

3.0

# Alignment with Policies and Guidelines

THE TIMBERYARDS BY RTL CO.



Site Photography by Brett Boardman

# SEPP (Housing) 2023

## Design Verification Statement



Artist Impression of Building C and Building D along Victoria Road retail corridor

Environmental Planning and Assessment Regulation  
CL.29 Residential Apartment Development  
Design Verification Statement

We confirm that Dan Szwaj in collaboration with Tribe Studio, Architecture AND, Aileen Sage and Arcadia has directed the design of The Timberyards by RTL Co. (multiple lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street) on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.').

The design has been prepared in accordance with the design quality principles and requirements set out State Environmental Planning Policy (Housing) 2021, Schedule 9 'Design principles for residential apartment development', and the objectives in Part 3 and 4 of the Apartment Design Guide.

Dan Szwaj is registered as an architect in accordance with the NSW Architects Act 2003.

Dan Szwaj  
Director  
Registered Architect 6529

**TURNER**

# 3.1

## State Environmental Planning Policy

# SEPP (Housing) 2023

## Design Principles for Residential Apartment Development

### RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023

The following provides a design response to the development standards within SEPP (Housing) 2023 Schedule 9 Design Principle for Residential Apartment Development and describes the measures by which the proposed development meets these standards.

### CONTEXT AND NEIGHBOURHOOD CHARACTER

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, street scape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

### PROPOSAL

The development of the project's planning framework and guiding principles is fundamentally anchored in a deep understanding of the local context, community diversity, and cultural history of Marrickville. The proposal not only delivers housing choice and affordability but also aspires to create a hyperlocal precinct for a connected, creative and thriving community.

The future vision for the Victoria Road Precinct (Precinct 47) in the Inner West is one of vibrant transformation, featuring intensified residential development and activated mixed-use spaces along the Victoria Road commercial corridor. This development seeks to meaningfully transform a former industrial site into a fine-grained, active urban spine, creating a new community that reflects Marrickville's unique local identity.

The proposal creates active connections across all four street interfaces, transforming the site into a publicly accessible precinct with interconnected green spaces, open areas, and pocket parks. Located 10 minutes' walk from Sydenham Train and Metro Station, and approximately 15 minutes from the upcoming Marrickville Metro Station, the development offers

a range of secure rental housing options, including co-living studios and affordable housing, in close proximity to key transport infrastructure.

In addition to residential offerings, the development also integrates significant commercial and retail components to enhance the local economy. Over 2,000m<sup>2</sup> of retail space and over 300m<sup>2</sup> of commercial space are included in the plan, providing opportunities for local businesses and contributing to job creation within the suburb. This blend of residential, retail, and commercial uses supports a balanced, mixed-use environment.

Marrickville is home to an array of creative small industries and artists who have long faced challenges in securing spaces for their work, a situation likely to be further compounded by shifting contextual factors. The Timberyards project aims to support local creatives by providing community facilities, up to ten flexible, rent-free artist studios, and the establishment of a local artist residency program, fostering a nurturing environment for artistic growth and collaboration.



Artist Impression of the through site link 'The Warehouse Place'

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## BUILT FORM AND SCALE

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

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

## PROPOSAL

The proposed building bulk and scale predominantly aligns with the Marrickville DCP Indicative Masterplan. The development adheres to the DCP's street setback objectives and goes beyond these requirements along Mitchell Street, incorporating an additional 4m setback. This creates a welcoming civic stoop, enhancing the streetscape and fostering a more engaging, neighborly atmosphere.

The buildings remain beneath the maximum height limit of the Obstacle Limitation Surface (OLS), which varies between 49m and 51m across the site. The taller buildings, Buildings B and E, range from 11 to 13 storeys and are strategically positioned at the site's centre, surrounded by 8 storey perimeter buildings that help mitigate the overall height, bulk and scale. The perimeter buildings—A, C, D, and G—adhere to the 4m upper level setbacks and feature thoughtfully placed breaks in the form, creating a more balanced composition with enhanced facade articulation and rhythm.

All buildings within the precinct feature dynamic roof forms that add visual interest when viewed from surrounding streets. Building B incorporates a gradually terracing landscaped roof, which not only helps to reduce the overall massing of the structure but also offers additional internal and external amenities for residents, including rooftop communal areas and open spaces.

The lower-scale character of Frampton Avenue, Frampton Lane, and Sydenham Road is respected by establishing a carefully orientated three-storey street wall along Sydenham Road on Building G that defines the street edge. This allows a more harmonious human-scale experience at ground level whilst considering residential amenity for traffic, noise and privacy.



3D Pedestrian View from Sydenham Road and Edward Street intersection



The Timberyards sketch by Andrew Burns, Architecture AND



Artist Impression - 3 storey defined street edge along Sydenham Road

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### DENSITY

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*

*Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

“Vibrancy is the visibility and mix of economic, cultural and social activities that are evident within a place. Vibrant places will include quality urban design which make people want to live, visit or invest in the local area”

‘Our Place Inner West, Local Strategic Planning Statement’ p19

### PROPOSAL

The proposal addresses the need for appropriate density while prioritising sustainability and community well-being in line with Inner West’s projected population growth and evolving housing demands.. The proposal contributes to Inner West Council’s target of delivering 7,800 new homes by 2029 (Our Inner West Housing Strategy, 2020), which emphasises a diverse mix of housing types to cater to people at all stages of life. This development meets these objectives by providing a variety of housing options, including build-to-rent (BTR), co-living dwellings, and for-rent affordable housing, all located in closed proximity to key transport infrastructure.

The BTR model, which is gaining popularity, offers a solution to housing challenges by providing high-quality amenities and fostering social cohesion through shared communal spaces. This not only relieves some of the issues associated with traditional housing models but also creates an environment that encourages a strong sense of community and collective well-being.

The development embraces densified living within a vehicle-free, pedestrian-friendly precinct. It aligns with the principles outlined in Making Great Cities (The Committee for Sydney), which advocate prioritising green public spaces over traffic, streets over roads, and people over cars. The proposal includes three times more bicycle parking than residential vehicle parking, encouraging reduced car dependence, supporting alternative transportation options, and enhancing site-wide walkability. These features foster a sustainable urban environment while promoting the health and well-being of residents and the broader community.

By offering a variety of housing typologies and prioritising pedestrian access and active transport, the development fosters a thriving, liveable community. It sets a benchmark for densified urban living by balancing density, amenity, and sustainability to meet the growing needs of Marrickville.



Artist Impression of the Farr Street Pocket Park 'The Deck' and pedestrian through site link

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## LANDSCAPE

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.*

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

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

## PROPOSAL

The landscape and public domain design is based on the fundamentals established in the Connecting with Country work developed by Yerrabingin – a landscape that is not just visual enhancement but a living, breathing embodiment of the interconnected elements of Country.

The landscape design is closely integrated into the public domain and ground plane design – a collaboratively process between Arcadia, Aileen Sage and Yerrabingin and supported by the Architectural team – Architecture AND, Tribe Studio and Turner. This approach has created a layered and diverse landscape and public domain emphasising community engagement, ecological restoration and integration with Marrickville's unique urban character.

Embracing the former industrial uses of the site the existing warehouse structure has been retained as a key focal point in the pedestrian through site link connecting Victoria Road to Farr Street celebrating the industrial heritage of the site.

Opportunity for community engagement underpins the ground plane experience with a variety of spaces that offer the opportunity to move through, gather and share the Timber Yards experience of place. These spaces include 'The Gateway', 'Warehouse Place', 'Timberyards Commons', 'Farr Street Pocket Park', 'The Deck', 'Residential Mews', 'Wicks Alley', 'Commerce Lane' and 'Hardware Lane'.

A large shared rooftop terrace with complimentary indoor communal spaces provide both passive and active spaces for residents. The landscape wraps around the rooftop with each change in level providing a different landscape experience.

Across the site the landscape design has provided generous tree canopy for shade and supporting pollinators and wildlife. The design emphasizes lush pockets of planting to enhance biodiversity, and create diverse microclimates with endemic native species.

Technical constraints such as flooding and treatment of water have been integrated into the landscape as a design solution that benefits the site and context rather than just an engineering response.

Further information relating to the landscape concept including planting palettes, residential amenity, landscape and tree canopy strategies can be found in the Landscape documentation and Design Report prepared by Arcadia.

**“Urban greening play a critical role in creating healthy cities. They provide shade and shelter, improve air quality, absorb carbon and rainfall, cool local environments, and support wildlife. We need trees and canopy to create sustainable, liveable, and resilient cities.”**

NSW Government Architect 'Greener Neighbourhoods Guide' p8



Artist Impression of the Mitchell Street Pocket Park linking to communal spaces and civic stoops

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## SUSTAINABILITY

*Good design combines positive environmental, social and economic outcomes.*

*Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and lowering operation costs.*

*Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.*

## PROPOSAL

Ecologically Sustainable Design (ESD) principles have been considered throughout the planning process to integrate a site specific sustainability framework for the renewal of the Timberyards. The precinct wide sustainability approach has been developed to deliver BASIX Certification, NatHERS rating and Section J DTS compliance. In addition, the project aims to achieve a 4 Star Green Star Building rating. The development is proposed to be electric with 100% of the precinct's energy coming from renewables. The seven buildings are also proposed to achieve the Green Star Climate Positive Pathway which includes fossil free fuel powered by renewables that are highly efficient and built with lower upfront emissions. RTL Co's ESG Targets include net zero carbon operations by 2030 at the latest, along with the shift of procuring renewable electricity.

### Sustainable Transport and Movement

The proposed movement network introduces new vehicle-free green corridors that contribute to the Inner West's Blue-Green Grid Strategy, connecting Wicks Park, Farr Street Pocket Park, and Mitchell Street Pocket Park through several links and lanes within the precinct. Prioritising pedestrians and cyclists, the built environment establishes a finer-grain network with easy access to retail, community services, recreational facilities, and public transport, promoting convenient connectivity, social streets and active lifestyles.

### Heat Island Effect

The provision of public infrastructure that increases the public domain through new open space, streets, pocket parks, social corners and setbacks provides for green photosynthetic infrastructure such as street trees and parks. The canopy cover will provide respite from the heat of the summer sun and will shade all four streets to reduce the effects of the urban heat island effect. A target 3 : 1 replacement ratio for every high and moderate value tree removed aims to achieve over 20 percent canopy cover. The types and diversity of species provided support flora and fauna

and productivity through edible species. Bush tucker species will connect back to Indigenous culture. The precinct achieves over 10% deep soil zone, exceeding the minimum 7% ADG requirements and delivers over 34% communal open space which also exceed the minimum 25% ADG requirements. In doing so, the proposal provides a variety of open space and landscaped areas to enhance the overall amenity for the residents and assist in mitigating the heat island effect.

### Water & Ecological Renewal

The cultural significance of water is celebrated through integrated water management that is embedded as part of the public domain through WSUD, water play and detention under the two local parks. Vegetated swales, permeable pavements and rooftop rain gardens have been incorporated to assist with treating runoff through filtration and reduce stormwater runoff volumes in rainfall events.

### Resources

The building forms, massing and orientation have been organised to optimise natural daylighting and solar access to potential primary internal and external areas, while minimising wind and noise impacts. Energy efficient appliances and water efficient devices will be specified to exceed BASIX requirements to minimise water consumption and resources.

For further reading and detailed responses to the requirements of the SEARs ESD Principles and the Sustainable Buildings SEPP, refer to ESD Report prepared by Atelier ten.

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## AMENITY

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

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, and ease of access for all age groups and degree of mobility.*

## PROPOSAL

Working with the Victoria Road Precinct Indicative Masterplan the massing and articulation of buildings ensures adequate building separation, pedestrian through site links, sunlight to open spaces, significant deep soil zones.

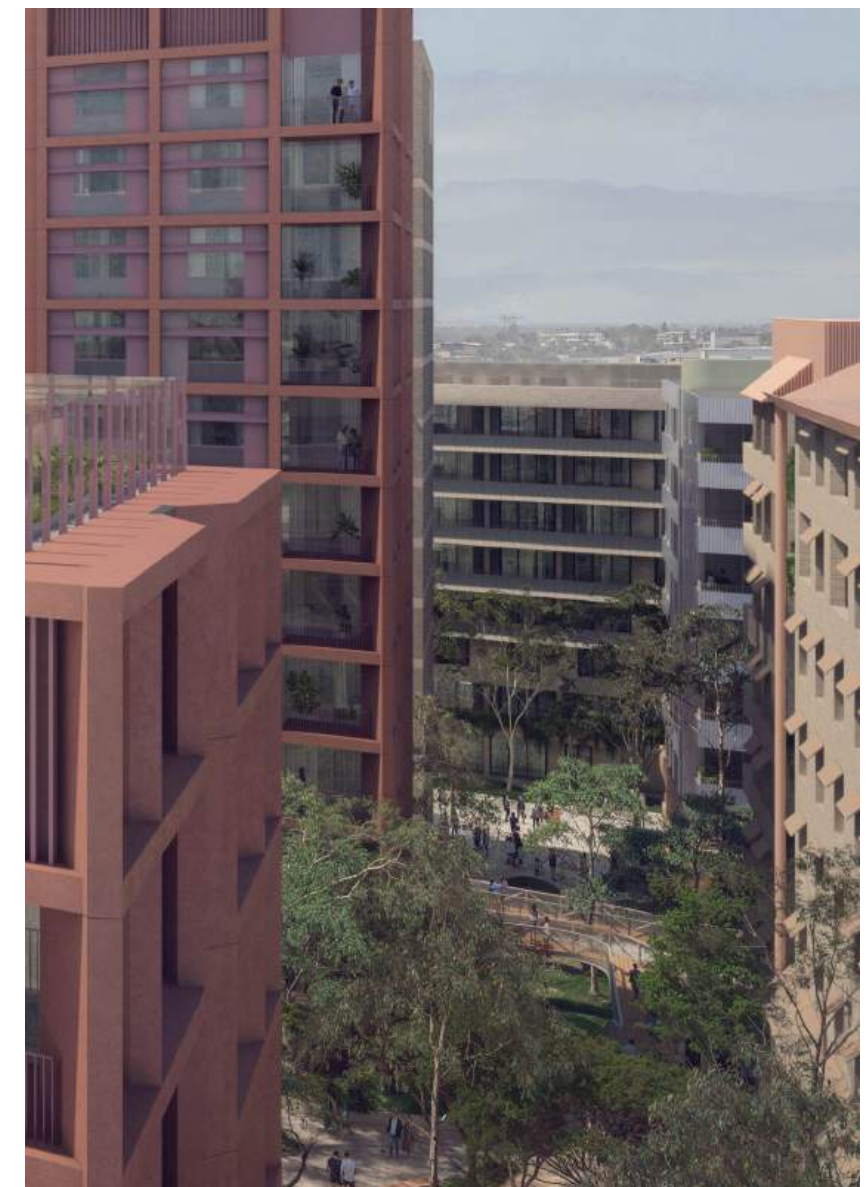
Housing choice underpins the development with a mix of Build to Rent, Affordable Housing and Co-living dwellings across a range of apartment sizes with livable and accessible apartments contributing to accessibility needs.

With slim building forms and orientations that respect street alignments each building takes advantage of sunlight, views and a character unique to both the site context and Marrickville as a neighbourhood.

Across the development a high level of amenity is achieved to apartments often exceeding the Design Criteria established for ADG objectives.

The Timberyards has been assessed on its amenity performance through the analysis of its solar access, wind impacts, flooding, air quality, cross ventilation and acoustic amenity.

The Apartment Design Guide, National Construction Code, and IWLEP2022 and MDCP2011 were used as appropriate guidelines. The NSW Government Architect's 'Better Placed' has informed the development of a number of strategies to ensure that the future natural and built environment of The Timberyards will be healthy, responsive, integrated, equitable and resilient.



Artist Impression of Building A, B, F and G with nestled landscaped open spaces

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## SAFETY

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

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.*

## PROPOSAL

The proposal is designed to be an inviting and safe place for people of all walks and stages of life to live, eat, and visit. The main pedestrian entries to the development are located on Victoria Road, Farr Street and Mitchell Street.

The alignment of the retail laneway allows clear sight lines in order to create passive surveillance throughout. The ground level has been designed to make visible and attractive entries to the building. The entries are well lit, naturally during the day, and will have security surveillance and intercom to identify visitors to the building complex.

Apartment windows and balconies enjoy aspects over the public domain and communal open spaces to encourage passive surveillance and pedestrian safety. Visibility and surveillance of the public environment is maximised by providing public places that are overlooked from adjoining buildings, for 'eyes on the street' or 'natural surveillance'.

Residents, staff, and visitors access spaces via electronic key cards, with public areas monitored by 24/7 off-site security cameras and onsite security guards at night. Carpark and building access are managed with swipe cards and roller shutter doors, providing a secure environment.

The design provides clearly defined areas, where internal areas, retail, residential and BtR amenities are clearly defined. The design of the retail laneway and publicly accessible spaces around the development will enable and encourage 24/7 pedestrian movement through the site, with activated facades and apartments providing for passive surveillance to create a welcoming and safe place. The landscape design and future lighting design will also reinforce the safe circulation and activation of external and internal spaces, including the retail, public and communal spaces, to provide a precinct in line with crime prevention through environmental

design (CPTED) principles. For further information on the assessment of the proposal's infrastructural safety measures, refer to Crime Prevention Through Environmental Design (CPTED) Assessment prepared by Ethos Urban.



Artist Impression of the 24/7 publicly accessible park with passive surveillance

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### HOUSING DIVERSITY AND SOCIAL INTERACTION

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.*

### PROPOSAL

Housing choice underpins the development with a mix of Build to Rent, Affordable Housing and Co-living dwellings. The Infill Affordable Housing Bonus provisions have been used as part of the development to boost housing supply and improve housing affordability.

Across the development a mix of Studio, 1 bedroom, 2 bedroom and 3 bedroom apartments are provided in various typologies including 'Terrace', 'courtyard', '2 storey', 'cross over' and 'mezzanine'.

Affordable housing will be managed by a CHP with both a building dedicated to Affordable Housing and other apartments distributed in a 'salt and pepper' manner across the site.

Communal spaces are provided throughout the development and provide amenity for 'health and wellness', 'social and communal gathering', 'co-work spaces', 'everyday needs', 'operational needs' and 'pocket libraries' for shared home appliances.



Artist Impression of Building A, B and C from the corner of Victoria Road and Mitchell Street

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

## PROPOSAL

Fundamental to the design and built form the collaborative approach between Architecture AND, Tribe Studio and Turner to design a precinct that is familial in character, responsive to the existing and future context. The development of the design was an iterative process with input into design beyond the Architectural design team and aesthetics of the buildings. Connecting with Country, community engagement sessions and collaborative design workshops with the broader team.

As part of this process a clear vision for the project was established which informed the fundamentals for the project objectives.

- Housing choice and affordability
- A gateless community where everyone is welcome
- A pedestrian priority precinct
- Local and eclectic offerings

Consistent across the diversity of building scales, forms and interfaces is the expression of activity and uses. This includes:

- The balance between the sites historical industrial context and primary residential use
- A composition of varied building forms
- A defined street level, middle portion and roof line
- Changes in texture, material, detail and colour to highlight and celebrate the contextual relationship of buildings within the site and adjacent interfaces
- Shared design elements, materials and finishes between buildings



Artist Impression of Building A's warm Farr Street interface and recycled brick facade



Artist Impression of Building F along Farr Street

# SEPP (Housing) 2023

## Infill Affordable Housing Bonus

RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023

The following provides a design response to the policies within SEPP Chapter 2 Part 2 Division 1 Section 19-20 and describes the measures by which the affordable housing components in the proposed development meets these standards.

REQUIREMENTS

RESPONSE

19 Non-discretionary development standards—the Act, s 4.15

- (2) The following are non-discretionary development standards in relation to the residential development to which this division applies—
- (a) a minimum site area of 450m2,
  - (b) a minimum landscaped area that is the lesser of—
    - (i) 35m2 per dwelling, or
    - (ii) 30% of the site area,
  - (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,
  - (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,
  - (e) the following number of parking spaces for dwellings used for affordable housing—
    - (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,
    - (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,
    - (iii) for each dwelling containing at least 3 bedrooms—at least 1 parking space,
  - (f) the following number of parking spaces for dwellings not used for affordable housing—
    - (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,
    - (ii) for each dwelling containing 2 bedrooms—at least 1 parking space,
    - (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,
  - (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,
  - (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,

(2) Meets the Non-discretionary Development Standard

The development has a minimum site area of 22,564 after dedication of the SP2 zone which is greater than the minimum site area of 450m2 required. The landscaped area is 5,850m2 of the site area which is greater than the minimum 35m2 of the site area required for the nominated 115 Affordable Housing Apartments (4,025m2). Refer to Architectural drawing ‘Landscape Diagram- GL and Podium’ and ‘Landscape Diagram – Upper Levels and Rooftops’ for further information.

(c) Meets the Non-discretionary Development Standard

A deep soil zone of at least 15% of the site area is provided with the majority of the deep soil zone having minimum dimensions of 6m. There is no ‘rear of the site’ as the development is bounded by four street frontages – Victoria Road, Mitchell Street, Farr Street and Sydenham Road. The majority of deep soil is provided within the centre of the site and associated with communal open space areas. Refer to Architectural drawing for ‘Deep Soil Zones’ for further information.

(d) Varies from the Non-discretionary Development Standard

Calculations for solar access to living rooms and private open spaces have been made with consideration to ADG Objective 4A-1 Design Criteria 1 “...a minimum of 2 hours direct sunlight...in Sydney Metropolitan Area...”. With consideration to the above, over 73% of Affordable Infill Housing apartments receive solar access to living rooms and over 75% to private open space. Refer to Architectural drawings ‘Solar Access Diagrams’ for further information.

(e) Meets the Non-discretionary Development Standard

Parking spaces for dwellings used for Affordable Infill Housing are consistent with the number of spaces required for each unit type identified. Refer to the Transport and Accessibility Impact Assessment for further information.

(f) Varies from the Non-discretionary Development Standard

Parking spaces for dwellings not used for Affordable Infill Housing vary from the number of spaces required for each unit type identified. Parking rates for Build to Rent apartments are consistent with the Housing SEPP ‘Non-discretionary Development Standards’ for Build to Rent housing at a rate of 0.2 spaces per apartment. Refer to the Transport and Accessibility Impact Assessment for further information.

(g) Meets the Non-discretionary Development Standard

The minimum internal area is consistent with the ADG Objective 4D-1 Design criteria 1.

(h) Not Applicable

(i) Not Applicable

Refer to response to paragraph (g) above.

