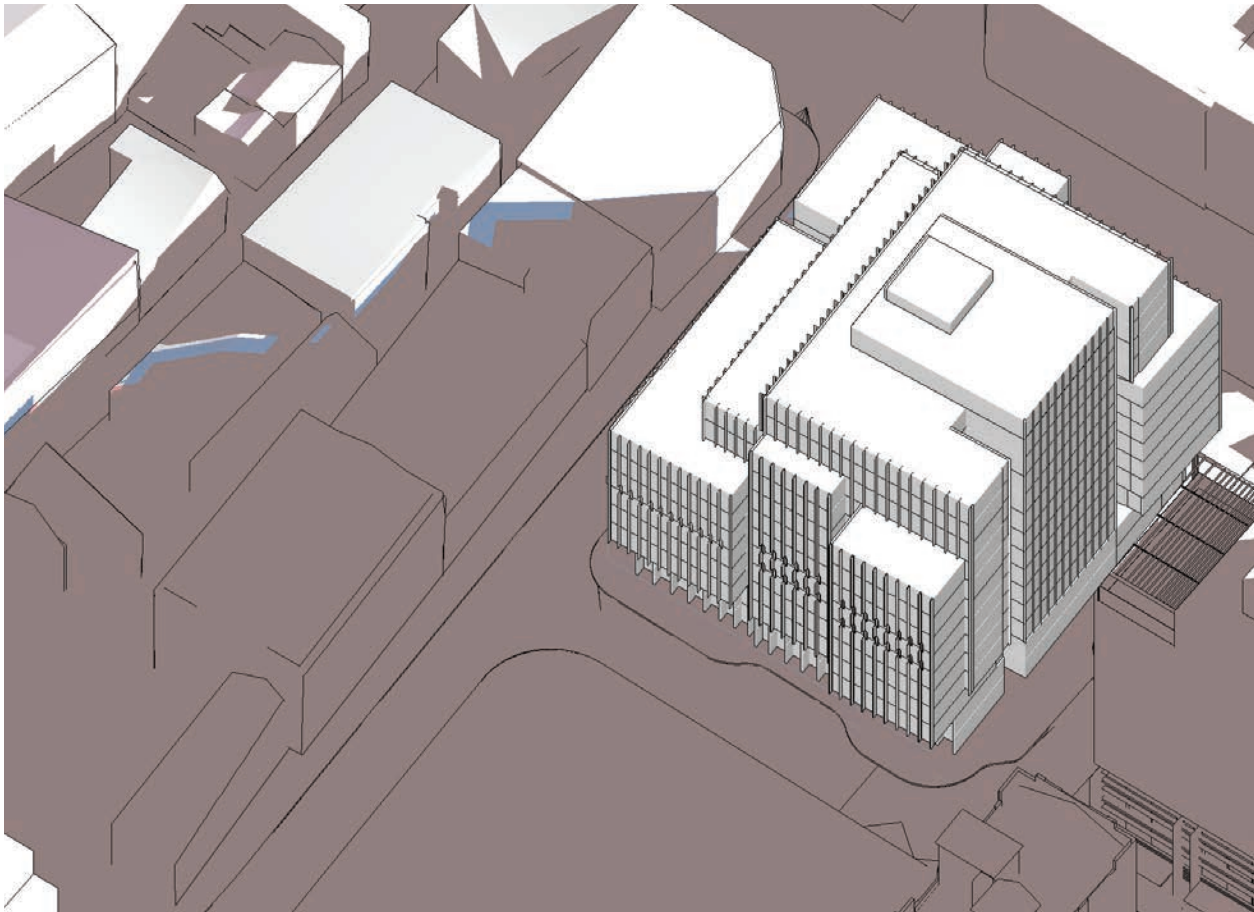
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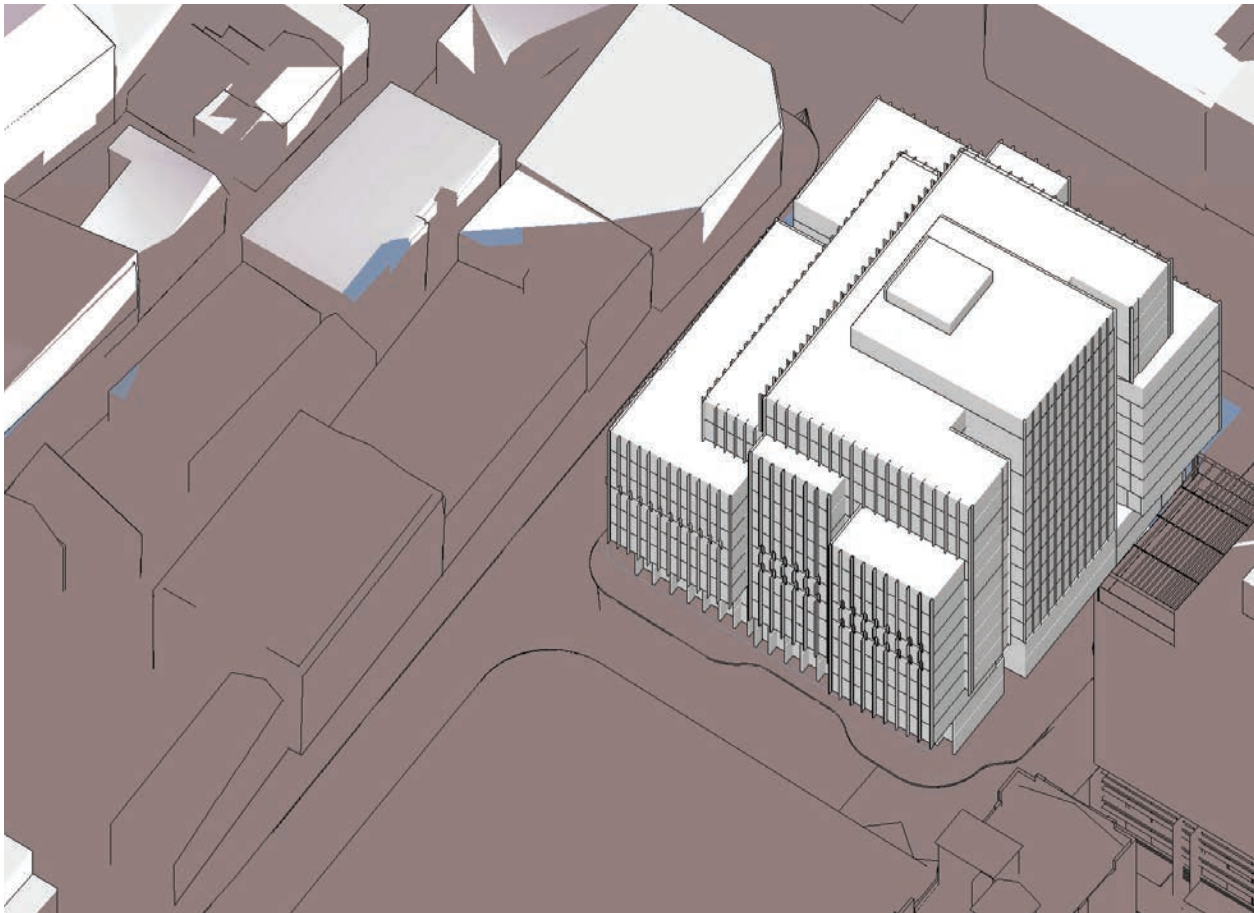
