



SSD-78669234

ARCHITECTURE DESIGN REPORT

CHAPTER 4 OF THE HOUSING SEPP & ADG COMPLIANCE

27-29 TRYON ROAD, LINDFIELD

PREPARED FOR BRIDGESTONE PROJECTS

DEC. 2025

RFI - REV.03

A scenic view of a beach with large rocks, driftwood, and a forested coastline in the background. The text is overlaid on the image.

PTW respectfully acknowledges the traditional custodians of the land, the Gadigal People of the Eora Nation; we honour their Elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country.

Peddle Thorp & Walker Pty Ltd

Copyright

Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and/or in figure captions. Reasonable effort has been made to identify, contact, acknowledge and obtain permission to use material from the relevant copyright owners. Unless otherwise specified or agreed, copyright in this report vests in PTW Architects and in the owners of any pre-existing historic source or reference material.

Moral Rights

Copyright in this report vests in PTW Architects Pty Ltd in accordance with the Copyright Act 1968. Except to the extent otherwise expressly stated, each author of this work asserts his or her moral rights in the work.

Right to Use

Grant of license: PTW grants to the client for this project (and the client’s successors in title) an irrevocable, royalty-free right to reproduce or use the material from this work for the purposes of the project only, except where such use infringes the moral rights of authors of this work or any intellectual property rights of a third party.

Report Register

The following report register documents the development and issue of this report by PTW Architects.

Version Control

ISSUED	REVISION	DESCRIPTION	ISSUED BY
18.11.2025	RFI-01	RFI DRAFT Report	PTW Architects
01.12.2025	RFI-02	RFI DRAFT Report	PTW Architects
04.12.2025	RFI-03	RFI FINAL Report	PTW Architects

Sydney
Level 11
88 Phillip Street
Sydney NSW 2000
Australia
T +61 2 9232 5877
ptw.com.au

Peddle Thorp & Walker Pty Ltd	NSW Nominated Architects
ABN 23 000 454 624	Simon Parsons Architect No.6098
Trading as PTW Architects	Diane Jones Architect No.4778

INFORMATION

PREPARED FOR:
BRIDGESTONE PROJECTS

ARCHITECTURE:
PEDDLE THORP & WALKER P/L

TOWN PLANNER:
GYDE CONSULTINGG

LANDSCAPE:
360 DEGREES





CONTENT

00. INTRODUCTION.....5

01. SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE1: CONTEXT AND NEIGHBOURHOOD CHARACTER.....10

PRINCIPLE2: BUILT FORM AND SCALE.....18

PRINCIPLE3: DENSITY.....29

PRINCIPLE4: SUSTAINABILITY.....31

PRINCIPLE5: LANDSCAPE.....32

PRINCIPLE6: AMENITY.....38

PRINCIPLE7: SAFETY.....48

PRINCIPLE8: HOUSING DIVERSITY AND SOCIAL INTERACTION.....49

PRINCIPLE9: AESTHETICS.....51

02. THE SEVEN OBJECTIVES FOR GOOD DESIGN IN BETTER PLACED.....60

03. ADG COMPLIANCE TABLE.....63

04. APPENDIX.

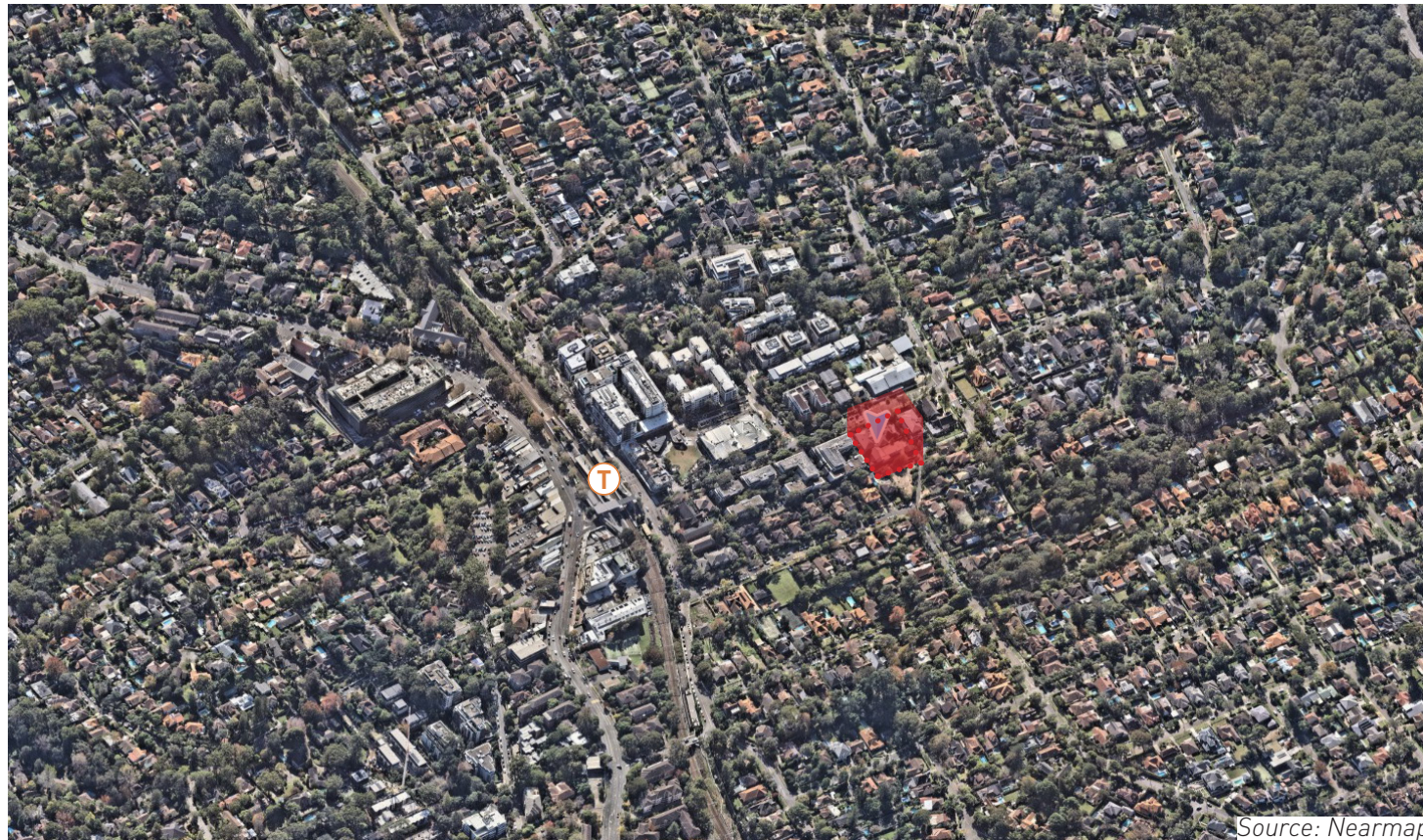
01 SITE ISOLATION DIAGRAM - 31 TRYON ROAD.....77

02 GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES.....78

03 SOLAR ANALYSIS TO SURROUNDING PROPERTIES - 24-26 RUSSELL AVE(SUBMITTED DA MASSING).....91

04 OVERSHADOWING IMPACTS TO SURROUNDING PROPERTIES - OPEN SPACE.....93

05 DIRECT SOLAR AREA CALCULATION AT 1M ABOVE FLOOR LEVEL.....107



This design report has been prepared by PTW Architects on behalf of Bridgestone (Proponent) and in support of a State Significant Development Application (SSDA) for the site 27 – 29 Tryon Road, Lindfield (the site). The proposed development (SSD-78669234) is for the demolition of existing structures and the construction of a 9-storey residential flat building with in-fill affordable housing and associated works.

THE SITE

- The site is known as 27-29 Tryon Road Lindfield and is in the Ku-Ring-Gai local government Area (LGA).
- The site comprises 2 allotments with a total site area of 3011 sqm.
- The site is located within 400m walking distance to Lindfield train station.

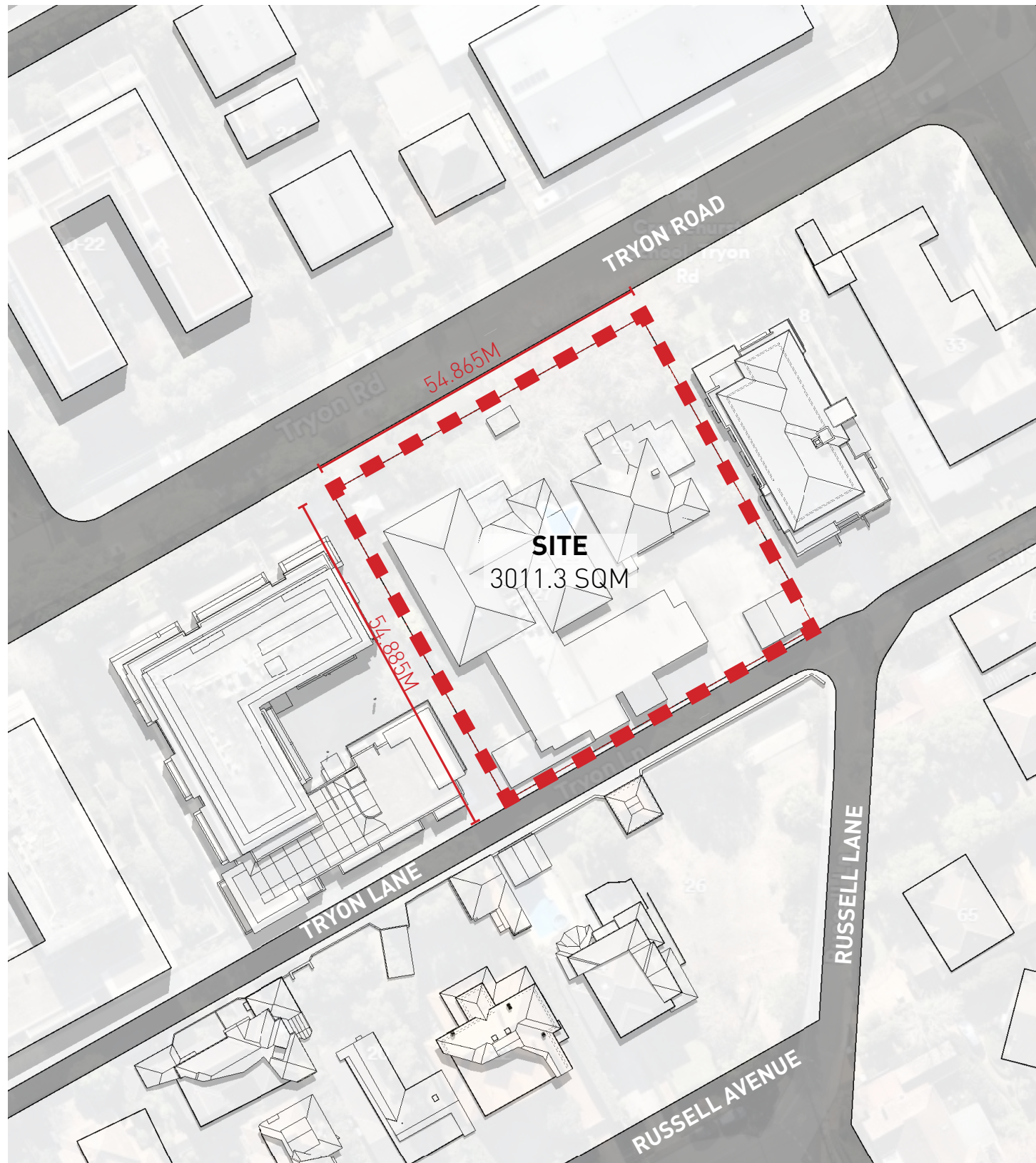
THE PROPOSAL

The proposal is for construction of a 9-storey residential flat building including:

- Demolition of existing structures and site preparation / earthworks;
- Construction of 4 basement levels including 101 car parking spaces with vehicular access via Tryon Lane;
- Construction of a 9 storey residential flat building including 65 units comprising a mix of 2 and 3 bedroom apartments;
- Communal open spaces on the ground floor and roof terrace; and
- Landscape works including tree replacement.



SCALE: NTS



SSD PATHWAY CONFIRMATION AND HOUSING SEPP PERMISSIBILITY

The proposal satisfies the definition of SSD pursuant to Schedule 1, Section 26A of the Planning Systems SEPP as it is development to which Housing SEPP 2021, Chapter 2, Part 2, Division 1 applies that: is not Prohibited under an EPI applying to the land.

- A QS letter has been prepared by Mitchell Brandtman on behalf of BRIDGESTONE Pty Ltd. The Estimated Development Cost is \$101,648,345 (including GST), which will exceed the \$75 million threshold.
- Meets the locational requirements of the Housing SEPP - being located within 400m walking distance to Lindfield train station.
- Will provide 2% of the residential component as TOD affordable housing and managed by a registered community housing provider in perpetuity. Also, will provide 15% of the residential component as affordable housing for at least 15 years.

PRE-LODGE MENT DISCUSSIONS

The project team has engaged with DPHI through a scoping meeting held on 18/09/24. PTW has submitted:

- The scoping report
- Supplementary materials
- A response report addressing DPHI's advice

These engagements form the basis for ongoing discussions to streamline the approval process and ensure alignment with planning controls and policy objectives.



SCALE: NTS



VISION

A lifestyle of grace, an environment of calm, an urban address that reinforces its environmental context, and great architectural design that epitomises high standards in apartment living, exemplify the overall strategy & conceptual approach to this proposed development.

In summary, the development proposes:

- 65 units in two(2) 9 storey apartment blocks
- Combined basement carpark
- Ground floor central courtyard and roof garden on Level 8 as Communal open space
- A contemporary blend of modernism with sustainable urban living styled building form iconic along Tryon road.



Connecting with Country

Identified Country:

Identified Stakeholders: Metropolitan LALC, RAPs and other Dharug knowledge holders

Carried out activities: site visit with City Plan for ACHAR, connecting with country online design discussion and Walk on Country with Uncle Lourie Bimson at Ku-ring-gai Chase National Park on 13 September 2024.

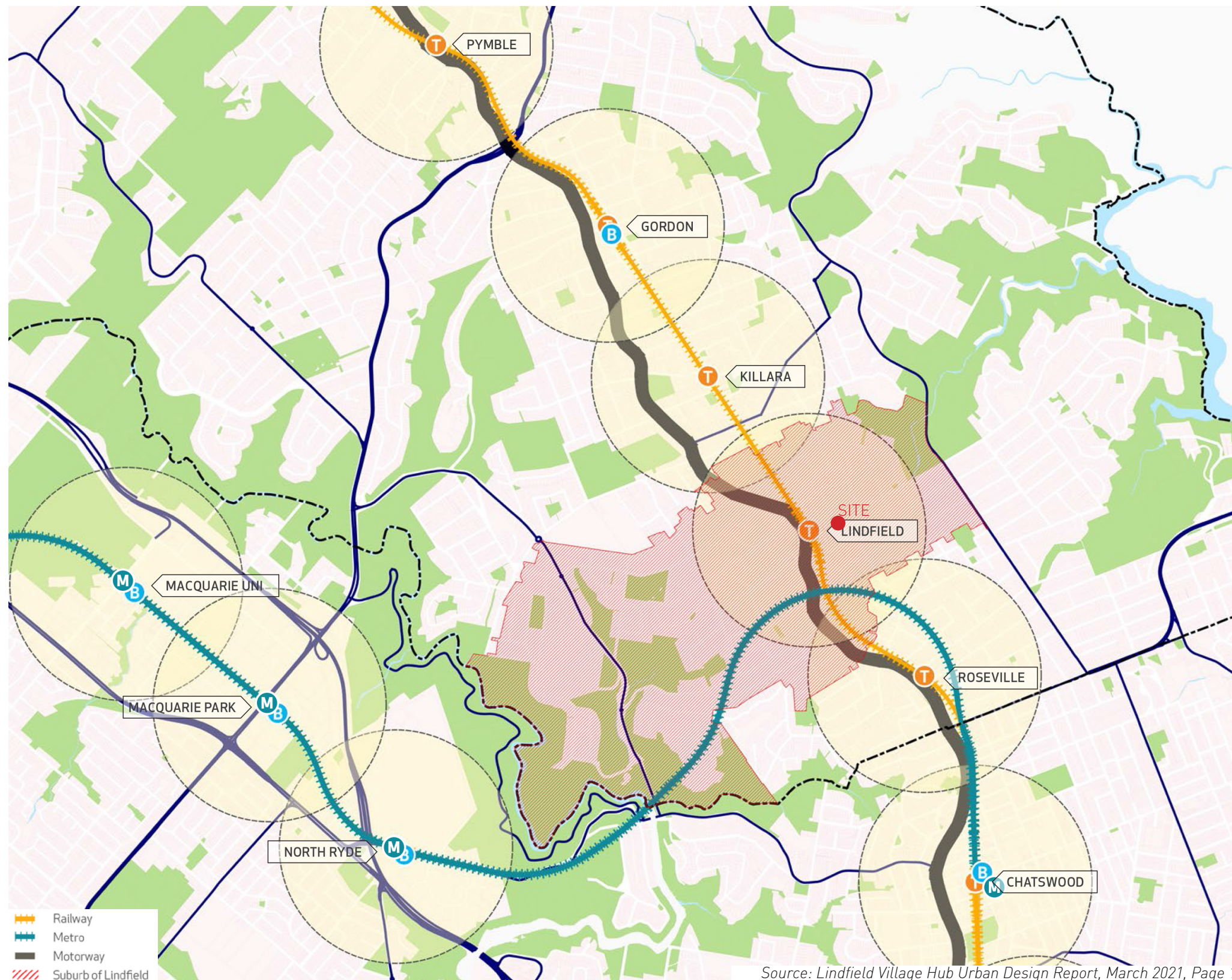
Initial cultural heritage values and design recommendations:

- integrate Aboriginal culture into the project through design, landscaping, and cultural interpretation
- interpret Gordon's Creek, Cammereygal totems and local tangible heritage items and finds
e.g. middens or grinding grooves
- incorporate native plants
- use Dharug language
- incorporate colours of Country and artwork into design

01

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES





“A CHANGING AREA WELL SERVED BY NEW AND EXISTING INFRASTRUCTURE”

SITE CONTEXT

The site is located within 400m walking distance to Lindfield train station and Lindfield local centre, 500m to Seven Little Australians Park, a major public urban park in East Lindfield.



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER_NEIGHBOURHOOD



"AN IMPORTANT GATEWAY SITE CLOSE TO NEIGHBOURHOOD AMENITIES"



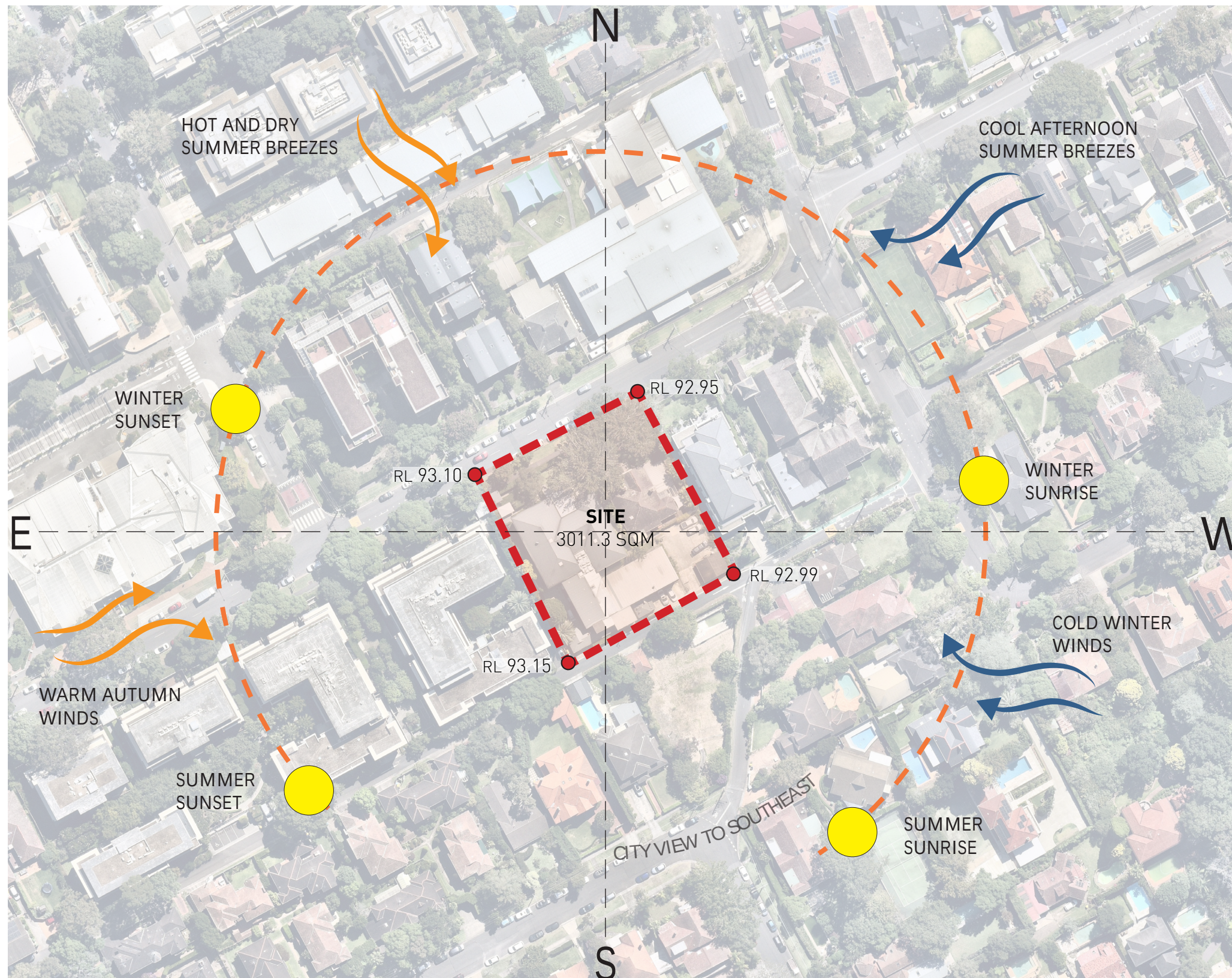
- 01 View from site corner of Tryon Road to West
- 02 View from site corner of Tryon Lane to West
- 03 View from site corner of Tryon Lane to West
- 04 View from site corner of Tryon Lane to East
- 05 St Alban's Lindfield
- 06 Sydney Korean Community Church
- 07 Lindfield Village Green
- 08 View from cross of Linfield Avenue and Tryon Rd to North



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER_ENVIRONMENT



“A LIVABLE, WALKABLE, CONNECTED, AND SAFE COMMUNITY NEIGHBOURHOOD”

ENVIRONMENT

The desired future character of the Lindfield Precinct is a liveable, walkable, connected, and safe Precinct which builds upon the transit and land use opportunities of the Lindfield station.

All new development will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space.

The Precinct incorporates accessible, well designed public open space networks and a variety of recreational spaces.



SCALE: NTS



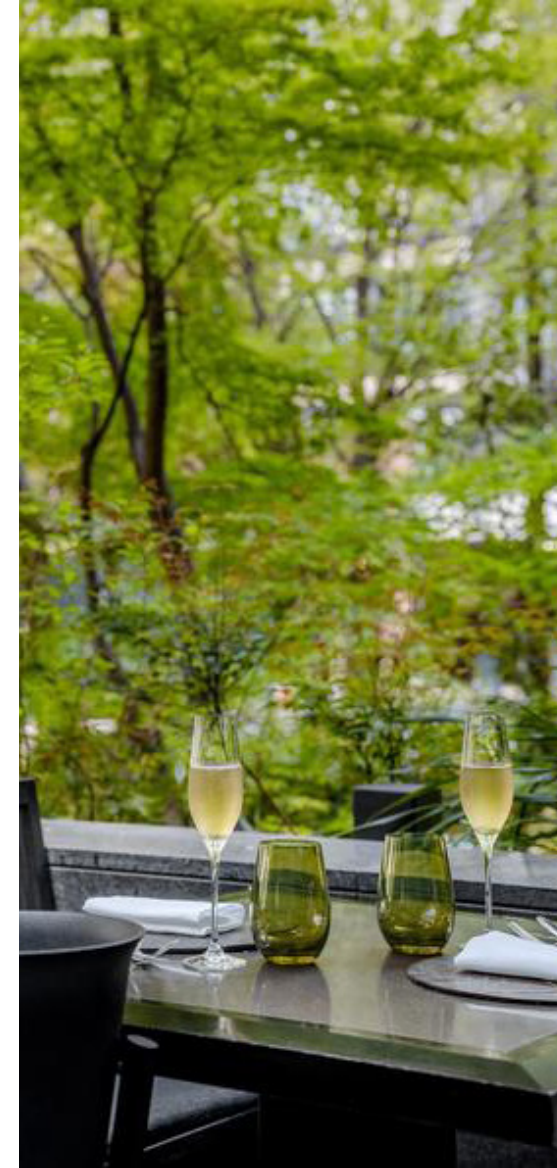
PARK LAND



PLANTS



TRAFFIC CENTRE



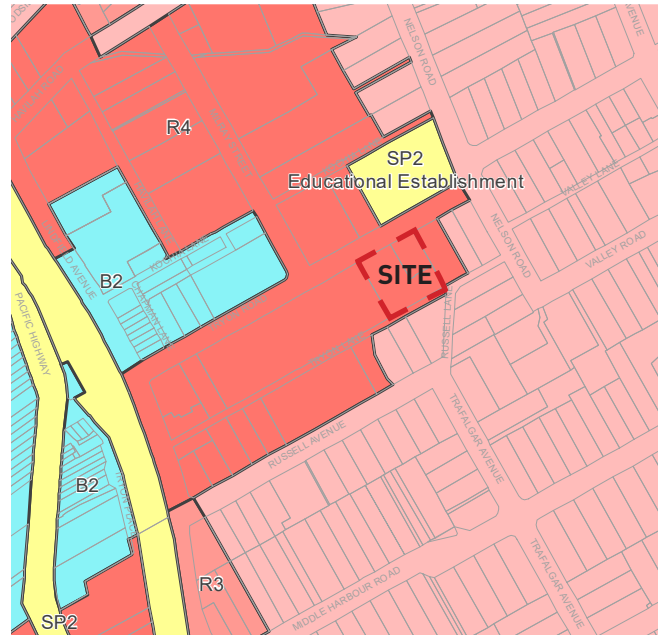
LIFE STYLE



HERITAGE

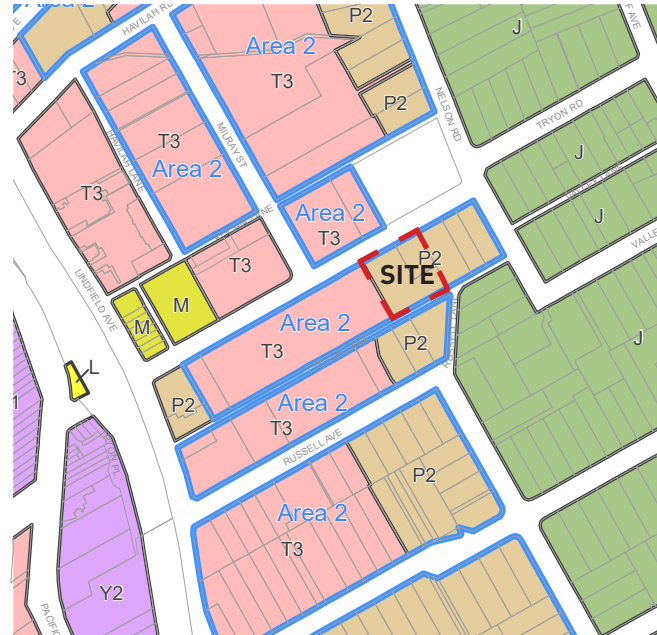
SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER_LEP PLANNING CONTROLS



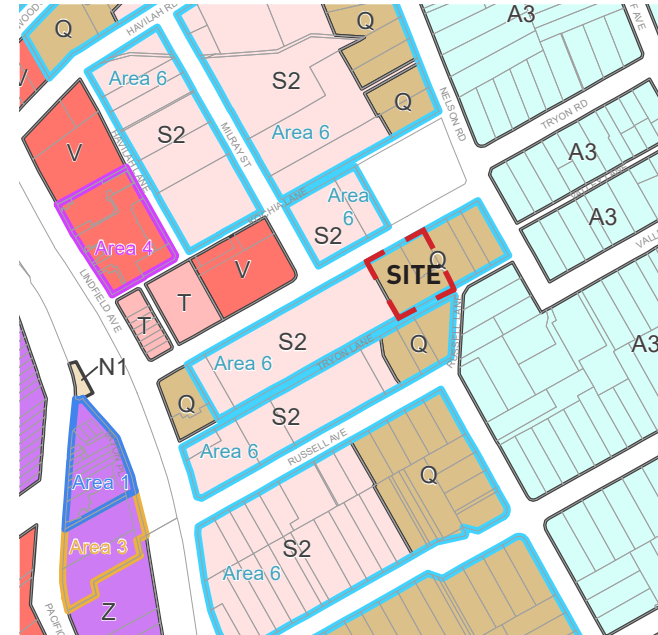
LEP_ LAND USE ZONE

R4 High Density Residential



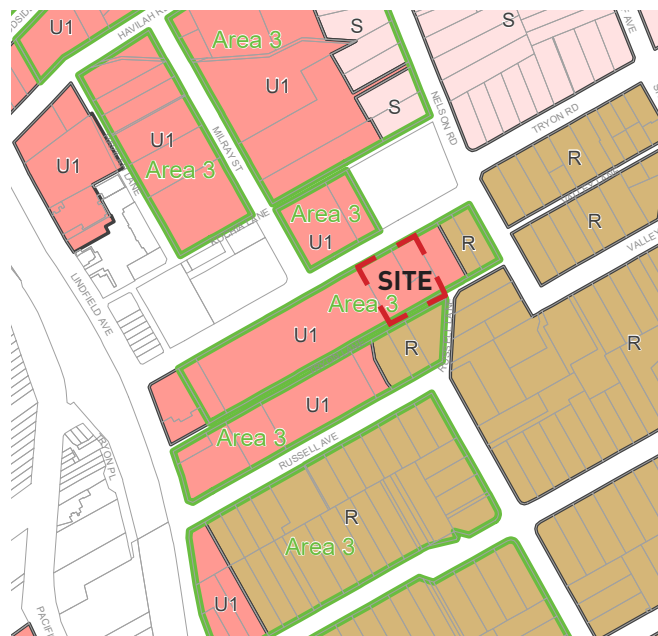
LEP_ MAXIMUM BUILDING HEIGHT

P2 18.5



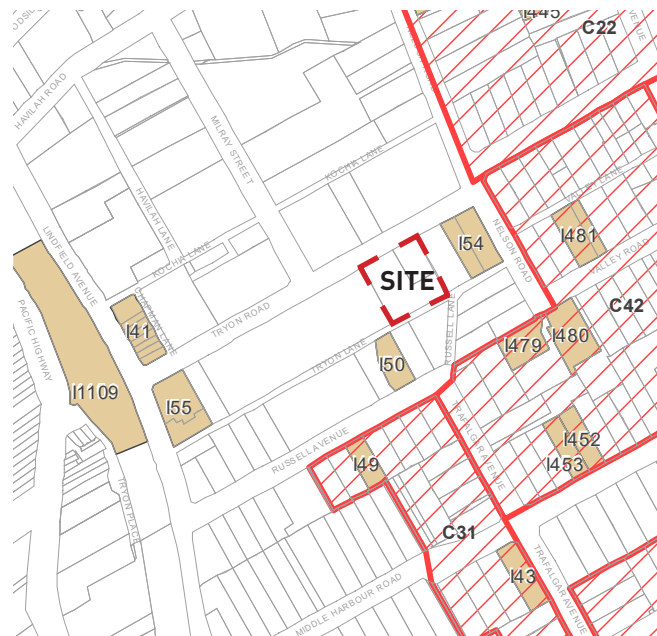
LEP_ MAXIMUM FLOOR SPACE RATIO

Q 1.3



LEP_ MINIMUM LOT SIZE

U1 1200



LEP_ HERITAGE



LEP_ TERRESTRIAL BIODIVERSITY

LEP CONTROLS

The following summarises the planning controls for the proposed site. This information is taken from the Ku-ring-gai Local Environmental Plan 2015.

- **Land Use Zoning:** R4 High Density Residential
- **Height of Buildings:** The site is subject to a maximum height of 18.5m
- **Floor Space Ratio:** 1.3:1
- **Minimum lot size:** 1200M²
- **Heritage:** Not a listed heritage item or within conservation area

PROPOSAL

Comply

The TOD controls take precedence over the FSR/GFA/Height control established by the LEP.

The proposal will comply with the TOD base FSR/GFA/Height +30% affordable housing uplift allowed under the Housing SEPP.

The proposal will comply with the minimum lot size control and respect the heritage and biodiversity characterise surrounded.



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER_TOD CONTROLS



TOD CONTROLS

The following summarises the planning controls for the proposed site. This information is taken from the NSW Government's Transport Oriented Development(TOD) Program in Housing SEPP.

- **Height of Buildings:** The site is subject to a maximum height of 22M for residential flat buildings
- **Floor space ratio (FSR):** MAX. 2.5:1
- **Lot width:** Min. 21M
- **Affordable Housing:** At least two per cent mandatory affordable housing contribution, delivered onsite and in perpetuity for developments with a minimum GFA of 2000 sqm, managed by a Community Housing Provider.
- **Apartment Design Guide (ADG):** The ADG will continue to be the principal guiding document for apartment development, including TOD developments.

PROPOSAL

Comply

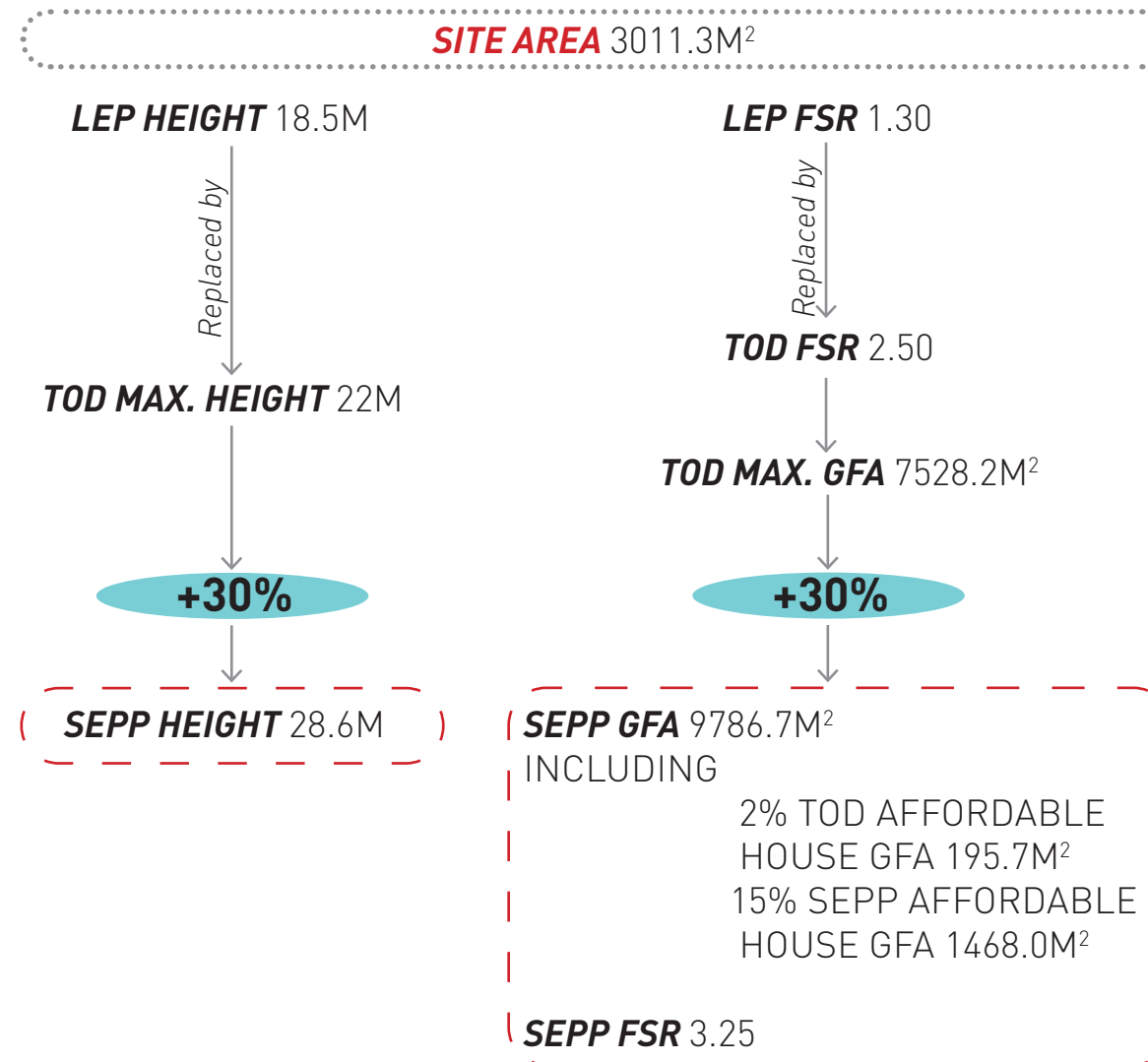
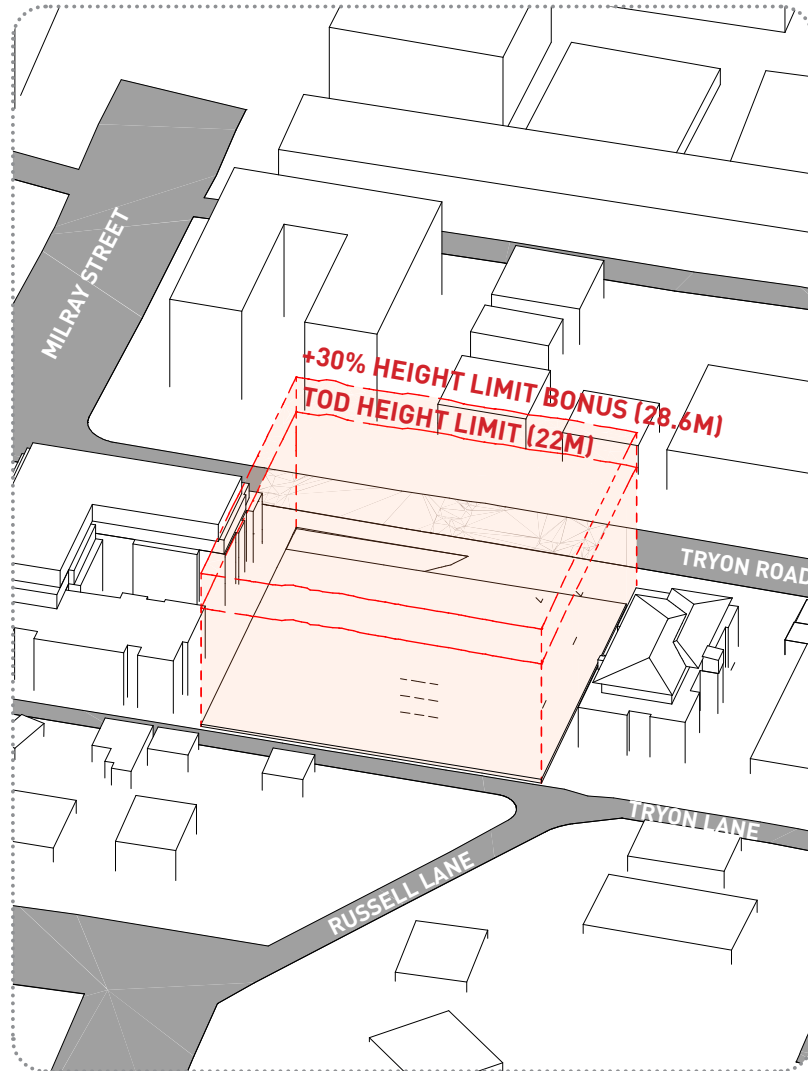
The TOD controls have overwritten the FSR/GFA/Height controls established by the LEP.

The proposal will comply with the TOD base FSR/GFA/Height +30% affordable housing uplift allowed under the Housing SEPP.



SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER_SEPP CONTROLS



SEPP CONTROLS

Under Chapter 2, Part 2, Division 1 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP), The in-fill affordable housing provisions include a FSR bonus of up to 30% and a height of buildings bonus of up to 30% for projects that include residential development and provide at least 10% of gross floor area (GFA) as affordable housing

- **Additional Building Height/FSR:** at least 10%, up to 30%

PROPOSAL

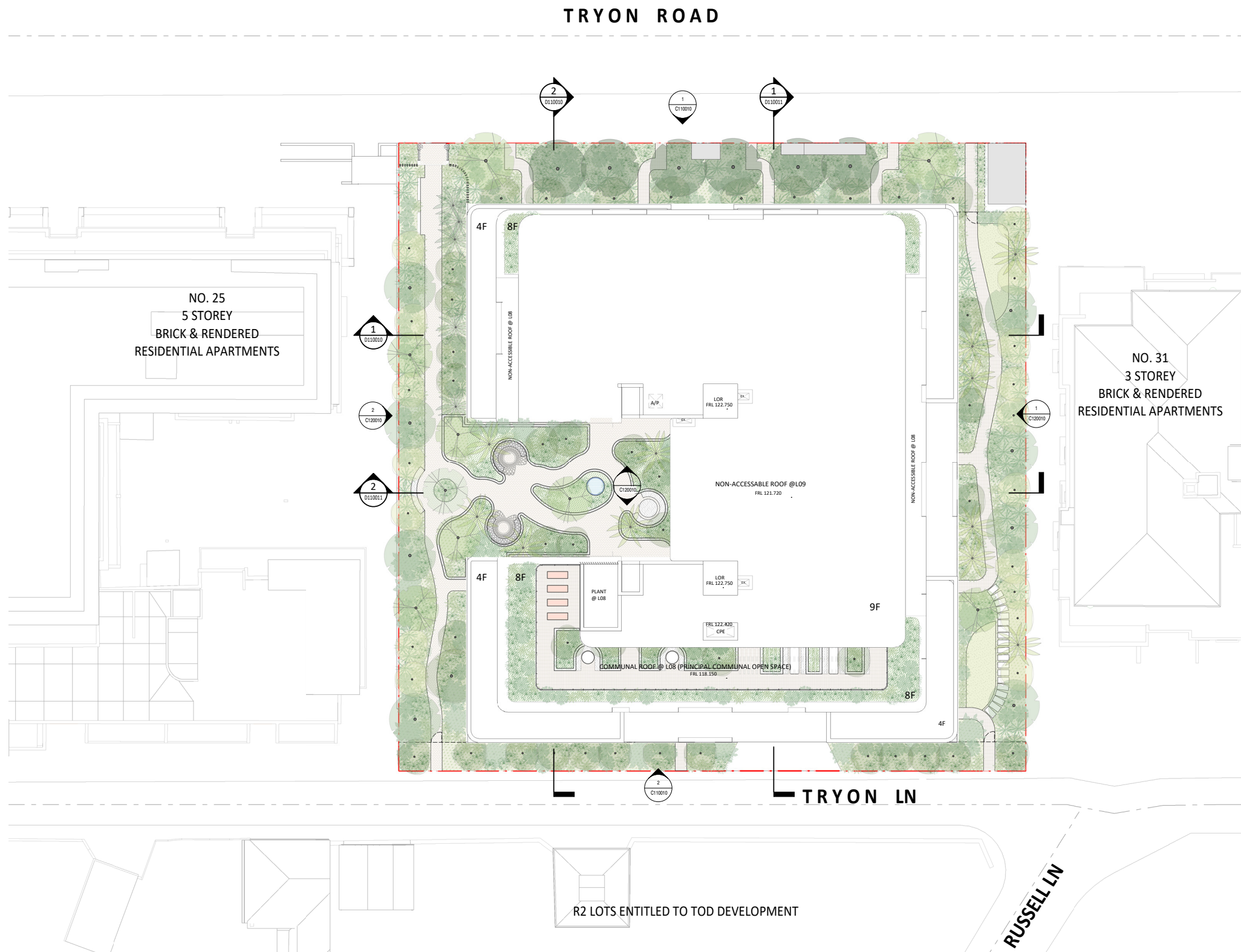
Comply

The proposal will comply with the TOD base FSR/GFA/Height +30% affordable housing uplift allowed under the Housing SEPP.

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER

01



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.

The site is located within 400m walking distance to Lindfield train station and Lindfield local centre, 500m to Seven Little Australians Park, a major public urban park in East Lindfield.

The project envisions the creation of a residential community of 65 dwellings, within the Lindfield precinct, offering a diverse dwelling mix within a cohesive communal & social fabric, that in its resolution allows for the reinforcement & reinvigoration of the environmental attributes of the 'place' within the larger urban vision for the precinct & the region.

Drawing from the existing and planned fine-grained regeneration of the neighbourhood, the development incorporates:

- Central courtyard (communal open space) – an open space of substantial volume that allows visual & community connections
- Communal roof - Providing shared open space that enhances resident well-being, social interaction, and sustainability. The rooftop landscape offers a green retreat, complementing the overall architectural vision while contributing to the precinct's evolving character.
- Well considered and efficiently designed block forms articulations through materiality and spatial definitions



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES | 01

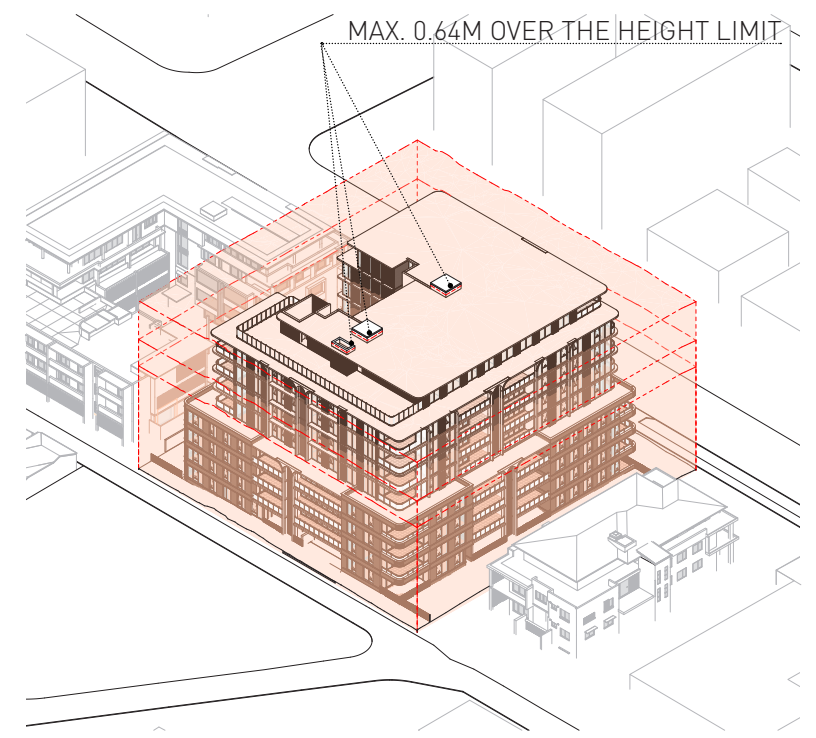
PRINCIPLE 2 BUILT FORM AND SCALE



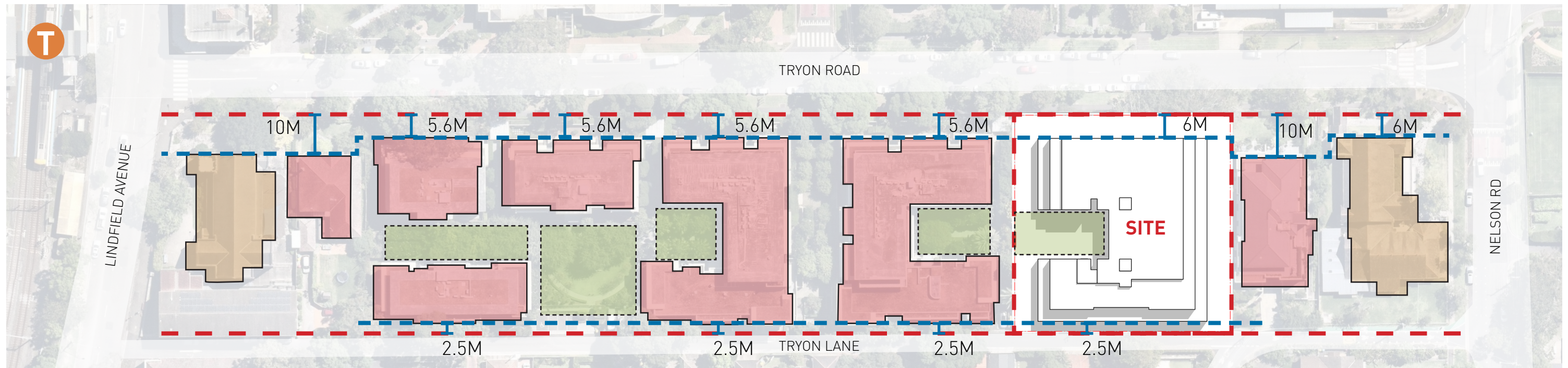
GOOD DESIGN ACHIEVES A SCALE, BULK AND HEIGHT APPROPRIATE TO THE EXISTING OR DESIRED FUTURE CHARACTER OF THE STREET AND SURROUNDING BUILDINGS.