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| REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RESPONSE                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>20 Design requirements</b><br><br>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.<br>(2) Subsection (1) does not apply to development to which Chapter 4 applies.<br>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—<br>(a) the desirable elements of the character of the local area, or<br>(b) for precincts undergoing transition—the desired future character of the precinct. | <b>(1) Not Applicable</b><br><br><b>(2) Note</b><br>Note Chapter 4 applies to the development<br><br><b>(3) Meets the Non-discretionary Development Standard</b><br>The proposed development is compatible with:<br>(b) for precincts undergoing transition – the desired future character of the precinct. Refer to the detailed information provided as part of this Design Report. |

# SEPP (Housing) 2023

## Co-Living Housing

**RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023**

The following provides a design response to the development standards within SEPP (Housing) 2023 Chapter 3 Part 3 Section 68-69 and describes the measures by which the co-living housing components in the proposed development meets these standards.

| REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>68 Non-discretionary development standards—the Act, s 4.15</b></p> <p>(2) The following are non-discretionary development standards in relation to the carrying out of the development to which this Part applies—</p> <p>(a) the building height of all proposed buildings is not more than the maximum building height permitted under Chapter 5 or another environmental planning instrument for a building on the land,</p>                                       | <p><b>(2) Meets the Non-discretionary Development Standard</b></p> <p>Co-living housing provided as part of the development is located in MU1(B4 Mixed Use) in which residential flat buildings are permitted and the floor space ration is not more than the maximum permissible floor space ratio for residential accommodation on the land.</p> <p>Maximum allowable FSR: 3.6:1<br/>Total FSR: 3.4:1</p> <p>Refer to Architectural drawing ‘GFA Diagrams’ for further information.</p>                                                                                                |
| <p>(b) for development on land in a zone in which no residential accommodation is permitted under another environmental planning instrument—a floor space ratio that is not more than the maximum permissible floor space ratio for other development on the land under another environmental planning instrument,</p>                                                                                                                                                      | <p><b>(b) Not Applicable</b></p> <p>See response to Non-discretionary development standard below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>(c) if paragraph (b) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land under Chapter 5 or another environmental planning instrument,</p>                                                                                                                                                                                                                                      | <p><b>(c) Meets the Non-discretionary Development Standard</b></p> <p>A minimum area of 772m2 of communal indoor living areas are provided within the MU1 zone buildings and across the development a total of 2,400m2 in a diversity of communal indoor living areas are provided for Co-living housing consistent with Section 68(b)(i).</p> <p>Communal living spaces included in the above calculations have a minimum dimension of 3m.<br/>Refer to Architectural drawing ‘Communal Indoor Spaces – GL to L7’ and ‘Communal indoor Spaces – L8 to L12’ for further information.</p> |
| <p>(d) for development carried out wholly or partly on land in the Eastern Harbour City, Central River City or Western Parkland City—</p> <p>(i) for land within an accessible area—0.2 parking spaces for each dwelling, or</p> <p>(ii) otherwise—0.5 parking spaces for each dwelling, or</p> <p>(iii) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument,</p> | <p><b>(d) Meets the Non-discretionary Development Standard</b></p> <p>Over 46% of the site area is provided as communal open space accessible by Co-living residents. Each area has a minimum dimension of 3m.<br/>Refer to Architectural drawing ‘Communal Open Space’ for further information.</p>                                                                                                                                                                                                                                                                                     |

# SEPP (Housing) 2023

## Co-Living Housing

### RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023

The following provides a design response to the development standards within SEPP (Housing) 2023 Chapter 3 Part 3 Section 68-69 and describes the measures by which the co-living housing components in the proposed development meets these standards.

| REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (e) if paragraph (d) does not apply—at least the number of parking spaces required under the relevant development control plan or local environmental plan for a residential flat building.                                                                                                                                                                                                                                                                                                                            | <b>(e) Meets the Non-discretionary Development Standard</b><br><br>The development is located on land in an accessible area.<br>Parking spaces have been provided to Co-living apartments at the rate of 0.2 parking spaces for each private room.<br>Refer to the Transport and Accessibility Impact Assessment for further information.                                                                 |
| (f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,                                                                                                                                                                                                                                                                                                             | <b>(f) Not Applicable</b><br>The proposed development is located within a MU1(B4) and R4 zone.                                                                                                                                                                                                                                                                                                            |
| (g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.                                                                                                                                                                                                                                                                                                                                              | <b>(g) Meets the Non-discretionary Development Standard</b><br>The development provides the minimum landscaping requirements consistent with ADG Objective 3D minimum requirements.<br>Refer to Architectural drawing ‘Landscape Diagrams - GL and Podium’ and ‘Landscape Diagrams – Upper Levels and Rooftop Levels’ for further information.                                                            |
| <b>69 Non-discretionary development standards—the Act, s 4.15</b><br><br>(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—<br>(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than—<br>(i) for a private room intended to be used by a single occupant—12m2, or<br>(ii) otherwise—16m2, an | <b>(1) Meets the Non-discretionary Development Standard</b><br>Each private room has a floor area excluding the area used for the purposes of private kitchen or bathroom facilities that is not more than 25m2 and not less than 16m2*<br><br>* All private rooms have been designed to be used by two occupants<br><br>Refer to typical layouts provided in this Design Report for further information. |
| (b) the minimum lot size for the co-living housing is not less than—<br>(i) for development on land in Zone R2 Low Density Residential—600m2, or<br>(ii) for development on other land—800m2, and                                                                                                                                                                                                                                                                                                                      | <b>(b) Meets the Non-discretionary Development Standard</b><br>The development has a minimum site area of 22,564 after dedication of the SP2 zone which is greater than the minimum site area of 450m2 required.                                                                                                                                                                                          |
| (c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—<br>(i) will not contain more than 12 private rooms, and<br>(ii) will be in an accessible area, and                                                                                                                                                                                                                                                                                               | <b>(c) Not Applicable</b>                                                                                                                                                                                                                                                                                                                                                                                 |

# SEPP (Housing) 2023

## Co-Living Housing

RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023

The following provides a design response to the development standards within SEPP (Housing) 2023 Chapter 3 Part 3 Section 68-69 and describes the measures by which the co-living housing components in the proposed development meets these standards.

| REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                          | RESPONSE                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and                                                                                                                                                                                                                                                                   | <b>(d) Meets the Non-discretionary Development Standard</b><br>An appropriate workspace for the manager is contained with the ground level concierge located off the central ‘Warehouse Place’ pedestrian through site link.<br>Refer to Architectural drawing ‘Ground Level - Victoria Road’ for information.                                                                 |
| (e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and                                                                                                                                                                            | <b>(e) Meets the Non-discretionary Development Standard</b><br>The Co-living housing is located within the MU1(B4) zone.<br>Retail uses are provided at ground level and no part of the ground floor that fronts the street is used for residential purposes.<br>Refer to Architectural drawing ‘Ground Level - Victoria Road’ for information.                                |
| (f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and                                                                                                                                                                                                                                                                                | <b>(f) Meets the Non-discretionary Development Standard</b><br>Each private room is provided with bathroom, laundry and kitchen facilities. Further facilities are provided within the development for Co-living use.<br>Refer to typical layouts provided in this Design Report for further information.                                                                      |
| (g) each private room will be used by no more than 2 occupants, and                                                                                                                                                                                                                                                                                                                                                   | <b>(g) Meets the Non-discretionary Development Standard</b><br>The layout of Co-living rooms have been designed for no more than 2 occupants.<br>Refer to typical layouts provided in this Design Report for further information.                                                                                                                                              |
| (h) the co-living housing will include adequate bicycle and motorcycle parking spaces.                                                                                                                                                                                                                                                                                                                                | <b>(h) Meets the Non-discretionary Development Standard</b><br>Adequate bicycle and motorcycle parking spaces provided are provided within the development accessible to Co-living residents. The number of spaces are consistent with planning controls applicable to the development.<br>Refer to the Transport and Accessibility Impact Assessment for further information. |
| (2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—<br>(a) the front, side and rear setbacks for the co-living housing are not less than—<br>(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and | <b>(2)(ii) Not Applicable but Meets the Non-discretionary Development Standard</b><br>The Co-living housing is located in the MU1(B4) zone of the site.<br>Notwithstanding the above ADG minimum building setback requirements have been applied to all buildings.<br>Refer to Architectural drawing ‘Building Separation Diagram’ for further information.                    |
| (b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and                                                                                                                                                                                                                                              | <b>(b) Meets the Non-discretionary Development Standard</b><br>Refer to response to Non-discretionary Development Standard above.                                                                                                                                                                                                                                              |

# SEPP (Housing) 2023

## Co-Living Housing

**RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023**

The following provides a design response to the development standards within SEPP (Housing) 2023 Chapter 3 Part 3 Section 68-69 and describes the measures by which the co-living housing components in the proposed development meets these standards.

| REQUIREMENTS                                                                                                                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and                                                                                 | <p><b>(c) Meets the Non-discretionary Development Standard</b></p> <p>At least 3 hours of direct solar access is provided between 9am and 3pm mid-winter minimum of 1 x communal living area. Refer to Architectural Sun Eye Diagrams for further information.</p>                              |
| (f) the design of the building will be compatible with—<br>(i) the desirable elements of the character of the local area, or<br>(ii) for precincts undergoing transition—the desired future character of the precinct. | <p><b>(f) Meets the Non-discretionary Development Standard</b></p> <p>The proposed development is compatible with:<br/>(b) for precincts undergoing transition – the desired future character of the precinct<br/>Refer to the detailed information provided as part of this Design Report.</p> |

# SEPP (Housing) 2023

## Build-to-Rent Housing

**RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023**

The following provides a design response to the development standards within SEPP (Housing) 2023 Chapter 3 Part 4 Section 74-75 and describes the measures by which the build-to-rent housing components in the proposed development meets these standards.

**REQUIREMENTS**

**RESPONSE**

**74 Non-discretionary development standards—the Act, s 4.15**

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of build-to-rent housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to the carrying out of the development to which this Part applies—

(a) the building height of all proposed buildings is not more than the maximum building height permitted under Chapter 5 or another environmental planning instrument for a building on the land,

(b) for development on land in a zone in which no residential accommodation is permitted under another environmental planning instrument—a floor space ratio that is not more than the maximum permissible floor space ratio for other development on the land under another environmental planning instrument,

(c) if paragraph (b) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land under Chapter 5 or another environmental planning instrument,

(d) for development carried out wholly or partly on land in the Eastern Harbour City, Central River City or Western Parkland City—

- (i) for land within an accessible area—0.2 parking spaces for each dwelling, or
- (ii) otherwise—0.5 parking spaces for each dwelling, or
- (iii) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument,

**(2) Varies from the Non-discretionary Development Standard**

The building heights in some circumstances vary from the maximum building height permitted due to site specific constraints, in particular the OLS (Obstacle Limitations Surface) restrictions over the site. Refer to the Statement of Environmental Effects and the Clause 4.6 Variation Report for further information.

**Not Applicable**

Refer to the response to the Non-discretionary Development Standard below.

**Meets the Non-discretionary Development Standard**

The floor space ratio proposed is not more than the maximum permissible floor space ratio for residential accommodation on the land.  
Maximum allowable FSR: 3.6:1  
Total FSR: 3.4:1  
Refer to Architectural drawing ‘GFA Diagrams’ for further information.

**Meets the Non-discretionary Development Standard**

The number of parking spaces provided are consistent with the Eastern Harbour City 0.2 parking spaces for each dwelling. Refer to the Transport and Accessibility Impact Assessment for further information.

# SEPP (Housing) 2023

## Build-to-Rent Housing

### RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2023

The following provides a design response to the development standards within SEPP (Housing) 2023 Chapter 3 Part 4 Section 74-75 and describes the measures by which the build-to-rent housing components in the proposed development meets these standards.

| REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p><b>75 Design requirements</b></p> <p>(1) This section applies to development to which this Part applies only if Chapter 4 applies to the building resulting from the development.</p> <p>(2) In determining an application for the modification of a development consent or a development application for the carrying out of development to which this section applies, the consent authority must—</p> <p>(a) be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K, and</p> | <p><b>Consistent with Flexibility in Design Requirements</b></p> <p>Consistent with the Housing SEPP guidance on flexibility with Apartment Design Guide the development varies Design Criteria for:</p> <p>4E-1 Private Open Space and Balconies Design Criteria</p> <p>In some instances, the area of balconies / private open space to apartments vary from the Design Criteria 1 and 2. Whilst there is a numerical departure private open spaces are:</p> <ul style="list-style-type: none"><li>• Practical</li><li>• located directly off living space</li><li>• over 70% receive sunlight mid winter</li><li>• a diversity of both indoor and outdoor communal open spaces are provided within the development exceeding ADG Design Guidance and Design Criteria minimum requirements.</li></ul> <p>4G-1 Storage Design Criteria 1</p> <p>Apartments are provided with a diversity of storage spaces within apartments that meet the minimum Design Criteria for 50% to be located inside apartments. Storage provided outside of the apartments in storage cages is available on a ‘as needs’ basis. Storage cages are centrally located in the basement levels.</p> |
| <p>(b) in its consideration of the objectives set out in the Apartment Design Guide, Part 4, consider the following—</p> <p>(i) the amenities proposed to be provided to tenants residing in the building through common spaces and shared facilities and services,</p>                                                                                                                                                                                                                                                                                                                             | <p><b>(b) Meets or Exceeds the Design Requirements</b></p> <p>A diversity of indoor and outdoor communal spaces are provided throughout the development for a variety of passive and active uses. External open space areas exceed minimum ADG Design Criteria requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>(ii) whether the configuration and variety of dwellings in the building will provide adequate options to prospective tenants in relation to the size and layout of the dwellings,</p> <p>(iii) whether tenants residing in the building will be able to relocate to other dwellings in the building that will better accommodate their housing requirements if their requirements change.</p>                                                                                                                                                                                                    | <p><b>(ii) Meets or Exceeds the Design Requirements</b></p> <p>Across the development apartments have been designed to respond to the varying needs of residents with a diversity of apartment types with different layouts. These include a mix of studio, 1 bed, 2 bed and 3 bed apartments with different orientations and locations within the development.</p> <p>Apartment layouts and types include:</p> <ul style="list-style-type: none"><li>• Street level terrace style 2 and 3 bedroom apartments</li><li>• Mezzanine apartments</li><li>• Cross through apartments</li><li>• Cross over apartments</li><li>• Livable</li><li>• Accessible apartments (rather than adaptable apartments) to meet the physical, visual or hearing needs of residents</li></ul> <p><b>(iii) Meets the Design requirements</b></p> <p>Tenants residing in the buildings will be able to relocate to other dwellings in the same buildings or other buildings within the precinct.</p>                                                                                                                                                                                               |

# 3.4

## State Design Review Panel Responses

# State Design Review Panel

## SDRP No.1

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                       | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>Connecting with Country</b><br><br><div>1. Continue to engage with Indigenous Knowledge Holders to provide advice and direction to the development of the site strategy, landscape, architecture, and cultural impact.</div> <div>2. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance.</div> | <p>From the early design stages, Yerrabingin (Connecting with Country) played an integral role within the design team in shaping the project's vision and objectives of ecological regeneration and renewal. Yerrabingin's findings and design recommendations that were collated through incremental design workshops and community consultations were regularly shared and influenced design development within landscape design, architecture and the public domain strategy.</p> <p>Following the SDRP Session No.1, the Collaborative Design Workshop brought together the local aboriginal community, the client and the design team to continue to explore the project site opportunities, design principles and to formulate responses to the How Might We Question <i>'How might we foster Marrickville's creative community in ways that encourage custodianship, support Country and create interconnected ecosystems?'.</i></p> <p>Four key site-specific Connecting with Country opportunities were composed following the collaborative workshop to implement into the design thinking process:</p> <div><div>1. Custodian for Generations</div><div>2. Water Collection, Treatment and Flow</div><div>3. Material Reuse and Adaptation</div><div>4. Connectivity and Care</div></div> <p>These Connecting with Country opportunities have influenced the design strategies listed below:</p> <div><div>• Adaptive reuse and retention of the existing warehouse steel structure on the pedestrian through site link</div><div>• Introduction of permeable pavement on deep soil zones along pedestrian thoroughfares aligning with a regenerative response to the site's swamp history and stormwater management.</div><div>• Retail and community spaces activating the ground floor of the central through site link</div><div>• Vehicle Parking consolidation to increase public domain footprint and deep soil zone</div></div> |
| <b>Project wide advice</b><br><br><div>1. If affordability is the main goal, then use clear arguments and evidence to prioritise this in conversations with planning. Evidence why certain decisions will deliver more affordable housing in perpetuity.</div>                                                                                                        | <p>The project adopts the Infill Affordable Housing Bonus provisions for additional height and GFA. It provides a minimum 10% of Total GFA as affordable housing which makes it eligible for 20% bonus FSR (and Height). However it only utilises 14% bonus FSR which is only possible through the efforts to maximise efficiency and reduce unnecessary development costs.</p> <p>A minimum parking rate of 0.2 car spaces/unit has been adopted. In BTR/ Co-living the car space is decoupled from the unit so residents are not burdened by the cost of a car space if they do not need one.</p> <p>The Basement and below ground area has been consolidated into the most efficient form and location to minimise the time and cost of excavation, structure, enclosure, services and tanking below ground areas. This, and the optimised number of car spaces, reduces the time and costs associated with accommodating cars which is a major factor in making the delivery of the 10% affordable housing feasible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

# State Design Review Panel

## SDRP No.1

RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>Connecting with Country</b></p> <ol style="list-style-type: none"><li>Continue to engage with Indigenous Knowledge Holders to provide advice and direction to the development of the site strategy, landscape, architecture, and cultural impact.</li><li>Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance.</li></ol> | <p>From the early design stages, Yerrabingin (Connecting with Country) played an integral role within the design team in shaping the project's vision and objectives of ecological regeneration and renewal. Yerrabingin's findings and design recommendations that were collated through incremental design workshops and community consultations were regularly shared and influenced design development within landscape design, architecture and the public domain strategy.</p> <p>Following the SDRP Session No.1, the Collaborative Design Workshop brought together the local aboriginal community, the client and the design team to continue to explore the project site opportunities, design principles and to formulate responses to the How Might We Question <i>'How might we foster Marrickville's creative community in ways that encourage custodianship, support Country and create interconnected ecosystems?'.</i></p> <p>Four key site-specific Connecting with Country opportunities were composed following the collaborative workshop to implement into the design thinking process:</p> <ol style="list-style-type: none"><li>Custodian for Generations</li><li>Water Collection, Treatment and Flow</li><li>Material Reuse and Adaptation</li><li>Connectivity and Care</li></ol> <p>These Connecting with Country opportunities have influenced the design strategies listed below:</p> <ul style="list-style-type: none"><li>Adaptive reuse and retention of the existing warehouse steel structure on the pedestrian through site link</li><li>Introduction of permeable pavement on deep soil zones along pedestrian thoroughfares aligning with a regenerative response to the site's swamp history and stormwater management.</li><li>Retail and community spaces activating the ground floor of the central through site link</li><li>Vehicle Parking consolidation to increase public domain footprint and deep soil zone</li></ul> |
| <p><b>Project wide advice</b></p> <ol style="list-style-type: none"><li>If affordability is the main goal, then use clear arguments and evidence to prioritise this in conversations with planning. Evidence why certain decisions will deliver more affordable housing in perpetuity.</li></ol>                                                                                                  | <p>The project adopts the Infill Affordable Housing Bonus provisions for additional height and GFA. It provides a minimum 10% of Total GFA as affordable housing which makes it eligible for 20% bonus FSR (and Height). However it only utilises 14% bonus FSR which is only possible through the efforts to maximise efficiency and reduce unnecessary development costs.</p> <p>A minimum parking rate of 0.2 car spaces/unit has been adopted. In BTR/ Co-living the car space is decoupled from the unit so residents are not burdened by the cost of a car space if they do not need one.</p> <p>The Basement and below ground area has been consolidated into the most efficient form and location to minimise the time and cost of excavation, structure, enclosure, services and tanking below ground areas. This, and the optimised number of car spaces, reduces the time and costs associated with accommodating cars which is a major factor in making the delivery of the 10% affordable housing feasible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

# State Design Review Panel

## SDRP No.1

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <div>2. To build a sense of cultural and social ownership, authenticity and belonging address the following:<div><div>a. Ensure the project, its housing and the public spaces are fit-for-purpose and functional. Make it work for people.</div><div>b. Pursue a loose fit approach that helps places, spaces, surfaces be open to adaptation and re-invention.</div><div>c. Give residents and visitors support, opportunity, and capacity to take ownership and develop the identity of spaces they use in perpetuity.</div><div>d. Ensure residents have an ongoing and meaningful stake in the management of the place and its spaces.</div></div></div> | <p>Optimising the size, layouts and number of kitchen, bathroom, joinery, and unit types, as well as building elements such as balustrades, window and door types, reduces the cost through building less and benefiting from the efficiency of scale, modularisation and repetition to reduce costs</p> <p><b>a-c.</b> The project has integrated a Connecting With Country process from the outset with engagement sessions and collaborative design workshops with the client and project team, and both the local and non-local First Nations community. This has been complemented with open community information sessions on site. These initiatives will foster cultural and social ownership, authenticity and belonging through the reflection of the generated ideas and insights into the project evolution. Refer to the Connecting With Country report from Yerrabingin and the Community Engagement report from JOC Consulting.</p> <p>A key attribute of this project is the ‘gateless’ ground plane. A range of publicly accessible Communal areas are provided, diverse in size, type and location, that incorporate designs and elements, such as moveable public domain furniture, that are flexible to accommodate different group sizes and a range of curated events or self-initiated activities. There will also be a diverse range and type of Communal Indoor Space which can evolve over time as needs change as they are not a fixed purpose like a pool.</p> <p>Complementing this are resident-only Communal areas, predominantly on rooftops, both internal and external, that allow for a wide range of activities from gardening and entertaining to fitness. These are also loose-fit spaces that can evolve as some uses or activities gain more popularity than others.</p> <p>The central court ‘Warehouse Place’ retains the steel structure of an early warehouse which will contribute to a sense of legacy and authenticity in the new development. Re-use of on-site materials from demolition, in the public domain and buildings, will also retain a sense of material familiarity with their age, texture and patina. This is all integrated with public art and wayfinding to create a unique and authentically Marrickville character.</p> <p>All unit layouts focus on optimised functionality and range from fully furnished Co-living dwellings with integrated joinery, to more customary apartment layouts that residents furnish themselves to their own style and taste.</p> <p><b>d.</b> RTL Co as long term owner and operator have a vested interest in the success of the public domain and overall project, with resident experience as a primary driver for resident retention. The management process, on-site employees and technology platform, will enable residents to provide feedback and suggestions, and participate in the ongoing management and curation of places, spaces and events.</p> |
| <div>Having single ownership of the site is a key opportunity and provides a rare ability to curate and manage the project towards shared goals.</div> <div>3. Consider and communicate strategies to fairly distribute amenity and resources to residents. Identify who gets better daylight, balconies, views and why and how dwellings with less amenity are provided other opportunities on the site.</div>                                                                                                                                                                                                                                               | <p>The affordable housing will be blind tenure - indistinguishable both externally and internally from the surrounding Build-to-Rent (BTR) apartments and Co-living units. The Affordable Housing will be accommodated in multiple buildings to enable a range of sizes and equity in amenity distribution. The type of units and their distribution is in response to the CHP’s preferences that reflect their tenant needs as well as their own operational efficiency to minimise wasted resources.</p> <p>The diversity of housing tenure, types and sizes enables a more diverse community to develop as residents do not have to move away as their accommodation requirements change. Residents also have choice to move around the precinct and exercise their priorities for view, location, orientation and/or size. All residents, regardless of housing or tenure type get access to all of the same Communal amenities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

