

# ARCHITECTURAL DESIGN STATEMENT

MELROSE PARK SOUTH – WEST  
82 HUGHES AVE, ERMINGTON – BLOCK 1

REPORT PREPARED BY FK ON BEHALF OF WHARF AND HUGHES DEVELOPMENTS PTY LTD  
MAY 2025 REVISION B



ARTIST IMPRESSION



PROJECT CONTACT

Craig Baudin  
Partner  
NSW Registered Architect: No. 11546  
CBaudin@fkaustralia.com

CLIENT  
Wharf and Hughes Developments Pty Ltd

CONSULTANTS  
Fender Katsalidis gratefully acknowledge the consultant team who were integral to the preparation of this design concept.

Aboriginal and Environmental Heritage / Archaeological:	GML
Accessibility / DDA:	Philip Chun
Acoustics:	E-LAB
Architect (B1 – West):	FK
Architect (B2, B3 – West):	SJB
Architect (Masterplaning / massing / Infrastructure DA):	COX
BCA:	Steve Watson & Partners
Biodiversity (BDAR):	Eco Logical
Civil Engineer:	Costin Roe
Economic Impact Assessment (EIA):	HillPDA
EPA Auditor:	Envirocene
ESD:	E-LAB
Fire Engineer:	E-LAB
Flooding Engineer:	Lyll & Associates
Geotech & Environmental Services:	EI Australia
Indigenous Cultural Advisor:	The Gaimaragal Group
Landscape Architect:	Arcadia
Level 3 ASP:	AAPE
Planning:	The Planning Studio
Quantity Surveyor:	Altus
Services Engineer:	Intrax Consulting Engineers Pty Ltd
Structural Engineer:	Northrop
Surveyor:	Ramsay Surveyors
Traffic Engineer:	TTPP
Visual Impact Assessment:	Urbaine
VT Consultant:	Elevator Project Management (EPM)
Waste:	Elephants Foot Recycling Solutions
Water Services Coordinator (WSC):	Opal Water Management
Wind, Reflectivity, Natural Ventilation, Thermal Comfort:	RWDI

PROJECT NUMBER  
24010

Craig Baudin is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 11546. He is a qualified Architect with extensive experience in the design of residential housing developments of a varying scale.

We can confirm that Craig Baudin has directed the design of this residential project from masterplan to apartment design. He has worked alongside a professional consultant team to produce a development that is respectful of local planning and design controls.

Fender Katsalidis Architects verify that the design quality principles and requirements set out in the Chapter 4 Housing SEPP have been achieved.



Craig Baudin  
Director  
Registered Architect NSW, No 11546

**SYDNEY**  
L21, 259 George Street, Sydney  
New South Wales 2000 Australia  
T: +61 2 8216 3500

**BRISBANE**  
L34, 123 Eagle Street, Brisbane  
Queensland 4000 Australia  
T: +61 7 3668 0681

**MELBOURNE**  
2 Riverside Quay, Southbank  
Victoria 3000 Australia  
T: +61 3 8696 3888

fk@fkaustralia.com  
www.fkaustralia.com







ARTIST IMPRESSION

The project team acknowledges the Traditional Custodians of the land on which we operate, live and gather.

We recognise their continuing connection to land, water and community.

We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

1

INTRODUCTION

2

SITE &  
CONTEXT  
ANALYSIS

3

DESIGN  
RESPONSE &  
OVERVIEW

4

CHAPTER  
4 HOUSING  
SEPP DESIGN  
STATEMENT

5

ADG  
COMPLIANCE  
ANALYSIS



# 1

---

## INTRODUCTION







DEVELOPMENT SUMMARY

Melrose Park South – West is a mixed-use development located at 82 Hughes Avenue, Ermington NSW 2115, on land zoned as R4 high-density residential and RE1 Public Recreation under the Parramatta Local Environmental Plan 2023.

The precinct site is located within the City of Parramatta LGA and is bounded by Atkins Road to the west, industrial properties to the north, Hughes Avenue to the east, and Ermington Bay to the south, and is approximately 5.2ha. The subject site of this report is Block 1 of the afore mentioned precinct site as defined in the precinctual report.

The site is predominantly characterised by industrial development with warehouse like buildings proposed to be demolished under a separate development application (DA/75/2024). The surrounding area is a mix of industrial, recreational, educational infrastructure and low-density residential. There are a number of green spaces within a 1km radius of the site, including Archer Park, George Kendall Riverside Park, and Meadowbank Park, which has several sporting facilities.

The introduction of Parramatta’s second stage light rail paired with Australia’s growing need for diverse housing has worked as the key catalysts for this project. The site occupies the north-west portion of the Melrose Park

South – West precinct. Directly connecting the new light rail stop to the river and local parklands the proposed design will not only work as a keystone development into the new R4 high density residential zone but also contribute new character to the experience of Atkins Road.

The urban design for the precinct has strategically placed GFA away from Atkins Road and existing single dwelling housing. This has limited the height of Block 1 to 11 stories. FK have taken advantage of the opportunity to design a fine grained residential block that sits respectfully within its context. The building has been broken into four distinctive forms to reduce the visual impact to the streetscapes. Avoiding an obtrusive presentation to the street a simple facade grid has been used to softly descale the mass of the building’s forms. This facade is grounded with a clearly residential interface. Brick portals within the grid introduce a tactile experience for residents and passers by. Individual street addresses punctuate the landscape verge to gain access to elevated private apartments.

Collaborating with the architecture of other blocks within the precinct the proposed palette of materials draws character from earthen tones and masonry construction. Focusing on the use of low maintenance, hard-wearing materials the facade grid provides solar protection to the glass window wall system.

Site Area:	8584.9 sqm
Proposed GFA:	24,898 sqm
Residential car parking proposed:	177 (Accesible parking proposed: 41)
Visiting parking proposed:	85
Bicycle parking proposed:	296
Visitor bicycle parking proposed:	28
Motorcycle parking proposed:	6
Residential Mix	
Dwellings:	268 Units
Comprising:	39 x one bedroom apartments 14%
	200 x two bedroom apartments 75%
	29 x three bedroom apartments 11%
Affordable apartments	
SEPP:	197
VPA:	12
Deep Soil Zone:	1,715 sqm
Communal open space:	2,286 sqm





BETTER PLACED

# BETTER PLACED: AN INTEGRATED DESIGN POLICY FOR THE BUILT ENVIRONMENT OF NSW (GANSW 2017).

## Better Methods:

a set of mechanisms developed by GANSW to support the practical delivery of a better built environment.

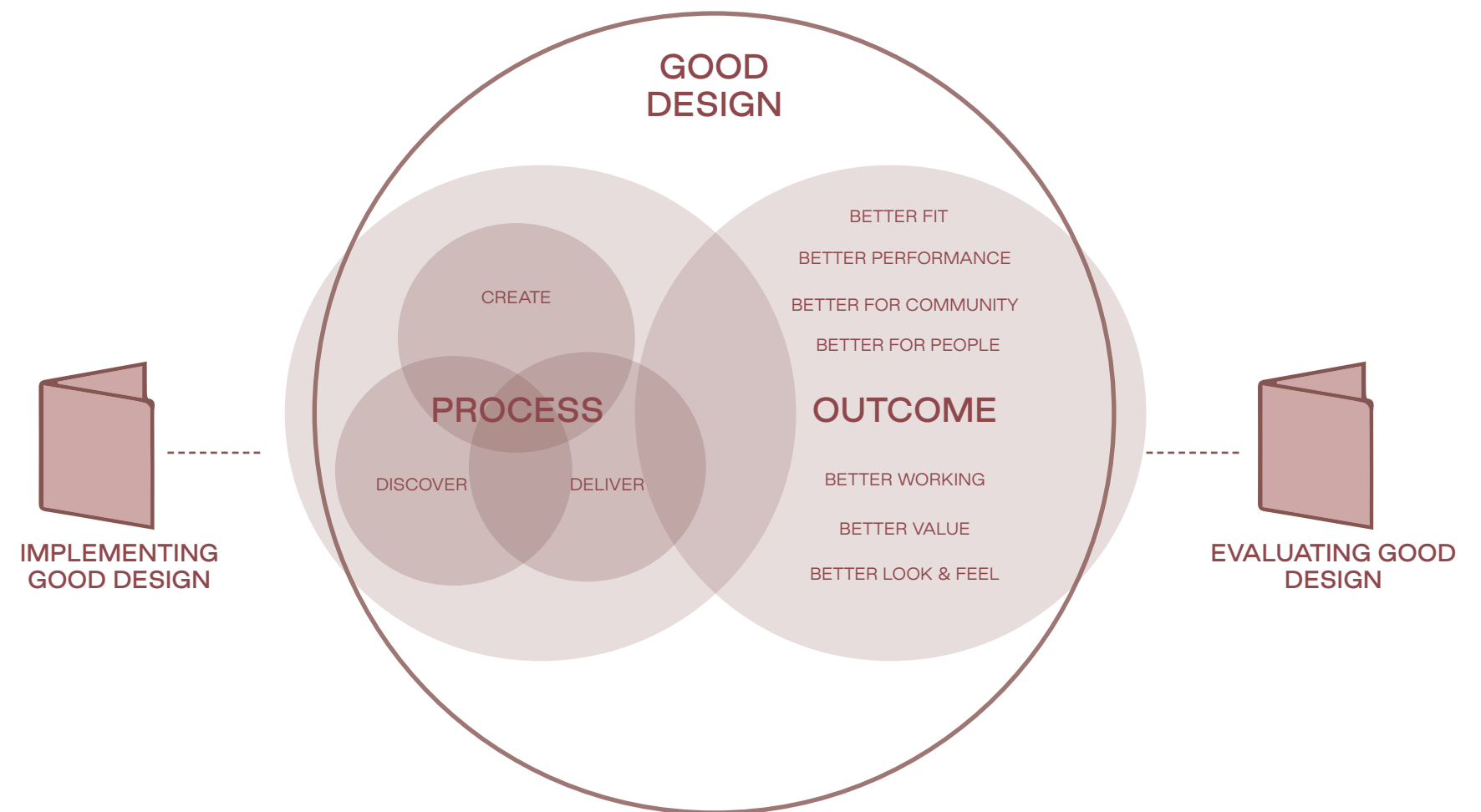
Better Methods has been developed in collaboration with NSW Government agencies, the private sector and academia. It includes:

- documents, such as design guidelines and advisory notes to support good practice
- programs, such as the State Design Review Panel pilot
- schemes, such as the Government Architect's Strategy and Design Excellence Prequalification Scheme
- examples, such as case studies, to profile best practice, lift expectations and inspire excellence
- methods, such as this one, developed to help implement good design process.

**Better Methods** will evolve over time with new and revised documents and processes and in response to feedback and new knowledge.

**Better Placed** presents seven design objectives for the NSW built environment, applicable at any scale, including cities and precincts, the public realm and individual buildings.

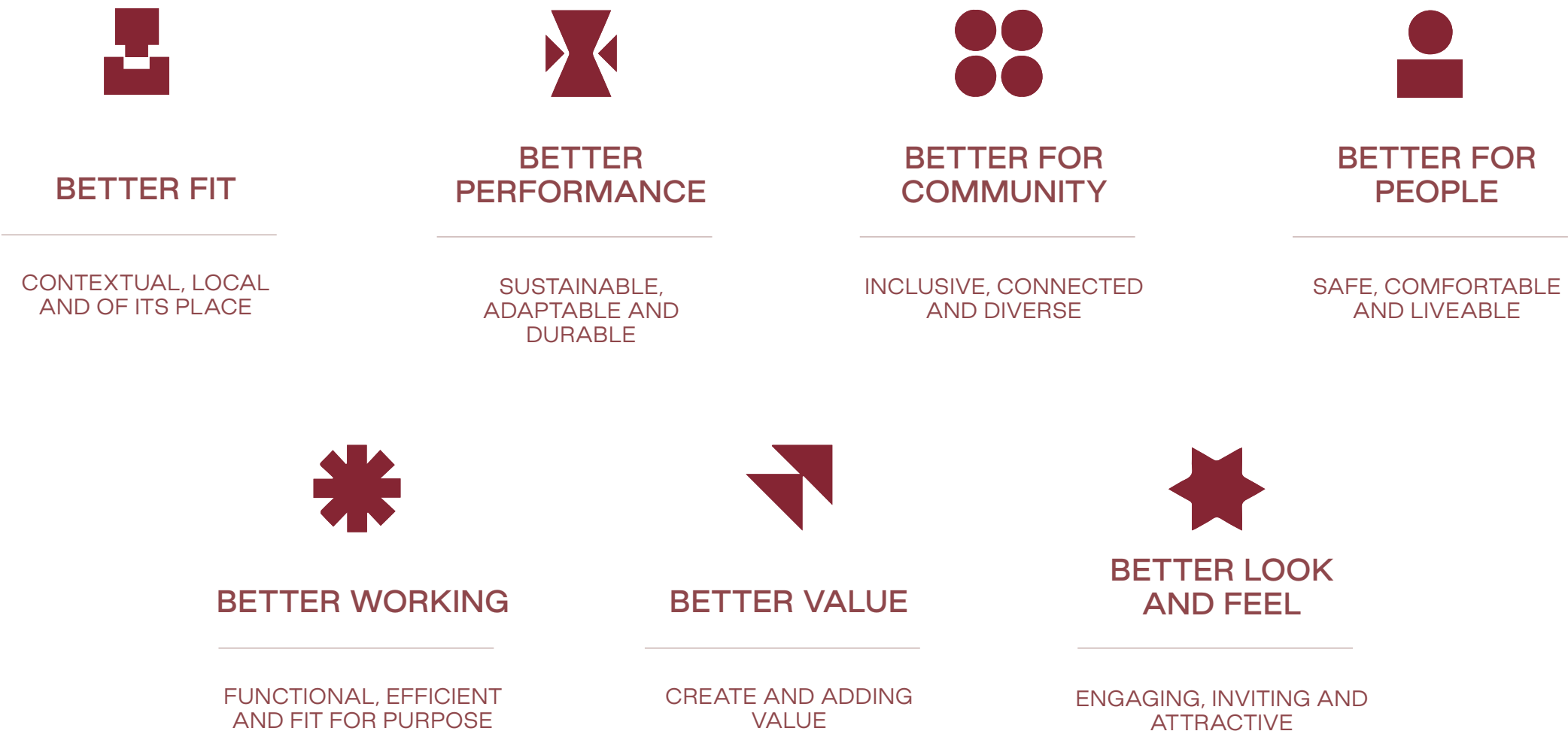
These **Better Placed** design objectives tackle a wide array of issues and challenges crucial to creating a well-designed built environment. These considerations have been carefully examined in the design process of this proposal and will be addressed in the second chapter of this design statement document.





BETTER PLACED

SEVEN OBJECTIVES DEFINE THE KEY  
CONSIDERATIONS IN THE DESIGN OF THE BUILT ENVIRONMENT





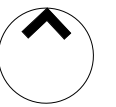
# 2

## SITE & CONTEXT ANALYSIS

CBD PROXIMITY  
GREATER TRANSPORT CONNECTIONS  
MELROSE PARK SOUTH – WEST PRECINCT  
CLIMATIC + SITE CONDITIONS  
GREEN & BLUE LINKS  
SITE ACTIVATION  
SITE PHOTOS

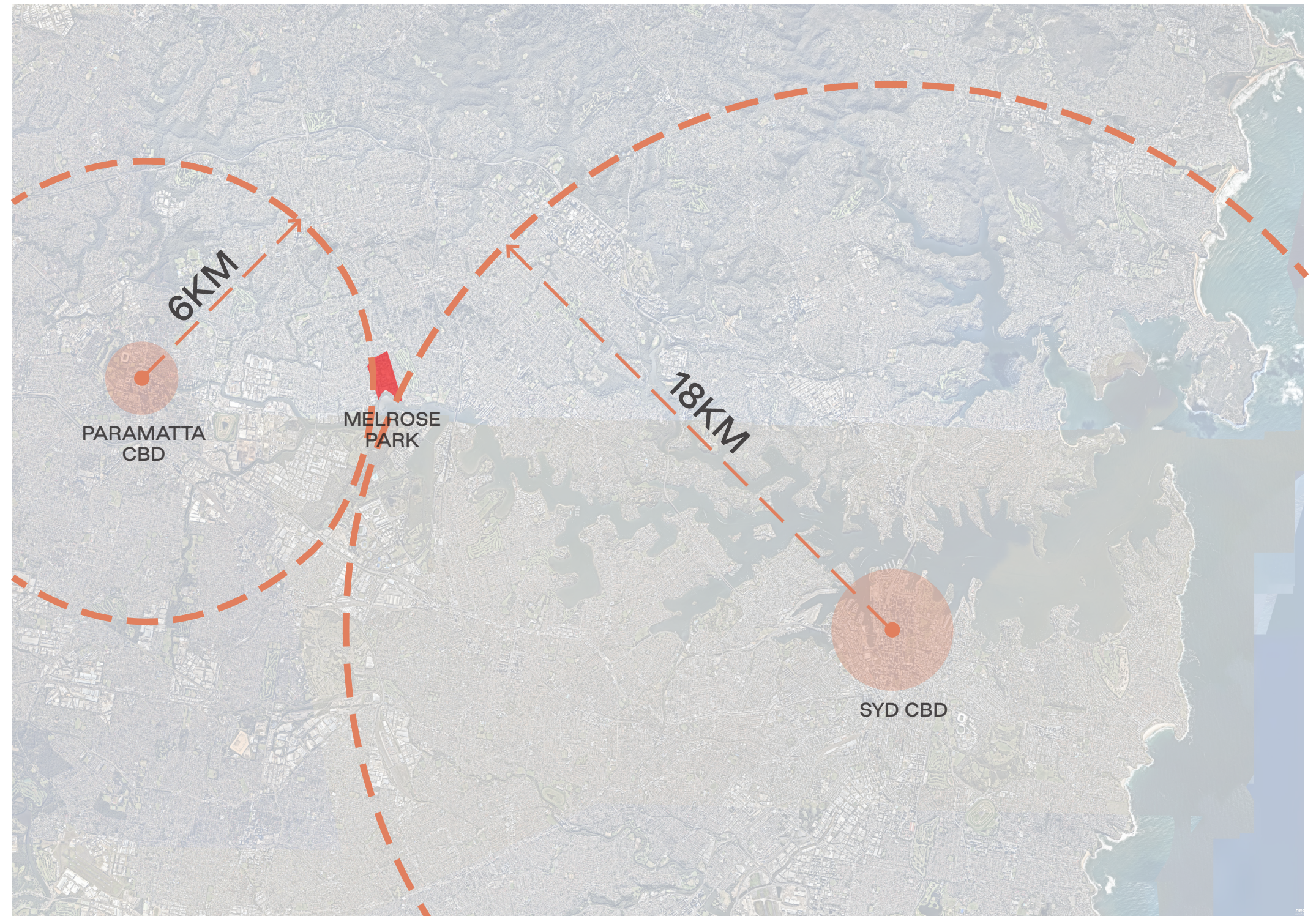


## SITE &amp; CONTEXT ANALYSIS

**2.1 CBD PROXIMITY**

Melrose Park is a suburb located in Sydney, New South Wales, approximately 18 kilometers north-west of the Sydney central business district and about 6 kilometers east of Parramatta. It is situated along the northern bank of the Parramatta River and is within the Parramatta Council area.

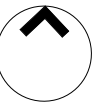
The locale is well connected to both City centres via Victoria Road. The proposed Stage 2 of the Parramatta Light Rail project will further enhance connectivity by linking the site to major heavy rail corridors. Pedestrian and cycleways provide further travel opportunities





## SITE &amp; CONTEXT ANALYSIS

## 2.2 GREATER TRANSPORT CONNECTIONS



Melrose Park is well-served by various transit options. Currently, bus routes provides direct connections to West Ryde and Parramatta. The nearest train station is Meadowbank Station, located one suburb to the east.

The Parramatta Light Rail Stage 2 will significantly improve the public transport infrastructure to Melrose Park. The light rail will link Westmead to Sydney Olympic Park, with a bridge planned across the Parramatta River between Melrose Park and Wentworth Point. This will significantly enhance the suburb's connectivity, making it easier and more convenient to travel to key areas in Sydney and Parramatta.

Pedestrian and cycling routes are also available, offering safe and scenic paths for walking and biking.

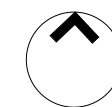


- Site Boundary
- Subject Site (Melrose Park South-West Precinct)
- Melrose Park - Eastern Precinct
- M4 Freeway
- Stage 1 Light Rail Route
- - - Stage 2 Light Rail Route
- Train line
- Bus line
- T Train stations
- B Bus Stop



## SITE &amp; CONTEXT ANALYSIS

## 2.3 MELROSE SOUTH - WEST PRECINCT



## MELROSE SOUTH - WEST PRECINCT

Melrose Park South-West will be comprised of three residential blocks and one open space parkland. Roads in the separate Infrastructure DA (DA/75/2024) will connect the precinct to existing and future conditions. EWR8 will connect existing and future residents the greater Melrose Park suburb. The NSR 5 will provide future connection to the stage 2 Parramatta light rail station to the north.

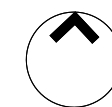


- Subject Site (Melrose Park South - West Precinct)
- Precinct Blocks
- L- Future Light Rail Line
- Cycleway Connection
- ↔ Future Pedestrian Connection
- ↔ Vehicular Connection



## SITE &amp; CONTEXT ANALYSIS

## 2.4 CLIMATIC + SITE CONDITIONS



## SITE CONTEXT

Situated on the north bank of the Parramatta River, the site enjoys uninterrupted breezes ranging from the south-southwest to the east. The terrain slopes from the northwest down to the southeast, leading into the riparian zone.

The site's orientation, approximately 15 degrees off true north, aligns with the neighboring suburb. This alignment helps to reduce the impact of the afternoon sun however reduces mid-winter direct sunlight.