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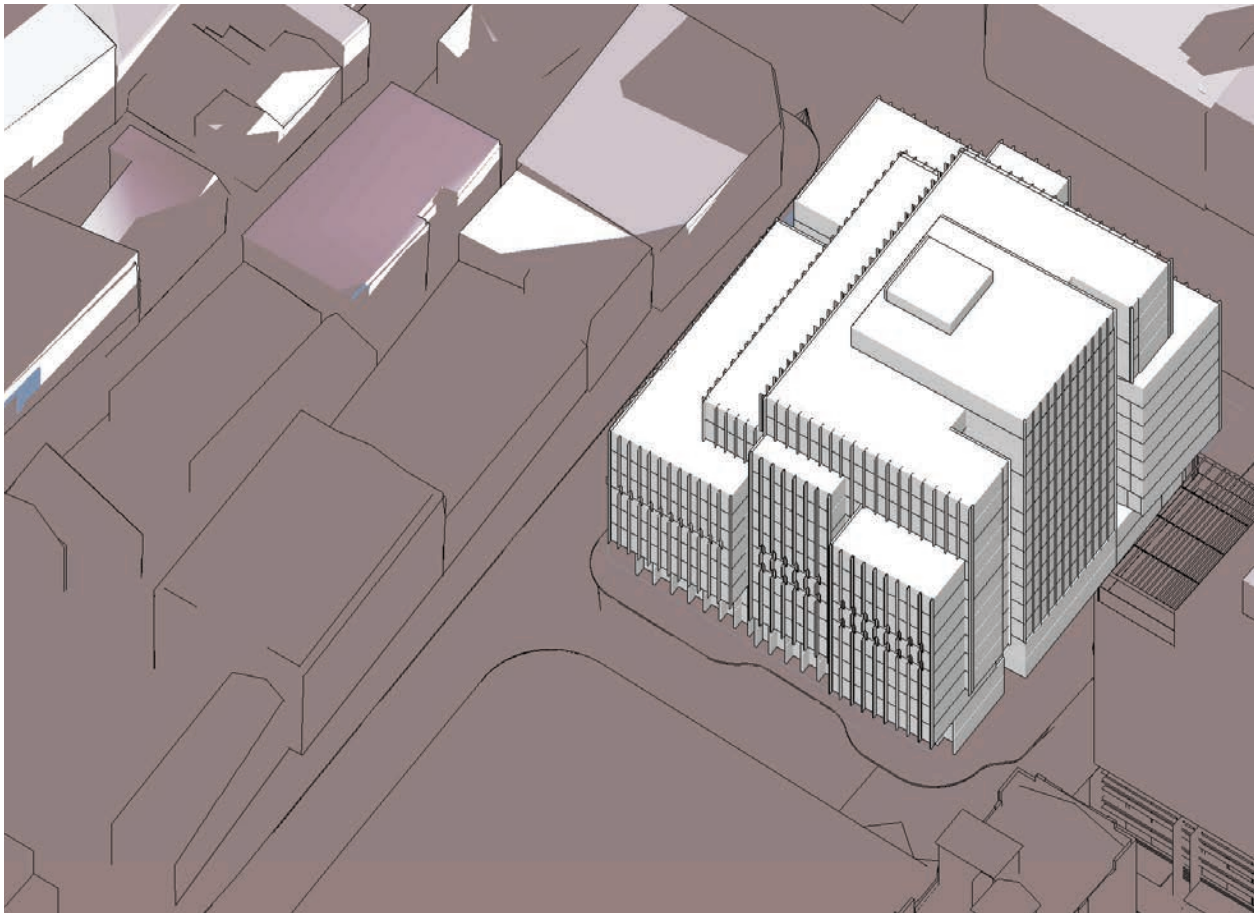
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O'CONNOR ST JUNE 21 - 3PM