# State Design Review Panel

## SDRP No.1

RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| 4. Use the singular ownership of the site to develop ambitious sustainability goals and infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A broad range of sustainable initiatives are being pursued across the project life-cycle under 4 main themes of Site Strategies, Energy, Water Management and Ecology. This is complemented by Circular Economy considerations across the 4 stages of Concept, Detailed Design, Construction and Operations.<br><br>Please refer to the ESD Report by AtelierTen.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site Strategy and Landscape</b><br><br>The proposed strategy of decanting bonuses from the central building to perimeter buildings requires further investigation and approval from planning.<br><br>5. To assist planning and to support more detailed discussion of the design implications please provide more information on the impacts of the increased bulk including:<br>a. Street views of the three main streets from key points<br>b. Shadow diagrams of any public spaces including parks.<br>c. Shadow diagrams of impacts on private dwellings and other buildings.<br><br>6. Evidence the quantity, quality, and character of the solar access in the project and how this will positively contribute to the experience of the residents and visitors.                                                            | Street views from Victoria Road, Sydenham Road, Farr Street and Mitchell St at pedestrian eye level were produced to compare height and bulk of the Indicative DCP/LEP Massing and Proposed SSDA Massing to support the proposal's height strategy as well as building character development including street wall rhythm and articulation.<br><br>Solar studies on communal and public open spaces evidenced approximately 70% of required communal open space (4,534m <sup>2</sup> ) receiving more than 2 hours of solar access, and an additional 253m <sup>2</sup> of the public realm receiving over 2 hours of solar access on the winter solstice.<br><br>The project's aim to not rely on the ADG flexibility for reduced solar access to BTR apartments was evidenced through solar studies to apartments that analysed an exceedance of ADG objectives of over 75% of BTR Apartments receiving over two hours of solar access on the winter solstice.<br><br>Shadow analysis on the adjacent properties along Sydenham Road (111-119 Sydenham Road (Residential), 109 Sydenham (Commercial), 199-203 Victoria Road (Commercial)) presented no additional overshadowing from approximately 10:30am on the winter solstice. |
| 7. Clearly articulate how the principles of the Apartment Design Guide are being met for each building, and identify, mitigate, and clearly justify any numerical departures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ADG amenity diagrams covering cross ventilation, solar access to communal open spaces and apartments, and deep soil zone were presented for SDRP Session No.2 to convey satisfied ADG objectives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| This project presents a unique opportunity to improve the canopy cover of this part of Marrickville. This would be an important contribution to healing Country.<br><br>8. Further develop the planting and landscape strategies to increase the quality and quantity of impact:<br>a. Distil the ambitious landscape strategy so it produces meaningful and measurable gains for biodiversity.<br>b. Make the site plan work for canopy, deep soil, and ecology first then layer on public spaces and buildings.<br>c. Increase the amount, and connectivity, of deep soil and align deep soil with solar access to promote bigger deeper canopy.<br>d. Review the location of the underground car park which is presently under the large courtyard which would otherwise be one of the best spots for a large area of deep soil. | The landscape design strategy was developed to involve a diverse and native (endemic) planting palette throughout the site and propose a tree canopy cover of 15.53% if the total site area, which includes 3728 m <sup>2</sup> of tree canopy cover on the ground floor, and 170 m <sup>2</sup> on the rooftop communal areas.<br><br>Please refer to the Landscape Architect's report and drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

# State Design Review Panel

## SDRP No.1

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Site Strategy and Landscape (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Getting the quality and character of the public street frontages right is a key aspect of making this precinct successful.                                                                                                                                                                                                                                                                                                                                                              | The thresholds between the civic streets, communal open spaces and building interfaces were developed to enhance public permeability and interconnectedness throughout the precinct. The character development of the public street frontages for each street are as listed below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 9. Ensure good urban design principles are developed and implemented across the street frontages including: <ul style="list-style-type: none"><li>a. Protecting pedestrians from weather.</li><li>b. Clarity of wayfinding and public access to public areas.</li><li>c. Ease and clarity of levels changes on the street face.</li><li>d. Continuous street frontages that define the street.</li><li>e. Giving each street the functions, activity, and character it needs.</li></ul> | <p>Victoria Road</p> <ul style="list-style-type: none"><li>• Continuous awnings for ground level retail tenancies along Victoria Road on Building C and D provide uninterrupted retail activation and weather protection along the mixed-used corridor and encourages movement towards Building D's entry gateway into the precinct.</li><li>• A visual connection from Wicks Park to Farr Street Pocket Park is maintained through the entry gateway, and provides an opportunity to celebrate the entry threshold to the site through public art and wayfinding strategies.</li><li>• Building's C and D's streetwall shields internal spaces from the impacts of traffic along the busy and noisy Victoria Road.</li></ul> <p>Sydenham Road</p> <ul style="list-style-type: none"><li>• Building G introduces landscaped stoops, recessed apartment entries and juliet balconies that directs outlook away from the busy road for residents and encourages social activation along Sydenham Road.</li><li>• Building G serves as mediating scale between the taller buildings centrally located within the site (Building B and E) and the adjacent existing dwellings along Sydenham Road.</li></ul> <p>Farr Street</p> <ul style="list-style-type: none"><li>• Farr Street permeability into the Timberyards has a finer grain that responds to its quieter mixed-use character</li><li>• Buildings A, F and G provide a diversity of architectural expression, materiality and scale</li><li>• Farr Street Pocket Park situated between Building A and F provides a visual link to Wicks Park and an elevated outlook towards the pedestrian through site link ('The Warehouse Place'), to support public activation into the precinct.</li><li>• A communal lounge wraps around Building A on the corner of Farr Street and Mitchell Street facing Mitchell Street pocket park to foster a lively community-centric interface.</li></ul> <p>Mitchell Street</p> <ul style="list-style-type: none"><li>• Mitchell Street provides multiple open air connections into the central though-site connection and 'Warehouse Place':<ol style="list-style-type: none"><li>1. Mitchell Lane - a public service area for outdoor events</li><li>2. Hardware Lane intersecting through Building B</li><li>3. Timberyard Commons that provide a landscaped threshold into the precinct</li></ol></li><li>• Building B's 'Civic Stoop' is a generous 7m wide gesture along Mitchell Street to contribute to the future connectivity to the public school, Illawarra Road and Henson Park.</li></ul> |

# State Design Review Panel

## SDRP No.1

RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p><b>Site Strategy and Landscape (cont.)</b></p> <p>10. The proposed car parking entrances are currently half out of the ground; this will produce poor outcomes at street level. Further work is required to resolve this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The car parking and access strategy has been modified and consolidated since the SDRP Session No.1 to improve street interfaces and increase public domain footprint and contiguous permeable surface areas and deep soil zones. The car parking entrance was moved from the public domain in between Buildings F and G to be nestled within Building A on Farr Street.</p> <p>Vehicular access for retail, service loading and waste collection remains on Mitchell Street. Service walls have been reconfigured to minimise visual impact along Mitchell Street streetscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>11. Ensure there is careful consideration of public space throughout:</p> <ul style="list-style-type: none"><li>a. Articulate the difference between public and private in the design clearly through material and spatial signals.</li><li>b. Make the thoroughfares feel open and inviting for public and readily accessible.</li><li>c. Develop the thresholds and gateways into the site so they are read as public and welcoming.</li><li>d. Private areas for residents need more distinction and protection. Identify where residents will do things like hang out their washing or relax without being in public view.</li><li>e. Carefully design private areas with an immediate interface with the main public thoroughfares to ensure both functions are well supported.</li><li>f. Roof spaces are critical private areas for residents. These need to offer space for both individual moments and communal activities.</li></ul> | <p>The design of the public domain and landscape has evolved significantly since SDRP 01 with a clear hierarchy between different types of open space being:</p> <ul style="list-style-type: none"><li>• Resident’s private open space which is principally their balconies or courtyards</li><li>• Resident-only communal spaces which occur at ground and podium level, and on rooftops</li><li>• Publicly accessible communal space which are principally the larger open spaces and through-site connections at Ground and podium level</li></ul> <p>With the intent to maximise the publicly accessible ground plane to create a ‘gateless precinct’, a balance has been achieved between public access and pedestrian permeability and providing more private areas for residents at ground rather than just at rooftops.</p> <p>Thersholds between streets and buildings have also been carefully considered to layer public, communal and private space in a clear way through the use of landscape, seat platforms, steps, height differences, material changes and screen/ fences where appropriate to provide a balance between privacy and passive surveillance and interaction between residents and with the community.</p> <p>Please refer to the Landscape Architect’s report and drawings.</p> |
| <p>12. Flooding risks and strategy are not clear. Please provide more information at the next session.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The site’s existing flooding risks, Flood Planning Levels, and flood management strategy has been developed following the SDRP Session No.1. The upper ground level interfacing Farr Street is entirely above the level of the PMF and it is expected that all storeys above the ground floor on the Lower Ground level interfacing Victoria Road would be above the PMF level. The relevant upper ground floor and ground floor levels along Farr Street and Mitchell Street are greater than or equal to the minimum 1% AEP flood level + 500 mm freeboard according to the Marrickville DCP and Victoria Road Precinct DCP respectively.</p> <p>For further detailed information, refer to the Flood Impact and Risk Assessment Report prepared by Mott Macdonald Australia.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>13. Consider the role of larger events and attractions and how this might create opportunities and require more care with infrastructure such as parking, bike parking, etc.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The public domain and type and function of the main open spaces has evolved significantly since SDRP 01 with the central Warehouse Place prioritised for activation and a range of public events. These could range from small pop-up kiosks to farmers or makers markets, but with an emphasis on ‘local’ and being for the local community who will predominantly arrive via active transport modes.</p> <p>Visitor bike parking will be distributed within the public domain and visitor WCs have been provided for the public adjacent to Warehouse Place.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

# State Design Review Panel

## SDRP No.1

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.1

The following table provides advice and recommendations from the SDRP Review No.1 received on the 16 September 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Architecture</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 14. The development of precinct-wide structural and construction systems is supported and will create efficiencies and a coherence. However: <ul style="list-style-type: none"><li>a. Ensure the different designers and their buildings have sufficient ability to adapt these systems as needed.</li><li>b. Support difference and diversity of architectural expression where possible, particularly with regards orientation and amenity.</li></ul> | <p>Whilst the internal apartment layouts aim for maximal modularity, the external facade and characterisation of each building promote a diverse and colourful architectural expression across the site, each responding to it's unique street context and conditions.</p> <p>For further information, refer to Appendix Architectural Drawings GA Elevations and Sections.</p>                                                                                                                                  |
| 15. Current drawings have communal spaces with ceiling heights of 2.2m, recommend 4.5 to 5m for common areas and retail.                                                                                                                                                                                                                                                                                                                                | <p>Communal spaces and retail tenancies have an average floor to floor height of 4.5m. This height is partly governed by the Sydney Airport OLS (Obstacle Limitation Surface) which varies slightly above and below the LEP Height of RL50.This is a hard constraint for both the overall height of built form and structure, but also for any equipment that might breach the OLS during construction.</p> <p>For further information, refer to Appendix Architectural Drawings GA Elevations and Sections.</p> |
| <b>Sustainability and climate change</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 16. The full opportunities of having single owner to build and operate a precinct are not currently being met in relation to energy, water, and ecology. Further develop the precinct wide sustainability approach.                                                                                                                                                                                                                                     | <p>The precinct wide sustainability approach has been developed to deliver the minimum sustainability standards by completing a BASIX Certification, NatHERS rating and meeting Section J DTS compliance. In addition, the project will exceed sustainability expectations through aiming to achieve a 4 Star Green Star Building rating.</p>                                                                                                                                                                    |
| 17. Develop a response to the requirements of the Sustainable Buildings SEPP and articulate the architectural and construction opportunities in future presentations.                                                                                                                                                                                                                                                                                   | <p>The development is proposed to be electric with 100% of the precinct's energy coming from renewables. The seven buildings are also proposed to achieve the Green Star Climate Positive Pathway which includes fossil free fuel powered by renewables that are highly efficient and built with lower upfront emissions. Scape Australia's ESG Targets include net zero carbon operations by 2030 at the latest, along with the shift of procuring renewable electricity.</p>                                   |
| 18. Where possible salvage and reuse material from the existing structures and the Timberyards.                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 19. The introduction of high-performance facades is supported.                                                                                                                                                                                                                                                                                                                                                                                          | <p>For further reading and detailed responses to the requirements of the SEARs ESD Principles and the Sustainable Buildings SEPP, refer to the ESD Report prepared by AtelierTen.</p>                                                                                                                                                                                                                                                                                                                            |
| 20. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



Artist Impression of Building C (left), Building B (Centre), Building A (right) along Mitchell Street

# State Design Review Panel

## SDRP No.2

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.2

The following table provides advice and recommendations from the SDRP Review No.2 received on the 18 October 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>Connecting with Country</b></p> <ol style="list-style-type: none"><li>1. The idea that Country can lead innovation as well as restoration is supported.</li><li>2. Let Country be the leading voice in solving the remaining issues and in ongoing management and care of the precinct.</li><li>3. Continue to engage with Indigenous Knowledge Holders to provide advice and direction to the development of the site strategy, landscape, architecture, and cultural impact.</li><li>4. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance.</li></ol>                                             | <p>The Connecting with Country process concluded with Report 3 – Final Connecting with Country Design Report. It identifies the 4 main Design Development Ideas – Custodianship for Generations; Water Collection, Treatment and Flow; Material Reuse and Adaptation; and Connectivity and Care, which sit under the Yerrabingin pillar of Regeneration that was identified as the most appropriate for this projects unique opportunities.</p> <p>Please refer to Yerrabingin’s Connecting with Country Design Report which identifies the opportunities that have been incorporated into the project in response to the Design Development Ideas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Project wide advice</b></p> <p>The project is now mature enough for the design teams to focus on future users and to test the key decisions and location of amenity against the day-to-day activities of potential user groups.</p> <ol style="list-style-type: none"><li>5. Carefully consider:<ol style="list-style-type: none"><li>a. loading spaces and moving</li><li>b. rubbish removal and collection</li><li>c. feeling of safety while moving through site at night</li><li>d. clarity of addresses for visitors</li><li>e. provision of sufficient private open space and</li><li>f. conditions for all demographics, including families.</li></ol></li></ol> | <p><b>a-b:</b> Loading and moving, as well as rubbish removal and collection, have been key considerations for RTL Co as the ongoing owners, managers and operators. The resident vehicles have been separated from non-residential vehicles with residents’ access from Farr Street and retail and service vehicles access from Mitchell Street.</p> <p>An enclosed primary loading dock, with 4 spaces has been provided in the area of the site with the highest number of dwelling, accessed from Mitchell Street. The dock has large temporary holding areas for rubbish bins and move in/out holding rooms and is reached from clear and wide circulation paths to all buildings.</p> <p>Vehicular access for loading, service and emergency services is also provided from Farr Street between buildings F and G. This ground level travel path is also used by the bin-tug that will transfer bins from each building’s waste room to the combined collection point</p> <p><b>c.</b> The ‘gateless’ ground plane creates a permeable and accessible ground plane appropriate to the population density of the precinct. The number and broad range of resident demographics will promote a busy environment with safety through the presence of others. Wide, open circulation paths with direct lines of sight add to the feeling of security which is physically enhanced with 24/7 on-site concierge and security staff as well as the facilities and maintenance staff during their working hours. It is envisaged that at night, any paths through buildings will be secured for resident access only, and that safe paths will be promoted through clear wayfinding and lighting.</p> <p><b>d.</b> All buildings except for E have clear street addresses for visitors while E has a clear address off the primary and centrally located Warehouse Place, which also serves the Building B wing that addresses the opposite side. Warehouse Place is a wide pedestrianised through-site connection from Victoria Road to Farr Street and is also the location for the central Concierge for the development.</p> <p><b>e.</b> All BTR apartments and Co-living dwellings have a balcony which is not typical especially for Co-living. In addition to their private open space, 4683m2 of resident Communal Open Space is provided at Ground and podium levels, and 1439m2 at rooftop levels, distributed across the site. This is separate from the 4092m2 of publicly accessible Communal Open Space provided at ground and podium levels, and separate from the 2853m2 of Communal Indoor Space also provided.</p> |

# State Design Review Panel

## SDRP No.2

RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.2

The following table provides advice and recommendations from the SDRP Review No.2 received on the 18 October 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>f.</b> A range of unit sizes is provided, from fully furnished Co-living dwellings with integrated joinery, to more customary apartment layouts such as Studios, 1 bedroom, 2 bedroom, 3 bedroom and 2-storey 3 bedroom that residents furnish themselves to their own style and taste. Ground level apartments, often larger types, feature larger courtyards where possible with direct street access like a townhouse or terrace, to cater to families.</p> <p>A range of Communal Open Space is provided, from parks and residential mews to civic ‘stoops’ and active courts, that are distributed throughout the site at ground and podium level for easy access for families. Complementing this are the Communal rooftops, with both internal and external spaces, that allow for a wide range of activities from gardening and entertaining to fitness. There will also be Communal Indoor Spaces such as co-working spaces, social lounges, ‘shared economy’ libraries, family rooms, clubhouse, and health and wellness centre which will cater for a broad demographic.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Single ownership of the site will enable ongoing flexibility and improvement in design solutions in perpetuity.</p> <p>6. Consider how ongoing management of the project can support:</p> <ul style="list-style-type: none"><li>a. further optimisation of movement through the site</li><li>b. the ongoing creation of non-programmed and flexible spaces around the site and in buildings to support future adaptation</li><li>c. potential adjustments to unit mix to respond to changing demographics.</li></ul> | <p><b>a.</b> The RTL Co. Facilities Management and Operations team have been involved in reviewing the layouts for the project and providing feedback, advice and requirements for their functional and accommodation needs. This is represented in the current layouts and we are working through a Plan of Management with RTL Co.</p> <p><b>b.</b> The project will come on-line in 2028 and so the Communal areas, both internal and external. need to be flexible to respond to emerging and evolving requirements. In response the 2853m2 of Communal Indoor Space is diverse in size and location and distributed across multiple buildings. The 10,241m2 of Communal Open Space is similarly diverse in type, size and location, predominantly at ground and podium but also at rooftop level. The designs of these spaces are not overly prescribed and can evolve and adapt quite easily to accommodate diverse activities, as opposed to a pool which has a singular function. RTL Co as long term owner and operator have a vested interest in the success of the public domain, retail, and communal spaces, and they will activate and curate all non-residential spaces to ensure a great resident experience as a primary driver for resident retention.</p> <p><b>c.</b> There is a diverse range of unit types, as described earlier, that cater for a broad demographic and allow for residents to remain living in the project as their circumstances and family configuration changes. However if a large demographic shift occurs then the project has been designed with many of the unit types dimensionally interchangeable within the building and structural grids. As the buildings are not strata titled in BTR and Co-living this would enable RTL Co to change the unit mix in the future if required</p> |
| <p>7. Look at other campus style precedents such as Australia Technology Park to better understand the difficulties in activating space at this scale.</p>                                                                                                                                                                                                                                                                                                                                                              | <p>There has been ongoing design and development of the public domain, especially along the publicly accessible through-site link, to respond to concerns that the space could be too vast in non-event modes combined with low levels of activation along each side.</p> <p>This has resulted in The Gateway and Warehouse Place being prioritised for activation, with a retail pavilion added between buildings D and E to define a spatial hierarchy and increase activation. Movable public domain furniture will promote activity within the space, rather than just at the edges, but also able to be removed for larger events if needed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

# State Design Review Panel

## SDRP No.2

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.2

The following table provides advice and recommendations from the SDRP Review No.2 received on the 18 October 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>Site Strategy and Landscape</b></p> <p>In addition to previous advice and recommendations, please note the following:<br/>The current scheme is significantly denser than originally conceived in the LGA vision for the site. Some of this density uplift is enabled by recent housing bonuses and some from removing the proposed public road from the project, thus increasing the net FSR.</p> <p>8. To enable a thorough and fair assessment of the project the presentation of complying versus proposed envelopes with clear illustrations of impacts is recommended.</p> | <p>The scheme is actually not much denser than originally conceived in the LGA Vision for the site. The LEP FSR was always measured over the entire site area including the through-site link which was previously a vehicular shareway, essentially a wide driveway and not a road dedicated to Council. The primary difference is that it's pedestrianised in the current scheme. The similarity in density is evidenced by the current scheme, prior to the Affordable Housing uplift, being predominantly consistent with the DCP Indicative Masterplan building locations, separation and heights.</p> <p>Therefore the only increase in conceived density is the Infill Affordable Housing 14% FSR/ GFA bonus (with corresponding 20% Height bonus), of which that policy actually allows up to 30% FSR and Height bonus.</p> <p>The Sydney Airport OLS height is a constraint for how the 14% additional floorspace can be accommodated on the site. The result is that buildings B and E cannot take up the 20% bonus height and the GFA they would have accommodated is redistributed to the other buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>9. Model and clearly identify overshadowing impacts on Wicks Park and the residential housing to the south on Sydenham Road.</p> <p>Illustrate the relative impact of the original approved envelope heights, housing bonuses and proposed Cl.4.6 extensions</p>                                                                                                                                                                                                                                                                                                                    | <p>Solar access and overshadowing studies have been carried out for Wicks Park, Wicks Place and the residential housing to the south on Sydenham Road, with additional survey work and detailed investigation by specialist consultants.</p> <p>Shadows from the scheme only reach the edge of Wicks Park at approx 12pm and so 50% of its total area receives a minimum 3 hours sunlight from 9am – 3pm on 21 June.</p> <p>Shadows from the scheme only reach Level 1 of Wicks Place between 12 – 1pm. All balconies to Victoria Rd receive a minimum 2 hrs solar access, however some recessed living rooms have a reduction in solar access to their glazing. It is a minor reduction that is generally consistent with the impacts created by the DCP Indicative Masterplan building envelopes.</p> <p>Shadows from the scheme clear the backyards of the residential housing to the south on Sydenham Road between 10 – 11am, the major roof areas between 11am – 12pm, and the windows and front yard to Sydenham Road between 12pm – 2pm depending on the individual house. Given the heavy traffic along Sydenham Road the front yards have less amenity than the backyards and do not appear to be used as their principal open space. Therefore minor overshadowing impacts seem acceptable, especially as it is the provision of Affordable Housing that relates to the impact.</p> <p>Please refer to DA-790-101_Winter Solstice shadow diagrams, DA-790-401_Wicks Park Solar Analysis, DA-795-101_Winter Solstice sun-eye diagrams, and more detailed solar access and shadow study by Ethos Urban.</p> |
| <p>10. More work is needed to improve the quality and quantity of Communal Open Space for residents, especially those living in apartments with impacted amenity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Following SDRP 02, the Communal Open Space has been re-configured so that 4683m2 of resident Communal Open Space is provided at Ground and podium levels, and 1439m2 at rooftop levels, distributed across the site. This is separate from the 4092m2 of publicly accessible Communal Open Space provided at ground and podium levels, and separate from the 2853m2 of Communal Indoor Space also provided at multiple levels throughout buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