Subject Site (Melrose Park South – West Precinct)

Precinct Blocks

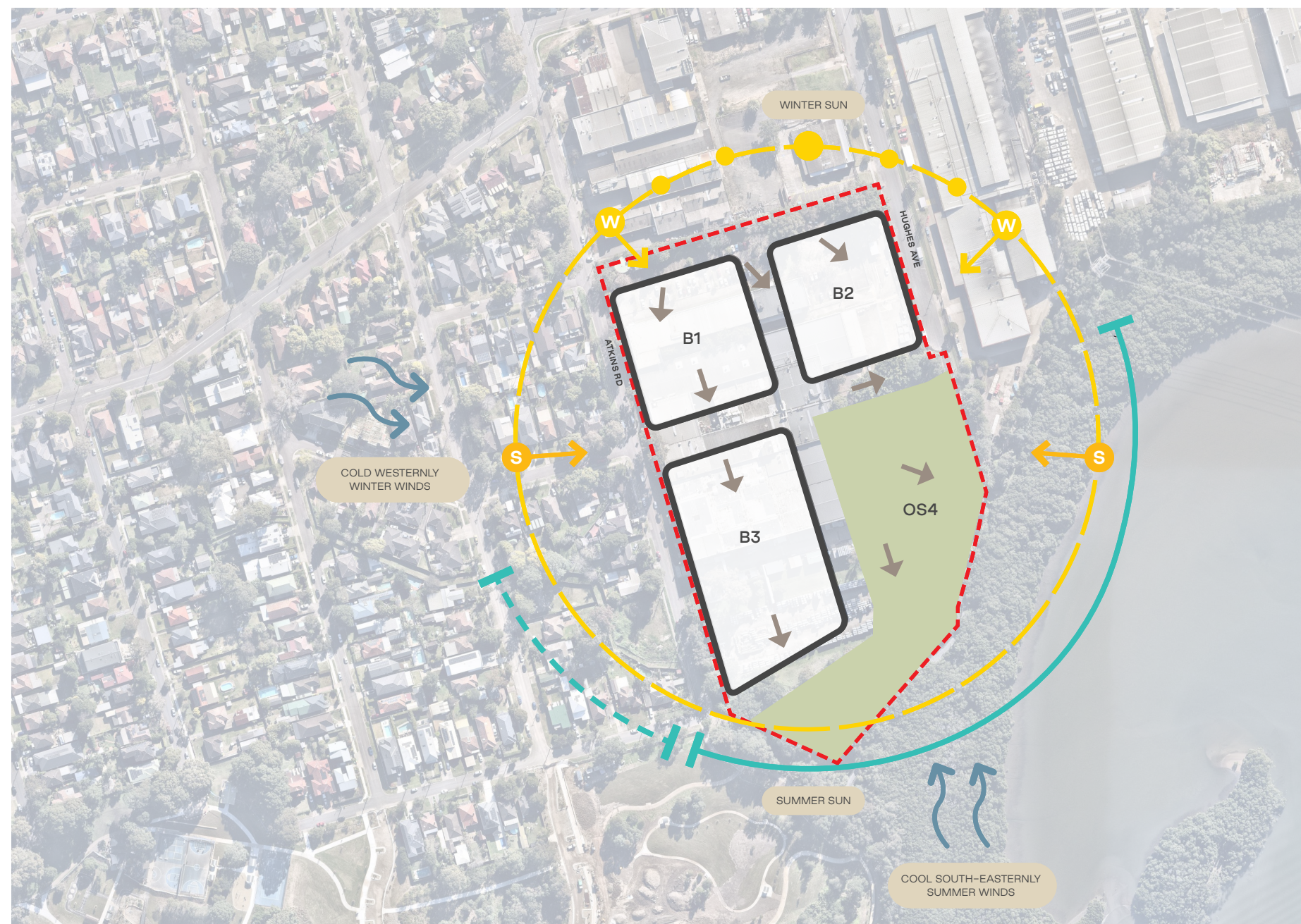
Wind

Solar Paths

Site Fall

Winter Sun Path

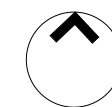
Summer Sun Path





## SITE &amp; CONTEXT ANALYSIS

## 2.5 GREEN &amp; BLUE LINKS



Melrose Park South is surrounded by a number of parks, nature reserves, natural habitats and open spaces.

Key recreational areas include Kendall Riverside Park, Meadowbank Sports Fields, and the Ryde/Parramatta Golf Club, all offering diverse sporting and recreational opportunities within close proximity. These amenities will be further enhanced by the new parklands being developed in Melrose Park North.

Additionally, Newington Reserve on the opposite bank, the Parramatta River, and the adjacent mangrove and salt marshes provide natural green spaces that can be enjoyed by both residents and visitors.

Shared pedestrian pathways provide connections between many of the local parks and lands.

*Further analysis of local green spaces and their amenities has been provided within the Landscape reports provided by Arcadia.*

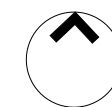
- [ ] Subject Site (Melrose Park South – West Precinct)
- Precinct Blocks
- Green Space
- Marsh Space
- Water Space
- ↔ Potential Green Links
- ↔ Potential Water Links





## SITE & CONTEXT ANALYSIS

# 2.6 SITE ACTIVATION

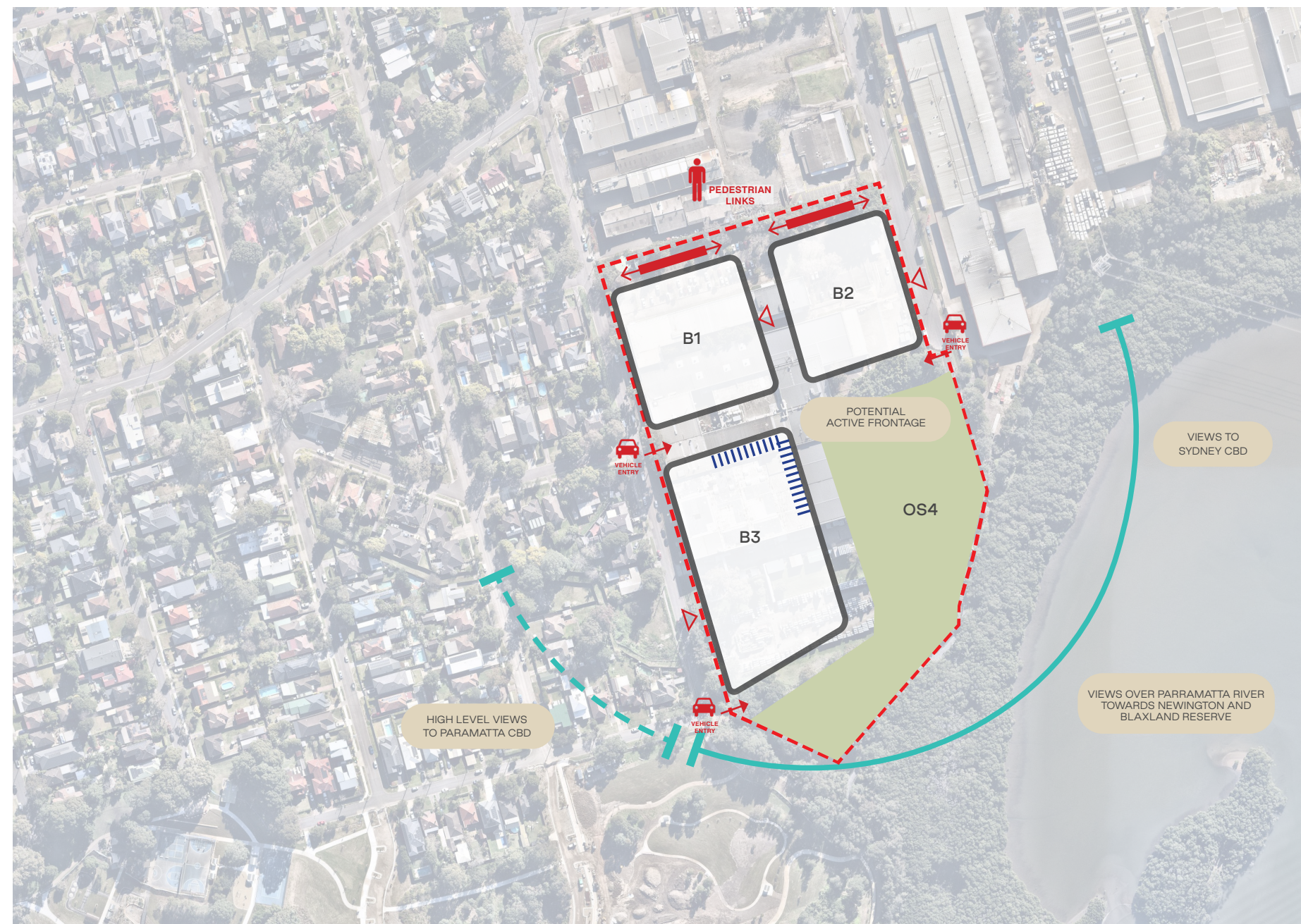


### VEHICULAR ENTRY

Potential vehicular access is located away from parks and prefer proposed over existing roads. Generally these potential traffic entries are located middling to high sides of the sites to avoid flooding impacts

### VIEWS

Expansive views extend towards the south and southeast, where extensive parks and open spaces dominate the surrounding landscape. In the distance, the skyline features the towers of Rhodes and the Sydney CBD.



- Subject Site (Melrose Park South – West Precinct)
- Precinct Blocks
- High Level Views
- Views
- |||| Street Activation
- ↔ Vehicular Access
- △ Building Vehicular Entrance
- ↔ Pedestrian Link



## SITE &amp; CONTEXT ANALYSIS

## 2.7 LOCAL HERITAGE & CONNECTION TO COUNTRY

### LOCAL HERITAGE

Wallumettagal Country, for over 60,000 years, the area comprising present day Melrose Park has been occupied by the Wallumettagal people, a clan of the Darug, who first settled along the upper reaches of the Parramatta River. The lands that has been known as Wallumettagal Country for eons, by the local clans of the Wallumettagal, Cammeragal, Wangal and Darug Nations. These clans lived along the foreshores of the Parramatta River (Barramattagal).

The Wallumettagal people are known as the “Snapper People”, have a close connection with the river, from which they caught fish, eels, and other food. Their stable, bark canoes (“nawi”) often held a central small fire, built on a mound of soil, to cook up their fresh catch. All members of the Wallumettagal clan played a role in acquiring food. Gathering of edible plants, shellfish and smaller animals was the task of Wallumettagal women, whilst the men were responsible for the hunting and gathering of larger game. Aboriginal people in Sydney lived in clan groups of about 25–60 people connected to ancestors via patrilineal lineage, with spiritual rights and obligations associated to their clan estate or Country. Each clan group managed their land through a complex system of totem biodiversity associations, rites and rituals that bestowed sacred spiritual obligations to maintain the

health of Country. While for many years Aboriginal people in Australia have been described as living a primitive hunter gather lifestyle, Aboriginal people lived in complex societies with laws, trade, farming practices and property rights. Aboriginal people lived this way for eons, managing the land in a sustainable fashion with a complex religious-cultural system associated to the health of Country. (City of Parramatta)

### CONNECTING TO COUNTRY

#### Process Overview

Initiation to Concept Design (up to SSDA submission)

- + Cultural research
- + Identifying Indigenous underlays
- + Cultural observations, recommendations and design references

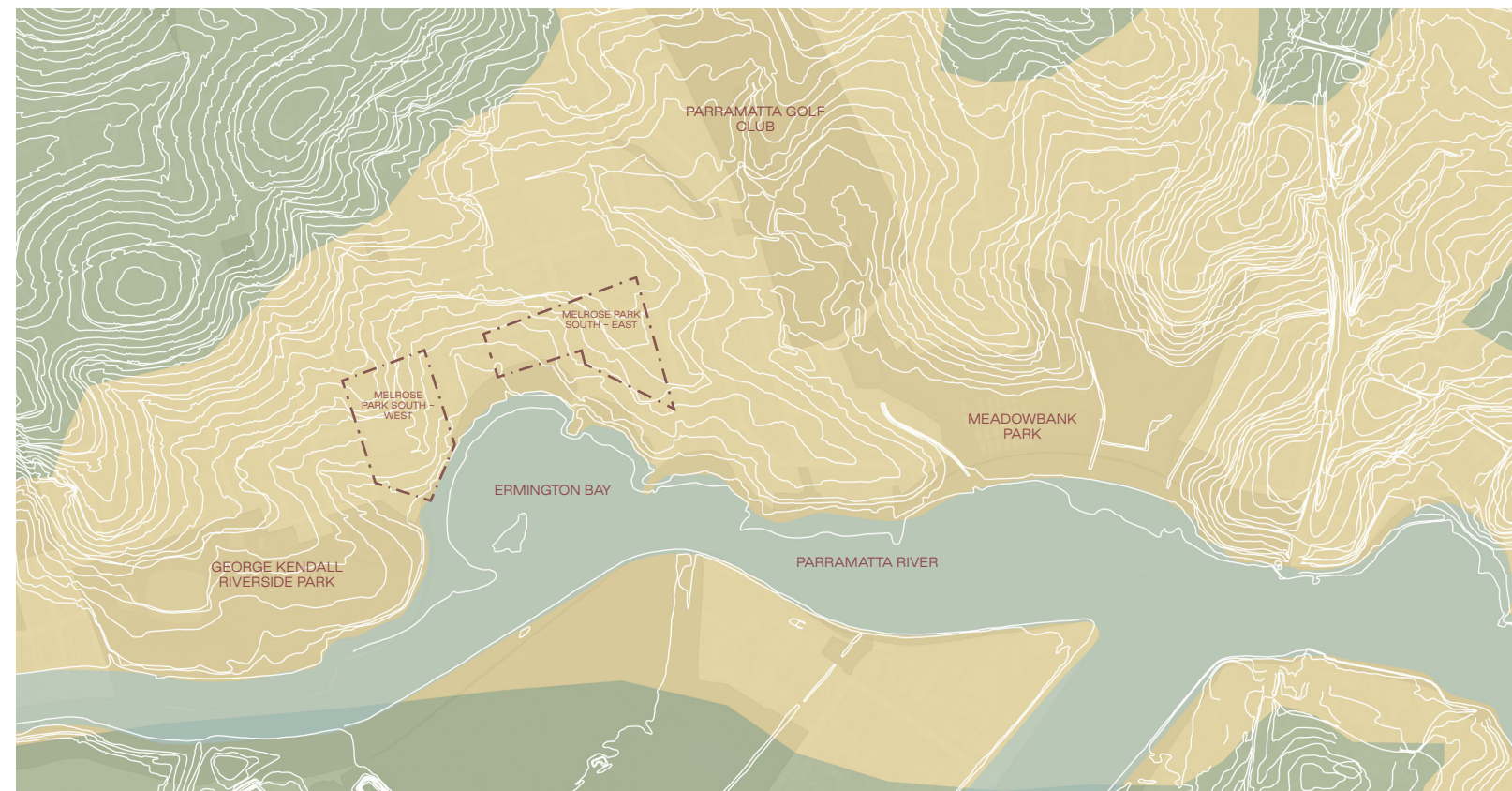
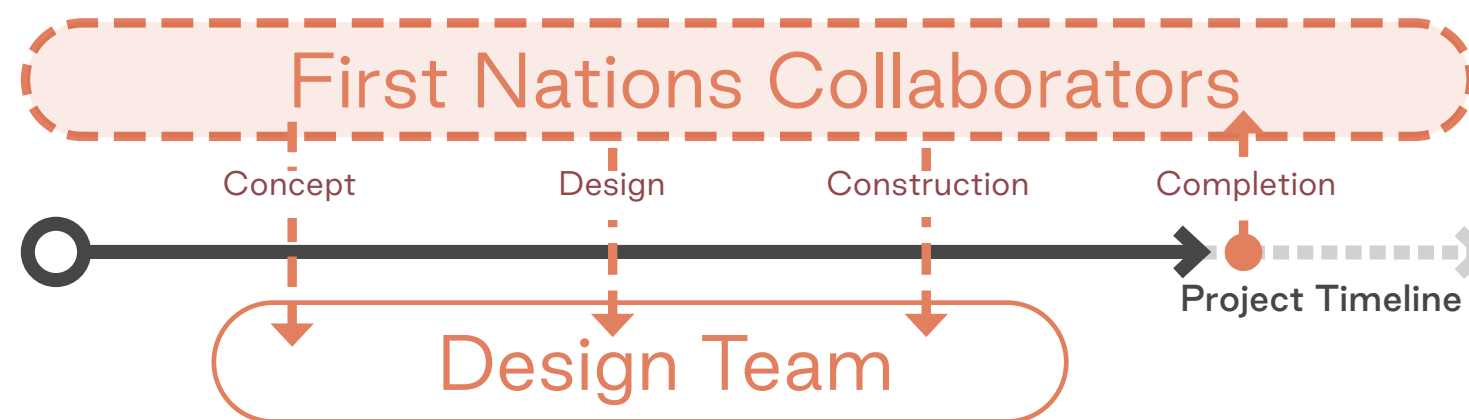
Design Development (Post-SSDA submission)

- + Walking Country
- + Yarning
- + Deep listening
- + Cultural design response
- + Inclusive implementation

#### Design Delivery

- + Indigenous overlay and conscious construction
  - + Regenerative materiality
  - + Indigenous interpretations
- Post-Delivery
- + Continued Indigenous partnerships through long-term maintenance strategies + Ongoing community inclusion

### Facilitating the Process





# 3

---

## DESIGN RESPONSE & OVERVIEW

MASSING AND BUILT FORM  
DESIGN PRINCIPLES  
STREETSCAPE+ PODIUM  
FACADE STRATEGY  
LANDSCAPE PRINCIPLES  
SHADOW ANALYSIS

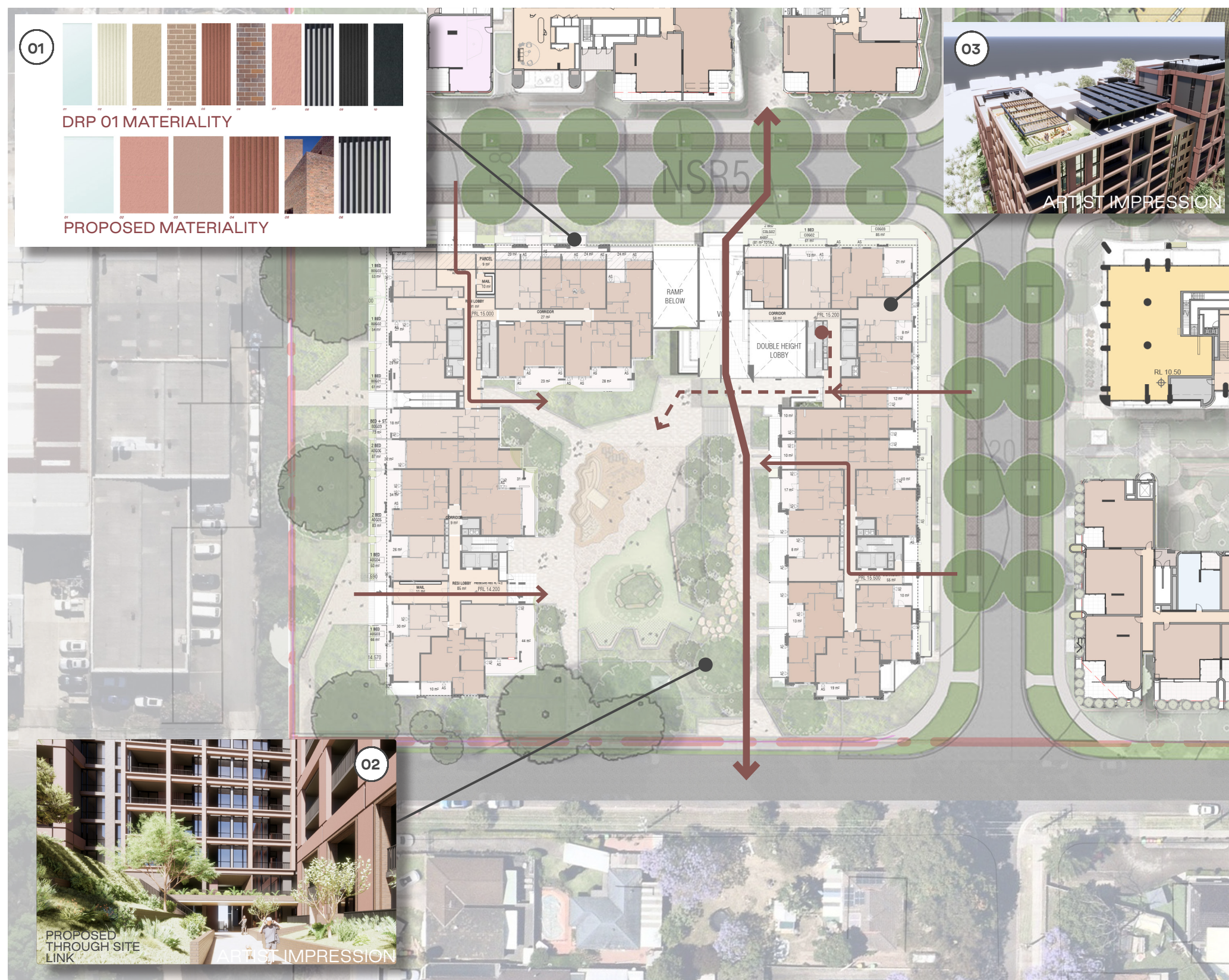
---

## 7 OBJECTIVES FOR GOOD DESIGN SUMMARY





While residents of B1 have extensive access to external amenity with consultant from the panel roof garden spaces were added as an additional amenity.





## DESIGN RESPONSE &amp; OVERVIEW

**3.1 MASSING AND BUILT FORM****DCP SCHEME –  
INDICATIVE BUILT FORM**

The image illustrates the massing proposed by the DCP's block plan for Melrose Park South, with the western section highlighted.

The objectives outlined in the DCP under chapter 8 describe the following:

Create a legible, coherent, and attractive suburb characterised by generous, diverse streets and public spaces reinforced by the built form and vegetation.

Organise the buildings so that they form a coherent outcome; address and define the streets, pedestrian connections, courtyards, and special places.

Ensure that the spaces of the public domain streets, squares, and parks are of high quality and amenity.

Facilitate sustainable, resilient buildings that address climate, topography, energy consumption, urban heat, pedestrian scale, and internal amenity.





## DESIGN RESPONSE &amp; OVERVIEW

## 3.2 MASSING AND BUILT FORM

## PROPOSED BUILT FORM

The image illustrates the massing proposed by the proponent's block plan for Melrose Park South, with Block 1 highlighted.

The proposal aims to enhance the aspirations of the DCP while incorporating a 30% affordable housing uplift. The increased building heights are strategically positioned away from the existing single dwellings on Atkins Road. The building height steps down to a more familiar residential scale of 8-10 stories.

Street walls have generally been retained, maintaining street legibility consistent with the DCP scheme. The western wing has been removed to reduce overshadowing and increase building separation. The public domain is complemented by active pathways and residential interfaces. Site addresses are clearly defined, with pedestrian permeability enhancing safety and access to courtyards and special places.



**BETTER FIT**  
contextual, local and of  
its place

**BETTER FOR  
COMMUNITY**  
inclusive, connected and  
diverse

**BETTER FOR  
PEOPLE**  
safe, comfortable and  
liveable

**BETTER LOOK  
AND FEEL**  
engaging, inviting and  
attractive



## DESIGN RESPONSE &amp; OVERVIEW

## 3.3 MASSING AND BUILT FORM

## PROPOSED BUILT FORM

The aerial view opposite illustrates the proposed architectural expression of the Block in context with the neighbouring taller proposals to the north and east.

As a grouping of buildings these form a graduated transition from east to the lower rise interface to the west. NSR5 as a key north south street is defined by taller built form on Block B3, and at key corners.

The western interface on Atkins Road has a lower scaled built form interface which is the open edge of the communal open space. This results in a softer edge to the low rise houses on the western side of Atkins Road, the approach has been to further soften this edge by the retention of trees and the introduction of significant new planting and landscaping to this edge.