O'CONNOR ST JUNE 21 - 3:30PM



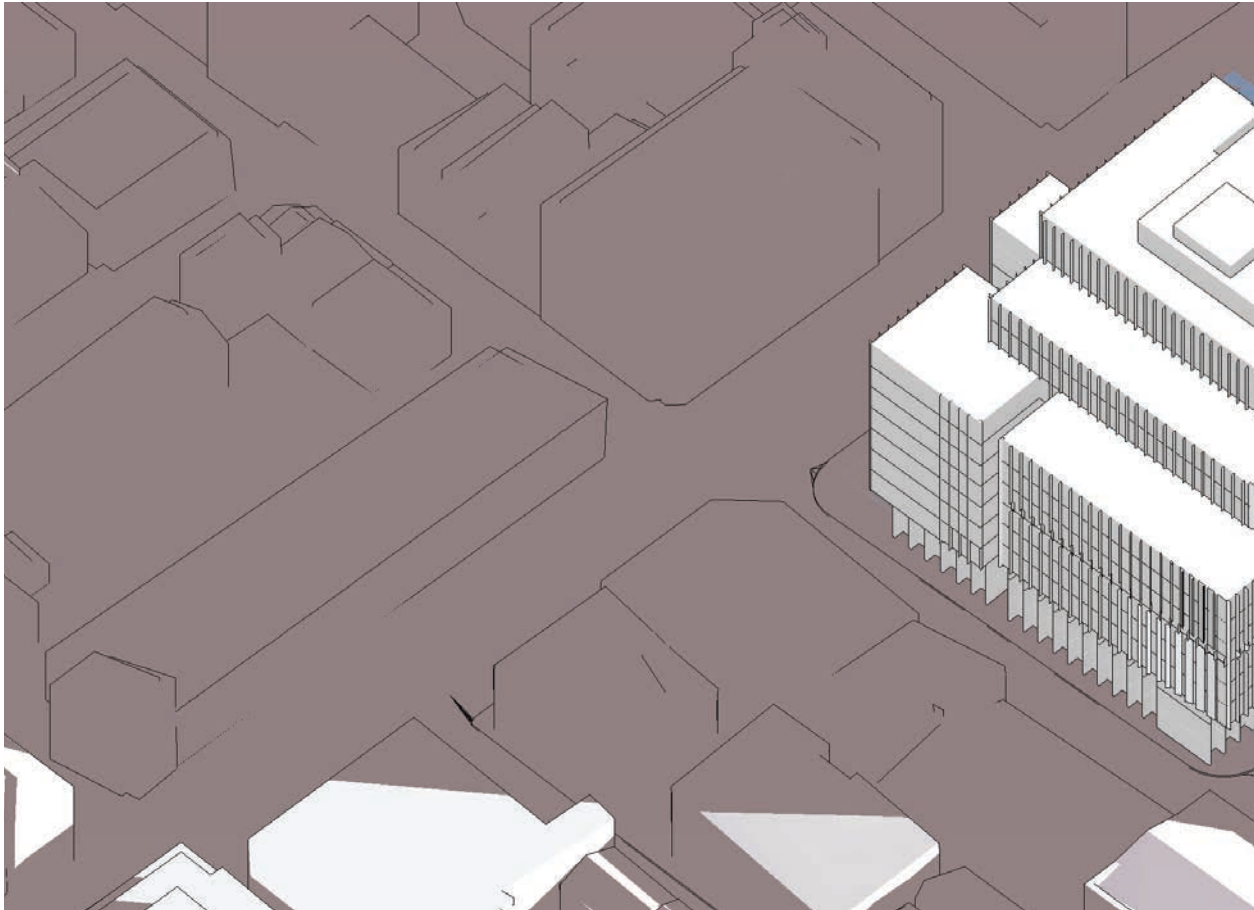
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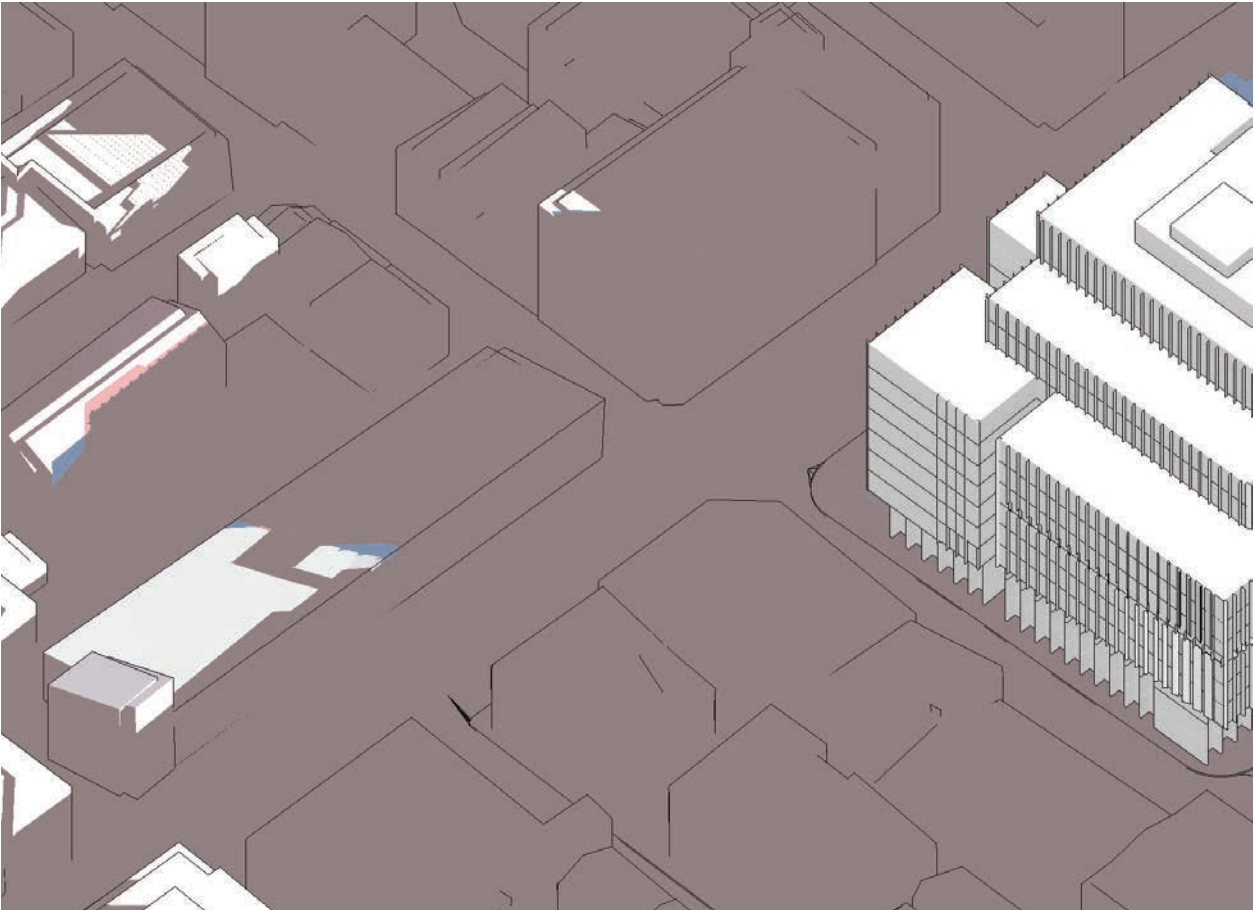
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