# State Design Review Panel

## SDRP No.2

RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.2

The following table provides advice and recommendations from the SDRP Review No.2 received on the 18 October 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Residents in the long buildings facing the court on the lower floors will have reduced sunlight, are distant from private open space and have compromised balconies.</p> <p>11. Test and evidence building separations to ensure consistency with the Apartment Design Guide (ADG).</p> <p>12. Continue to find ways to alleviate these issues and improve their access to amenity.</p> <p>13. 24 m is the minimum building separation for large, taller buildings and not designed for buildings of this scale and length:</p> <p>a. consider skewing views or introducing other architectural devices to improve amenity.</p> <p>b. To ensure lower apartments facing larger facades have sufficient amenity, test going beyond the minimum requirements for building separation in the ADG for some of the facade.</p> | <p>The scheme is generally consistent with the building envelopes shown in the DCP Indicative Masterplan, although the scheme's shallower building depths, generally 18.8m façade to façade, creates some increased and decreased building separation.</p> <p>The result is that the buildings generally meet, but also exceed the ADG Design Criteria for building separation. Minor exceptions occur at the ends of Building B to A, and E to F, and between the end of F and G. These are locations where a short end faces an adjoining building and, due to this and the shallow building depths, is satisfactorily resolved through the planning of layouts and elevational treatments to direct sight-lines and promote acceptable levels of privacy and outlook.</p> <p>In other locations such as between buildings E and G, and between Building B's wings the separation distance is increased above the Design Criteria by 4m and 20m respectively.</p> <p>In response to feedback about Building E's elevation facing Building B across Warehouse Place, the apartments in the mid-portion of Building E incorporate an angled façade treatment which facilitates longer views across an angle and provides relief for both buildings. Directional views are also employed in the other buildings to alleviate amenity impacts such as Sydenham Road, and orientate instead to solar access and/or a better outlook or longer views.</p> <p>Please refer to DA-720-301_Building Separation Diagram and the architectural elevations and sections.</p> |
| <p><b>Portal/ The Gateway</b></p> <p>14. The portal needs to strongly signal public access through its architecture and provide clear view to public activity and retail.</p> <p>15. Consider wrapping retail and transparent activities from Victoria Road around into the Square and Court.</p> <p>16. Review blank walls in public areas and flip around services and lifts where possible to activate spaces. For example, in the entry to the portal.</p>                                                                                                                                                                                                                                                                                                                                                               | <p>The Gateway portal including the building form and public domain associated with it has evolved to even more strongly signal public access. Columns have been spaced to create a wide central entry way flanked by narrower passages where retail could spill out. The space is envisaged as a major wayfinding and public art installation opportunity which will draw people into the site to Warehouse Place which is in direct line of sight and continue to the Farr Street Pocket Park and The Deck.</p> <p>As suggested retail wraps around into The Gateway and the D1 and D2 lobbies were reconfigured to be transparent and entered from this space. This has maximised activation and visible activity on both sides which is then continued on both sides into Warehouse Place.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>The Court</b> has lots of potential but could be too big or too quiet in non-event mode.</p> <p>17. Consider ways to ensure it has the appropriate scale and activity in BAU mode.</p> <p>18. Dedicate visible corner locations to active and attractive uses to promote a vibrant and legible ground plane.</p> <p>19. Create a bread crump of public activities and attractions to pull people deeper into the site. Continually seek further improvements to movement within the site:</p> <p>20. Walking from cars in the underground parking to apartments is supported but protection from the weather should be considered</p> <p>21. To provide weather protection for public and residents introduce a colonnade or equivalent along one of the edges of the through site link.</p>                           | <p>The Court has been reconfigured to prioritise The Gateway and Warehouse Place for activation with active frontages maximised on both sides along their length. A retail pavilion between buildings D and E has created a more appropriately wide 'Commerce Lane', activated on both sides, rather than its previous equal width to Warehouse Place and single sided activation.</p> <p>The retail wraps from Victoria Road around into The Gateway and extends as far into the site as the Zoning allows. Activation is then continued with more 'public' communal uses such as the central Concierge, workshops and artist studios, and multiple building lobbies. RTL Co will also curate pop-up events and kiosks in the space in an ongoing programme to foster a sense of community, excitement and resident amenity and happiness.</p> <p>The Farr Street Pocket Park at the end of Warehouse Place is extended further into the site with The Deck overlapping with the retained warehouse structure to provide interesting spatial moments and another level of activation. A neighbourhood retail tenancy has been incorporated into the ground floor of Building F adjacent to Farr Street and the Pocket Park.</p>                                                                                                                                                                                                                                                                                                                                   |

# State Design Review Panel

## SDRP No.2

### RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.2

The following table provides advice and recommendations from the SDRP Review No.2 received on the 18 October 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Movable public domain furniture will promote activity within the space, rather than just at the edges, but also able to be removed for larger events if needed.</p> <p>A mostly covered path of travel has been included on the Building B side of Warehouse Place that links The Gateway and Building D lobbies to retail and retail parking, through to Concierge, Hardware Lane, carpark and Building B lobbies. This leaves only Building E, F &amp; G lobbies that require short walks across the public domain in wet weather, which is not unusual in a campus style development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>22. Redistribute the bike parking so safely parking and storing bicycles is easy and accessible from all buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                         | <p>Bike parking has been distributed so that in addition to the large consolidated areas under buildings A &amp; B which have the largest number of units, there is bike parking associated with lobbies in buildings B, C, D, E, F &amp; G.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Deep soil is improved but still not meeting the opportunities this site presents and is being impacted by the density of the proposal and the need to activate public realm in the deep soil areas.</p> <p>23. Provide a true measure of deep soil (not including permeable or built over areas)</p> <p>24. Increase the amount of deep soil with large canopy where possible.</p> <p>25. Further develop the deep soil areas on the south of the site to support more planting and moderate public access.</p> | <p>As discussed under the SDRP 01 comment on housing affordability, and the feasible delivery of Affordable Housing being a primary priority, we reiterate that minimising the cost associated with basements and excavation is a major factor in making this feasible. It also locates the parking under the buildings with the greatest number of units. The Shadow Diagrams show that locating the deep soil in the Building B courtyard, which would also be a further level down, would create negligible benefit for solar access but would increase other environmental impacts such as increased embodied carbon, and decreased deep soil amount and continuity, because it would be less spatially efficient.</p> <p>Since SDRP 02 the Landscape Architect, in accordance with the ADG Design Criteria and Guidance, has increased the deep soil amount and continuity where possible, including to the southern end of the site, and the canopy cover also increased where it is appropriate.</p> <p>Please refer to the Landscape Architect's report and drawings</p> |
| <p><b>Architecture</b></p> <p>In addition to previous advice and recommendations, please note the following:</p> <p>26. Manipulation of built form at upper levels to reduce impacts to neighbouring houses is supported in principle and could be explored further.</p>                                                                                                                                                                                                                                           | <p>The heights of all buildings have been explored in detail to minimise the impacts to neighbouring houses, while not triggering the large increase in spatial requirements and cost when a building is deemed over 25m in Effective Height under the NCC. Above 25m Effective Height would require 2 stairs for every core and stair pressurisation risers and mechanical plant for each stair.</p> <p>There is also the negative effect that changing heights has on the solar access to the units and open space within the development, which is finely balanced and performing well in the current scheme considering the density relative to the building heights.</p>                                                                                                                                                                                                                                                                                                                                                                                                    |

# State Design Review Panel

## SDRP No.2

RESPONSE TO STATE DESIGN REVIEW PANEL SESSION NO.2

The following table provides advice and recommendations from the SDRP Review No.2 received on the 18 October 2024 and describes the design responses addressing the feedback.

| RECOMMENDATIONS                                                                                                                                                                                                                                                                                              | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The grids on the buildings will simplify construction and help affordability but be careful not to lose the playfulness and lightness present in concepts shared in SDRP. To address this consider the following:</p> <p>27. Disrupt the grid in key locations to break down the large bulk and scale</p> | <p>While all buildings use predominantly the same unit types, and building and structural grids, for efficiency and interchangeability, the architecture of each building is clearly distinctive and responds to its use and context both within the overall development and within its streetscape.</p> <p>The grid creates an underlying order however each architect has manipulated or subverted the grid in a different way that creates each building's unique character.</p> <p>Playful elements within the facades and roof-scape are motifs that repeat throughout the development, but used in different ways and locations that reflect a specific intent and composition</p> |
| <p>28. Introduce mid-level winter gardens to offer amenity to residents and break the bulk of the large buildings.</p>                                                                                                                                                                                       | <p>Rather than add winter gardens that would decrease the affordability and number of units delivered including the actual amount of Affordable Housing, other strategies have been employed including the disruption and subversion of the grid noted above, the angled façade treatment to Building E facing Warehouse Place, use of balconies and façade depth to reduce long planar elevations, articulated roofs to create a profiled skyline to buildings, and changes in materiality between primary building elements.</p>                                                                                                                                                       |
| <p><b>Sustainability and Climate Change</b></p>                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>See previous advice and recommendations from SDRP 01</p>                                                                                                                                                                                                                                                  | <p>Refer to response under SDRP 01 and for further reading and detailed responses to the requirements of the SEARs ESD Principles and the Sustainable Buildings SEPP, refer to the ESD Report prepared by AtelierTen</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

# 3.5

**Inner West LEP  
Design Excellence**

# Inner West LEP 2011

## Clause 6.9 Design Excellence

RESPONSE TO INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 (IWLEP2022)

The following provides a design response to the relevant objectives of the IWLEP 2022 Clause 6.9 Design Excellence, subclause 4 and describes the measures by which the proposed development meets these aspects..

CLAUSE

RESPONSE

**(Sub-clause 4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—**

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

**Satisfies the Clause**

Timberyards by RTL Co. is a project that has taken a holistic approach to the design process. This includes:

- Undertaking early analysis work to understand the sites unique qualities, opportunities and constraints through both design and technical studies
- Exploring various massing and site arrangements for built form, open space and pedestrian through site links
- Early workshops to establish the project vision, design objectives and principles
- Establishing a collaborative design team to embed natural diversity in the built form, public domain and interfaces, and landscape design
- Engaging early in the Connecting with Country and then Designing with Country process to ensure that cultural values and ideas are part of the design thinking and design outcomes
- Internal design workshops with the collaborative design team
- Participate in two State Design Review Panel Sessions:
  1. SDRP No.1 was held during the early development of the site strategies; and
  2. SDRP No.2 was held during the development and refinement of building forms, materiality and detailing

The outcome of this process has resulted in a rigorous design process that has been challenged, refined and collaboratively designed.

Each building, public domain interface and landscape area provides a unique and contextual response to the site and surrounds. Whilst familial each element of the design has been carefully curated to ensure that design is site specific, materials and detailing that responds to the residential and mixed use nature of the proposed uses.

Without being nostalgic the historical references of industry are revealed in the detailing and material selection. Furthermore the retention of the existing warehouse structure as part of the pedestrian through site connection celebrates the sites rich history and connection to Marrickville.

Refer to this Design Report for further information regarding the architectural design, materials and detailing of buildings, public domain spaces and landscape for the proposed development.

Refer to SDRP No.1 and SDRP No.2 Responses to the advice and feedback provided by the SDRP including refinements and modifications made to the proposed design subsequent to each review session prepared as part of this Design Report.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

**Satisfies the Clause**

The form of the buildings are consistent with the Indicative Masterplan Layout providing active retail uses along Victoria Road and residential apartments along Mitchell Street, Farr Street and Sydenham Road.

Setbacks are consistent with Victoria Road Precinct controls and include additional tree planting and landscape zones.

The public are invited into the site through a series of through site links, architectural features including the ‘Gateway’ from Victoria Road and ‘The Deck’ which is an extension of the ‘Farr Street Pocket Park’

Refer to Landscape documentation and associated design report for further information.

# Inner West LEP 2011

## Clause 6.9 Design Excellence

RESPONSE TO INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 (IWLEP2022)

The following provides a design response to the relevant objectives of the IWLEP 2022 Clause 6.9 Design Excellence, subclause 4 and describes the measures by which the proposed development meets these aspects..

| CLAUSE                                                                                                                                             | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| (c) whether the development detrimentally impacts on view corridors and landmarks,                                                                 | <p><b>Satisfies the Clause</b></p> <p>The scale and massing of the proposed built form is consistent with the Indicative Masterplan providing street edge built form with upper level setbacks and taller buildings position centrally within the site reinforcing the Victoria Road Precinct strategy and objectives.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Refer to the detailed Visual Impact Study prepared as part of the SSDA submission.                                                                  |
| (d) whether the development detrimentally impacts on land protected by solar access controls established in the relevant development control plan, | <p><b>Satisfies the Clause</b></p> <p>Consistent with Marrickville DCP (2011) Clause 9.47.11.41 Wicks Park, opposite the site, receives a minimum of 3 hours direct sunlight from 9am to 3pm on 21 June (Winter Solstice). Further analysis work has been undertaken including identifying existing and future development and the Equinox period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Refer to detailed Shadow Analysis Diagrams for Wicks Park prepared as part of the SSDA submission.                                                  |
| (e) the requirements of the relevant development control plan,                                                                                     | <p><b>Satisfies the Clause</b></p> <p>The development is generally consistent with the Marrickville DCP (2011) '9.47 Strategic Context Victoria Road (Precinct 47)' objectives and controls. This includes:</p> <ul style="list-style-type: none"><li>• The development intent for the 'Victoria Road Corridor' and 'Timber Yards' Sub-precinct</li><li>• Indicative Masterplan:<ul style="list-style-type: none"><li>- Publicly accessible open space (Farr Street Pocket Park)</li><li>- Setbacks for 'Additional pedestrian activation areas'</li><li>- Mixed use / active ground level uses along Victoria Road</li><li>- Residential uses to Mitchell Street, Farr Street and Sydenham Road</li><li>- Setbacks to residential streets</li><li>- Through site link from Victoria Road to Farr Street</li><li>- Street edge built form with upper level setbacks</li><li>- Taller buildings located centrally within the site</li></ul></li></ul> | Refer to the Response to the Marrickville DCP Victoria Road (Precinct 47) Planning Objectives and Controls including as part of this Design Report. |

# Inner West LEP 2011

## Clause 6.9 Design Excellence

RESPONSE TO INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 (IWLEP2022)

The following provides a design response to the relevant objectives of the IWLEP 2022 Clause 6.9 Design Excellence, subclause 4 and describes the measures by which the proposed development meets these aspects..

| CLAUSE                                                                                                                                                                                  | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| (f) how the development addresses the following matters—<br>i. the suitability of the land for development,                                                                             | <b>Satisfies the Clause</b><br><br>The proposed uses on the land – retail, commercial, Build to Rent apartments, Affordable Housing and Co-living are consistent with the permissible zoning. <ul style="list-style-type: none"><li>• Technical studies support the proposed uses on the land including:</li><li>• Geotechnical</li><li>• Contamination</li><li>• Acid Sulfate Management Plan</li><li>• Hazardous Materials Survey</li><li>• Flood Impact Risk Assessment</li><li>• Transport and Accessibility Impact Assessment</li><li>• Acoustic</li><li>• Sydney Airport Prescribed Airspace Report</li></ul> | Refer to the Planning Environmental Impact Statement and supporting technical reports prepared as part of the SSDA submission. |
| ii. existing and proposed uses and use mix,                                                                                                                                             | <b>Satisfies the Clause</b><br><br>The proposed development is consistent with the Victoria Road (Precinct 47) strategy to create a mixed use and high density residential neighbourhood.                                                                                                                                                                                                                                                                                                                                                                                                                           | Refer to the Planning Environmental Impact Statement and supporting technical reports prepared as part of the SSDA submission. |
| iii. heritage issues and streetscape constraints,                                                                                                                                       | <b>Satisfies the Clause</b><br><br>There are no heritage items or heritage areas identified on the site or in the immediate context. Furthermore the Heritage Report prepared for the development confirms that there are no issues with the proposed development. Taking into consideration the above comments the proposed development retains the existing warehouse structure as part of the pedestrian through site link experience, connecting the future character to the former uses on the site.                                                                                                           | Refer to the Heritage Report prepared as part of the SSDA submission.                                                          |
| iv. the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, | <b>Satisfies the Clause</b><br><br>The proposed development has been design with consideration to the existing and future desired character of the area. Building separation is consistent with ADG design criteria, setbacks with the DCP indicative Masterplan, amenity to both apartments and open space within the development meets or exceeds ADG design criteria whilst the urban form is consistent with both the Victoria Road Precinct strategy and Indicative Masterplan.                                                                                                                                | Refer to the Design Report and Architectural drawings for further information.                                                 |
| v. bulk, massing and modulation of buildings,                                                                                                                                           | <b>Satisfies the Clause</b><br><br>The bulk, massing and modulation of buildings is consistent with the DCP indicative Masterplan. Overall building modulation across the site has been further refined with additional gaps between buildings. Further modulation is provided to reinforce key corners, street level uses and roof forms.                                                                                                                                                                                                                                                                          | Refer to the Design Report and Architectural drawings for further information.                                                 |

# Inner West LEP 2011

## Clause 6.9 Design Excellence

**RESPONSE TO INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 (IWLEP2022)**

The following provides a design response to the relevant objectives of the IWLEP 2022 Clause 6.9 Design Excellence, subclause 4 and describes the measures by which the proposed development meets these aspects..

| CLAUSE                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| vi. street frontage heights,                                                                                                             | <b>Satisfies the Clause</b><br><br>Street frontage heights are typically consistent with the DCP Indicative Masterplan and Infill Affordable Housing bonus uplift. Upper levels are setback and consistent with specific controls for each street frontage.                                                                                                                                                                                                                                                                                                                         | Refer to the Design Report and Architectural drawings for further information.                           |
| vii. environmental impacts, including sustainable design, overshadowing, wind and reflectivity and visual and acoustic privacy,          | <b>Satisfies the Clause</b><br><br>Environmental impacts have been carefully considered with technical advice informing sustainable design initiatives - both passive and active, wind, reflectivity and noise mitigation measures. Visual privacy is achieved through building separate and detailing of building elements to direct views and enhance privacy. Detailed shadow analysis has been undertaken for both the proposed development and existing and future context.                                                                                                    | Refer to Design Report and technical reports that accompany the SSDA submission for further information. |
| viii. the achievement of the principles of ecologically sustainable development,                                                         | <b>Satisfies the Clause</b><br><br>From the early Connecting with Country engagement through to the landscape design and technical support to establish ecological principals for the site a range of sustainable initiatives have been integrated into the proposed development                                                                                                                                                                                                                                                                                                    | Refer to technical reports that accompany the SSDA submission for further information.                   |
| ix. pedestrian, cycle, vehicular and service access, circulation and requirements, including the permeability of any pedestrian network, | <b>Satisfies the Clause</b><br><br>The proposed development represents a cohesive approach to the Victoria Road and Timber Yards Sub-precincts. This includes: <ul style="list-style-type: none"><li>• Creating a pedestrian priority precinct</li><li>• Consolidating and separating vehicle and service access from active pedestrian areas</li><li>• A hierarchy of pedestrian through site connections beyond the DCP Indicative Masterplan</li><li>• Opportunities to use public, car share and bicycle transport options reducing the reliance on personal vehicles</li></ul> | Refer to Design Report and technical reports that accompany the SSDA submission for further information. |
| x. the impact on, and proposed improvements to, the public domain, including landscape design,                                           | <b>Satisfies the Clause</b><br><br>The proposed development will reinforce the Victoria Road Precinct objectives for a vibrant and active Victoria Road street edge and residential uses to Mitchell Street, Farr Street and Sydenham Road. Setbacks and landscaping to the public domain and interfaces will improve the existing conditions providing additional street trees, less driveway cross overs and wider footpaths for pedestrians.                                                                                                                                     | Refer to Landscape and Civil documentation for further information.                                      |
| xi. the relationship of the development with the street and building frontage.                                                           | <b>Satisfies the Clause</b><br><br>The development is consistent with the Victoria Road Precinct objectives and provides active street edge buildings that respond to the sites unique conditions.                                                                                                                                                                                                                                                                                                                                                                                  | Refer to the Design Report and Architectural drawings for further information.                           |



Artist Impression of Building G building facade along Sydenham Road

# 3.6

**Victoria Road  
Precinct 47**

# Marrickville DCP 2011

## Part 9.47 Victoria Road - Precinct 47

### RESPONSE TO MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011 (MDCP2011)

The following provides a design response to the site specific items from the MDCP2011 Part 9.47 Strategic Context Victoria Road, and describes the measures by which the proposed development has satisfied these objectives.

#### CLAUSE

##### 9.47.5 Indicative Masterplan

Key objectives:

- Mixed use within B4 zone,
- East west shared zone,
- Publicly accesible open space 'pocket parks' at Farr Street
- Vehicular access through existing lane (Mitchell Street)
- 1.5m wide setback to Victoria Road (remains private)
- Intersection upgrade at Victoria Road / Sydenham Road
- To implement the Indicative Masterplan and create a vibrant mix of uses within a scale and density that complements surrounding centres and neighbourhoods and supports the desired future character of the Victoria Road Precinct.



Figure 4: Indicative Masterplan

#### RESPONSE

##### Meets the Objective

The proposed development is consistent with the key objectives and provides:

- Mixed uses – retail, commercial and Co-living uses within the B4 zone
- A East-West shared zone connecting Victoria Road to Farr Street via the 'Farr Street Pocket Park'
- Vehicular access for retail parking and servicing is provided through the existing lane off Mitchell Street
- 1.5m wide ground setback is provided to Victoria Road to increase the width of the public domain (footpath)
- The proposed development as demonstrated in the SSDA submission will implement the Indicative Masterplan to create a vibrant mix of uses that supports the desired future character of the Victoria Road Precinct
- Note: Consultation with TfNSW has confirmed that the upgrade at Victoria Road / Sydenham Road is no longer required. The proposed SP2 zone will remain active. The proposed development does not occupy this zone and all setbacks are taken from the SP2 zone rather than the existing boundary to Victoria Road

##### 9.47.7 Movement Network

Key objectives:

- To encourage the use of public transport, walking and cycling and ensure streets achieve a balance between facilitating vehicle movement and promoting walking and cycling.
- To ensure that any identified movement network works located on private land e.g. pedestrian activation areas; through site links; vehicular accessways and shared zones are delivered in conjunction with development applications for the redevelopment of the precinct.
- To create a pedestrian friendly space in the form of shared zones within the Timber Yards and Wicks Park Sub-precincts.



Figure 5: Movement network map

##### Meets the Objectives

The proposed development has been designed as a pedestrian priority precinct encouraging walking, cycling and use of public transport. Consistent with State Planning controls private car ownership has been reduced. A car share programme has been included in the development to further encourage movement away from private car ownership. Pedestrian through site links have been provided through the site in both a East-West and North-South direction. Providing improved movement networks for local residents to and from Wicks Park, the local school and local Metro and Rail stations. The substantial development of the Timberyards Sub-precinct has enabled the removal of a significant number of driveway cross-overs and the change in use from light industrial to mixed use residential together with public domain improvements will heighten the pedestrian experience.

# Marrickville DCP 2011

## Part 9.47 Victoria Road - Precinct 47

### RESPONSE TO MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011 (MDCP2011)

The following provides a design response to the site specific items from the MDCP2011 Part 9.47 Strategic Context Victoria Road, and describes the measures by which the proposed development has satisfied these objectives.

#### CLAUSE

##### 9.47.11.1 Building heights

Key controls:

- Building heights are applied so as to ensure high levels of amenity, including enabling appropriate levels of solar access to key areas of the public domain such as Wicks Park.
- Building heights contribute to the creation of a high density, urban neighbourhood character compatible with the precinct's inner city, transit accessible location.
- Building heights are varied through the precinct to create a visually interesting urban form and skyline.
- Building heights are consistent with the operational requirements of the Sydney Airport.
- Building heights encourage a height and scale that transition toward surrounding lower density areas.



Figure 15: Building heights map

#### RESPONSE

##### Meets Objective But Varies from the Numerical Controls

Building heights vary throughout the site responding to the unique street interfaces, existing and future context and technical constraints in particular the aviation OLS (Obstacle Limitation Surface). Lower height buildings are located around the perimeter of the site whilst the taller buildings are located centrally.

The maximum number of storeys is consistent with the desired maximum number of storeys anticipated in the Victoria Road (Precinct 47) urban framework established for the site. Whilst the height of lower level buildings vary they are consistent with the intent of the Infill Affordable Housing Bonus provisions.

##### 9.47.11.3 Setbacks

Key objectives:

- To ensure that buildings along Victoria Road Corridor Sub-precinct create a coherent, human scale street wall.
- To ensure that development retains a high level of residential amenity, including allowing for appropriate public domain interfaces and solar and daylight access to dwellings and the public domain.
- To minimise visual bulk and scale of future development from the public domain.
- The design of new buildings within the precinct are to comply with the ground and upper level setbacks outlined in Figure 16: Ground and upper level setbacks map.