**BETTER FIT**  
contextual, local and of  
its place

**BETTER FOR  
COMMUNITY**  
inclusive, connected and  
diverse

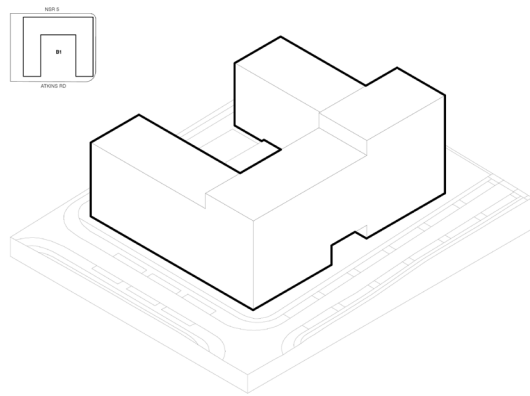
**BETTER FOR  
PEOPLE**  
safe, comfortable and  
liveable

**BETTER LOOK  
AND FEEL**  
engaging, inviting and  
attractive



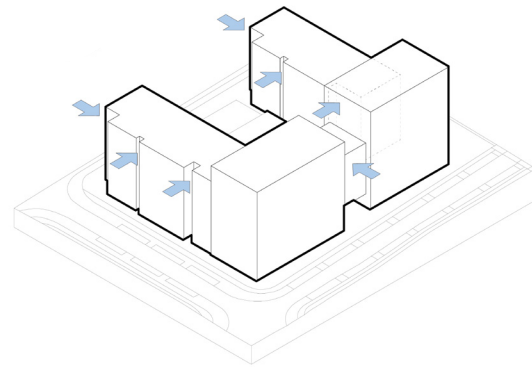
## DESIGN RESPONSE &amp; OVERVIEW

## 3.4 DESIGN PRINCIPLES



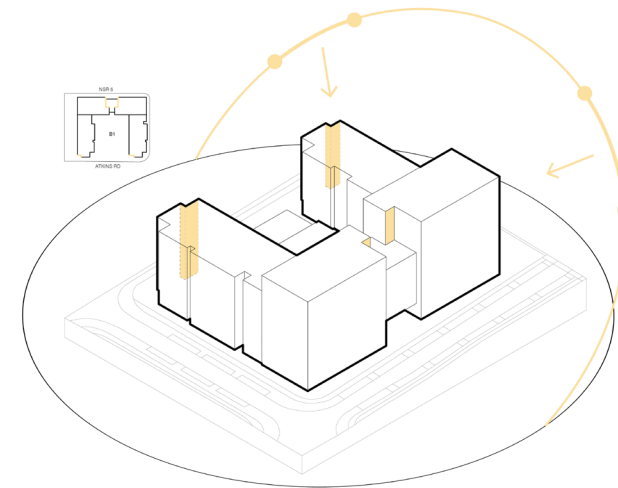
## REFERENCE DESIGN

The proponent reference design massing suggests a C shaped courtyard typology built form. The proposal has taken this strategy and adapted the form to suit the 30% uplift strategy and to provide a legible built form response that addresses the corners and defines a street edge to NSR5.



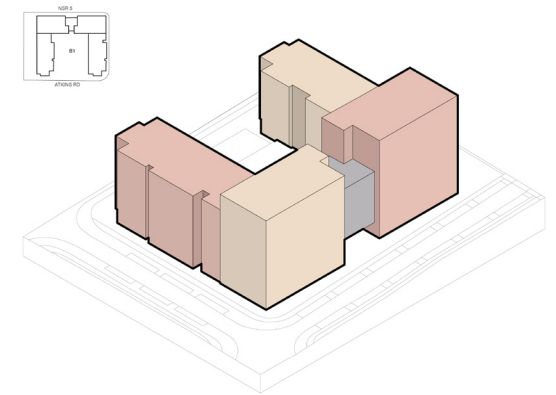
## CROSS VENT

This built form approach has then been articulated to optimised cross ventilation through key recesses and articulation of the key edges.



## SOLAR

The street grid has a challenging orientation, and the built form also addresses this through optimisation of the massing envelope and arrangement of apartments within that envelope.



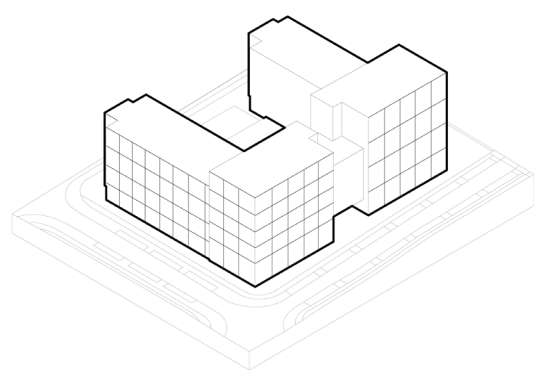
## FACADE TYPES

Facade typologies have been used to break down the massing not only through height variation and articulation, but through the use of two differing but complementary gridded facade languages which are united by a common tonal palette.



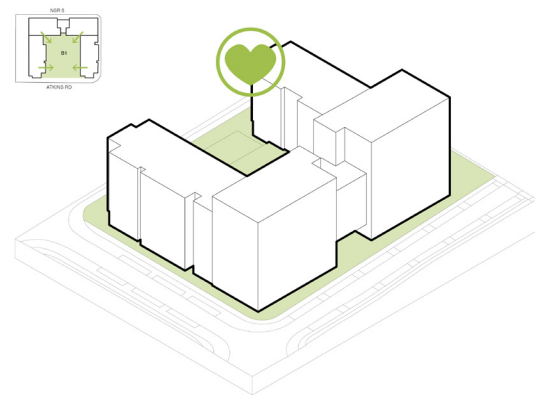
## DESIGN RESPONSE &amp; OVERVIEW

## 3.5 DESIGN PRINCIPLES



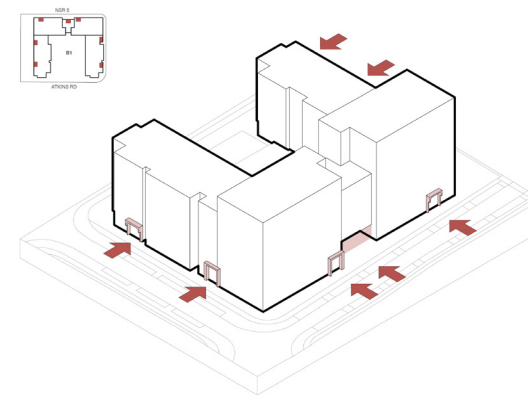
## FACADE GRID

This gridded language has been expressed at two different scales. The gridded approach unifies the overall composition, but the scale difference allows for variation and a breaking down of scale to assist in the articulation of the built form elements.



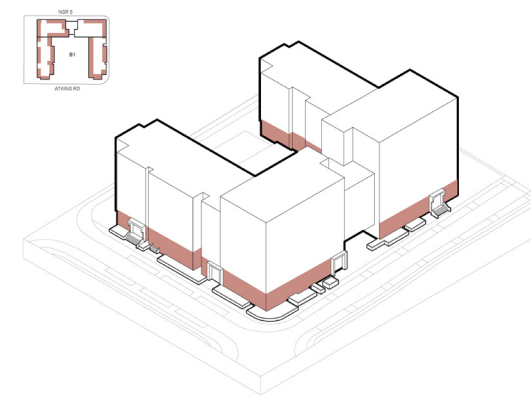
## LANDSCAPE AND GREENSPACE

The built form has the advantage of providing a central courtyard of generous proportions for communal use by residents. This central green heart to the building can accommodate a diversity of resident experiences, and by using level changes to our advantage we can define a series of landscaped spaces.



## STREET ADDRESS

As this proposal has residential uses throughout the ground floor, and no other mixed uses, it was important to carefully consider the streetscapes. Ground floor apartments need privacy and will need to retreat to an extent from the public realm, but lobby entries need to be clearly legible and identifiable markers within the streetscape. These punctuations within the streetscape become architectural opportunities for expressive moments.



## PODIUMS AND PLACEMAKING

Converse to the lobby entry points, the interfaces of Ground floor lobbies need to be discrete elements that provide privacy to those residents. However, the importance of street activation and passive surveillance should not be overlooked. The approach has been to provide masonry grounded elements at the base of the building gradating to more visually permeable picket fences. The sloping terrain has been considered too, the solid masonry fences are a way of allowing the building to be grounded comfortably across varying slope conditions.



## DESIGN RESPONSE & OVERVIEW

### 3.6 STREETSCAPE

#### PROPOSED STREETSCAPE, ATKINS RD

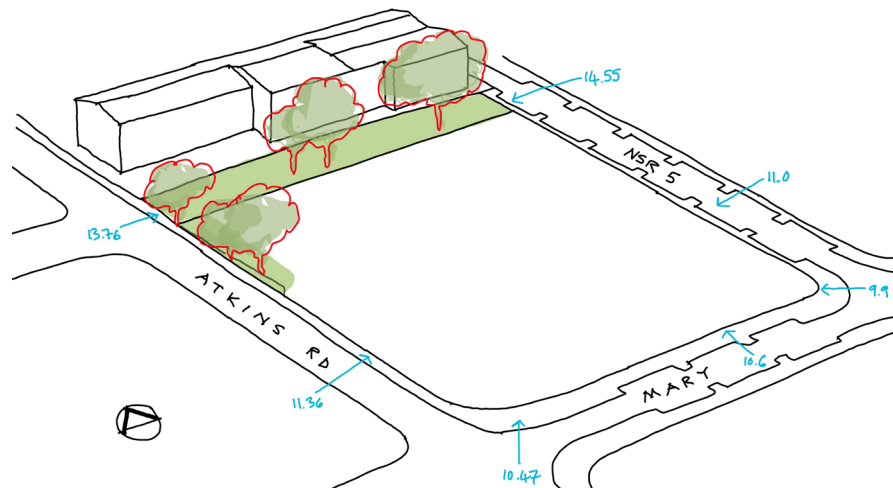
7 and 8 story building blocks help to manage the scale shift of proposed buildings from those existing.

Existing trees create a break in the level between north and south wings.

Visual connection is created through private pedestrian access through to NSR5 is activated by resident movement communal open space add passive surveillance.

Lobbies are recessed allowing apartments to engage with the street providing passive surveillance.

Provides large greenspace to the street reducing overshadowing to existing neighbours.



**BETTER FOR  
COMMUNITY**  
inclusive, connected and  
diverse

**BETTER FIT**  
contextual, local and of  
its place

**BETTER FOR  
PEOPLE**  
safe, comfortable and  
liveable



## DESIGN RESPONSE &amp; OVERVIEW

## 3.7 STREETSCAPE, RESIDENTIAL ADDRESS

PROPOSED STREETSCAPE,  
NSR 5

NSR 5 Will become the key connection to the stage 2 light rail in the Western Precinct. Pedestrian activity will flow from the top of the hill down towards OS4. Small residential addresses (like the image below) will interrupt the long street creating opportunities for passive surveillance. This rhythm which is carried into the facade architecture above varies between the massing forms.

The building massing steps down following the contours of the site connecting the B3 podium street wall to future developments to the north.

Further sections are included in the SSDA 250 series these detail the residential interfaces with the ground floor.



EAST ELEVATION

**BETTER FIT**  
contextual, local and of  
its place

**BETTER FOR  
PEOPLE**  
safe, comfortable and  
liveable

**BETTER FOR  
COMMUNITY**  
inclusive, connected and  
diverse



1M+ ELEVATED INTERFACE



FLUSH PEDESTRIAN INTERFACE



5M INTERFACE



FLUSH GARDEN INTERFACE



## DESIGN RESPONSE &amp; OVERVIEW

## 3.8 STREETSCAPE ELEVATION, RESIDENTIAL LOBBIES

PROPOSED SOUTH ELEVATION-  
EWR/MARY ST

A predominantly level street. Residences are elevated from the street for privacy while still affording good passive surveillance.

Awning structures punctuate from the facade grid to highlight key Lobbies. The lobbies are demonstrated across.

Equitable access is served to/between all lobbies via the communal open space to reduce ramping in the public domain.



SOUTH ELEVATION



SOUTH EAST LOBBY



NORTH EAST LOBBY



SOUTHWEST LOBBY



NORTH WEST LOBBY

**BETTER FIT**  
contextual, local and of  
its place



## DESIGN RESPONSE & OVERVIEW

### 3.9 STREETScape - PEDESTRIAN PATHWAYS

## PROPOSED NORTH ELEVATION

Public accessible privately owned land to the north of the building. Shares safety of lobbies and ground floor apartments similar to other facades demonstrated.

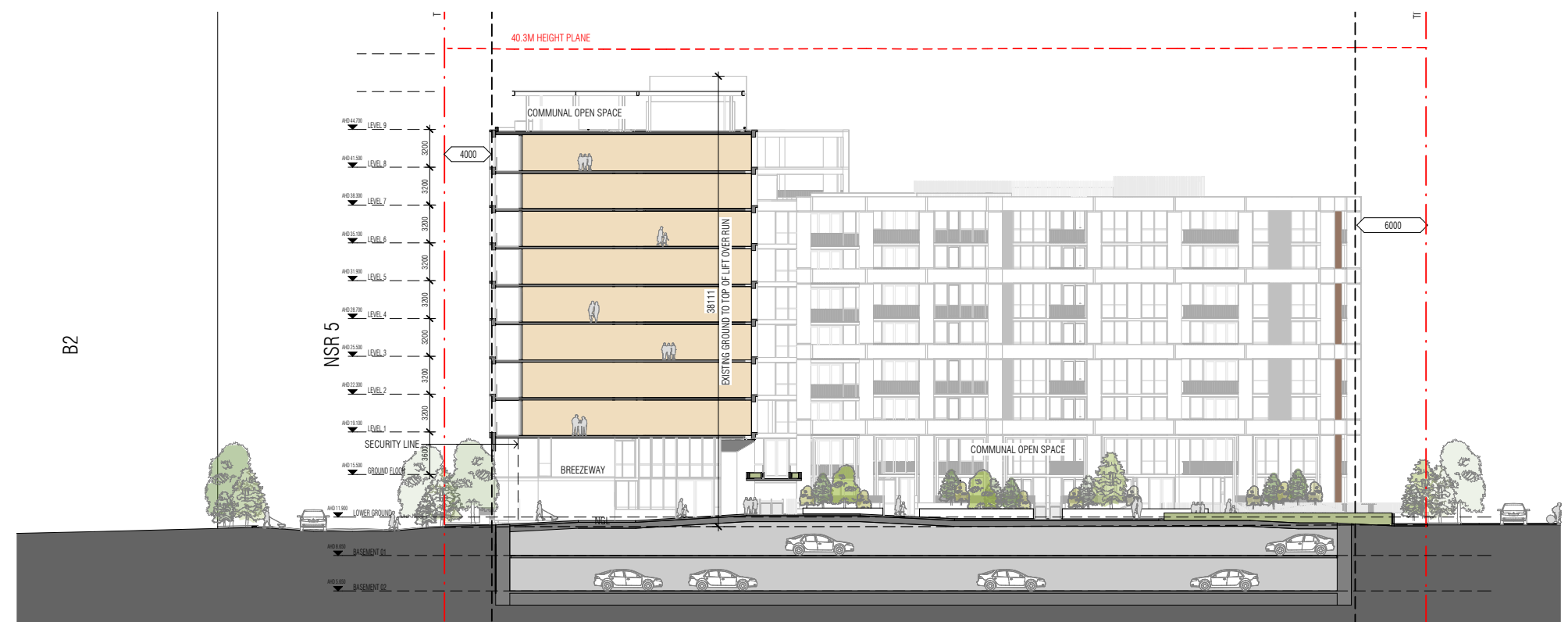
Provides opportunity for residents to enjoy an alternative green open space outside of their COS. A green space with mature well developed trees.

## PROPOSED THROUGH-SITE LINK SECTION EAST-WEST

The private through-site link in the east-west direction provides visual connection through from NSR5 to Atkins Road. Resident access increases the overall permeability through the precinct within a secured communal open space. At ground level internal facing units provides passive surveillance of the communal open space.



NORTH ELEVATION



THROUGH SITE LINK SECTION



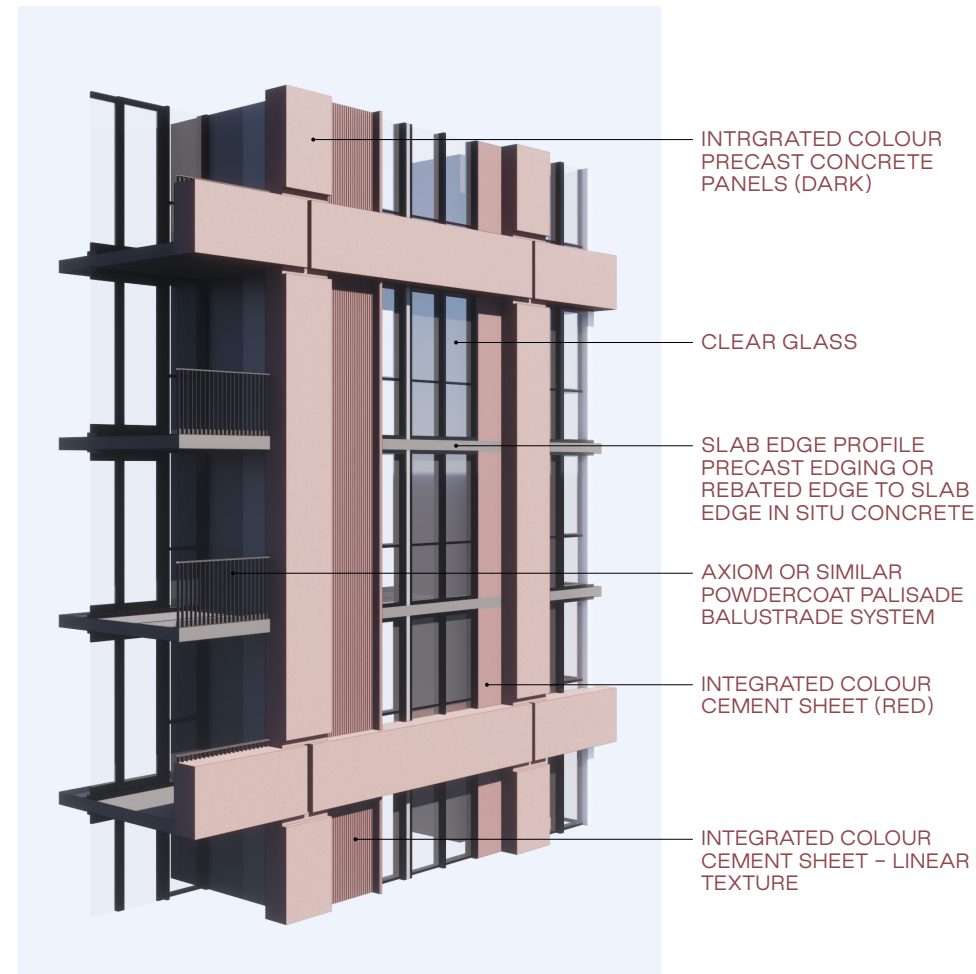
## DESIGN RESPONSE &amp; OVERVIEW

## 3.10 FACADE STRATEGY &amp; MATERIALITY

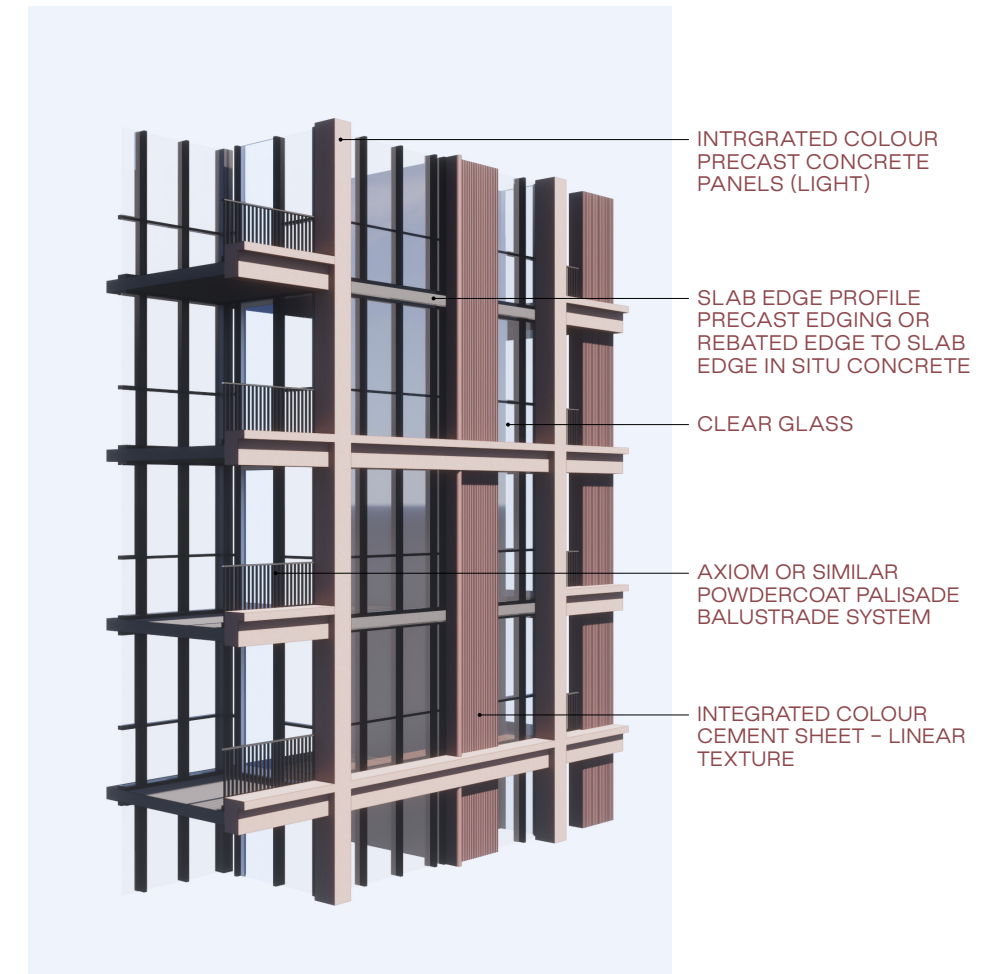
The design response incorporates a number of facade typologies which each responds to the character of the precinct building materials.

In collaboration with other architects, the colour palette is carefully selected to complement the Melrose Park West precinct, with a red tonal precast concrete and integrated colour textured cement sheet chosen for its warmth and cohesion.

The facades types varies in its proportion of panel dimensions to provide articulation of each building's identity, while maintaining a sense of cohesion in the collective.



TYPICAL TOWER FACADE – TYPE 01



TYPICAL TOWER FACADE – TYPE 02





## DESIGN RESPONSE &amp; OVERVIEW

## 3.11 FACADE STRATEGY &amp; MATERIALITY

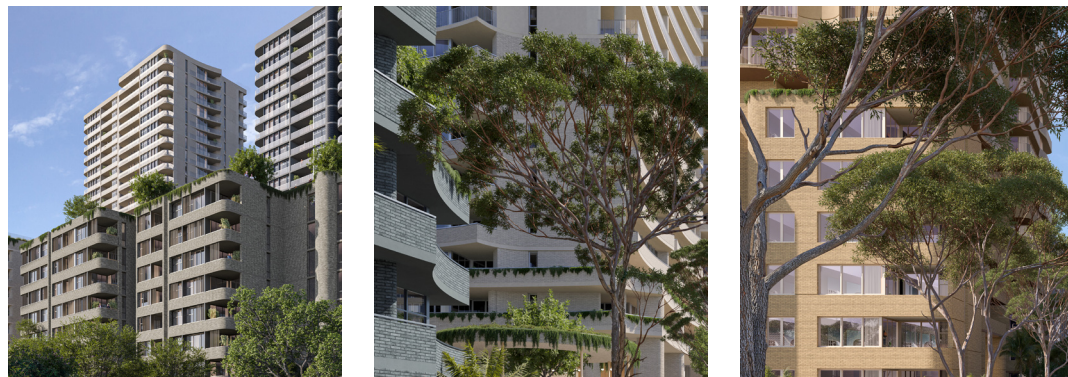
## PALETTE STRATEGY

The proposed material palette reinforces the strategy of a textured, and masonry building facade articulation, with varied panel sizes to provide articulation to each building and textured cement sheet infill panels.