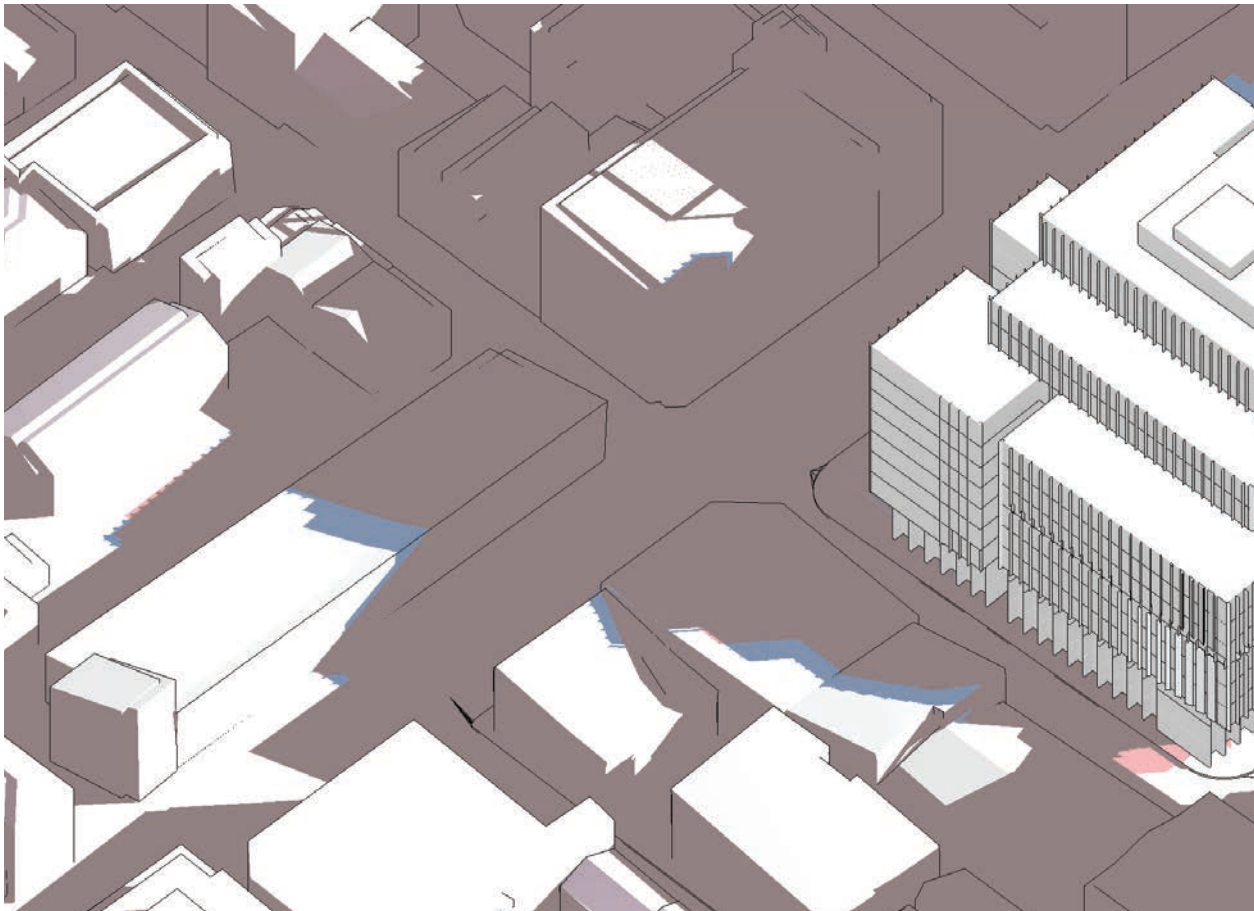
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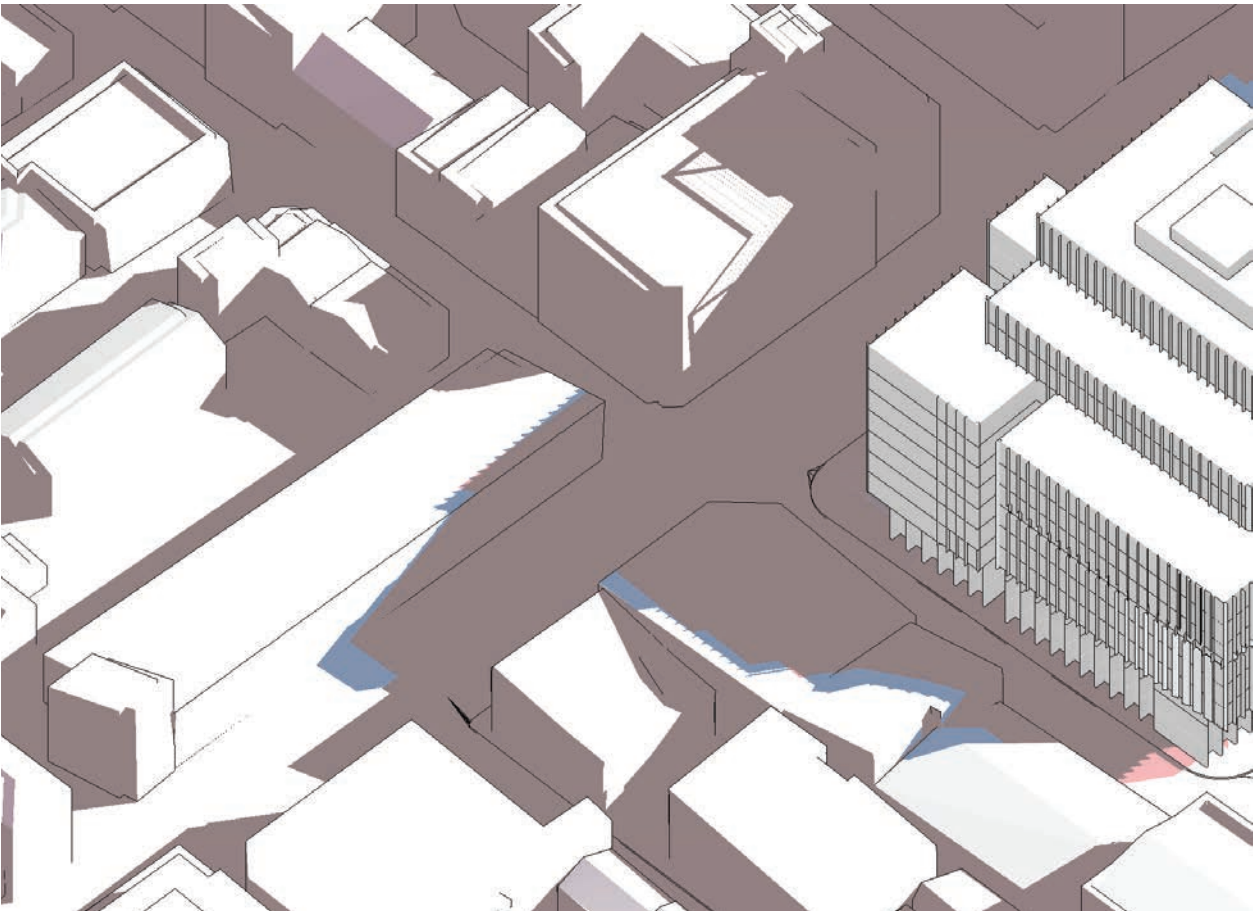
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ABERCROMBIE ST JUNE 21 - 9AM