Figure 16: Ground and upper level setbacks map

##### Meets or Exceeds Objective

The proposal aligns with the key objectives of the DCP Street Setbacks:

- Victoria Road:
- Buildings along Victoria Road adopts the 1.5m boundary setback from storeys 1-5, and additional 4m upper setback from storeys 6-8.
- Sydenham Road:
- A cohesive and continuous retail strip along the ground floor enable an inviting and active street interface
- Farr Street:
- Building along Sydenham Road adopts the 2m boundary setback from storeys 1-3, an additional 4m upper setback is proposed for best practice
- Mitchell Street:
- Buildings adhere to 3m boundary setback from storeys 1-5, and additional 4m upper setback from storeys 6-8.
  - Building B exceeds the 3m boundary setback with an additional 4m setback dedicated towards contributing to a civic stoop

# Marrickville DCP 2011

## Part 9.47 Victoria Road - Precinct 47

**RESPONSE TO MARRICKVILLE DEVELOPMENT CONTROL PLAN 2011 (MDCP2011)**

The following provides a design response to the site specific items from the MDCP2011 Part 9.47 Strategic Context Victoria Road, and describes the measures by which the proposed development has satisfied these objectives.

| CLAUSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>9.47.7.3 Green Links</b><br><br>Key objectives: <ul style="list-style-type: none"><li>To create green links and pathways that form part of a wider green network that connects commercial areas, parks, public spaces and schools.</li><li>To improve permeability and connections between key areas within the precinct.</li></ul>                                                                                                                                                                                                                                                                                                   | <b>Meets or Exceeds Objective</b><br><br>The proposal aligns with the key objectives green links for the Timberyards Sub-Precinct and seeks to deliver a pedestrian-friendly designed enviornment through providing the following interconnected public open spaces: <ul style="list-style-type: none"><li>'The Warehouse Place' serves as the through site link connecting the public from Wicks Place to the Farr Street Pocket Park, with direct interfaces to local community spaces, retail and F&amp;B offerings.</li><li>'Hardware Lane' serves as an East-West through site connection with direct interfaces with communal spaces and 'Warehouse Place'</li><li>The 'Residential Mews' provides a connection to Farr Street via the 'Warehouse Place</li><li>'Timberyards Commons provides a through site connection to Mitchell Street Pocket Park and the local school beyond.</li></ul> |
| <b>9.47.8 Publicly Accessible Open Space Network</b><br><br>Key objectives: <ul style="list-style-type: none"><li>To provide a high level of physical and visual access to existing and proposed publicly accessible open space areas within the precinct.</li><li>To provide functional open spaces for residents within the precinct.</li><li>To create active, attractive and functional publicly accessible open space areas.</li><li>Publicly Accessible Open Spaces are required to have a minimum area of 700 sqm. Primarily for informal passive recreation. (Table 5: Publicly accessible open space characteristics)</li></ul> | <b>Meets or Exceeds Objective</b><br><br>Intrinsically related to Green Links the site is highly permeable with active uses at street level for local residents and the broader community.<br>'Farr Street Pocket Park' has a minimum area of 700m2 and is connected to the 'Residential Mews', 'Timberyards Commons' and 'Warehouse Place' further enhancing the open space amenity and connectivity to the local neighbourhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>9.47.9 Stormwater Management</b><br><br>Key objectives: <ul style="list-style-type: none"><li>Stormwater management is integrated within the layout and design of the precinct without compromising the visual attractiveness of the public domain.</li><li>Streets and public open spaces are to perform a secondary stormwater management function in a manner that does not compromise their core functions for movement and recreation.</li><li>Proposed open spaces (including pocket parks) and landscaped areas are to incorporate deep soil zones for infiltration purposes and to reduce stormwater runoff</li></ul>         | <b>Meets or Exceeds Objective</b><br><br>Stormwater management (and flood management) is an integral and active design element in the open space and landscape. Deep soil zones across the site contribute to minimising stormwater runoff. Buildings have been designed with freeboards to suit the level of safety required without compromising active frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>9.47.11.41 Overshadowing to Wicks Park</b><br><br>Building height ensures 50% of the total area of Wicks Park receives a minimum of 3 hours of direct sunlight from 9:00am to 3:00pm on 21 June.                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Meets Objective</b><br><br>The proposed heights and articulation of massing within the development take into consideration the relationship with the adjacent Wicks Park.<br>Consistent with Marrickville DCP (2011) Clause 9.47.11.41 Wicks Park, opposite the site, receives a minimum of 3 hours direct sunlight from 9am to 3pm on 21 June (Winter Solstice).<br>Further analysis work has been undertaken including identifying existing and future development and the Equinox period.                                                                                                                                                                                                                                                                                                                                                                                                     |

# 3.7

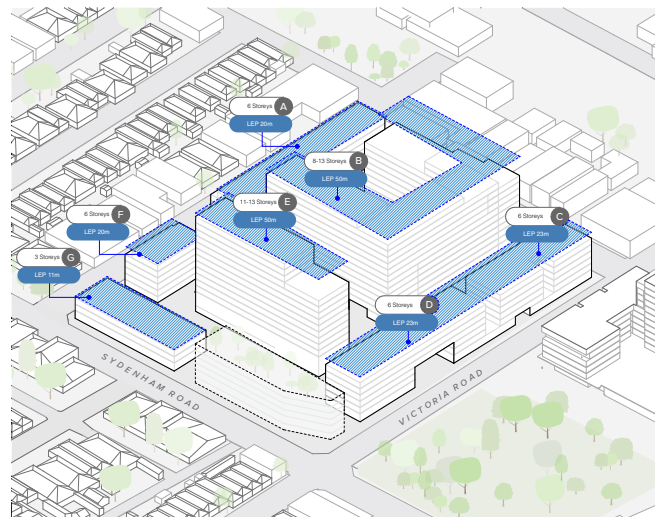
## Clause 4.6 Variation

Detailed studies have been prepared to analyse and illustrate the outcomes of the Infill Affordable Housing bonus height and GFA across the site. This includes:

- Clause 4.6 Variation Request prepared by Ethos Urban
- Detailed shadow analysis / solar studies for adjacent open space (Wicks Park) and existing dwellings (Sydenham Road and Wicks Place). Analysis studies for Wicks Park and Wicks Place are included in this Design Report whilst the detailed study of existing Sydenham Road dwellings is included as a report prepared by Urban Ethos
- Height Plane diagrams detailing the variations in height and extent of built form above the maximum permissible height. Refer to Architectural 3D Height Plane diagrams for the overall site and individual buildings.

# Clause 4.6 Variation Height Variance

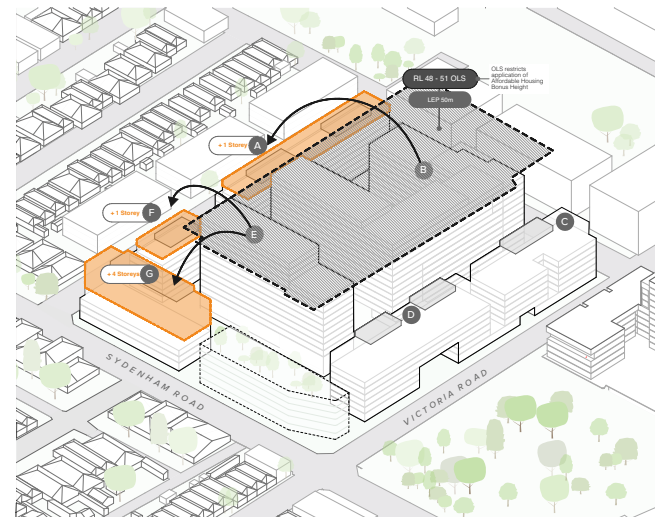
## Compliant Scheme



To establish a base massing outcome for the site the Indicative Masterplan building heights were used together with:

- LEP maximum heights across the site
- OLS (Obstacle Limitation Surface) restrictions on height in particular across the LEP RL50m maximum building height
- Maximum FSR of 3.0:1
- Built form layout consistent with the SSDA submission

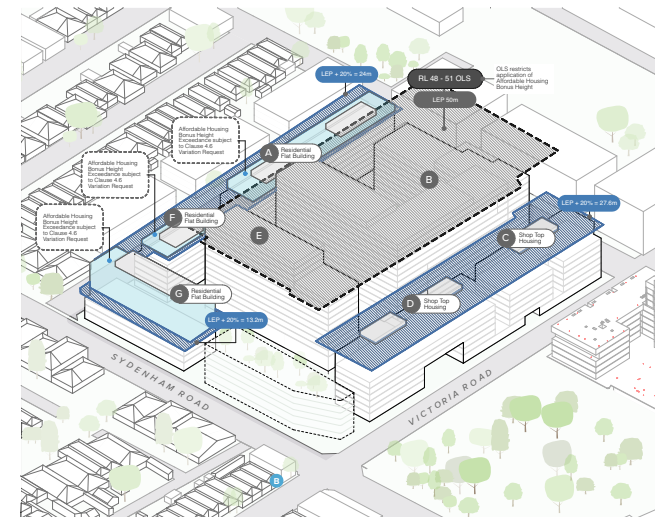
## Infill Affordable Housing Bonus above OLS



Consistent with a compliant scheme the Infill Affordable Housing Bonus scheme is utilised, providing 20% bonus GFA (up to FSR 3.6:1) and height across the site. Given the OLS restrictions to Building B and E, the bonus floor space and height is unable to be accommodated centrally within the site.

The Infill Affordable Housing bonus height and GFA is redistributed to the perimeter street edge buildings, Buildings A, C, D, F & G.

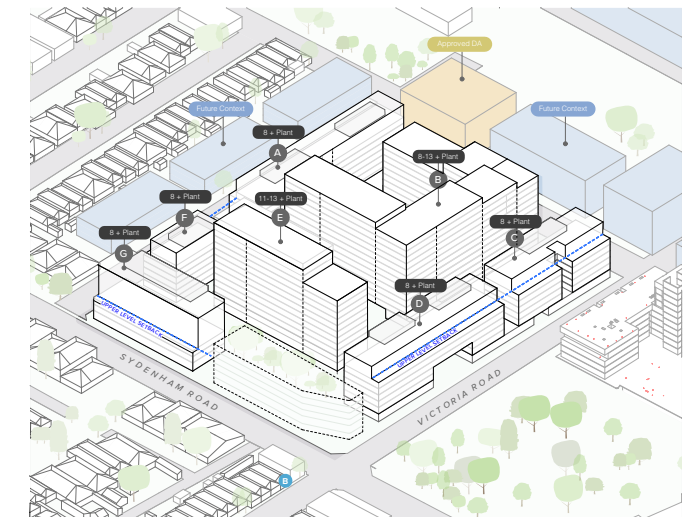
## Transferring Height to Perimeter Buildings



Consistent with the Victoria Road Precinct objectives and controls street level and upper level setbacks are maintained.

Built form is further articulated to respond to each unique street edge interface whilst taking into consideration daylight access, overshadowing and the overall strategic framework for both the Victoria Road Precinct and the Infill Affordable Housing accord “to unlock affordable housing supply...” and consider the flexible application of the controls in light of the public benefit to the delivery of affordable housing.

## SSDA Submission



The SSDA submission proposes a range of building heights across the site, from 8 storey street edge buildings to a maximum height of 13 storeys within the centre of the site.

Whilst the perimeter street edge buildings have increased in height by 1 to 5 additional storeys the maximum building height for the site is consistent with the Indicative Masterplan and LEP controls.

The height of these buildings, predominantly Building G exceed the maximum permissible height whilst roof forms, plant rooms and lift overruns to other buildings contribute to the exceedance. Within the development apartments, indoor and outdoor communal space receive adequate sunlight and building separation. Building separation to adjacent sites are consistent with DCP and ADG controls.

# 3.8

## Apartment Design Guide

# Apartment Design Guide

## Part 2 Developing the Controls

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>2A Primary Controls</b></p> <p><b>Objective 2A</b><br/>Planning controls should be developed taking into account:</p> <ul style="list-style-type: none"><li>• Sunlight and daylight access</li><li>• Orientation and overshadowing</li><li>• Natural ventilation</li><li>• Visual and acoustic privacy</li><li>• Ceiling heights</li><li>• Communal open space</li><li>• Deep soil zones</li><li>• Public domain interface</li><li>• Noise and pollution</li></ul> <p>Controls need to be tested to ensure the desired density and massing can be accommodated within the building height and setback controls.</p> | <p><b>Meets or Exceeds the Objective</b></p> <p>The desired built form of Marrickville Timberyards has been tested to confirm that the desired density and massing can be accommodated to satisfy the objectives, design criteria and guidance within the ADG.</p> <p>Building envelopes have been tested to ensure that the planning controls consider the amenity criteria within the ADG. Throughout the planning and design process, starting from feasibility massing and yield studies, each building has been tested in detail to ensure they can achieve desired outcomes including solar and daylight access.</p>                                                                                                                                                                                                                                                              |
| <p><b>2B Building Envelopes</b></p> <p><b>Objective 2B</b><br/>Building envelopes should be 25-30% greater than the achievable floor space in order to facilitate adequate building articulation and achieve amenity goals.</p>                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Meets or Exceeds the Objective</b></p> <p>Throughout the early stages of the design process 'loose fit' building envelopes were used to test and establish appropriate building envelopes. These envelopes were cross tested with various apartment layouts, building articulation and upper level setbacks consistent with the Marrickville DCP 2011 Victoria Road (Precinct 47) strategic and site specific controls.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>2C Building Height</b></p> <p><b>Objective 2C</b><br/>Ensure that building height controls respond to:</p> <ul style="list-style-type: none"><li>• The desired number of storeys</li><li>• The minimum floor to floor heights required for future building uses</li><li>• The desired future scale and character of the local area</li><li>• Landform and heritage</li><li>• Amenity</li></ul>                                                                                                                                                                                                                      | <p><b>Meets the Objective</b></p> <p>Building heights vary throughout the site responding to the unique street interfaces, existing and future context and technical constraints in particular the aviation OLS (Obstacle Limitation Surface). Lower height buildings are located around the perimeter of the site whilst the taller buildings are located centrally.</p> <p>The maximum number of storeys is consistent with the desired maximum number of storeys anticipated in the Victoria Road (Precinct 47) urban framework established for the site. Whilst the height of lower level buildings vary they are consistent with the Infill Affordable Housing Bonus provisions.</p> <p>Building heights have been further refined, stepped and varied in response to the site's various interfaces, landform and maintaining or improving amenity within and around the site.</p> |

# Apartment Design Guide

## Part 2 Developing the Controls

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>2D Floor Space Ratio</b></p> <p><b>Objective 2D</b><br/>Floor Space Ratios should be set which are consistent with achieving other parameters such as building height, building envelope and setbacks to:</p> <ul style="list-style-type: none"><li>Align with the optimum capacity of the site</li><li>Work with the desired density of the local area</li><li>Provide opportunities for building articulation</li></ul> <p>Where both residential and non-residential uses such as retail or commercial offices are permitted, develop FSR controls for each use.</p> <ul style="list-style-type: none"><li>The allowable gross floor area for residential should only ‘fill’ approximately 70% of the building envelope.</li><li>Commercial and retail generally fill 80-85% of their envelope.</li></ul> <p>Note that residential FSR tends to be lower compared with commercial or retail ratios. This is because residential buildings are typically less deep than commercial buildings to provide higher levels of internal amenity and to incorporate more non-GFA elements such as balconies</p> | <p><b>Meets or Exceeds the Objective</b></p> <p>The desired future density of the Timberyards sub-precinct reflects the 3.0:1 FSR established in the Victoria Road Precinct planning controls. Responding to the opportunity to deliver new affordable housing in well-located areas the Infill Affordable Housing provision of up to 30% an increase in height and GFA has been integrated into the proposal.</p> <p>Whilst the provision allows for up to a 30% detailed analysis and design considerations determined that a lower FSR than permissible would provide a better balanced outcome between amenity and increase in density.</p> <p>An Infill Affordable Housing Bonus of 20% was considered appropriate with the a final outcome after testing resulting in a maximum FSR of 3.4:1.</p> |
| <p><b>2G Street Setbacks</b></p> <p><b>Objective 2G</b></p> <ul style="list-style-type: none"><li>Generally street setbacks should be between 1 and 10 metres although they may be reduced to zero where deemed appropriate.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Meets or Exceeds the Objective</b></p> <p>Setbacks have been provided to all street frontages consistent with Victoria Road Precinct Indicative Masterplan. Victoria Road setbacks allow for an increase in pedestrian activity and improved retail interface. Mitchell Street, Farr Street and Sydenham Road setbacks allow for increased landscaping, street trees and a layered residential threshold to the street edge.</p>                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>2H Side and Rear Setbacks</b></p> <ul style="list-style-type: none"><li>Side and rear setbacks are to be appropriate to the context and should assist in achieving amenity, especially adequate daylight.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Meets the Objective</b></p> <p>Side and rear setbacks vary through the site and respond to building separation for privacy and daylight. Where future development is anticipated on the corner of Victoria Road and Sydenham Road side setbacks to boundaries provide active frontages with landscape zones in the short to medium term. In the long term the side setbacks allow for daylight and adequate separation for the urban typology anticipated.</p>                                                                                                                                                                                                                                                                                                                                    |

# Apartment Design Guide

## Part 2 Developing the Controls

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>2F Building Separation</b><br><br><b>Objective 2F</b><br>To ensure adequate amenity, especially daylight and privacy levels, minimum building separations are offered but may be varied to zero.<br><br>For buildings 9 storeys and over (>25 metres): <ul style="list-style-type: none"><li>• 24 metres between habitable rooms/balconies.</li><li>• 18 metres between habitable rooms/balconies and non-habitable rooms.</li><li>• 12 metres between non-habitable rooms.</li></ul><br>For buildings 5-8 storeys (13-25 metres): <ul style="list-style-type: none"><li>• 18 metres between habitable rooms/balconies.</li><li>• 13 metres between habitable rooms/balconies and non-habitable rooms.</li><li>• 9 metres between non-habitable rooms.</li></ul><br>For buildings 3-4 storeys ( 12 metres or less): <ul style="list-style-type: none"><li>• 12 metres between habitable rooms/balconies.</li><li>• 9 metres between habitable rooms/balconies and non-habitable rooms.</li><li>• 6 metres between non-habitable rooms.</li></ul> | <b>Meets or Exceeds the Objective</b><br><br>Building separation was established on the ADG principles for amenity, Victoria Road Precinct Indicative Masterplan desired outcome for the future desired outcome and creating communal and public spaces with adequate daylight.<br><br>With the various interfaces existing and new building separation varies from 3m at specific side boundaries to 44m between buildings in the central podium landscape space. |

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Artist Impression of the Timberridge Commons public thoroughfare

# Apartment Design Guide

## Part 3 Siting the Development

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                      | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>3A Site Analysis</b><br><br><b>Objective 3A-1</b> <ul style="list-style-type: none"><li>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</li></ul> | <b>Meets or Exceeds the Objective</b><br><br>A comprehensive analysis has been undertaken as part of the design taking into consideration the wider context through to the site and surrounding context.<br><br>A comprehensive analysis has been undertaken as part of the design taking into consideration the wider context through to the site and surrounding context. This site analysis has been undertaken by the ‘design team’ (Turner, Architecture AND, Tribe Studio, Aileen Sage, Yerrabingin and Arcadia), ‘supporting design team’ (Planner, ESD, Retail Strategist, Ecology and Community Engagement) and ‘technical support’ consultants (Aviation, Acoustic, Arborist, Civil, Ecology, Flooding, Contamination, Traffic and Wind) to establish an appropriate baseline and to inform the development of the design in terms of the cultural, social and physical outcomes.<br><br>Site analysis information accompanies this Design Report and SSDA submission drawings prepared by the respective ‘design team’, ‘supporting design team’ and ‘and technical support’ consultants. |
| <b>3B Orientation</b><br><br><b>Objective 3B -1</b> <ul style="list-style-type: none"><li>Building types and layouts respond to the streetscape and site while optimising solar access within the development</li></ul>                                                        | <b>Meets the Objective</b><br><br>The proposed building types and layouts are consistent with the Victoria Road (Precinct 47) Indicative Masterplan which establishes the desired future urban framework for the site. This includes defining existing street edges with continuous street wall heights, building separation, varying setbacks at street level depending on the interface ie. retail frontage to Victoria Road and residential frontages to Mitchell Street, Farr Street and Sydenham Road. Within the site - through site links, pocket parks and communal open space is provided that is consistent with the desired future character and intent of the Indicative Masterplan.<br><br>To optimise solar access within the development Upper Levels have been articulated and vary in height responding to desired street character and optimising solar access to apartments, communal open space and the Farr Street Pocket Park.<br><br>Detailed solar access and shadow analysis are included in this Design Report and SSDA drawings.                                          |

# Apartment Design Guide

## Part 3 Siting the Development

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>Objective 3B-2</b></p> <p>Overshadowing of neighbouring properties is minimised during mid-winter:</p> <ul style="list-style-type: none"><li>• Living areas, private open space and communal open space should receive solar access in accordance with sections 3D and 4A</li><li>• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%</li><li>• If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy</li><li>• Overshadowing should be minimised to the south or down hill by increased upper level setbacks</li><li>• It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development</li><li>• A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings</li></ul> | <p><b>Meets the Objective</b></p> <p>There are various neighbouring properties, public domain and public open space interfaces around the development that have been considered and analysed each with their own set of criteria.</p> <p>Consistent with the Victoria Road Precinct building setbacks and upper level setbacks provide greater than ADG minimum building separation and assist in minimising any reductions to adjacent properties.</p> <p>Detailed studies are included in this Design Report and SSDA drawings for Wicks Park, Wicks Place mixed use development whilst a separate study for the Sydenham Road context adjacent to the site has been prepared by Ethos Urban and included in the SSDA submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>3C Public Domain Interface</b></p> <p><b>Objective 3C-1</b></p> <p>Transition between private and public domain is achieved without compromising safety and security</p> <ul style="list-style-type: none"><li>• Maximum 1m level change between private terraces, front gardens and dwelling entries above the street level</li><li>• The height of solid fences or walls should be limited to 1m</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Meets or Exceeds the Objective</b></p> <p>A key design objective for the project is to provide a pedestrian friendly gateless precinct that is engaging and invites locals to enjoy and move through the various street level spaces and places. This includes a pedestrian through site link from Victoria Road through the ‘Gateway’ to Farr Street via the central ‘Warehouse Place’ and ‘Farr Street Pocket Park’, pedestrian access from ‘Warehouse Place’ to the Mitchell Street Pocket Park via ‘Timberyards Commons’, and also pedestrian access from Mitchell Street to ‘Warehouse Place’ via ‘Hardware Lane’. Smaller scale pedestrian links are provided throughout the site connecting active ground level uses to the broader community.</p> <p>Consistent with the design objectives street level spaces are shared with communal uses either directly – ‘Timberyards Commons’ and ‘Residential Mews’ or indirectly with internal communal spaces that open onto street level spaces. These interfaces are carefully layered approach through built form or landscaped thresholds. This includes changes in levels, differentiation in the landscape design, hierarchy of movement networks, and front gates and courtyards to street level apartments. Retail activity is focused along Victoria Road and within ‘The Gateway’ / ‘Warehouse Place’ with the majority of facades having active frontage / glazing. Where appropriate some spaces limit access after-hours to residents only.</p> <p>The CPTED report provides a detailed response to the safety and security of the development and various interface of uses within the development.</p> |

# Apartment Design Guide

## Part 3 Siting the Development

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>Objective 3C-2</b></p> <ul style="list-style-type: none"><li>Amenity of the public domain is retained and enhanced</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Meets or Exceeds the Objective</b></p> <p>The public domain hardscape and softscape spaces been designed by Aileen Sage and Arcadia in collaboration with Yerrabingin. Each space has responded to the unique condition and interface taking into consideration the existing and future context.</p> <ul style="list-style-type: none"><li>Generous landscaping buffers are provided between the private and public domain</li><li>Site lines and movement routes have been considered to enable enjoyment of place, with opportunities for vagrancy and hidden spaces minimised</li><li>Service entries and facilities have been strategically located to maximise active frontages</li><li>Basement and service areas have been located below ground or sleeved with active uses or with a significant landscape buffer</li><li>technical requirements to manage flooding and WSUD have been integrated into the public domain design</li><li>vehicle and traffic movements are located away from the active public domain spaces and interfaces</li></ul>                                            |
| <p><b>3D Communal and Public Open Space</b></p> <p><b>Objective 3D-1</b></p> <ul style="list-style-type: none"><li>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</li></ul> <div><p><b>Design Criteria</b></p><ol style="list-style-type: none"><li>Communal open space has a minimum area equal to <b>25% of the site</b> (see figure 3D.3)</li><li>Developments achieve a minimum of <b>50% direct sunlight to the principal usable part of the communal open space</b> for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</li></ol></div> | <p><b>Meets or Exceeds the Objective and Complies with the Design Criteria</b></p> <p>Communal open space is provided at street level, podium courtyard, upper levels and on rooftops.</p> <p>These spaces provide a diversity of passive and active uses whilst the landscape design reinforces the use of these spaces and outlook from apartments and communal internals spaces.</p> <p>The proposed development provides more than <b>34.7%</b> of communal open space, exceeding ADG minimum requirements. Further communal open space is provided for Co-living dwellings bringing the total communal open space within the development to 43%.</p> <p>Communal open space is further supported by internal communal space throughout the development at street level, podium level and on rooftops.</p> <p>The location of communal open spaces have been located and orientated with consideration to maximising solar access.</p> <p>Over <b>87%</b> of the collective useable communal open space receives sunlight mid winter.</p> <p>Refer to SSDA analysis diagrams for further information.</p> |