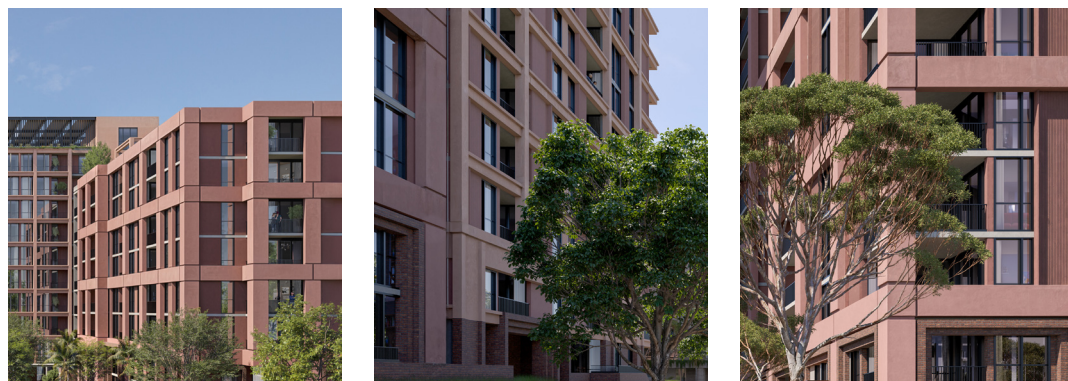
MELROSE PARK CENTRAL



MELROSE PARK SOUTH WEST



MELROSE PARK SOUTH BLOCK 01



(G01) Clear Glass

(G02) Translucent Glass (For Privacy)

(CI01) Integrated Colour Precast Concrete Dark

(CI02) Integrated Colour Precast Concrete Light

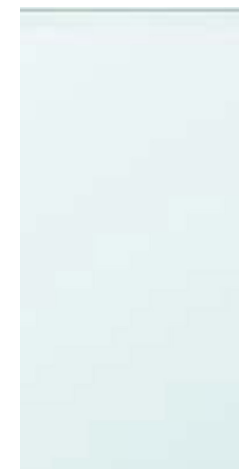
(CI03) Concrete Light Finish

(CS01) Integrated Colour Cement Sheet – Linear Texture

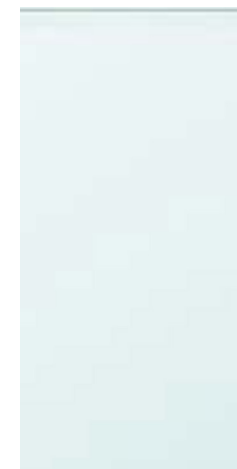
(CS02) Integrated Colour Cement Sheet (Red)

(BR01) Integrated Colour Precast Concrete Dark

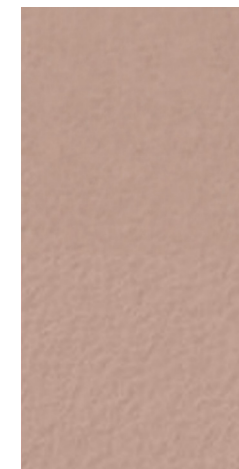
(M01) Integrated Colour Precast Concrete Light



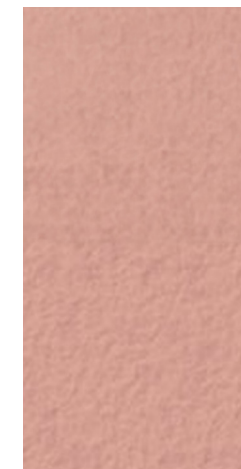
(G01)



(G02)



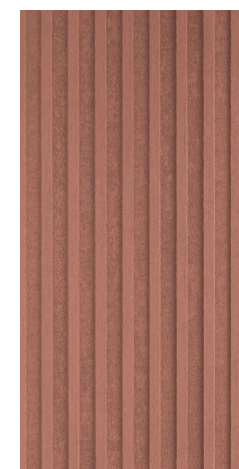
(CI01)



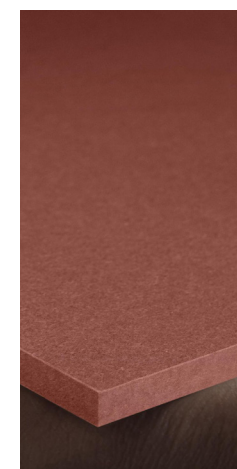
(CI02)



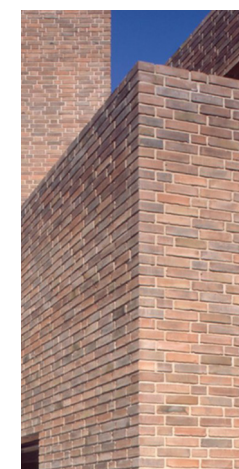
(CI03)



(CS01)



(CS02)



(BR01)



(M01)

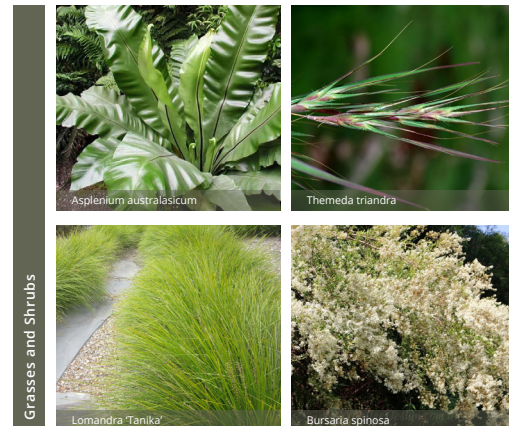


## DESIGN RESPONSE &amp; OVERVIEW

## 3.12 LANDSCAPE PRINCIPLES

## LANDSCAPE VISION

Melrose Park South. Vibrant and inclusive parklands and communal open spaces that enhance the well-being of a brand-new community. Outdoor spaces that celebrates its connection to the river; through protection and enhancement of historic mangroves and riparian corridors, to new play spaces and gathering areas to connect back to nature.



Grasses and Shrubs

## LANDSCAPE CONCEPT

Connectedness to Country is through one, overarching story. A water story.

Our public open spaces and private landscapes respond to a diverse tapestry of changing typologies along the river – which represents more than just physical geography; it is an ever-changing history of formed memories and identity. Each landscape typology has its own unique role in the ecosystem, and the new community at Melrose Park will be their ongoing stewards, maintaining a reciprocal relationship with the land and water. This connection is expressed through the creation of landscape spaces, responding to unique patterns in the landscape, geometry and materiality.



Understorey



Angophora costata

Acacia parramattensis



This report provides an overview of the design intent of the landscape proposal. The detail of the proposed landscape design is further explored in the individual block and open space reports within this SSDA Submission

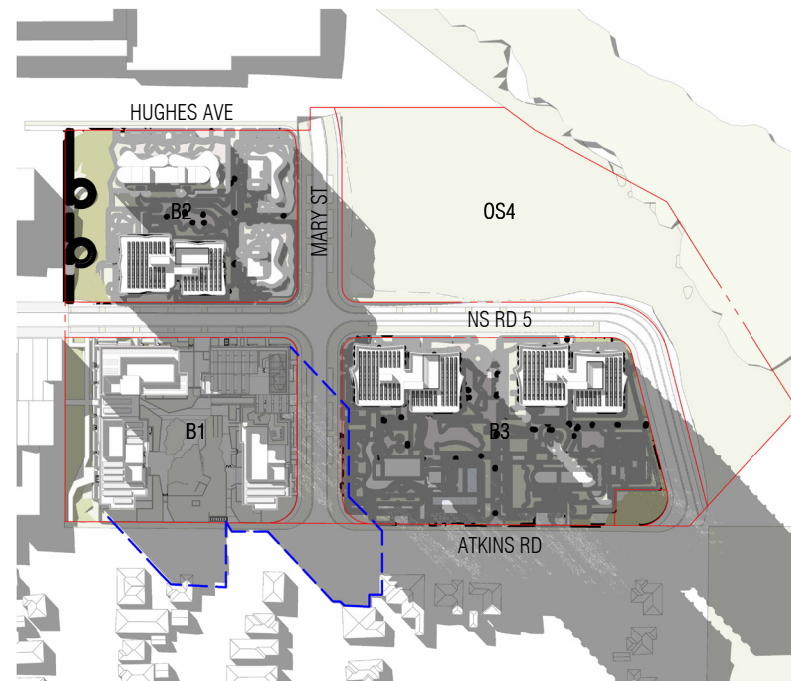


## DESIGN RESPONSE &amp; OVERVIEW

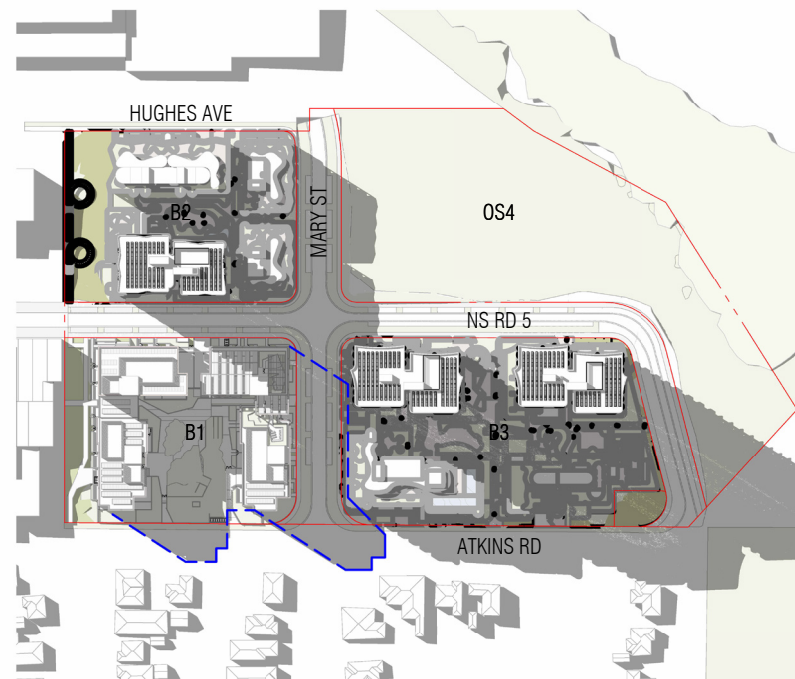
## 3.13 SHADOW ANALYSIS



W SHADOW DIAGRAM - 9:00 WINTER SOLSTICE 21/06



3 SHADOW DIAGRAM - 10:00 WINTER SOLSTICE 21/06



4 SHADOW DIAGRAM - 11:00 WINTER SOLSTICE 21/06



5 SHADOW DIAGRAM - 12:00 WINTER SOLSTICE 21/06

----- Proposed Development

NOTE: shadows of blocks 2 and 3 are shown indicatively refer to specific block drawings for detailed analysis of neighbouring site's impacts.



## DESIGN RESPONSE &amp; OVERVIEW

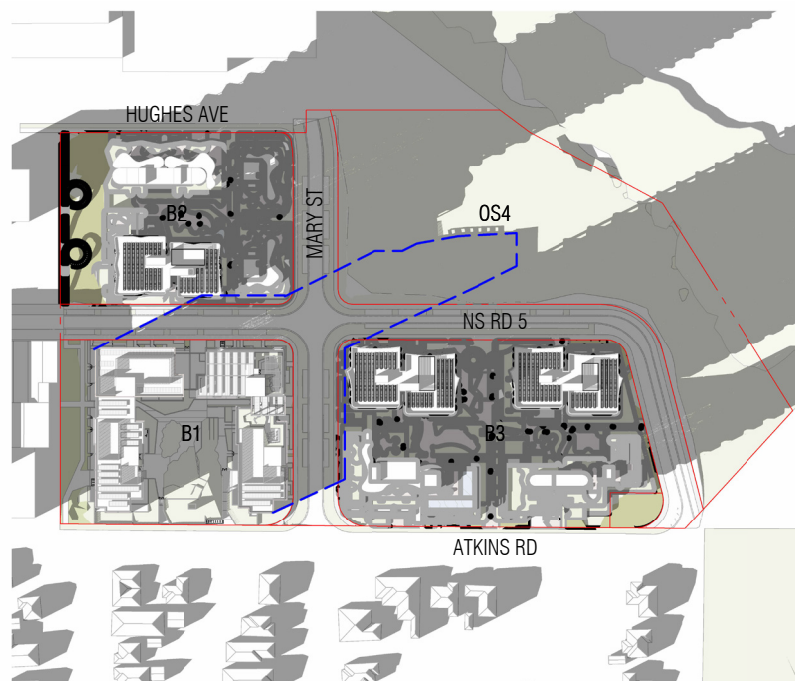
## 3.14 SHADOW ANALYSIS



6 SHADOW DIAGRAM - 13:00 WINTER SOLSTICE 21/06



7 SHADOW DIAGRAM - 14:00 WINTER SOLSTICE 21/06



8 SHADOW DIAGRAM - 15:00 WINTER SOLSTICE 21/06

----- Proposed Development

NOTE: shadows of blocks 2 and 3 are shown indicatively refer to specific block drawings for detailed analysis of neighbouring site's impacts.



BETTER PLACED

## 3.15 DESIGN PERFORMANCE ON SEVEN OBJECTIVES



### BETTER FIT

CONTEXTUAL, LOCAL  
AND OF ITS PLACE

Block 1 at Melrose Park South-West considers both the immediate surroundings towards Atkins Road, and the broader urban context of the future developments to the north and east of the precinct. It responds to the riparian corridor to the south with proposed open spaces that provides transition from built form to the nature reserve in its immediate south. The proposed facade articulation and materials for the building responds to its context and provides a collection of village-like forms with a central communal open spaces that allows flexible use by the community members of diverse culture, age groups and interest, to enhance Melrose Park with its unique identity of place.



### BETTER PERFORMANCE

SUSTAINABLE,  
ADAPTABLE AND  
DURABLE

Block 1 at Melrose Park South-West features open-air, publicly accessible laneways and an extensive retail precinct at the heart of the development. This vibrant social space provides access to sunlight, fresh air, and natural light throughout the day.



### BETTER FOR COMMUNITY

INCLUSIVE, CONNECTED  
AND DIVERSE

All public open spaces within the project are universally accessible and strategically situated near retail areas, creating a dynamic environment for community gatherings and interactions. This thoughtful design enriches the area's vibrancy and fosters a strong sense of community.

Moreover, the residential component of the proposal offers a wide range of livable and accessible apartments designed to meet the diverse needs of residents.



### BETTER FOR PEOPLE

SAFE, COMFORTABLE  
AND LIVEABLE

The public open spaces on the site are safeguarded, ensuring a secure, inclusive, and inviting environment for gatherings.

Ground level units facing the streets, through-site links and public open spaces will provide passive surveillance, enhancing safety and oversight of these thoroughfares.





BETTER PLACED

## 3.15 DESIGN PERFORMANCE ON SEVEN OBJECTIVES



## BETTER WORKING

FUNCTIONAL, EFFICIENT  
AND FIT FOR PURPOSE

The proposed scheme is designed to cater to people's daily needs and amenities, offering versatile spaces for community events and temporary activations. Public spaces prioritise accessibility while preserving their distinctive character and sense of identity.

The unit mix in the of the residential development provides a variety of functional layouts tailored to different demographic requirements.



## BETTER VALUE

CREATE AND ADDING  
VALUE

Block 1 of Melrose Park South-West provides active and passive open spaces that is directly connected to the riparian corridor, with nature reserve right at its front door to attract residents and visitors to its 3 public open spaces along the precinct's perimeter.

It provides key activation along the Parramatta River and creates a destination-worthy public realm.

BETTER LOOK  
AND FEEL

ENGAGING, INVITING AND  
ATTRACTIVE

Block 1 of Melrose Park South-West showcase high-quality aesthetic design and an extensive public domain. Unique to the area, this development enhances the neighborhood both aesthetically and visually by incorporating fine-grain materials commonly found in everyday homes.



ARTIST IMPRESSION



# 4

## CHAPTER 4 HOUSING SEPP DESIGN STATEMENT

CONTEXT + CHARACTER  
BULK + SCALE  
DENSITY  
SUSTAINABILITY  
LANDSCAPE  
AMENITY  
SAFETY  
HOUSING DIVERSITY  
AESTHETICS



## DESIGN DESCRIPTION

## 4.1 CONTEXT + CHARACTER

## PRINCIPLE 1: CONTEXT AND NEIGHBORHOOD CHARACTER STATES

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

## PROPOSAL

The proposed design is an integral part of the broader precinct block, completing the Melrose Park precinct. As a low-scale development, it responds thoughtfully to its surrounding context and neighbouring buildings. Acting as a transition between lower-rise structures and taller towers, the scheme blends harmoniously with the urban fabric while enhancing pedestrian connectivity through a public street to the north of the site.





## DESIGN DESCRIPTION

## 4.2 BULK + SCALE

## 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 and proportions, building type, building 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.

## PROPOSAL

The proposal seeks to create an elegant building with a distinctive vertical and grid-like façade expression. The U-shaped massing frames a generous communal open space, enriched with lush greenery to foster a sense of community.

The built form introduces key moments within the public domain, ensuring seamless access and connection between residents and shared open spaces. The building scale is carefully designed to align with both existing and future neighbouring developments, while entry points are thoughtfully integrated into the streetscape to create a welcoming arrival experience.

The arrangement of built elements is optimised to maximise solar access to both apartments and public spaces, enhancing liveability. The massing is further articulated through varied façade typologies, breaking uniformity and adding visual interest to the development.



ARTIST IMPRESSION



## DESIGN DESCRIPTION

## 4.3 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 are sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

## HEIGHT PLANE ANALYSIS

The site has a designated building height limit of 31 metres under the LEP, with the proposal seeking a 30% uplift to 40.3 metres. The accompanying diagrams illustrate the comparison between the LEP height plane and the proposed uplifted height plane.

The available height on the site enables the proposed density to be achieved without requiring an overly large floorplate. Additionally, the design strategically utilises the site's natural slope to maximise yield while ensuring compliance with the height plane.



EAST ELEVATION



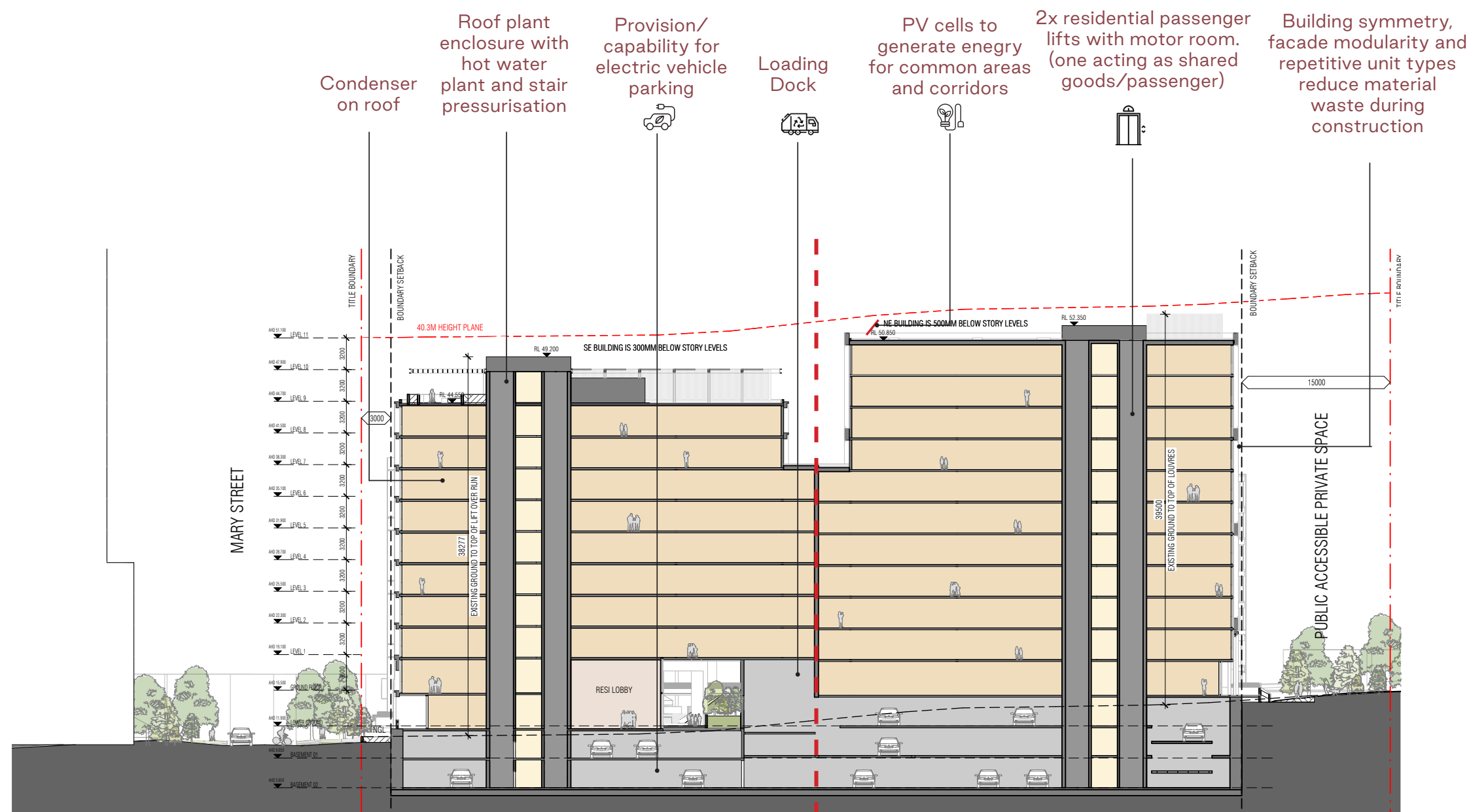
SOUTH ELEVATION



## PRINCIPLE 4: SUSTAINABILITY STATES

- # PROPOSAL

The proposal includes a generous deep soil zone to support healthy landscaping and stormwater management. Wherever possible, apartments are naturally cross-ventilated, and the required number of dwellings receive a minimum of two hours of solar access between 8:30 AM and 3:30 PM during mid-winter. The buildings are carefully oriented to optimise sunlight exposure, ensuring a comfortable and energy-efficient living environment.





## DESIGN DESCRIPTION

## 4.5 LANDSCAPE | A GREEN MASTERPLAN

## PRINCIPLE 5: LANDSCAPE

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

## PROPOSAL

The proposal's massing is designed to create a central communal courtyard, ensuring residents have equitable access to shared spaces on both the ground floor and rooftop. The rooftops are further enhanced with lush landscaping, offering additional green spaces for relaxation and social interaction.

The landscape design emphasises native vegetation, strengthening the site's connection to the local ecosystem. For detailed information on plant species selection, refer to the Landscape Report by Arcadia.

Communal open spaces are thoughtfully curated with integrated seating and shared amenities, fostering a sense of community and engagement among residents. Additionally, ground-floor apartments are buffered by landscaped zones, providing a natural privacy screen while enhancing the development's overall greenery and visual appeal.