ABERCROMBIE ST JUNE 21 - 9:30AM



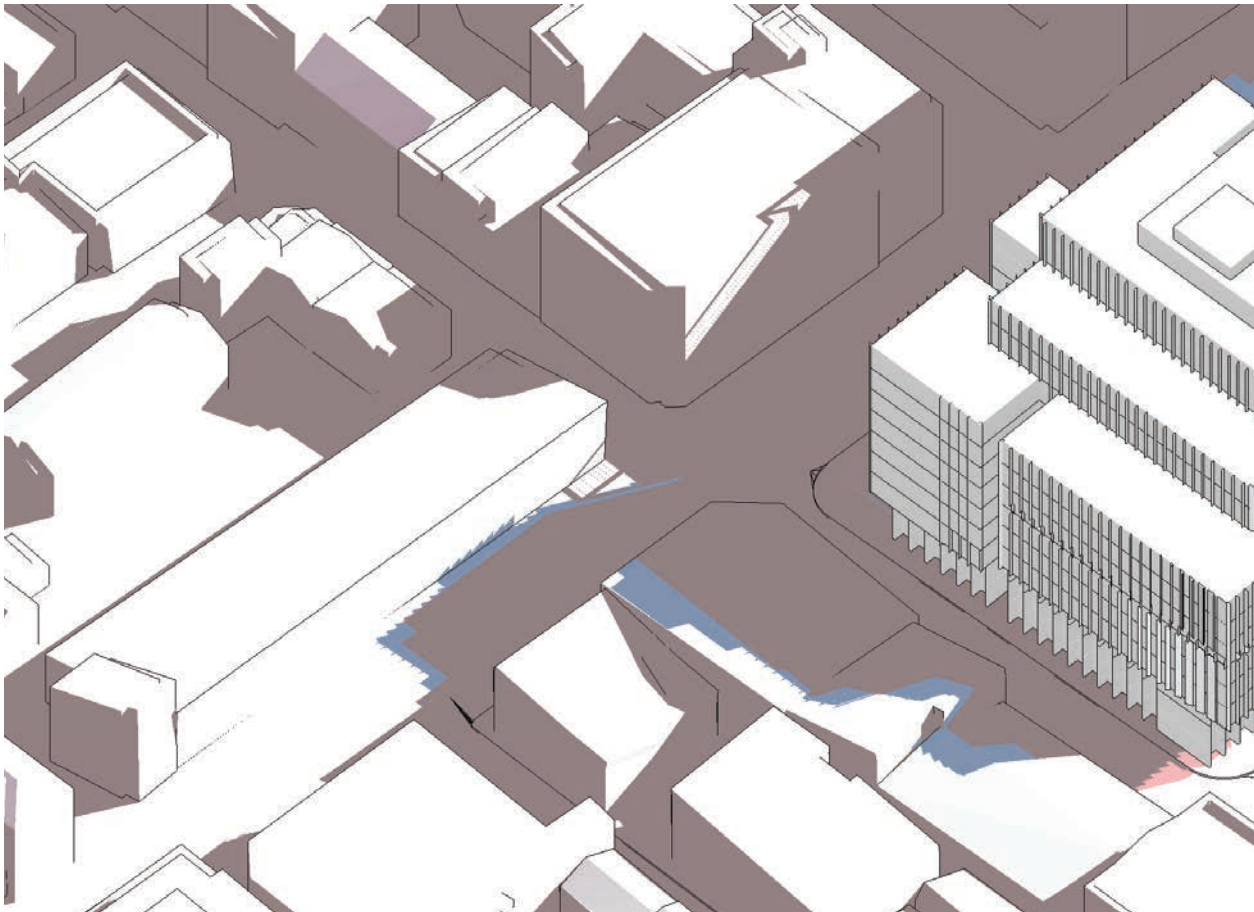
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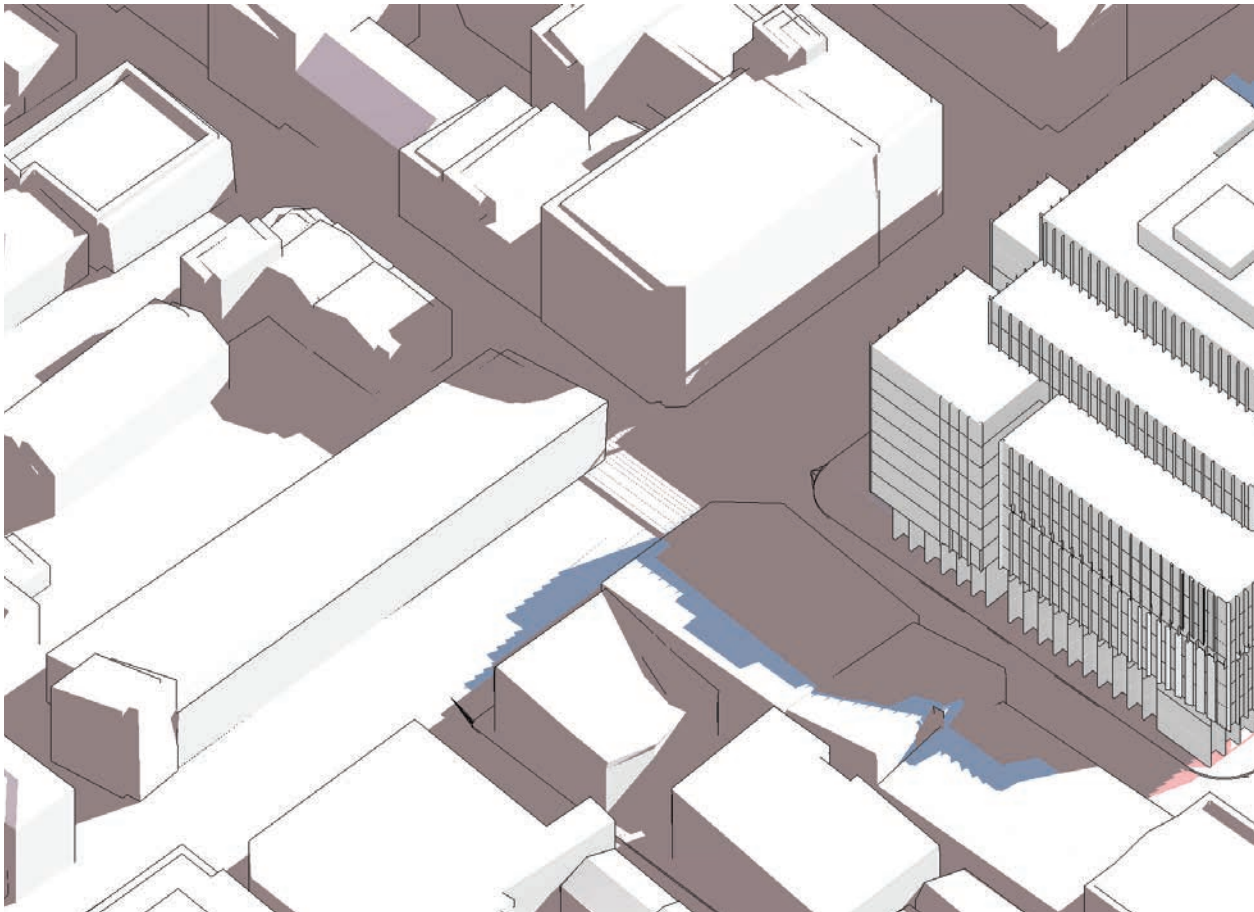
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ABERCROMBIE ST JUNE 21 - 10:30AM