# Apartment Design Guide

## Part 3 Siting the Development

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 3D-2</b><br>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting                       | <b>Meets or Exceeds the Objective</b><br><br>A diversity of common open space is provided throughout the development responding to different resident needs and ages. A balance of passive and active spaces are provided at street level, podium and rooftop levels.<br><br>Refer to Landscape documentation prepared by Arcadia for further information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Objective 3D-3</b><br>Communal open space is designed to maximise safety                                                                                                  | <b>Meets or Exceeds the Objective</b><br><br>Communal open space is designed to maximise security through both passive and active design considerations. <ul style="list-style-type: none"><li>Balconies, windows and terraces are located to provide passive surveillance to communal outdoor spaces</li><li>Communal indoor spaces are typically co-located with communal open spaces</li><li>At street level and podium level a hierarchy of spaces, landscape design and pathways provide a series of thresholds and layers between public and communal space</li><li>Upper level and rooftop communal spaces are accessible only to residents through secure gates, lobbies and lift access</li><li>Refer to SSDA drawings and Landscape documentation prepared by Arcadia for further information.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Objective 3D-4</b> <ul style="list-style-type: none"><li>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</li></ul> | <b>Meets or Exceeds the Objective</b><br><br>Consideration to both existing and future pattern of uses within the neighbourhood have been considered as part of the development. This includes: <ul style="list-style-type: none"><li>Providing a pedestrian priority precinct</li><li>Reinforcing existing and creating new neighbourhood links including access to Wicks Park, local schools and businesses including 'The Gateway', 'Warehouse Place', 'Timberyards Commons', 'Hardware Lane', 'Wicks Alley' and 'The Deck'</li><li>Engaging with the Farr Street Pocket Park with local retail, diversity of pathways and a suspended playful deck that extends the 'pocket park' beyond the anticipated 700m2 DCP 'zone'</li><li>Retaining the existing warehouse structure as feature design element connecting the site to form industrial uses and character</li><li>Enhancing the future desired character of the area in particular the Victoria Road retail corridor with active a predominant retail frontage</li><li>Maximising setbacks and public domain design and interfaces to encourage outdoor dining and seating opportunities</li><li>Limiting vehicle and service access to 3 points within the site and away from primary public domain spaces</li></ul><br>Refer to Landscape documentation prepared by Arcadia for further information. |

# Apartment Design Guide

## Part 3 Siting the Development

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

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OBJECTIVE

3E Deep Soil Zones

Objective 3E-1

- Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.

| Design Criteria                                                 |                |                              |
|-----------------------------------------------------------------|----------------|------------------------------|
| Deep soil zones are to meet the following minimum requirements: |                |                              |
| Site Area                                                       | Min. Dimension | Deep Soil Zone (% Site Area) |
| < 650m2                                                         | -              | 7%                           |
| 650-1,500 m2                                                    | 3m             |                              |
| > 1,500m2                                                       | 6m             |                              |
| > 1,500m2 with significant existing tree cover                  | 6m             |                              |

Design Guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650 - 1,500m²
- 15% of the site as deep soil on sites greater than 1,500m²

3F-1 Visual Privacy

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

- 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
- Direct lines of sight should be avoided for windows and balconies across corners
- No separation is required between blank walls

RESPONSE

Meets or Exceeds the Objective and Complies with the Design Criteria

The proposed development is located across 2 LEP zones created in response to the intended sub-precincts for the site as established in the Victoria Road (Precinct 47) planning controls. R4 (High Density) for the ‘Timberyards Sub-Precinct’ and B4 / MU1 (Mixed Use). Both have different objectives in response to the existing and future desired character.

The intended character of the area informs how we manage the ground plane and opportunities for deep soil zones.

Along Victoria Road active ground level uses, in particular retail and commercial uses are encouraged with outdoor seating and dining within the setback zones. Residential uses at street level are anticipated along Mitchell Street, Farr Street and Sydenham Road. These setbacks vary from 1.5m to 4.0m. Within the site the existing warehouse structure has been retained within the ‘Warehouse Place’ through site link but deep soil opportunities are limited given the nature of this space as a pedestrian connection, interface with existing footings and providing a flexible space for communal and community events.

Whilst the street level interfaces provide active frontages and deep soil zones they are typically outside of the ADG Design Criteria for inclusion in calculations.

With consideration to the above the residential R4 portion of the site achieves 10% deep soil zones. When taking into consideration additional deep soil zones within the R4 zone (outside of the ADG Design Criteria calculations) the deep soil zones increase to 14%.

Meets or Exceeds the Objective

Building separation has been carefully considered to achieve reasonable levels of external and internal privacy to apartments to both the existing context and future anticipated developments adjacent.

This is further enhanced with the location and design of landscaping within the site.

Refer to SSDA drawings for further information.

# Apartment Design Guide

## Part 3 Siting the Development

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                       | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Objective 3F-2</b> <ul style="list-style-type: none"><li>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</li></ul> | <b>Meets or Exceeds the Objective</b> <p>Each building provides a specific response to the various interfaces. This includes:</p> <ul style="list-style-type: none"><li>Change in levels or elevating apartments above street level</li><li>Orientation of apartments to improve outlook or increase privacy</li><li>Offsetting windows or locating secondary windows where apartments are in close proximity</li><li>Solid or screened balconies, especially at lower levels</li><li>Front or rear terraces with landscape screening</li><li>Recessed balconies are typically provided throughout the development</li><li>Limiting internal corner facades and where designed ensuring adequate separation with vertical fins and solid façade elements between apartment windows or balconies</li><li>Adequate landscaping and deep soil zones are provided between buildings</li></ul>                                                                                                                                                                                                                |
| <b>3G Pedestrian Access and Entries</b><br><br><b>Objective 3G-1</b> <ul style="list-style-type: none"><li>Building entries and pedestrian access connects to and addresses the public domain</li></ul>                                         | <b>Meets or Exceeds the Objective</b> <p>Each building has clearly defined street entries that is directly connected to the public domain. These foyers are designed in response to the unique character of the building.</p> <p>Foyers are connected to the communal space and have direct access to communal rooftop areas both internal and external. In many instances bicycle parking is provided adjacent to foyers to encourage the use of bikes as a ‘first choice’ mode of transport.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Objective 3G-2</b> <ul style="list-style-type: none"><li>Access, entries and pathways are accessible and easy to identify</li></ul>                                                                                                          | <b>Meets or Exceeds the Objective</b> <p>Entries across the site respond to the existing interface levels around the site. Two primary ‘ground levels’ have been established in response to creating level access points and to minimise steps or ramps: a) Victoria Road ‘ground level’ and: b) Farr Street ‘upper ground level’.</p> <p>Relative to both ground levels is managing active frontages and the precinct wide flooding. This includes both equitable access and flood mitigation and safety.</p> <p>Along Victoria Road to ensure an active and vibrant ground plane is achieved retail tenancies have a layered threshold where the street frontage is at grade and the more sensitive elements of the tenancies ie food preparation, services are located above the flooding level. Residential entries are elevated and positioned along street frontages where the flood level is not as extreme and 1:20 walkways can be provided in lieu of 1:14 ramps.</p> <p>Each entry is clearly defined through architectural treatment, awning design and building identification signage.</p> |

# Apartment Design Guide

## Part 3 Siting the Development

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Objective 3G-3</b> <ul style="list-style-type: none"><li>Large sites provide pedestrian links for access to streets and connection to destinations</li></ul>                                                                                              | <b>Meets or Exceeds the Objective</b> <p>Integrated into the site is a series of pedestrian links for access through the site and to various spaces and places within the development.</p> <p>These pedestrian links change in scale and treatment depending on their use. For instance, ‘Warehouse Place’ provides a 24m wide pedestrian connection from Victoria Road through to Farr Street with active retail and communal uses each side at ground level. This space is further enhanced with the retained warehouse structure. ‘Hardware Lane’ provides a 6-9m wide pedestrian connection from Mitchell Street through to ‘Warehouse Place’ with foyers, access to bike parking, communal workshop spaces and building foyers. At the nexus of these two pedestrian through site links centrally located is the concierge for residents and the big steps, a triple height space with seating that provides access to the ‘Timberyards Commons’.</p> <p>Accessible pathways are provided throughout the site and central to the site a publicly accessible lift ensures that access free movement between the Victoria Road ‘ground level’ and the Farr Street ‘upper ground level’</p>                                                                                                                             |
| <b>3H Vehicle Access</b><br><b>Objective 3H-1</b> <ul style="list-style-type: none"><li>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</li></ul> | <b>Meets or Exceeds the Objective</b> <p>Historically the site was predominantly industrial with significant vehicle movements and multiple driveway access points around the site. The change in use and the objective to achieve a pedestrian priority precinct has significantly changed this condition making it a safer and improving the street scape interfaces.</p> <p>Along Victoria Road all driveway access points have been removed reinforcing the active pedestrian focused retail precinct with footpath widening.</p> <p>Mitchel Street accommodates vehicle servicing for the site and retail parking via ‘Mitchell Lane’. An area less active and an interface between the retail uses along Victoria Road and the residential nature of Mitchell Street.</p> <p>Farr Street accommodates the residential car park access point and towards Sydenham Road a service access point to the site for accossional uses ie maintenance vehicles, removalist vans.</p> <p>All entry points are setback from the main façade and screened either with integrated access doors or landscaping. Servicing for the loading and unloading of goods and waste collection are fully contained with a loading dock to ensure that these activities are screened from the public domain and acoustically separated.</p> |

# Apartment Design Guide

## Part 3 Siting the Development

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                         | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>3J Bicycle and Car Parking</b><br><br><b>Objective 3J-1</b> <ul style="list-style-type: none"><li>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</li><li>Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site</li></ul> | <b>Meets or Exceeds the Objective</b><br><br>Underpinning the car parking strategy is the desire to encourage a modal shift in the use of personal vehicles and the use of public transport and / or cycling. This is supported through the different State Government policies for Build to Rent, Co-Living and Affordable Housing. Furthermore, the allocation of Build to Rent and Co-living car spaces are decoupled from individual apartments removing the traditional legacy of apartments with a car space to a user focused (resident) choice where car spaces are leased as part of their agreement on a ‘as needs’ basis.<br><br>Supporting the move away from private car ownership a car share programme with 22 spaces for residents are provided within the development. This is in addition to the programmes including GoGet and Car Next Door that operate widely in the area with existing vehicles in the local streets around the site.<br><br>Bus services connecting residents to the city and local areas is located directly in front of the site on Victoria Road and Sydenham Road whilst a 10min walk provides access to the Sydney Rail and Metro system providing connections to the broader Sydney metropolitan area. |
| <b>Objective 3J-2</b> <ul style="list-style-type: none"><li>Parking and facilities are provided for other modes of transport</li></ul>                                                                                                                                                                                                                                                            | <b>Meets or Exceeds the Objective</b><br><br>Bicycle parking is conveniently located around the site to meet the needs of residents, visitors, retail staff and retail guests. Sapces are located adjacent to entry foyers, this includes visitor and resident parking. Given the high proportion of bicycle parking spaces provided additional spaces are located directly off pedestrian through site links within the site, this includes ‘Hardware Lane’ which also provides direct access to the basement levels where further bike parking is located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Objective 3J-3</b> <ul style="list-style-type: none"><li>Car park design and access is safe and secure</li></ul>                                                                                                                                                                                                                                                                               | <b>Meets or Exceeds the Objective</b><br><br>The car park design has been focused on providing a high level of amenity for residents and a consolidated approach to the location of services. Residents have direct access to the basement via lifts from apartments above or via the pedestrian through site links that are substantially weather protected.<br><br>The design of the car park is logical and efficient with turning bays and accessible spaces located in close proximity to lifts. Share cars are consolidated in one area and located closer to the entry point.Retail parking is separate to the residential parking avoiding conflicts that can be associated with mixed use.<br><br>Within the basement storage cages, bike parking and service rooms uses are contained within separate zones. All lift lobbies are clearly legible and provided with a secure glazed foyer area.                                                                                                                                                                                                                                                                                                                                            |

# Apartment Design Guide

## Part 3 Siting the Development

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>Objective 3J-4</b></p> <ul style="list-style-type: none"><li>Visual and environmental impacts of underground car parking are minimized</li><li>Protrusion of car parks should not exceed 1m above ground level.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Meets or Exceeds the Objective</b></p> <p>Carparking has been consolidated to a single area over 2 levels predominantly below buildings ‘A’ and ‘B’. This approach has been made possible by the reduction in car parking rates that align with the housing typologies and local public transport opportunities immediately available.</p> <p>This approach provides the following benefits:</p> <ul style="list-style-type: none"><li>Increasing opportunities for additional landscaping and deep soil zones</li><li>Reducing driveway cross overs and carp entry points around the site</li><li>Increasing the amount of active uses to street frontages</li><li>Minimising the overall cost of construction that would typically be attributed to basements especially when the development is focused on delivering a diversity of housing typologies including Affordable and Co-living</li></ul> |
| <p><b>Objective 3J-5</b></p> <ul style="list-style-type: none"><li>Visual and environmental impacts of on-grade car parking are minimised</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Meets or Exceeds the Objective</b></p> <p>On grade car parking is provided for retail guests only. This parking area is sleeved between two buildings and substantially covered with landscape roof elements. Access is provided via ‘Mitchell Lane’ which is shared with the service access for the site.</p> <p>With the nature of retail parking – easy access and close to retail tenancies – the low number of retail parking spaces provided it was considered that basement parking with driveway ramps, servicing and required lift access would be unnecessary and an inconvenient solution for retail guests.</p>                                                                                                                                                                                                                                                                             |
| <p><b>Objective 3J-6</b></p> <p>Visual and environmental impacts of above ground enclosed car parking are minimised</p> <p>Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include:</p> <ul style="list-style-type: none"><li>Car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels)</li><li>Car parking that is ‘wrapped’ with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage</li></ul> | <p><b>Meets or Exceeds the Objective</b></p> <p>The sloping nature of the site results in the below ground ‘basement’ at Farr Street being above ground towards Victoria Road. To ensure that the enclosed car parking is not visible:</p> <ul style="list-style-type: none"><li>The extent of above car parking is minimised</li><li>Terraced landscaping is provided along Mitchell Street providing direct access to apartments and concealing the ‘basement’</li><li>Active communal uses are provided to ‘Warehouse Place’ sleeving the carpark behind</li><li>Similarly ‘Hardware Lane’ provides an active frontage to the carpark uses and access to back of house areas that would traditionally be located on a primary street facade</li></ul>                                                                                                                                                      |



Artist Impression of Building B (left) and Building A (right) from the corner of Mitchell Street and Farr Street

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

OBJECTIVE

4A Solar and Daylight Access

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design Criteria

For development in the following locations:

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Objective 4A-2

Daylight access is maximised where sunlight is limited

- Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms

RESPONSE

Meets or Exceeds the Objective and Complies with the Design Criteria

The site arrangement of building envelopes and massing has been carefully developed to ensure that the maximum number of apartments receive sunlight to habitable rooms, primary windows and private open space. The Victoria Road Precinct Strategic and specific planning controls to provide street edge built form, especially the Victoria Road or the southern side of Farr Street edge buildings, by nature of their orientation results in facades that are south facing and consequently apartments that have a southern aspect.

Taking into consideration the site orientation and the strategic urban design framework when designing apartments the following key considerations were made:

- Maximise north facing apartments
- Orientate living rooms to the north and where positioned in a more east or west direction place living rooms on the primary façade to maximise sun light whilst balancing shading requirements
- provide a high proportion of cross over ‘through’ apartments with living rooms to the ‘north’ and bedrooms to the ‘south’
- Multiple apartments to take advantage of corner positions for greater sunlight opportunities
- Modulated building massing to ensure adjacent buildings and apartments can take advantage of sunlight opportunities

Taking into consideration the unique site qualities established with the DCP Victoria Road Precinct and the careful layout of built form and apartment layouts over 70% of apartments receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter and less than 15% of apartments receive no direct sunlight between 0am and 3pm mid-winter.

Meets or Exceeds the Objective

Daylight access has been maximised to apartments whilst balancing the the ‘glazing to wall’ ratio for thermal efficiency, acoustic mitigation measures and establishing an appropriate building expression and diversity of architectural character across the site.

The outcomes of achieving Objective 4A-1 illustrate the measures taken in achieving an appropriate balance and maximising daylight to apartments.

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 4A-3</b><br>Design incorporates shading and glare control, particularly for warmer months                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Meets or Exceeds the Objective</b><br><br>Careful consideration has been made to balance the need to maximise sunlight to apartments mid-winter and minimise heat load in summer. These include: <ul style="list-style-type: none"><li>• External sun hoods to windows</li><li>• Apartment planning that places living rooms behind balconies or terraces</li><li>• Using the architectural expression i.e Building B ‘grid’, for shading both horizontally and vertically and Building F ‘triangular’ spandrel expression that shades the level below</li><li>• Horizontal shading louvres at the upper portion of windows</li><li>• Orientating apartments away from western side either through internal planning or the articulation of the building form i.e. Building G angled façade with glazing and balconies facing north east rather than north west</li></ul> |
| <b>4B Natural Ventilation</b><br><br><b>Objective 4B-1</b><br>All habitable rooms are naturally ventilated <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>                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Meets or Exceeds the Objective</b><br><br>All habitable rooms to apartments are provided with operable windows and / or sliding doors or both.<br><br>In many instances multiple awnings are provided to windows to increase the effective openable area. Ground floor apartments are provided with windows in addition to sliding doors to terraces. Furthermore light wells have not been used in the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Objective 4B-2</b><br>The layout and design of single aspect apartments maximises natural ventilation<br><br>Apartment depths are limited to maximise ventilation and airflow<br><br>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> | <b>Meets or Exceeds the Objective</b><br><br>The early testing and development of building forms that have shallow depths has ensure that apartment depths and layouts have been designed to maximise natural ventilation. This is further enhanced with various apartment typologies including wider frontage apartments, mezzanine style apartments and designing internal layouts that maximise habitable rooms closer to building façades.                                                                                                                                                                                                                                                                                                                                                                                                                               |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

OBJECTIVE

Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

- The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths
- In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)

Design Criteria

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line

RESPONSE

Meets or Exceeds the Objective and Complies with the Design Criteria

The diversity of apartment types including corner apartments, cross over and through apartments has maximised the number of apartments with natural cross ventilation.

Across the development over 60% of apartments are naturally cross ventilated and the overall depth of cross over or cross through apartments are less than 18m in depth.

Furthermore all apartments have the ability to achieve natural cross ventilation via windows or doors. Skylights have not been used or needed to achieve natural cross ventilation.

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p><b>4C Ceiling Heights</b></p> <p><b>Objective 4C-1</b></p> <ul style="list-style-type: none"><li>Ceiling height achieves sufficient natural ventilation and daylight access</li></ul> <table><tr><td colspan="2"><b>Design Criteria</b></td></tr><tr><td colspan="2">1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</td></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area<br/>2.4m for second floor, where area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30° minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground floor and first floor to promote future flexibility of use</td></tr><tr><td colspan="2">2. These minimums do not preclude higher ceilings if desired</td></tr></table> | <b>Design Criteria</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: |  | Habitable rooms | 2.7m | Non-habitable | 2.4m | For 2 storey apartments | 2.7m for main living area<br>2.4m for second floor, where area does not exceed 50% of the apartment area | Attic spaces | 1.8m at edge of room with a 30° minimum ceiling slope | If located in mixed use areas | 3.3m for ground floor and first floor to promote future flexibility of use | 2. These minimums do not preclude higher ceilings if desired |  | <p><b>Meets or Exceeds the Objective and Complies with the Design Criteria</b></p> <p>Across the development the typical floor to floor height has been established at 3.2m minimum to achieve an adequate finished floor to finished ceiling levels in apartments.</p> <p>Bedrooms and living rooms have been designed to achieve 2.7m clear whilst kitchens have been designed to achieve 2.4m in order to manage services (hydraulic and mechanical) and acoustic treatment within the ceiling zone and provide integrated AC systems rather than wall mounted units. As the kitchens are typically located as part of an ‘open plan’ arrangement rather than enclosed as a separate room the lower ceiling does not impact on natural ventilation or daylight access amenity.</p> <p>The residential uses of the site are located in the R4 zone and have been typically designed to achieve 3.2m floor to floor. To respond to the unique and diverse uses across the site:</p> <ul style="list-style-type: none"><li>Buidling B ‘ground level’ achieves a higher floor to floor to accommodate the varous servicing needs of the bulding including waste collection, loading / unloading of goods and essential service authority requirements</li><li>Building E has a higher floor to floor to accommodate retail uses and communal spaces with double height zone for flexibility and a variety of different uses</li><li>Building F with the local retail space achieves a greater floor to floor height given the non residential use and additional services / amenity required</li><li>Buidlings along Victoria Road which are located in the MU1 / B4 mixed use zone are all provided with a higher floor to floor height to suit retail uses including speciality and food &amp; beverage uses</li></ul> |
| <b>Design Criteria</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Habitable rooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2.7m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Non-habitable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2.4m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| For 2 storey apartments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2.7m for main living area<br>2.4m for second floor, where area does not exceed 50% of the apartment area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Attic spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.8m at edge of room with a 30° minimum ceiling slope                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| If located in mixed use areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3.3m for ground floor and first floor to promote future flexibility of use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2. These minimums do not preclude higher ceilings if desired                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Objective 4C-2</b></p> <ul style="list-style-type: none"><li>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Meets or Exceeds the Objective</b></p> <p>2.7m ceiling heights are provided in apartments throughout the development. Increases in ceiling heights are provided to stair voids within 2 and 3 bedroom cross over and cross through apartments whilst mezzanine aparments have both a double height living space and void over stairs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Objective 4C-3</b></p> <ul style="list-style-type: none"><li>Ceiling heights contribute to the flexibility of building use over the life of the building</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Meets or Exceeds the Objective</b></p> <p>Apartment floor to floor heights are typically 3.2m to provide flexibility in design including the location and concealment of services, management of setdowns and external waterproofing interfaces.</p> <p>At ground level the floor to floor heights are increased to provide flexibility in the proposed uses:</p> <ul style="list-style-type: none"><li>Building A entry foyers and interfaces with street and podium landscape levels</li><li>Building B communal spaces facing the ‘Warehouse Place’ and the various communal uses along ‘Hardware Lane’</li><li>Building C and D retail tenancies along Victoria Road</li><li>Building E retail tenancies and double height communal spaces</li><li>Buidling F retail and lower ground uses facing the ‘Farr Street Pocket Park’ and ‘ Residential Mews’</li></ul> |  |                                                                                               |  |                 |      |               |      |                         |                                                                                                          |              |                                                       |                               |                                                                            |                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                             | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>4D Apartment Size and Layout</b></p> <p><b>Objective 4D-1</b></p> <ul style="list-style-type: none"><li>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</li></ul> | <p><b>Meets or Exceeds the Objective and Complies with the Design Criteria</b></p> <p>Apartment have been designed to respond to the varying needs of residents with a diversity of apartment types with different layouts. These include a mix of studio, 1 bed, 2 bed and 3 bed apartments with different orientations and locations within the development.</p> <p>Apartment layouts and types include:</p> <ul style="list-style-type: none"><li>Street level terrace style 2 and 3 bedroom apartments</li><li>Mezzanine apartments</li><li>Cross through apartments</li><li>Cross over apartments</li><li>Livable</li><li>Accessible apartments (rather than adaptable apartments) to meet the physical, visual or hearing needs of residents.</li></ul> <p>Apartments have been designed to meet the minimum internal areas and in many instances exceed these minimum requirements.</p> <p>All habitable bedrooms and living rooms are provided with a window in an external wall equal to or greater than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.</p> |

| Design Criteria                                                                                                                                                                                                                                     |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. Apartments are required to have the following minimum internal areas:                                                                                                                                                                            |                       |
| Apartment Type                                                                                                                                                                                                                                      | Minimum Internal Area |
| Studio                                                                                                                                                                                                                                              | 35m <sup>2</sup>      |
| 1 Bedroom                                                                                                                                                                                                                                           | 50m <sup>2</sup>      |
| 2 Bedroom                                                                                                                                                                                                                                           | 70m <sup>2</sup>      |
| 3 Bedroom                                                                                                                                                                                                                                           | 90m <sup>2</sup>      |
| The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m <sup>2</sup> each                                                                                                               |                       |
| The depth of a single aspect apartment relative to the ceiling height directly influences the quality of natural ventilation and daylight access. The maximum depth of open plan layouts that combine living, dining and kitchen spaces is 8 metres |                       |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RESPONSE                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective 4D-2</b></p> <ul style="list-style-type: none"><li>Environmental performance of the apartment is maximised</li></ul> <div><p><b>Design Criteria</b></p><ol style="list-style-type: none"><li>Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (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:<ul style="list-style-type: none"><li>- 3.6m for studio and 1 bedroom apartments</li><li>- 4m for 2 and 3 bedroom apartments</li></ul></li><li>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</li></ol></div>                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Meets or Exceeds the Objective</b></p> <p>The overall depths of buildings across the development are typically less than 20m ensuring that internal apartment can achieve room depths are minimised and ADG design criteria achieved or exceeded.</p>                                                     |
| <p><b>Objective 4D-3</b></p> <p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <div><p><b>Design Criteria</b></p><ol 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 and kitchen are combined) the maximum habitable room depth is 8m from a window</li></ol></div> <p>Apartment layouts allow flexibility over time, design solutions may include:</p> <ul style="list-style-type: none"><li>All bedrooms allow a minimum length of 1.5m for robes</li><li>The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high</li><li>Dimensions that facilitate a range of activities and privacy levels</li><li>Room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))</li><li>Efficient planning of circulation to maximise the amount of usable floor space in rooms</li><li>Dual master apartments</li><li>Dual key apartments</li></ul> | <p><b>Meets or Exceeds the Objective and Complies with the Design Criteria</b></p> <p>A variety of apartment layouts have been designed to accommodate different household activities and needs. Consistent with all apartment layouts the dimensions or areas of rooms meet or exceed ADG design criteria.</p> |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