## DESIGN DESCRIPTION

## 4.6 AMENITY

## PRINCIPLE 6: AMENITY

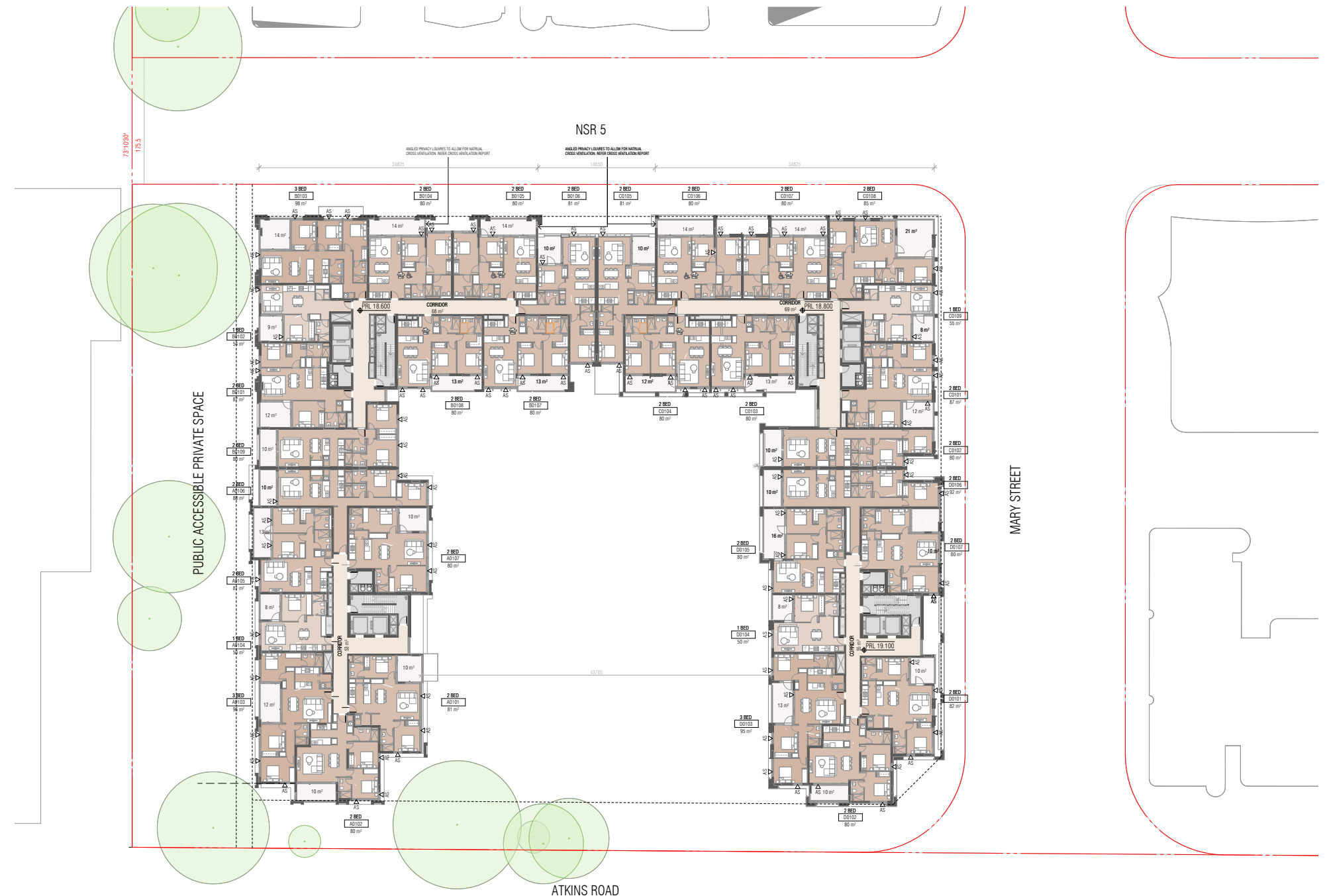
- Good design positively influences internal and external amenity for residents and neighbors.
- Achieving good amenity contributes to positive living environments and resident well being.
- Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilations, outlook, 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.

## PROPOSAL

The proposal delivers a diverse mix of apartment typologies, thoughtfully designed to align with the council's vision while catering to market demand and varying housing needs. Each apartment is optimised for ample natural daylight, enhancing indoor comfort, energy efficiency, and overall liveability.

A generously landscaped communal courtyard serves as the heart of the development, benefiting from excellent solar access to create a welcoming and vibrant outdoor environment. This space includes a dedicated children's playground, providing a safe and engaging area for families. Additionally, the communal rooftops feature landscaped zones with designated areas for social gatherings and BBQs, further enriching the resident experience.

The development also prioritises practical living by providing ample storage within apartments, as well as additional storage cages in the car park, all in compliance with the required minimum standards.





## DESIGN DESCRIPTION

## 4.7 SAFETY

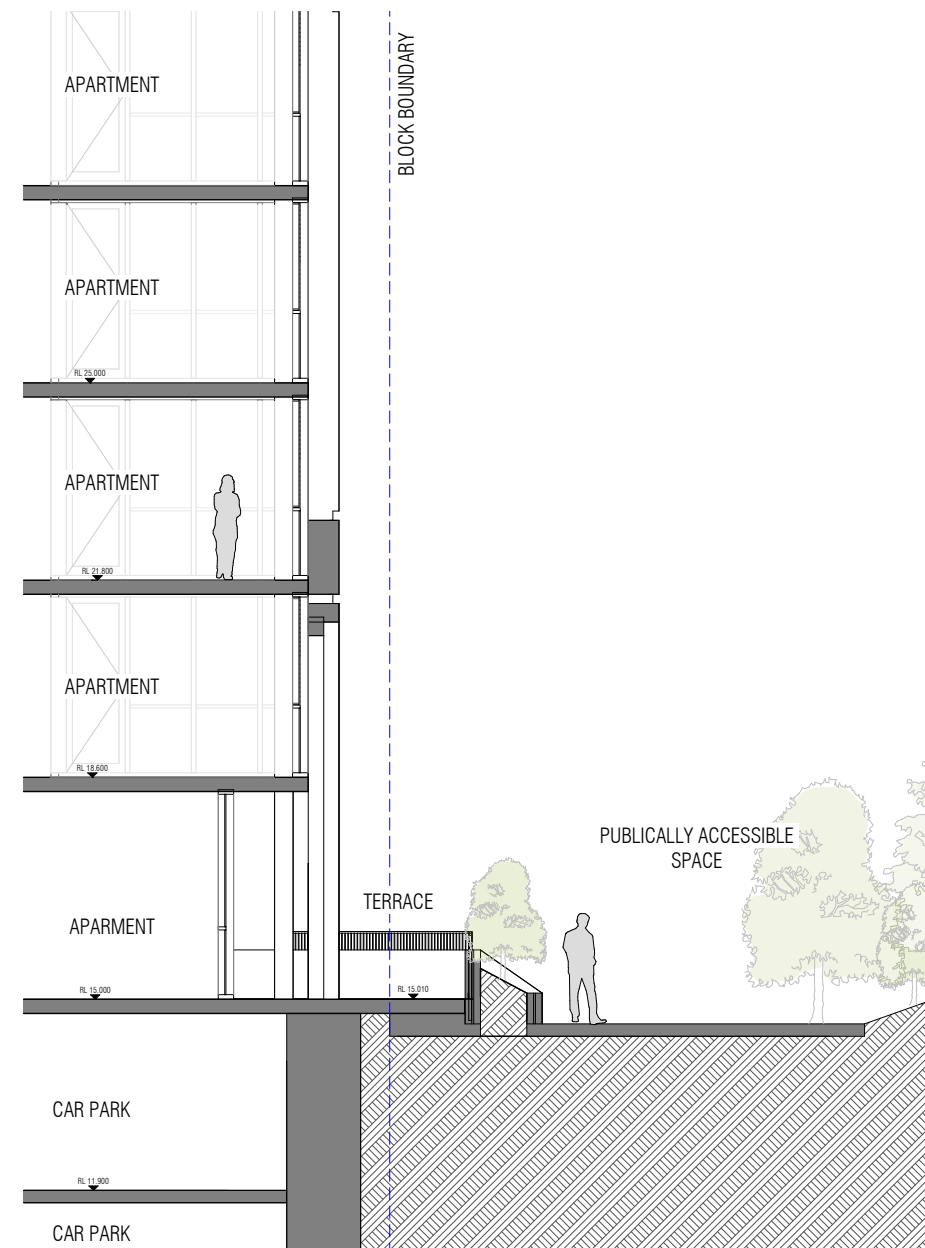
## PRINCIPLE 7: SAFETY

- Good design optimizes safety and security, within the development and the public domain.
- It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.
- Opportunities to maximize passive surveillance of public and communal areas to 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

## PROPOSAL

The site layout is designed to adopt a secure and well-defined environment, with a clear separation between private and public areas. Building lobbies are strategically located along main streets, with prominent entry points that ensure secure access while enhancing visibility and passive surveillance. The landscaped communal garden is enclosed with fencing and features controlled access, creating a secure and private retreat for residents.

Ground-floor apartments are equipped with planted visual buffers, along with fences and gated entrances, providing an added layer of privacy and security for residents.





## DESIGN DESCRIPTION

## 4.8 HOUSING DIVERSITY

## PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION STATES

- 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 residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

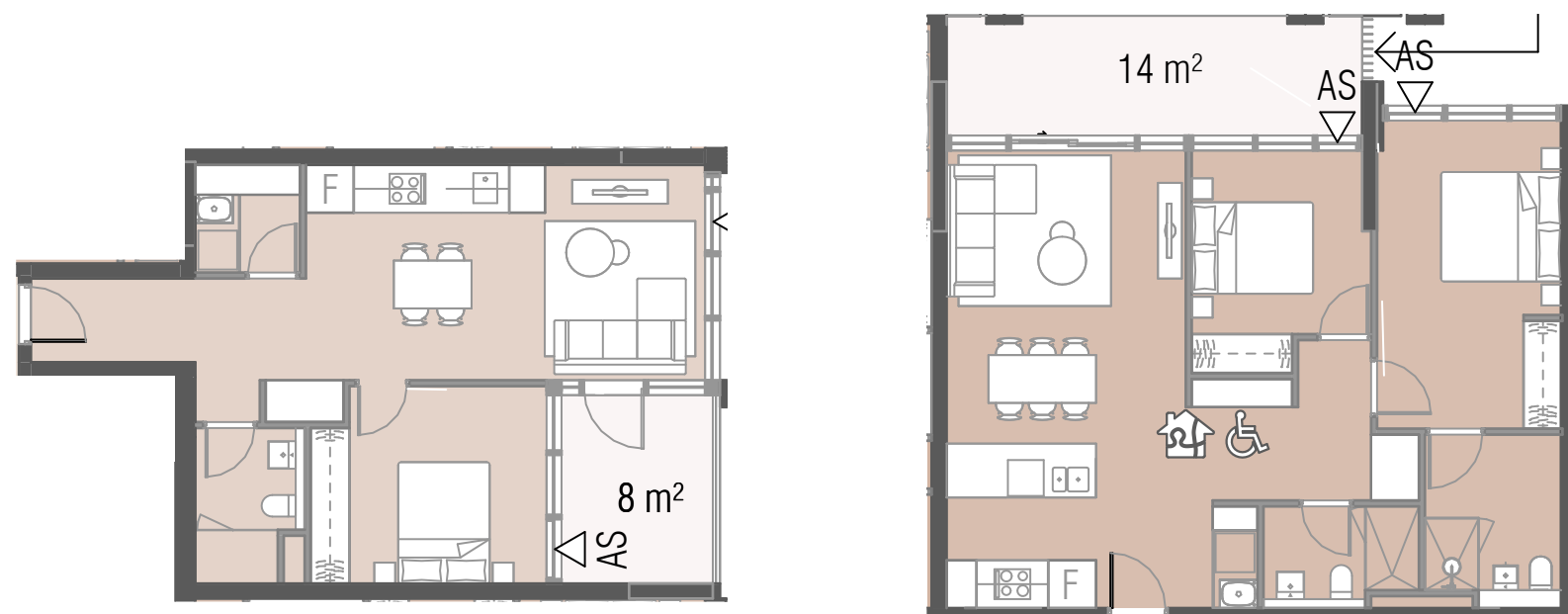
## PROPOSAL

The proposal consists of 268 apartments, featuring a balanced mix of 14% one-bedroom, 75% two-bedroom, and 11% three-bedroom units. Each apartment type offers a variety of sizes, orientations, and balcony or terrace dimensions, providing a versatile and attractive living environment for a broad range of residents.

The development includes 55 liveable units, including 37 adaptable units, promoting inclusivity and accessibility for all. Each apartment is equipped with ample storage, with additional storage cages available in the car park for added convenience.

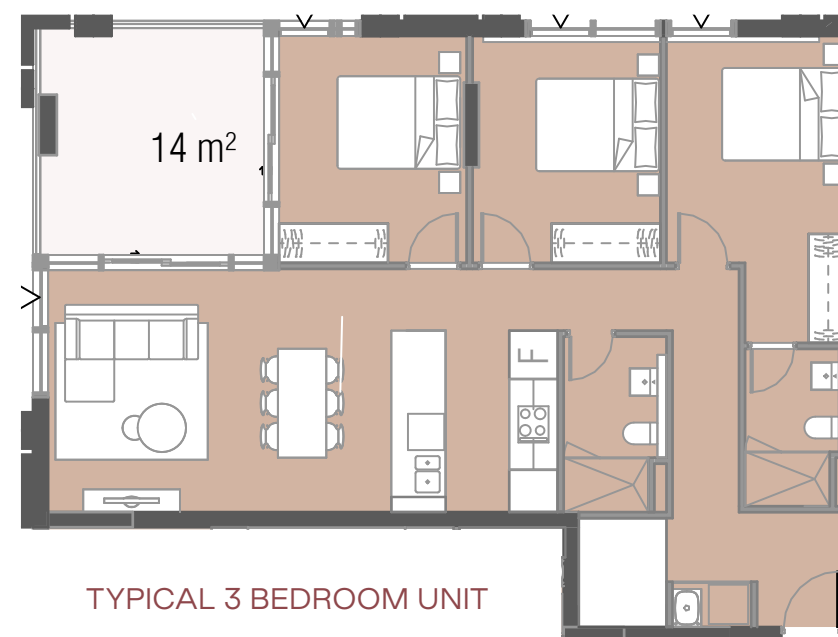
Spacious balconies offer meaningful and functional outdoor spaces, while the thoughtfully designed communal facilities feature expansive landscaped terraces and activity areas, encouraging both formal and informal social interactions among residents.

The site is ideally located with easy access to essential community amenities, such as public transport, supermarkets, educational institutions, and leisure facilities, ensuring residents enjoy enhanced convenience and connectivity.



TYPICAL 1 BEDROOM UNIT

TYPICAL 2 BEDROOM UNIT



TYPICAL 3 BEDROOM UNIT



## DESIGN DESCRIPTION

## 4.9 AESTHETICS, FACADE FORM AND MATERIALITY

## 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 residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

## MATERIALITY

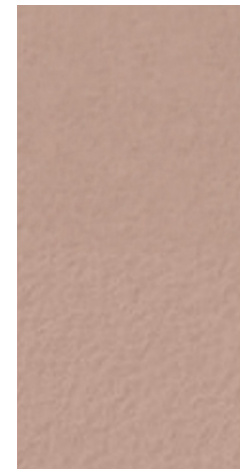
The proposal has a curated material palette, designed to evoke warmth, texture, and a strong sense of human scale. The proposal features two distinct façade styles, each complemented by harmonizing colour tones. A brick datum at the streetscape level introduces a tactile quality and fine-grain detail, enhancing the building's connection to its surroundings. The materials have been carefully selected to blend seamlessly with the broader Melrose Park precinct, ensuring a unified and cohesive aesthetic. At ground level, landscaped terraces and privacy gates enrich the streetscape, adding an extra layer of fine-grain detail while enhancing privacy and liveability for residents.



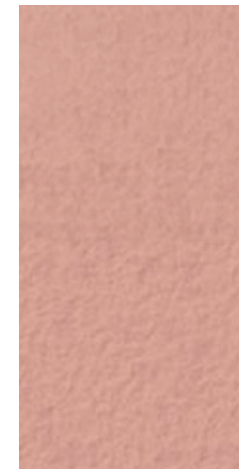
G01



G02



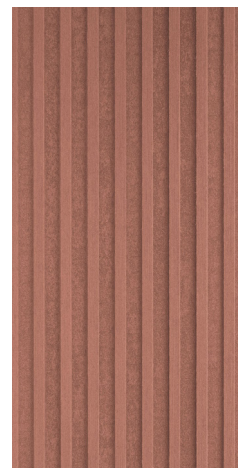
C101



C102



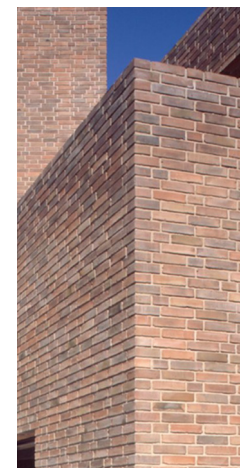
C103



Cs01



Cs02



Br01



M01

- G01 Clear Glass
- G02 Translucent Glass (For Privacy)
- C101 Integrated Colour Precast Concrete Dark
- C102 Integrated Colour Precast Concrete Light
- C103 Concrete Light Finish
- Cs01 Integrated Colour Cement Sheet - Linear Texture
- Cs02 Integrated Colour Cement S
- Br01 Integrated Colour Precast Concrete Dark
- M01 Integrated Colour Precast Concrete Light



## DESIGN DESCRIPTION

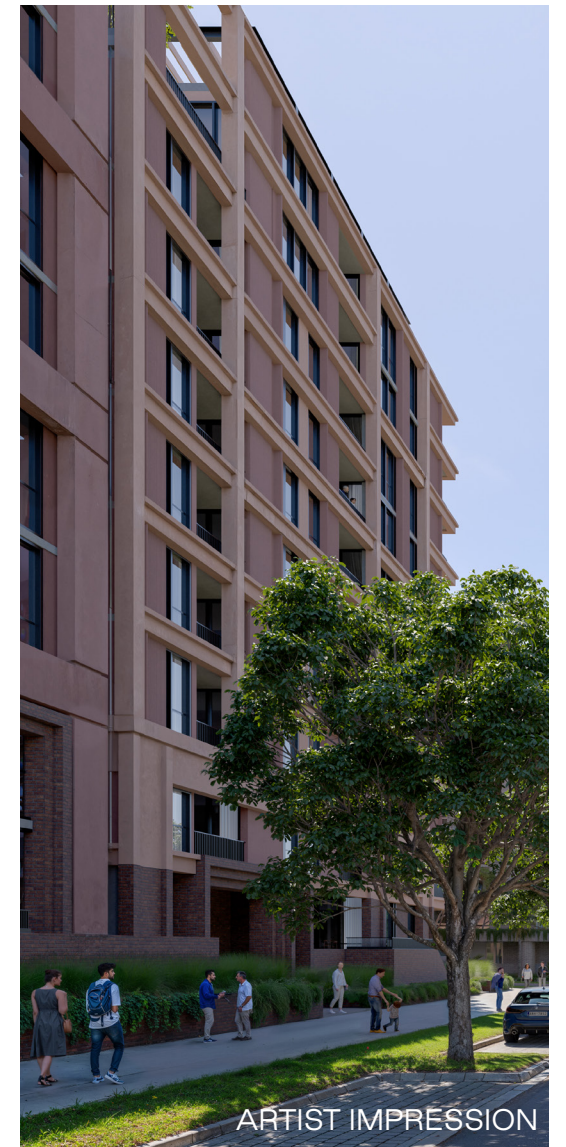
## 4.10 AESTHETICS, FACADE FORM AND MATERIALITY

## 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 residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

## FORM AESTHETIC

The massing creates a spacious communal courtyard surrounded by lush greenery, fostering a sense of openness. The overall design embraces a grid-like structure, with varied façade typologies that give the impression of multiple buildings rather than a single monolithic block. To reduce the extent of glazing, a secondary layer of vertical solid panels has been incorporated into the design. The low-rise massing transitions seamlessly from the scale of the existing surrounding buildings, ensuring harmony within the context.





# 5

---

## ADG COMPLIANCE ANALYSIS

ADG COMPLIANCE DIAGRAM  
ADG COMPLIANCE CHECKLIST



## 5.1 SHADOW DIAGRAMS ON 21ST OF JUNE



W SHADOW DIAGRAM - 9:00 WINTER SOLSTICE 21/06



3 SHADOW DIAGRAM - 10:00 WINTER SOLSTICE 21/06



4 SHADOW DIAGRAM - 11:00 WINTER SOLSTICE 21/06



5 SHADOW DIAGRAM - 12:00 WINTER SOLSTICE 21/06

----- Proposed Development

NOTE: shadows of blocks 2 and 3 are shown indicatively refer to specific block drawings for detailed analysis of neighbouring site's impacts.



## 5.2 SHADOW DIAGRAMS ON 21ST OF JUNE



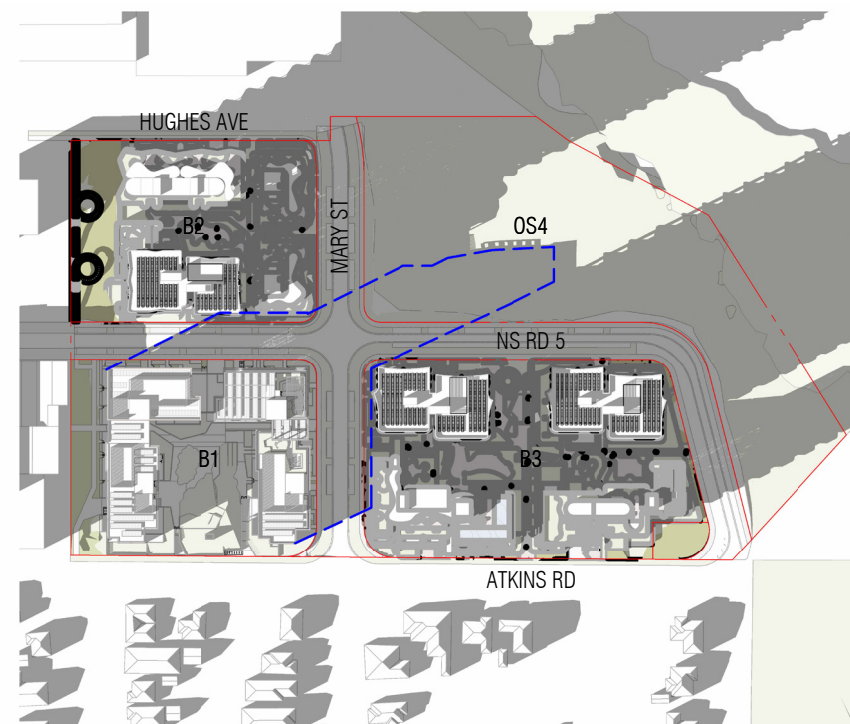
6 SHADOW DIAGRAM - 13:00 WINTER SOLSTICE 21/06



7 SHADOW DIAGRAM - 14:00 WINTER SOLSTICE 21/06

----- Proposed Development

NOTE: shadows of blocks 2 and 3 are shown indicatively refer to specific block drawings for detailed analysis of neighbouring site's impacts.