ABERCROMBIE ST JUNE 21 - 11AM

COMPLIANCE



smart design studio

21.05.14	REV:04	RESPONSE TO SUBMISSION
16.05.14	REV:03	RESPONSE TO SUBMISSION REVIEW
12.05.14	REV:02	CLIENT REVIEW
21.01.14	REV:01	SSDA

TABLE OF COMPLIANCE	SEPP 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT		
DESIGN QUALITY PRINCIPLE	OBJECTIVE/ CONTROL	EVALUATION	VERIFICATION
01 CONTEXT	Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.	• The site is located at the SW corner of the Central Park development and as such the built context includes both new higher density buildings and the lower density older surrounds. • Surrounding uses include a mix of residential, retail and commercial and to the east is the large new Chippendale Green recreation area. • The roads bounding the site range from busy through routes like Abercrombie St to the quieter circulation routes of Central Park. • The proposal is a mixed-use block building with a stepped form ranging in height from 8 to 13 storeys, with a 3-storey split-level basement car park. Vertical louvre sun shading is angled to respond to the sun. The louvres and light and ventilation slots or 'snorkels' articulate the facades. Ground floor commercial uses and an amenity area for residents address the main street frontages. Residential apartments are located opposite the park on ground floor and on the upper levels. • The proposal is consistent with the varied context and the desired future character of the area as encapsulated in the Approved MCP. • The proposal for a quality mixed use building makes a strong contribution to the character of the locale.	✓
02 SCALE	Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.	• The proposal is consistent with the building envelope, bulk and heights established in the Approved MCP. • The proposal steps from 8 storeys at the facades up to 13 storeys within the centre of the block, mediating in height and scale between the adjacent Central Park buildings and the surrounding built form. The stepped form creates an appropriate scale at street level and mitigates overshadowing.	✓
03 BUILT FORM	Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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 elegant design of the proposal establishes the SW corner of the Central Park site with a clearly modelled stepped block form and articulated facade. • The alignments are consistent with adjacent new and existing buildings and reinforce the boundaries of the public domain, with additional public space, covered in part, provided on Abercrombie Street. This usable area is designed to contribute to the life of the street and improve the usability and viability of the ground floor commercial spaces. • The proposal forms a strong bookend to the west end of the Main Park. • The floor plate depth is appropriate to the building use and a central core allows maximum outlook for residential apartments. The internal void at the lower levels and lobbies which are generally naturally lit offer pleasant common areas. • The depth from the central core to the facades is less than 18m. • North facade: 17.8m separation is achieved at a minimum between the windows/ balconies of habitable rooms on the north facade of the proposal and windows of habitable rooms on the adjoining block. This is in accordance with the street setbacks established by the Approved Concept Plan (as modified). • Other facades: to the south are commercial buildings. [To the west the building separation is over 24m. To the east is the Chippendale Green.]	✓
04 DENSITY	Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality	• The proposal is consistent with the building height, envelope and GFA established in the Approved MCP. • The density is appropriate for the site, which is located in central Sydney with excellent public transport links and proximity to employment and recreation opportunities. • The density responds to the Client Brief and to market demand. • As part of the sustainability approach the proposal utilises the infrastructure established for Central Park including the tri-generation and water recycling plants as part of the sustainability approach.	✓