The building form and scale results from careful evaluation of the site context, identifying the constraints including height plane, setbacks, sloping topography and preserving light to key public spaces. Identifying the opportunities to manipulate the massing to achieve feasibility to the site and maximize the benefit for the surrounding buildings.

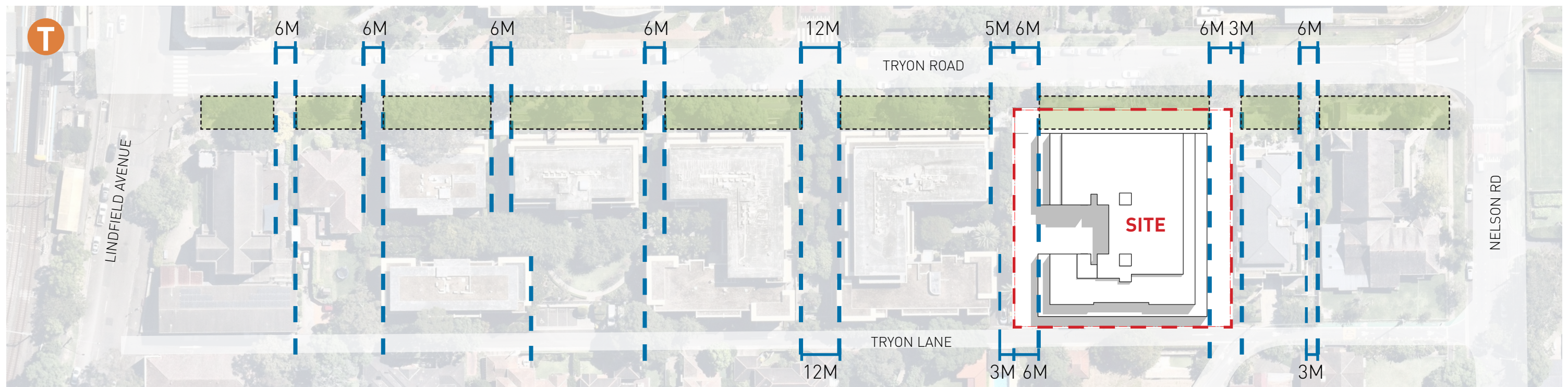
- Proposed main building height is not exceeding the 28.6m height control, the lift over runs are exceeding the height control no more than 0.64m
- Provide sufficient building separation align with ADG and DCP while respect to amenity and surrounding characters
- Encourage a stepped-back building form to reduce building bulk and scale to the street



- INHERIT THE PRECINCT CHARACTER AND BUILDING ALIGNMENTS



- FOLLOW THE GEOMETRICAL LOGIC AND SEPARATION PATTERNS



SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 2 BUILT FORM AND SCALE_VERTICAL DATUM

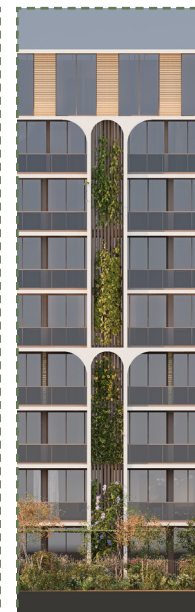
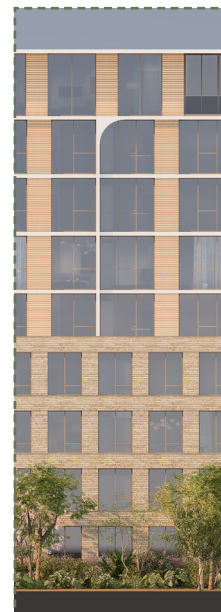
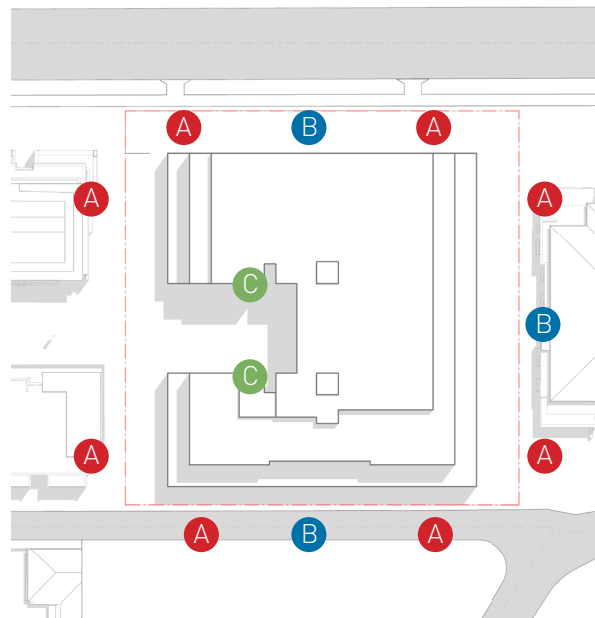
I 01



A TYPICAL FACADE MODULE

B FACADE INDENTS

C INTERNAL FACADE



SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 2 BUILT FORM AND SCALE_LOCAL CONTEXT

01



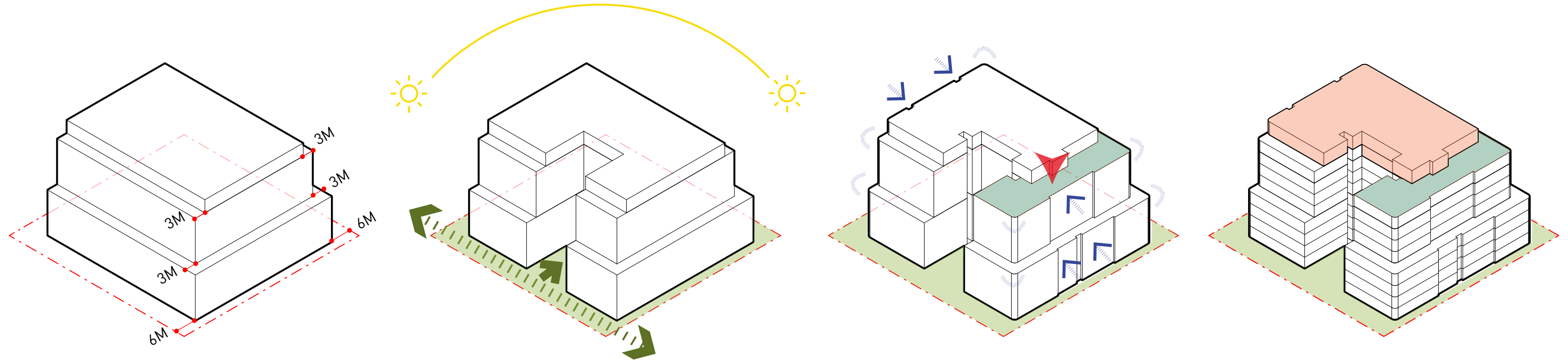
SCALE: NTS

- MASSING

- ACCESSIBILITY

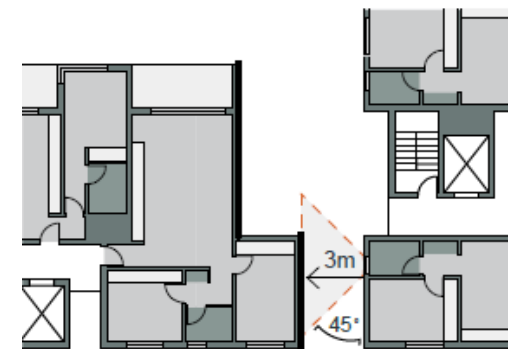
- FACADE ARTICULATION

- PENTHOUSE
COMMUNAL ROOF



101

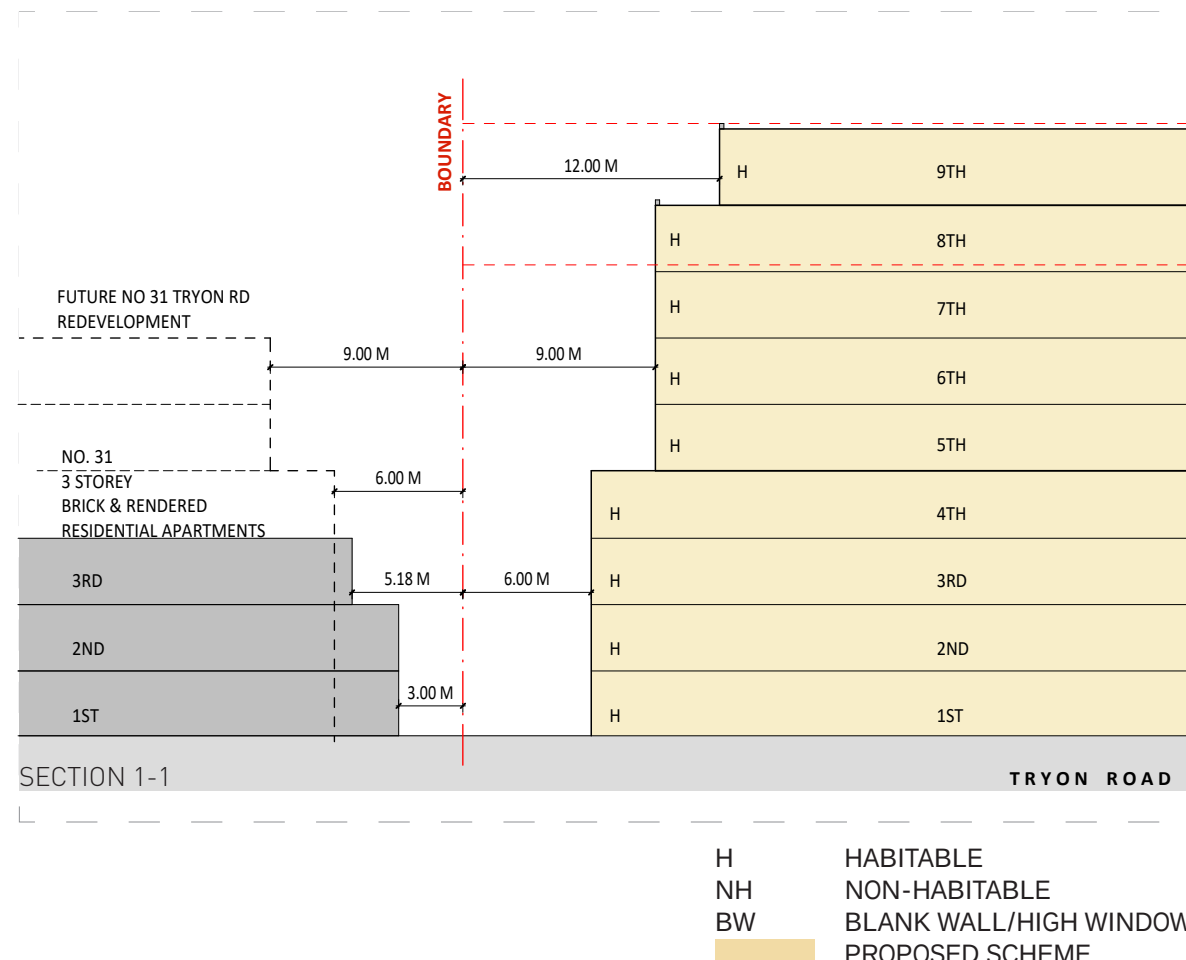
COMPLY



Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

The site plan shows the proposed development at 31 Tryon Ln. The site is bounded by Tryon Ln to the south and the 3-storey brick and rendered residential apartment to the east. The proposed development consists of three units: 9F, 8F, and 4F. The dimensions of the site and units are as follows:

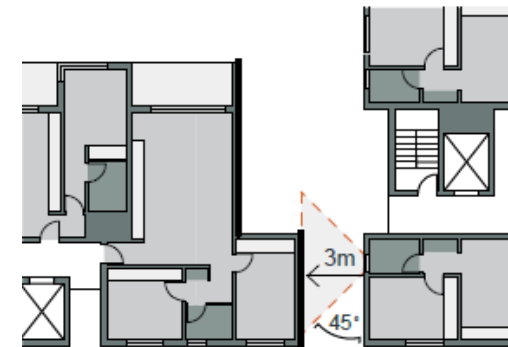
- Site dimensions: 30.87 M (width), 35.64 M (depth), 18.90 M (width), 36.87 M (depth).
- Unit dimensions: 9F (3.00 M x 3.00 M), 8F (3.00 M x 3.00 M), 4F (3.00 M x 3.00 M).
- Other dimensions: 6.00 M (width), 3.00 M (depth), 6.00 M (width), 3.00 M (depth), 9.00 M (width), 5.50 M (depth), 6.00 M (width), 3.00 M (depth), 6.00 M (width), 3.00 M (depth), 6.00 M (width), 3.00 M (depth), 6.00 M (width), 3.00 M (depth).



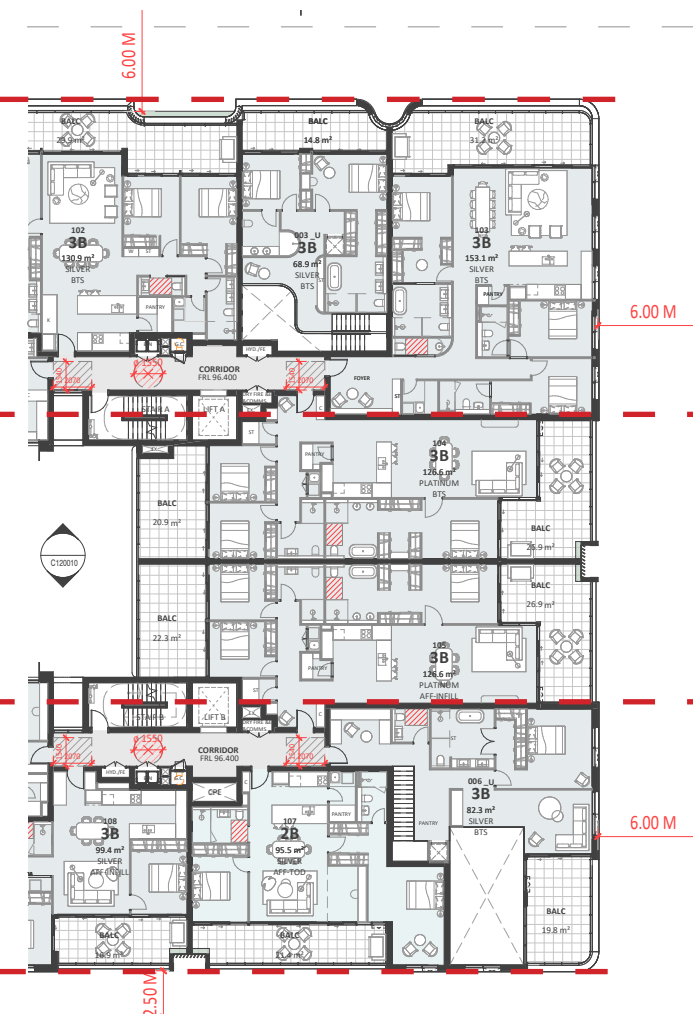
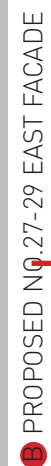
In future TOD redevelopment, a 6m setback for podium and 9m setback for tower will be provide on the neighbouring site, ensuring compliance with the Apartment Design Guide (ADG) requirements.

101

COMPLY



Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

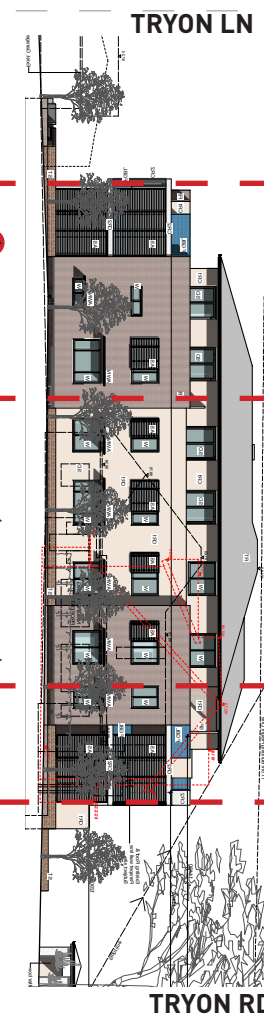


6.00 M

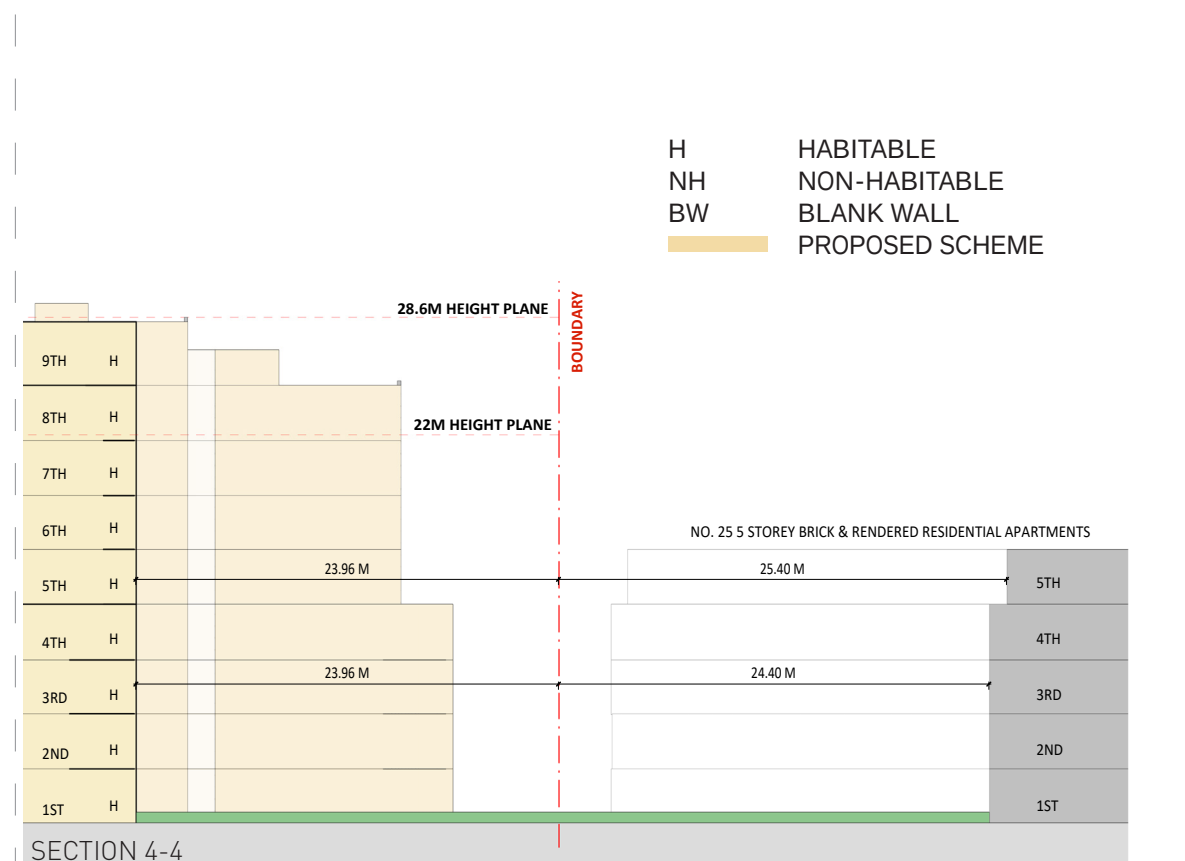
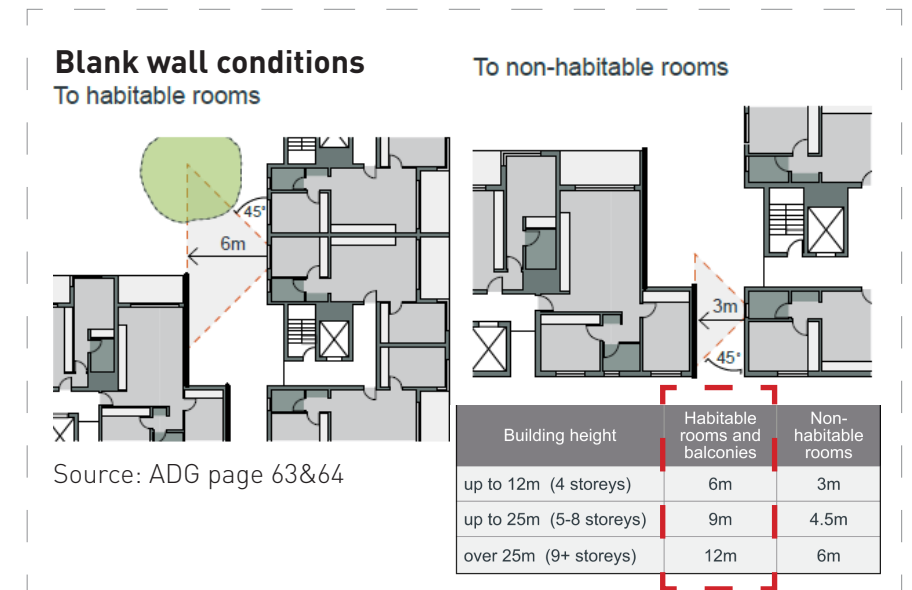
6.00 M

NO. 31
3 STOREY
BRICK & RENDERED
RESIDENTIAL APARTMENTS

A NO. 31 EAST FACADE (MIRRORED)



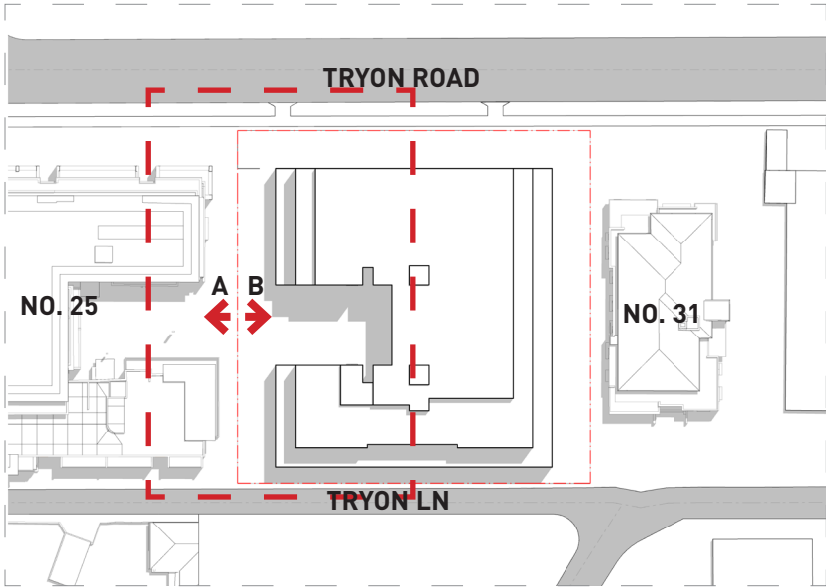
101



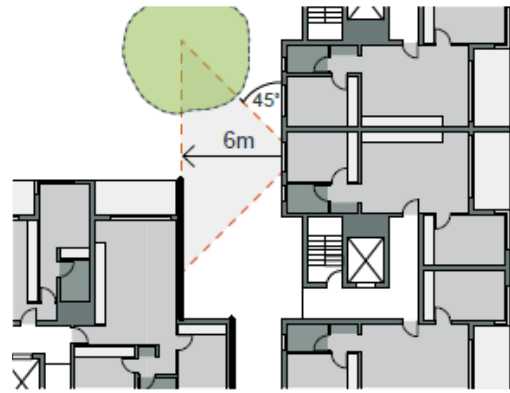
WEST NEIGHBOUR - NO. 25 TRYON ROAD

A 6m setback for podium and 9m setback for tower will be provide on site, which compliant with the Apartment Design Guide (ADG) requirements.

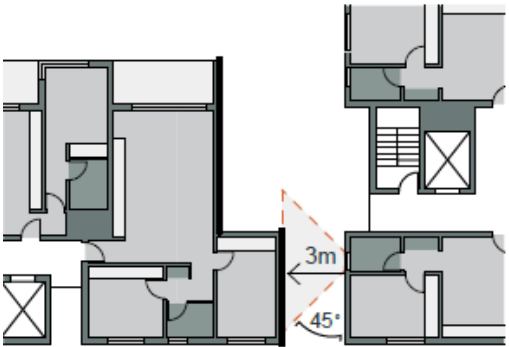
In future TOD redevelopment, a 6m setback for podium and 9m setback for tower will be provide on the neighbouring site, ensuring compliance with the Apartment Design Guide (ADG) requirements.



Blank wall conditions
To habitable rooms



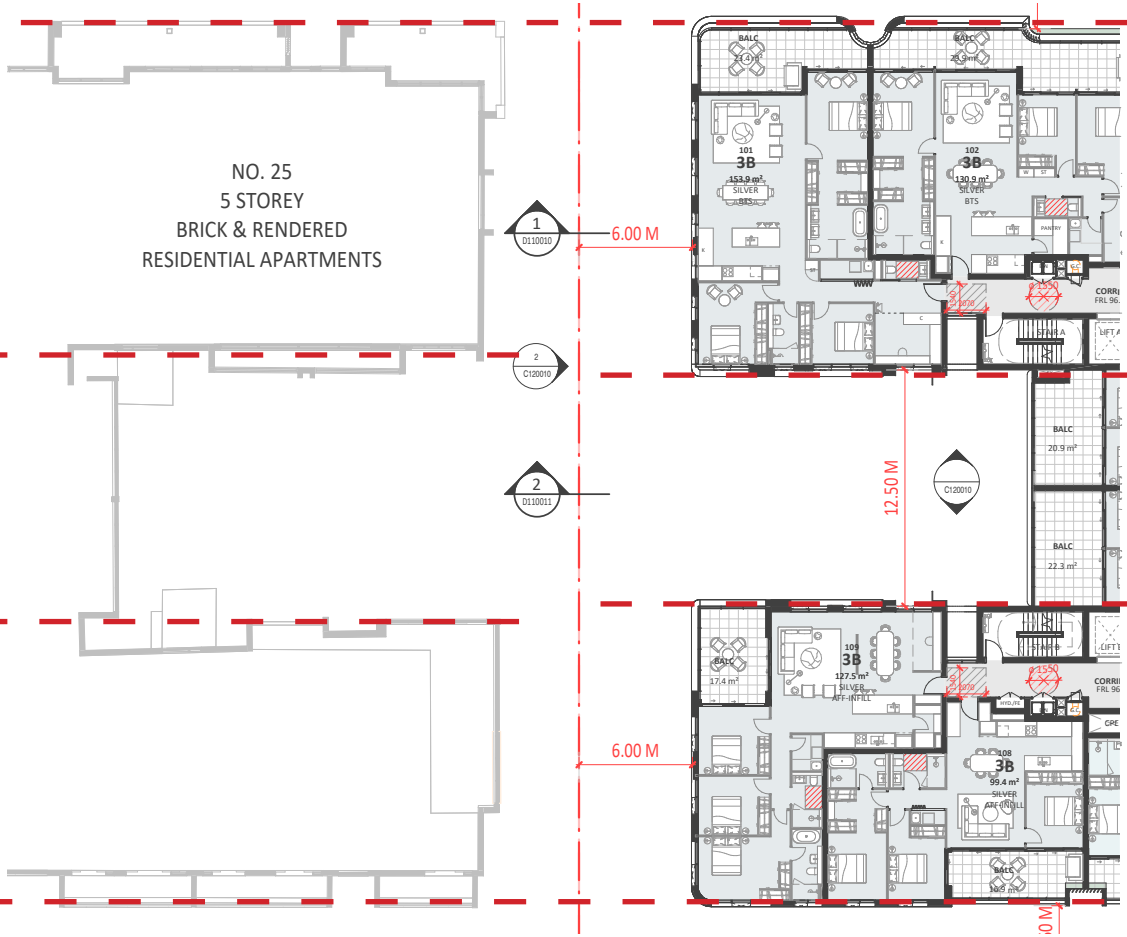
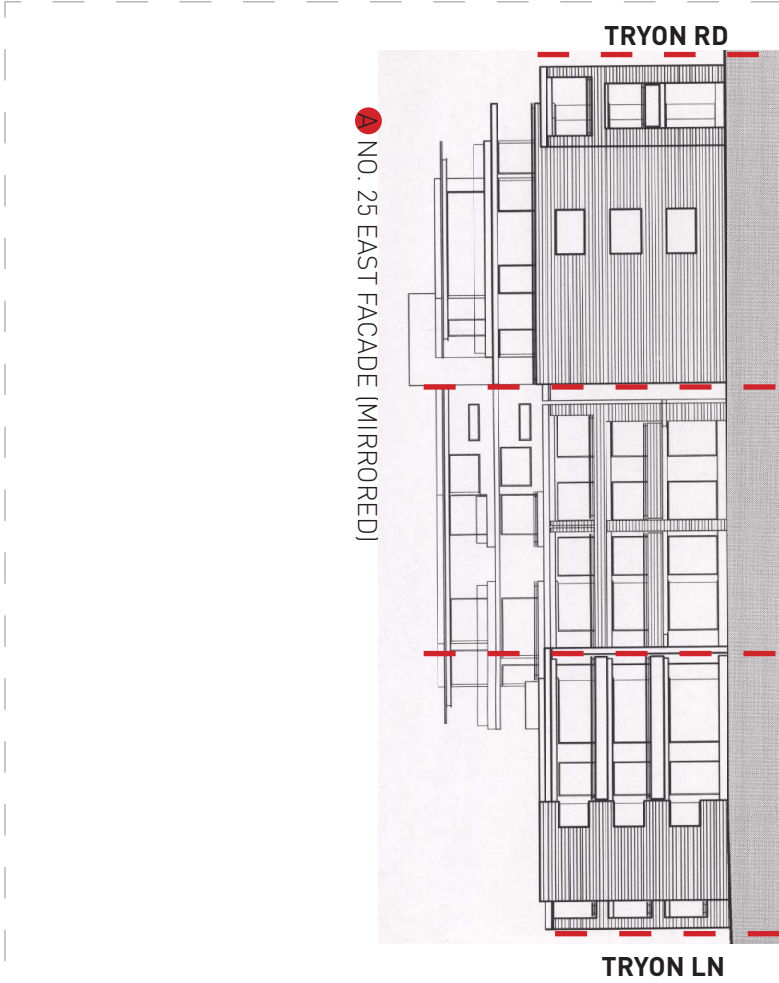
To non-habitable rooms



Minimum required separation distances from buildings to the side and rear boundaries are as follows:

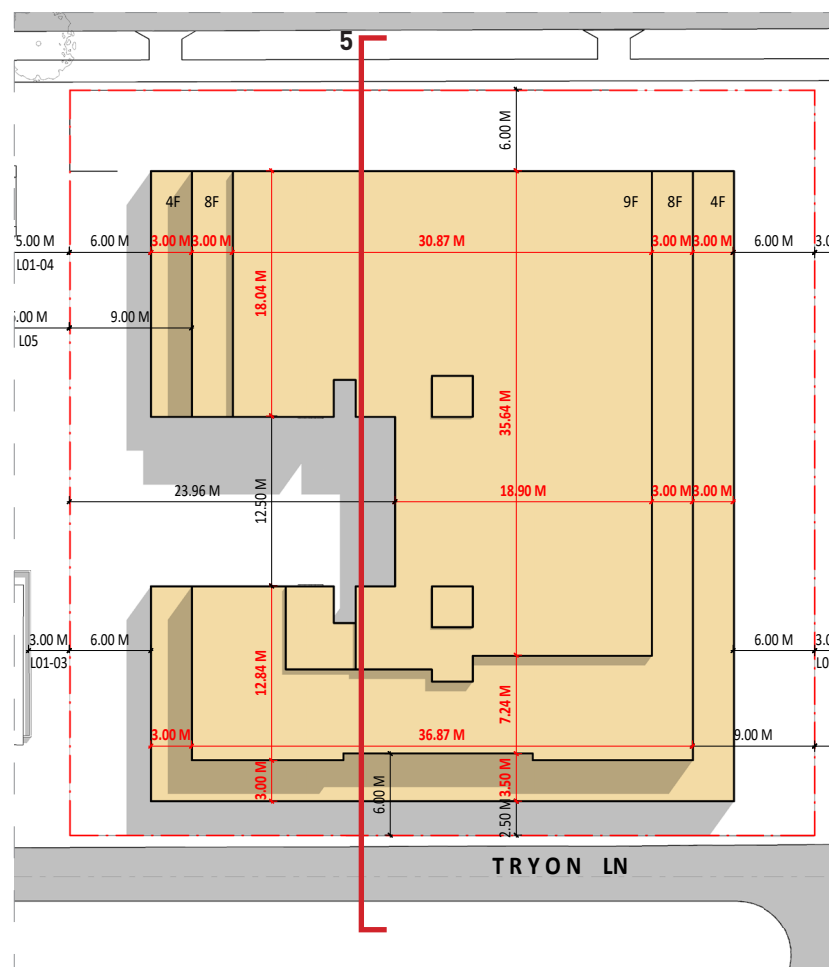
Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Source: ADG page 63&64



SCALE: NTS

101



In future TOD redevelopment, a 6m setback for podium and 9m setback for tower will be provide on the neighbouring site, ensuring compliance with the Apartment Design Guide (ADG) requirements.

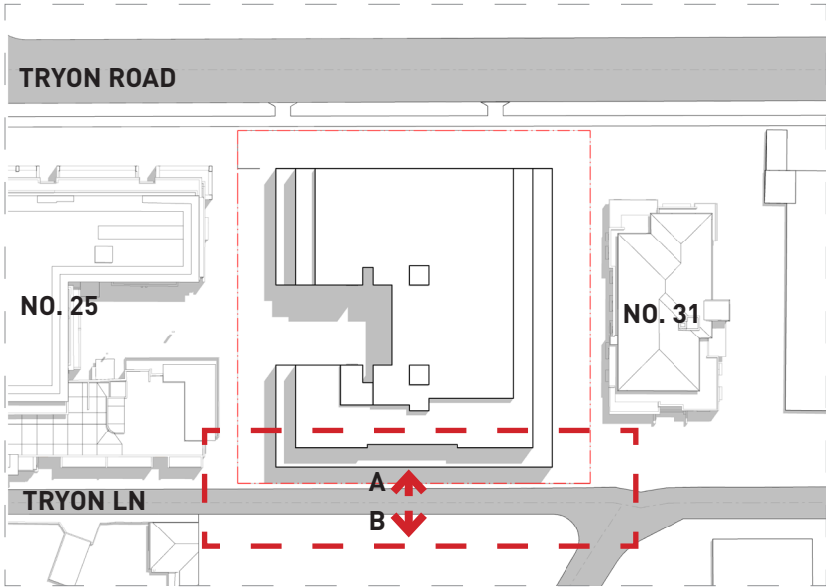
SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 2 BUILT FORM AND SCALE

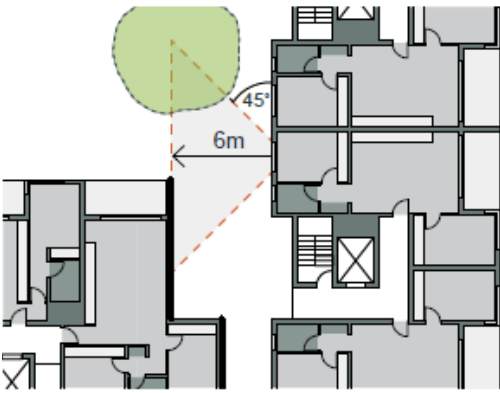
REAR SETBACK

COMPLY

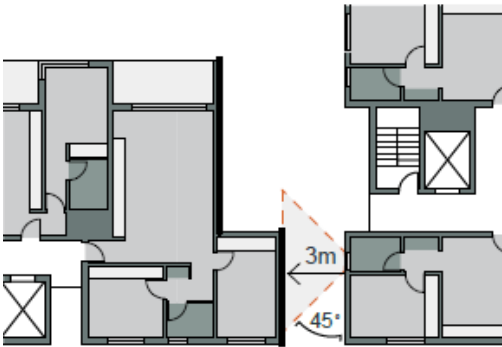
01



Blank wall conditions
To habitable rooms



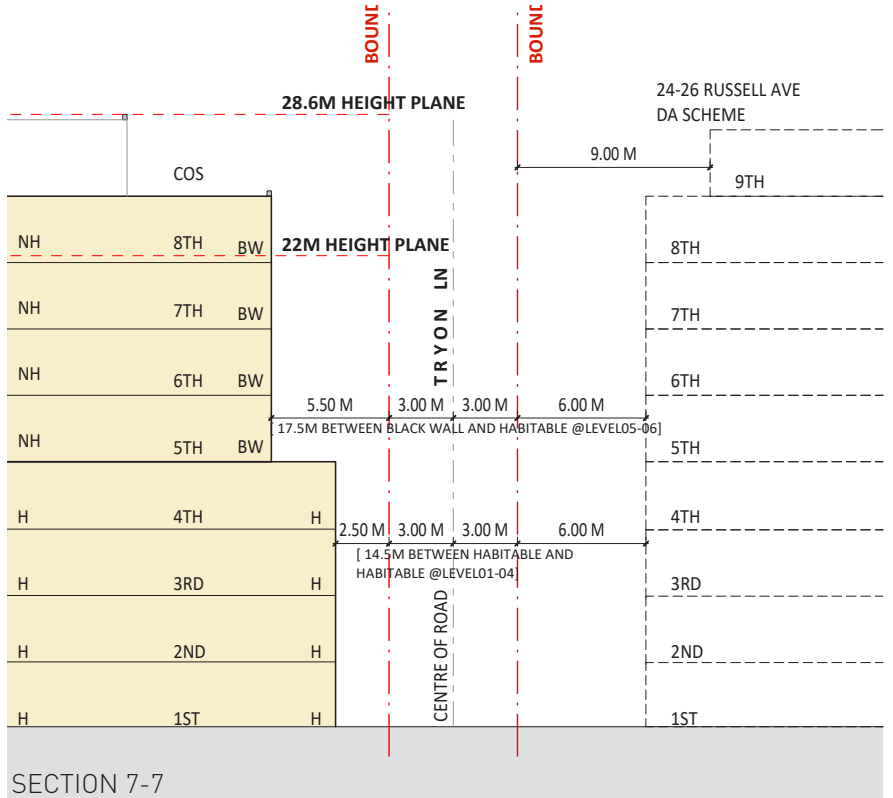
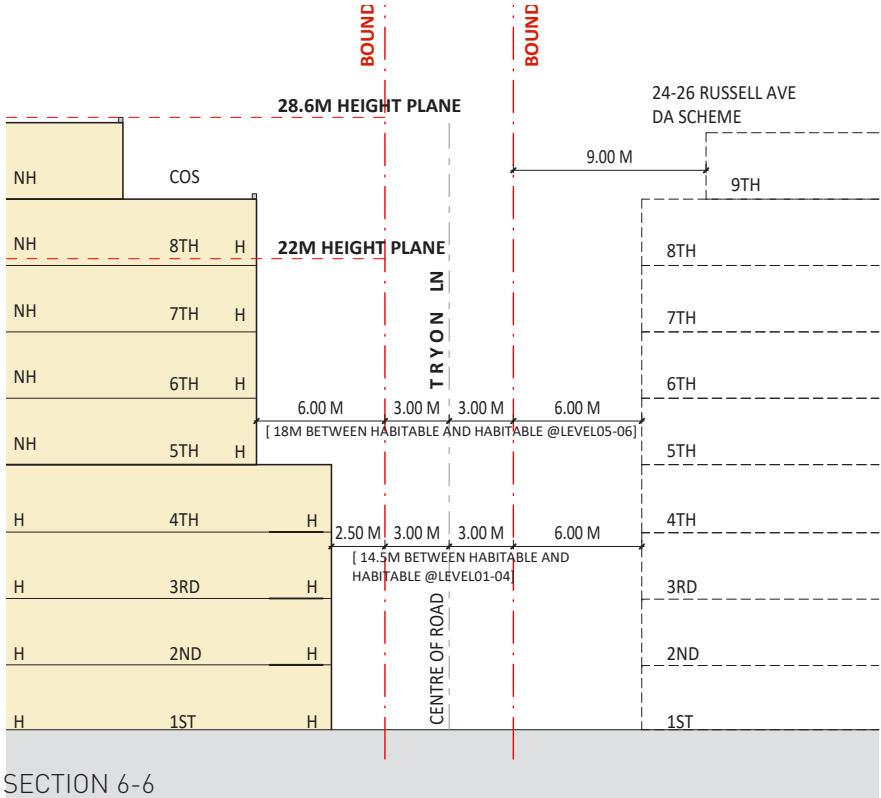
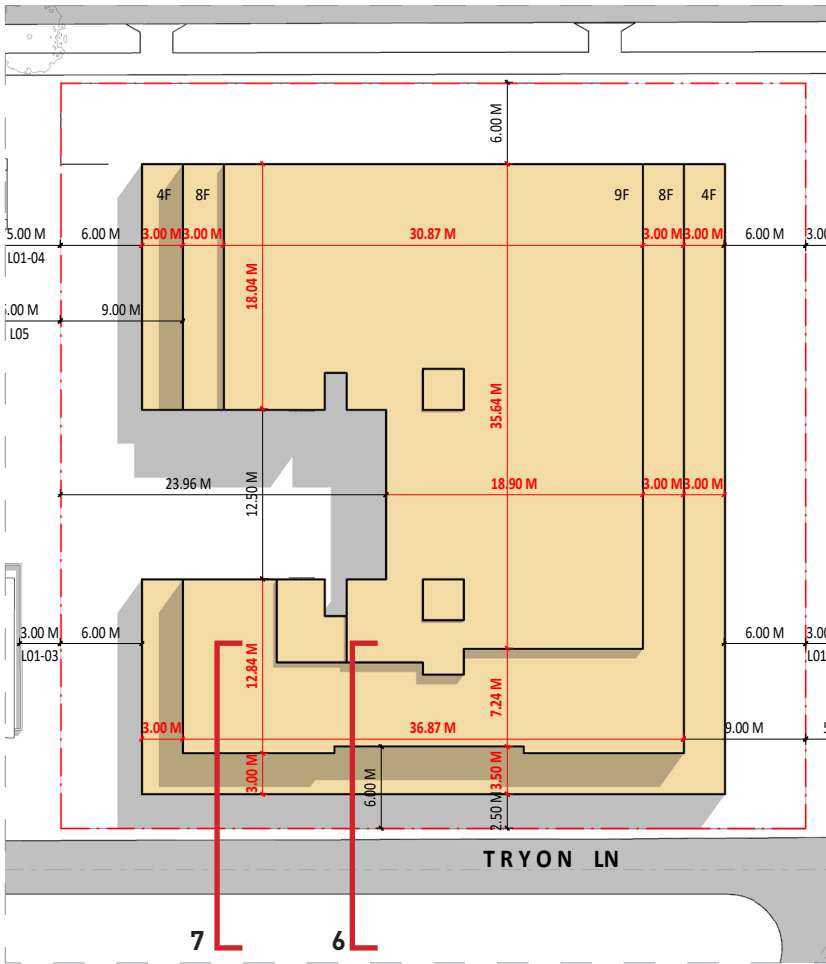
To non-habitable rooms



Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Source: ADG page 63&64



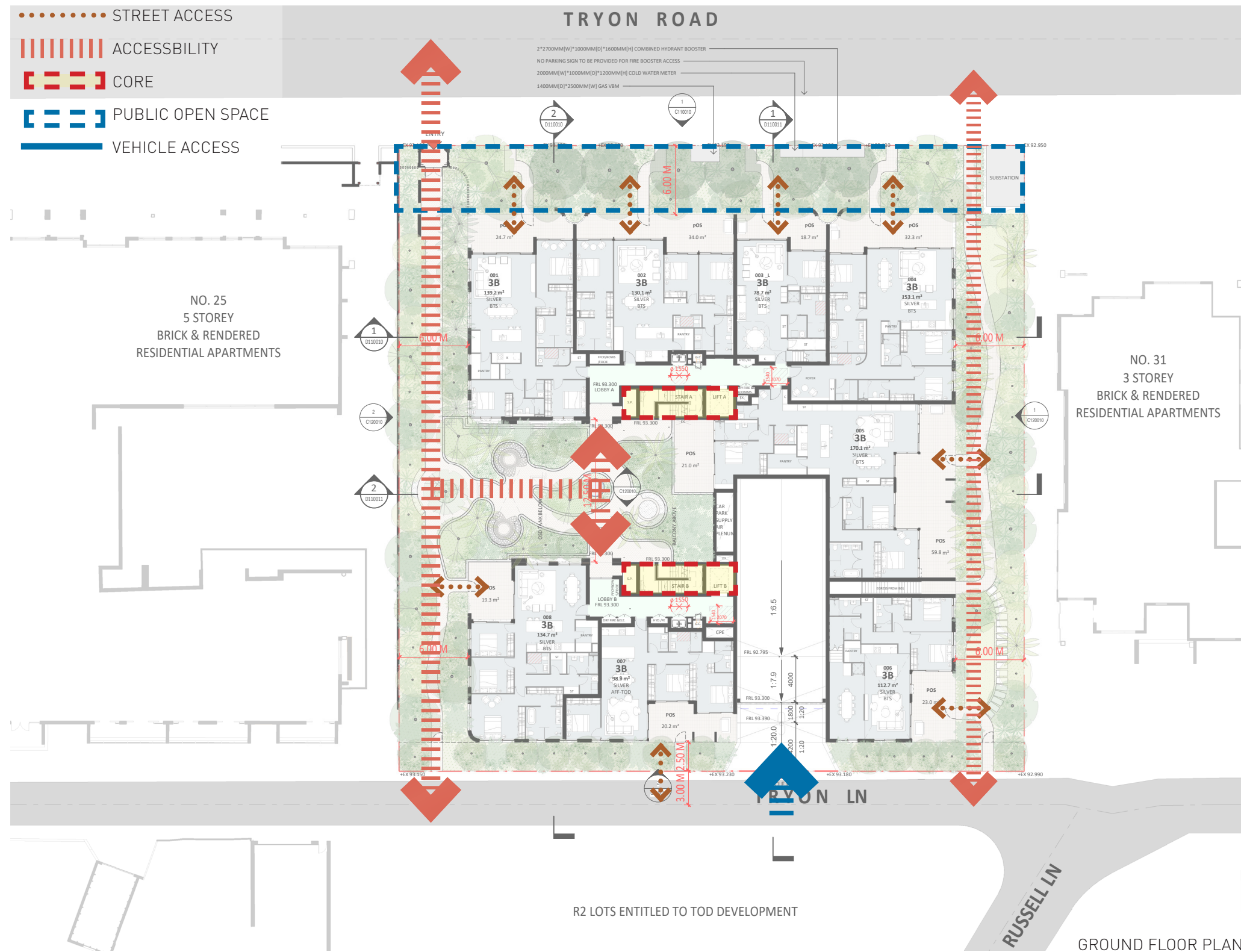
H HABITABLE
NH NON-HABITABLE
BW BLANK WALL/COLOUR BACK GLASS
PROPOSED SCHEME



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES | 01

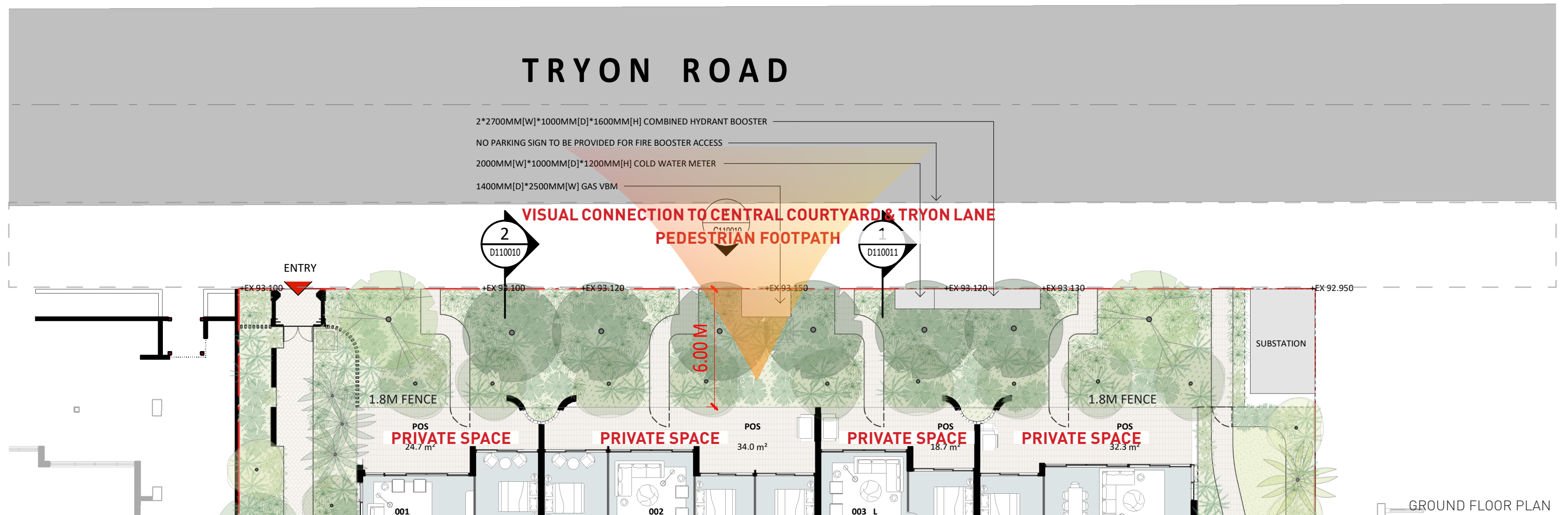
PRINCIPLE 3 DENSITY



GOOD DESIGN ACHIEVES A HIGH LEVEL OF AMENITY FOR RESIDENTS AND EACH APARTMENT, RESULTING IN A DENSITY APPROPRIATE TO THE SITE AND ITS CONTEXT.