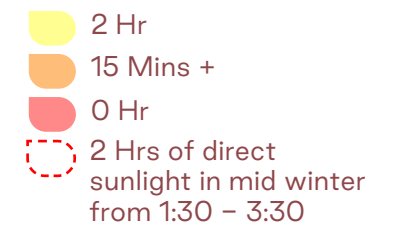


8 SHADOW DIAGRAM - 15:00 WINTER SOLSTICE 21/06

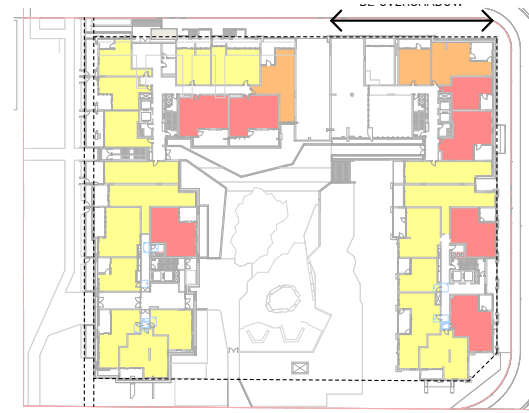


## 5.3 ADG COMPLIANCE DIAGRAMS

### SOLAR COMPLIANCE



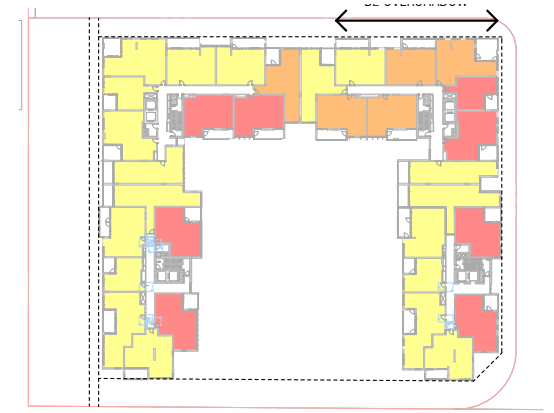
4 LOWER GROUND - SOLAR



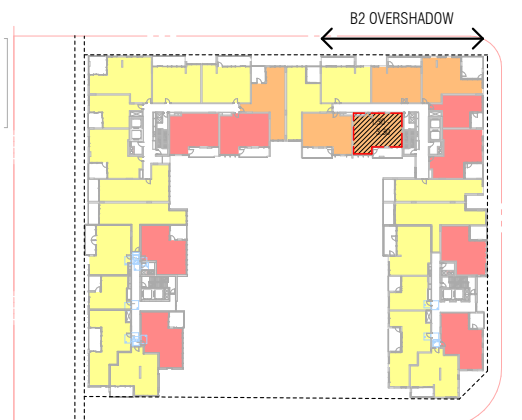
3 GROUND FLOOR - SOLAR



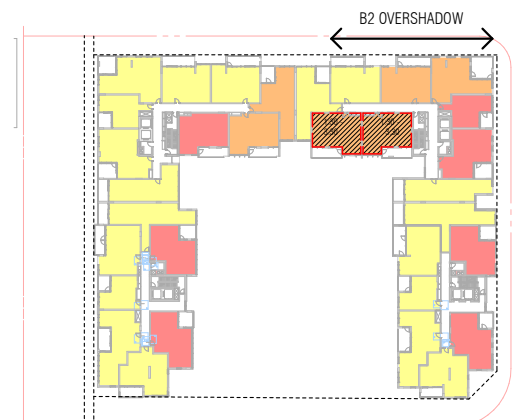
1 LEVEL 1 - SOLAR



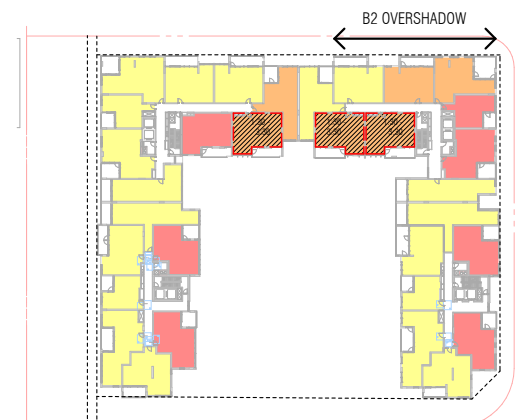
8 LEVEL 2 - SOLAR



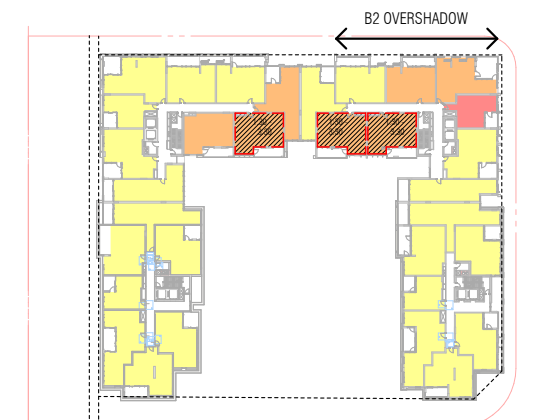
9 LEVEL 3 - SOLAR



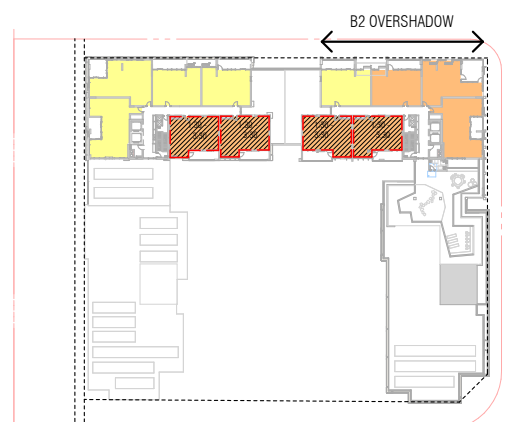
10 LEVEL 4 - SOLAR



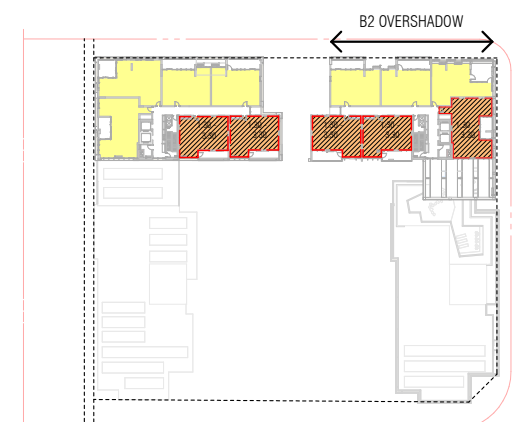
11 LEVEL 5 - SOLAR



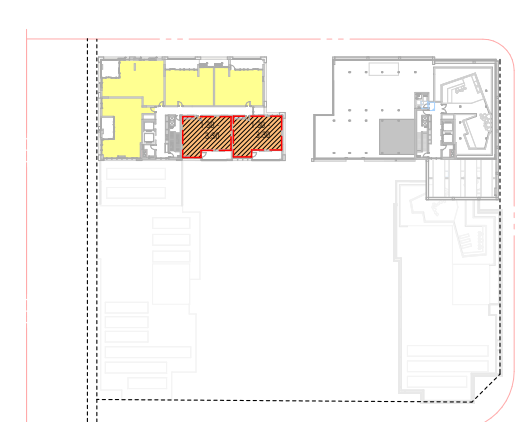
7 LEVEL 6 - SOLAR



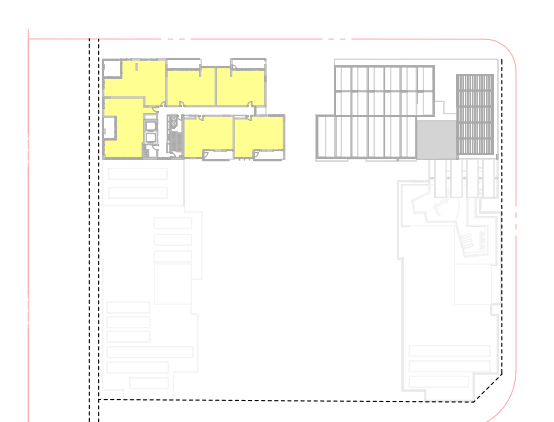
2 LEVEL 7 - SOLAR



5 LEVEL 8 - SOLAR



6 LEVEL 9 - SOLAR



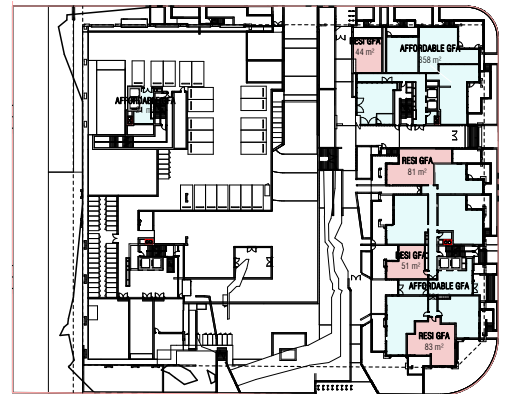
12 LEVEL 10 - SOLAR



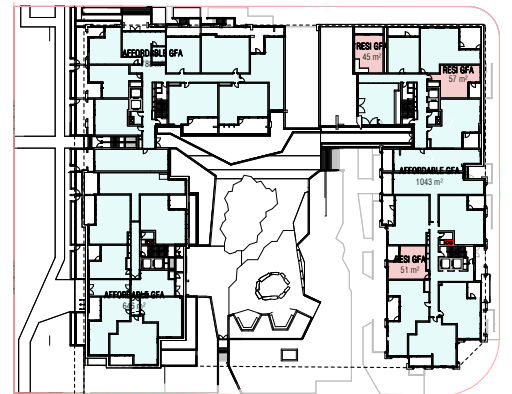
## 5.4 ADG COMPLIANCE DIAGRAMS

### GFA COMPLIANCE

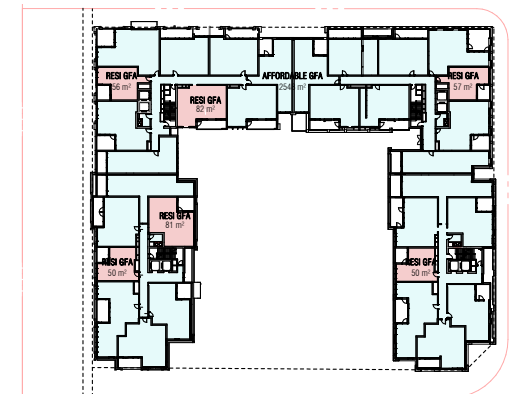
Affordable GFA  
Residential GFA



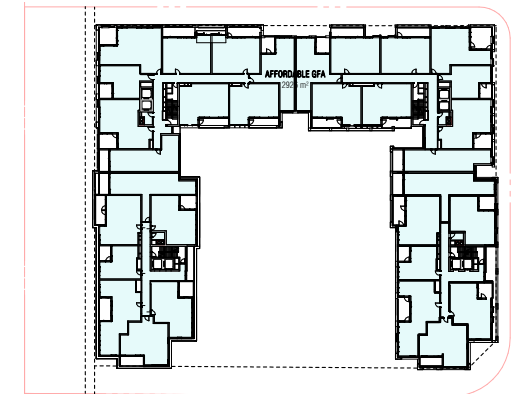
GFA - LOWER GROUND FLOOR LEVEL (B1)



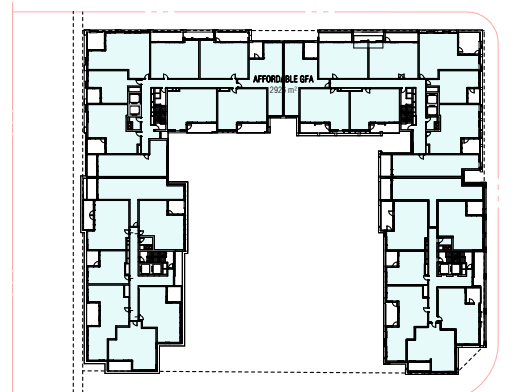
GFA - GROUND FLOOR LEVEL (B1)



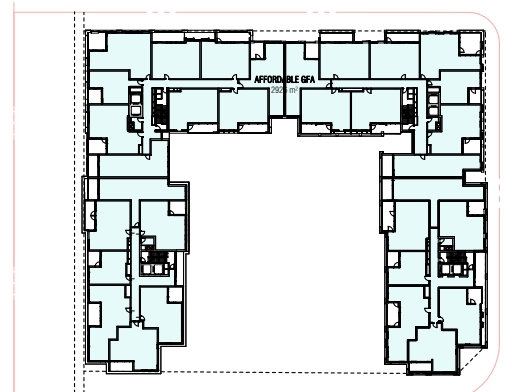
GFA - LEVEL 01 (B1)



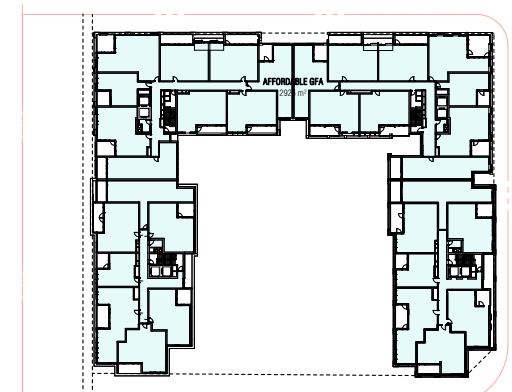
GFA - LEVEL 02 (B1)



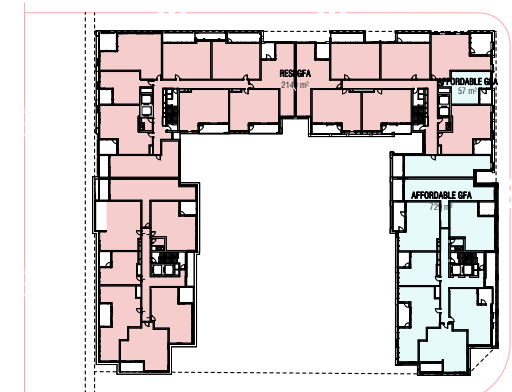
GFA - LEVEL 03 (B1)



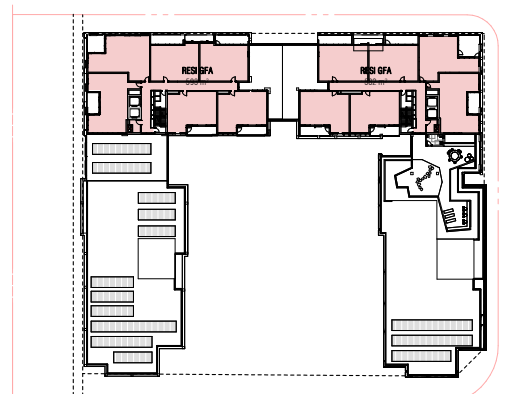
GFA - LEVEL 04 (B1)



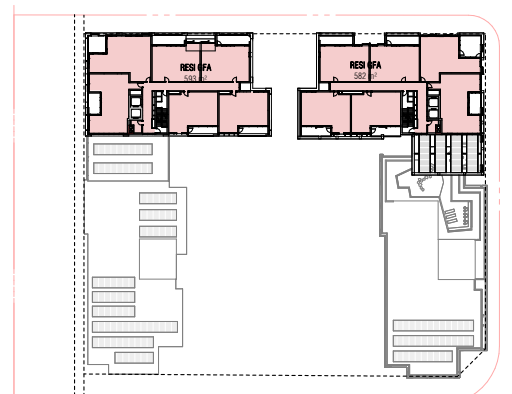
GFA - LEVEL 05 (B1)



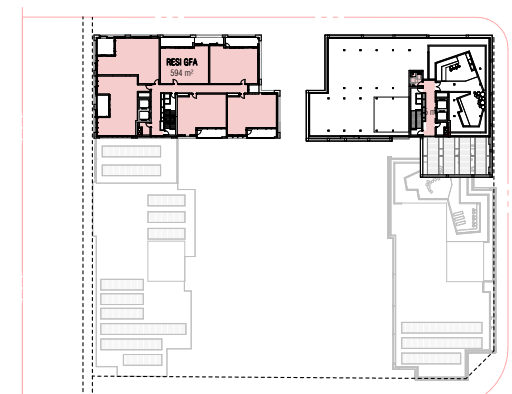
GFA - LEVEL 06 (B1)



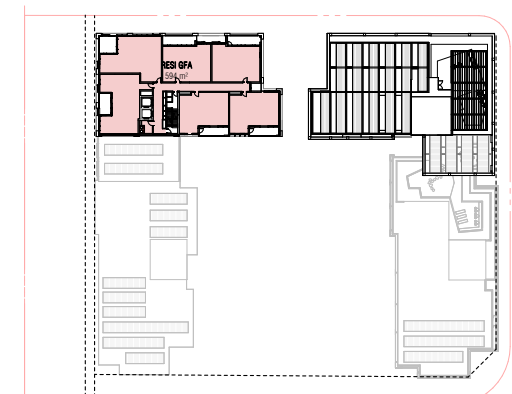
GFA - LEVEL 07 (B1)



GFA - LEVEL 08 (B1)



GFA - LEVEL 09 (B1)



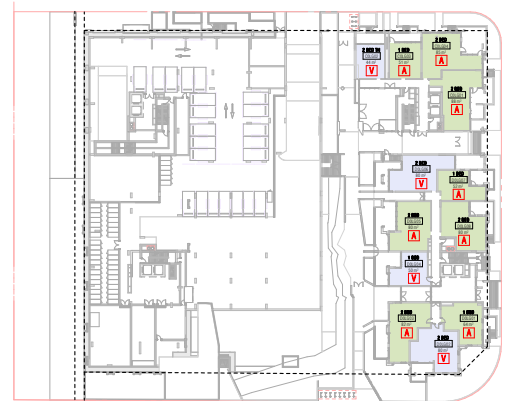
GFA - LEVEL 10 (B1)



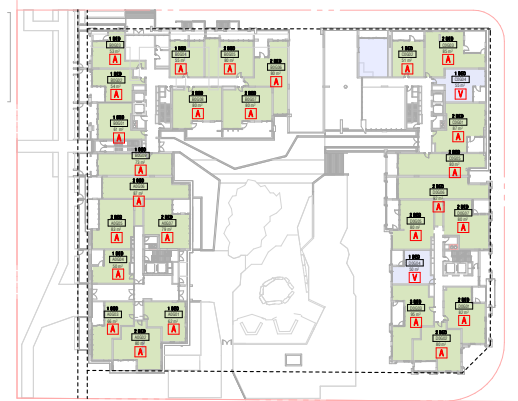
# 5.5 ADG COMPLIANCE DIAGRAMS

## AFFORDABLE HOUSING ALLOCATION

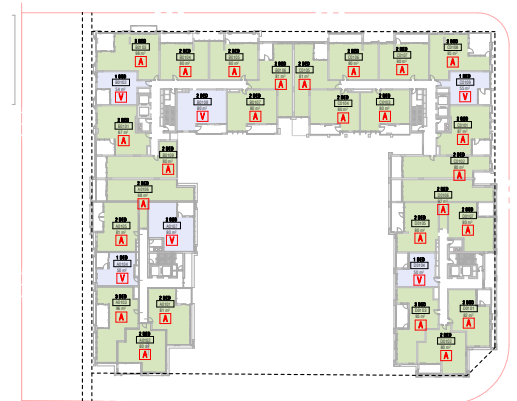
- Affordable Housing (SEPP)
- Affordable Housing (VPA)



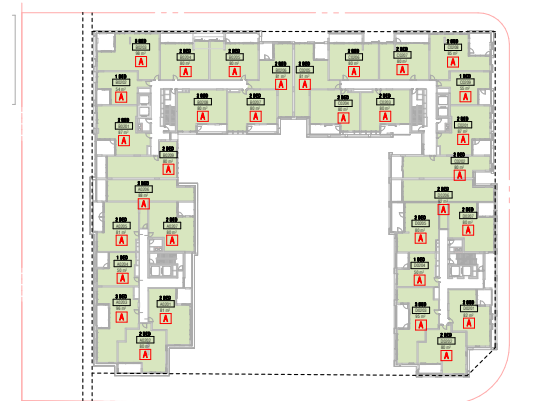
AFFORDABLE HOUSING - LOWER GROUND FLOOR LEVEL (B1)



AFFORDABLE HOUSING - GROUND FLOOR LEVEL (B1)



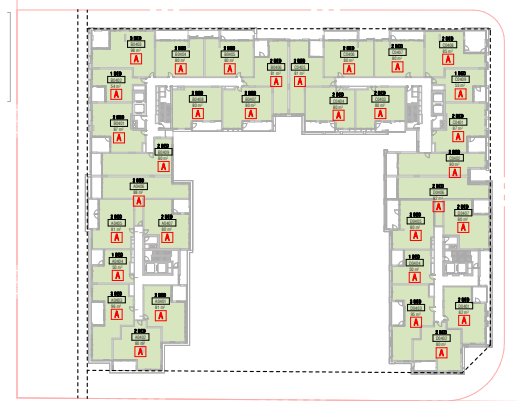
AFFORDABLE HOUSING - LEVEL 01 (B1)



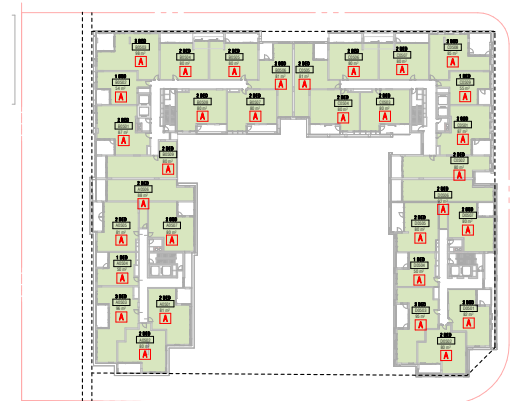
AFFORDABLE HOUSING - LEVEL 02 (B1)



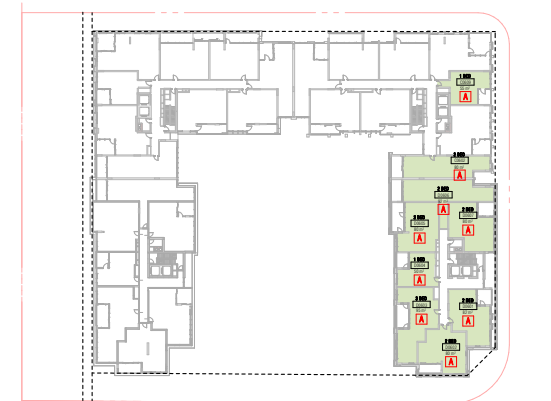
AFFORDABLE HOUSING - LEVEL 03 (B1)



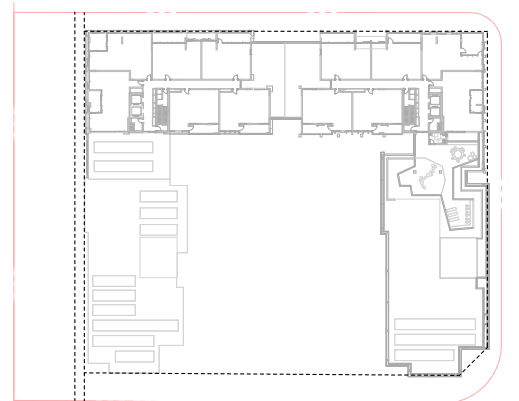
AFFORDABLE HOUSING - LEVEL 04 (B1)



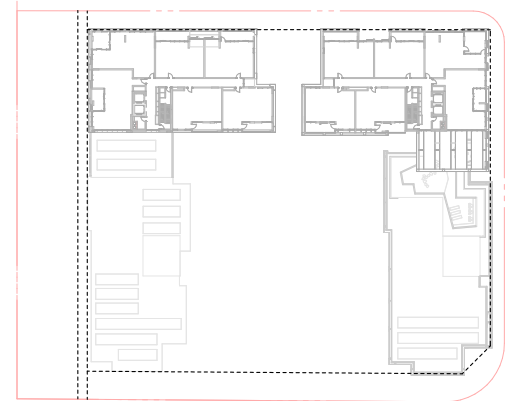
AFFORDABLE HOUSING - LEVEL 05 (B1)



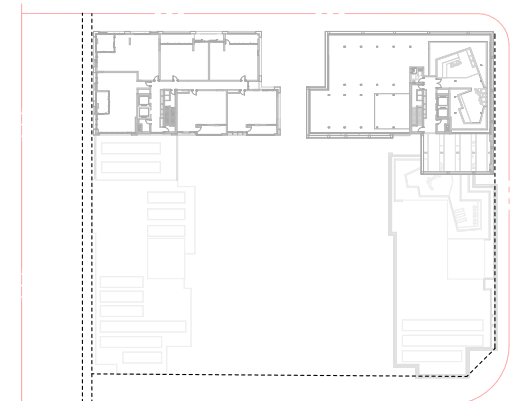
AFFORDABLE HOUSING - LEVEL 06 (B1)