05 RESOURCE, ENERGY AND WATER EFFICIENCY	Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.	• The proposal optimises the solar orientation of the block with living areas and outdoor areas distributed accordingly. • Sun-shading louvres respond to each different orientation and allow sun in in winter whilst reducing it in summer. • Efficient and flexible planning allows the building to meet the changing needs of the occupants. • The tri-generation and recycled water treatment services for the wider site have been incorporated in to the proposal. • Energy conservation and water of efficiency measures are to be adopted. • Efficiency of the structure and materials reduces construction material use. • 80% of the apartments are oriented to north, east or west.	✓
06 LANDSCAPE	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.	• The proposal includes landscaping and planting to public domain areas to improve the street zone. • Stand-alone planters are proposed to the communal roof terrace for ease of maintenance.	✓
07 AMENITY	Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.	• Clear planning allows the provision of appropriate room proportions and sizes for each dwelling type. • Refer to the Areas Schedule for details of apartment sizes. • Acoustic separation provided by party and common walls is sufficient to meet BCA standards for acoustic separation. A/C provision and trickle-vents allow ventilation during warmer months without noise infiltration. • Balconies and Loggias provide private open space for each residential apartment and have a minimum depth of 2m. Courtyards are provided for ground floor residences. • Barrier free access is provided to all residential and commercial units with lift access also provided to car parking and communal areas. • Individual apartment storage additional to that in bedrooms and kitchens is provided and is suited to the apartment sizes. Further area is provided in the basement levels to meet storage requirements. • Ceiling heights are a minimum of 2.7m in habitable rooms. The commercial unit to Abercrombie St has a 4m high ceiling. • 75.8% of apartments are able to be naturally ventilated. • 70% of kitchens are able to be naturally cross-ventilated. • For access to sunlight, refer to Solar Access in Architectural Design Report, P.32	✓
08 SAFETY AND SECURITY	Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	• The residential entry is clearly indicated on Central Park Avenue. It has good site lines and is to have controlled security access. • Parking access is to be secure and the lift system provides access to internal upper lobbies. • Passive overlooking to the adjacent park and streets is facilitated via ground floor residences and commercial uses. • The commercial uses contribute to street activity and the covered public domain area on Abercrombie Street increases the opportunity for safe and appropriate use of the street. • Public and private zones are well-defined with communal recreation areas located within the private building area. • Appropriate lighting and CCTV to be provided as required.	✓

09 SOCIAL DIMENSION AND HOUSING AFFORDABILITY	Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.	• The proposal provides well-designed and flexible apartments with varied planning to suit different accommodation needs. The apartments options are an appropriate type of accommodation for both the site and the area. • Investigations undertaken by the developer indicate that there is a demand in this area for the type of accommodation proposed. • The provision of adaptable apartments responds to the area's increasing demand for accessible residences and for the changing needs of occupants over time.	✓
10 AESTHETICS	Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.	• The proposal employs a variety of quality materials, textures and finishes to create visual interest in a harmonious way and reflect the quality of the proposed accommodation. • The ground floor level is clearly articulated with shop-fronts to commercial spaces and screening to ground floor residences. The car park entry and services zone is discreetly integrated in the northern facade. • The upper residential levels are articulated via vertical louvres, glazing elements and loggias with light and ventilation slots or 'snorkels' punctuating the built form. • The stepped building form provides strong massing illustrating the sun access plane whilst offering appropriate building frontage heights.	✓

	One space for every 20 car parking spaces or part thereof is to be allocated as accessible visitor parking (Clause 7.8.5).		YES
WASTE COLLECTION POINTS AND LOADING AREAS	For developments equal to or greater than 1,000sqm GFA, vehicle access to a site is to be located so the safety of those using the access and the street is not likely to be compromised. Vehicle access is not to be located in the following locations (Clause 3.11.10): • within 10m of an uncontrolled intersection, including intersections with laneways; • within 25m of the property boundary adjacent to a signalised intersection; • within 60m of the approach side of an intersection on a state road and within 30m on its departure side; • within 12m of a 'stop' or 'give way' sign or hold line at intersections; • opposite a busy side road for a distance of 6m beyond the alignment of the property boundaries adjacent to that side road; • opposite a busy driveway for a distance of 6m beyond the alignment of the driveway edges; • within 15m of the alignment of an intersection where the proposed vehicle access is to be used by service vehicles; • within 30m of the alignment of an intersection where the proposed vehicle access is used by service vehicles to access 3 or more loading spaces; • where there is insufficient 'weaving' distance to or from a nearby road that could be used by traffic generated by the development; • within 2m of other access driveways or within 1m of any common boundary, except where access is off a laneway; and • within 20m of the approach to, and 10m of the departure from an existing or proposed pedestrian crossing.		YES
	Waste collection and loading is to be accommodated within new development in one of the following ways, in order of preference (Clause 3.11.13): • in the building's basement; or • at grade within the building in a dedicated collection or loading bay; or • at grade and off street within a safe vehicular circulation system where in all cases vehicles will enter and exit the premises in a forward direction.	Waste collection and loading is located off Irving Street at grade, within a dedicated loading bay. A turntable permits entry and exit from the premises in a forward direction.	YES
	The waste collection and loading point is to be designed to (Clause 3.11.13): • allow waste collection and loading operations to occur on a level surface away and vehicle ramps; and • provide sufficient side and vertical clearance to allow the lifting arc for automated bin lifters to remain clear of any walls or ceilings and all ducts, pipes and other services.		YES
	Vehicle access for collection and loading will provide for (Clause 3.11.13): • a 9.25m Council garbage truck and a small rigid delivery vehicle; • minimum vertical clearance of 4.0 metres for residential development or else 3.8m clear of all ducts, pipes and other services, depending on the gradient of the access and the type of collection vehicle; • collection vehicles to be able to enter and exit the premises in a forward direction. Where a vehicle turntable is necessary to meet this requirement, it is to have a capacity of 30 tonnes; • maximum grades of 1:20 for the first 6m from the street, then a maximum of 1:8 with a transition of 1:12 for 4m at the lower end; • a minimum driveway width of 3.6m; and • a minimum turning circle radius of 10.5m.		YES
	For multi-unit residential buildings and multi-storey commercial buildings, it is preferable for the collection and loading point to be inside the building, for example, in an underground car park, as this reduces noise impact on surrounding residents (Clause 3.11.13). Where vehicle access is via a ramp, design requirements for the gradient, surface treatment and curved sections are critical and must be analysed at an early stage in the design process.	Collection and loading occurs fully inside the building.	YES
PARKING AREA DESIGN	Basement parking areas and structures must not protrude above the level of the adjacent street or public domain (Clause 3.11.14). Vehicle ramps must not be visible from the public domain and are to be located inside the building (Clause 3.11.14).	A minor area of the basement car parking structure protrudes a maximum of 1.6m at the north-east corner of the site due to variation in the natural ground level. The structure is fully integrated with the facade design and planter boxes.	YES