The proposal is sustained by proposed and surrounding infrastructure, public transport, access to jobs, community facilities and the environment within the Lindfield Precinct.

- Apartments within surrounding amenities and transport facilities
- Parking space for residents and visitors



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 4 SUSTAINABILITY | 01



Landscaped
Rooftops



Light Coloured
Building Material



EV Charging Point

Window
operability



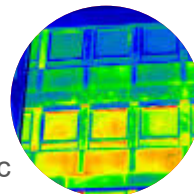
Rainwater
Harvesting



Natural
Lighting



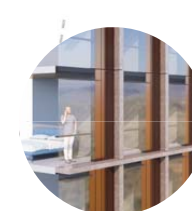
Well Insulated
Building Fabric



Dedicated
Car wash
bay



Staggered
Window to
Wall Ratios



High-
performance
glazing



Efficient Arti-
ficial Light

GOOD DESIGN COMBINES POSITIVE ENVIRONMENTAL, SOCIAL AND ECONOMIC OUTCOMES. GOOD SUSTAINABLE DESIGN INCLUDES USE OF NATURAL CROSS VENTILATION AND SUNLIGHT FOR THE AMENITY AND LIVEABILITY OF RESIDENTS AND PASSIVE THERMAL DESIGN FOR VENTILATION, HEATING AND COOLING REDUCING RELIANCE ON TECHNOLOGY AND OPERATION COSTS.

OTHER ELEMENTS INCLUDE RECYCLING AND REUSE OF MATERIALS AND WASTE, USE OF SUSTAINABLE MATERIALS, AND DEEP SOIL ZONES FOR GROUNDWATER RECHARGE AND VEGETATION.

The building envelope is designed to utilise the energy of the sun and natural ventilation to keep occupants comfortable whilst reducing the need for mechanical heating and cooling.



WATER

- Efficient Fixtures & Fittings
- Rainwater harvesting
- Non-potable WC water
- Fire System testing water reticulation



WASTE

- Construction Waste recycling
- Operational Waste segregation
- Organic Waste to liquid digestors
- Waste to Energy Aspirations

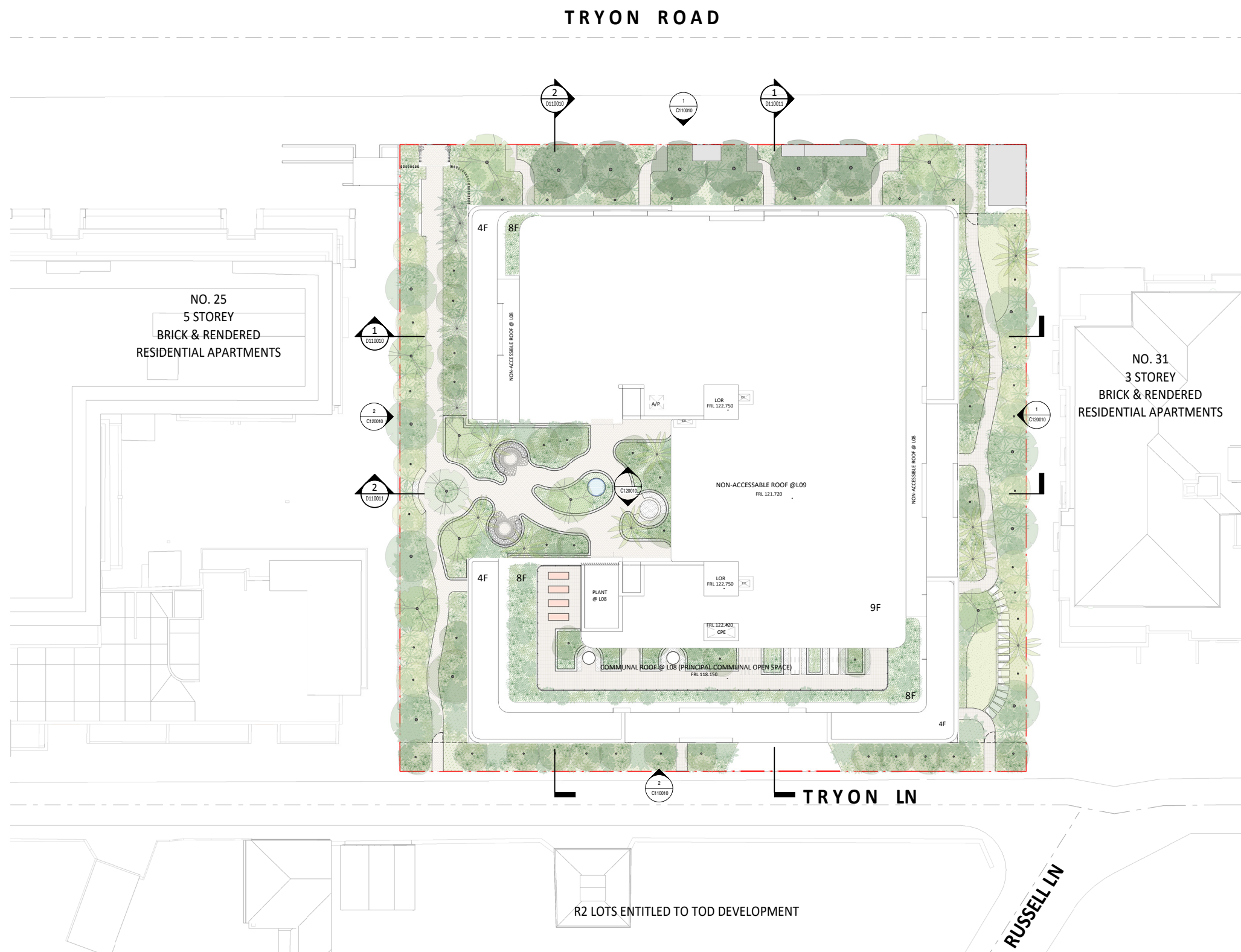


WELLNESS

- Wellness micro neighbourhoods
- Internal Bio-philias in rooms
- Non-toxic internal finishes
- Enhance Thermal, Visual & Acoustic comfort

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 5 LANDSCAPE | 01



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.

The proposal incorporates high-quality communal open spaces at ground level and a communal rooftop garden on rooftop, enhancing both amenity and sustainability. The public realm is designed as an inclusive and dynamic space, fostering community interaction and engagement.

The landscape design is structured around a series of well-defined spaces that support informal gatherings, social interaction, recreation, and community events.

A thoughtful mix of natural and organic materials is seamlessly integrated with clean, geometric forms, paying homage to the site's historical context. This careful balance creates a landscape that encourages exploration, discovery, and a deeper connection with the environment.



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 5 LANDSCAPE_RESPONSE TO INDIGENOUS & CULTURAL HERITAGE

BY 360 DEGREES

I 01

INDIGENOUS & CULTURAL HERITAGE PRINCIPLES

Selected materials are reflective of the local context and consistent with the architectural palette to create a unified precinct. A palette identifiably Australian, and reflective of the natural hues and tones of Macquarie. Ochres are primarily natural pigments and minerals found in the soil, or even in charcoal. These natural colours are the basis of the pavements and furniture material selection.

The planting strategy for the development aims to strengthen the Indigenous vegetation of the local area to create an Urban Bushland character. By reintroducing lost vegetation communities, the site can enhance a sense of scenic heritage through the distinctive characteristics found in local habitat, including colour, smell and texture which give the site a uniquely Australian quality. By employing an Urban Bushland approach, the site will not only enhance the character and culture of the area, but also serve as a site of shelter and food for local fauna.

The plant palette for the facility is predominantly composed of vegetation representative of the region. This approach allows the building and its surroundings to sit comfortably in the local context and feel distinctly of the place.

RESPONSIVE TO SITE

Apply First Nations land management practices to create a sustainable and culturally meaningful landscape.

Prioritize locally sourced materials that reflect the natural character, texture, and tones of the region, ensuring minimal environmental impact while honoring the land’s identity.

CURATE ART & OBJECTS

Embed Indigenous stories and cultural heritage through carefully curated artworks, sculptures, and installations. Support local Indigenous artists, ensuring their stories and traditions are represented.

Incorporate Indigenous language into place names, wayfinding, and interpretive signage to strengthen cultural identity and connection to Country.

DEEP ROOTS (PLANTING)

Providing a food source, used for food, crafts, medicine, clothing, weaving, tools and much more. Plants of all sorts are extremely important and valuable to Aboriginal and Torres Strait islander people.

The use of specific plant species enables us to tell important stories of cultural connection. Through the use of plants, we can reveal hidden stories of the local area and its people.

COLLABORATIVE PARTNERSHIP

Engage Traditional Owners, Elders, and Indigenous suppliers throughout the entire design, sourcing, and management process.

Work in collaborative partnership with indigenous suppliers (nurseries etc) to deliver the project, and potential management.



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

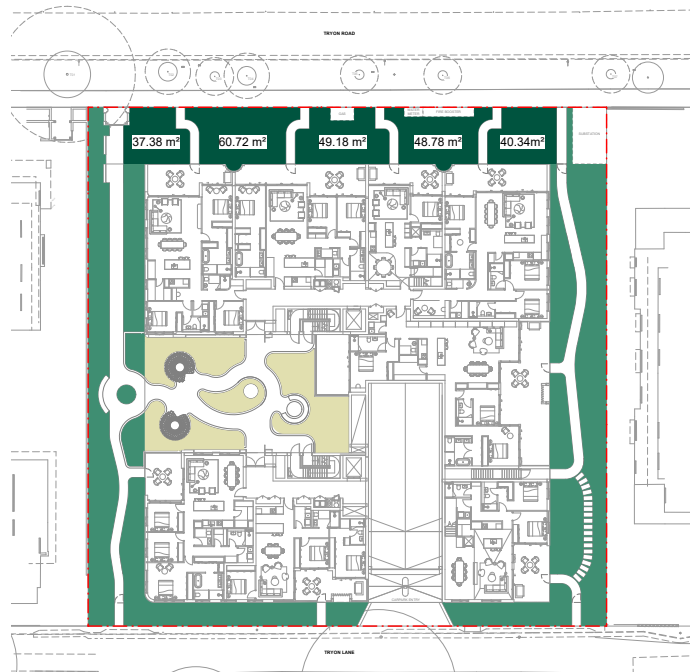
PRINCIPLE 5 LANDSCAPE

BY 360 DEGREES

I 01

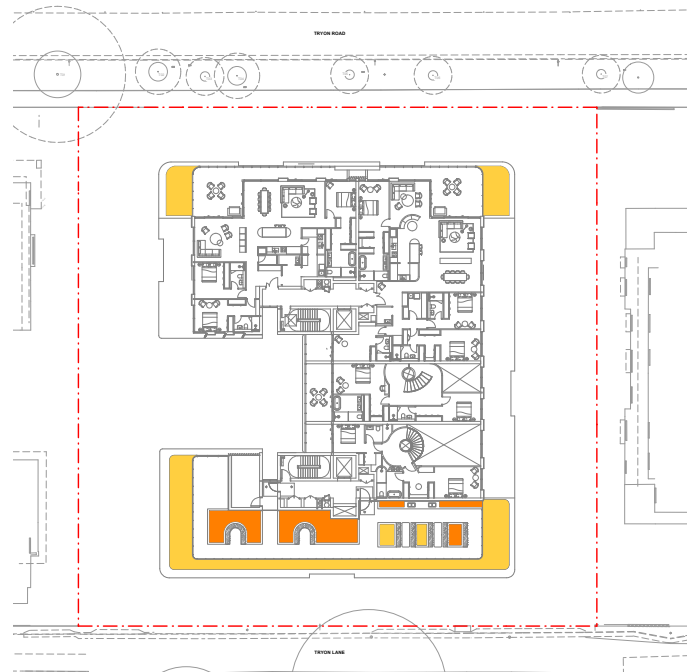
GROUND FLOOR

- ADG Compliant Deep Soil = 236.44 sqm (7.85%)
- Additional Planting Area on Deep Soil = 540.35 sqm (17.9% of site area)
- Planting Area on Structure (0.8 - 1.2m in depth) = 120.20 sqm
- TOTAL DEEP SOIL = 776.79 sqm (25.7% of site area)



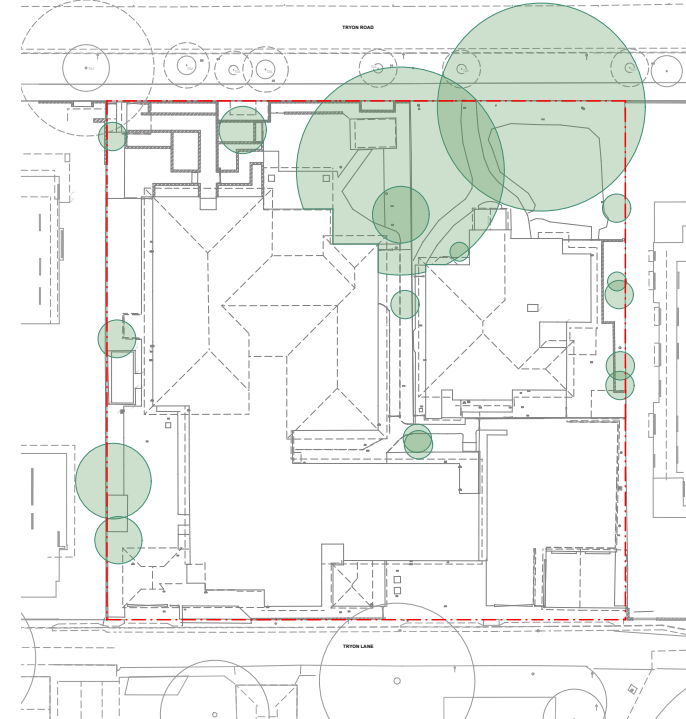
LEVEL 8

- Planting Area on Structure (0.6m in depth) = 112.66 sqm
- Planting Area on Structure (0.8m in depth) = 40.46 sqm



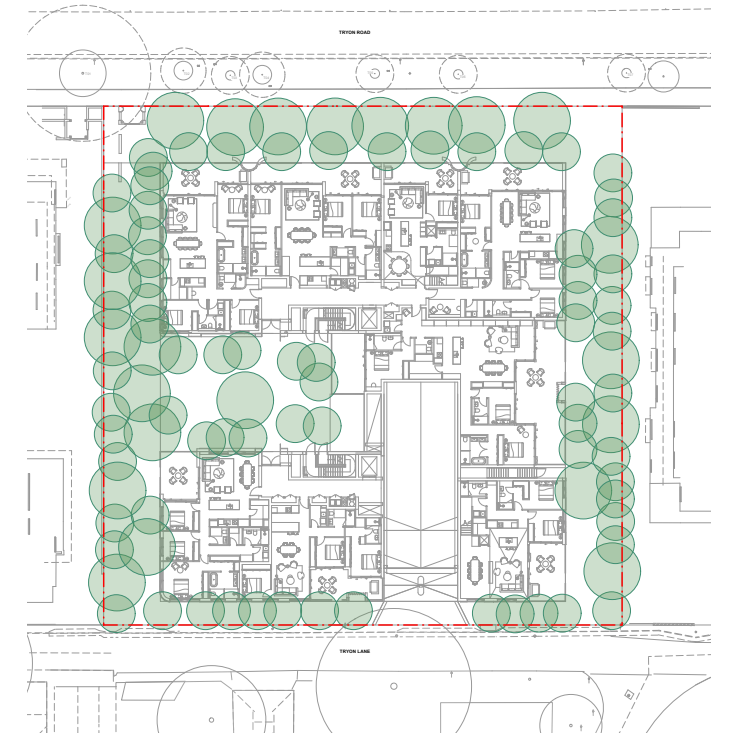
EXISTING CANOPY COVERAGE

Total site area = 3011 sqm
Existing canopy coverage area: 839.25 sqm
Canopy Coverage = 27.87%



PROPOSED CANOPY COVERAGE

Total site area = 3011 sqm
Proposed tree coverage area: 1211.21 sqm
Canopy Coverage = 40.23%



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

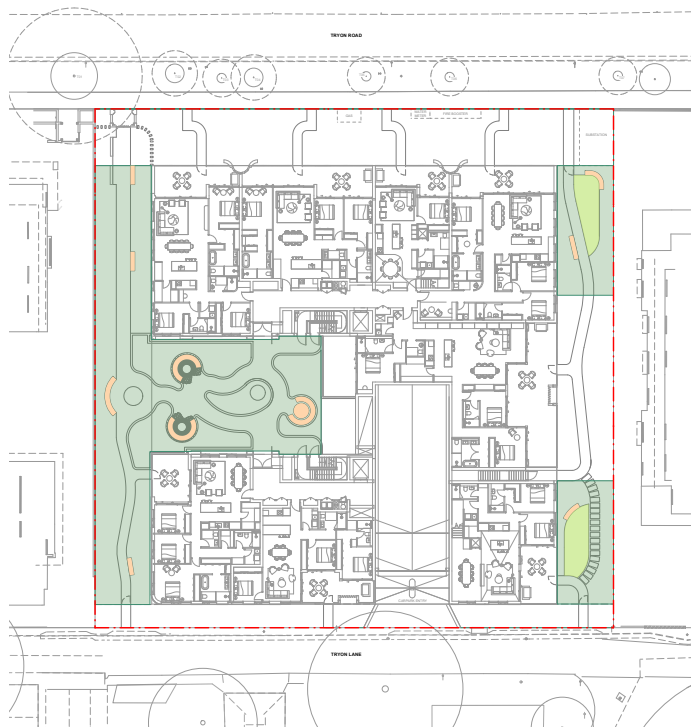
PRINCIPLE 5 LANDSCAPE

BY 360 DEGREES

I 01

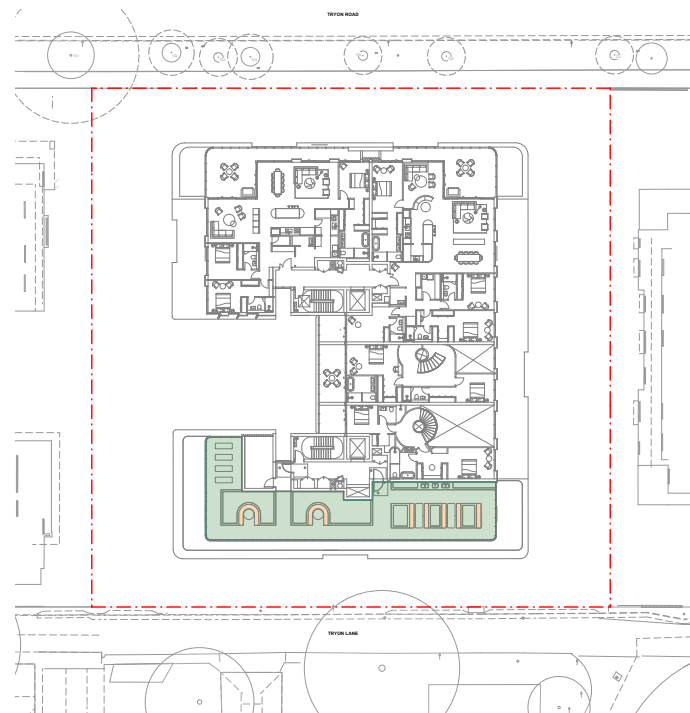
GROUND FLOOR COMMUNAL OPEN SPACE

Ground Floor Communal Open Space Area = 648.54 sqm



LEVEL 8

Level 8 Communal Open Space Area = 187.65 sqm

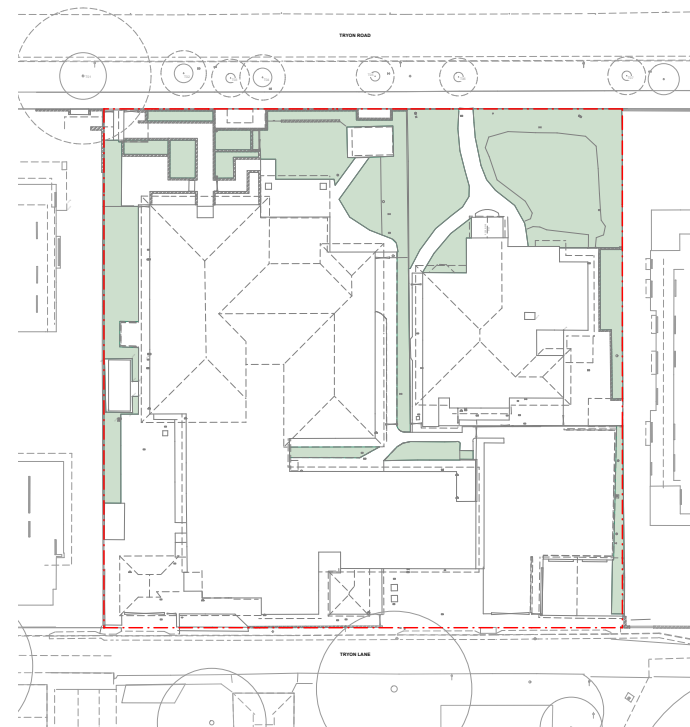


EXISTING LANDSCAPE AREA

Total site area = 3011 sqm

Existing Landscape Area = 638.24 sqm

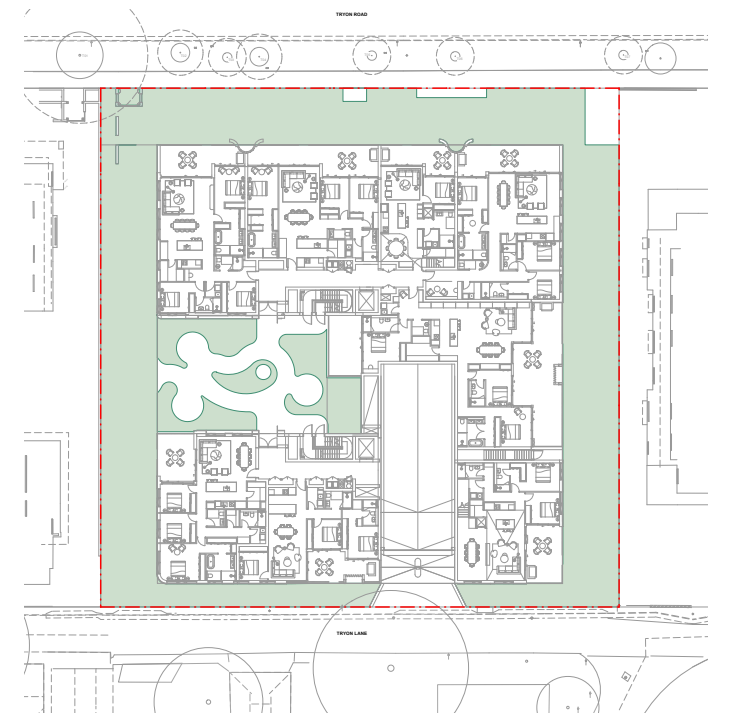
Landscape Area = 21.20%



PROPOSED LANDSCAPE AREA

Total site area = 3011 sqm

Proposed Landscape Area at Ground Floor = 959.10 sqm, equal 31.85% of the site area



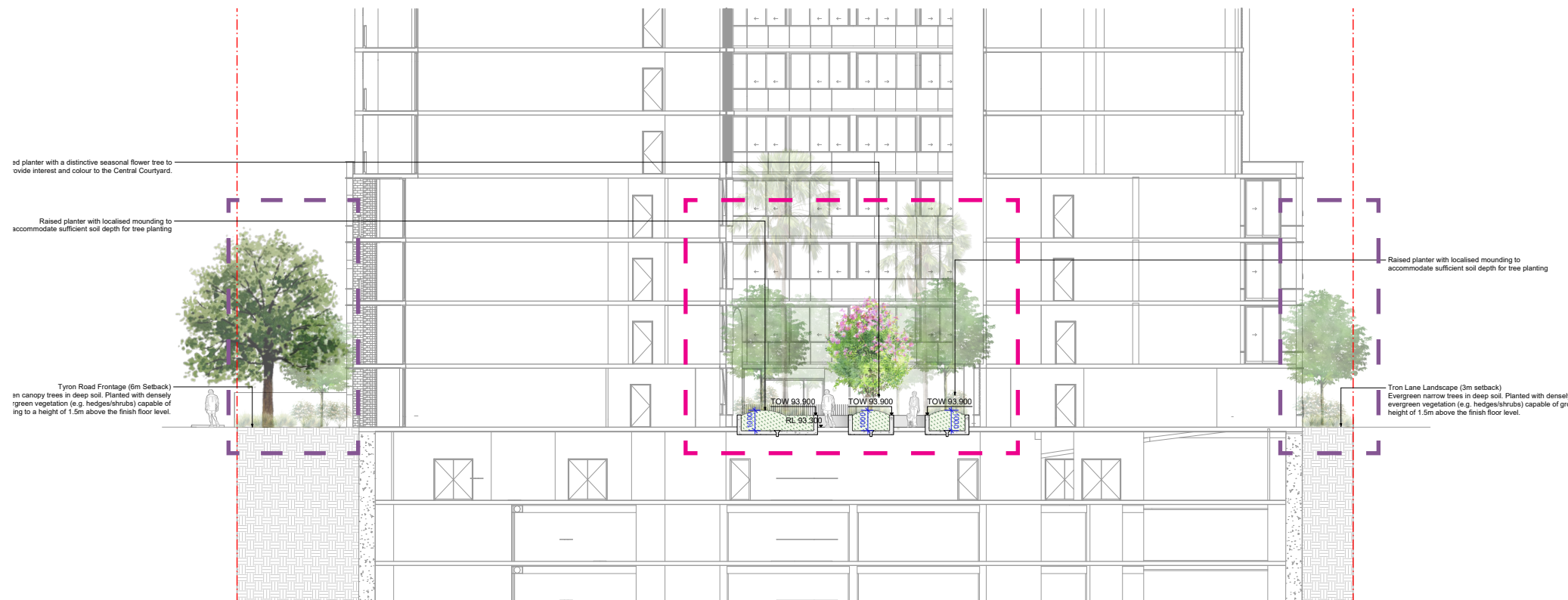
SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

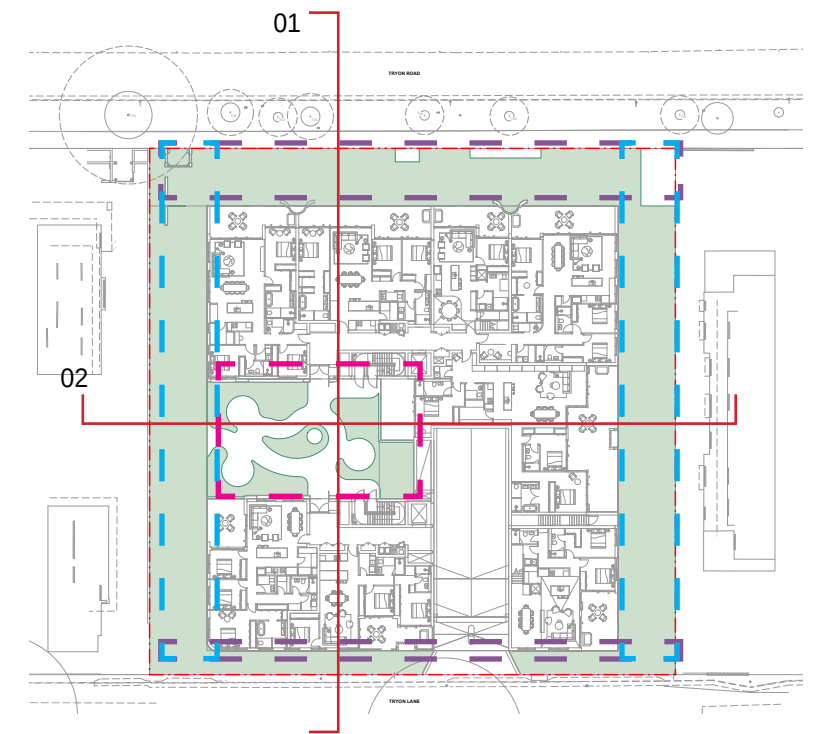
PRINCIPLE 5 LANDSCAPE

BY 360 DEGREES

01



SECTION 01



GROUND FLOOR PLAN

- Central courtyard
- Link
- Street front



SECTION 02



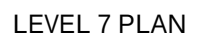
BY INVOLVESTUDIOS



SCALE: NTS

101

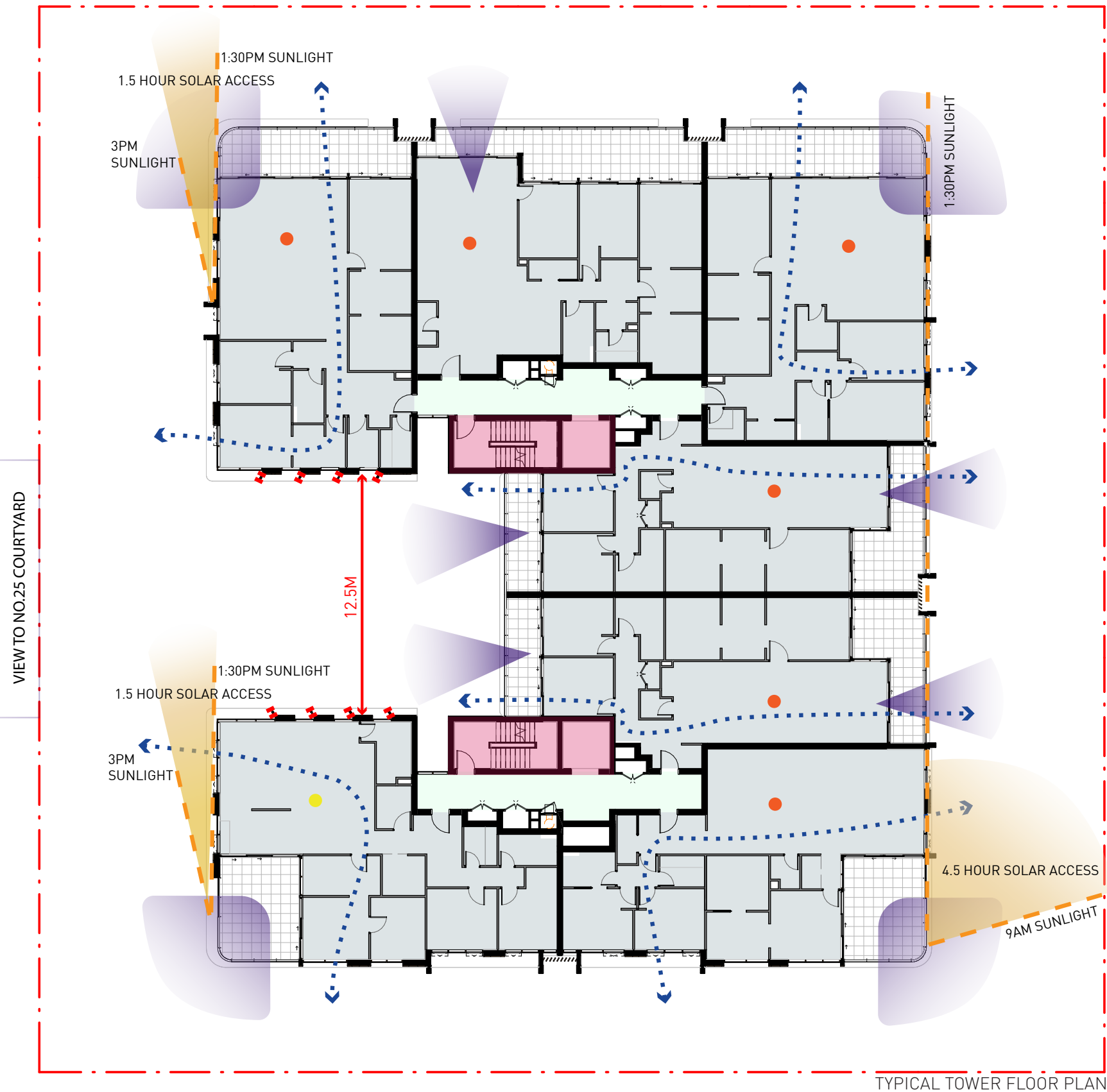
BY 360 DEGREES



GOOD DESIGN POSITIVELY INFLUENCES INTERNAL AND EXTERNAL AMENITY FOR RESIDENTS AND NEIGHBOURS. ACHIEVING GOOD AMENITY CONTRIBUTES TO POSITIVE LIVING ENVIRONMENTS AND RESIDENT WELL BEING.

The proposed building has a high level of residential amenity. Each apartment layout will foster strong interaction with the outdoors and take advantage of significant views looking toward north and southeast from upper storeys of building. The apartments have a good level of solar access with natural cross ventilation opportunity.

The apartments can fulfil the requirements of the ADG in relation to storage. At least 50% of the required storage will be located within each units, with the remainder provided in the basement. The proposal exceeds the requirements for open space as set out in ADG. Public and communal open spaces are provided.



- Core
- >=2HRS Solar Access
- <2HRS Solar Access
- Cross Ventilation
- Solid Walls
- Privacy Screens
- Views

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES | 01

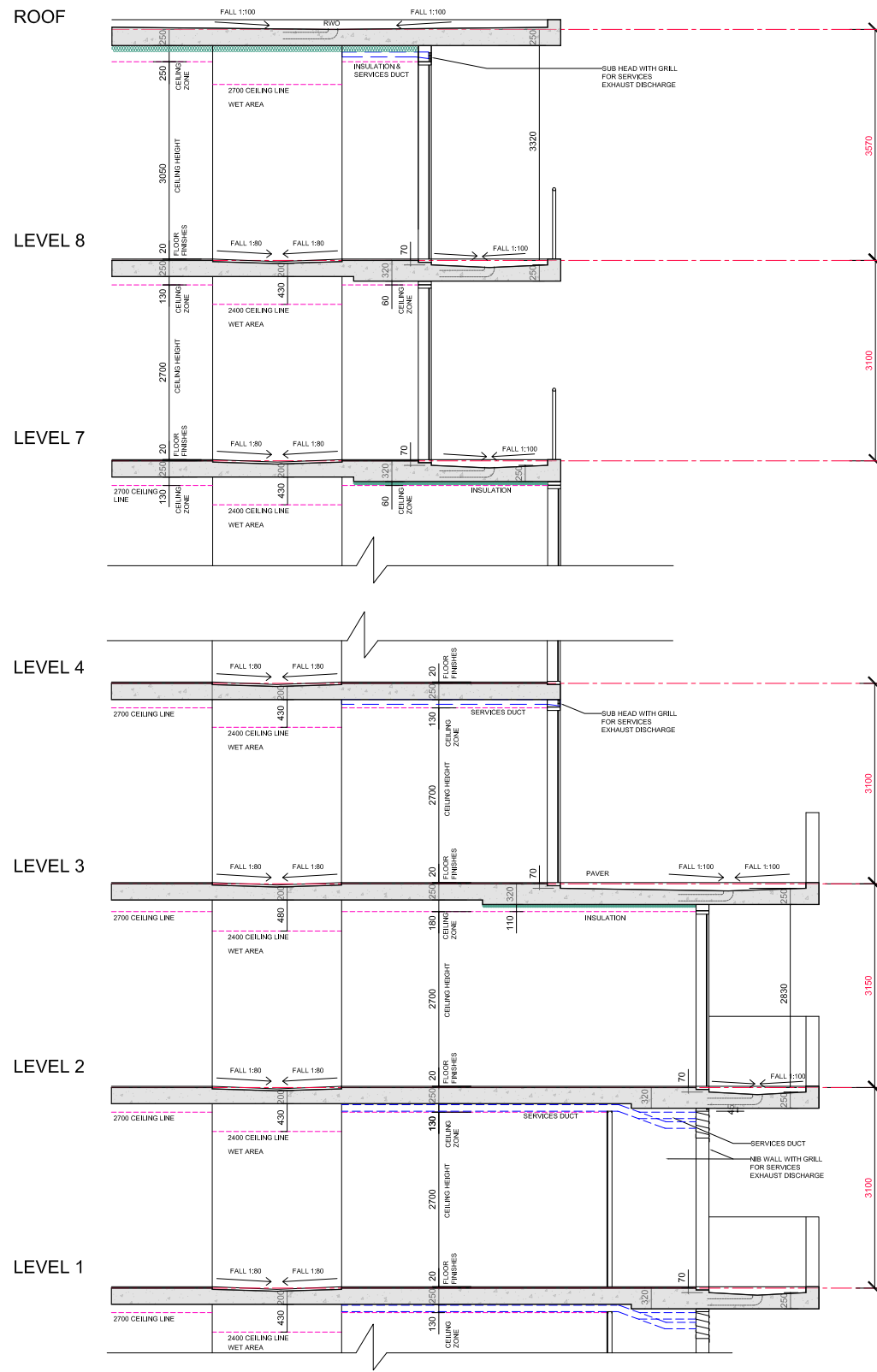
PRINCIPLE 6 AMENITY

GOOD DESIGN POSITIVELY INFLUENCES INTERNAL AND EXTERNAL AMENITY FOR RESIDENTS AND NEIGHBOURS. ACHIEVING GOOD AMENITY CONTRIBUTES TO POSITIVE LIVING ENVIRONMENTS AND RESIDENT WELL BEING.

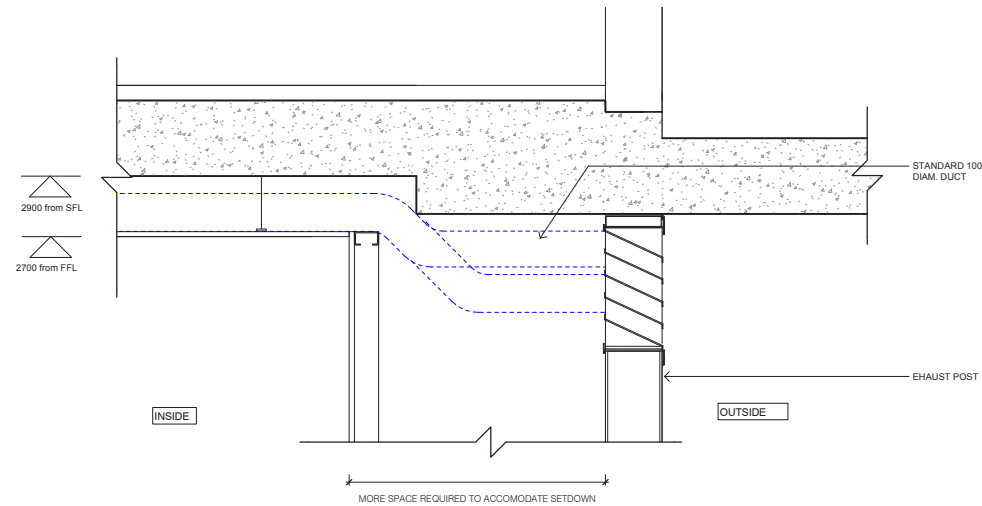
The arrangement of rooms within an apartment is distinguished through variations in ceiling heights, including options like sloped, curved, or double-height ceilings.

Rooms are designed with good proportions, ensuring that even smaller spaces appear larger and more open by incorporating higher ceilings.

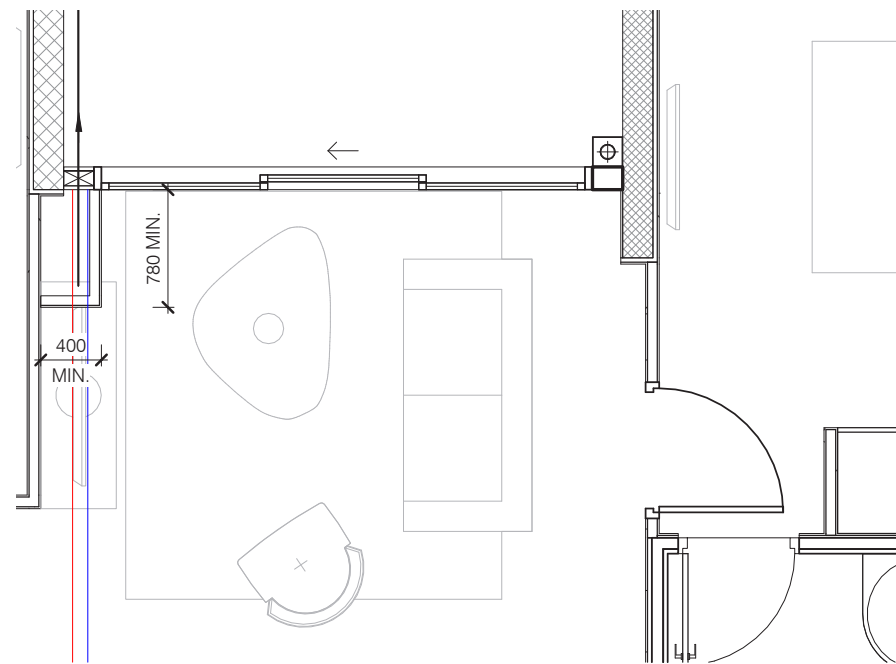
Ceiling heights in living areas are optimized by preventing bulkheads from encroaching. Aligning service rooms vertically across floors and placing bulkheads above non-habitable spaces, such as wardrobes or storage areas, helps maintain spaciousness.