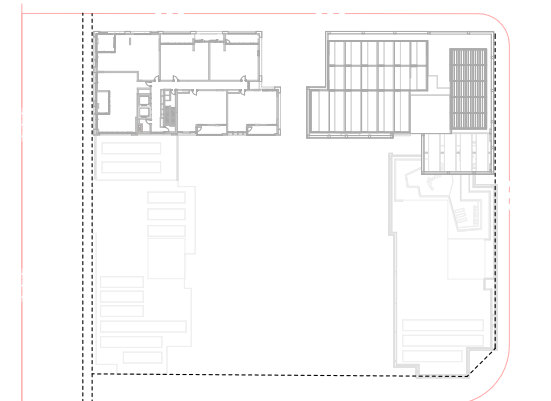
AFFORDABLE HOUSING - LEVEL 07 (B1)



AFFORDABLE HOUSING - LEVEL 08 (B1)



AFFORDABLE HOUSING - LEVEL 09 (B1)





AFFORDABLE HOUSING - LEVEL 10 (B1)



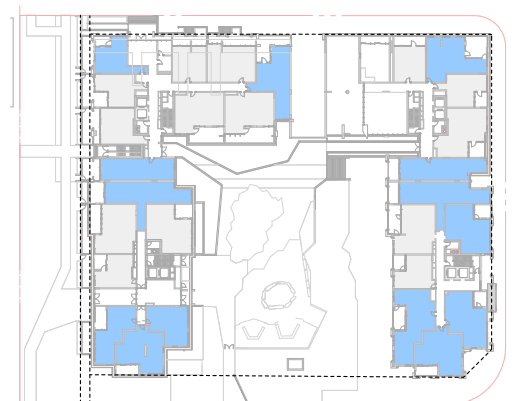
## 5.6 ADG COMPLIANCE DIAGRAMS

### CROSS VENTILATION COMPLIANCE

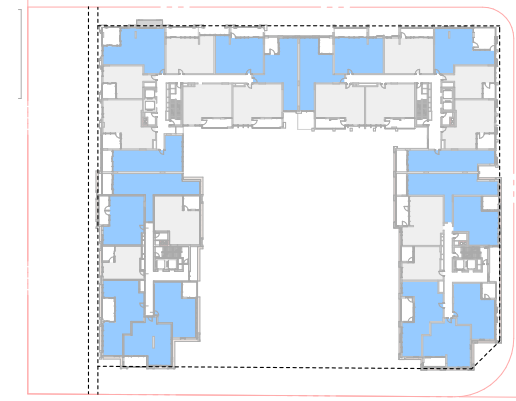
 CROSS VENTILATED APARTMENT  
 NOT CROSS VENTILATED APARTMENT



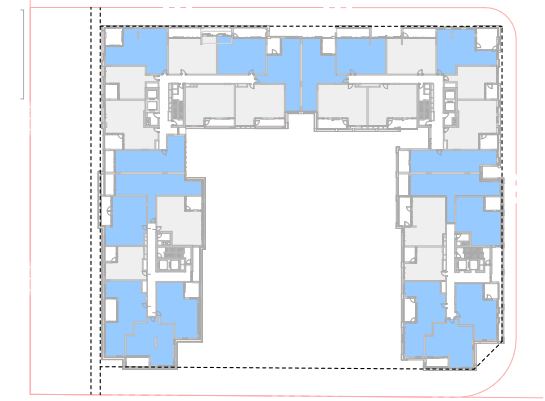
4 LOWER GROUND - CROSS VENT



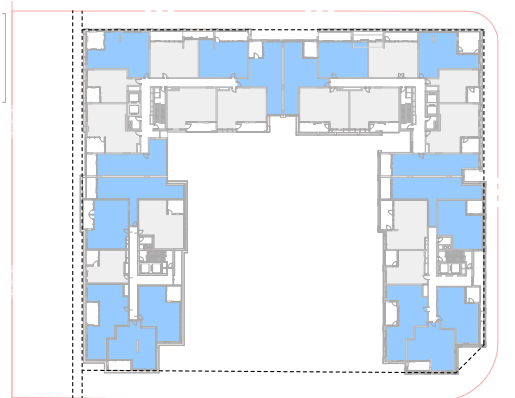
3 GROUND FLOOR - CROSS VENT



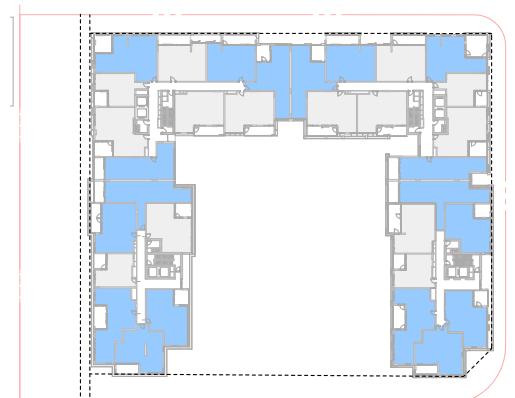
1 LEVEL 1 - CROSS VENT



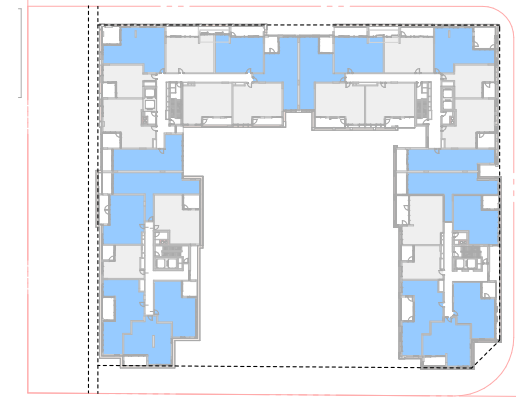
8 LEVEL 2 - CROSS VENT



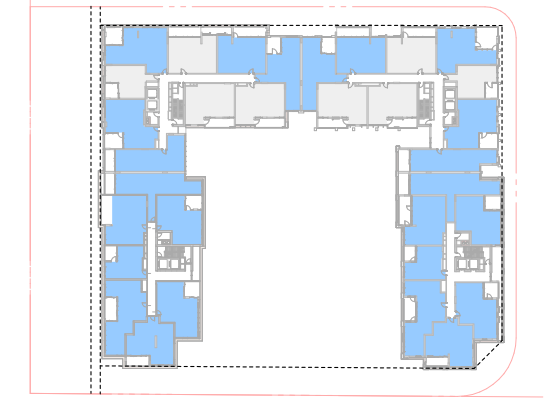
9 LEVEL 3 - CROSS VENT



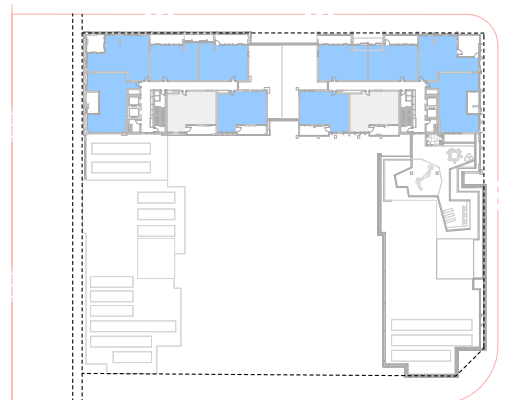
10 LEVEL 4 - CROSS VENT



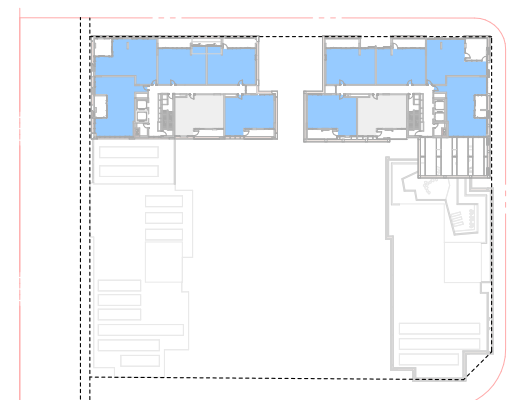
11 LEVEL 5 - CROSS VENT



7 LEVEL 6 - CROSS VENT



2 LEVEL 7 - CROSS VENT

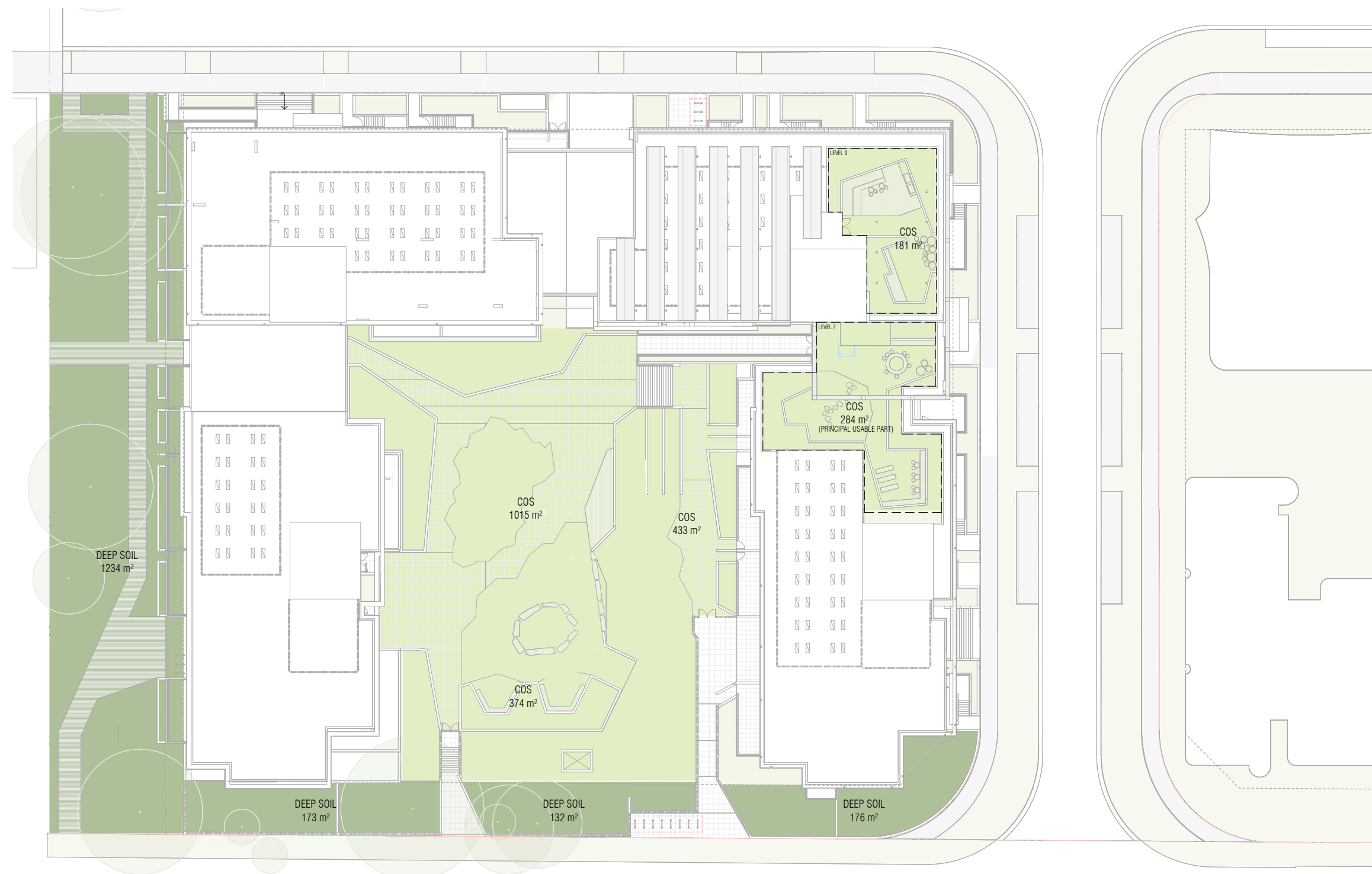


5 LEVEL 8 - CROSS VENT



## 5.7 ADG COMPLIANCE DIAGRAMS

### C.O.S AND D.S.Z PLAN



AREA SCHEDULE - COMMUNAL OPEN SPACE		
LEVEL	AREA	
GROUND FLOOR	1015 m²	
GROUND FLOOR	433 m²	
GROUND FLOOR	374 m²	
LEVEL 7	284 m²	
LEVEL 9	181 m²	
TOTAL	2286 m²	

AREA SCHEDULE - DEEP SOIL	
Deep Soil	1715 m²

- Communal Open Space
- Deep Soil



# Apartment Design Guide Compliance Table

PART 3 SITING THE DEVELOPMENT	
3A SITE ANALYSIS	COMPLIES
Objective 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.	Refer to Section 2 of this Design report for site context analysis.
3B ORIENTATION	COMPLIES
Objective 3B-1  Building types and layouts respond to the streetscapes and site while optimising solar access within the development.	The proposal relates to the immediate context. The relevant section of the ADG relates to aligning with the street and maximizing the number of north facing apartments. The building form has aligned with the orientation of the Council approved street network which is angled at 16.76 degrees away from north.
Objective 3B-2 Overshadowing of neighboring properties is minimised during mid-winter. Design guidance <ul style="list-style-type: none"><li>• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighboring properties is not reduced by more than 20%.</li><li>• A minimum of 4 hours of solar access should be retained to solar collectors on neighboring buildings.</li></ul>	The shadow diagrams submitted as part of the DA drawing set demonstrate compliance with the minimum solar access requirements. Neighboring properties also receive appropriate solar access.
3C PUBLIC DOMAIN INTERFACE	COMPLIES
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	There is a transition between the public realm of Atkins Road, Mary Street and NSR 5 to the semi public but secure open walkways that connect through the courtyard. This transition is through secure entry gates. These fences and gates allow a clear sense of visibility and porosity to the public spaces beyond whilst maintaining a secure line for residents.
Objective 3C-2 Amenity of the public domain is retained and enhanced.	The entry apertures to the open walkways become moments of visual interest and intrigue in the streetscape, enhancing the pedestrian experience. These apertures are signaled by expressive architectural moments with a sense of craft and detail, and enhanced by landscape.  Residential apartments also front onto the street providing passive surveillance from an elevated level.

3D COMMUNAL AND PUBLIC OPEN SPACE	COMPLIES
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping Design Criteria <ul style="list-style-type: none"><li>• Communal open space has a minimum area equal to 25% of the site</li><li>• Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)</li><li>• The communal open space should be a minimum dimension of 3m.</li></ul>	3D-1 The proposal contains communal outdoor space for the enjoyment of the residents and visitors to the site, with equitable access. This space is mostly located at Ground Level and is easily accessible from the entry walks. Additional communal open space is provided at rooftops at Level 7 and 9 with views to Parramatta river. Principal communal open space at Level 7 is north facing and will receive good solar access throughout the year.  <i>The ADG requires communal open space to be 25% of the site area of 8,585 sqm or 2,147sqm. The proposed development provides 2,286 sqm of communal open space exceeding the minimum requirement as demonstrated in the architectural drawings submitted. Refer to previous page for solar access analysis of communal open space.</i>
Objective 3D-2 Communal open space is design to allow for a range of activities, respond to site conditions and be attractive and inviting, including seating for individuals or groups, BBQ areas, play equipment, swimming pools etc.	3D-2 The landscape strategy has been carefully considered to provide a range of outdoor activities, with the residents of the building able to access all parts of communal open space. This has allowed for each communal space to have a dedicated character and to support a range of activities. Refer Landscape document for further detail on this strategy.
Objective 3D-3 Communal open space is designed to maximise safety.	3D-3 Lighting is provided to the communal public and private terraces, entry areas and entry stairs. Communal spaces are readily visible from habitable rooms and balconies to allow for passive surveillance. Public and private landscape areas are separated with low walls, screening elements and planters.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighborhood.	3D-4 The public open space is provided as public accessible privately owned space North of the block, providing green spaces for public and resident use.



# Apartment Design Guide Compliance Table

3E DEEP SOIL ZONES	COMPLIES
<p>Objective 3E-1</p> <p>Deep soil zones provide areas on the site that allow for and support health plant and tree growth. They improve residential amenity and promote management of water and air quality.</p> <p>Design criteria</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <ul style="list-style-type: none"><li>• 15% of site area</li><li>• &lt;650m2 – no min dimensions</li><li>• 650m2–1500m2 – 3m min dimensions</li><li>• &gt;1500m2 – 6m min dimensions</li></ul>	<p>The ADG requires Deep soil zone to be 15% of the site area of 8,585 sqm or 1,288sqm. The proposed development provides 1,715 sqm of Deep soil zone exceeding the minimum requirement as demonstrated in the architectural drawings submitted</p>
3F VISUAL PRIVACY	COMPLIES
<p>Objective 3F-1</p> <p>Adequate building separation distances are shared equitable between neighboring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p>Design Criteria</p> <ul style="list-style-type: none"><li>• Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</li></ul> <p>Up to 12m (4 storeys):</p> <ul style="list-style-type: none"><li>• 6m for habitable rooms and balconies;</li><li>• 3m for non- habitable rooms.</li></ul> <p>Up to 25m (5-8 storeys):</p> <ul style="list-style-type: none"><li>• 9m for habitable rooms and balconies;</li><li>• 4.5m for non- habitable rooms.</li></ul> <p>Over 25m (9+ storeys):</p> <ul style="list-style-type: none"><li>• 12m for habitable rooms and balconies;</li><li>• 6m for non- habitable rooms.</li></ul> <p>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.</p> <p>Direct lines of sight should be avoided for windows and balconies across corners.</p> <p>No separation is required between blank walls</p> <p>Objective 3F-2</p> <p>Site and building design elements increase privacy without compromising access to light and air, and balance outlook and viewed from habitable rooms and private open space.</p> <p>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows</p>	<p>The proposal is generally compliant with ADG building separations. The built forms varies between 7 and 11 levels in height, which would require 18 –24m separations between habitable windows.</p> <p>The proposed separation between north wing to south wing is approximately 43m exceeding the minimum requirement.</p> <p>Communal open space, common areas and access paths are separated with low walls, screening elements and planters.</p>



# Apartment Design Guide Compliance Table

Design solutions may include: <ul style="list-style-type: none"><li>• Setbacks</li><li>• Solid or partially solid balustrades to balconies at lower levels</li><li>• Fencing and/or trees and vegetation to separate spaces</li><li>• Screening devices</li><li>• Bay windows or pop out windows to provide privacy in one direction and outlook in another</li><li>• Raising apartments/private open space above the public domain or communal open space</li><li>• Planter boxes incorporated into walls and balustrades to increase visual separation</li><li>• Pergolas or shading devices to limit overlooking of lower apartments or private open space</li><li>• On constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvers or screen panels to windows and/or balconies</li></ul> Windows should be offset from the windows of adjacent buildings Windows should be offset from the windows of adjacent buildings	
<b>3G PEDESTRIAN ACCESS AND ENTRIES</b>	<b>COMPLIES</b>
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain. Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries  Objective 3G-2 Access, entries and pathways are accessible and easy to identify. Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces The design of ground floors and underground car parks minimise level changes along pathways and entries. Steps and ramps should be integrated into the overall building and landscape design. For large developments ‘way finding’ maps should be provided to assist visitors and residents. For large developments electronic access and audio/video intercom should be provided to manage access.  Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations. Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.	3G1- The proposed building provides 4 residential entry access point on ground level from streets to the residential entry lobby with access from the courtyard and secured open walkways.  3G2 - All entry lobbies are clearly legible and distinguishable. Masonry awnings frame the entryways.  3G3 - The open walkways connect Atkins Road, Mary Street and NSR 5 with courtyard and lobbies. Also the connection has an integrated approach to ramping and level changes concealed within landscape. This laneway connection has clear sight lines to Block 2 open walkway, Atkins Road and key entry points.
<b>3H VEHICLE ACCESS</b>	<b>COMPLIES</b>
Objective 3H-1 Vehicle access points are design and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	3H-1 – The car park entry and loading dock locations are distinguishable to allow for the safe entry of vehicles to avoid conflict with pedestrian traffic.  Further information about the vehicle entry, exit and traffic management can be found in the traffic report submitted with this proposal.
<b>3J BICYCLE AND CAR PARKING</b>	<b>COMPLIES</b>
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and center in regional areas For development in the following locations: <ul style="list-style-type: none"><li>• On sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area; or</li><li>• On land zoned, and sites within 400 meters of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional center the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</li></ul> The car parking needs for a development must be provided off street.  Objective 3J-2 Parking and facilities are provided for other modes of transport. <ul style="list-style-type: none"><li>• Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.</li><li>• Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.</li></ul> Objective 3J-3 Car park design and access is safe and secure.  Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.  Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.  Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	3J-1 Based on the car parking requirements of the Housing SEPP, a total of 177 residential parking is required as outlined below.  Residential = 72 spaces required 1 bedroom – (10 x 0.5) = 5 2 bedroom – (49 x 1.0) = 49 3 bedroom – (12 x 1.5) = 18 Affordable housing = 105 spaces required 1 bedroom – (29 x 0.4) = 12 2 bedroom – (151 x 0.5) = 76 3 bedroom – (17 x 1.0) = 17  Based on the car parking requirements of the Parramatta DCP a total of 54 visitor parking are required. The proposed development provides a total of 85 visitor parking space.  The proposed development provides a total of 262 spaces, this complies with the requirements for apartment parking with the addition of visitor spaces which have been included to improve to the residents.  3J-2 The site is serviced by existing bus routes along Trumper and Hope Street. Future lightrail stop can be easily accessed located approx. 200m north of the site.  3J-3 Car park access is secured from the street by a roll up door. Lift access to the basement levels is secured at each lift lobby.  3J-4 Car park is entirely below ground  3J-5 N/A  3J-6 N/A