OBJECTIVE

4E Private Open Spaces and Balconies

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

Note: Dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA and for calculating the mix of apartments

| Design Criteria                                                                                                                                                                             |              |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 1. All apartments are required to have primary balconies as follows                                                                                                                         |              |               |
| Dwelling Type                                                                                                                                                                               | Minimum Area | Minimum Depth |
| Studio                                                                                                                                                                                      | 4m2          | -             |
| 1 Bedroom                                                                                                                                                                                   | 8m2          | 2m            |
| 2 Bedroom                                                                                                                                                                                   | 10m2         | 2m            |
| 3+ Bedroom                                                                                                                                                                                  | 12m2         | 4m            |
| The minimum balcony depth to be counted as contributing to the balcony area is 1m                                                                                                           |              |               |
| 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m |              |               |

Objective 4E-2

- Primary private open space and balconies are appropriately located to enhance liveability for residents

RESPONSE

Meets or Exceeds the Objective

A primary objective of the development is to provide housing choice and affordability. Apartment amenity has been paramount in how the design team has considered apartment design and balancing the ADG design criteria for private open space, communal indoor space (not required under the ADG) and communal open space across the development with a clear agenda to create a diversity of communal spaces for residents to passively and actively share in addition to their own personal private open space. This is especially important when taking into consideration the housing typologies – Build to Rent and Affordable Housing.

All apartments are provided with private open space directly off living rooms with ground level apartments having direct access to communal open space in addition to their own private open space in the form of terraces or courtyards with the majority achieving the ADG design criteria minimum requirements. In some instances either the minimum total area or depth may vary.

A balanced approach to residential amenity has been provided where the minor departures from minimum sizes for private open spaces needs to be considered with the following:

- The area of communal open space far exceeds the minimum ADG design criteria
- The diversity of communal open space provides a range of passive and active uses for residents of all ages
- Communal open space is easy to access and in close proximity to apartments
- Communal open space is provided at ground level, typical levels and rooftops

In addition to communal open space a diversity of indoor communal spaces are provided throughout the development to enhance apartment amenity, this includes communal spaces at ground level, typical floors and rooftop levels. Beyond the numerical differences with the ADG design criteria the level of amenity established for the residents within the development far exceed what was anticipated by the ADG

Meets or Exceeds the Objective

Primary balconies are located to take advantage of views and provide privacy to occupants with all apartments providing balconies directly off living areas.

With the various interfaces and orientations around the site each building and apartment typology is provided with a site specific response.

- Ground Level apartments are provided with front courtyards with individual gates / front door entries
- The taller buildings have balconies orientated to views rather than the adjacent building
- Secondary balconies are provided to bedrooms in some conditions including cross through apartments
- Balcony areas are provided with double height space in conditions that integrate into the building design
- Balconies are provided with solid or screened elements to improve privacy and protection from the afternoon sun whilst maintaining outlook

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Objective 4E-3</b></p> <ul style="list-style-type: none"><li>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>Meets or Exceeds the Objective</b></p> <p>Private open space and balconies have been integrated into the overall form and detailing of each building at both an overall composition and individual identity.</p> <p>At street level private open space is connected to the street level experience with residential stoops, front gates to apartments and landscaping.</p> <p>Complimenting the diversity of buildings across the site balconies have been designed to reinforce the character of each building – rhythm, proportion and scale – whilst ensuring the amenity for residents is maintained.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Objective 4E-4</b></p> <ul style="list-style-type: none"><li>Private open space and balcony design maximises safety</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Meets the Objective</b></p> <p>Balconies have been designed to meet regulatory requirements for safety.</p> <p>Changes in level are minimised and where used have been provided to enhance privacy and / or outlook.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>4F Common Circulation and Spaces</b></p> <p><b>Objective 4F-1</b></p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <div><p><b>Design Criteria</b></p><ol 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></ol></div> <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>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><b>Meets or Exceeds the Objective</b></p> <p>Common circulation spaces are provided with natural light and ventilation with typical lift lobbies provided with direct access to natural light and ventilation and are typically wider in dimension to facilitate ease of movement.</p> <p>Where buildings have a hybrid mix of Build to Rent apartments and Co-living dwellings typical floors are provided with communal libraries for shared goods to enhance the amenity of apartments without burdening residents with additional household goods that may not be needed on an ‘everyday’ basis.</p> <p>Fire stairs have been designed to provide a secondary means of ‘every day’ access to apartments and where permitted by NCC safety and egress standards external with glazed walls to improve natural light into common corridors. Common corridors limit the number of apartments but balance this ADG design criteria with other apartment amenity criteria including increasing the number of cross through and cross over apartments, internal communal spaces and access to natural light and ventilation.</p> <p>Throughout the development multiple lift cores are provided to each building with access to an alternate lift service in the case of maintenance or breakdowns.</p> |
| <p><b>Objective 4F-2</b></p> <ul style="list-style-type: none"><li>Common circulation spaces promote safety and provide for social interaction between residents</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Meets or Exceeds the Objective</b></p> <p>Common circulation spaces have been designed to promote for social interaction between residents. Individual building foyers at street level across the development include direct access to resident bike parking, larger areas for waiting or gathering.</p> <p>On upper levels communal indoor or outdoor areas for gathering or sharing every day household goods</p> <p>Access to rooftop communal spaces indoor and outdoor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p><b>4G Storage</b></p> <p><b>Objective 4G-1</b><br/>Adequate, well designed storage is provided in each apartment</p> <ul style="list-style-type: none"><li>Storage is accessible from either circulation or living areas</li><li>Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street</li><li>Left over space such as under stairs is used for storage</li></ul> <table><tr><td colspan="2"><b>Design Criteria</b></td></tr><tr><td colspan="2">1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</td></tr><tr><td>Dwelling Type</td><td>Storage Size (Volume)</td></tr><tr><td>Studio</td><td>4m<sup>3</sup></td></tr><tr><td>1 Bedroom</td><td>6m<sup>3</sup></td></tr><tr><td>2 Bedroom</td><td>8m<sup>3</sup></td></tr><tr><td>3+ Bedroom</td><td>10m<sup>3</sup></td></tr><tr><td colspan="2">At least 50% of the required storage is to be located within the apartment.</td></tr></table> | <b>Design Criteria</b>                                                                                                                                                                                                                                                                                                                                                                                 |  | 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: |  | Dwelling Type | Storage Size (Volume) | Studio | 4m <sup>3</sup> | 1 Bedroom | 6m <sup>3</sup> | 2 Bedroom | 8m <sup>3</sup> | 3+ Bedroom | 10m <sup>3</sup> | At least 50% of the required storage is to be located within the apartment. |  | <p><b>Meets the Objective and Provides an Alternate Solution to the Design Criteria</b></p> <p>Apartments have been designed to provide a variety of storage opportunities that meet everyday household needs. This includes:</p> <ul style="list-style-type: none"><li>Storage cupboards near apartment entries</li><li>Linen cupboards adjacent laundries and / or bedrooms</li><li>Storage adjacent to kitchens that compliments the layout and design of the open plan kitchen arrangement and relationship to dining and living areas</li><li>Alcoves and zones within habitable rooms and corridors that allow residents to personalise their storage requirements without compromising the amenity of the apartment</li></ul> <p>Typically apartments are provided with at least 50% of the required storage within the apartment whilst flexibility is provided for residents to chose whether additional storage is required. Within the basement / parking levels of the development storage cages are provided for use by residents on a ‘as needs’ basis which is managed as part of the rental agreement.</p> <p>This alternate approach to the ADG design criteria is considered appropriate for the housing types – Build to Rent, Affordable Housing and Co-living – offered across the development.</p> |
| <b>Design Criteria</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Dwelling Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Storage Size (Volume)                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Studio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4m <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1 Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6m <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2 Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8m <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3+ Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10m <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| At least 50% of the required storage is to be located within the apartment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Objective 4G-2</b><br/>Additional storage is conveniently located, accessible and nominated for individual apartments</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Meets the Objective</b></p> <p>Further to commentary provided in response to Objective 4G-1 storage is conveniently located within the basement / parking levels. Storage is provided in lockable cages within storage rooms for individual apartment use. Storage rooms are separate to car parking bays and accessible by residents only via lift access or pedestrian through site links.</p> |  |                                                                                                   |  |               |                       |        |                 |           |                 |           |                 |            |                  |                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>4H Acoustic Privacy</b><br><br><b>Objective 4H-1</b><br>Noise transfer is minimised through the siting of buildings and building layout                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Meets the Objective</b><br><br>Careful consideration has been made to ensure that noise transfer is minimised. This is particularly relevant to the site and context given the relationship to the Sydney Airport flight path.<br><br>Specialist advice has been integrated into the design of facades and location of plantroom and services to ensure that noise levels are significantly reduced. These methods include: <ul style="list-style-type: none"><li>Acoustic glazing systems specifically designed to suit the site and context</li><li>Extent of external glazing and door systems have been selected based on their noise mitigation qualities and integrated into the building design and apartment layouts</li><li>External wall systems have been selected that provide a high acoustic rating ie. masonry wall systems or cladding systems with additional internal layers of CFC sheeting</li><li>Rooftop plant rooms have external acoustic treatment to mitigate noise issues and ensure reasonable background noise levels are maintained or improved for residential uses</li></ul><br>Across the development to assist with mitigating noise issues the following design elements have been integrated into the buildings: <ul style="list-style-type: none"><li>Solid awnings provided over the active ground level uses to provide a acoustic separation to apartments over</li><li>Apartments and common corridors typically stack vertically</li><li>Servicing including waste collection is undertaken internally within a defined loading dock area</li><li>Wall and ceiling zones have been integrated into the building planning to allow for adequate insulation and isolation of wall and ceiling systems</li></ul> |
| <b>Objective 4H-2</b><br>Noise impacts are mitigated within apartments through layout and acoustic treatments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Meets the Objective</b><br><br>Apartments have been designed to group the more active spaces in apartments – living, dining and kitchen – from the quieter bedroom spaces. Where possible robes are placed back to back to improve acoustic separation.<br>Specialist acoustic advice will be sought during the detailed documentation stages of the project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>4J Noise and Pollution</b><br><br><b>Objective 4J-1</b><br>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings<br>Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: <ul style="list-style-type: none"><li>Solar and daylight access</li><li>Private open space and balconies</li><li>Natural cross ventilation</li></ul> | <b>Meets the Objective</b><br><br>Specialist acoustic advice has been provided during the early design and siting of buidings to ensure that the siting and layout of buildings assists in reducing the external impacts of noise and pollution.<br><br>This included the mapping of noise levels across the site three dimensionally providing data on how to manage the building fabric, size and location of windows, in particular operable windows and doors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



Artist Impression of Building A, Building F and Building G from the corner of Farr Street and Sydenhem Road

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                          | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Objective 4J-2</b><br>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission                                                                                                                                                                                               | <b>Meets the Objective</b><br><br>Refer to 4H-1 response for details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>4K Apartment Mix</b><br><br><b>Objective 4K-1</b><br>A range of apartment types and sizes is provided to cater for different household types now and into the future<br><br>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 | <b>Meets or Exceeds the Objective</b><br><br>A range of apartment types and sizes have been provided to cater for different household types. This includes: <ul style="list-style-type: none"><li>• Build to Rent apartments</li><li>• Affordable Housing apartments</li><li>• Co-living dwellings</li></ul> Apartment sizes vary and include: <ul style="list-style-type: none"><li>• Studio apartments</li><li>• 1 bed apartments</li><li>• 2 bed apartments</li><li>• 3 bed apartments</li></ul> Depending on household needs apartments of different sizes are located: <ul style="list-style-type: none"><li>• At courtyard level</li><li>• With direct street frontages</li><li>• 2 storey cross over types</li></ul> For improved accessibility apartments are designed as livable apartments and to cater for households that require greater accessibility a mix of accessible apartments, apartments with hearing or visual augmentation have been integrated into the design at ‘day one’ rather than the adaptable apartment typology that requires retrofitting in the future. |
| <b>Objective 4K-2</b><br>The apartment mix is distributed to suitable locations within the building                                                                                                                                                                                                                                                                                | <b>Meets or Exceeds the Objective</b><br><br>The apartment mix varies across the site to suit a varied response to household needs. This includes: <ul style="list-style-type: none"><li>• 2 and 3 bedroom terrace style apartments are provided at street level to cater for larger families</li><li>• A ‘salt and pepper’ approach to the distributin of apartment types throughout buildings and levels within buildings</li><li>• A tenure blind approach to affordable housing has been provided to ensure equity in amenity and housing opportunity. This includes the provision of Affordable Housing within Building F and a ‘salt and pepper’ approach for additional Affordable Housing apartments across the other residential buildings.</li><li>• The affordable Housing apartment mix includes Studios, 1 bed, 2 bed, 3 bed apartments and includes accessible apartments</li></ul>                                                                                                                                                                                           |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p><b>4L Ground Floor Apartments</b></p> <p><b>Objective 4L-1</b><br/>Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments. Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:</p> <ul style="list-style-type: none"><li>Both street, foyer and other common internal circulation</li><li>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><b>Meets or Exceeds the Objective</b></p> <p>Ground floor apartments are located on Mitchell Street, Farr Street and Sydenham Road. Terraces, front steps and entry doors are balanced with landscaping and setbacks to street edges to provide a vibrant and active street frontages.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Objective 4L-2</b><br/>Design of ground floor apartments delivers amenity and safety for residents Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include:</p> <ul style="list-style-type: none"><li>Elevation of private gardens and terraces above the street level by 1-1.5m</li><li>Landscaping and private courtyards</li><li>Window sill heights that minimise sight lines into apartments</li><li>Integrating balustrades, safety bars or screens with the exterior design</li></ul>                                             | <p><b>Meets or Exceeds the Objective</b></p> <p>Ground floor apartments to both street edges and communal courtyards are typically elevated and setback from the street edge providing adequate separation, site lines and privacy. Fences and gates, defined entries and private terraces areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>4M Facades</b></p> <p><b>Objective 4M-1</b><br/>Building facades provide visual interest along the street while respecting the character of the local area</p> <p>Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights</p>                                                                                                                                                                                                                                                                        | <p><b>Meets or Exceeds the Objective</b></p> <p>Fundamental to the design of building facades is the collaborative approach between Turner, Tribe Studio and Architecture AND to design a precinct that is familial in character, responsive to the existing and future context. This includes:</p> <ul style="list-style-type: none"><li>A composition of varied building elements</li><li>A defined street level, middle portion and roof line</li><li>Changes in texture, material, detail and colour to highlight and celebrate the contextual relationship of buildings within the site and adjacent interfaces</li><li>Shared design elements, materials and finishes between buildings</li></ul> <p>A detailed description of each building has been provided in this Design Report.</p> |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                          | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Objective 4M-2</b><br>Building functions are expressed by the facade                                                                            | <b>Meets or Exceeds the Objective</b><br><br>A balance between the sites historical context as an industrial precinct and primary residential use has underpinned the expression of facades. Consistent across the diversity of building scales, forms and interfaces is the expression of domestic activity and uses. This includes; <ul style="list-style-type: none"><li>• Legible entry foyers to each building</li><li>• Ground floor apartments with front doors and terraces to street frontages</li><li>• A rhythm of balcony and window openings unique to each building and façade character</li><li>• Grid expression of party walls and floor slabs</li><li>• Corner treatments that celebrate each of the sites unique and varied interfaces</li></ul> |
| <b>4N Roof Design</b><br><br><b>Objective 4N-1</b><br>Roof treatments are integrated into the building design and positively respond to the street | <b>Meets or Exceeds the Objective</b><br><br>A variety of roof treatments are provided across the site and respond to unique and diverse Marrickville skyline. Roof treatments compliment the building character and assist in concealing plant and equipment.<br>Building B and E provide active rooftop uses with landscaping that will be visible from the streetscape.                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Objective 4N—2</b><br>Opportunities to use roof space for residential accommodation and open space are maximised                                | <b>Meets or Exceeds the Objective</b><br><br>Key to the diversity of communal space both internal and external is the use of rooftop areas.<br>Building B has an extensive rooftop area for communal use that follows the stepping of the building massing and provides a series of outdoor communal terraces with passive and active uses. A feature roof element provides 2 storeys of communal indoor space.<br>Building E provides an outdoor landscaped terrace for communal use<br>Both areas are accessible to all residents within the development and provide different opportunities for passive and active uses with a different vantage point to take in the city skyline or views to Botany Bay.                                                       |
| <b>Objective 4N—3</b><br>Roof design incorporates sustainability features                                                                          | <b>Meets or Exceeds the Objective</b><br><br>Rooftops have been designed to integrate sustainable features including management of water as part of the WSUD site strategy, zones for PV panels, edible landscape planting zones and landscaping to support and increase pollinator insect and bird species.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

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| OBJECTIVE                                                                            | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>4O Landscape Design</b>                                                           | <b>Meets or Exceeds the Objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Objective 4O—1</b><br>Landscape design is viable and sustainable                  | <p>A collaborative approach to the Landscape design has been undertaken between Arcadia, Aileen Sage and Yerrabingin integrated First Nations culture, indigenous and locally endemic planting. This is further enhanced with the integration of the site and local context ‘water story’. Hardscape elements further compliment the landscape design.</p> <p>For further information refer to the Landscape documentation and Design Report prepared by Arcadia and the Connecting with Country Design Report prepared by Yerrabingin.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Objective 4O—2</b><br>Landscape design contributes to the streetscape and amenity | <b>Meets or Exceeds the Objective</b> <p>The design objectives for this site – ‘restoring ecologies’, ‘authenticity’, ‘thresholds &amp; layers’, and ‘hyperlocal’ have informed the landscape design response to the site and integrated into the streetscape design. The streetscape varies around the site in response to the existing and future desired character including:</p> <ul style="list-style-type: none"><li>• Victoria Road footpath widening, street tree selection and planting including rain gardens</li><li>• Mitchell Street footpath and setback zone for increased tree and landscaping</li><li>• Interface with the ‘Mitchell Street Pocket Park’</li><li>• Farr Street residential character with the removal of the majority of driveway cross overs and planting of street trees</li><li>• ‘Farr Street Pocket Park’ landscape and pathway connections through the site to Wicks Park</li><li>• Sydenham Road interface with additional street trees and planting</li></ul> <p>For further information refer to the Landscape documentation and Design Report prepared by Arcadia and the Connecting with Country Design Report prepared by Yerrabingin.</p> |
| <b>4P Planting on Structures</b>                                                     | <b>Meets or Exceeds the Objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Objective 4P—1</b><br>Appropriate soil profiles are provided                      | <p>Across the site the soil profile and depth has been coordinated with the placement of buildings and zones for deep soil. For further information refer to the Landscape documentation and Design Report prepared by Arcadia.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