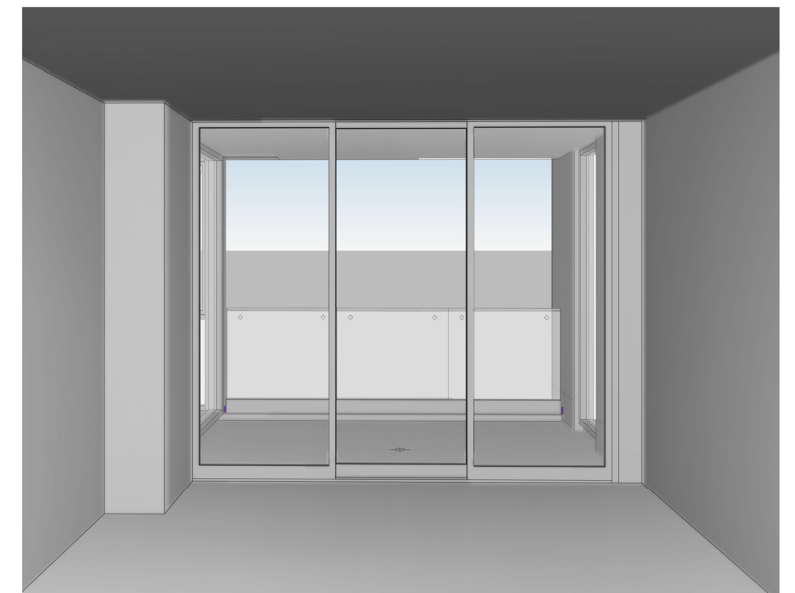
TYPICAL FLOOR TO FLOOR SECTION



DUCT IN POST WITH BOX BEHIND



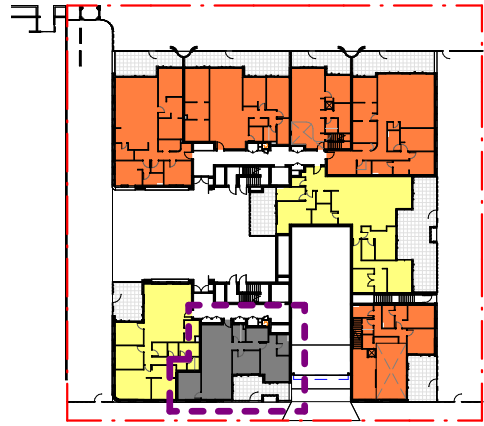
VIEW FROM INTERNAL LIVING AREA



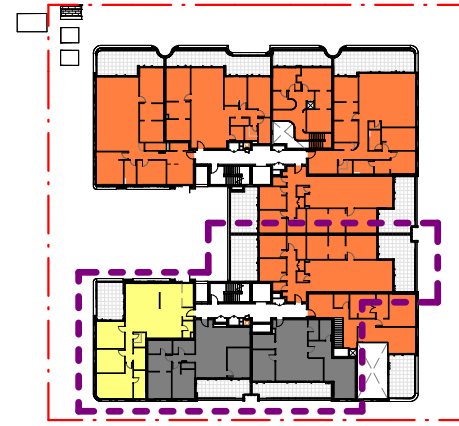
SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

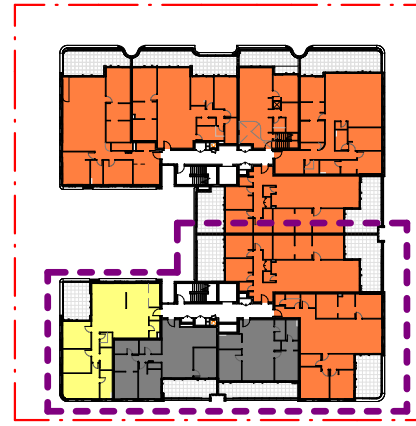
PRINCIPLE 6 AMENITY_SOLAR ACCESS COMPLIANCE DIAGRAMS



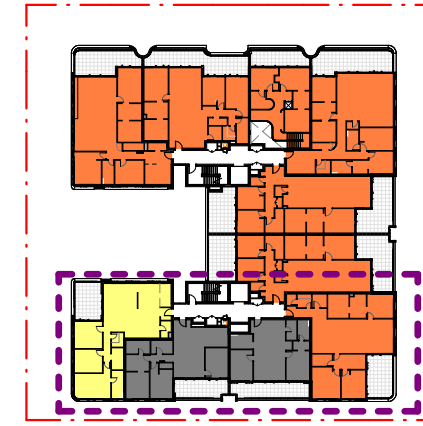
SOLAR_L00



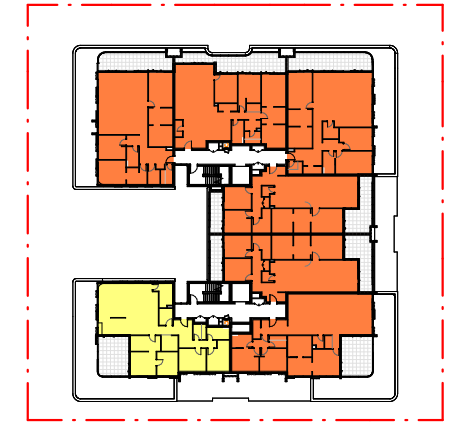
SOLAR_L01



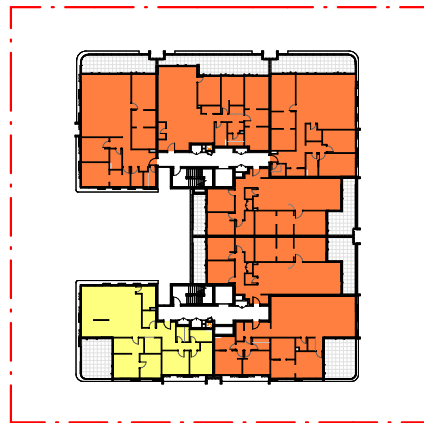
SOLAR_L02



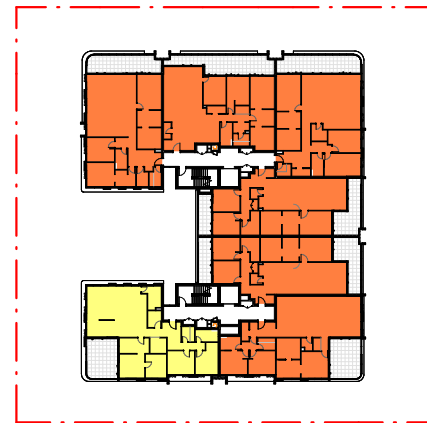
SOLAR_L03



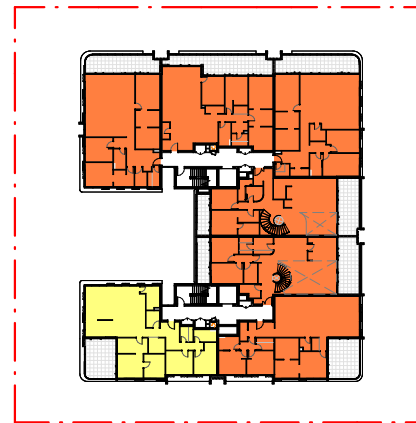
SOLAR_L04



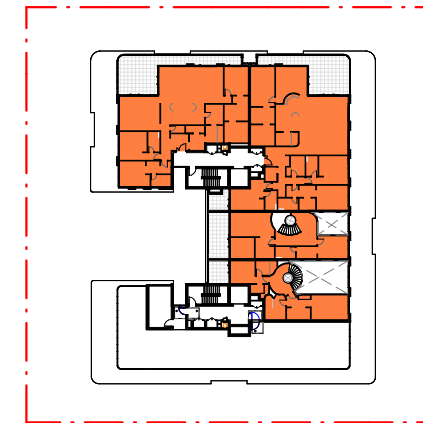
SOLAR_L05



SOLAR_L06



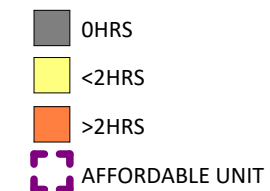
SOLAR_L07



SOLAR_L08

SOLAR ACCESS COMPLIANCE		
SOLAR ACCESS	COUNT	%
0HRS	7	10.8%
<2HRS	9	13.8%
>2HRS	49	75.4%
TOTAL: 65	65	100.0%

SOLAR ACCESS COMPLIANCE-AFFORDABLE UNIT		
SOLAR ACCESS	COUNT	%
0HRS	7	50.0%
<2HRS	3	21.4%
>2HRS	4	28.6%
TOTAL: 14	14	100.0%



SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

I 01

PRINCIPLE 6 AMENITY_15-MINUTE SUN ACCESS DIAGRAM FOR LIVING ROOMS AND PRIVATE OPEN SPACES

TO MAXIMISE THE BENEFIT TO RESIDENTS OF DIRECT SUNLIGHT WITHIN LIVING ROOMS AND PRIVATE OPEN SPACES, A MINIMUM OF 1M2 OF DIRECT SUNLIGHT, MEASURED AT 1M ABOVE FLOOR LEVEL, IS ACHIEVED FOR AT LEAST 15 MINUTES



L00_1445

Area Schedule (SOLAR AREA 1445)		
LotNumber_PTW	LotTypeOccupancy_PTW	Area
001	LIVING AREA	5.62 m²
001	BAL	22.25 m²
002	LIVING AREA	8.06 m²
002	BAL	29.86 m²
003	LIVING AREA	7.45 m²
003	BAL	14.61 m²
004	LIVING AREA	9.33 m²
004	BAL	25.45 m²



L00_1500

Area Schedule (SOLAR AREA 1500)		
LotNumber_PTW	LotTypeOccupancy_PTW	Area
001	LIVING AREA	9.34 m²
001	BAL	22.39 m²
002	LIVING AREA	9.9 m²
002	BAL	29.66 m²
003	LIVING AREA	8.83 m²
003	BAL	14.8 m²
004	LIVING AREA	13.13 m²
004	BAL	25.05 m²

BALCONY
LIVING AREA



SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 6 AMENITY_15-MINUTE SUN ACCESS DIAGRAM FOR LIVING ROOMS AND PRIVATE OPEN SPACES

TO MAXIMISE THE BENEFIT TO RESIDENTS OF DIRECT SUNLIGHT WITHIN LIVING ROOMS AND PRIVATE OPEN SPACES, A MINIMUM OF 1M2 OF DIRECT SUNLIGHT, MEASURED AT 1M ABOVE FLOOR LEVEL, IS ACHIEVED FOR AT LEAST 15 MINUTES



L01_0900

Area Schedule (SOLAR AREA 0900)		
LotNumber_PTW	LotTypeOccupancy_PTW	Area
104	LIVING AREA	3.12 m²
104	BAL	21.12 m²
105	LIVING AREA	4.99 m²
105	BAL	16.73 m²
106	LIVING AREA	8.15 m²
106	BAL	16.08 m²



L01_0915

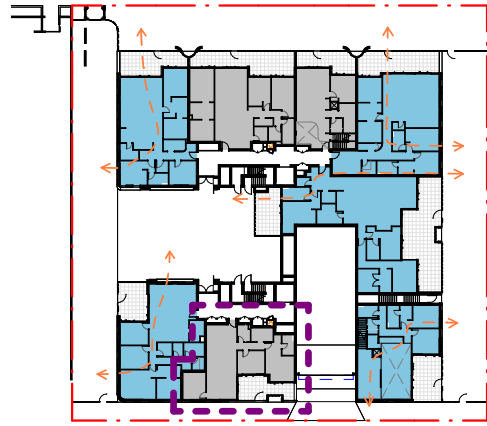
Area Schedule (SOLAR AREA 0915)		
LotNumber_PTW	LotTypeOccupancy_PTW	Area
104	LIVING AREA	5.01 m²
104	BAL	23.15 m²
105	LIVING AREA	7.66 m²
105	BAL	17.66 m²
106	LIVING AREA	8.56 m²
106	BAL	16.51 m²

BALCONY
LIVING AREA

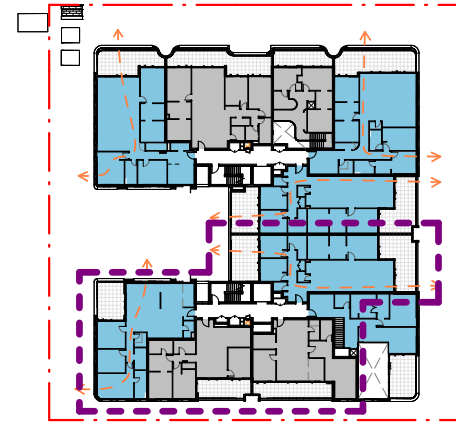


SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

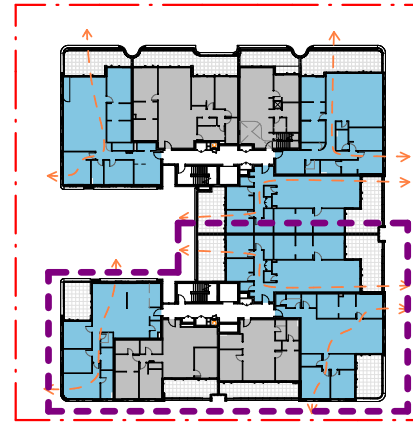
PRINCIPLE 6 AMENITY_CROSS VENTILATION COMPLIANCE DIAGRAMS



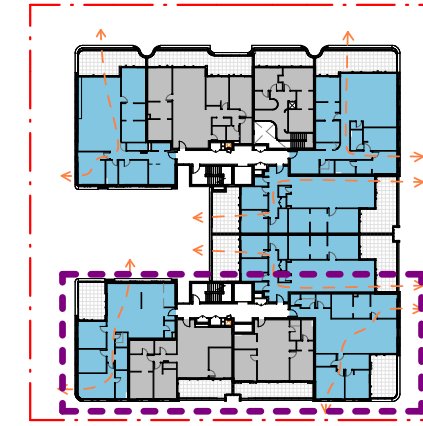
CV_L00



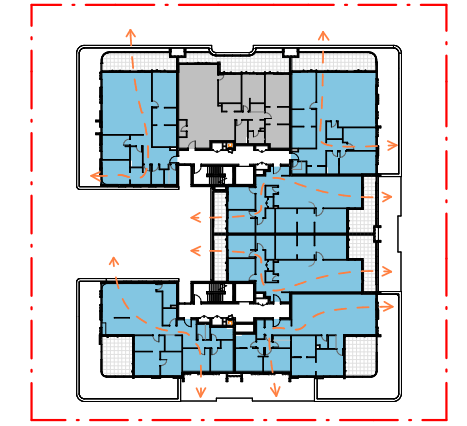
CV_L01



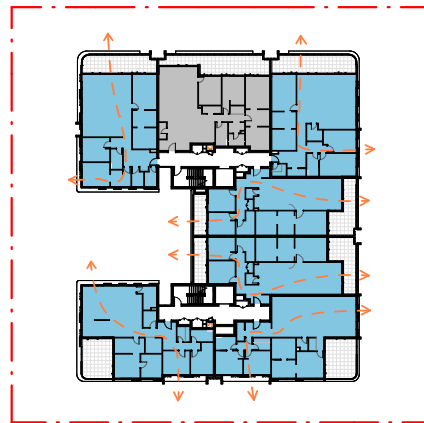
CV_L02



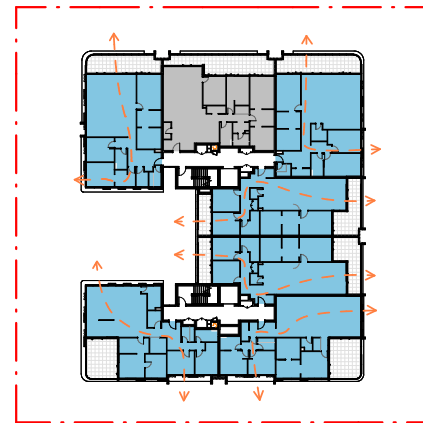
CV_L03



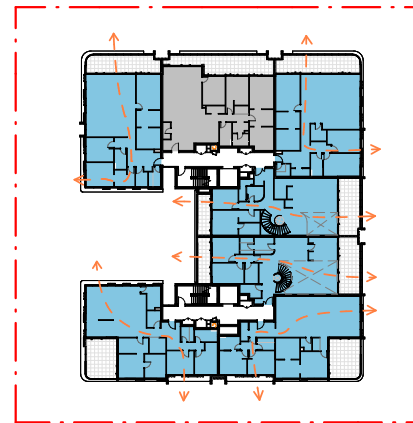
CV_L04



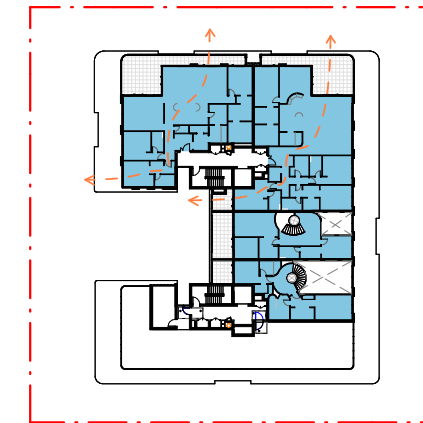
CV_L05



CV_L06



CV_L07



CV_L08

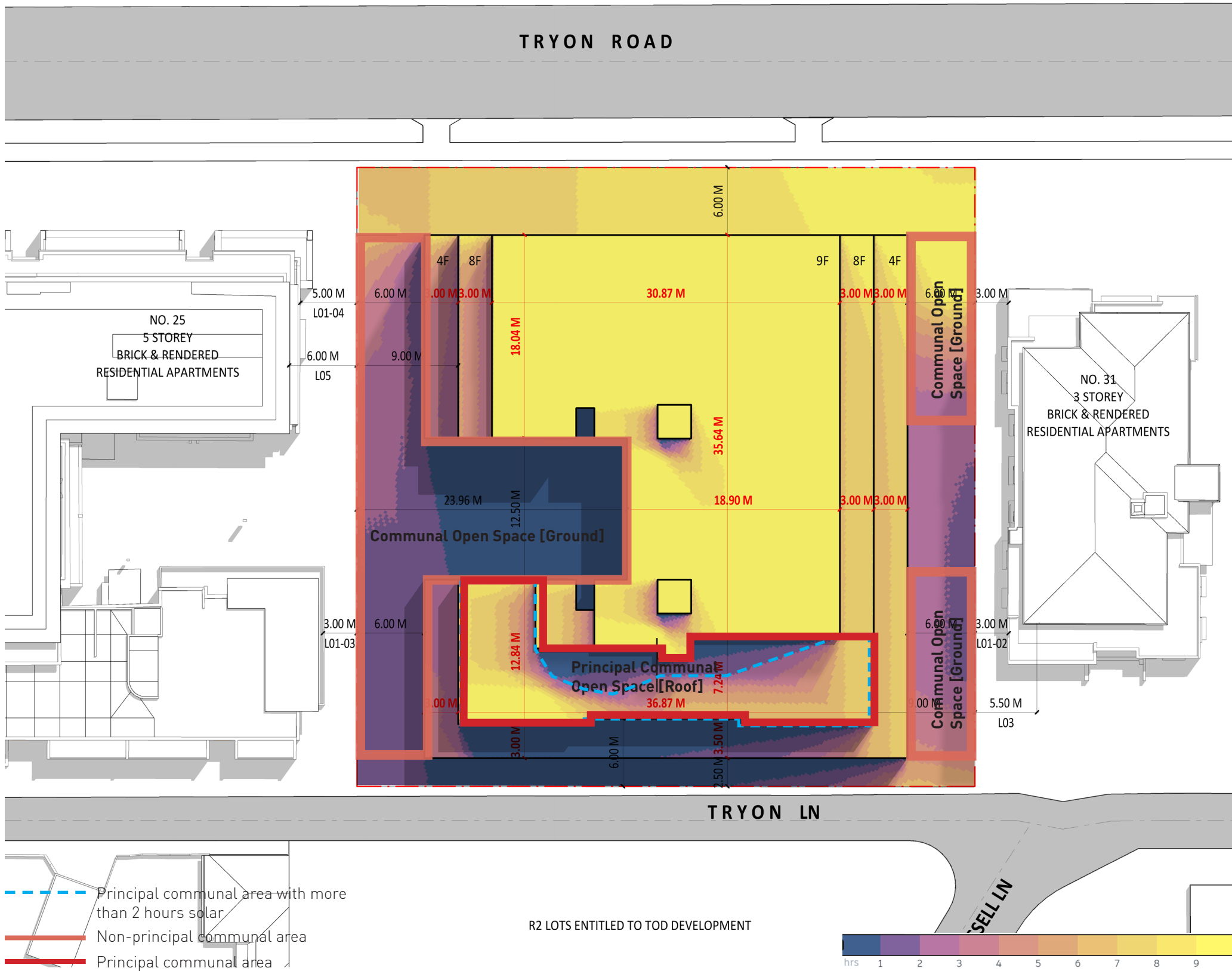
NATURAL VENTILATION COMPLIANCE		
TYPE	COUNT	%
YES	48	73.8%
NO	17	26.2%
Grand total: 65	65	100.0%

NATURAL VENTILATION COMPLIANCE-AFF		
TYPE	COUNT	%
YES	7	50.0%
NO	7	50.0%

NO
 YES
 AFFORDABLE UNIT

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

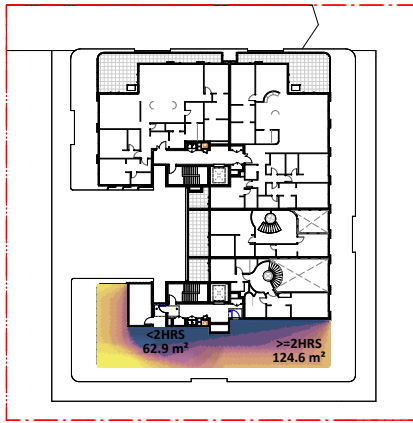
01



GROUND FLOOR PLAN



LEVEL 8 FLOOR PLAN



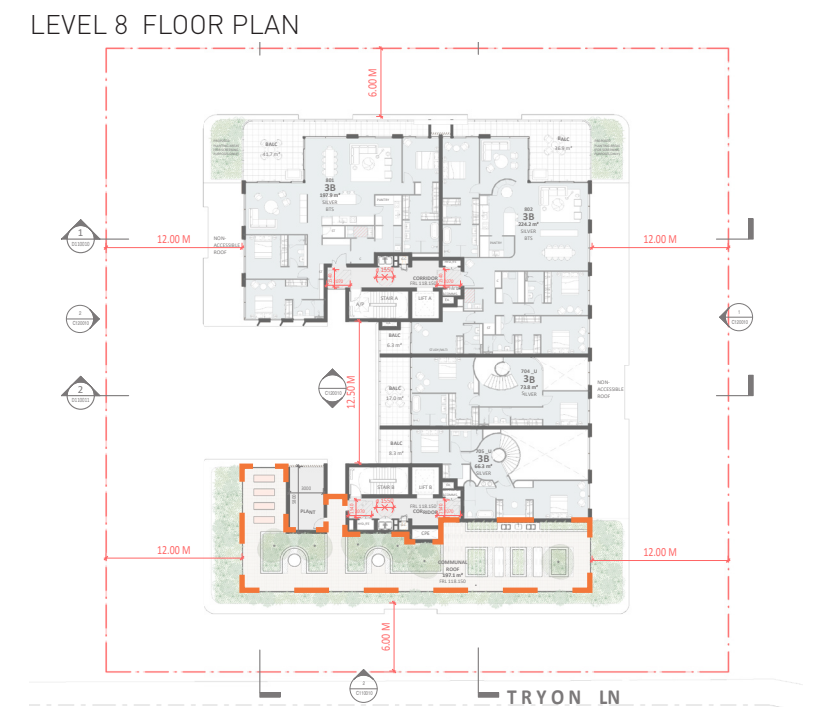
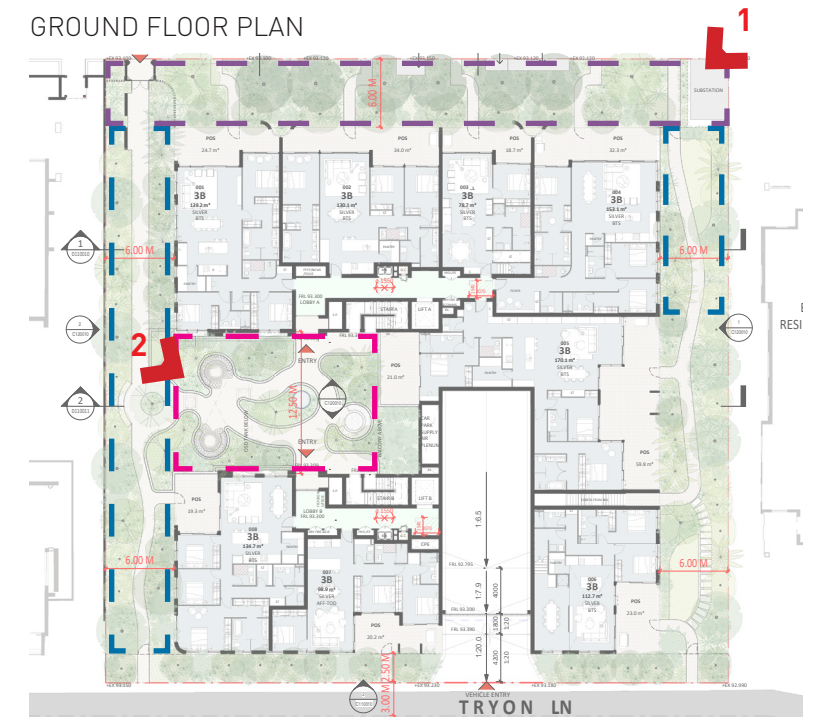
Area Schedule (ADG3D1-COMMUNAL OPEN SPACE)		
Level	Area	%
L00	649 m²	21.5%
L08	188 m²	6.2%
Total	836 m²	27.8%

PRINCIPAL COMMUNAL OPEN SPACE SOLAR @L08		
AreaType_PTW	Area	%
<2HRS	63 m²	34%
>=2HRS	125 m²	66%
Total	188 m²	100%

A minimum of 50% of the communal rooftop (principal communal open space) receives over 2 hours of sunlight on June 21st

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES | 01

PRINCIPLE 6 AMENITY_COMMUNAL OPEN SPACE



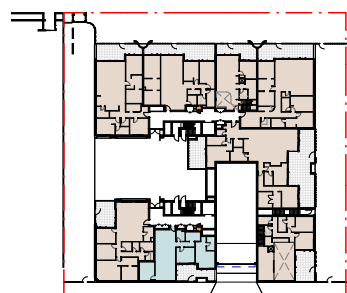
- Central courtyard
- Link
- Street front
- Communal roof



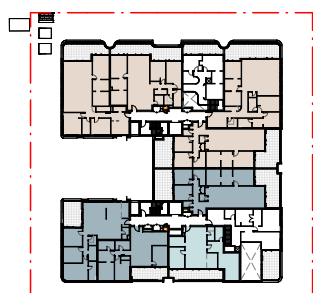
SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 6 AMENITY_AFFORDABLE APARTMENTS



SOLAR_L00



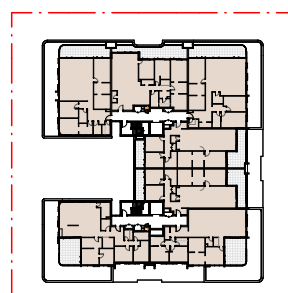
SOLAR_L01



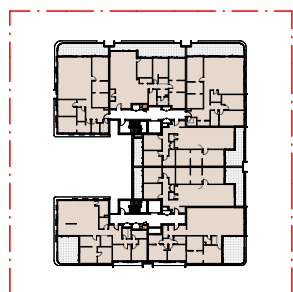
SOLAR_L02



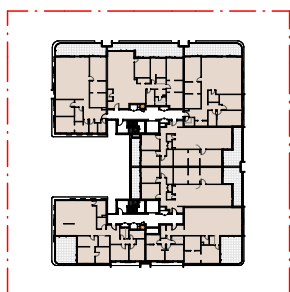
SOLAR_L03



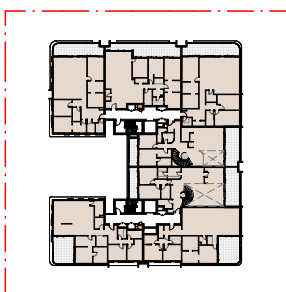
SOLAR_L04



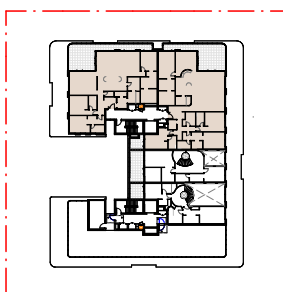
SOLAR_L05



SOLAR_L06



SOLAR_L07



SOLAR_L08

AFF-INFILL
AFF-TOD
BTS

NUMBER	AFFORDABLE	ACC	UNIT TYPE	UNIT AREA	SOLAR	CV	BALCONY AREA	Storage*
007	AFF-TOD	SILVER	3B	98.9 m ²	0HRS	NO	20.2 m ²	6.15 m ³
105	AFF-INFILL	PLATINUM	3B	126.6 m ²	>2HRS	YES	49.2 m ²	11.28 m ³
107	AFF-TOD	SILVER	2B	95.5 m ²	0HRS	NO	21.4 m ²	4.30 m ³
108	AFF-INFILL	SILVER	3B	99.4 m ²	0HRS	NO	16.9 m ²	9.45 m ³
109	AFF-INFILL	SILVER	3B	127.5 m ²	<2HRS	YES	17.4 m ²	6.08 m ³
206	AFF-INFILL	PLATINUM	3B	126.6 m ²	>2HRS	YES	49.2 m ²	11.28 m ³
207	AFF-INFILL	SILVER	3B	138.4 m ²	>2HRS	YES	19.6 m ²	6.87 m ³
208	AFF-INFILL	SILVER	2B	79.8 m ²	0HRS	NO	21.4 m ²	4.98 m ³
209	AFF-INFILL	SILVER	3B	99.4 m ²	0HRS	NO	16.9 m ²	9.45 m ³
210	AFF-INFILL	SILVER	3B	127.5 m ²	<2HRS	YES	17.4 m ²	6.08 m ³
306	AFF-INFILL	SILVER	3B	138.4 m ²	>2HRS	YES	20 m ²	6.87 m ³
307	AFF-INFILL	SILVER	2B	79.5 m ²	0HRS	NO	22 m ²	4.98 m ³
308	AFF-INFILL	SILVER	3B	99.4 m ²	0HRS	NO	16.9 m ²	9.45 m ³
309	AFF-INFILL	SILVER	3B	127.5 m ²	<2HRS	YES	17.4 m ²	6.08 m ³
TOTAL: 14				1564.4 m ²			326 m ²	103.34 m ³

* At least 50% of the required storage will be located within each units, with the remainder provided in the basement.

PARKING SCHEDULE - ESTIMATED NUMBER						
	AFF-INFILL		AFF-TOD		BTS-3B	TOTAL
	INFILL-2B	INFILL-3B	TOD-2B	TOD-3B		
UNIT NUMBER	2	10	1	1	51	65
PARKING RATE	0.5	1	0.5	1	1.5	
RESIDENTIAL PARKING NUMBER	1	10	1	1	77	90

SOLAR ACCESS COMPLIANCE-AFFORDABLE UNIT		
SOLAR ACCESS	COUNT	%
0HRS	7	50.0%
<2HRS	3	21.4%
>2HRS	4	28.6%
TOTAL: 14	14	100.0%

NATURAL VENTILATION COMPLIANCE-AFF		
TYPE	COUNT	%
YES	7	50.0%
NO	7	50.0%

RESIDENTIAL AMENITY IS ONE OF THE DESIGN QUALITY PRINCIPLES UNDER CHAPTER 4 OF THE HOUSING SEPP THAT MUST BE CONSIDERED IN THE ASSESSMENT OF RESIDENTIAL APARTMENT DEVELOPMENT. GOOD RESIDENTIAL AMENITY COMBINES APPROPRIATE ROOM DIMENSION AND SHAPES, ACCESS TO SUNLIGHT, NATURAL VENTILATION, OUTLOOK, VISUAL AND ACOUSTIC PRIVACY, STORAGE, INDOOR AND OUTDOOR SPACE, EFFICIENT LAYOUTS AND SERVICE AREAS, AND EASE OF ACCESS FOR ALL AGE GROUPS AND DEGREES OF MOBILITY.

The proposed building provides a high level of amenity for the affordable apartments. Each affordable apartment layout is designed to promote strong interaction with the outdoors and exceeds the relevant ADG requirements. **Key amenity features include:**

- appropriate room dimensions and shapes** – Predominantly square or near-square room proportions with generous dimensions, providing flexible, functional, and comfortable living spaces.
- access to sunlight and natural ventilation** - Achieved through a high proportion of dual-aspect and corner units.
- outlook** – Apartments benefit from views towards surrounding low-density residential areas.
- visual and acoustic privacy** - Compliant setbacks and deliberate window placement
- storage** - Storage exceeds ADG requirements, with an average of 7 sqm of internal storage per apartment, in addition to an individual storage cage in the basement for every dwelling
- indoor and outdoor space** - Exceeding ADG requirements, with an average of 120 sqm internal area and 23 sqm of external private open space per dwelling.
- efficient layouts and service areas** - Well-considered apartment planning minimises internal corridors and maximises open, functional, and humane living spaces.
- Universal accessibility** - All apartments are designed to Silver Livable Housing standards, with two Platinum units provided to accommodate a wide range of ages and mobility needs.

A letter from Bridge Housing, the Community Housing Provider, has also been included as part of the submission.



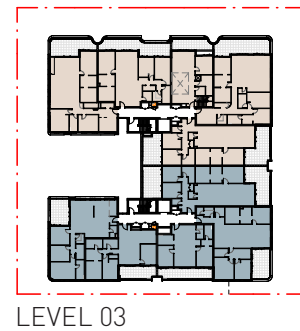
SCALE: NTS

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 6 AMENITY AFFORDABLE APARTMENTS

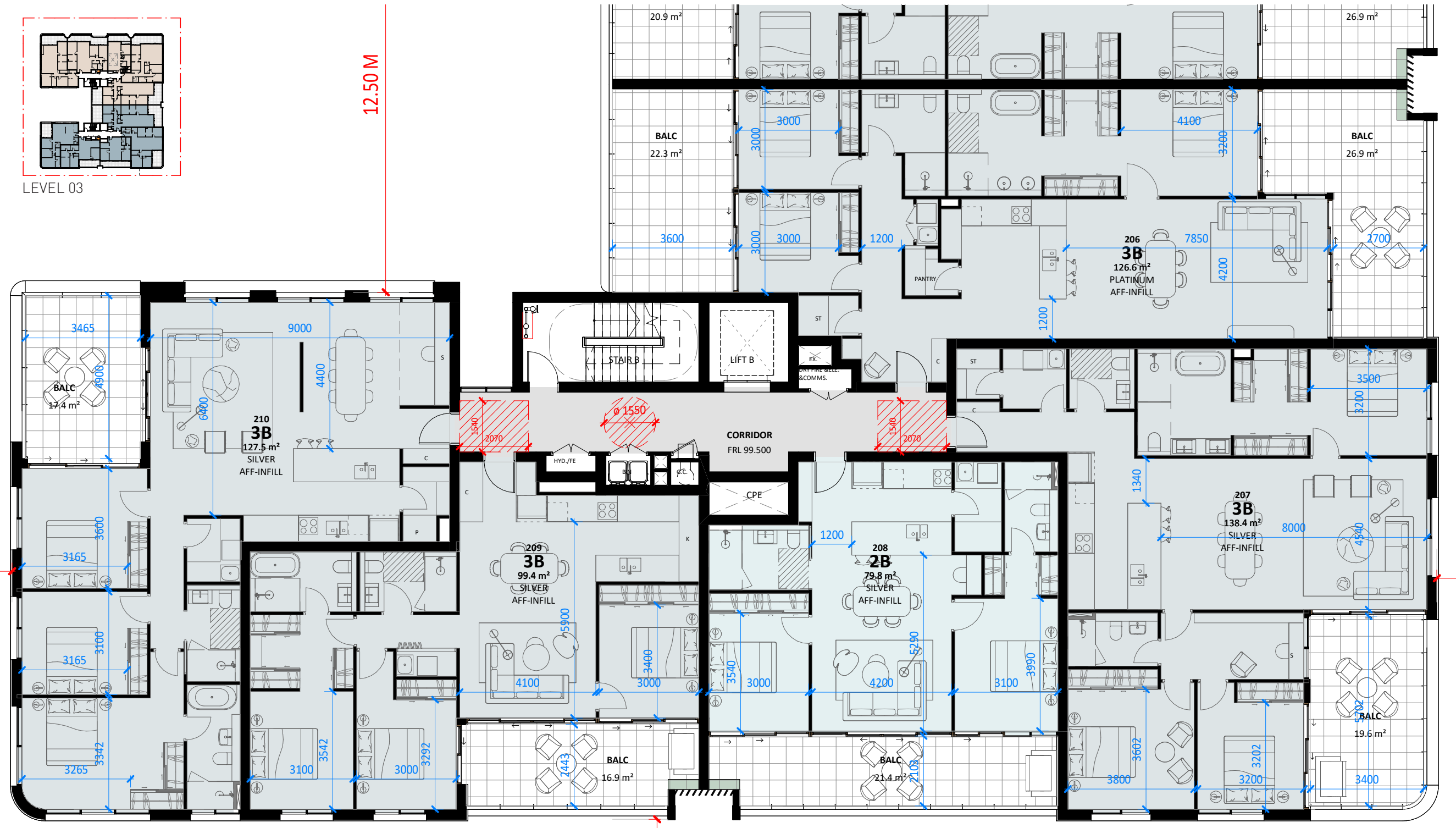
TYPICAL AFFORDABLE UNIT SIZE (LEVEL 03 SHOWN)

01



LEVEL 03

12.50 M



SCALE: NTS

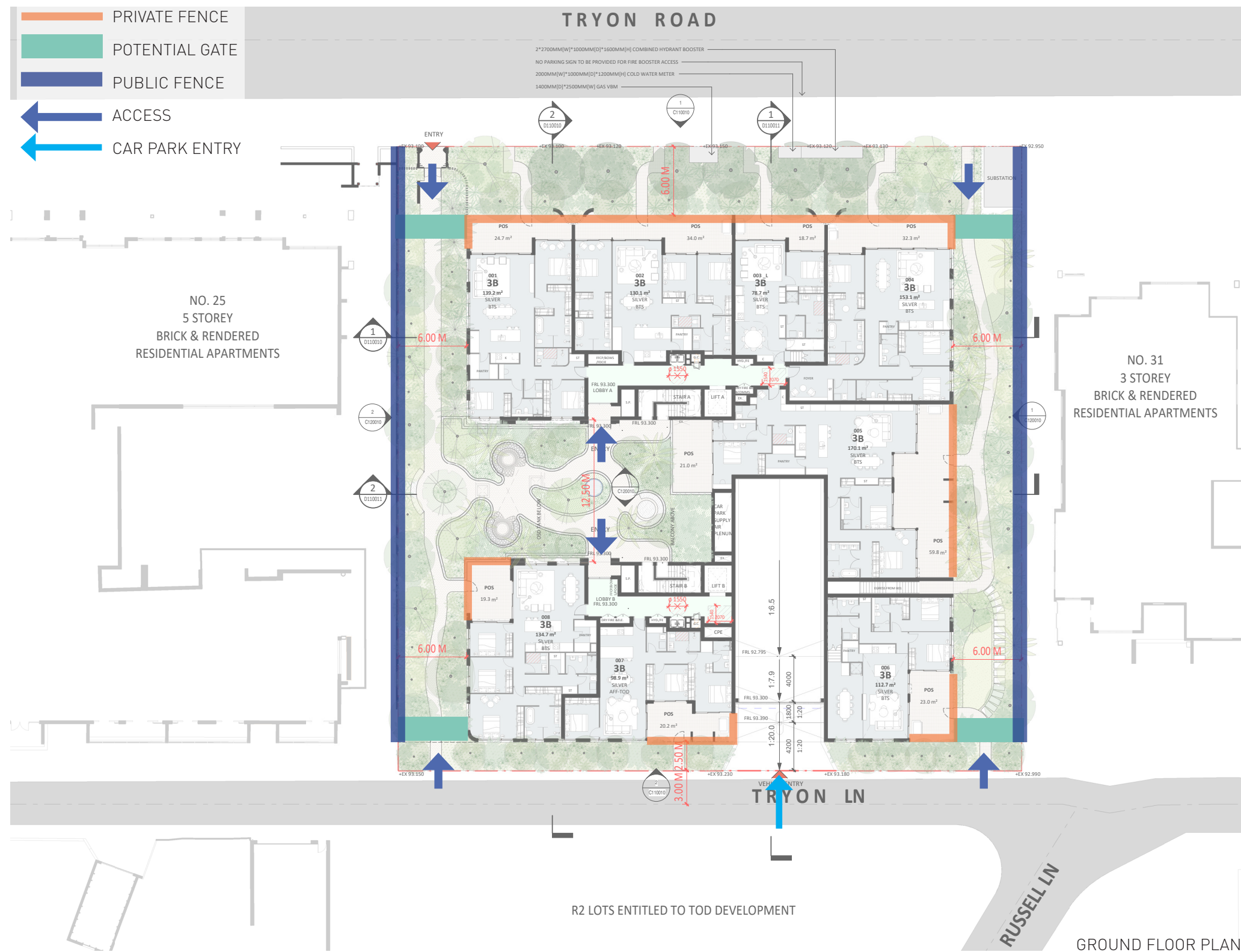
47

27-29 TRYON ROAD, LINDFIELD

SSD DESIGN REPORT BRIDGESTONE PROJECTS

PTW

01



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.

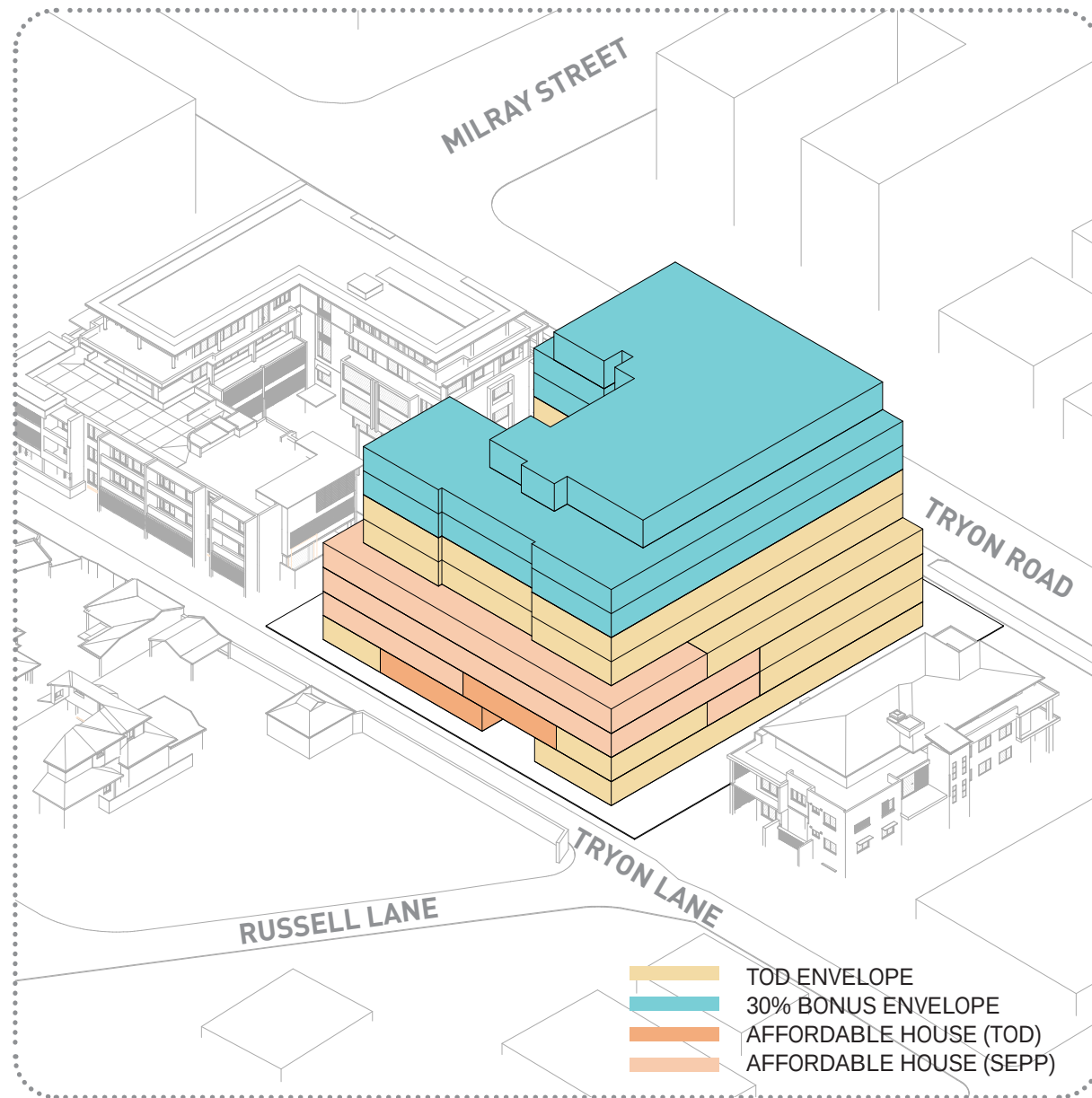
The design incorporates key safety and security initiatives within the development and public domain, including:

- The communal open space and lower level apartments are well connected to the surrounding footpath, enhancing visibility and fostering natural surveillance by residents.
- Main entrance for each buildings are clearly identified through central courtyard and allow for passive surveillance.
- Vehicular access for residential use is located at Tryon Lane and is secured with a controlled access system to ensure safety. The loading zone, positioned near the car park entry at street level, is designed to maintain visibility and promote passive surveillance.
- All balconies and windows are oriented towards the communal open space to achieve passive surveillance.

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 8 HOUSING DIVERSITY AND SOCIAL INTERACTION

01



GFA&FSR CONTROL

SITE AREA 3011.3M²

LEP FSR 1.30

Replaced by

TOD FSR 2.50

GFA 7528.2M²

SEPP

+30%

SEPP GFA 9786.7M²

INCLUDING

2% TOD AFFORDABLE
HOUSE GFA 195.7M²

15% SEPP AFFORDABLE
HOUSE GFA 1468.0M²

SEPP FSR 3.25

GOOD DESIGN ACHIEVES A MIX OF APARTMENT SIZES, PROVIDING HOUSING CHOICE FOR DIFFERENT DEMOGRAPHICS, LIVING NEEDS AND HOUSEHOLD BUDGETS.

The proposed development prioritizes housing diversity and inclusivity, offering a range of apartment sizes to cater to different household structures, life stages, and affordability needs. The design ensures a balanced mix of dwelling types, aligning with local community needs and future demographic trends.

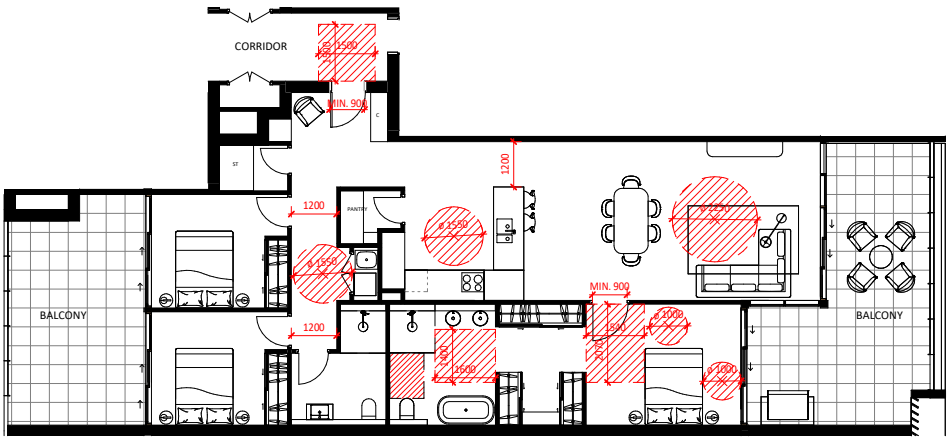
- 65 apartments with
 - 4.6% 3 x 2 bed
 - 95.4% 62 x 3 bed
- 100% of silver level livable units, 18.5% of platinum level livable units
- 2 TOD affordable units (2%), 12 infill housing affordable unit (15% GFA of total GFA after 30% uplift)

UNIT MIX-LHA		
TYPE	COUNT	YIELD
PLATINUM		
3B	12	18.5%
	12	18.5%
SILVER		
2B	3	4.6%
3B	50	76.9%
	53	81.5%

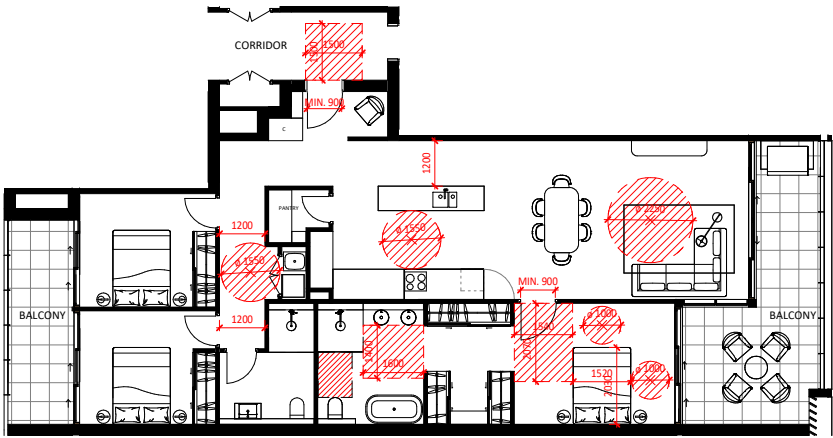
PLATINUM UNITS MINIMUM REQUIRED: 11(15%)
PLATINUM UNITS PROVIDED: 15(22.4%)

SILVER UNITS MINIMUM REQUIRED
(INCLUDING PLATINUM UNITS): 67(100%)
SILVER UNITS PROVIDED
(INCLUDING PLATINUM UNITS): 67(100%)

UNIT MIX-LHA			
TYPE	NO.	LOTTYPE	YIELD
PLATINUM			
3B-01	104	3B	1.5%
3B-01	105	3B	1.5%
3B-01	304	3B	1.5%
3B-01	305	3B	1.5%
3B-01	205	3B	1.5%
3B-01	206	3B	1.5%
3B-01: 6			9.2%
3B-02	504	3B	1.5%
3B-02	505	3B	1.5%
3B-02	404	3B	1.5%
3B-02	405	3B	1.5%
3B-02	604	3B	1.5%
3B-02	605	3B	1.5%
3B-02: 6			9.2%
12			18.5%



1 PLATINUM_3B-01
1 : 100



2 PLATINUM_3B-02
1 : 100

 PLATINUM CIRCULATION CLEARANCE

SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES | 01

PRINCIPLE 9 AESTHETICS



GOOD DESIGN ACHIEVES A BUILT FORM THAT HAS GOOD PROPORTIONS AND A BALANCED COMPOSITION OF ELEMENTS, REFLECTING THE INTERNAL LAYOUT AND STRUCTURE. GOOD DESIGN USES A VARIETY OF MATERIALS, COLOURS AND TEXTURES.

The proposal presents a well-considered built form and setback strategy that responds to the existing and evolving character of the neighbourhood. The proposed height transitions, street setbacks, and upper-level setbacks contribute to achieving design excellence and high-quality aesthetics in the detailed design stage.

- The curved, creamy brick-lined podiums anchor the articulated light frames and contemporary architectural facades above, reducing perceived bulk and forming a distinctive and pedestrian-friendly street interface.
- The podium is articulated as a series of framed compositions, breaking down the mass into a human-scaled form that relates to the materiality and rhythm of the surrounding low-scale residential houses. The facades incorporate depth and articulation, serving as effective scaling devices to enhance visual interest and engagement at street level.
- The built form is clearly expressed through two distinct elements: a darker, grounded podium that provides a strong street presence, and lighter, refined upper levels that create a balanced and cohesive composition.
- Material selection has been carefully curated to be site-responsive, contextually appropriate, and reflective of the project's contemporary design language.