# Apartment Design Guide Compliance Table

PART 4 DESIGNING THE BUILDING		
4A SOLAR AND DAYLIGHT ACCESS		
<p>Objective 4A–1</p> <ul style="list-style-type: none"><li>• To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</li></ul> <p>Design criteria</p> <ul style="list-style-type: none"><li>• Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</li><li>• In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid–winter.</li><li>• A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</li><li>• To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.</li><li>• Achieving the design criteria may not be possible on some sites. This includes:<ul style="list-style-type: none"><li>• where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source</li><li>• On south facing sloping sites</li><li>• Where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective</li></ul></li></ul> <p>Objective 4A–2</p> <p>Daylight access is maximised where sunlight is limited.</p> <ul style="list-style-type: none"><li>• Courtyards, skylights and high–level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms</li><li>• Where courtyards are used:<ul style="list-style-type: none"><li>• Use is restricted to kitchens, bathrooms and service areas</li><li>• Building services are concealed with appropriate detailing and materials to visible walls</li><li>• Courtyards are fully open to the sky</li><li>• Access is provided to the light well from a communal area for cleaning and maintenance</li><li>• Acoustic privacy, fire safety and minimum privacy separation distances are achieved</li><li>• Opportunities for reflected light into apartments are optimised through:</li><li>• Reflective exterior surfaces on buildings opposite south</li></ul></li></ul>	<p>Orientation of the Council approved street network is angled at 16.76 degrees away from north. There are significant views and outlook for buildings towards south, south–east and south–west. Council and the DRP have strongly emphasised the importance of buildings that have a strong relationship with the street and surrounding public domain. Compliance with ADG Solar Access targets is not possible whilst also ensuring that buildings:</p> <ul style="list-style-type: none"><li>• Address the approved street network; and</li><li>• Capitalise on the sites location and orientation of district views;</li></ul> <p>The standard approach to sun access under the apartment design guidance is to consider sunlight access to living rooms and private open spaces between 9 am and 3 pm at mid–winter.</p> <p>However, given the orientation of the street network and significant views from the site towards the west, extended hours (8:30 am – 3:30 pm) of sunlight access have also been considered.</p> <p>The proposal achieves 61% 2 hrs Solar for 9–3 and 69% 2 hrs Solar for 8.30–3.30.</p> <p>19% or 50 apartments receive no direct sunlight between 9am–3pm June 21st.</p> <p>Midwinter is the least amount of solar access any unit will receive but outside of this, solar access is greater.</p> <p>Council’s DCP notes that compliance with the design criteria of the ADG may not be possible and that solar access should be maximised to the living rooms and private open space where possible. wherever possible living rooms have been pushed to the facade line.</p> <p>4A–2 Solar access is not limited for apartments, and all living areas and bedrooms have good provision of daylight through windows.</p>	
<p>Objective 4A–3</p> <p>Design incorporates shading and glare control, particularly for warmer months.</p> <p>A number of the following design features are used:</p> <ul style="list-style-type: none"><li>• Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas</li><li>• Shading devices such as eaves, awnings, balconies, pergolas, external louvers and planting</li><li>• Horizontal shading to north facing windows</li><li>• Vertical shading to east and particularly west facing windows</li><li>• Operable shading to allow adjustment and choice</li><li>• High performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)</li></ul>		<p>4A–3 Vertical and horizontal sun–shading louvers are provided for shading facade. Glazing will be in accordance with the Basix report.</p>
4B NATURAL VENTILATION		COMPLIES
<p>Objective 4B–1</p> <p>All habitable rooms are naturally ventilated.</p> <ul style="list-style-type: none"><li>• The area of unobstructed window openings should be equal to at least 5% of the floor area served</li><li>• Light wells are not the primary air source for habitable rooms.</li></ul> <p>Objective 4B–2</p> <p>The layout and design of single aspect apartments maximises natural ventilation.</p> <ul style="list-style-type: none"><li>• Apartment depths are limited to maximise ventilation and airflow.</li><li>• Natural ventilation to single aspect apartments is achieved with the following design solutions:<ul style="list-style-type: none"><li>• Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation)</li><li>• Stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries</li><li>• Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells</li></ul></li></ul> <p>Objective 4B–3</p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p>Design criteria</p> <ul style="list-style-type: none"><li>• At least 60% of apartments are naturally cross–ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</li><li>• Overall depth of a cross–over or cross– through apartment does not exceed 18m, measured glass line to glass line.</li><li>• In cross–through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side)</li></ul>	<p>Windows and door openings have been sized to allow for the ADG, NCC recommendations for ventilation to be achieved. Depths of habitable rooms support natural ventilation.</p> <p>Operable windows are proposed to allow air movement and cross ventilation in the corridor space of each level.</p> <p>4B–2 The development achieves a minimum of 61% naturally cross ventilated apartments in the first nine stories. 155 out of 256 apartments achieved cross ventilation ,</p> <p>Refer Wind/cross ventilation consultant documents for further detail on this strategy.</p> <p>A mix of apartment types are provided including a number of corner apartments.</p>	



Apartment Design Guide Compliance Table

4C CEILING HEIGHTS	COMPLIES	4D APARTMENT SIZE AND LAYOUT	COMPLIES
<p>Objective 4C-1</p> <p>Ceiling height achieves sufficient natural ventilation and daylight access.</p> <p>Design criteria</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"><li>• Habitable rooms: 2.7m</li><li>• Non-habitable rooms: 2.4m</li><li>• 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor – where its area does not exceed 50% of the apartment area.</li><li>• Attic spaces – 1.8m at edge of room with a 30 degree minimum ceiling slope</li><li>• Mixed used areas – 3.3m for ground and first floor to promote future flexibility of use.</li></ul> <p>Objective 4C-2</p> <p>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</p> <p>Objective 4C-3</p> <p>Ceiling heights contribute to the flexibility of building use over the life of the building.</p> <ul style="list-style-type: none"><li>• Ceiling heights of lower level apartments in centers should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.</li></ul>	<p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity. Ground floor slab to slabs are provided at 3.6m floor to floors to improve amenity</p>	<p>Objective 4D-1</p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p> <p>Design criteria</p> <ul style="list-style-type: none"><li>• All apartments are required to have the following minimum internal areas:</li><li>• Studio: 35m2</li><li>• 1 bedroom: 50m2</li><li>• 2 bedroom: 70m2</li><li>• 3 bedroom: 90m2</li><li>• The minimum internal areas include only one bathroom.</li><li>• Additional bathrooms increase the minimum internal area by 5m2 each.</li><li>• A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.</li><li>• Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</li></ul> <p>Objective 4D-2</p> <p>Environmental performance of the apartment is maximised. Design criteria</p> <ul style="list-style-type: none"><li>• Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</li><li>• In open plan layouts (where the living, dining + kitchen are combined) the max habitable room depth is 8m from a window.</li></ul> <p>Objective 4D-3</p> <p>Design criteria</p> <ul style="list-style-type: none"><li>• Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)</li><li>• Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</li><li>• Living rooms or combined living/dining rooms have a minimum width of 4m for 2 and 3 bedroom apartments.</li><li>• The width of cross-over or cross-through apartments is at least 4m internally to avoid deep narrow apartment layouts.</li></ul>	<p>4D-1 All apartments meet and in many cases exceed minimum requirements of the ADG. Window and door openings have been sized to allow for the ADG and NCC recommendations daylight to be achieved.</p> <p>Minimum area for each apartment type:</p> <ul style="list-style-type: none"><li>• 1 bedroom: 50m2</li><li>• 2 bedroom: 80m2</li><li>• 3 bedroom: 95m2</li></ul> <p>4D-2 Habitable room depths are designed to be less than 2.5x the ceiling height. The 8m maximum room depth for open plan layouts is achieved.</p> <p>4D-3 complies</p> <p>Bedrooms are designed to achieve the minimum 10sqm in master bedrooms and 9sqm in other bedrooms with a minimum dimension of 3m excluding the robe.</p> <p>All apartments meet minimum areas of master bedrooms and secondary bedrooms.</p> <p>All living rooms in one bedroom apartments have a minimum width of 3.6m. The width of two and three bedroom apartments have a minimum of 4m.</p> <p>All bedrooms have built in robes with larger than the minimum dimensions. Room dimensions facilitate a variety for furniture arrangements. Apartments layouts are well planned to maximize the amount of usable floor space.</p>



# Apartment Design Guide Compliance Table

4E PRIVATE OPEN SPACE AND BALCONIES	COMPLIES
<p>Objective 4E-1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design criteria</p> <p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"><li>• Studio: 4m<sup>2</sup> min</li><li>• 1 bed: 8m<sup>2</sup> min + 2m depth</li><li>• 2 bed: 10m<sup>2</sup> + 2m depth</li><li>• 3 bed: 12m<sup>2</sup> + 2.4m depth</li><li>• The minimum balcony depth to be counted as contributing to the balcony area is 1m.</li><li>• For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3m.</li></ul> <p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance livability for residents.</p> <p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p> <p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety.</p>	<p>4E -1 All apartments comply the ADG requirements for balconies and terrace areas.</p> <p>4E-2 Balconies, courtyards, and terraces have been designed to enhance the outdoor living experience.</p>
4F COMMON CIRCULATION AND SPACES	COMPLIES
<p>Objective 4F-1</p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <ul style="list-style-type: none"><li>• The maximum number of apartments off a circulation core on a single level is eight</li><li>• For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</li></ul> <p>Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.</p> <p>Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:</p> <ul style="list-style-type: none"><li>• A series of foyer areas with windows and spaces for seating</li><li>• Wider areas at apartment entry doors and varied ceiling heights</li></ul> <p>Objective 4F-2</p> <p>Common circulation spaces promote safety and provide for social interaction between residents.</p>	<p>4F-1 There are 4 cores to Block 01 Building. This 4-core arrangement for the building means that each core is served by between 7 to 9 apartments on each level, with correspondingly short common area corridors. The residential lobbies to all levels have access to daylight from the lift lobby.</p> <p>4F-2 Common circulation spaces at Ground floor are comprised of generous and landscaped external walkways with secure residential entry lobbies. On each floor the lobby arrival space has natural light access.</p>

4G STORAGE	COMPLIES
<p>Objective 4G-1</p> <p>Adequate, well-designed storage is provided in each apartment.</p> <p>Design criteria</p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none"><li>• Studio: 4m<sup>3</sup></li><li>• 1 bed: 6m<sup>3</sup></li><li>• 2 bed: 8m<sup>3</sup></li><li>• 3 bed: 10m<sup>3</sup></li></ul> <p>At least 50% of the required storage is to be located within the apartment.</p> <p>Objective 4G-2</p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments.</p>	<p>Apartments are provided with storage facilities complying with the ADG recommendations. All apartments meet the requirements for storage. Additional storage cages will be offered in the car park as well.</p> <p>Secure storage is provided in car park areas allocated to specific apartments.</p>
4H ACOUSTIC PRIVACY	COMPLIES
<p>Objective 4H-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout.</p> <p>Objective 4H-2</p> <p>Noise impacts are mitigated within apartments through layout and acoustic treatments.</p>	<p>Adequate building separation is provided within the development and from neighboring building adjacent and adjacent uses.</p> <p>A noise intrusion assessment is carried out to determine the appropriate glazing type for the development. The acoustic report is submitted with the recommendation on appropriate glaze type with full height glazing.</p> <p>The party walls will be appropriately insulated in accordance with the NCC requirements.</p>



# Apartment Design Guide Compliance Table

4J NOISE AND POLLUTION	COMPLIES
<p>Objective 4J-1</p> <p>In noisy and hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layouts of buildings.</p> <p>Achieving the design criteria in this ADG response may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:</p> <p>solar and daylight access</p> <p>private open space and balconies</p> <p>natural cross ventilation</p>	<p>The environment to the site is relatively quiet with low levels of traffic and noise/ pollution. Mary Street will be the busier of the streets, however it is certainly not a noisy or hostile environment. Further, due to solar access requirements of the ADG most of the apartments are orientated with living spaces facing north, which is a much quieter garden type aspect over the communal open space and public open space.</p>
<p>Objective 4J-2</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. Design solutions to mitigate noise include:</p> <ul style="list-style-type: none"><li>• limiting the number and size of openings facing noise sources</li><li>• providing seals to prevent noise transfer through gaps</li><li>• using double or acoustic glazing, acoustic louvres or enclosed balconies (winter gardens)</li><li>• using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits.</li></ul>	<p>Our proposed facades are typically of masonry or concrete, the insulation will be of a type to mitigate any road noise from primary frontages.</p>
4K APARTMENT MIX	COMPLIES
<p>Objective 4K-1</p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future.</p> <p>A variety of apartment types is provided</p> <p>The apartment mix is appropriate, taking into consideration:</p> <ul style="list-style-type: none"><li>• the distance to public transport, employment and education centres</li><li>• the current market demands and projected future demographic trends</li><li>• the demand for social and affordable housing</li><li>• different cultural and socioeconomic groups</li></ul> <p>Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households</p>	<p>4K-1 A variety of apartment types are provided. Overall, there are 258 apartments including 14% one beds, 75% two beds and 11% three beds.</p>
<p>Objective 4K-2</p> <p>The apartment mix is distributed to suitable locations within the building.</p> <ul style="list-style-type: none"><li>• Different apartment types are located to achieve successful facade composition and to optimise solar access.</li><li>• Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.</li></ul>	<p>4K-2 Different apartment types have been located to achieve a successful facade composition and to optimize solar access.</p>

4L GROUND FLOOR APARTMENTS	COMPLIES
<p>Objective 4L-1</p> <p>Street frontage activity is maximised where ground floor apartments are located.</p> <ul style="list-style-type: none"><li>• Direct street access should be provided to ground floor apartments</li><li>• Activity is achieved through front gardens, terraces and the facade of the building.</li><li>• Design solutions may include:</li><li>• Both street, foyer and other common internal circulation entrances to ground floor apartments</li><li>• Private open space is next to the street</li><li>• Doors and windows face the street</li></ul>	<p>4L-1 The proposed design maximizes street frontage activity by providing direct street access to ground-floor apartments, integrating private open spaces, terraces, and gardens. Entrances from both the street and internal circulation enhance connectivity. Low walls, screening, and planters balance privacy and engagement, while doors and windows facing the street activate the frontage.</p>
<p>Objective 4L-2</p> <p>Design of ground floor apartments delivers amenity and safety for residents.</p>	<p>4L-2 The proposed design ensures amenity and safety by providing larger private open space, direct access to street, while integrating secure design elements such as fences and gates.</p>
4M FACADE	COMPLIES
<p>Objective 4M-1</p> <p>Building facades provide visual interest along the street while representing the character of the local area.</p> <p>Design solutions for front building facades may include:</p> <ul style="list-style-type: none"><li>• A composition of varied building elements</li><li>• A defined base, middle and top of buildings</li><li>• Revealing and concealing certain elements</li><li>• Changes in texture, material, detail and colour to modify the prominence of elements.</li><li>• Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights</li></ul>	<p>4M-1 The proposal ensures that building facades provide visual interest and reflect the local character through varied design elements. The facades, primarily masonry or concrete, are distinctly defined with an architectural datum line at Level 1 or 2. A combination of single- and double-story facade grids, along with variations in texture, material, detail, and color tone, enhances depth and articulation. The design aligns with the character of Melrose Park Central and the broader western precinct, harmonising with adjacent buildings in Block 2 and Block 3.</p>
<p>Objective 4M-2</p> <ul style="list-style-type: none"><li>• Building functions are expressed by the facade.</li><li>• Building entries should be clearly defined.</li><li>• Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.</li><li>• The apartment layout should be expressed externally through facade features such as party walls and floor slabs.</li></ul>	<p>4M-2: The architecture is expressive of key entry points. Corners have been addressed through distinct changes and language and expression.</p>



# Apartment Design Guide Compliance Table

<b>4N ROOF DESIGN</b>	<b>COMPLIES</b>
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street. Roof design relates to the street. Design solutions may include: <ul style="list-style-type: none"><li>• Special roof features and strong corners</li><li>• Use of skillion or very low pitch hipped roofs</li><li>• Breaking down the massing of the roof by using smaller elements to avoid bulk</li><li>• Using materials or a pitched form complementary to adjacent buildings</li></ul>	4N-1 The roofscapes, are flat roof typologies with orthogonal roof treatments to address plant screenings, and are addressed sympathetically to suit the overall built form and architectural language.  Low profile roof plant and Photo-voltaic panels are proposed on the roof with appropriate screening.  The built form of the plant room is setback from the tower facade to help reduce the massing of the visible overall built form from the streets.
Objective 4N-2 Opportunities to use the roof space for residential accommodation and open space are maximised.	4N-2 Communal terraces are proposed to the top of the podium on Level 7 and Level 9.
Objective 4N-3 Roof design incorporates sustainability features	4N-3 Photo-voltaic panels are proposed on roof space.
<b>4O LANDSCAPE DESIGN</b>	<b>COMPLIES</b>
Objective 4O-1 Landscape design is viable and sustainable. Recommended tree planting: <ul style="list-style-type: none"><li>• Up to 850m2: 1 medium tree per 50m2 of deep soil zone</li><li>• Between 850 – 1,500m2: 1 large tree or 2 medium trees per 90m2 of deep soil zone</li><li>• Greater than 1,500m2:1 large tree or 2 medium trees per 80m2 of deep soil zone</li></ul>	4O-1 This SSDA application is accompanied by landscape plans which enhance the development by incorporating a selection of planting species appropriate for Melrose Park and the proposed communal landscapes.  The proposed landscape includes significant areas of planting and new tree canopy.
Objective 4O-2 Landscape design contributes to the streetscapes and amenity.	
<b>4P PLANTING ON STRUCTURES</b>	<b>COMPLIES</b>
Objective 4P-1 Appropriate soil profiles are provided.	4P-1 The proposed development provides landscape equivalent in area to the subject site area and depth of soil has been considered throughout.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	4P-2 Refer landscape architect’s report and drawings.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	4P-3 The landscape zone in the north part of block 1 has been designed to provide high quality public landscaping – refer landscape architect’s report.
<b>4Q UNIVERSAL DESIGN</b>	<b>COMPLIES</b>
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members. <ul style="list-style-type: none"><li>• Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guidelines’ silver level universal design features.</li></ul>	4Q-1 & 4Q-2 The development is designed to comply with the ADG requirement of 20% livable apartments.  This results in 55 apartments complying with the silver level universal design standard for livable apartments. Of these 55 apartments, 37 apartments are adaptable.
Objective 4Q-2 A variety of apartments with adaptable designs are provided. <ul style="list-style-type: none"><li>• Adaptable housing should be provided in accordance with the relevant council policy</li></ul>	4Q-3 Apartment planning includes open plan living/kitchen areas for flexibility of furniture layouts.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	
<b>4R ADAPTIVE REUSE</b>	<b>N/A</b>
<b>4S MIX USED</b>	<b>N/A</b>
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposal is not a mix used development.
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	
<b>4T AWNINGS AND SIGNAGE</b>	<b>COMPLIES</b>
Objective 4T-1 Awnings are well located and complement and integrate with the building design.	4T-1 Awnings and covered areas are provided over the building entries to announce the building address and public domain amenity.
Objective 4T-2 Signage responds to the context and desired streetscapes character.	4T-2 Appropriate signage will be provided for residential entries.



Apartment Design Guide Compliance Table

4U ENERGY EFFICIENCY	COMPLIES	4X BUILDING MAINTENANCE	COMPLIES
Objective 4U-1 Development incorporates passive environmental design.	4U-1 Adequate natural light is provided to all habitable rooms.	Objective 4X-1 Building design detail provides protection from weathering. A number of the following design solutions are used: <ul style="list-style-type: none"><li>• Roof overhangs to protect walls</li><li>• Hoods over windows and doors to protect openings</li><li>• Detailing horizontal edges with drip lines to avoid staining of surfaces</li><li>• methods to eliminate or reduce planter box leaching</li><li>• appropriate design and material selection for hostile locations</li></ul>	4X-1: Weathering detailing and drip grooves are able to be incorporated into the detailed building expression at key exposure points and facades.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	4U-2 The proposed development incorporates passive solar design measures including covered balcony with shading devices, insulated walls, roofs and seals on windows and external door openings.	Objective 4X-2 Systems and access enable ease of maintenance. Window design enables cleaning from the inside of the building. Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade. Design solutions do not require external scaffolding for maintenance access. Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems. Centralised maintenance, services and storage should be provided for communal open space areas within the building.	4X-2: as noted in previous sections, the materiality and palette has been focused on buildings that weather and patina naturally and gracefully. These are materials of concrete and masonry primarily, all which take on added character with age.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	4U-3 The proposed development optimised natural and cross ventilation for apartments. Natural ventilation is provided to all habitable rooms and to the common areas and circulation areas of the building.	Objective 4X-3 Material selection reduces ongoing maintenance costs. A number of the following design solutions are used: <ul style="list-style-type: none"><li>• sensors to control artificial lighting in common circulation and spaces</li><li>• natural materials that weather well and improve with time such as face brickwork</li><li>• easily cleaned surfaces that are graffiti resistant</li><li>• robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors</li></ul>	4X-3 The proposed development will incorporate the following measures: Sensors to control artificial lighting in common circulation spaces. Robust and durable quality and low maintenance materials and finishes.
4V WATER MANAGEMENT AND CONSERVATION	COMPLIES		Refer landscape report for low maintenance planting selections.
Objective 4V-1 Potable water use is minimised.	4V-1 The development incorporates water efficient fitting and appliances. In accordance with the Basix commitments for the project.		
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	4V-2 Plant selections are designed for the micro-climate and will be typically low water use. Refer to the civil engineer’s drawing submitted as part of the DA package.		
Objective 4V-3 Flood management systems are integrated into site design.	4V-3 Flood freeboard requirments are addressed with elevated lobbies.		
4W WASTE MANAGEMENT	COMPLIES		
Objective 4W-1 Waste storage facilities are design to minimise impacts on the streetscapes, building entry and amenity of residents.	4W-1 Communal waste chutes and bin rooms are provided for residents in convenient and accessible locations to each floor level. Waste chutes and recycle areas will be ventilated and have durable and washable finishes.		
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	A bulk waste area will be provided for residents on the basement 1.		
Objective 4W-3 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Garbage collection is located in the loading dock and is separate from the public and residential areas.  Refer to the waste management plan submitted with the SSDA application on the proposed waste management strategy.		



# Housing SEPP Compliance Table

Housing SEPP 19 Non-discretionary development standards—the Act, s 4.15	Response	(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,	N/A
(a) a minimum site area of 450m2	Compliant		
(b) a minimum landscaped area that is the lesser of—  (i) 35m2 per dwelling, or  (ii) 30% of the site area,	Compliant <i>The Housing SEPP requires landscaped area to be 30% of the site area of 8,585 sqm or 2,576 sqm. The proposed development provides 3,398 sqm of communal open space exceeding the minimum requirement as demonstrated in the architectural drawings submitted.Refer to previous page for solar access analysis of communal open space.</i>		
(c) a deep soil zone on at least 15% of the site area, where—  (i) each deep soil zone has minimum dimensions of 3m, and  (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,	Compliant  The Housing SEPP requires Deep soil zone to be 15% of the site area of 8,585 sqm or 1,288sqm. The proposed development provides 1,715 sqm of Deep soil zone exceeding the minimum requirement as demonstrated in the architectural drawings submitted.		



Housing SEPP Compliance Table

<p>(e) the following number of parking spaces for dwellings used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,</p>	<p>Compliant</p> <p>Based on the car parking requirements of the Housing SEPP, a total of 177 residential parking is required as outlined below.</p> <p>Residential = 72 spaces required</p> <p>1 bedroom – (10 x 0.5) = 5</p> <p>2 bedroom – (49 x 1.0) = 49</p> <p>3 bedroom – (12 x 1.5) = 18</p> <p>Affordable housing = 105 spaces required</p> <p>1 bedroom – (29 x 0.4) = 12</p> <p>2 bedroom – (151 x 0.5) = 76</p> <p>3 bedroom – (17 x 1.0) = 17</p> <p>Based on the car parking requirments of the Parramatta DCP a total of 54 visitor parking is required.</p> <p>The proposed development provides a total of 262 spaces which complies the required parking rates outlined in the Housing SEPP and Parramatta DCP.</p>
<p>(f) the following number of parking spaces for dwellings not used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p>	<p>Compliant</p>

<p>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</p>	<p>Compliant</p> <p>All apartments meet and in many cases exceed minimum requirements of the ADG. Window and door openings have been sized to allow for the ADG and NCC recommendations daylight to be achieved.</p> <p>Minimum area for each apartment type:</p> <ul style="list-style-type: none"><li>• 1 bedroom: 50m2</li><li>• 2 bedroom: 80m2</li><li>• 3 bedroom: 95m2</li></ul>
<p>(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</p>	<p>The Development is not dual occupancies, manor houses or multi dwelling housing (terraces)</p>
<p>(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas—</p> <p>(i) for each dwelling containing 1 bedroom—65m2,</p> <p>(ii) for each dwelling containing 2 bedrooms—90m2,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—115m2 plus 12m2 for each bedroom in addition to 3 bedrooms.</p>	<p>N/A</p>
<p>(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</p>	<p>N/A</p>