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| OBJECTIVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Objective 4P—2</b><br>Plant growth is optimised with appropriate selection and maintenance                                                                                                                                                                                                                                                                                                                                                                                               | <b>Meets or Exceeds the Objective</b><br><br>Plant selection has been made with an understanding of the local climate and unique micro climates that will be experienced around the site including: <ul style="list-style-type: none"><li>• wind direction and intensity</li><li>• sunlight for shade in summer and solar access in winter</li><li>• stormwater management and integration with WSUD strategies</li><li>• planting on structures to provide a balance between amenity and ongoing maintenance</li></ul><br>For further information refer to the Landscape documentation and Design Report prepared by Arcadia. |
| <b>Objective 4P—3</b><br>Planting on structures contributes to the quality and amenity of communal and public open spaces                                                                                                                                                                                                                                                                                                                                                                   | <b>Meets or Exceeds the Objective</b><br><br>Throughout the development planting zones have been integrated into the building design. Deep soil planting is provided above the basement parking for large trees, rooftops that are either usable or provide an outlook space have been provided with soil depths to suit the planting selection.<br>Within the centre of the site ‘Warehouse Place’ retains the existing structure with planting including trees provided adjacent or over the structure.<br>For further information refer to the Landscape documentation and Design Report prepared by Arcadia.               |
| <b>4Q Universal Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Meets or Exceeds the Objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Objective 4Q—1</b><br>Universal design features are included in apartment design to promote flexible housing for all community members<br>Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline’s silver level universal design features                                                                                                                                                                                           | Apartments are designed to meet livable housing standards whilst accessible apartments are provided from ‘day one’ to meet physical, visual and hearing needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Objective 4Q—2</b><br>A variety of apartments with adaptable designs are provided<br>Adaptable housing should be provided in accordance with the relevant council policy                                                                                                                                                                                                                                                                                                                 | <b>Meets or Exceeds the Objective</b><br><br>Refer to 4Q-1 response for details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Objective 4Q—3</b><br>Apartment layouts are flexible and accommodate a range of lifestyle needs<br>Apartment design incorporates flexible design solutions which may include: <ul style="list-style-type: none"><li>• Rooms with multiple functions</li><li>• Dual master bedroom apartments with separate bathrooms</li><li>• Larger apartments with various living space options</li><li>• Open plan ‘loft’ style apartments with only a fixed kitchen, laundry and bathroom</li></ul> | <b>Meets or Exceeds the Objective</b><br><br>Further to the diversity of apartment types, sizes and locations apartment layouts are designed with regular room shapes and proportions to allow for a range of furniture layouts.                                                                                                                                                                                                                                                                                                                                                                                               |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4R Adaptive Re-Use</b>                                                                                                                                    | <b>Not Applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Objective 4R—1</b><br>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place            | Whilst this objective is not strictly relevant the retention of the existing warehouse structure enhances the sites identity and sense of place by retaining the industrial character as a cue to the sites history of former uses.                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Objective 4R—2</b><br>Adapted buildings provide residential amenity while not precluding future adaptive reuse                                            | <b>Not Applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>4S Mixed Use</b>                                                                                                                                          | <b>Meets or Exceeds the Objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Objective 4S-1</b><br>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | Consistent with the Victoria Road Precinct the site provides mixed use buildings with an active street frontage to Victoria Road. This includes retail tenancies that will suit a mix of specialty, food and beverage outlets.The provision of a 1.5m setback at street level increases the overall footpath width and will provide the opportunity for outdoor dining and additional pedestrian movement. A continuous street awning will provide additional amenity for weather protection and noise mitigation to dwellings above. 'The Gateway' entry to the site provides additional retail opportunity within the site.          |
| <b>Objective 4S-2</b><br>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents         | <b>Meets or Exceeds the Objective</b><br><br>The proposed mixed use buildings along Victoria Road include retail uses at ground level and Co-living apartments above. The design and layout of each building ensures: <ul style="list-style-type: none"><li>Residential entries are separated and clearly defined from retail uses</li><li>Service and utility areas for retail and residential uses are separate</li><li>Car parking for retail guests and residents are separate</li><li>All residential entry points are provided in separate secured lobbies that have a public domain frontage and substantially glazed</li></ul> |
| <b>4T Awnings and Signage</b>                                                                                                                                | <b>Meets or Exceeds the Objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Objective 4T-1</b><br>Awnings are well located and complement and integrate with the building design                                                      | Awnings are provided to all retail frontages and elements of the residential buildings in particular entries and pathways between buildings where desire lines to key communal spaces are required.<br><br>Along Victoria Road a continuous awning is provided that compliments the building characters and responds to the various active uses including the scale / height of awnings relative to the street level.<br><br>'The Gateway' provides additional cover and changes the scale in response to the entry point into the site / pedestrian through site link.                                                                |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 4T—2</b><br>Signage responds to the context and desired streetscape character                                                   | <b>Meets or Exceeds the Objective</b><br><br>Signage for retail uses and building identification will be subject to a detailed development application submission and will address: <ul style="list-style-type: none"><li>• A consistent approach across the site</li><li>• Respond to the desired streetscape character</li><li>• Assist with wayfinding and identification of residential and non-residential uses</li></ul>                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>4U Energy Efficiency</b><br><b>Objective 4U—1</b><br>Development incorporates passive environmental design                                | <b>Meets or Exceeds the Objective</b><br><br>The overall site planning and orientation of buildings has assisted in ensuring a high proportion of apartments achieve adequate levels of sunlight and south facing (non direct solar) apartments are minimised. External screening for sunlight is provided via building projections, awnings and louvres to habitable rooms and balconies.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Objective 4U—2</b><br>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | <b>Meets or Exceeds the Objective</b><br><br>Across the development various passive solar design principles have been adopted. Each vary to suit the particular site condition and to compliment the building design.<br>Specialist advise was integrated into the design to ensure that the appropriate balance was achieved with managing extent of glazing, thermal performance of windows and walls and the integration of active systems.                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Objective 4U—3</b><br>Adequate natural ventilation minimises the need for mechanical ventilation                                          | <b>Meets or Exceeds the Objective</b><br><br>Across the development natural cross ventilation is optimised to apartments.<br>Common areas and circulation spaces have access to natural ventilation whilst communal internal spaces at ground level and rooftop level are naturally cross ventilated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>4V Water Management</b><br><b>Objective 4V—1</b><br>Potable water use is minimised                                                        | <b>Meets or Exceeds the Objective</b><br><br>The following measures have been integrated into the development to minimise the use of potable water: <ul style="list-style-type: none"><li>• Water efficient fittings and appliances are used in apartments, communal spaces and retail tenancies</li><li>• Apartments and retail tenancies are individually metered</li><li>• Rainwater is collected and reused on site including landscape irrigation</li><li>• The WSUD strategy retains water within the landscape</li><li>• The selection of planting species has been undertaken with a clear agenda for drought tolerant / low water use especially on rooftops and planting on structures where limited soil depths (when compared to deep soil zones) limit the storage of water within the soil profile.</li></ul> |

# Apartment Design Guide

## Part 4 Designing the Building

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                                                      | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 4V—2</b><br>Urban stormwater is treated on site before being discharged to receiving waters                                       | <b>Meets or Exceeds the Objective</b><br><br>The site management of stormwater has been integrated in to the landscape design. The strategy includes an upper and lower catchment area that uses the landscape for storage and to improve the quality of water before discharging from the site. Deep soil zones within the site compliment the strategy and assist in the minimisation of storm water runoff. This strategy is represented in the landscape design and Designing with Country strategy for the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Objective 4V—3</b><br>Flood management systems are integrated into site design                                                              | <b>Meets or Exceeds the Objective</b><br><br>The site is located within a flood prone area of Marrickville. Detailed analysis of the flooding issues and risks were undertaken during the early stages of the design and into the development balancing safety with activation and providing an integrated response that was not just an engineering solution but also a positive design outcome. This includes: <ul style="list-style-type: none"><li>• Landscaped areas of the site are designed to provide temporary storage on site as ‘detention basins’</li><li>• Detention tanks are located under paved areas</li><li>• Entries and thresholds have been raised to ensure internal spaces are provided with the relevant level of safety for the intended use</li><li>• Active frontages have been maintained with street level access rather than located on a raised platform or recessed colonnade</li><li>• Pedestrian walkways with a maximum of 1:20 or threshold ramps have been used in lieu of 1:14 access ramps that typically limit the permeability or activation of street frontage</li><li>• Flood barriers have been avoided</li></ul>                                                                                       |
| <b>Objective 4W-1</b><br>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | <b>Meets or Exceeds the Objective</b><br><br>Waste storage facilities have been carefully integrated into the development for ease of use by residents, management within the site and collection by third parties. This includes: <ul style="list-style-type: none"><li>• All apartments have access to waste and recycle storage facilities</li><li>• Typical apartment levels have waste and recycle chutes on every level located in close proximity to the lift lobby</li><li>• Each building has waste storage facilities for collection of waste</li><li>• Bulky waste storage rooms are provided for each building</li><li>• Waste holding rooms for general and recyclables are provided in close proximity to the loading dock for collection by third parties</li><li>• Waste collection is managed centrally via the loading dock which accommodates a temporary waste holding area</li><li>• The transfer of waste to the loading dock for collection will be managed by site management</li><li>• Retail and commercial waste is similarly managed with separate waste storage areas</li><li>• The volume of waste and size of waste storage facilities has been coordinated with specialist input from a Waste Consultant.</li></ul> |

# Apartment Design Guide

## Part 4 Designing the Building

### RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

| OBJECTIVE                                                                                                             | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective 4W-2</b><br>Domestic waste is minimised by providing safe and convenient source separation and recycling | <b>Meets or Exceeds the Objective</b><br>Each building is provided with separate disposal and storage facilities to manage the different types of waste. Within each apartment under counter separate bins are provided for each waste type.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>4X Building Maintenance</b><br><b>Objective 4X-1</b><br>Building design detail provides protection from weathering | <b>Meets or Exceeds the Objective</b><br><br>A number of design solutions are used to protect the building from weathering: <ul style="list-style-type: none"><li>• Long lasting self finished materials – see 4X-3 response for details</li><li>• Roof overhangs or projecting slabe edges</li><li>• Hoods over windows and doors</li></ul> During the detailed design stages the detaiing and management of water will be carefully considered including the selection of materials and management of planting on structures                                                                                                                                                                |
| <b>Objective 4X-2</b><br>Systems and access enable ease of maintenance                                                | <b>Meets or Exceeds the Objective</b><br><br>In terms of the day to day use of apartments, façade elements are kept to fixed elements ie. sun shading or screens rather than operable or mechanical options.<br>Storage rooms are provided at ground level, basement levels and adjacent to communal indoor and outdoor spaces for cleaning and maintenance equipment.<br>For regular cleaning of windows access from balconies is anticipated and for windows on primary facades rooftop zones for access systems have been provided to clean and maintain facades.                                                                                                                          |
| <b>Objective 4X-3</b><br>Material selection reduces ongoing maintenance costs                                         | <b>Meets or Exceeds the Objective</b><br><br>Material selection has been carefully considered to ensure longevity and low maintenance. This includes: <ul style="list-style-type: none"><li>• Selection of brickwork over an applied finish to primary facades</li><li>• Applied finishes are limited to areas where maintenance can be more readily achieved i.e balconies or ground level rather than primary facades or upper levels where scaffolding to the external building would typically be required</li><li>• Prefinished metal cladding with durable coating systems</li><li>• Pigment stain concrete that penetrates the surface rather than applied paint finish over</li></ul> |

# 3.9

## Better Placed

An aerial photograph of a modern urban courtyard. A winding wooden walkway with glass railings cuts through a dense canopy of green trees. Several people are seen walking along the path and standing in open areas. The courtyard is flanked by modern buildings with large windows and balconies. The lighting suggests a sunny day, with shadows cast across the ground and foliage.

“Good design creates useable, user friendly, enjoyable and attractive places and spaces, which continues to provide value and benefits to people, the places and the natural environment over extended periods. Good design brings benefits socially, environmentally and economically, and builds on these benefits over time...”

GANSW The Better Placed

# Better Placed Better Fit

## RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Contextual, local and of its place

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

#### Local

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

#### Contextual

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

#### Of its place

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

## PROPOSAL

Marrickville and surrounding neighbourhoods are emerging as a focal point for boutique breweries, coffee roasters and other artisans. The suburb is also enriched by an eclectic array of cultural venues, including intimate live music and performance spaces, contemporary galleries, and dynamic artist-run initiatives, all contributing to its unique and spirited cultural landscape.

The Timberyards is designed to integrate into this layered urban fabric, and reflect the area's transformation into a vibrant mixed-use precinct. It retains a connection to the site's industrial heritage through the adaptive reuse of the timber warehouse into a public boulevard and plaza, establishing a meaningful link between the past and future. This space is designed to host community markets, pop-up activations, and public gatherings, celebrating local culture and artisans. Retail, co-working, and commerical spaces ensures the Timberyards is both functional and community-oriented, reinforcing Marrickville's role as a creative and economic hub.

The design of the Timberyards respects and enhances its immediate surroundings by incorporating sustainable practices and restoring native ecology. The development includes an overall of 13,000m<sup>2</sup> of landscaped outdoor space, featuring indigenous vegetation to restore natural habitats and provide spaces for relaxation and community interaction. Farr Street Pocket Park and Timberyard Commons exemplify the integration of green spaces into urban design, creating environments that connect people to nature.

Material reuse is another hallmark of the project, with brickwork, steel trusses, and timber from the site being repurposed into the architectural fabric. This approach not only reduces environmental impact but also creates a design narrative that is deeply tied to the location's industrial history.

Designed as a long-term asset, the project integrates with Marrickville's creative and economic evolution, ensuring it remains relevant and vibrant for decades to come. Its commitment to community consultation and engagement throughout the planning and development process further ensures alignment with local aspirations and needs.



Sketch of proposed buildings along Farr Street by Architecture AND

# Better Placed

# Better Performance

## RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Sustainable, adaptable and durable

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

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

*Adaptabe  
A building, place or space that is able to adjust to new conditions, or to be modified for a new purpose.*

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



Artist's impression of Rooftop landscaped terraces and 'Clubhouse'

### PROPOSAL

The Timberyards project integrates sustainability, adaptability, and durability into its design and operation through the integration of the following environmental and functional standards.

#### Stormwater Management

Incorporates Water Sensitive Urban Design (WSUD), efficient fixtures, rainwater harvesting, and the reuse of stormwater for non-potable needs, reducing potable water demand by 50%.

#### Energy Efficiency

Targets a 4-Star Green Star Building rating with all-electric operations powered by renewable energy, supplemented by solar PV panels. The building design minimizes reliance on fossil fuels, aiming for net-zero carbon operations by 2030.

#### Ecological Impact

Significantly increases local biodiversity by incorporating drought-tolerant indigenous plants, green corridors, and landscaping that mitigates the urban heat island effect.

#### Repurposed Structures and Materials

Flexibility and foresight characterise the project's design, allowing it to evolve with future needs. 'The Warehouse Place' along the central green spine, is transformed from an industrial relic into a vibrant public boulevard that will be a high performing, adaptable, common open space available for weekend market opportunities,

community events, craft wrokshops and more. The project emphasises the adaptive reuse of existing site materials such as bricks, steel trusses, and timber. This approach maintains an architectural narrative tied to the site's heritage.

#### Community Spaces

Multifunctional spaces, including artist studios, co-working hubs, and public parks, are designed for flexible use, fostering creativity and collaboration.

#### Structural Integrity

Adheres to Section J DTS compliance for building fabric, ensuring thermal efficiency and structural robustness.

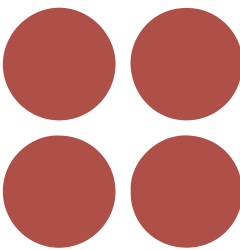
#### Circular Economy

The proposal aims to acheive 90% diversion of construction and demolition waste from landfills. Materials are responsibly sourced, and the design embraces reuse and refurbishment principles to minimise embodied carbon.

# Better Placed Better For Community

## RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Inclusive, connected and diverse

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

#### Inclusive

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

#### Connected

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

#### Diverse

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

## PROPOSAL

The Timberyards transcends conventional urban development to become a community-centered precinct offering a equitable environment for living, socialising, working, and playing.

### Housing Diversity & Security

Provides a total of 1,188 dwellings with a mixture of affordable housing, accessible units, livable (Silver) units, co-living dwellings and family sized apartments to cater to changing demographics and life stages. The build-to-rent (BTR) model offers lease options of at least three years, providing longer housing stability than the current rental market to help build more long-term community connections.

### Interlinked Open Spaces

Public thoroughfares such as 'Hardware Lane', 'Commerce Lane', 'Residential Mews', 'Timberyard Commons' and 'the Warehouse Place' are each designed with a unique character. These interconnected spaces ensure seamless walkable movement across the site, linking publicly accessible green spaces, retail areas, commercial spaces, and residential zones. This offers many moments and opportunities for passive interaction, connection and pockets of spaces to create one's own sense of place.

### 'Third Place' Design

'Third places' (Our Vanishing Third Places, 1997) are anchors of community life and facilitate and foster broader, more creative interaction. The project has embedded an array of social

### 'Great places need everyone contributing to their creation and evolution.'

Committee of Sydney 'Making Great Cities, Density Done Well' p17

environments, both large and small, throughout the precinct. Spaces like communal greenhouses, co-living libraries, gyms, rooftop basketball court, and co-working hubs to name a few offer opportunities for informal conversations and relationship-building for residents. Regular events such as community markets, cultural and music performances, and workshops will activate public spaces, ensuring they enliven the precinct with an inviting and engaging ground plane for residents, visitors, and wider LGA day or night.

### Cultural Expression

Collaborating with local artists and creatives in the public art strategy delivers the inclusion of culturally resonant design and programming, further enriching the variety of experiences within the precinct. The ongoing engagement with with local Indigenous artists and community members for the curation of temporal public installlations and artworks celebrates another meaningful layer onto the site's culturally rich heritage.

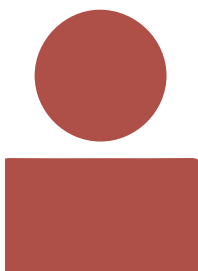


Artist's impression of 'Timberyard Commons'

# Better Placed Better For People

## RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Safe, comfortable and liveable

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

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

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

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



Conceptual image of the entrance to ‘Hardware Lane’ and ‘Mitchell Place’ civic stoops

## PROPOSAL

### Welcoming Public Spaces

The integration of outdoor seating, shaded areas, and landscaping along pedestrian pathways and within all public domain spaces ensures comfort for those moving through or lingering in the precinct. Retail and dining spaces along Victoria Road and the through site link allow tenancies to spill out to the public domain for cafes or outdoor working areas while bringing a human scale and fine grain to the proposal.

### Family-Friendly Design

Outdoor and indoor communal spaces are designed to support social interaction and play, creating a welcoming environment for families and children. Pocket parks, playgrounds, and shaded seating areas ensure accessibility and usability for all age groups.

### Resident-only Offerings

Private areas, such as rooftop gardens and the ‘Residential Mews’, are carefully separated from public domains, offering residents secure spaces for recreation and relaxation while maintaining connectivity to communal areas.

### Wayfinding and Public Access

The development emphasizes clear public access points with landscaping and material cues distinguishing private and public areas. Thresholds and gateways are designed to feel open and welcoming, signaling public accessibility.

### Access Control and Monitoring

Residents, staff, and visitors access spaces via electronic key cards, with public areas monitored by 24/7 off-site security cameras and onsite security guards at night. Carpark and building access are managed with swipe cards and roller shutter doors, providing a secure environment.

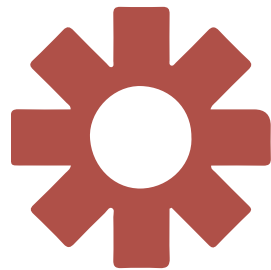
### Enhanced Passive Surveillance

Retail and communal spaces front key thoroughfares, such as Victoria Road, Sydenham Road, and Mitchell Street, with windows and outdoor dining enhancing visibility. Upper-level balconies and windows overlook streets and communal spaces, further promoting natural surveillance. For further information on the assessment of the proposal’s infrastructural safety measures, refer to Crime Prevention Through Environmental Design (CPTED) Assessment prepared by Ethos Urban.

# Better Placed Better Working

## RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Functional, efficient and fit for purpose

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

#### Functional

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

#### Efficient

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

#### Fit for Purpose

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

## PROPOSAL

The Timberyards development offers a precinct wide approach to managing the functional and efficient uses of places and spaces.

### A Consolidated Basement

A single consolidated basement has been provided for the development providing an efficient area for vehicle parking, plant and services. A lower parking rate has been adopted which assists in the efficiency of the basement area and provides additional deep soil zones throughout the site. The reduction of private car use is supported by the proximity to the Metro, Rail and local bus routes. A car share programme is provided to residents and bicycle parking is provided to all residents further encouraging the move away from personal car use.

### Flexible Retail and Commercial Spaces

The ground level has been provided with a higher floor to floor and contiguous unimpeded floor areas to allow for a variety of uses and change over time.

### A Robust Palette of Materials and Finishes

Drawing on the character of the area a robust palette of brickwork, off form concrete, prefinished metal cladding provides durable facades. Painted surfaces are avoided on primary facades to reduce ongoing costs associated with maintenance.

### Building Efficiency

A modular and regular approach to the building methodology has been adopted at an early stage. All buildings provide a rational grid and structural system that avoids transfers and creates a regular column layouts that improves the internal planning of apartments.

### Diversity of Communal Amenity

The development offers a diversity of communal amenity both internal and external. Communal spaces are provided for 'Concierge and Arrival', 'Social & Communal Gathering', 'Health and Wellness', 'Work from Home' co-work spaces, 'Everyday Needs' and spaces that support a 'Share Economy'.

The flexibility and opportunity for residents compliments a functional, efficient and fit for purpose place



Conceptual image of the 'Residential Mews'

# Better Placed Better Value

## RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Creating and adding value

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

#### *Creating Value*

*Conceiving and designing in new opportunities to a building, place or space forincreased social, economicand environmental benefits to the community.*

#### *Adding Value*

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



Artist's impression of Building A Ground Floor condition

## PROPOSAL

### Economic Opportunities

The inclusion of local businesses, such as cafes and shops, further enriches the precinct's third places, creating vibrant social settings that enhance the area's economic sustainability. The new and diverse range of retail opportunities within the site will support new shops, services and other businesses, cater to a diverse customer base, contributing to an activated and more highly connected and integrated movement network and enriching the community fabric.

### Ongoing Public Value

The external communal spaces will be designed to engender community spirit for residents within the development by offering open spaces including areas for groups to congregate and also for more private activities. All common areas are designed for equitable access. Open space at the tower rooftops provide additional communal open spaces for residents to meet and interact. This is be supported by a wide range of internal amenity spaces. These places are designed to support social interaction, cultural events, and everyday activities, strengthening community spirit. Communal spaces wrapped around key thoroughfares and the retail strip along Victoria Road will ensure active frontages that promote safety, vibrancy, and usability and further ensure the area's ongoing appeal.

### Robust Materials

The variety of materials selected for the precinct aims to be aesthetically pleasing, functional, robust and low maintenance to ensure the development will be resilient.

### Housing Diversity and Accessibility

The inclusion of diverse housing types—studios, 1-, 2-, and 3-bedroom apartments, co-living spaces, and affordable rentals—supports a wide demographic range and promotes housing accessibility. This mix addresses varying community needs and fosters inclusivity. The mix of apartment types, amenity spaces will respond to and support the needs of a wide demographic.

# Better Placed

## Better Look and Feel

### RESPONSE TO GANSW BETTER PLACED

The following provides a design response to the relevant objectives of the Beter Placed design policy for built enviornment of NSW and describes the measures by which the proposal meets these objectives.



### Feel engaging, inviting and attractive

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

#### Engaging

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

#### Inviting

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

#### Attractive

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

### PROPOSAL

**“Significant interventions in the built environment can, where appropriate, instil excitement, energy and interest, encouraging visitors, activity and enjoyment”**

NSW Government Architect ‘Better Placed’ p44

The Timberyards exemplifies a commitment to creating welcoming, exciting and inclusive environment. Its design and functionality prioritises authentic cultural resonance, community connection, and aesthetic quality so that the precinct may become an adored home and valued local destination to many.

#### Public Art

The site’s public art program emphasises local narratives, First Nations knowledge, and Marrickville’s artistic identity. Through its carefully planned strategy and creative activations, a visually stimulating and socially inclusive environment for community connection, education and enjoyment is envisioned. Works integrated across the site—that may range from hypergraphic embellishments on facades and walkways to interactive digital installations—draws attention and fosters curiosity. These artworks invite creative play and mindfulness, enriching daily experiences with repeated encounters. Possible integrated landscape and water artworks offer ecological and sensory benefits, and not only beautify the environment but also address cultural and environmental themes in innovative ways. Participatory and evolving installations actively involve the community, allowing individuals to shape and adapt these artworks over time. These living pieces create a sense of ownership and connection while reflecting Marrickville’s eclectic charm.

#### Welcoming Gateways and Wayfinding

Key entrances such as ‘The Portal’ are clearly marked with public art and architectural cues, creating an inviting sense of arrival. The seamless integration of wayfinding elements and artistic embellishments into the public realm ensures the site feels intuitive and easy to navigate, inviting exploration and sense of discovering ‘hidden gems’.

#### Something Old, New and Blue

The built form weaves together the industrial and cultural heritage with contemporary design, embodying the project’s aim of layering history to create a warm aesthetic that resonates with local identity whilst embracing change and innovation. Each building in the precinct is distinguished by variations of facade character, texture and tone, providing visual richness at pedestrian scale and defining the street edges. The diversity of built form reinforces a sense of identity and individuality for each of the buildings and their residents, unified through a familial approach of the grid expression crafting a cohesive yet playful dialogue across the site.



Artist’s impression of the through site link consisting of ‘The Deck’ and ‘Warehouse Place’