LIGHT, VIBRANT, AND FLOWING TOWER

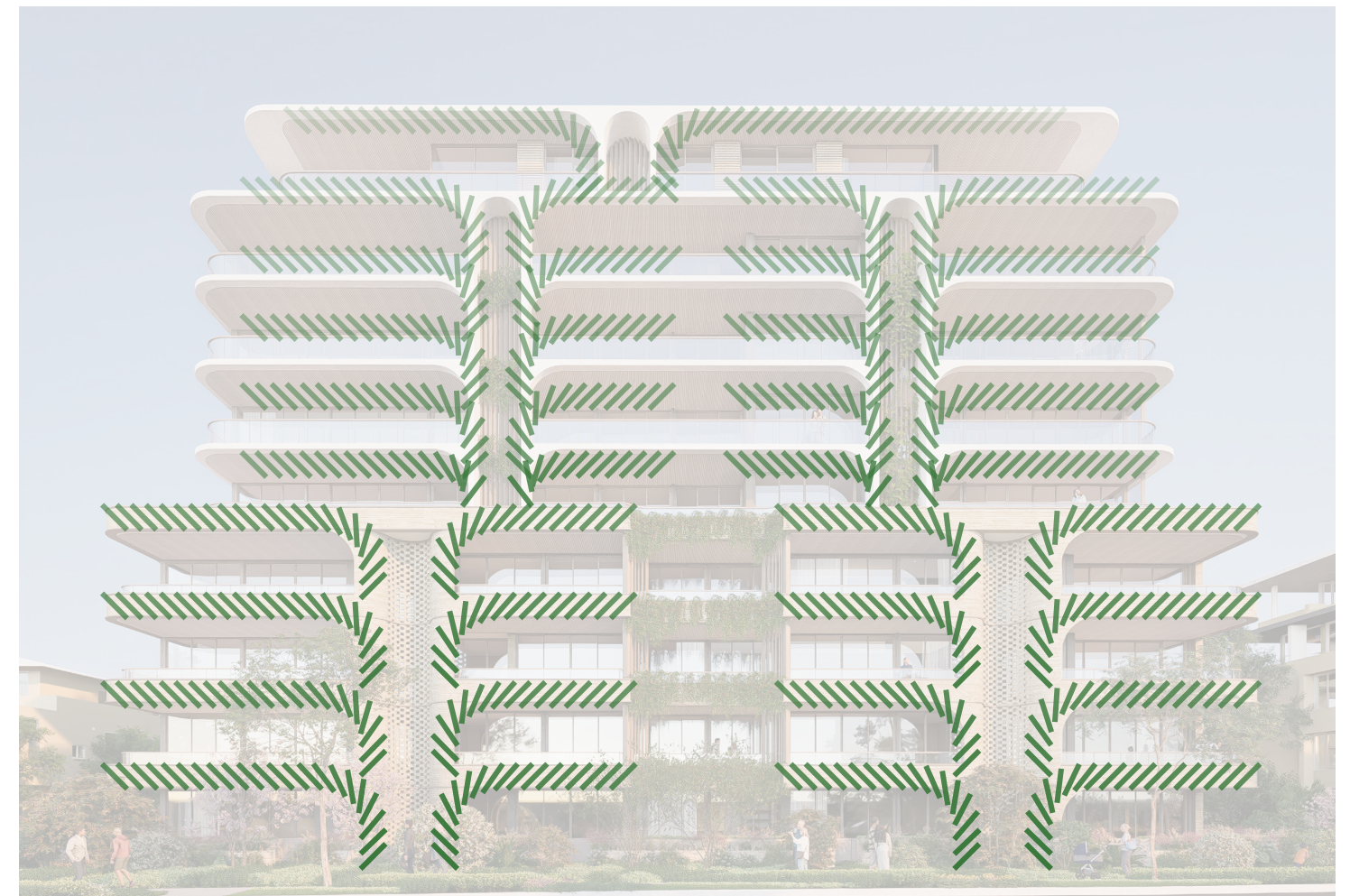


SOLID, REINFORCED, AND ROBUST PODIUM

- The curved, creamy brick-lined podiums anchor the articulated light frames and contemporary architectural facades above, reducing perceived bulk and forming a distinctive and pedestrian-friendly street interface.
- The podium is articulated as a series of framed compositions, breaking down the mass into a human-scaled form that relates to the materiality and rhythm of the surrounding low-scale residential houses.



SCALE: NTS



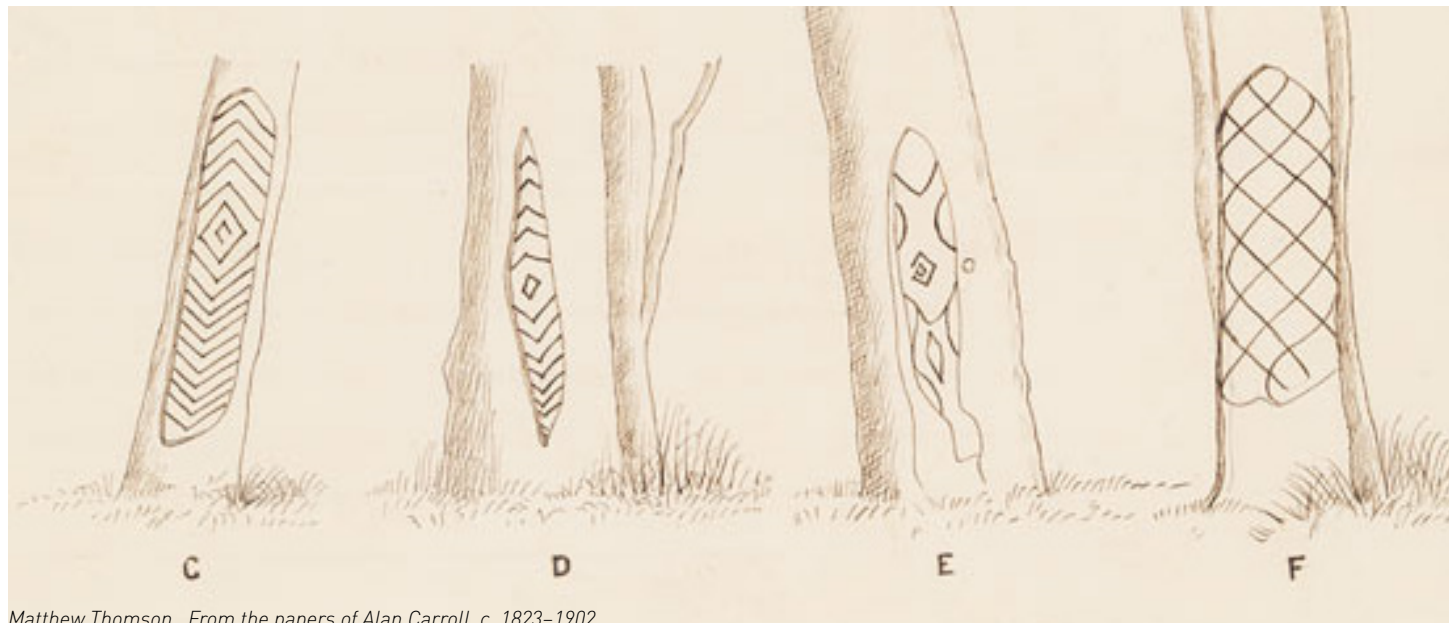
SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 9 AESTHETICS_FACADE ELEMENTS-SCARRED TREE

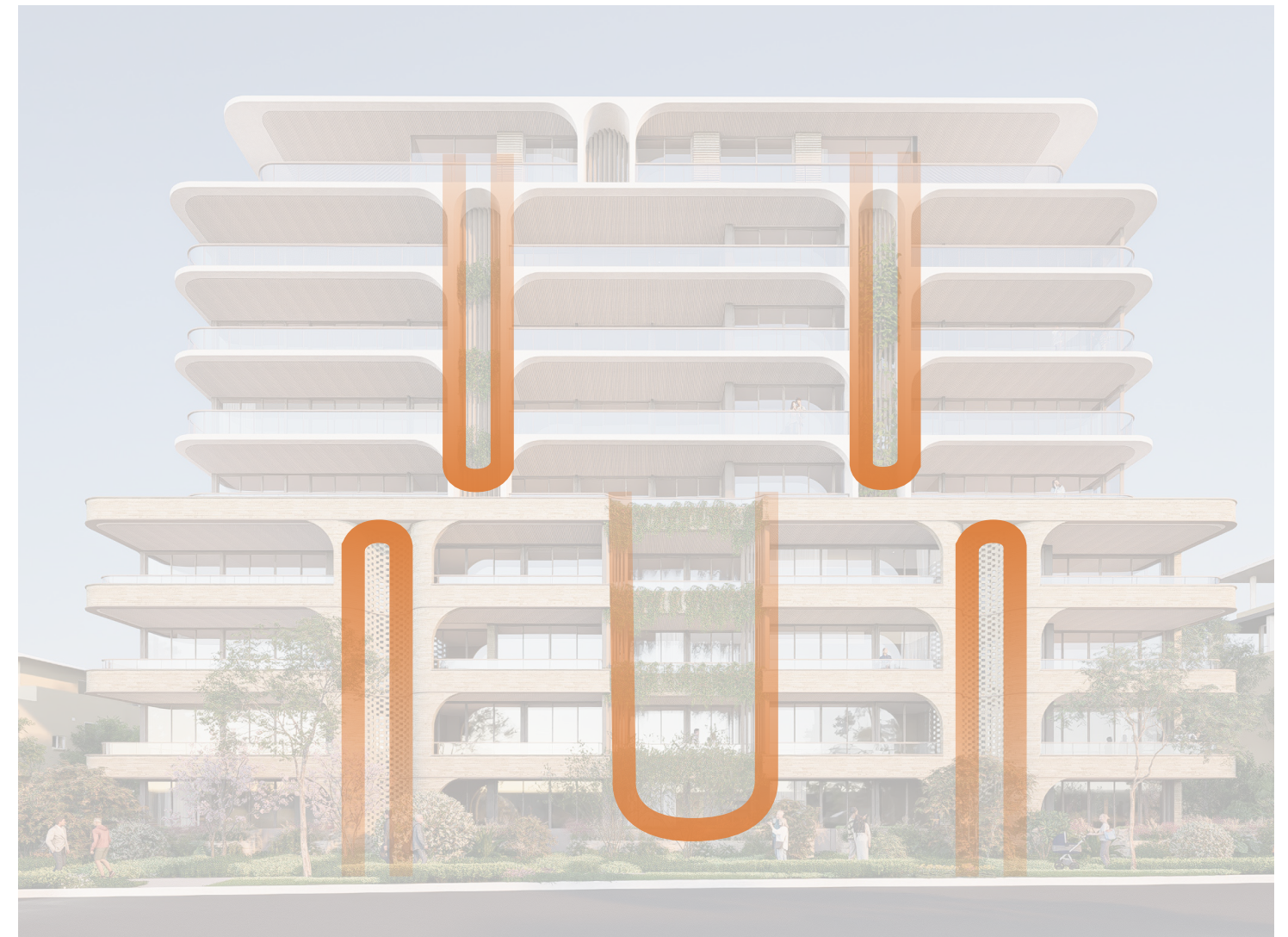
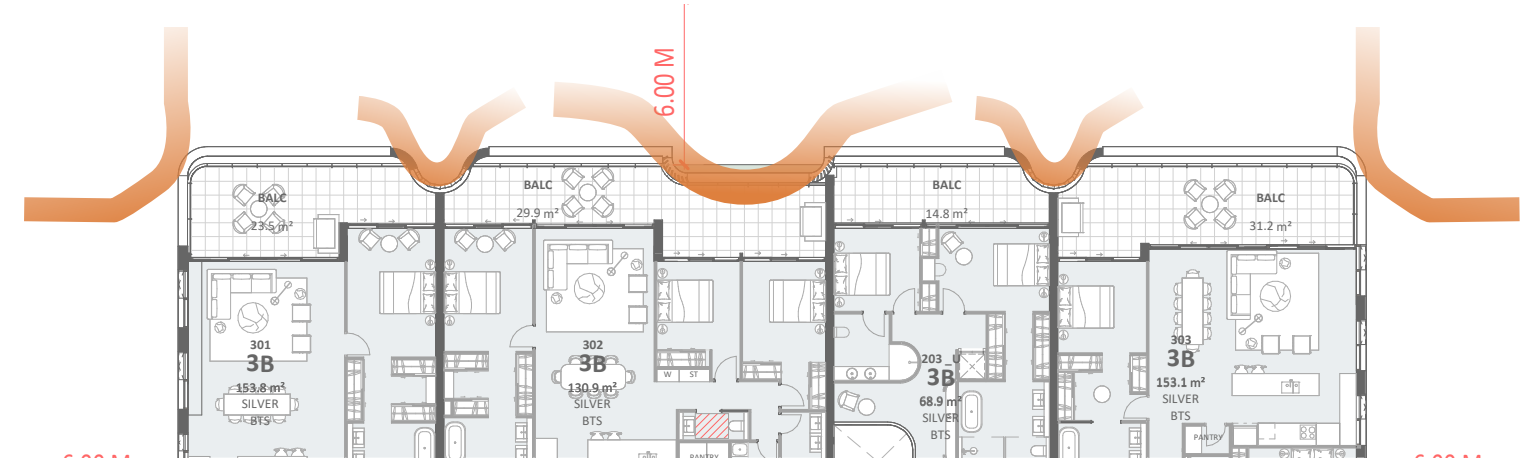
01

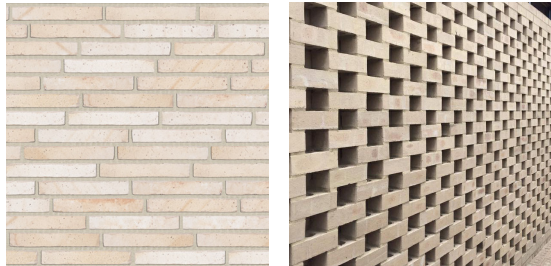


Bark canoe from New South Wales, c. 1842



Matthew Thomson From the papers of Alan Carroll, c. 1823–1902





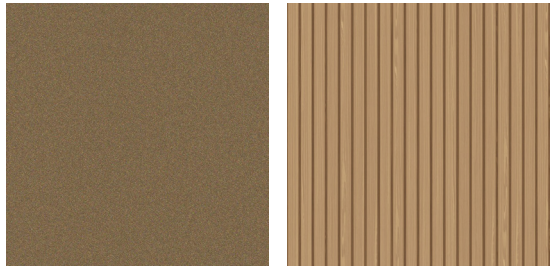
BR-01
CREAMY BRICK OR SIMILAR

BR-02
CREAMY PERFORATED BRICK OR SIMILAR



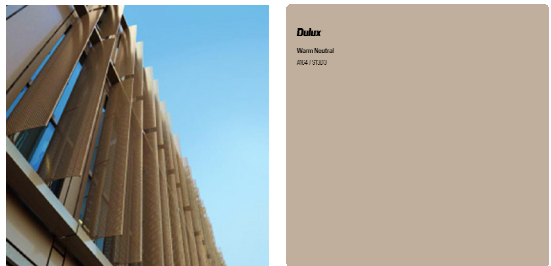
GL-01
CLEAR GLASS

CC-01
CONCRETE FINISHES LIGHT GREY



AL-01
ALUMINIUM
POWDERCOATED DULUX
CHAMPAGNE OR SIMILAR

AL-02
TIMBER-LOOK ALUMINIUM
SLAT PANEL



AL-03
ALUMINIUM LOUVRES

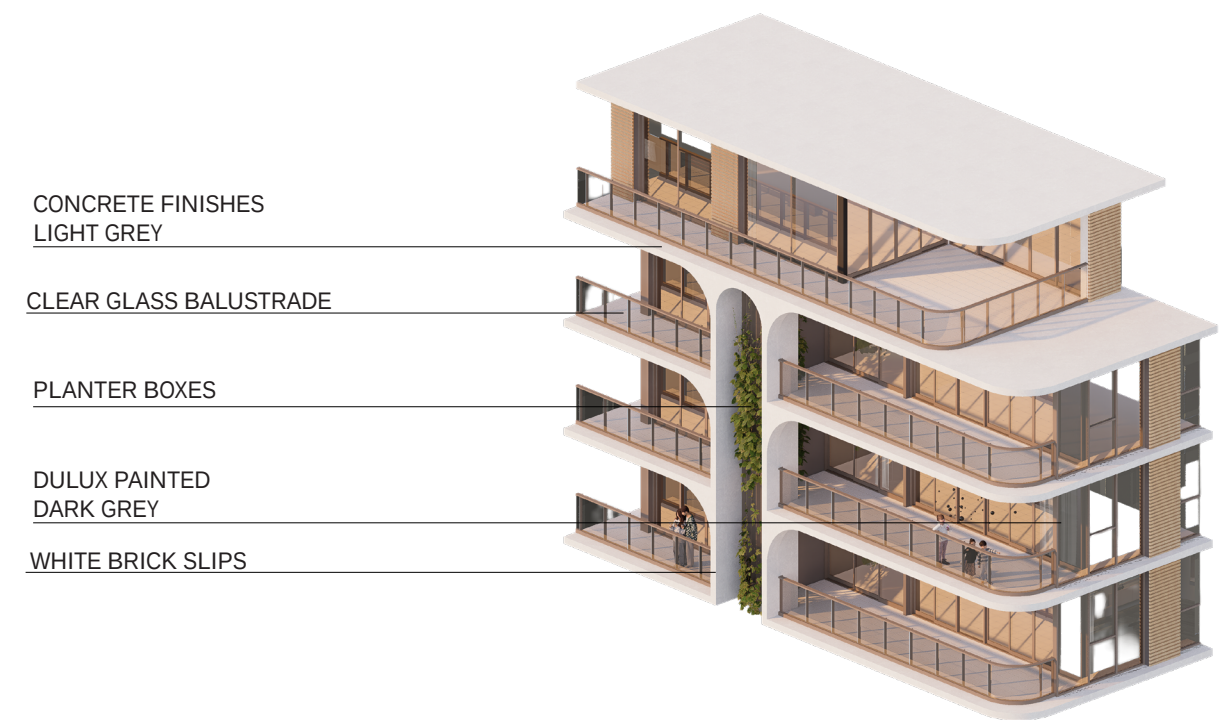
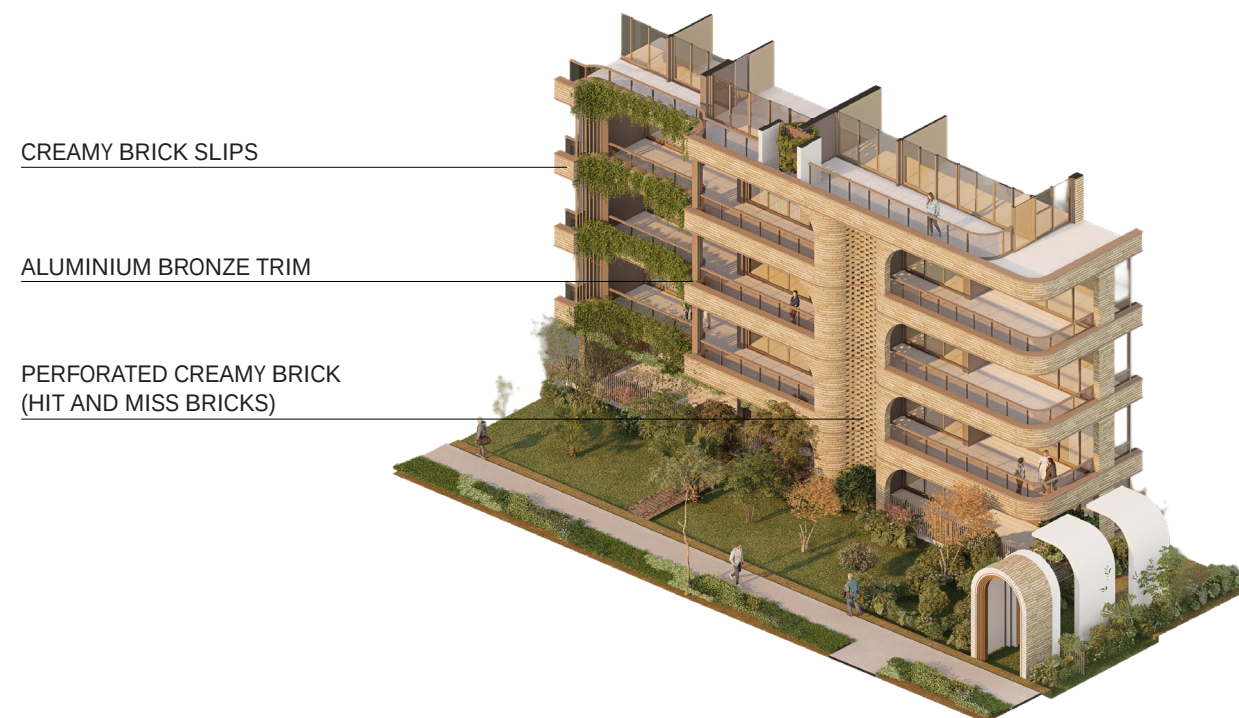
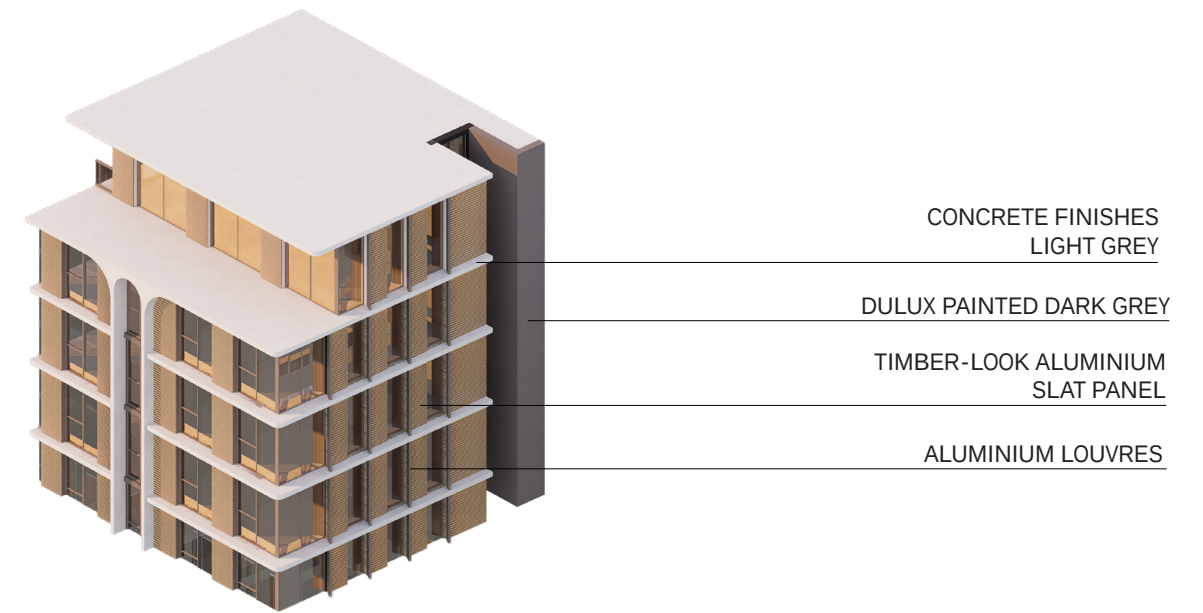
PT-01
DULUX PAINTED "WARM
NEUTRAL" OR SIMILAR

- BR-01 CREAMY BRICK OR SIMILAR
- BR-02 CREAMY PERFORATED BRICK OR SIMILAR
- CC-01 CONCRETE FINISHES LIGHT GREY
- AL-01 ALUMINIUM POWDERCOATED DULUX CHAMPAGNE OR SIMILAR
- AL-02 TIMBER-LOOK ALUMINIUM SLAT PANEL
- AL-03 ALUMINIUM POWDERCOATED DULUX CHAMPAGNE LOUVRES OR SIMILAR
- GL-01 CLEAR GLASS
- PT-01 DULUX PAINTED "WARM NEUTRAL" OR SIMILAR



SEPP(HOUSING) SCHEDULE 9 DESIGN PRINCIPLES

PRINCIPLE 9 AESTHETICS_DETAIL | 01









An aerial photograph of a suburban neighborhood. The image shows several streets: Kochia Ln at the top left, Tryon Rd running horizontally across the middle, Nelson Rd running vertically on the right, and Valley Rd at the bottom right. Numerous houses with dark roofs and some with swimming pools are visible. A blue location pin is placed on a house at the intersection of Tryon Rd and a street labeled 27-29. Other house numbers visible include 5, 20-22, 8, 31, 33, 2, 4, 6, and 7. The number '02' is overlaid in large white font on the left side of the image.

02

BETTER PLACED

THE SEVEN OBJECTIVES FOR GOOD DESIGN

OBJECTIVE 1: BETTER FIT

Contextual, local and of its place

The project envisions the creation of a residential community of 65 dwellings, within the Lindfield precinct, offering a diverse dwelling mix within a cohesive communal & Social Fabric, that in its resolution allows for the reinforcement & reinvigoration of the environmental attributes of the 'place' within the larger urban vision for the precinct & the region.

Drawing from the existing and planned fine-grained regeneration of the neighbourhood, the development incorporates:

- Central courtyard and the communal roof - Providing shared open space that enhances resident well-being, social interaction, and sustainability. The rooftop landscape offers a green retreat, complementing the overall architectural vision while contributing to the precinct's evolving character.
- Well considered and efficiently designed block forms articulations through materiality and spatial definitions

OBJECTIVE 2: BETTER PERFORMANCE

Sustainable, adaptable and durable

Sustainable and durable

The building envelope is designed to utilise the energy of the sun and natural ventilation to keep occupants comfortable whilst reducing the need for mechanical heating and cooling.

Adaptable

- 100% of silver level livable units, 18.5% of platinum level livable units
- 2 TOD affordable units (2%), 12 infill housing affordable unit (15% GFA of total GFA after 30% uplift)

OBJECTIVE 3: BETTER FOR COMMUNITY

Inclusive, connected and diverse

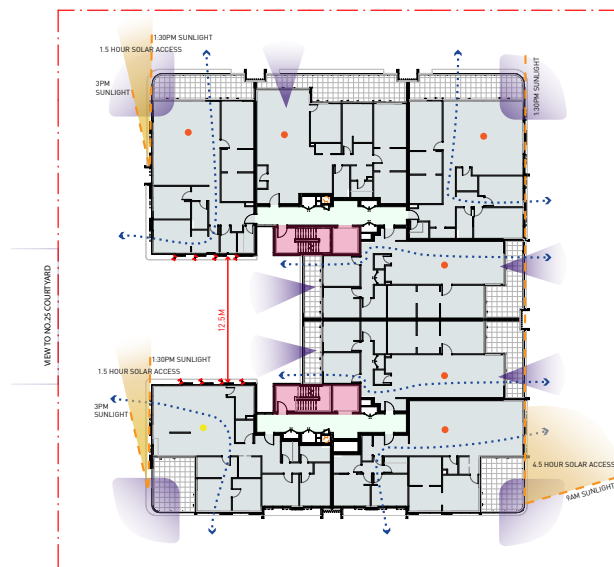
- The proposal development comprising a consolidated basement car park with vehicular access via Tryon Lane;
- Significant landscaping integrated throughout the site with a focus on the Tryon Road and central courtyard surrounded by residential buildings.
- The proposal presents a well-considered built form and setback strategy that responds to the existing and evolving character of the neighbourhood.

OBJECTIVE 4: BETTER FOR PEOPLE

Safe, comfortable and liveable

The design incorporates key safety and security initiatives within the development and public domain, including:

- Main entrance and vehicular access are clearly identified, secured with a controlled access system and allow for passive surveillance.
- The communal open space and lower level apartments are well connected to the surrounding footpath, enhancing visibility and fostering natural surveillance by residents.
- All balconies and windows are oriented towards the communal open space to achieve passive surveillance.



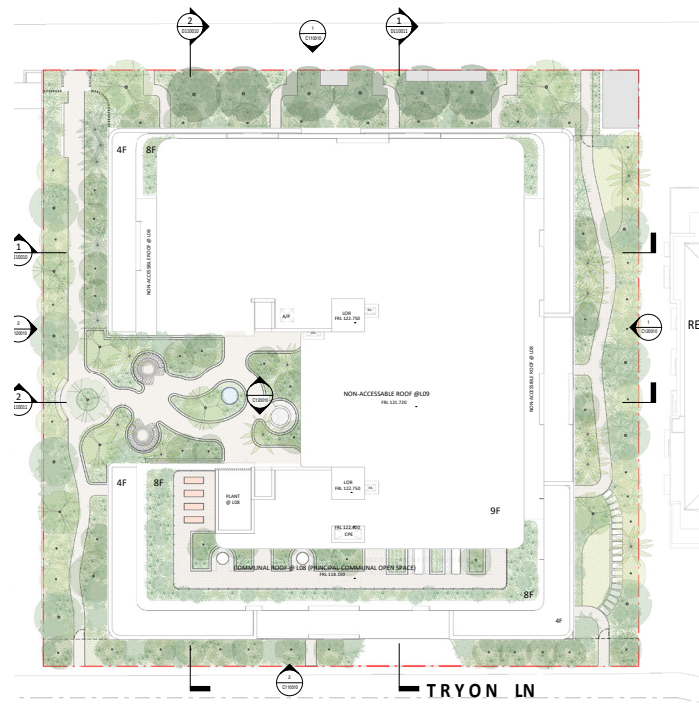
OBJECTIVE 5: BETTER WORKING

Functional, efficient and fit for purpose

The site is located within 400m walking distance to Lindfield train station and Lindfield local centre, 500m to Seven Little Australians Park, a major public urban park in East Lindfield.

In summary, the development proposes:

- 65 units in two(2) 9 storey apartment block
- Combined basement carpark
- Ground floor central courtyard and roof garden on Level 8 as Communal open space
- Side North-South pedestrian link through the site which provides a cohesive and intimate regenerative space.
- A contemporary blend of modernism with sustainable urban living styled building form iconic along Tryon road.



OBJECTIVE 6: BETTER VALUE

Creating and adding value

- The development presents a great opportunity for long-term investment through a high quality construction, forward-think design, and adaptable spaces.
- By incorporating high-performance materials and energy-efficient systems, the development minimizes environmental impact while reducing operational costs.
- Thoughtful urban design enhances community engagement, improves accessibility, and integrates well-designed public spaces to foster social interaction.



OBJECTIVE 7: BETTER LOOK AND FEEL

Engaging, inviting and attractive

The proposed height transitions, street setbacks, and upper-level setbacks contribute to achieving design excellence and high-quality aesthetics in the detailed design stage.

- The curved, creamy brick-lined podiums anchor the articulated light frames and contemporary architectural facades above, reducing perceived bulk and forming a distinctive and pedestrian-friendly street interface.
- The podium is articulated as a series of framed compositions, breaking down the mass into a human-scaled form that relates to the materiality and rhythm of the surrounding low-scale residential houses. The facades incorporate depth and articulation, serving as effective scaling devices to enhance visual interest and engagement at street level.



An aerial photograph of a residential neighborhood, likely in a suburban area. The map shows several streets: Kochia Ln, Tryon Ln, Nelson Rd, and Valley Rd. House numbers are visible on many of the properties, including 5, 20-22, 27-29, 29, 31, 33, 8, 6, 4, 2, 7, and 5. A blue arrow points to a specific location on Tryon Ln, near the intersection with Nelson Rd. The text '03' is overlaid on the left side of the map.

03

ADG COMPLIANCE TABLE

2A - Primary Controls		
	Compliance	Comment
Setting and testing the controls		
Primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.		
The controls must be carefully tested to ensure they are coordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.		
1. Retention of trees	YES	Deep soil area have been provided to accommodate large trees.
2. Minimum setbacks	YES	Adequate setbacks have been provided between buildings within development and with neighbouring sites to achieve good amenity of privacy, daylight access and natural ventilation.
3. Deep soil zones and basement levels	YES	Deep soil area have been provided at Northern and eastern site to accommodate large trees.
4. Building separation and depth	YES	Provide adequate building separation and depth to ensure privacy, solar access and cross ventilation can be achieved.
5. Building performance and orientation	YES	Oriented the towers to optimize the direct sunlight into living rooms and private open space of apartments.
6. Three-dimensional building envelope	YES	Distribute building form and massing to reduce the bulk of the whole development, and achieve better solar access and cross ventilation.
2B - Building Envelopes		
	Compliance	Comment
Building envelopes help to:		
- Define the three dimensional form of buildings and wider neighbourhoods - Inform decisions about appropriate density for a site and its context - Define open spaces and landscape areas - Test the other primary controls to ensure they are coordinated and achieve the desired outcome - Demonstrate the future mass, scale and location of new development.	YES	The proposed U-Shape built form reflect the character of the local area, as well as the overall height control throughout the whole Precinct.
		Distribute the building form to reduce the bulk of the whole development. Orientate the building and apartment layout to optimise sunlight access into living and private open space areas to achieve better solar access and cross ventilation.

2C - Building Height

	Compliance	Comment
Aims	NO	The main building complies with the 28.6M height control. (TOD 22M + 30% SEPP Infill-housing Bonus) The lift over run exceeds the height limit by a maximum of 0.64 m.
• Ensure that development aligns with the optimum capacity of the site and the desired density of the local area • Provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.		

2D - Floor Space Ratio

	Compliance	Comment															
Test the desired built form outcome against the proposed FSR to ensure its is coordinated with the building envelope, height, depth, setbacks and open space requirements	YES	The design complies with the 3.25:1 FSR control. (TOD 2.50M + 30% SEPP Infill-housing Bonus)															
Aims		<table><tr><th colspan="5">GENERAL INFORMATION</th></tr><tr><th>SITE AREA</th><th>ALLOWABLE GFA</th><th>ALLOWABLE FSR</th><th>PROPOSED GFA</th><th>PROPOSED FSR</th></tr><tr><td>3011.27 m²</td><td>9786.73 m²</td><td>3.25</td><td>9786.72 m²</td><td>3.25</td></tr></table>	GENERAL INFORMATION					SITE AREA	ALLOWABLE GFA	ALLOWABLE FSR	PROPOSED GFA	PROPOSED FSR	3011.27 m²	9786.73 m²	3.25	9786.72 m²	3.25
GENERAL INFORMATION																	
SITE AREA	ALLOWABLE GFA	ALLOWABLE FSR	PROPOSED GFA	PROPOSED FSR													
3011.27 m²	9786.73 m²	3.25	9786.72 m²	3.25													
• Ensure that the bulk of the development relates to the scale of the desired future context • Ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide																	

PTW

2E - Building Depth

	Compliance	Comment
Aims • ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • provide suitable areas for communal open spaces, deep soil zones and landscaping.	YES	Adequate building depth have been provided to ensure good amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook can be achieved, The landscape provided around the main building and within the central courtyard has been maximised to enhance the overall environment.

2F - Building Separation

	Compliance	Comment
Minimum separation distances for buildings are: Up to four storeys (approximately 12m): • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms Nine storeys and above (over 25m): • 24m between habitable rooms/balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms Aims • Establish the desired spatial proportions of the street and define the street edge	YES	Adequate setbacks have been provided between buildings within development and with neighbouring sites to achieve good amenity of privacy, daylight access and natural ventilation. Refer to page 23-27 for details.

	Compliance	Comment
• provide space that can contribute to the landscape character of the street where desired • create a threshold by providing a clear transition between the public and private realms • assist in achieving visual privacy to apartments from the street • create good quality entries to lobbies, foyers or individual dwellings • promote passive surveillance and outlook to the street.		

2G - Street Setback

	Compliance	Comment
Aims • provide access to light, air and outlook for neighbouring properties and future buildings • provide for adequate privacy between neighbouring apartments • retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape • achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites • manage a transition between sites or areas with different development controls such as height and land use	YES	Align with NO.25 for setback on Tryon Road [6m to boundary at podium levels] and setback on Tryon Lane [2.5m to boundary at podium levels]

2H - Side and Rear Setbacks

	Compliance	Comment
	YES	

3A - Site Analysis

Objective 3A-1	Compliance	Comment
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site and their relationship to the surrounding context.	YES	Set of plans / documents are provided to support with submission : - Site location plan - Site photograph - Survey Plan - An appreciation of the urban context - Mapping the subject site and the immediate neighbouring urban setting photos - A site Analysis Plan

3B - Orientation

Objective 3B-1		
Building types and layouts respond to the streetscape and site while optimising solar access within the development	YES	The proposed building blocks align with Tryon Road and apartment layout are designed to optimise solar access.

Objective 3B-2		
Overshadowing of neighbouring properties is minimised during mid winter	YES	Minimum overshadowing of neighbouring has been considered.

3C - Public Domain Interface

Objective 3C-1		
Transition between private and public domain is achieved without compromising safety and security	YES	Residents can access the development via Tryon Road and Tryon Lane, with each residential building featuring an individual lobby for entry. All apartments at street level can access directly from streets. Visual privacy screening is provided to improve privacy and amenity.

	Comment
	Glazed fronted balconies enable outlook to central courtyard and street landscape. The proposed fencing will provide visual permeability through to the private courtyards whilst still providing a physical barrier. The proposed materials will blend harmoniously into the surrounding landscape. Indentation and material change is used to reduced the excessive length of a solid wall. The landscape treatment will provide spaces to encourage interaction. All building entrance lobbies are at street level with full height glazing. These spaces are to be well lit offering passive surveillance.

Objective 3C-2	Compliance	Comment
Amenity of the public domain is retained and enhanced	YES	Landscape treatment is proposed to each building edge, communal courtyard and communal roof. Mailboxes are located at the main entry undercroft and are integrated with the street interface and pavilion. Services are to be located away from building and incorporated with the landscape.

3D - Public Domain Interface

Objective 3D-1	Compliance	Comment
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	YES	
1. Communal open space has a minimum area equal to 25% of the site		Site Area : 3011.27 sqm. Required communal open space : 752.82sqm (25%) 754 sqm (25%) of communal open space is provided. Including 265 sqm communal open space is located on the roof.
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)		More than 50% of principle usable part of communal open space(communal roof) achieved 2 hours direct sunlight between 9 am and 3 pm on 21 June.

Objective 3D-2

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	YES	A range of facilities are to be provided through out the development, including a multi-purpose open landscape space, roof gardens. Refer to landscape report for further detail.
---	-----	--

Objective 3D-3

Communal open space is designed to maximise safety	YES	The communal open spaces are visible from most apartments. Control and secured fence lines will be accessed by swipe card and/or an intercom system. Public domain circulation pathways are to be well lit at all times of the day. Glazed windows and/or doors to external façades are to provide passive surveillance.
--	-----	---

Objective 3D-4

Communal open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	YES	The new open landscape space will be multi-functional offering a wide range of recreational activities (some of which will have weather protection).
---	-----	--

3E - Deep soil zones

Objective 3E-1	Compliance	Comment															
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	YES	<table><tr><th colspan="3">Area Schedule (ADG3E1-DEEP SOIL)</th></tr><tr><th>TYPE</th><th>AREA</th><th>%</th></tr><tr><td>ADG COMPLIANT (>=6m deep)</td><td>236 m²</td><td>7.8%</td></tr><tr><td>OTHER DEEPSOIL</td><td>540 m²</td><td>17.9%</td></tr><tr><td>TOTAL</td><td>776 m²</td><td>25.8%</td></tr></table>	Area Schedule (ADG3E1-DEEP SOIL)			TYPE	AREA	%	ADG COMPLIANT (>=6m deep)	236 m²	7.8%	OTHER DEEPSOIL	540 m²	17.9%	TOTAL	776 m²	25.8%
Area Schedule (ADG3E1-DEEP SOIL)																	
TYPE	AREA	%															
ADG COMPLIANT (>=6m deep)	236 m²	7.8%															
OTHER DEEPSOIL	540 m²	17.9%															
TOTAL	776 m²	25.8%															
Deep soil zones are to meet the following minimum requirements:																	
Site Area	Minimum dimension	Deep soil zone (% of site area)															
less than 650 sqm	-	7%															
650sqm - 1,500 sqm	3m																
greater than 1,500 sqm	6m																
greater than 1,500 sqm with significant existing tree cover	6m																

3F - Visual privacy

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	YES	Separation between proposed building and neighbour site meet minimum separation for all levels. Refer to architecture drawings for details.
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		
Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Objective 3F-2	Compliance	Comment
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	YES	Integration of facade treatments including blade walls, high windows and louvres have been applied to increase amenity of apartments. To all ground plane apartments setbacks are provided from the street boundary or private courtyard with privacy fence. To landscaped area either a permeable fence or solid wall with privacy screening will be provided to habitable rooms.

3G - Pedestrian access and entries

Objective 3G-1

Building entries and pedestrian access connects to and addresses the public domain	YES	Direct street entries to all street front apartments are provided. Each residential tower has individual entrances access via central courtyard.
--	-----	--

Objective 3G-2

Access, entries and pathways are accessible and easy to identify	YES	Fully glazed resident lobbies are highly visible. Simplified way-finding signage, feature awnings, paved footpaths and landscape plantings will assist.
--	-----	---

Objective 3G-3

Large sites provide pedestrian links for access to streets and connection to destinations	YES	As per 3G-2, footpaths are provided around the site and within the central courtyard.
---	-----	---

3H - Vehicle access

Objective 3H-1

Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	YES	The vehicle access point to basement level is located at Tryon Lane.
--	-----	--

3J - Bicycle and car park

Objective 3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas

1. For development in the following locations:

- on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or

- on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre

The car parking needs for a development must be provided off street

Objective 3J-2

Parking and facilities are provided for other modes of transport	YES	Secure bicycle and motorbike parking is provide within the base-ment.
--	-----	---

Objective 3J-3

Car park design and access is safe and secure	YES	Secured vehicle access is separated from residents entry which provide a safe approach.
---	-----	---

Objective 3J-4

Visual and environmental impacts of underground car parking are minimised	YES	Secured vehicle access is recessed from street front. Deep soil zones have been provided wherever possible around basement.
---	-----	---

Objective 3J-5

Visual and environmental impacts of on-grade car parking are minimised	N/A
--	-----

Objective 3J-6

Visual and environmental impacts of above ground enclosed car parking are minimised	N/A
---	-----

Compliance

YES

PARKING SCHEDULE - ESTIMATED NUMBER UNDER SECTION 19 OF THE HOUSING SEPP 2021						
	AFF-INFILL		AFF-TOD		BTS-3B	TOTAL
	INFILL-2B	INFILL-3B	TOD-2B	TOD-3B		
UNIT NUMBER	2	10	1	1	51	65
PARKING RATE	0.5	1	0.5	1	1.5	
RESIDENTIAL PARKING NUMBER	1	10	1	1	77	90
VISITOR PARKING NUMBER(1 PER 6 UNITS): 11 (10 STANDARD VISITOR PARKING; 1 ADAPTABLE VISITOR PARKING)						
MOTORCYCLE PARKING NUMBER(1 PER 15 CAR SPACES FOR ALL TYPES OF DEVELOPMENT): 8						
VISITOR BICYCLE PARKING NUMBER(1 RACK + 1 RACK PER 10 UNITS): 8						

PARKING SCHEDULE - OVERALL BY LEVEL							
LEVEL	RESIDENTIAL		VISITOR		MOTORCYCLE	BICYCLE-VISITOR	TOTAL
	RESIDENTIAL	RESIDENTIAL(PLATINUM)	VISITOR	VISITOR_DDA			
LB01	2	0	10	1	5	8	26
LB02	26	3	0	0	0	0	29
LB03	24	5	0	0	0	0	29
LB04	26	4	0	0	0	0	30
	78	12	10	1	5	8	114
*RESIDENTIAL BICYCLE PARKING WILL BE ALLOCATED IN THE PRIVATE LOCKER/STORAGE							

4A - Solar and daylight access

Objective 4A-1	Compliance	Comment																		
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	YES																			
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		Min. 70% of living room and private open space achieve a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter. <table><tr><th colspan="3">SOLAR ACCESS COMPLIANCE</th></tr><tr><th>SOLAR ACCESS</th><th>COUNT</th><th>%</th></tr><tr><td>0HRS</td><td>7</td><td>10.8%</td></tr><tr><td><2HRS</td><td>9</td><td>13.8%</td></tr><tr><td>>2HRS</td><td>49</td><td>75.4%</td></tr><tr><td>TOTAL: 65</td><td>65</td><td>100.0%</td></tr></table>	SOLAR ACCESS COMPLIANCE			SOLAR ACCESS	COUNT	%	0HRS	7	10.8%	<2HRS	9	13.8%	>2HRS	49	75.4%	TOTAL: 65	65	100.0%
SOLAR ACCESS COMPLIANCE																				
SOLAR ACCESS	COUNT	%																		
0HRS	7	10.8%																		
<2HRS	9	13.8%																		
>2HRS	49	75.4%																		
TOTAL: 65	65	100.0%																		
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		N / A																		
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter		No more than 15% of dwellings receive no direct sunlight between 9 am and 3 pm at mid winter																		

Objective 4A-2

Daylight access is maximised where sunlight is limited	YES	
--	-----	--

Objective 4A-3

Design incorporates shading and glare control, particularly for warmer months	YES	Various facade treatments are proposed: landscape vegetation, louvres and indented balconies.
---	-----	---

4B - Natural ventilation

Objective 4B-1	Compliance	Comment
All habitable rooms are naturally ventilated	YES	
Objective 4B-2		
The layout and design of single aspect apartments maximises natural ventilation	YES	Building indentation is introduced to maximise the opportunity for natural cross ventilation.

Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	YES	<table><tr><th colspan="3">NATURAL VENTILATION COMPLIANCE</th></tr><tr><th>TYPE</th><th>COUNT</th><th>%</th></tr><tr><td>YES</td><td>48</td><td>73.8%</td></tr><tr><td>NO</td><td>17</td><td>26.2%</td></tr><tr><td>Grand total: 65</td><td>65</td><td>100.0%</td></tr></table>	NATURAL VENTILATION COMPLIANCE			TYPE	COUNT	%	YES	48	73.8%	NO	17	26.2%	Grand total: 65	65	100.0%
NATURAL VENTILATION COMPLIANCE																	
TYPE	COUNT	%															
YES	48	73.8%															
NO	17	26.2%															
Grand total: 65	65	100.0%															
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		More than 60% of apartments achieve naturally cross ventilation in the first 9 storeys.															
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		Maximum depth to cross-through apartments does not exceed 18m(between glass line).															

4C - Ceiling height

Objective 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access	YES	Ceiling height to all rooms meet this objective.
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		
Minimum ceiling height for apartment and mixed use buildings		
Habitable rooms	2.7m	
Non - habitable rooms	2.4m	
For 2 storeys apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	

Objective 4C-2	Compliance	Comment
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	YES	All required service risers are stacked, bulkheads are located in kitchens and bathrooms as well as other non-habitable areas.

Objective 4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building	N /A	
---	------	--

4D - Apartment size and layout

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity the life of the building	YES											
1. Apartments are required to have minimum internal areas		Refer to apartment schedule on architecture drawing PTW-DA-Y210010.										
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio apartments</td><td>35 sqm</td></tr><tr><td>1 bedroom apartments</td><td>50 sqm</td></tr><tr><td>2 bedroom apartments</td><td>70 sqm</td></tr><tr><td>3 bedroom apartments</td><td>90 sqm</td></tr></table>	Apartment type	Minimum internal area	Studio apartments	35 sqm	1 bedroom apartments	50 sqm	2 bedroom apartments	70 sqm	3 bedroom apartments	90 sqm		
Apartment type	Minimum internal area											
Studio apartments	35 sqm											
1 bedroom apartments	50 sqm											
2 bedroom apartments	70 sqm											
3 bedroom apartments	90 sqm											
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms		All habitable rooms have an external window glass area of minimum 10% of the floor area of the room.										

Objective 4D-2

Environmental performance of the apartment is maximised	YES	
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height		Consistent with ADG requirement
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		The maximum habitable room depth in an open plan layout does not exceed 8m measured from the window. Living rooms and bedrooms are located on external facade of the building.

Objective 4D-3	Compliance	Comment
Apartment layouts are designed to accommodate a variety of household activities and needs	YES	All room dimensions are comply with criteria.

1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)

2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

3. Living rooms or combined living/dining rooms have a minimum width of:

- 3.6m for studio and 1 bedroom apartments

- 4m for 2 and 3 bedroom apartments

4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts

4E - Private open space and balconies

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity	YES	Refer to apartment schedule on architecture drawing PTW-DA-Y210010.
--	-----	---

1. All apartments are required to have primary balconies

All apartments are required to have primary balconies as follows:

Dwelling type	Minimum area	Minimum depth
Studio apartments	4 sqm	-
1 bedroom apartments	8 sqm	2m
2 bedroom apartments	10 sqm	2m
3+ bedroom apartments	12 sqm	2.4m

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

All apartments at ground level or on podium will be provided a primary private open space with minimum 3m depth and minimum area of 15m².

Objective 4E-2	Compliance	Comment
Primary private open space and balconies are appropriately located to enhance liveability for residents	YES	Balconies are located at facade to maximise the daylight access, and directly access from living area, and bedrooms where are possible.
Objective 4E-3		
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	YES	The modulation of the balconies is designed to give greater architectural variation.
Objective 4E-4		
Private open space and balcony design maximises safety	YES	
4F - Common circulation and space		
Objective 4F-1		
Common circulation spaces achieve good amenity and properly service the number of apartments	YES	
1. The maximum number of apartments off a circulation core on a single level is eight		Lifts and stairs are provided to give access to a maximum number of 8 apartments per core. In addition to this corridors with operable windows are designed to provide daylight and natural ventilation opportunities.
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 and air may not be borrowed from other rooms		N/A
Objective 4F-2		
Common circulation spaces promote safety and provide for social interaction between residents	YES	

4G - Storage

Objective 4G-1	Compliance	Comment
Adequate, well designed storage is provided in each apartment	YES	Adequate storage space are provided to each apartment. Minimum 50% of the required storage provisions per apartment is located within each apartment.
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		
Dwelling type	Storage size volume	
Studio apartments	4 m3	
1 bedroom apartments	6 m3	
2 bedroom apartments	8 m3	
3+ bedroom apartments	10 m3	
Objective 4G-2		
Additional storage is conveniently located, accessible and nominated for individual apartment	YES	Additional storage cages are provided within a communal basement storage area. This area is secured.