PRIVATE OPEN SPACE AND BALCONIES	Private open space is to have a north west to north east aspect where practicable (Clause 4.2.3.7).		YES
	Private open space is to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area (Clause 4.2.3.7).		YES
	Private open space for ground floor dwellings is to be located at the ground level where possible, with a maximum gradient of 1 in 20 (Clause 4.2.3.7).		YES
	Private open space (POS) is to have the following minimum consolidated area and dimensions for all dwellings (Clause 4.2.3.7): - ground level dwellings: 25sqm with a minimum dimension of 4m; and - upper level units: 10sqm with a minimum dimension of 2m.	Minimum dimensions are maintained for POS. Ground level dwellings have smaller usable external areas than 25sqm with a minimum dimension of 4m. They are screened with an additional planting zone for privacy and to improve the amenity of the POS. Upper level units all have POS provided in the form of loggias or generous terraces. Loggias and balconies are typically 7.5 sqm to 11sqm with a minimum dimension of 4m and have been maximised wherever possible.	NO
	Where environmental conditions could significantly diminish the amenity of private open space the requirement for private open space may be waived (Clause 4.2.3.7).		YES
	Balconies are to have external finishes to walls, floor and ceilings (Clause 4.2.3.7).		YES
	A planting bed adjacent to the street boundary is to be provided for all ground floor dwellings. Where a level courtyard is not possible, a deck or split level courtyard is to have a levelled area with a minimum dimension of 2m (Clause 4.2.3.7).		YES
	Where environmental conditions including wind and noise effects could significantly diminish the amenity of private open space, the consent authority may waive the requirement for the provision of private open space (Clause 4.2.3.7).		N/A
COMMON OPEN SPACE	Wind and acoustic treatments of private open space must not result in the space being enclosed where it becomes part of the building envelope as defined by the BCA. Where, in the opinion of the consent authority, the private open space has the character of a habitable room it will be included as GFA (Clause 4.2.3.7).		N/A
	Provide an area of common open space under common title that is at least 25% of the total site area and has a minimum dimension of 6m. The calculation of the required area of common open space is to exclude driveways, parking areas, essential access paths such as fire escape routes, indoor gymnasiums and outdoor clothes drying areas (Clause 4.2.3.8).	A residential amenity lounge is provided at ground floor level, visually connected to the lobby and to the Abercrombie St frontage. At roof level a common terrace with BBQ areas is provided for resident use. The combined area of this communal area and common space is 9% of the site area.	NO
	At least 30% of the common open space area is to receive 2 hours of direct sunlight between 9am and 3pm on 21 June (Clause 4.2.3.8).		YES
	Common open space may be located on elevated gardens or roof tops provided that the area and overall design can be used for the recreation and amenity needs of residents (Clause 4.2.3.8).		YES
	Roof top areas designed for use as recreation facilities are to have a high standard of finish and design. The design of exterior private open spaces such as roof top gardens must address visual and acoustic privacy, safety, security and wind effects(Clause 4.2.3.8).		YES
	Common open space is to be located and designed to: - be seen from the street between buildings; - have a northerly aspect where possible; - be additional to public thoroughfares; - present as a private area for use by residents only; - include passive surveillance from adjacent internal living areas or pathways; - provide for active and passive recreation needs of all residents; and - provide soft landscaping.		YES
	Unpaved soft landscaped area must comprise a minimum of 50% of the total area of common open space (Clause 4.2.3.8).	The building footprint at ground floor level conforms to the Approved Concept Plan (as modified). The building footprint does not allow for soft landscape area at ground level. Soft landscaping is provided at street level to the perimeter of the building and forms part of the public streetscape.	NO

	Provide a centralised waste and recycling room near the collection point with capacity to store all waste and recycling likely to be generated in the building in the period between normal collection times and an additional room/cage of 8m2 to store bulky items (Clause 4.2.6.2).	YES
	An additional room or caged area with a minimum volume of 8m³ is to be allocated and designated with signs for the storage of discarded bulky items and recyclable electronic goods (Clause 4.2.6.2).	YES
ADDITIONAL PROVISIONS FOR MIXED USE DEVELOPMENTS	The waste handling, storage and collection systems for residential and commercial waste are to be separate and self-contained (Clause 4.2.6.3).	YES
LETTERBOXES	Provide individual letterboxes where ground floor residential flat building units have direct access to the street (Clause 4.2.6.8).	YES
	Provide a mailbox structure that meets the relevant Australia Post requirements. The mailbox structure is to be located close to the major street entry to the site. All letterboxes are to be lockable (Clause 4.2.6.8).	YES

TABLE OF COMPLIANCE	KEY PLANNING CONTROLS - CENTRAL SYDNEY DCP 1996		
PROJECTIONS UPON A PUBLIC ROAD	Projections for decoration or protection from the sun, projections of a decorative nature (such as cornices, eaves, sills, mullions and architraves) and projections that are designed and/or intended as sun protection devices may project beyond the alignment of the road, if the projections extend not more than 450mm beyond the road alignment; - are not less than 3 metres above the footpath; - are at any time, not less than 800 mm from the face of the kerb; and - are constructed of masonry, reinforced concrete or other approved non-combustible material (Clause 10.3.1).	In the absence of a similar detailed provision in the City of Sydney DCP 2012, the numerical controls in this clause have been used to set the projection of external louvres into the southern easement of the Block 8 site.	YES

AREA CALCULATIONS



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21.05.14	REV:04	RESPONSE TO SUBMISSION
16.05.14	REV:03	RESPONSE TO SUBMISSION REVIEW
12.05.14	REV:02	CLIENT REVIEW
21.01.14	REV:01	SSDA