4H - Acoustic privacy

Objective 4H-1		
Noise transfer is minimised through the siting of buildings and building layout	YES	
Objective 4H-2		
Noise impacts are mitigated within apartments through layout and acoustic treatments	YES	The arrangement of landscaped communal open spaces provide distance between facing apartments and thereby reduces any impact from noise. In addition to this, each apartment is designed to limit noise impacts from the adjoining apartment.

4J - Noise and pollution

Objective 4J-1	Compliance	Comment
In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	YES	
Objective 4J-2		
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	YES	

4K - Apartment mix

Objective 4K-1		
A range of apartment types and sizes is provided to cater for different household types now and into the future	YES	Refer to apartment schedule on architecture drawing PTW-DA-Y210010.
Objective 4K-2		
The apartment mix is distributed to suitable locations within the building	YES	Larger apartments are located to the corner of each building. Double height apartments have been provided, and large penthouses have also been provided on roof level.

4L - Ground floor apartment

Objective 4L-1		
Street frontage activity is maximised where ground floor apartments are located	YES	Direct street access are provided to all ground level residential apartments with permeable privacy screen specifically located off streets.
Objective 4L-2		
Design of ground floor apartments delivers amenity and safety for residents	YES	Private courtyard spaces are provided to various ground floor apartments. Screen planting is also proposed to enhance the level of privacy and safety to these ground floor apartments.

4M - Façades

Objective 4M-1	Compliance	Comment
Building façades provide visual interest along the street while respecting the character of the local area	YES	A facade articulation is proposed to give visual interest. This consists of: stepped built form, modulation through indentation, glazed balcony balustrades and slab treatment, and changes in material usage.
Objective 4M-2		
Building functions are expressed by the facade	YES	Building lobbies are defined by distinct material changes with differences in pavement, wall and ceiling treatment. Appropriate window openings and composition reflects true expression of the apartment layout.

4N - Roof design

Objective 4N-1		
Roof treatments are integrated into the building design and positively respond to the street	YES	Communal roof gardens on level 08 will provide panoramic views of the surrounding environment.
Objective 4N-2		
Opportunities to use roof space for residential accommodation and open space are maximised	YES	The access to communal roof garden on level 08 and communal open courtyard are provided to all residents within development with security controls.

Objective 4N-3		
Roof design incorporates sustainability features	YES	Besides providing a greater level of insulation, roof gardens are designed for outdoor use including planting and shaded areas.

40 - Landscape design

Objective 40-1	Compliance	Comment
Landscape design is viable and sustain-able	YES	Refer to landscape drawings for details.

Objective 40-2

Landscape design contributes to the streetscape and amenity	YES	Refer to landscape drawings for details.
---	-----	--

4P - Planting on structures

Objective 4P-1

Appropriate soil profiles are provided	YES	Minimum soil depth is provide as per ADG requirements.
--	-----	--

Objective 4P-2

Plant growth is optimised with appropri-ate selection and maintenance amenity	YES	
---	-----	--

Objective 4P-3

Planting on structures contributes to the quality and amenity of communal and public open spaces	YES	Proposed landscape plantings to the ground plane and roof levels are designed to provide amenity for a range of uses.
--	-----	---

4Q - Universal design

Objective 4Q-1	Compliance	Comment
Universal design features are included in apartment design to promote flexible housing for all community members	YES	

Objective 4Q-2

A variety of apartments with adaptable designs are provided	N/A	100% silver livable apartment, Min.15% platinum livable apartment are provided. Refer to Access consultant’s report for details.
---	-----	---

Objective 4Q-3

Apartment layouts are flexible and ac-commodate a range of lifestyle needs	YES	This is demonstrated in the apartment mix of two, three bedrooms apartments, including double storey apartments.
--	-----	--

4R - Adaptive reuse

Objective 4R-1

New additions to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place	N / A	
--	-------	--

Objective 4R-2

Adapted buildings provide residential amenity while not precluding future adaptive reuse amenity	N / A	
--	-------	--

4S - Mixed use

Objective 4S-1	Compliance	Comment
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N / A	
Objective 4S-2		
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N / A	

4T - Awning & Signage

Objective 4T-1		
Awnings are well located and complement and integrate with the building design	YES	Lobbies are well recessed back from the building facade. Additional awnings are provided when additional weather protection are required.
Objective 4T-2		
Signage responds to the context and desired streetscape character	YES	Building way-finding signage will be incorporated throughout the proposed development.

4U - Energy efficiency

Objective 4U-1		
Development incorporates passive environmental design	YES	Solar access, natural daylight and ventilation is considered throughout the proposal.
Objective 4U-2		
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	YES	This is demonstrated in the planting design, shading form louvres and self shading from the arrangement of indented balconies.

Objective 4U-3	Compliance	Comment
Adequate natural ventilation minimises the need for mechanical ventilation	YES	Min. 60% of apartments have adequate cross ventilation.

4V - Water management and conservation

Objective 4V-1		
Potable water use is minimised	YES	Rainwater collection is proposed for re-use as car wash and irrigation within the landscaped areas.
Objective 4V-2		
Urban stormwater is treated on site before being discharged to receiving waters	YES	OSD tanks are provided.

Objective 4V-3		
Flood management systems are integrated into site design	N/A	

4W - Waste management

Objective 4W-1		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	YES	Adequate waste storage areas are provided.
Objective 4W-2		
Domestic waste is minimised by providing safe and convenient source separation and recycling	YES	1 waste chute and 2 recycle bin are located within each apartment core and waste collection rooms are located at basement level.

4X - Building maintenance

Objective 4X-1	Compliance	Comment
Building design detail provides protection from weathering	YES	For example, setbacks are provided at glazed lobby entries with awning for weather protection, and drip lines are provided at slab edge.
Objective 4X-2		
Systems and access enable ease of maintenance	YES	Safe access is provided to all roof areas and serviced basement areas.
Objective 4X-3		
Material selection reduces ongoing maintenance costs	YES	Durable and robust materials are selected.

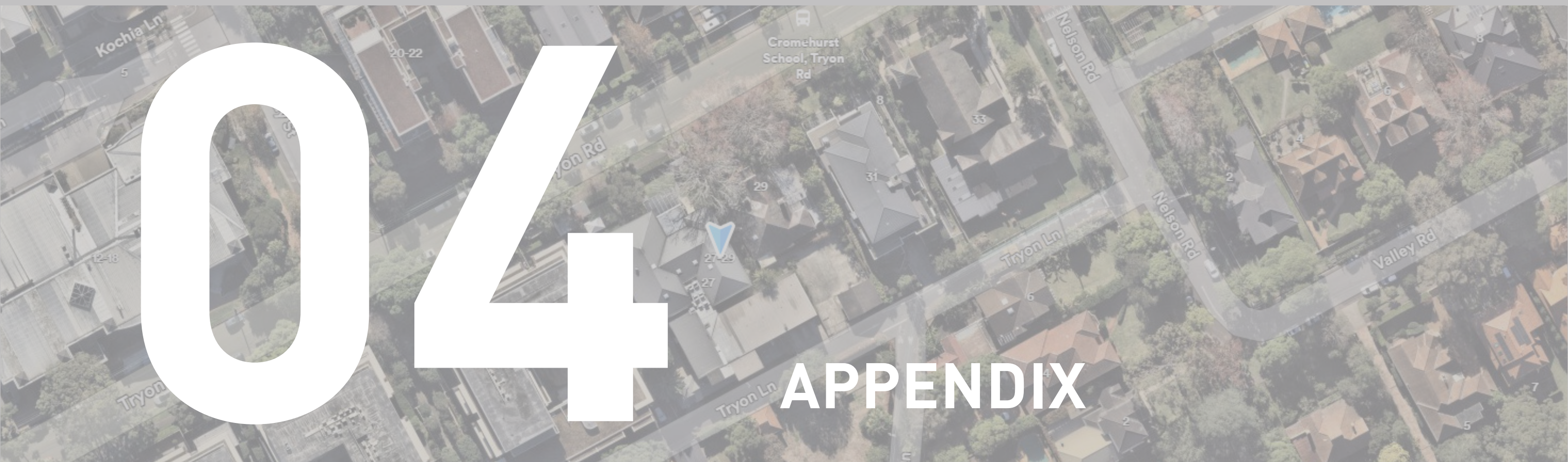
Conclusion

The proposed development is generally consistent with the intent of the ADG.

In considering the urban context and character of the site we believe that the proposal responds positively in delivering a high quality residential community with a variety of apartment types within a distinct landscape.

04

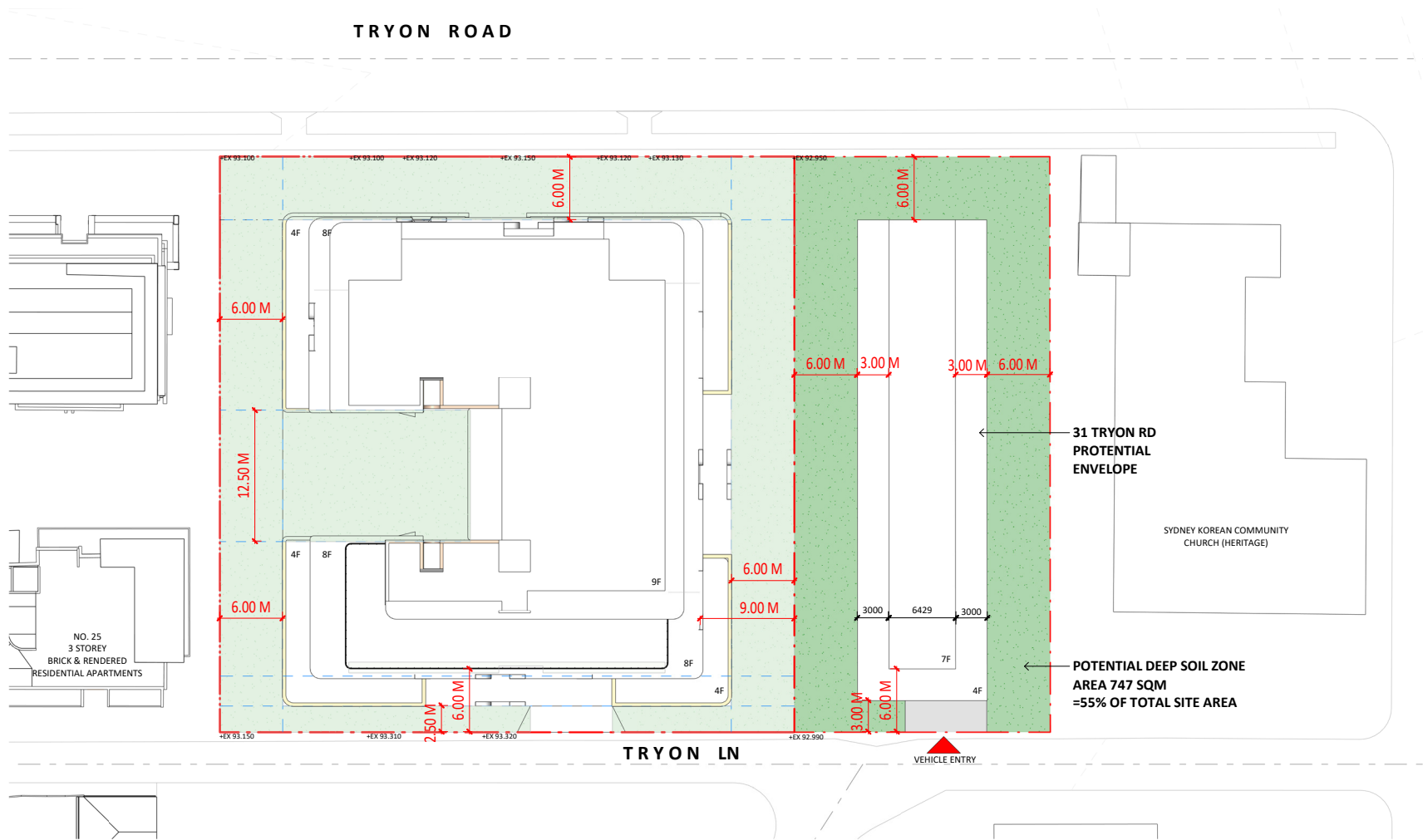
APPENDIX



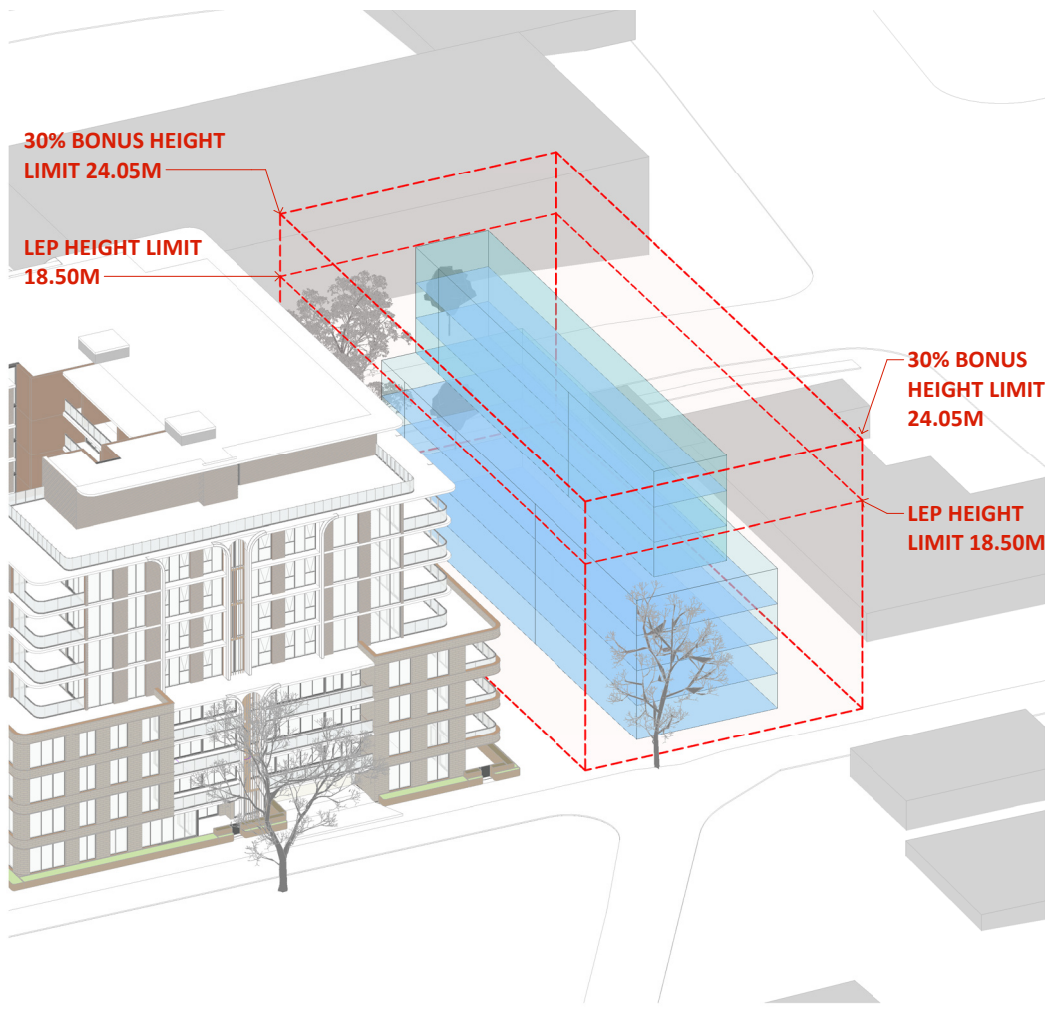
APPENDIX 01 - SITE ISOLATION DIAGRAM

31 TRYON ROAD

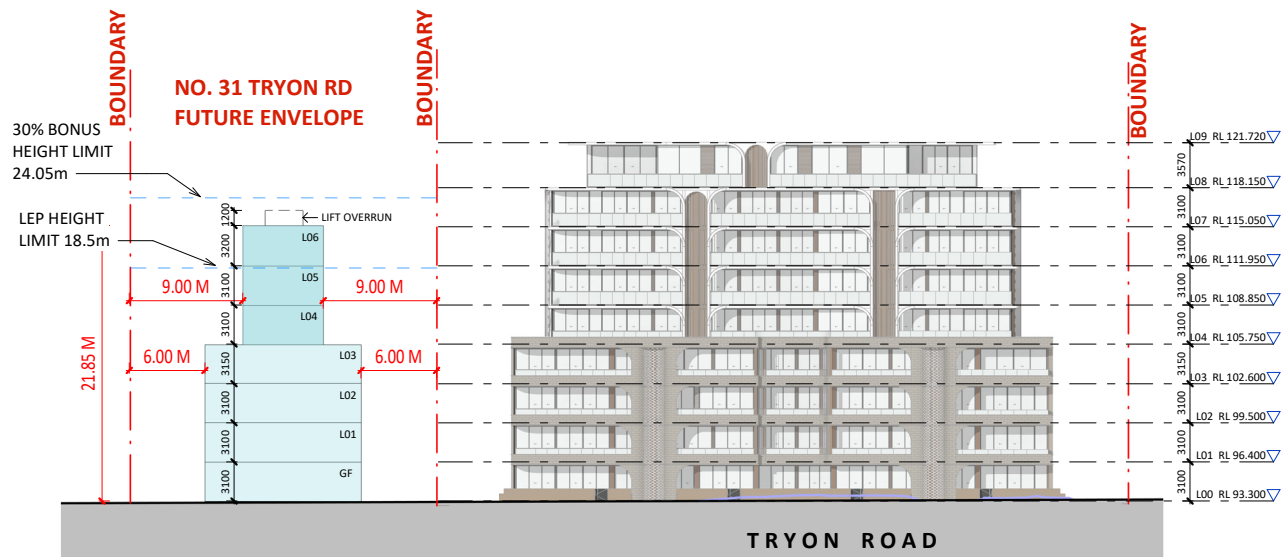
04



1 PLAN_FUTURE 31 TRYON RD MASSING
1 : 300



3 3D_FUTURE 31 TRYON RD MASSING

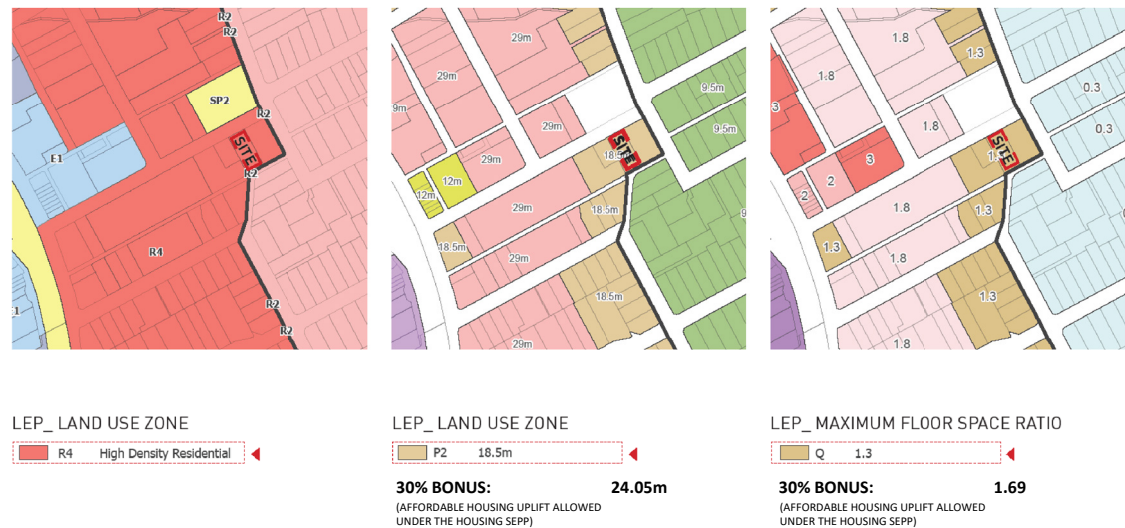


2 ELEVATION_FUTURE 31 TRYON RD MASSING
1 : 300

FUTURE 31 TRYON RD AREA		
Level	GBA	GFA (73% of GBA)
L00	569.3 m ²	415.4 m ²
L01	569.3 m ²	415.4 m ²
L02	569.3 m ²	415.4 m ²
L03	569.3 m ²	415.4 m ²
L04	274.79 m ²	200.5 m ²
L05	274.79 m ²	200.5 m ²
L06	274.79 m ²	200.5 m ²
Total: 7	3101.55 m ²	2262.9 m ²

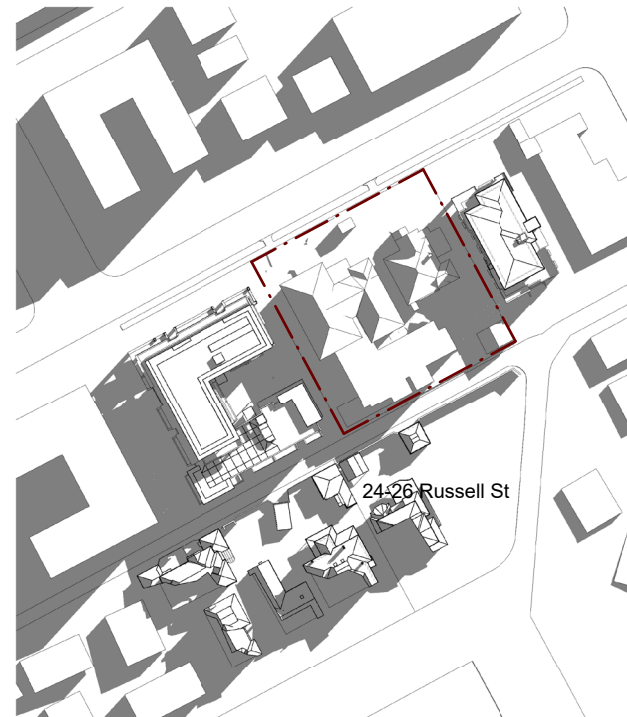
31 TRYON RD SITE AREA: 1339m²
MAX. ALLOWABLE GFA (BONUS 30%): 2262.9m²

MASSING MAX. GFA ACHIEVEABLE



GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - PLANS

A. CURRENT SITE + VACANT LAND@24-26 Russell St, Lindfield



21 JUNE 0900 HRS



21 JUNE 1000 HRS



21 JUNE 1100 HRS



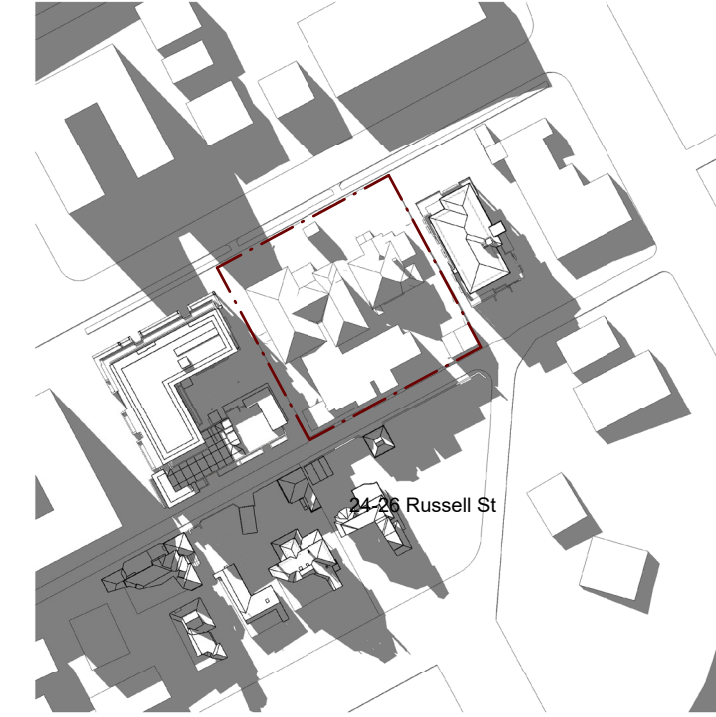
21 JUNE 1200 HRS



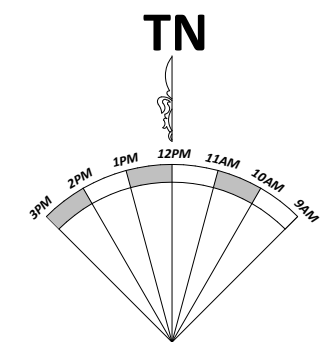
21 JUNE 1300 HRS



21 JUNE 1400 HRS



21 JUNE 1500 HRS



GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - PLANS

B. CURRENT SITE + SUBMITTED DA MASSING@24-26 Russell St, Lindfield



21 JUNE 0900 HRS



21 JUNE 1000 HRS



21 JUNE 1100 HRS



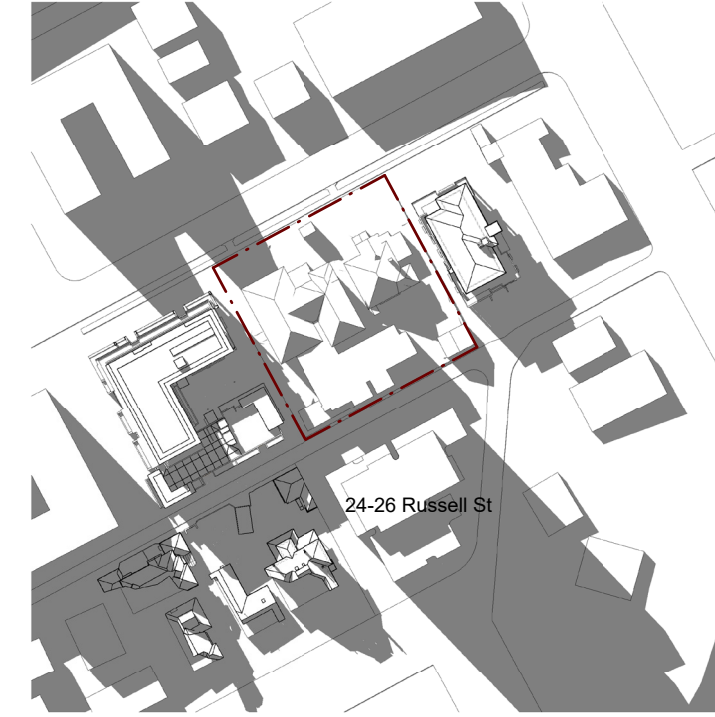
21 JUNE 1200 HRS



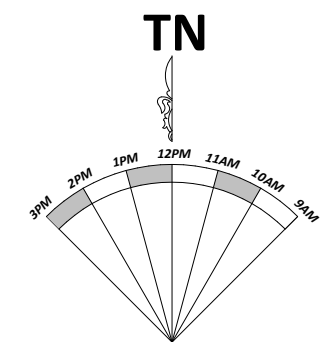
21 JUNE 1300 HRS



21 JUNE 1400 HRS

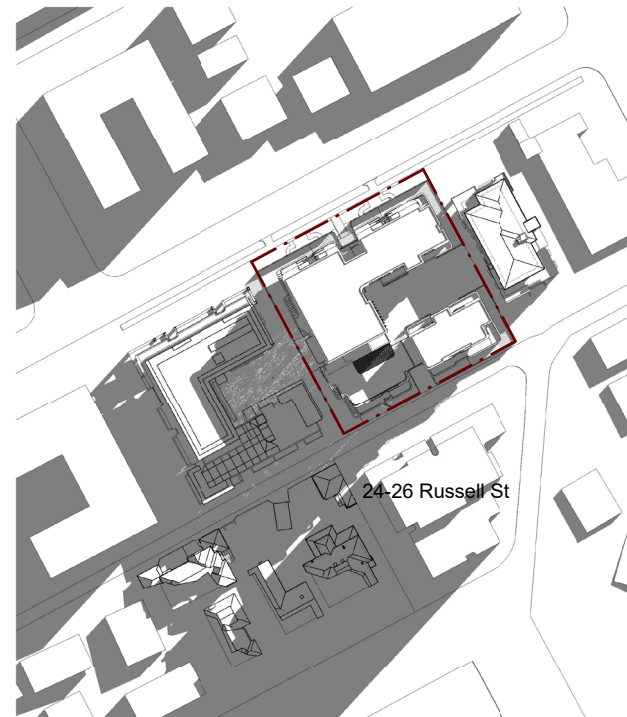


21 JUNE 1500 HRS



GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - PLANS

C. PREVIOUS DA SCHEME + SUBMITTED DA MASSING@24-26 Russell St, Lindfield



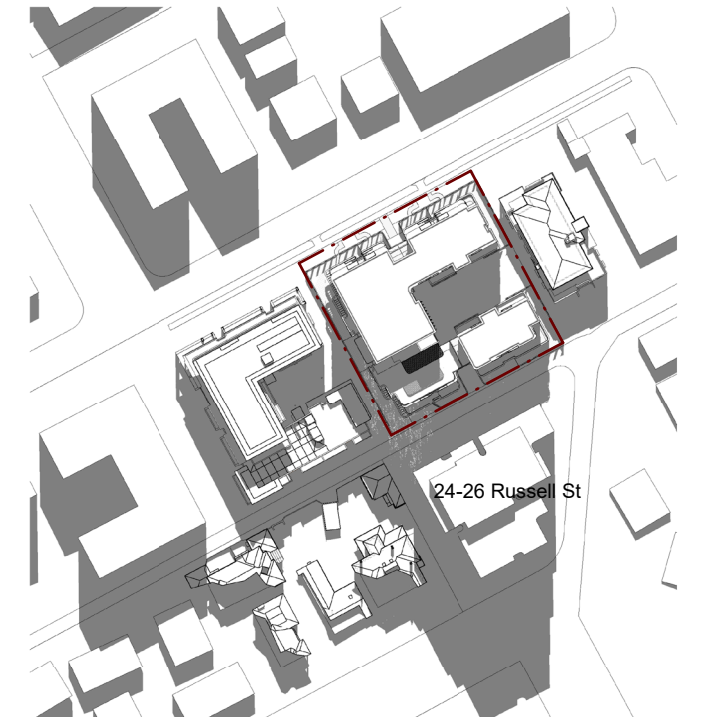
21 JUNE 0900 HRS



21 JUNE 1000 HRS



21 JUNE 1100 HRS



21 JUNE 1200 HRS



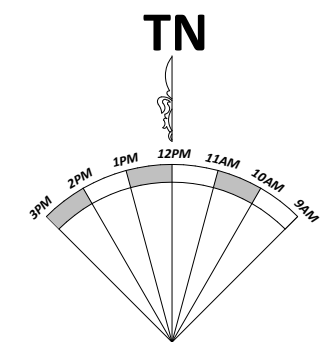
21 JUNE 1300 HRS



21 JUNE 1400 HRS



21 JUNE 1500 HRS



GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - PLANS

D. AMENDED SCHEME + SUBMITTED DA MASSING@24-26 Russell St, Lindfield



21 JUNE 0900 HRS



21 JUNE 1000 HRS



21 JUNE 1100 HRS



21 JUNE 1200 HRS



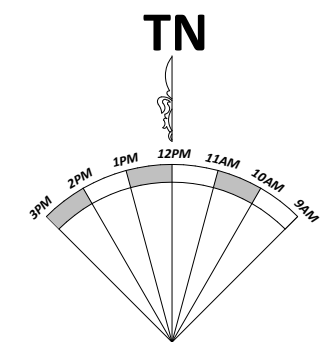
21 JUNE 1300 HRS



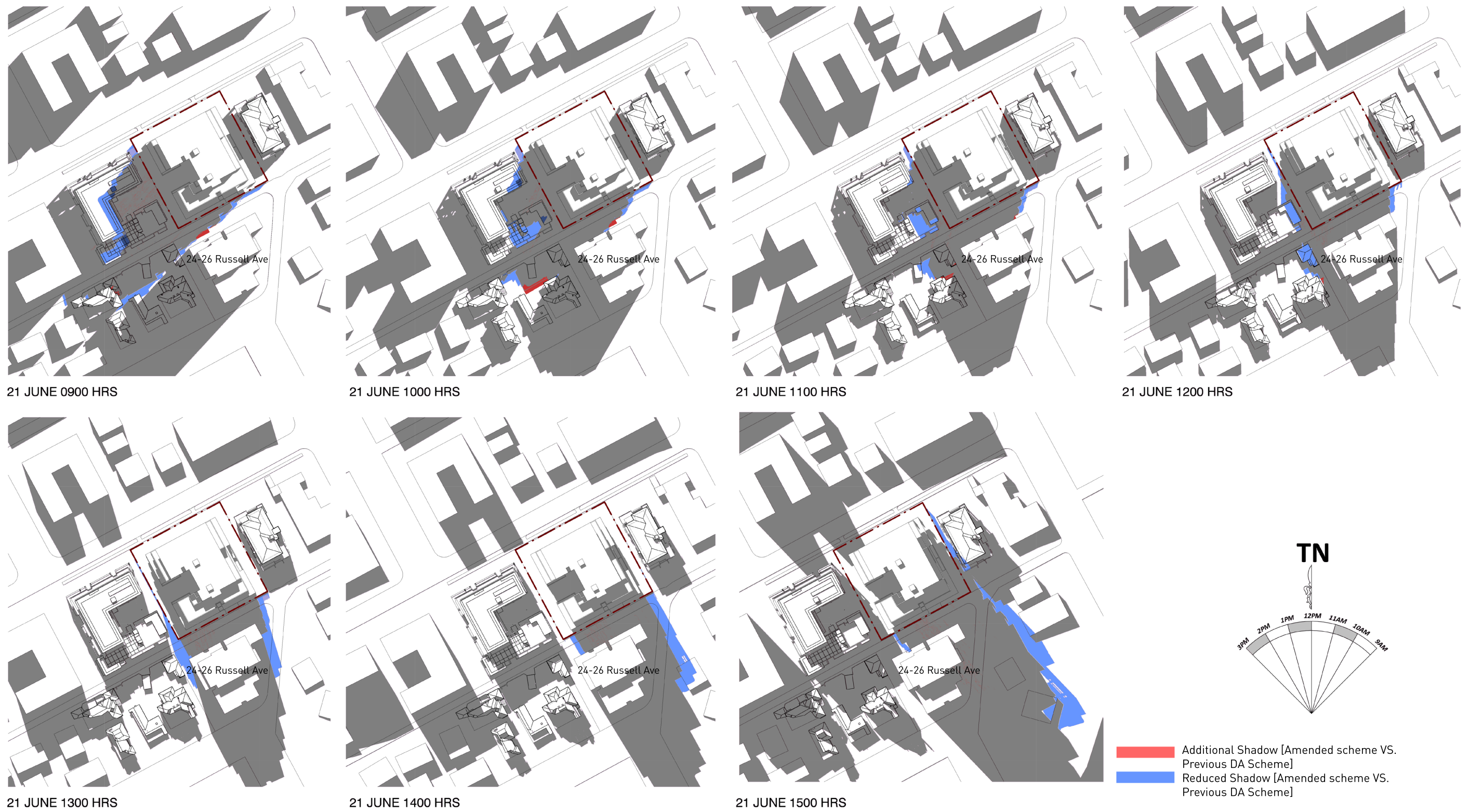
21 JUNE 1400 HRS



21 JUNE 1500 HRS



SHADOW DIAGRAMS - AMENDED SCHEME VS.PREVIOUS DA SCHEME

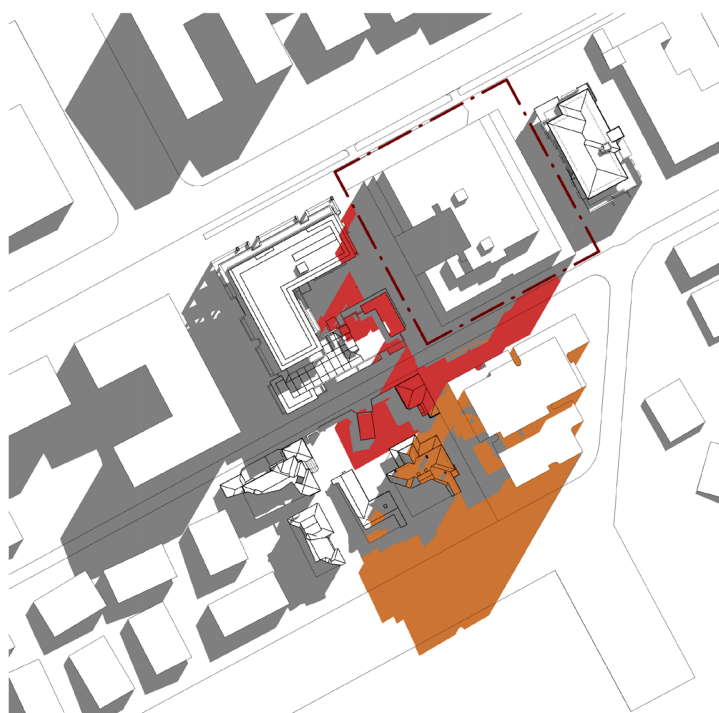


	❶ EXTRA SHADOW BY PRIVIOUS DA SCHEME (COMPARE TO CURRENT)	❷ ADDED SHADOW BY AMENDED DA SCHEME (COMPARE TO PRIVIOUS DA SCHEME)		❸ REDUCED SHADOW BY AMENDED DA SCHEME (COMPARE TO PRIVIOUS DA SCHEME)	
	SQM	SQM	❷/❶	SQM	❸/❶
9AM	1415	24	1.7%	345	24.4%
10AM	1041	56	5.4%	249	23.9%
11AM	851	17	2.0%	202	23.8%
12PM	7078	4	0.1%	204	2.9%
13PM	562	-	-	327	58.3%
14PM	690	-	-	335	48.6%
15PM	1867	-	-	690	37.0%

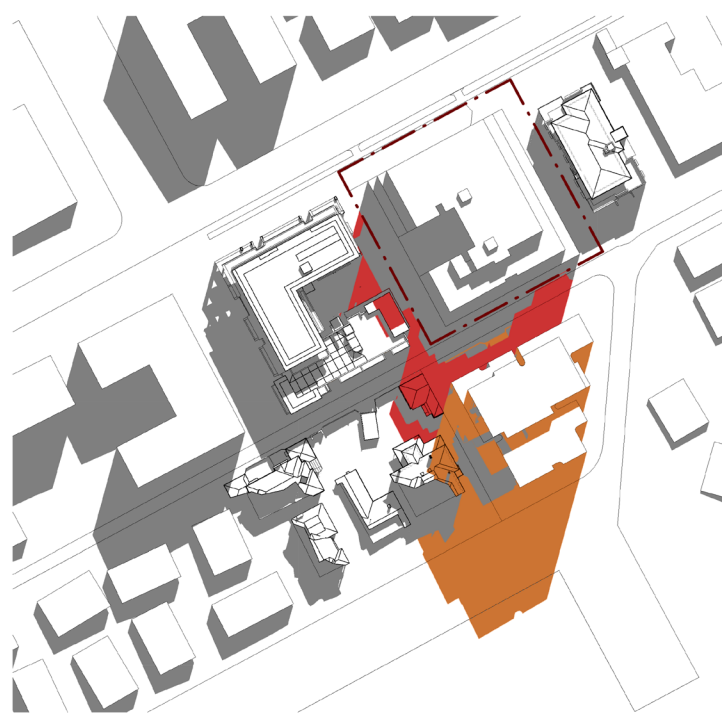
SHADOW DIAGRAMS - AMENDED SCHEME VS.CURRENT SITE



21 JUNE 0900 HRS



21 JUNE 1000 HRS



21 JUNE 1100 HRS



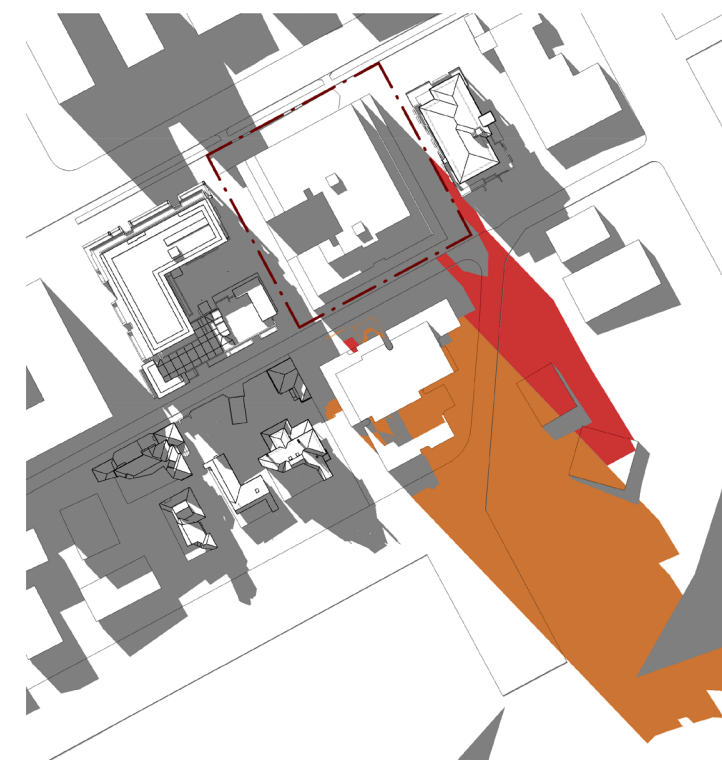
21 JUNE 1200 HRS



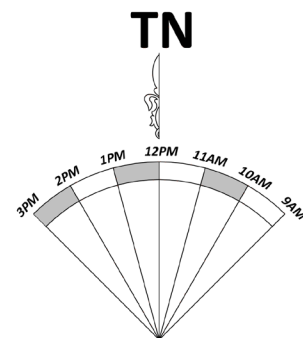
21 JUNE 1300 HRS



21 JUNE 1400 HRS



21 JUNE 1500 HRS

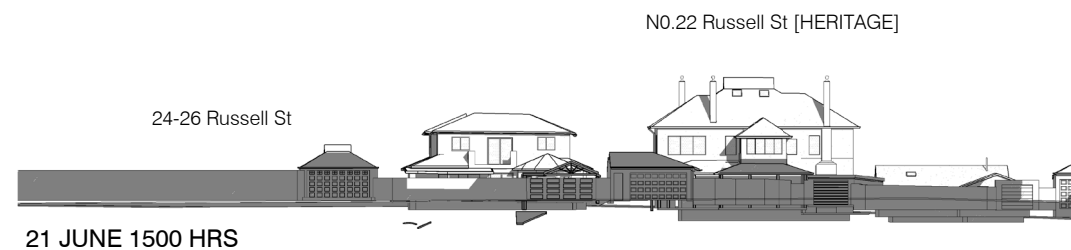
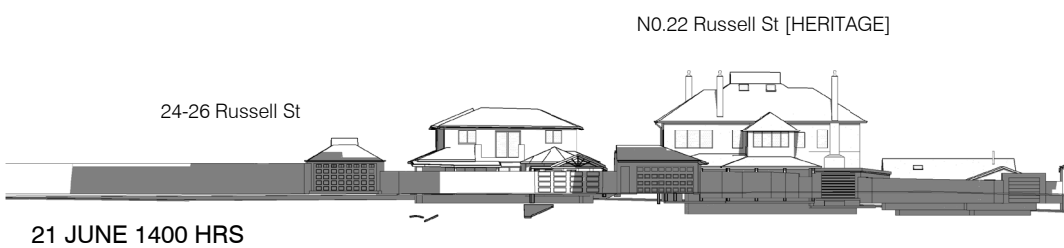
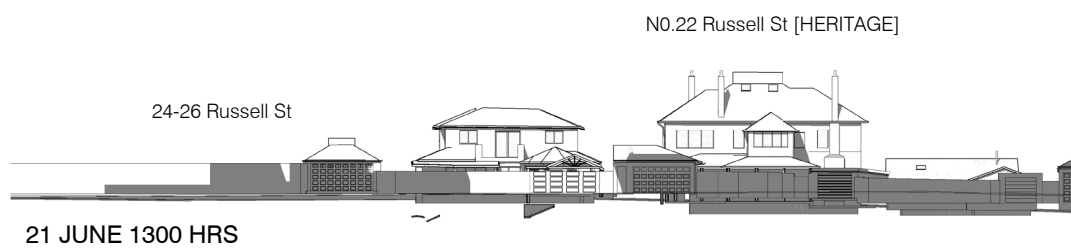
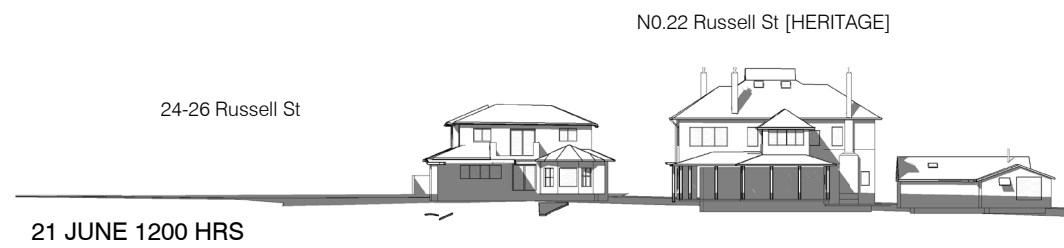
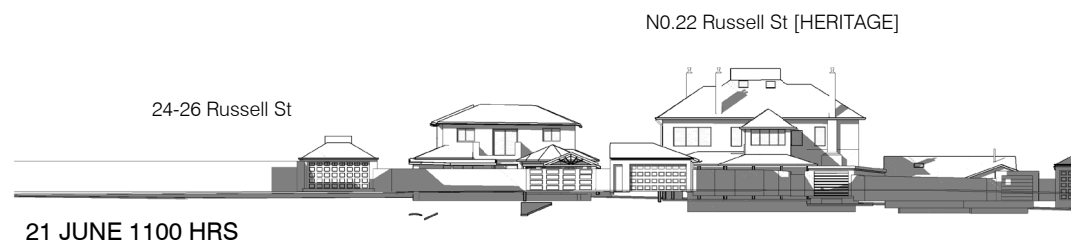
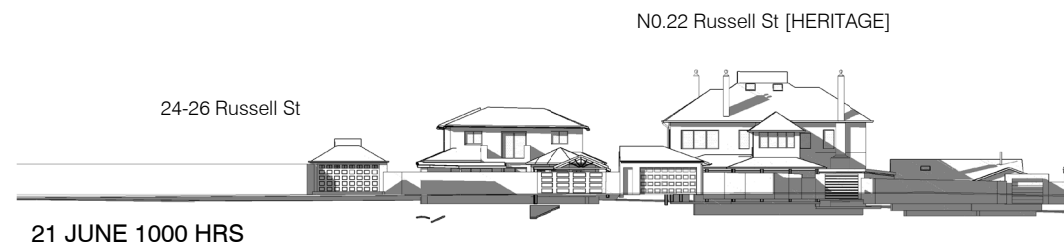
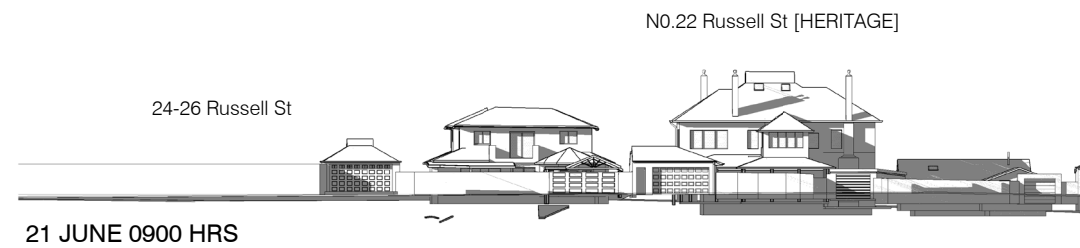


Additional Shadow [by proposed massing of 24-26 Russell Avenue, Lindfield]
Additional Shadow [by Amended scheme]

	④ ADDED SHADOW BY AMENDED DA SCHEME (COMPARE TO CURRENT SITE)		⑤ ADDED SHADOW BY AMENDED DA SCHEME (COMPARE TO ④)		TOTAL (④+⑤)	
	SQM	PERCENTAGE	SQM	PERCENTAGE	SQM	PERCENTAGE
9AM	2424	68.6%	1108	31.4%	3532	100%
10AM	1927	67.5%	929	32.5%	2856	100%
11AM	1697	70.4%	712	29.6%	2409	100%
12PM	1695	77.7%	486	22.3%	2180	100%
13PM	1977	88.6%	254	11.4%	2231	100%
14PM	2616	86.9%	395	13.1%	3012	100%
15PM	4559	79.4%	1185	20.6%	5743	100%

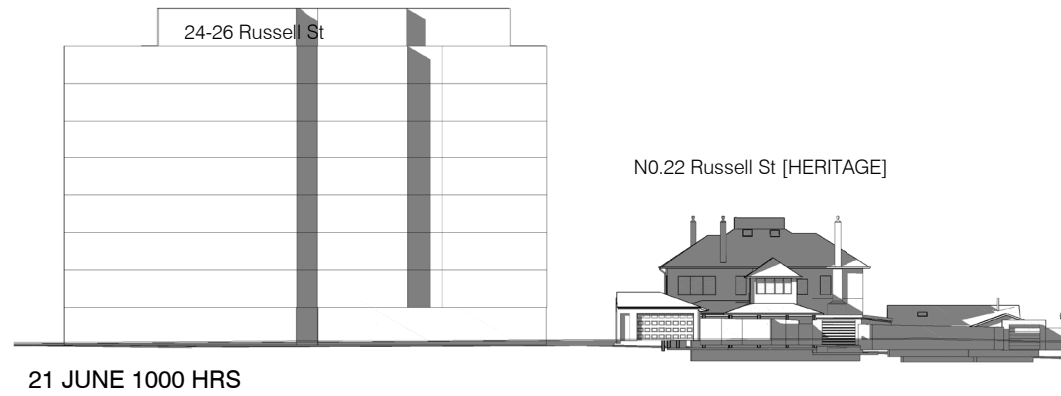
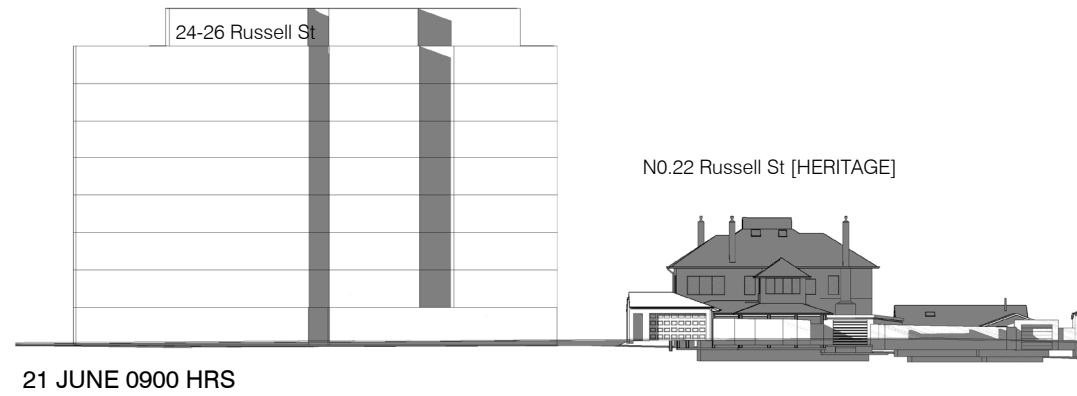
GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - ELEVATIONS

A. 27-29 Tryon Road: Existing buildings;
24-26 Russell St: Vacant land



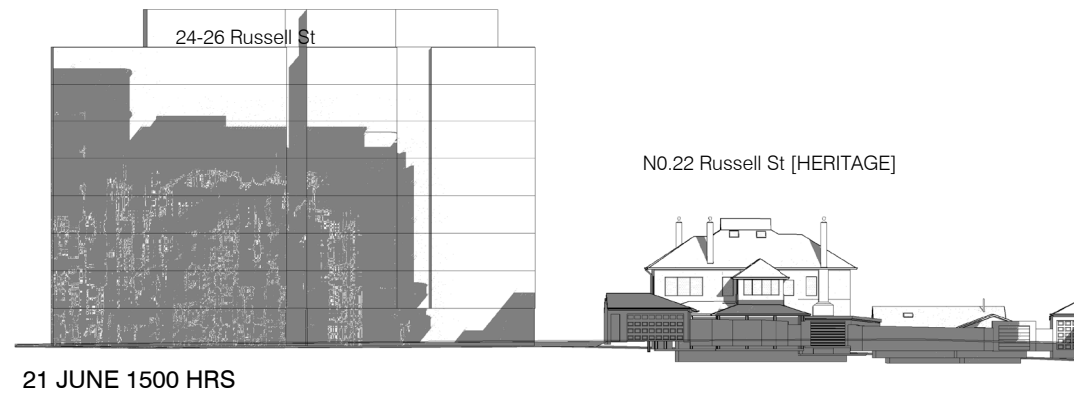
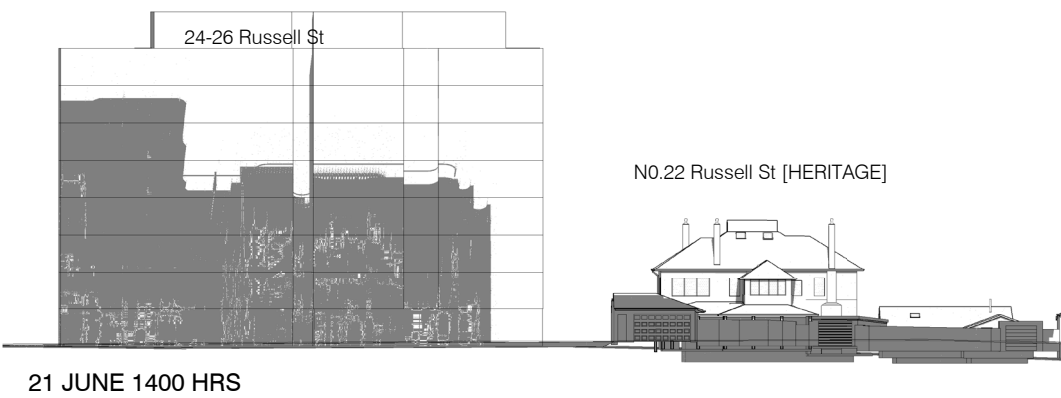
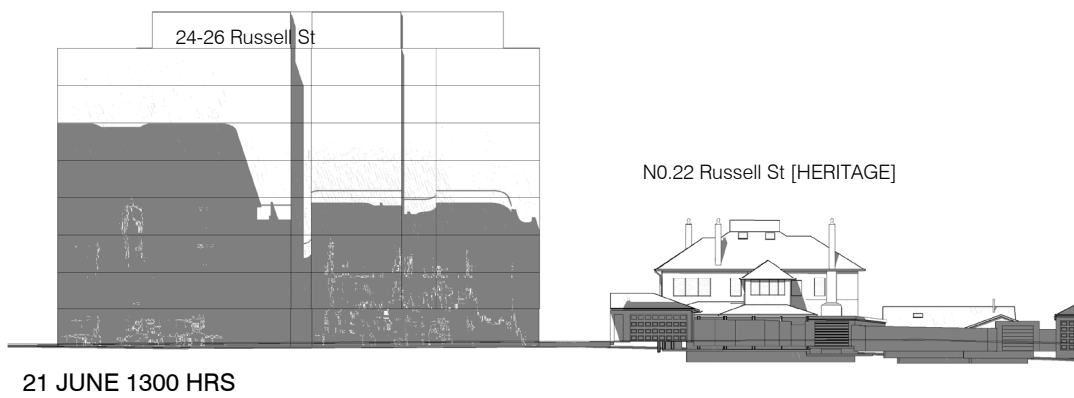
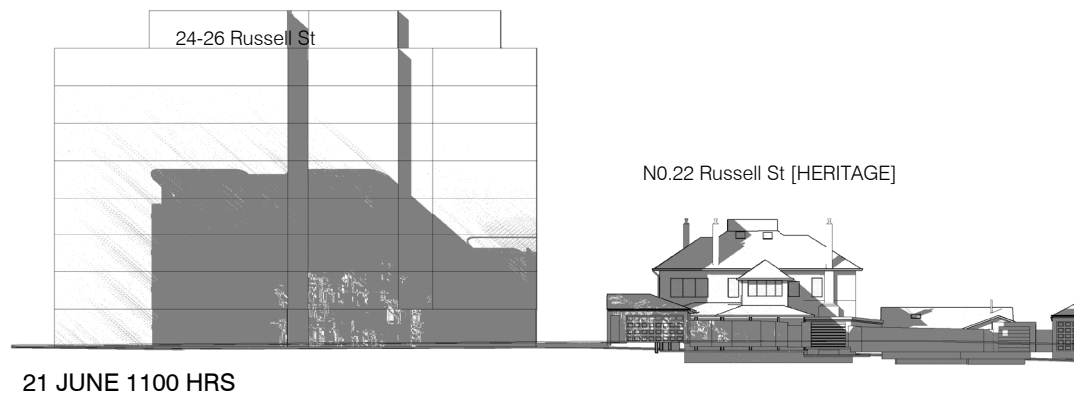
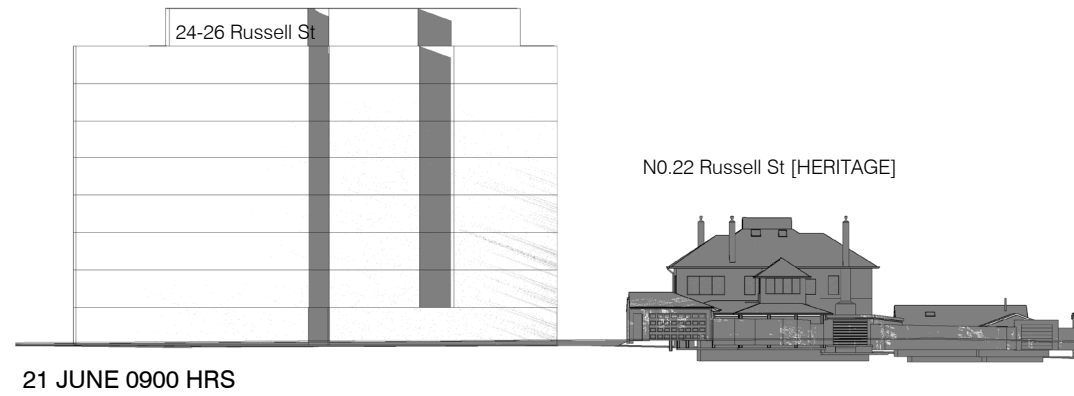
GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - ELEVATIONS

B. 27-29 Tryon Road: Existing buildings;
24-26 Russell St: Submitted DA massing



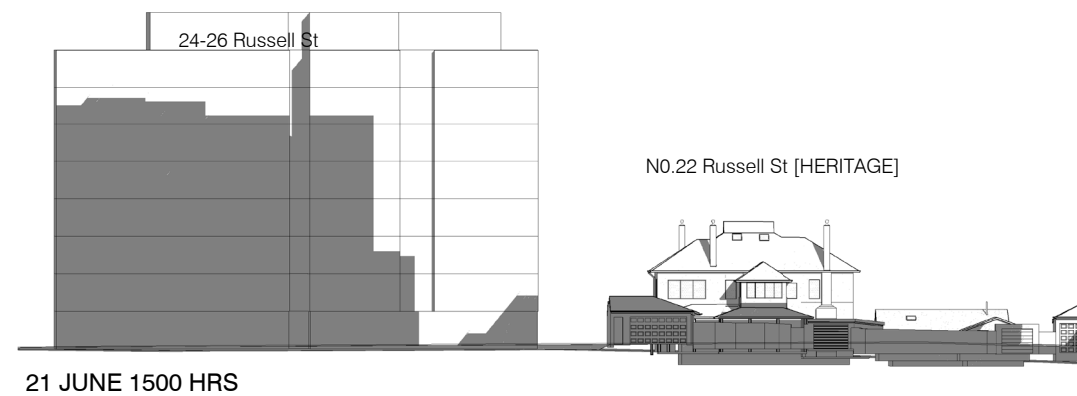
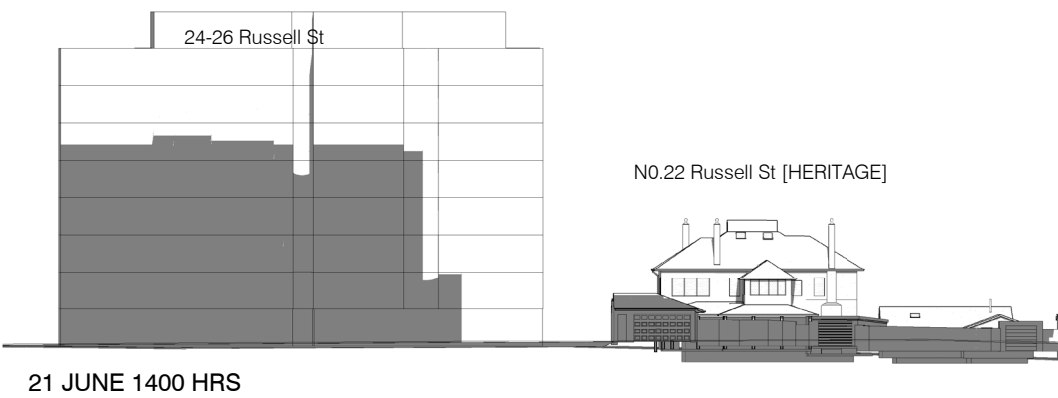
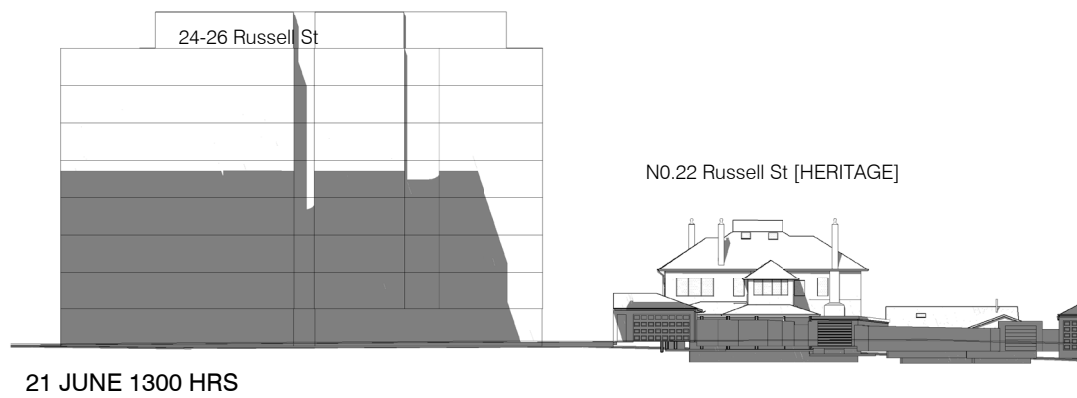
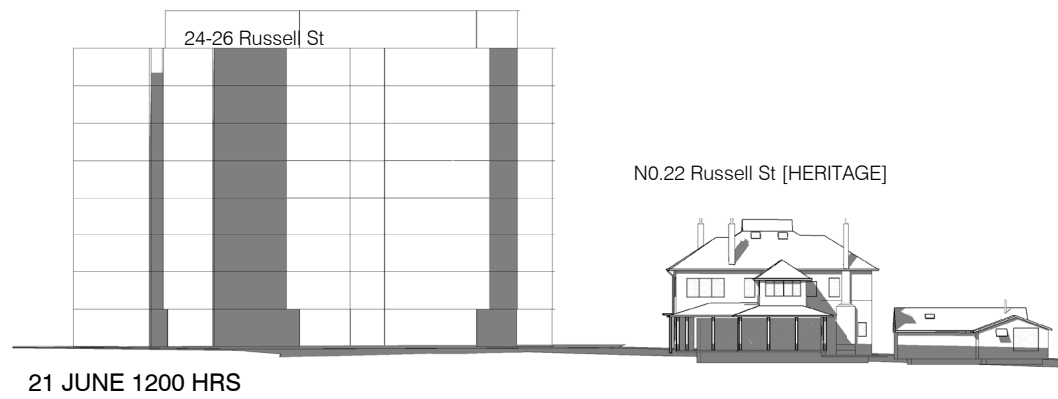
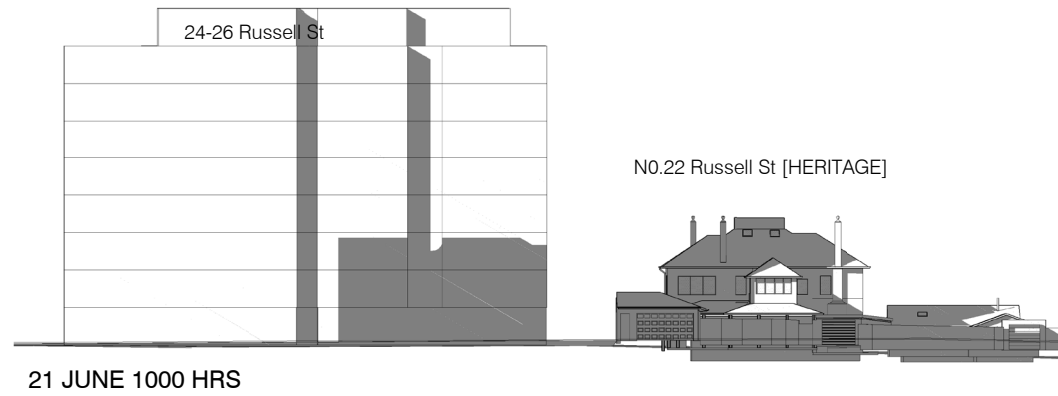
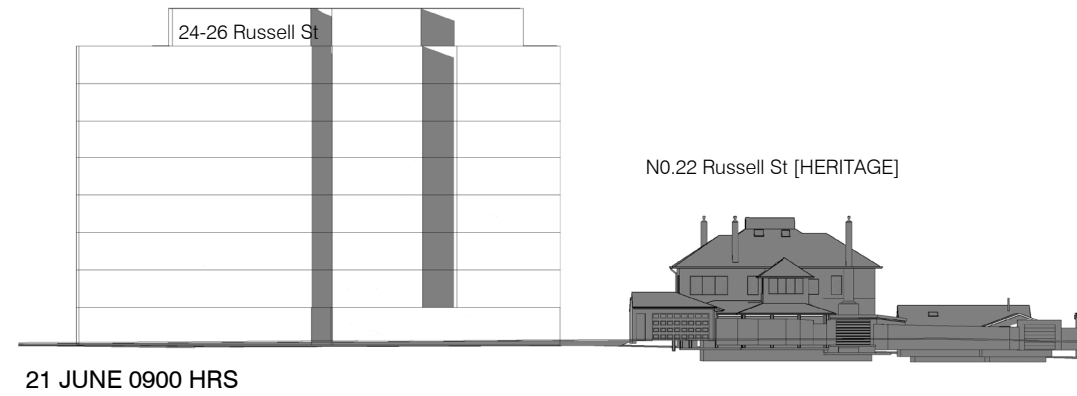
GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - ELEVATIONS

C. 27-29 Tryon Road: Previous DA scheme;
24-26 Russell St: Submitted DA massing



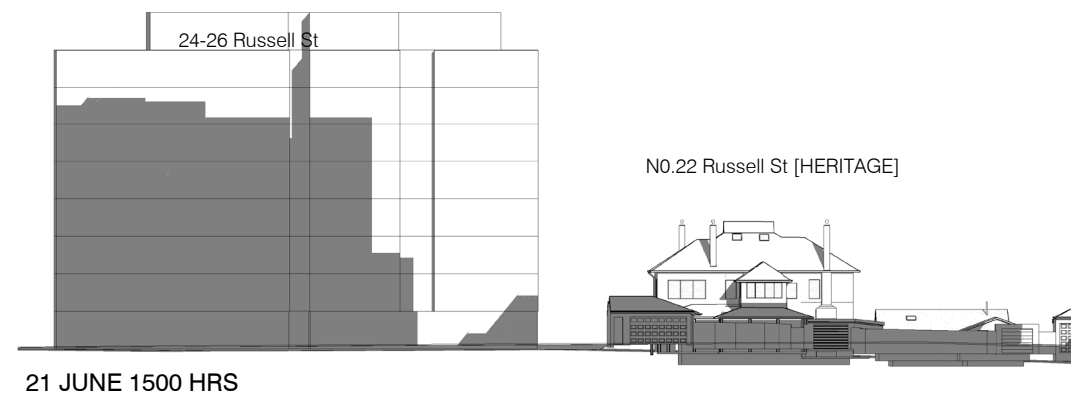
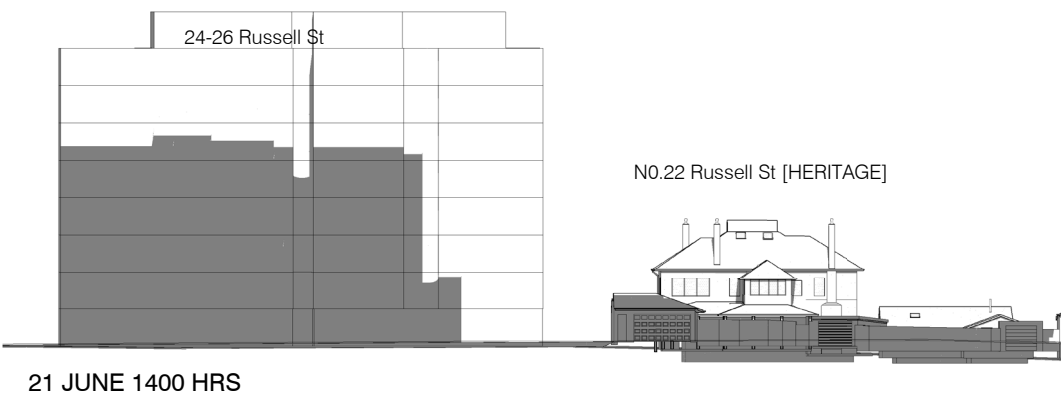
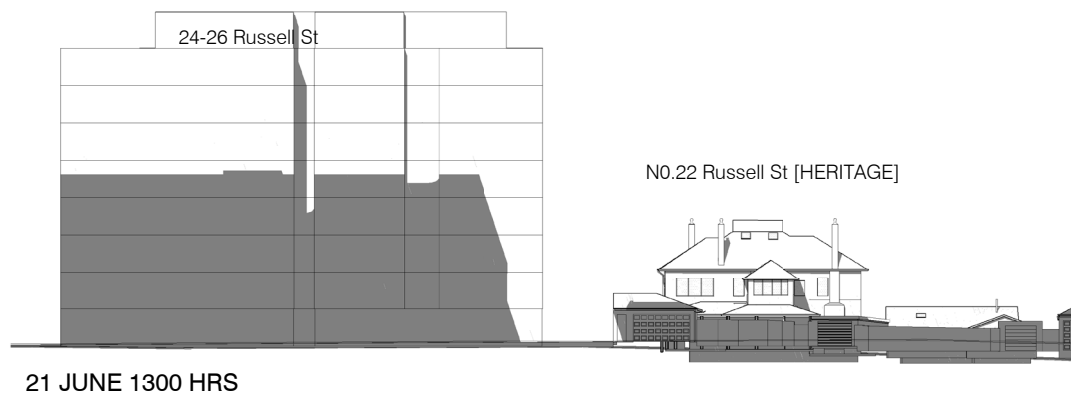
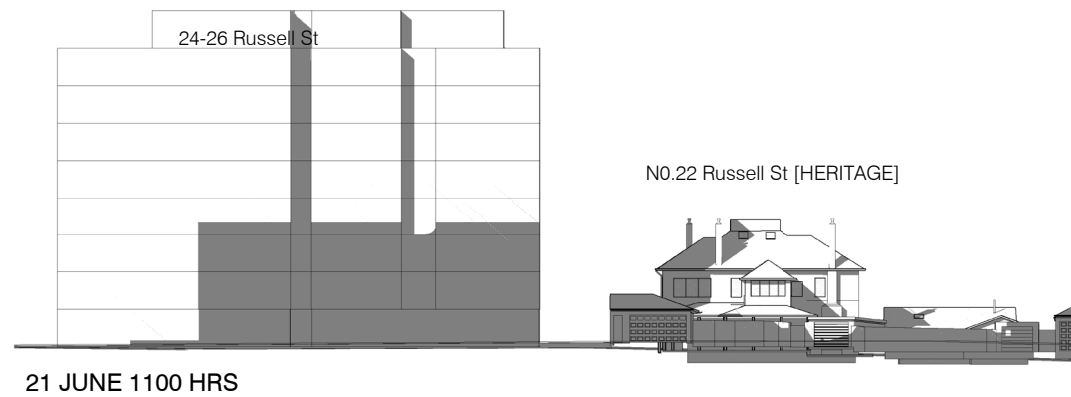
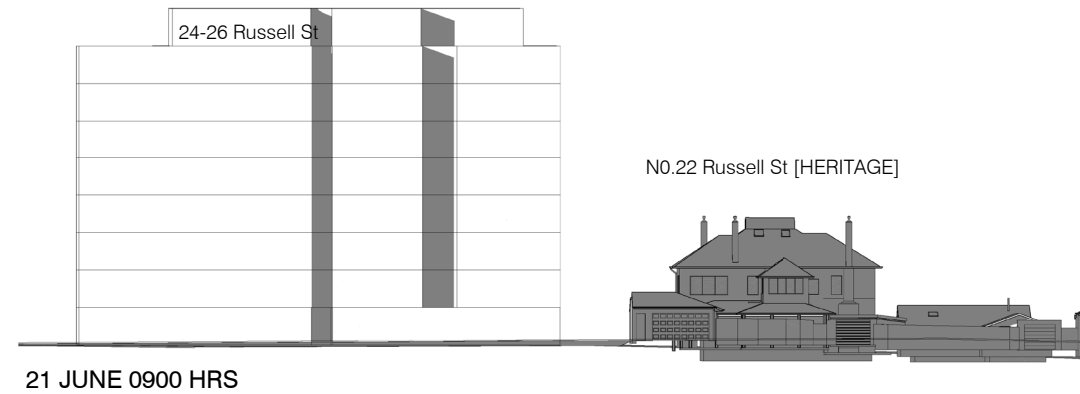
GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - ELEVATIONS

D. 27-29 Tryon Road: Amended scheme; (The testing scheme is shown as massing only)
24-26 Russell St: Submitted DA massing

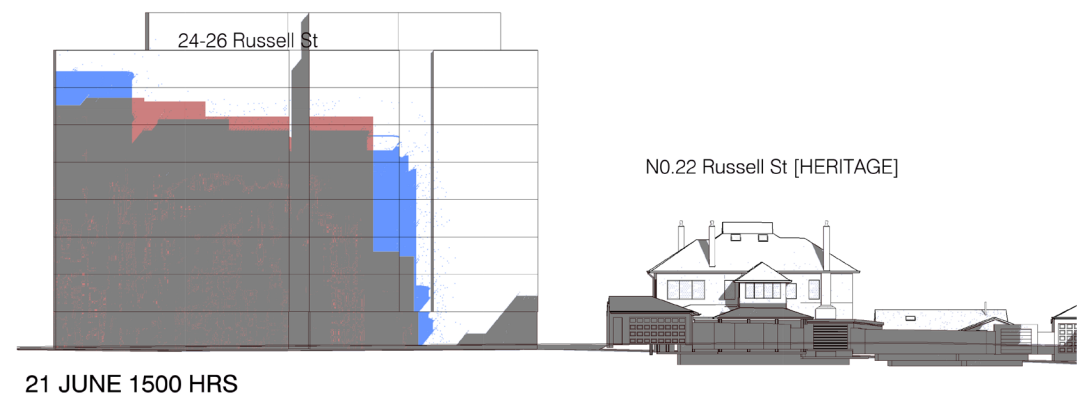
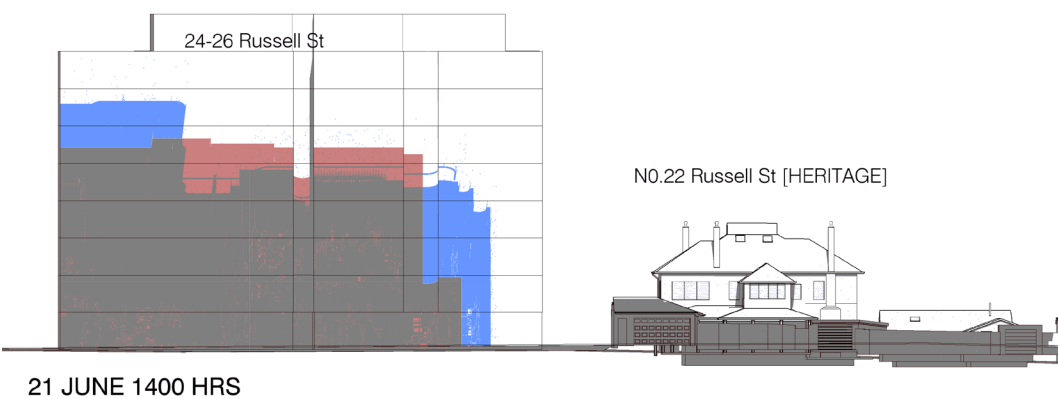
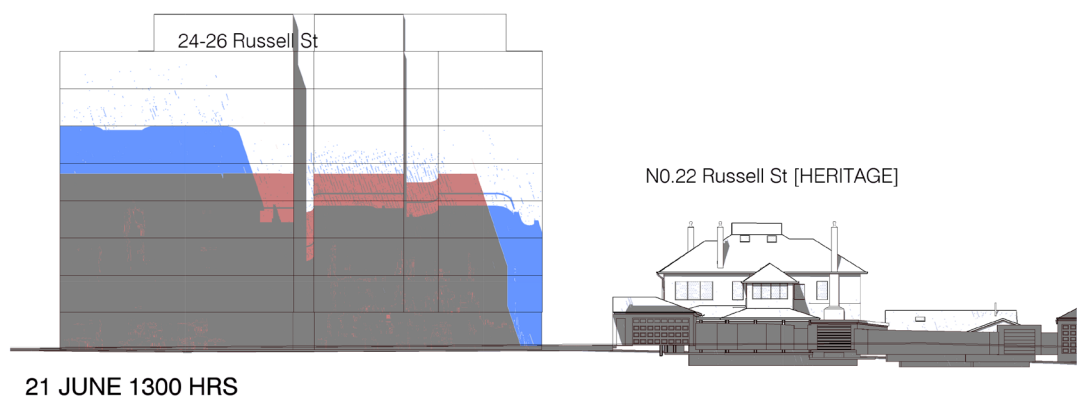
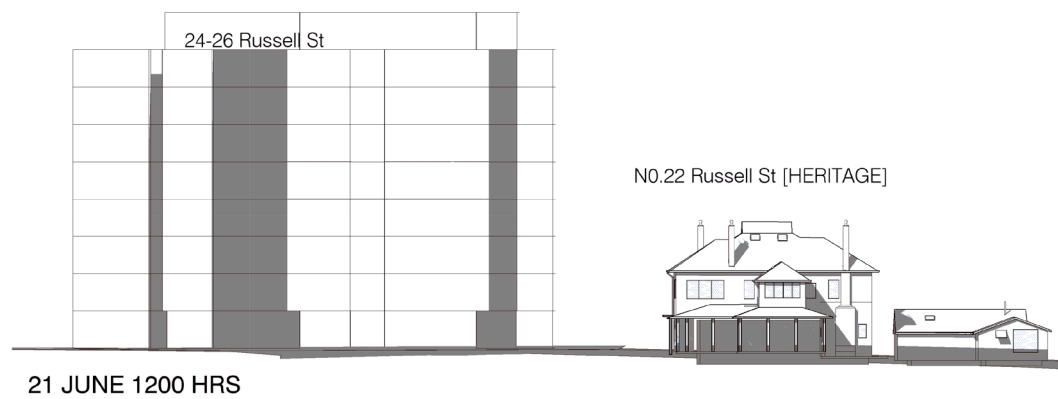
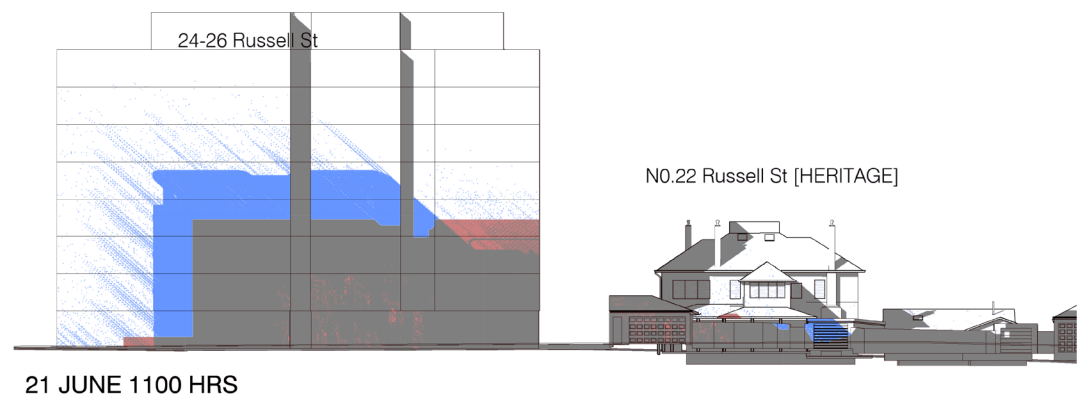
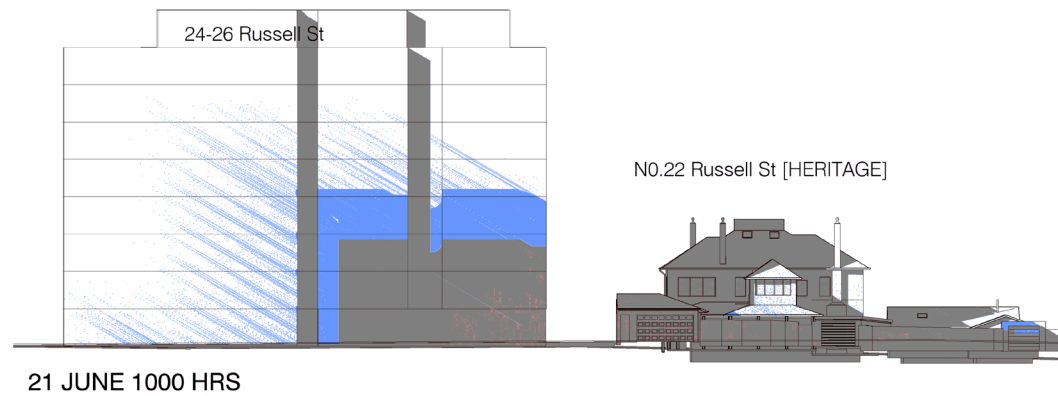
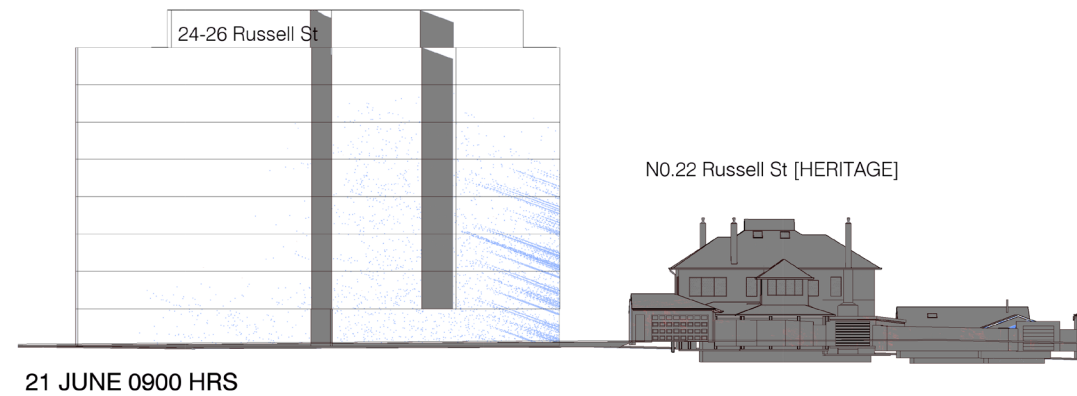


GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - ELEVATIONS

E. 27-29 Tryon Road: 6&9M Rear Setback Tesing Scheme; [TO CENTRE OF TRYON LANE]
24-26 Russell St: Submitted DA massing



SHADOW DIAGRAMS - [D]AMENDED SCHEME VS.[C]PREVIOUS DA SCHEME



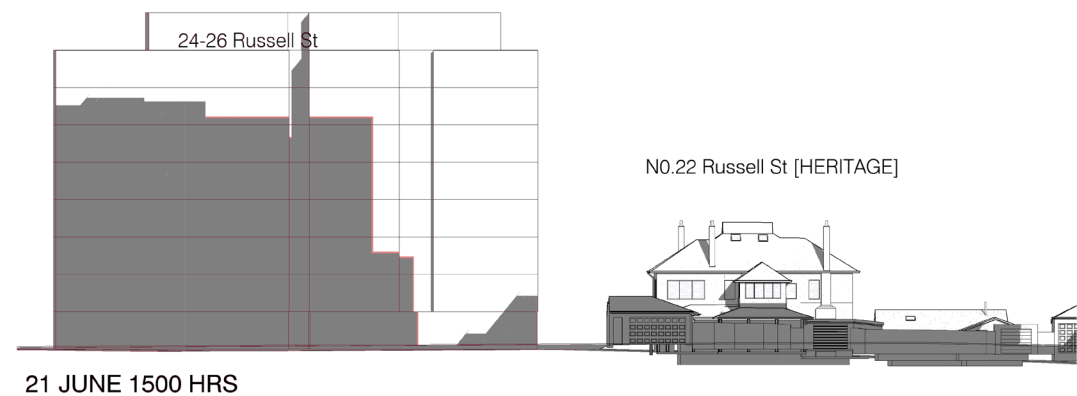
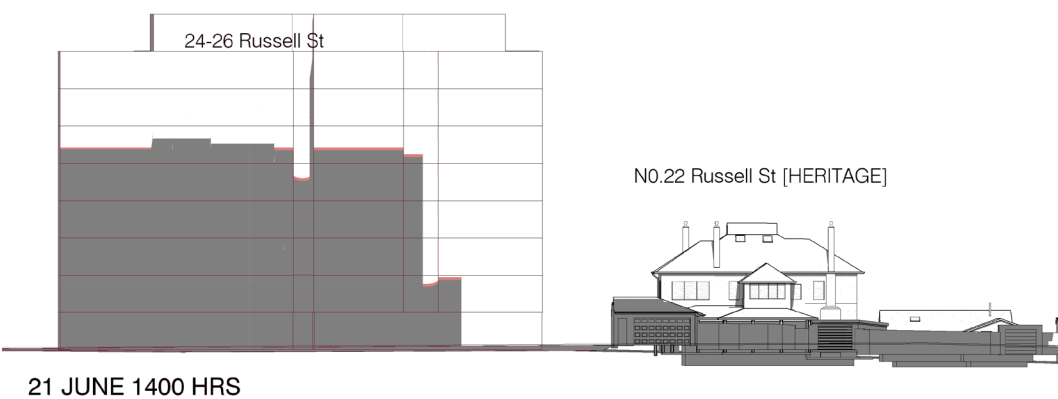
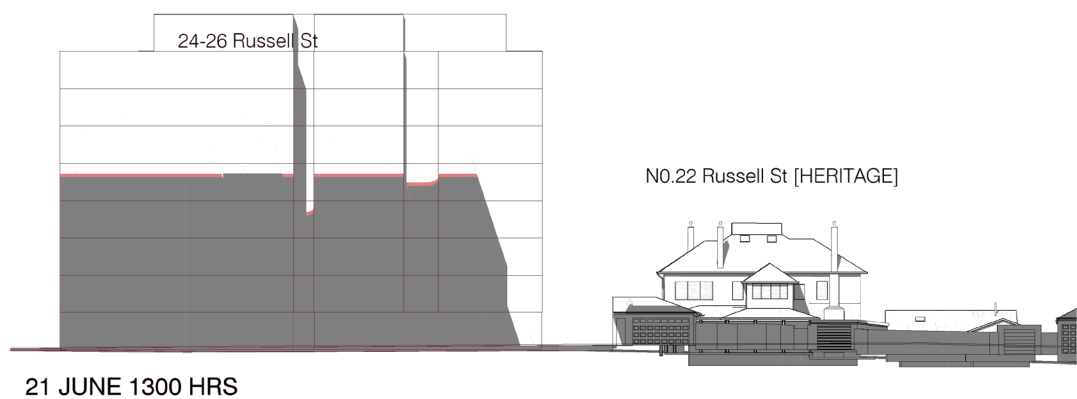
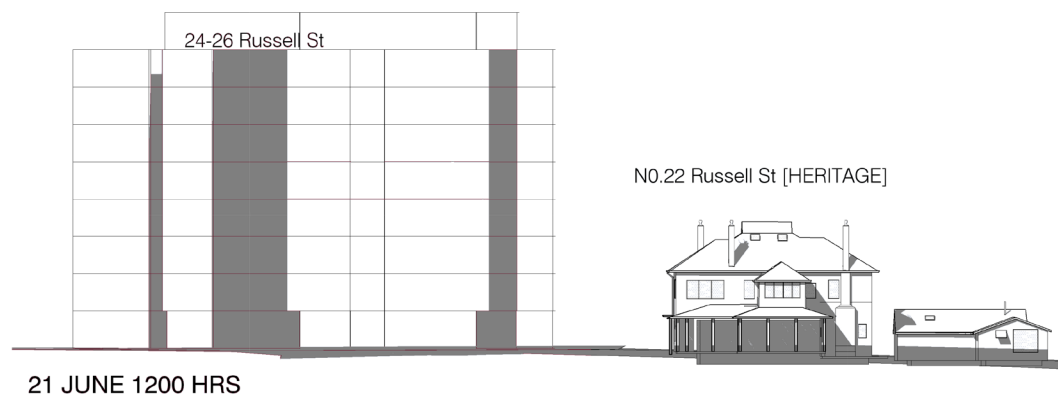
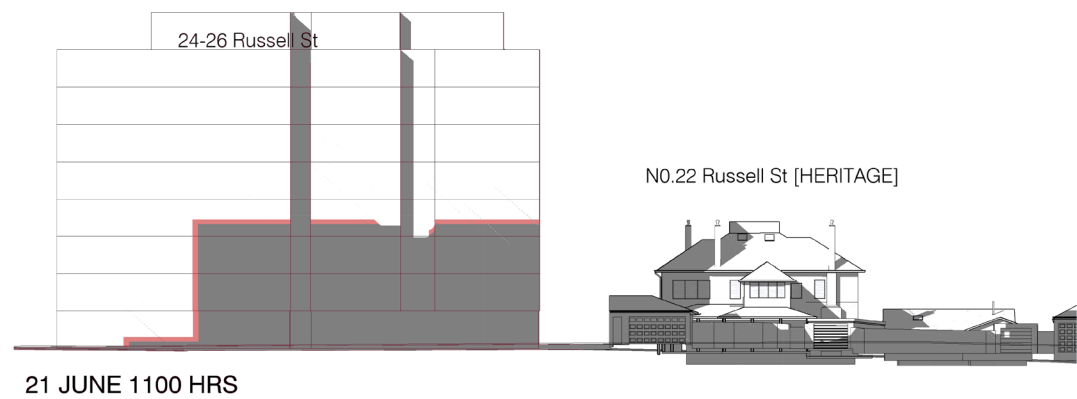
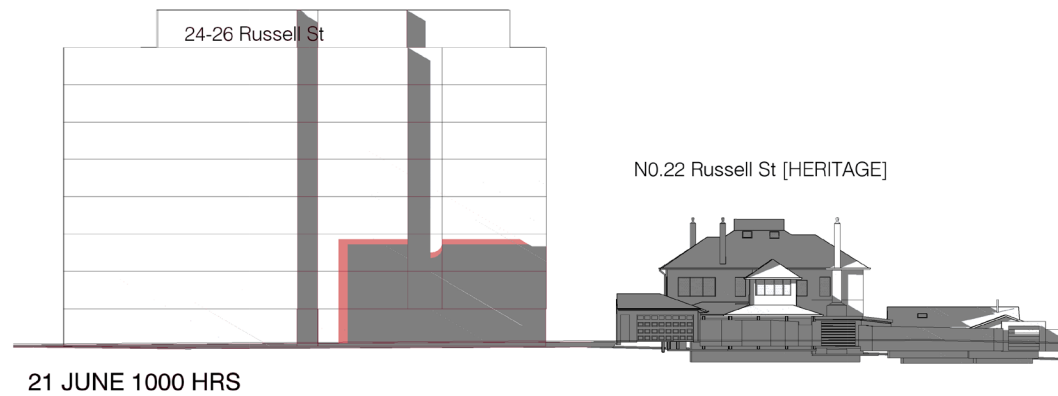
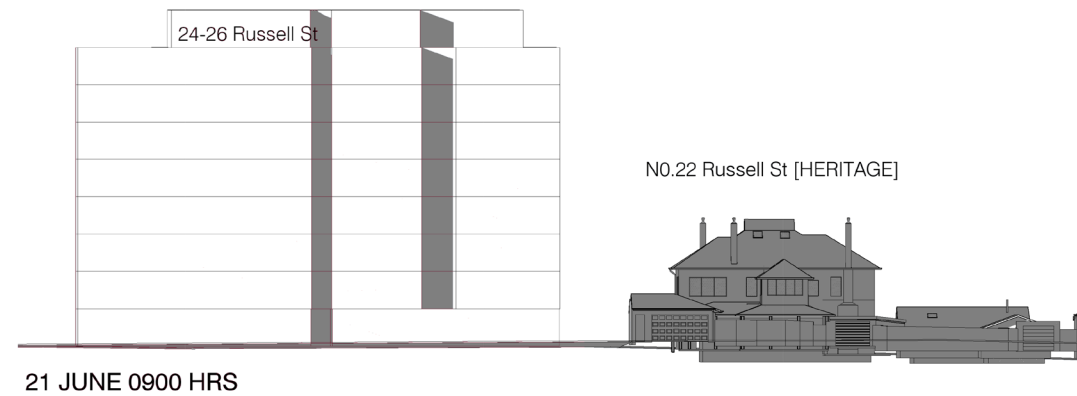
Additional Shadow [Amended scheme VS. Previous DA Scheme]

Reduced Shadow [Amended scheme VS. Previous DA Scheme]

- The proposal results in reduced shadow impacts compared to the previous scheme.

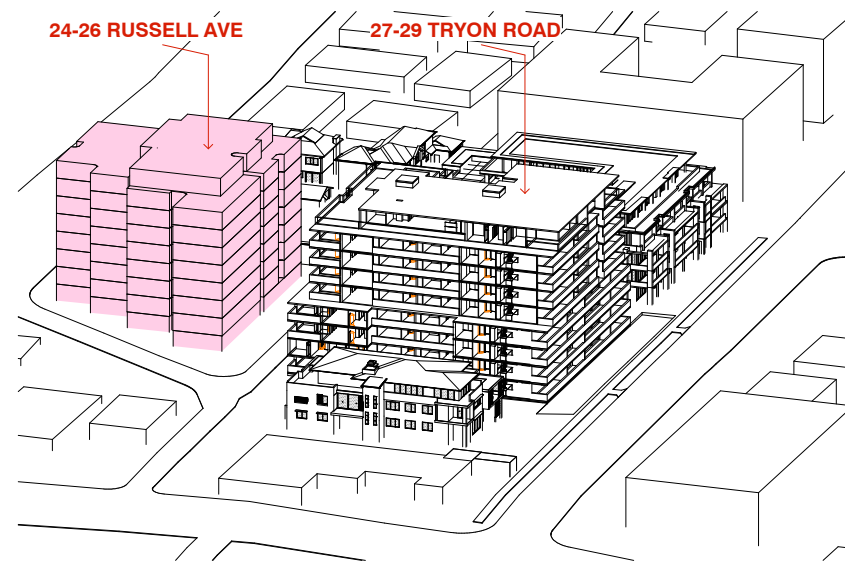
GENERAL SOLAR ANALYSIS TO SURROUNDING PROPERTIES - ELEVATIONS

SHADOW DIAGRAMS - [D]AMENDED SCHEME VS. [E]6&9M REAR SETBACK TESTING SCHEME [TO CENTRE OF TRYON LANE]

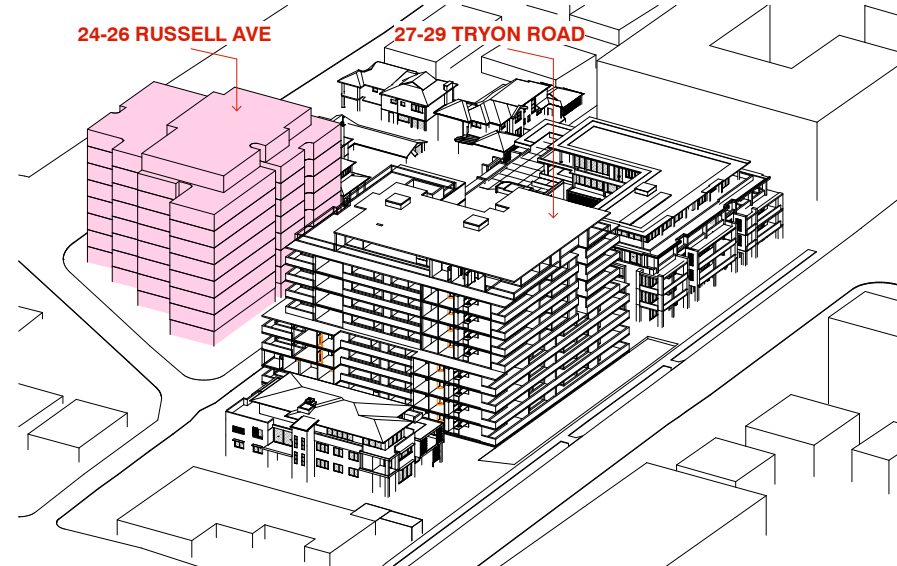


Additional Shadow [Amended Scheme VS. 6&9M Rear Setback testing Scheme]
Reduced Shadow [Amended Scheme VS. 6&9M Rear Setback testing Scheme]

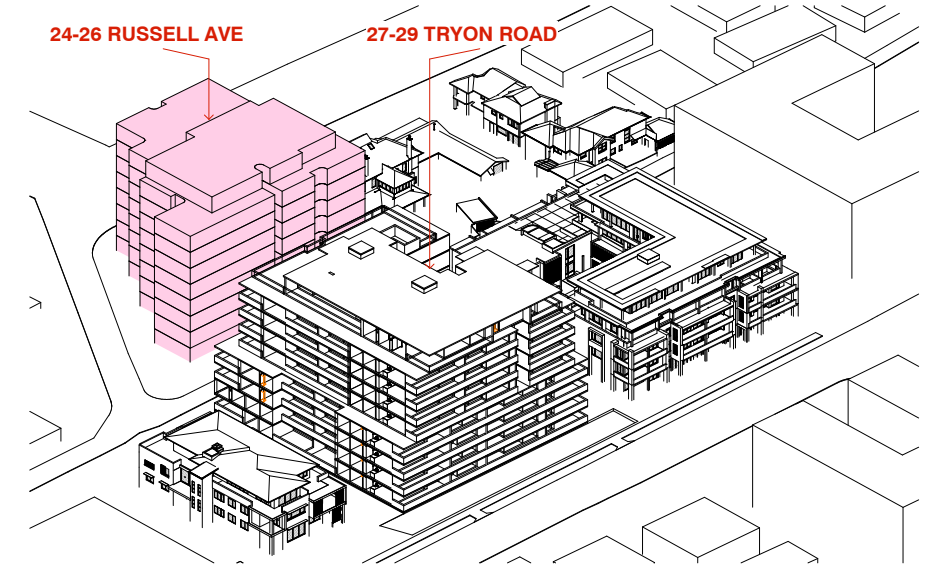
- The reduced rear setback results in minimal impact on the adjoining rear properties.



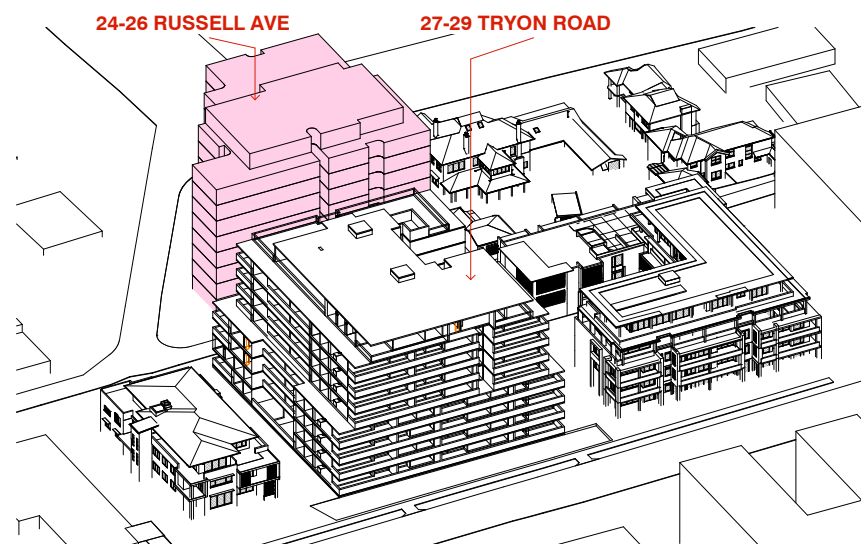
21 JUNE 0900 HRS



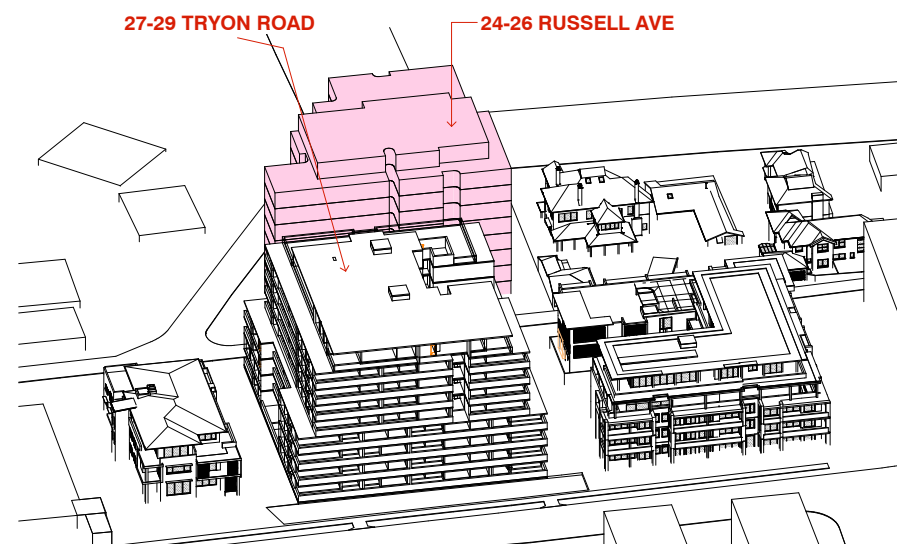
21 JUNE 1000 HRS



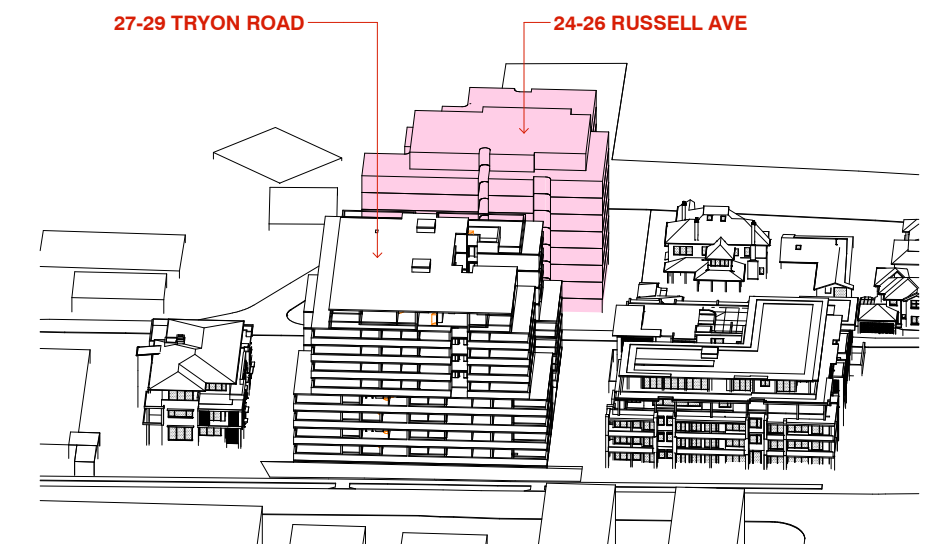
21 JUNE 1100 HRS



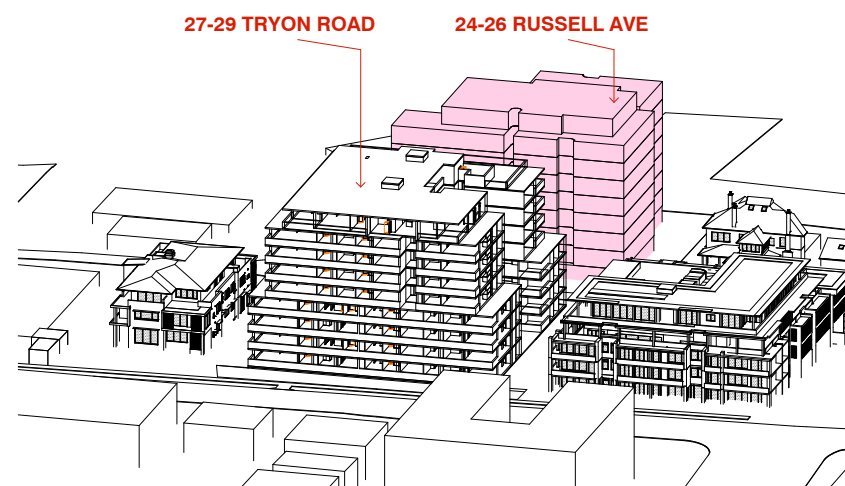
21 JUNE 1200 HRS



21 JUNE 1300 HRS

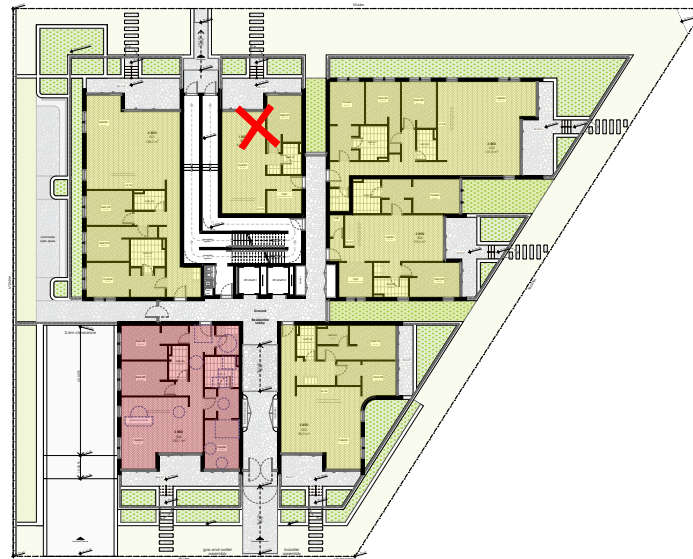


21 JUNE 1400 HRS

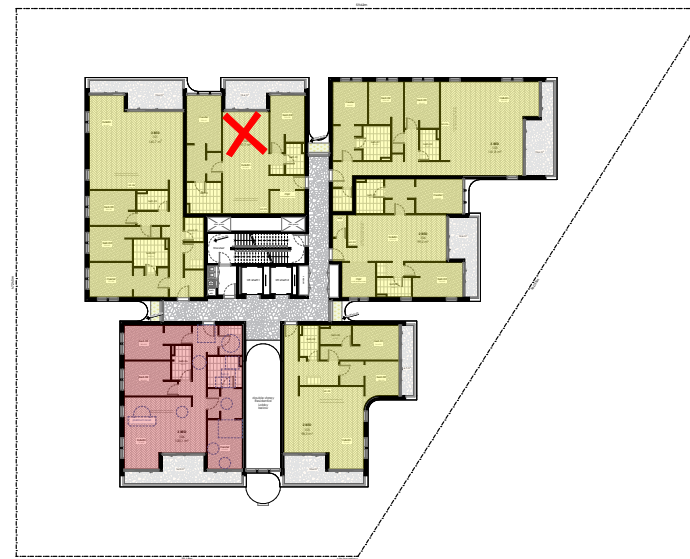


21 JUNE 1500 HRS

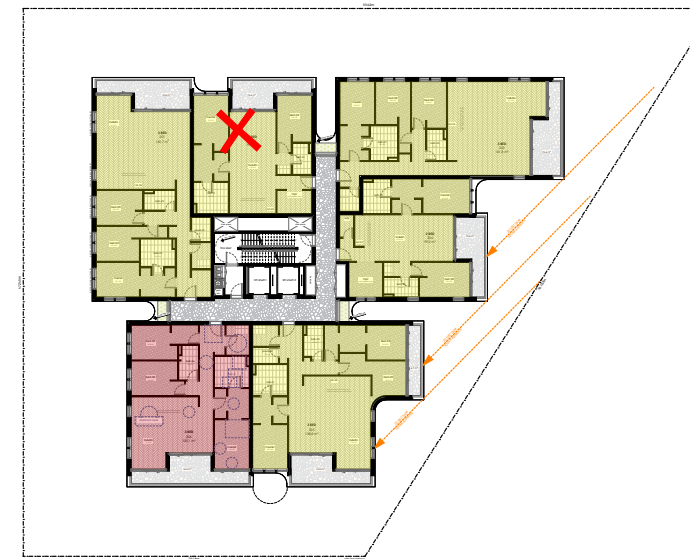
SOLAR ANALYSIS TO SURROUNDING PROPERTIES - 24-26 RUSSELL AVE



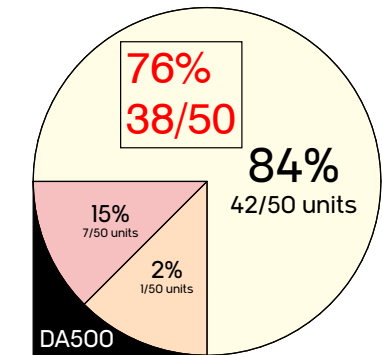
Ground



Level 1



Level 2



Solar Access

Apartment Design Guide

Objective 4A-1

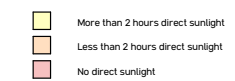
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

Design criteria

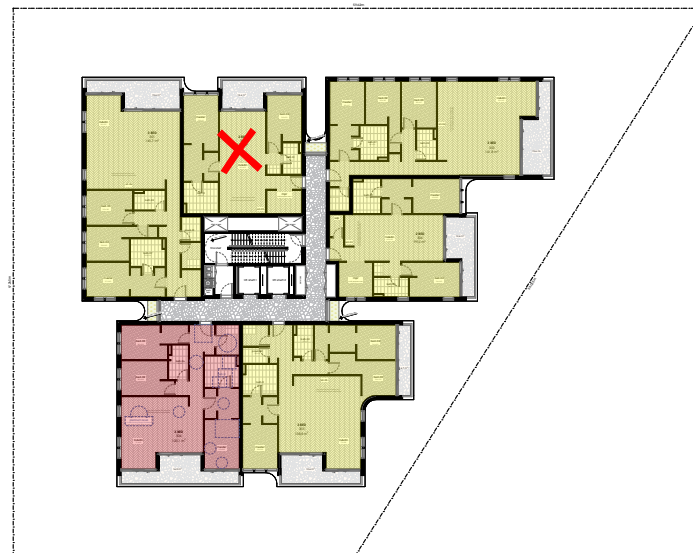
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

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.

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.



X Unit reduced to less than 2 hours of solar access under amended 27-29 Tryon Road scheme



Level 3



Level 4



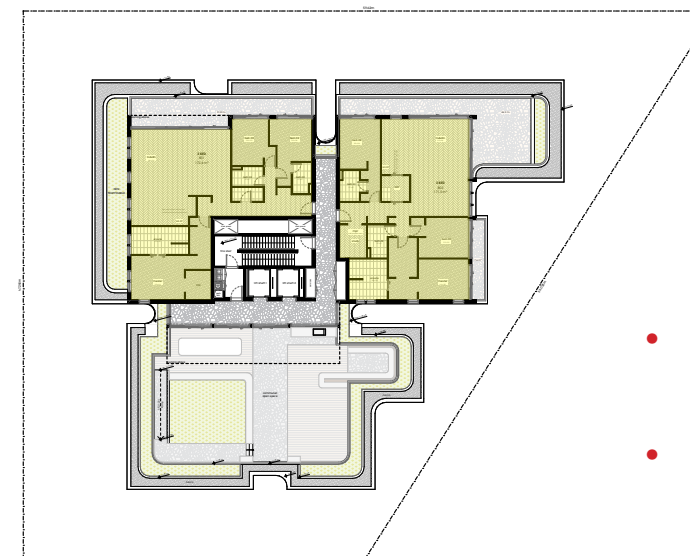
Level 5



Level 6



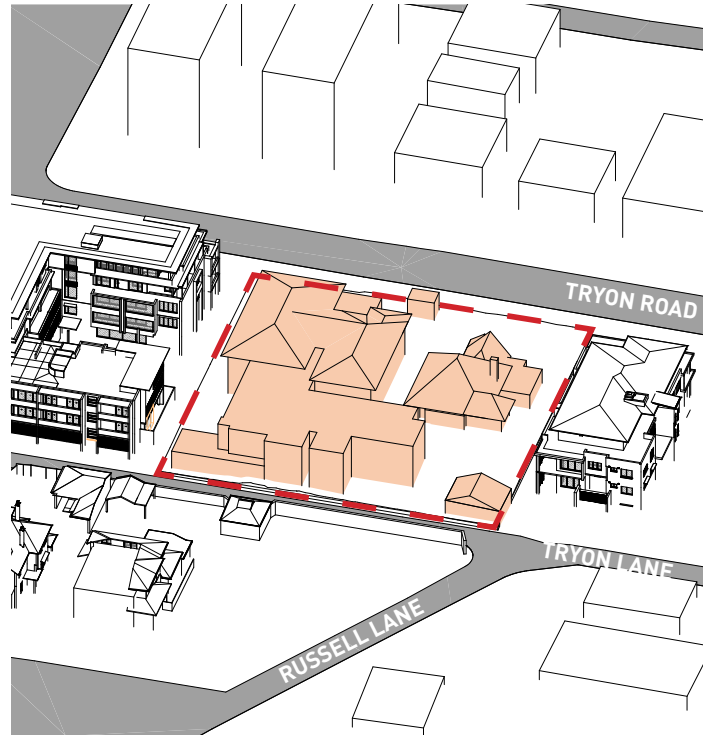
Level 7



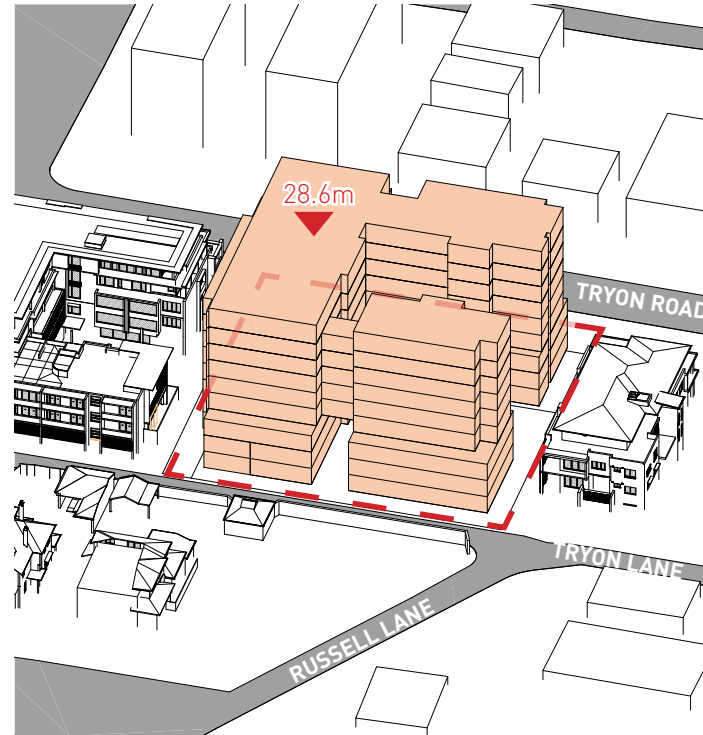
Level 8

- Base drawings refer to DA500 – Compliance Diagrams – Solar Access (Rev. 01, 24/04/2025) prepared by PBD.
- The analysis demonstrates that 24-26 Russell Avenue achieves compliance with the 70% solar access requirement under the proposed scheme on our site at 27-29 Tryon Road.

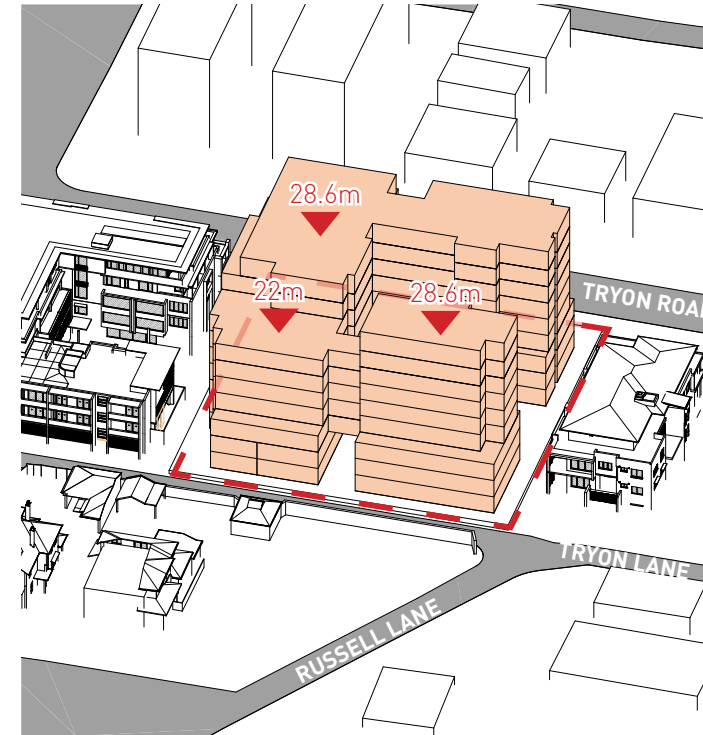
EXISTING BUILDINGS ON SITE



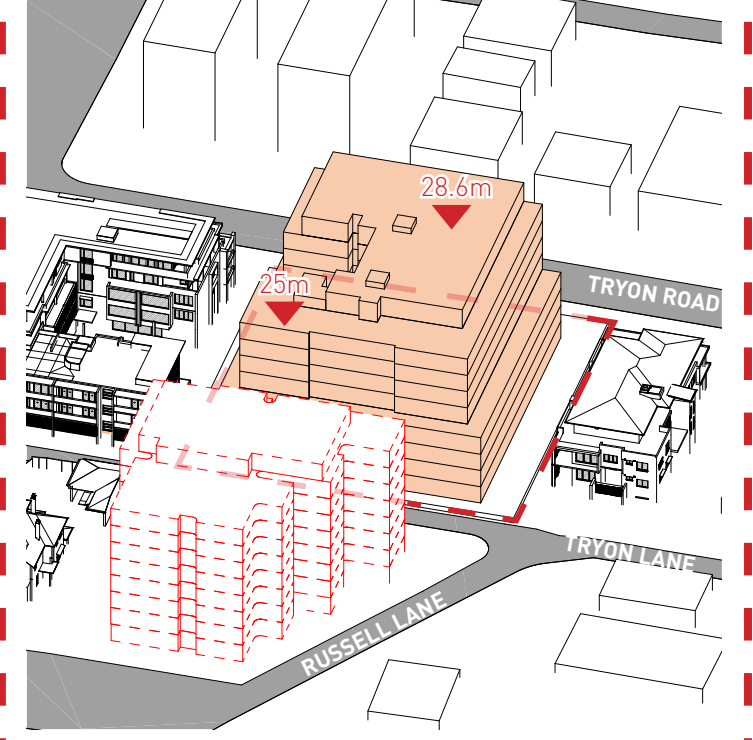
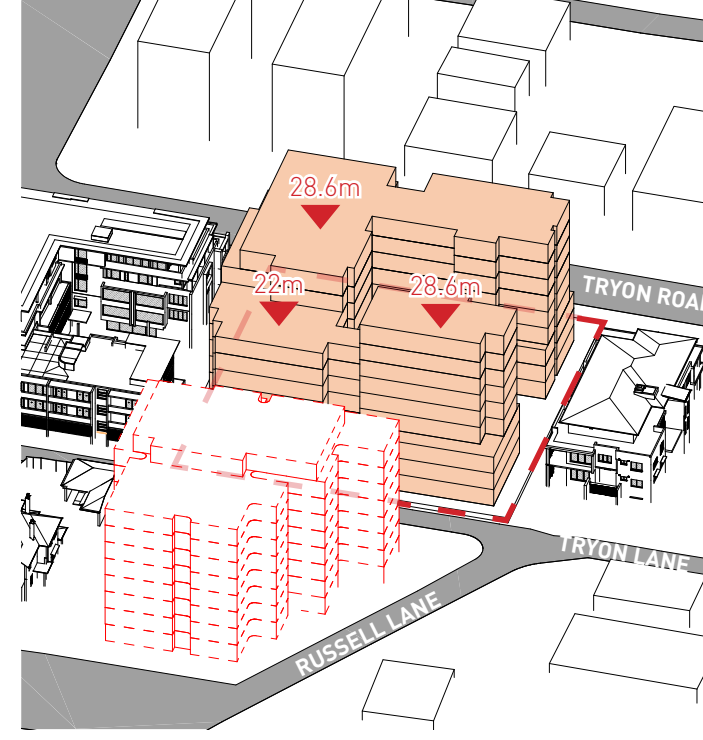
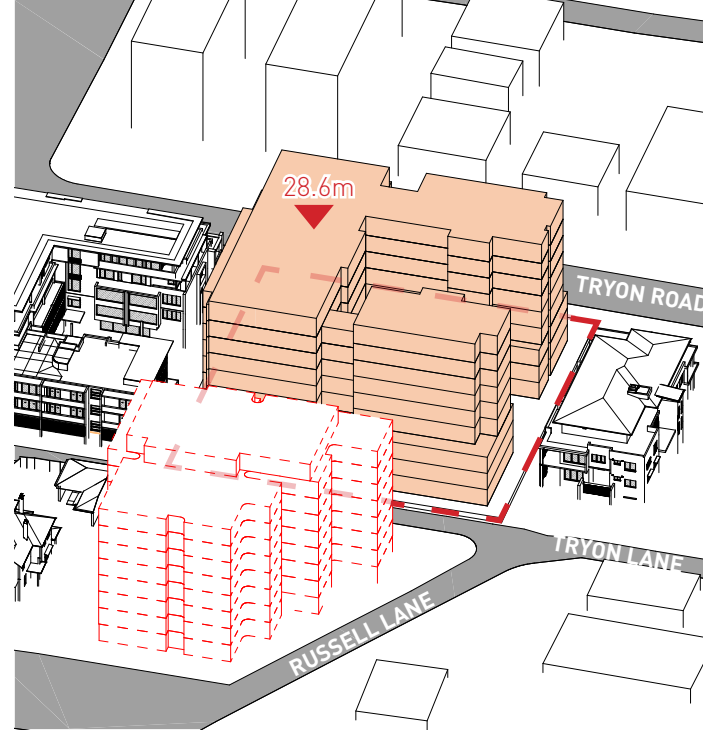
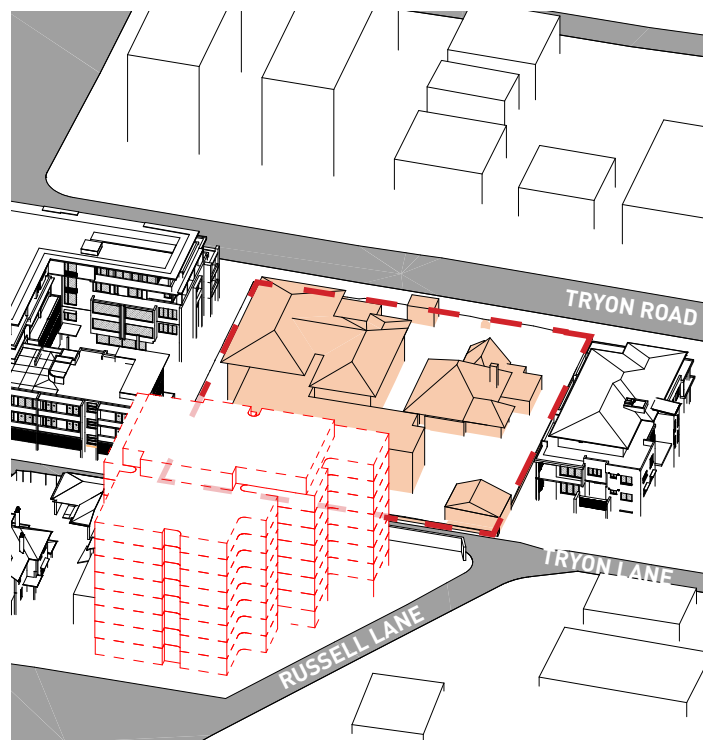
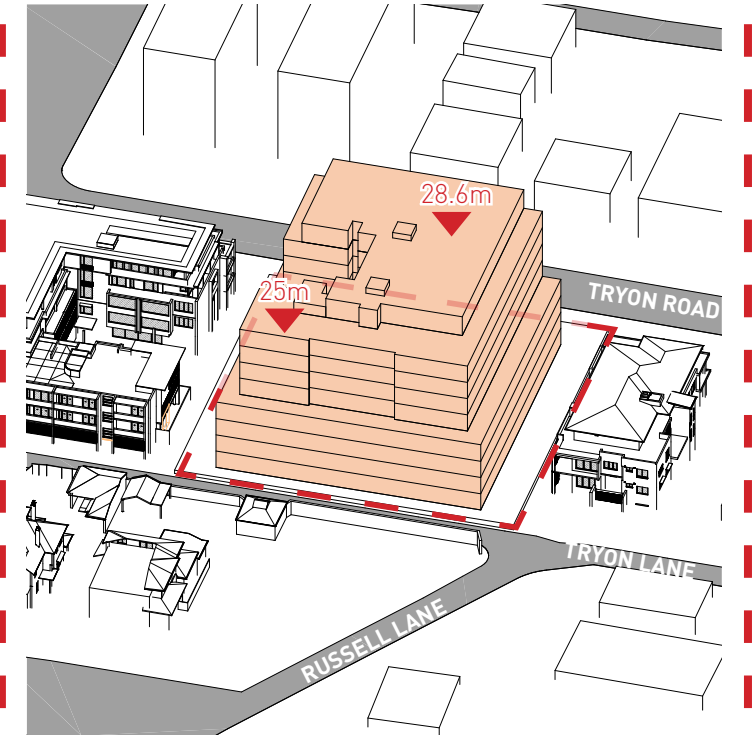
SCOPING TOD+IN-FILL SCHEME [28.6M.]



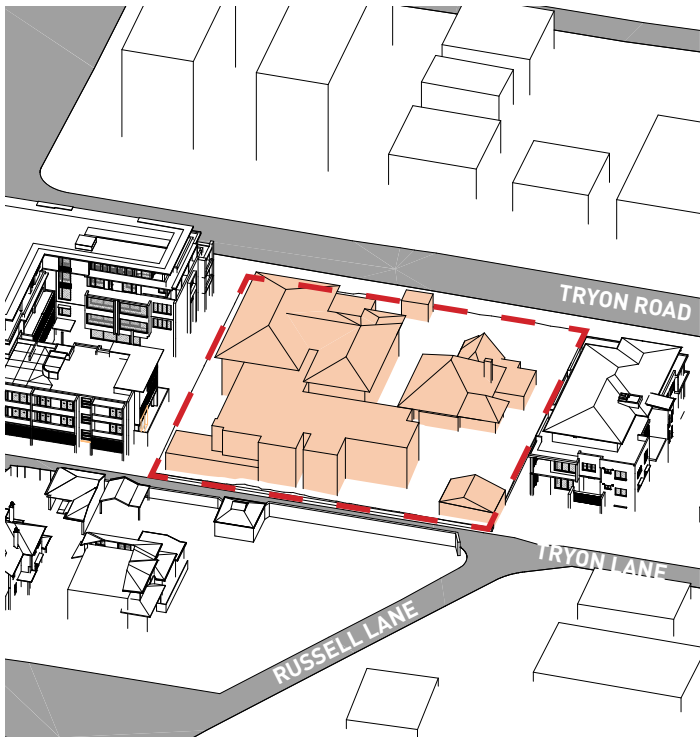
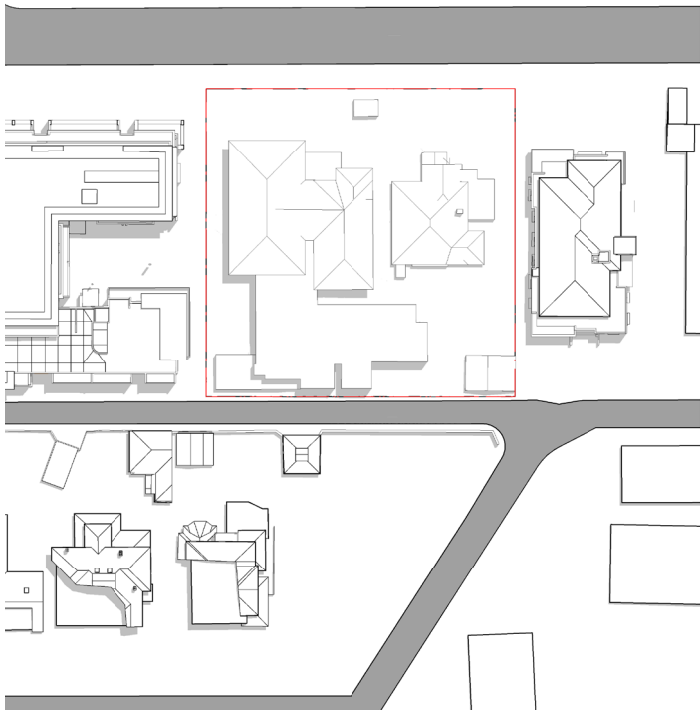
SSDA TOD+IN-FILL SCHEME [28.6M.]



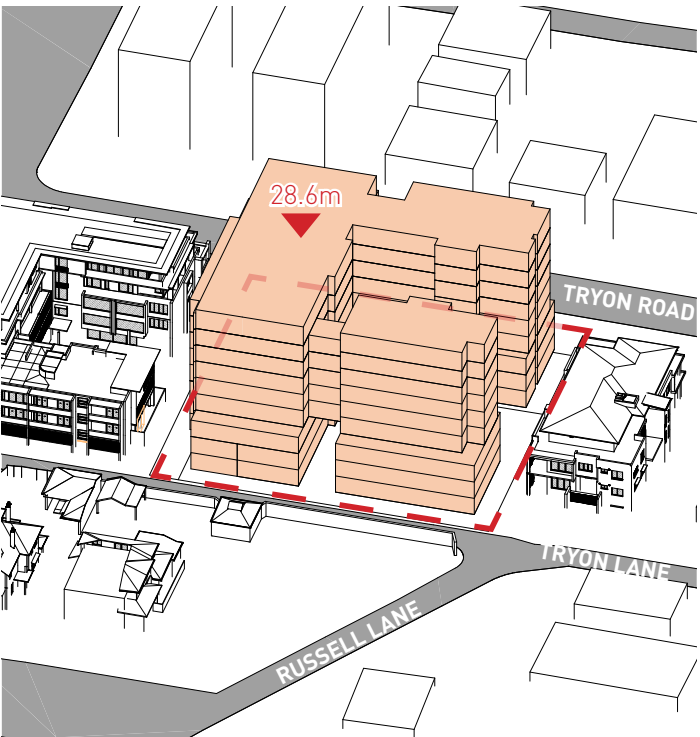
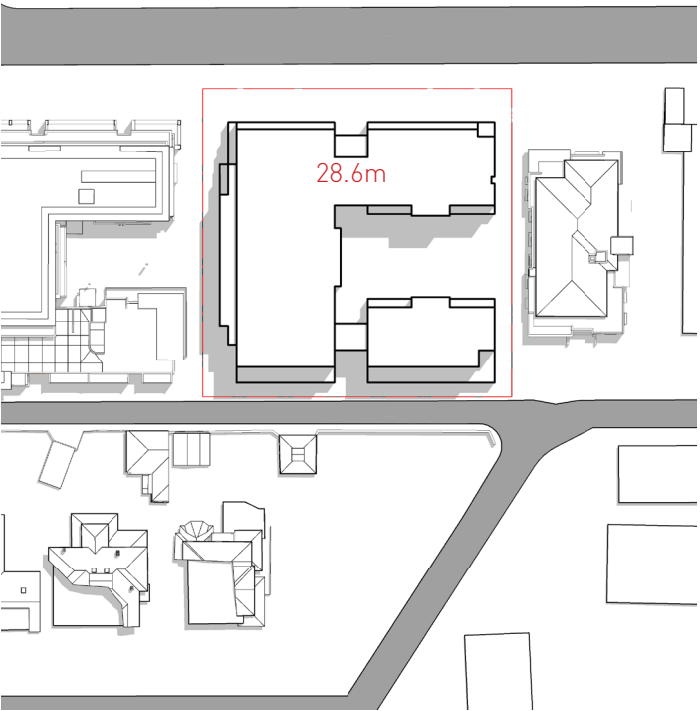
RFI TOD+IN-FILL SCHEME [28.6M.]



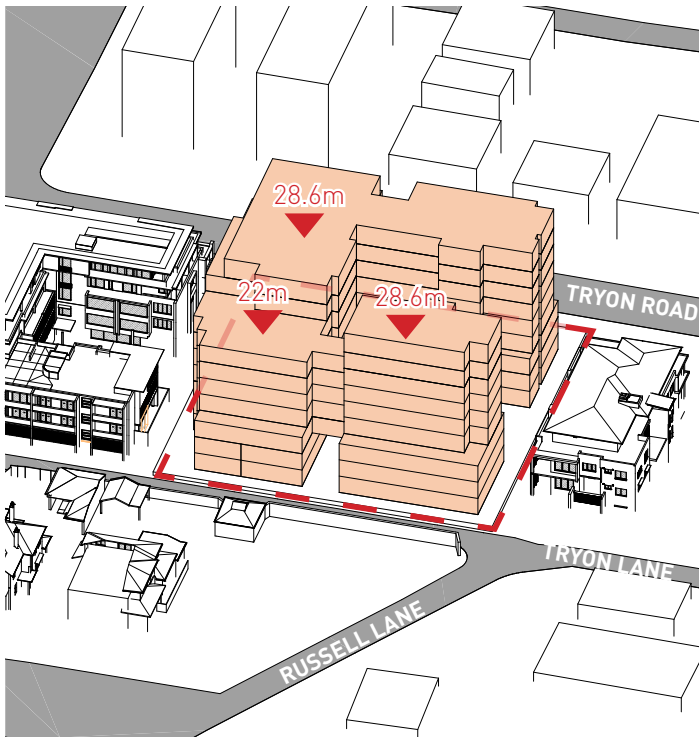
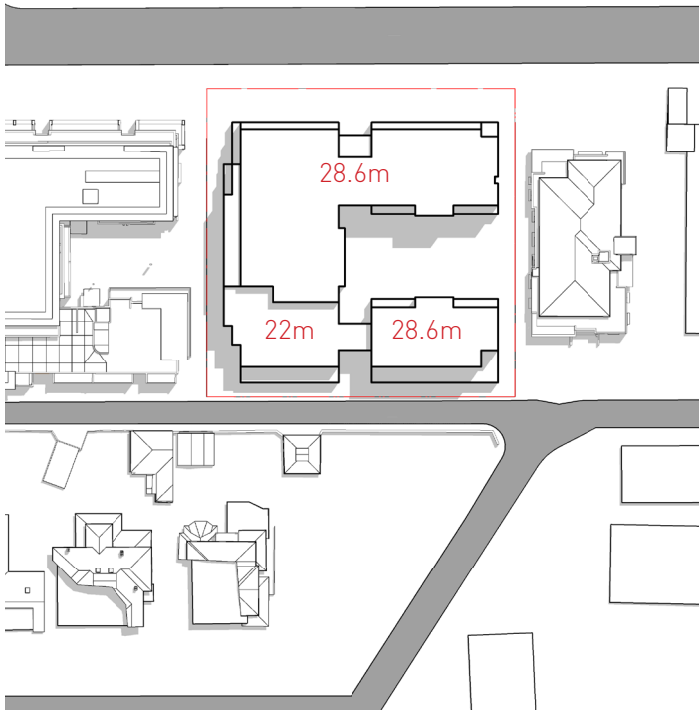
EXISTING BUILDINGS ON SITE



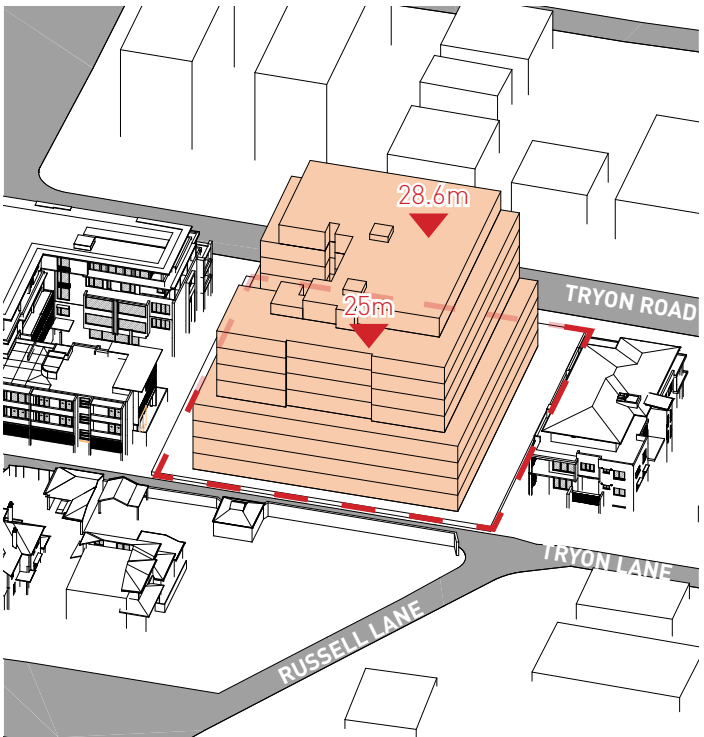
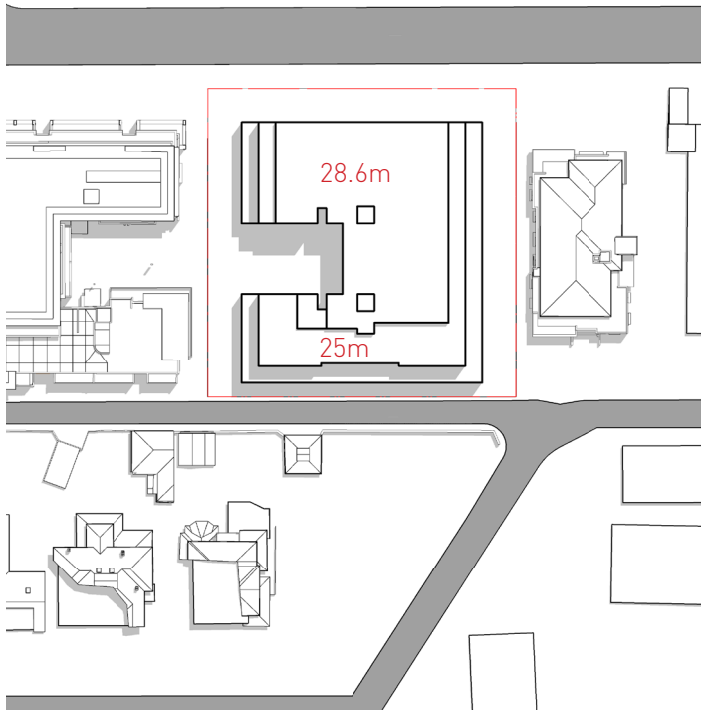
SCOPING TOD+IN-FILL SCHEME [28.6M.]



SSDA TOD+IN-FILL SCHEME [28.6M+22M]



RFI TOD+IN-FILL SCHEME [28.6M]



SCALE: NTS

OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS) SOUTH NEIGHBOUR _ NO.26

ORIGINAL SITE

SITE AREA: 1231M²

OPEN SPACE AREA: 1211M²

>3 HRS: 1162M² [96%]



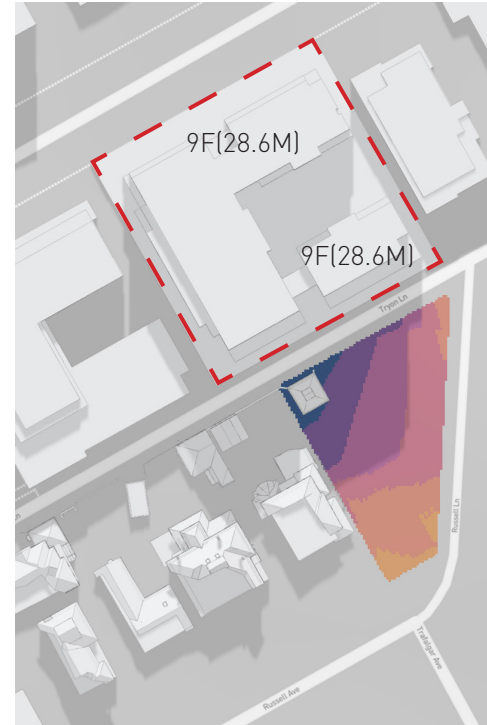
hours	m ²	%
0 - 1	33	3
1 - 2	10	1
2 - 3	6	0
3 - 4	6	0
4 - 5	15	1
5 - 6	141	12
6 - 7	1000	83

SCOPING TOD+IN-FILL SCHEME

SITE AREA: 1231M²

OPEN SPACE AREA: 1211M²

>3 HRS: 631M² [52%]



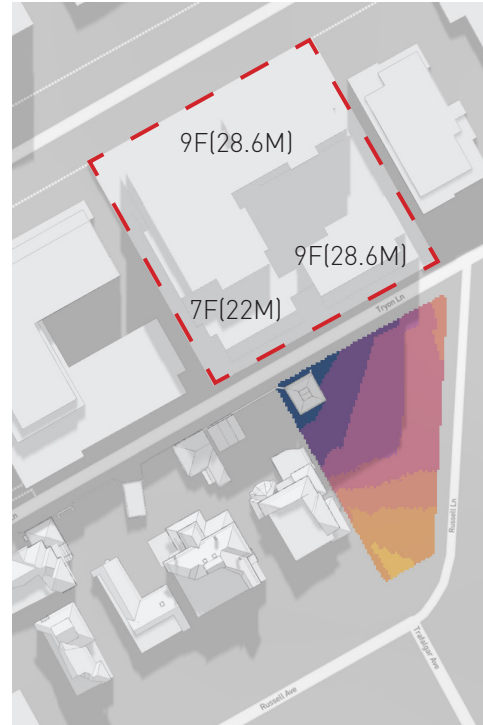
hours	m ²	%
0 - 1	66	6
1 - 2	197	16
2 - 3	315	26
3 - 4	342	28
4 - 5	237	20
5 - 6	52	4

SSDA TOD+IN-FILL SCHEME

SITE AREA: 1231M²

OPEN SPACE AREA: 1211M²

>3 HRS: 651M² [54%]



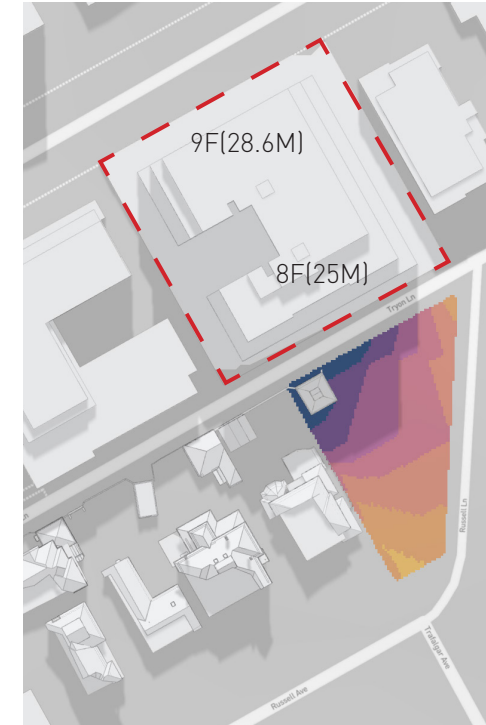
hours	m ²	%
0 - 1	66	5
1 - 2	187	16
2 - 3	307	25
3 - 4	320	27
4 - 5	145	12
5 - 6	158	13
6 - 7	28	2

RFI TOD+IN-FILL SCHEME

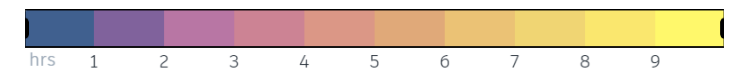
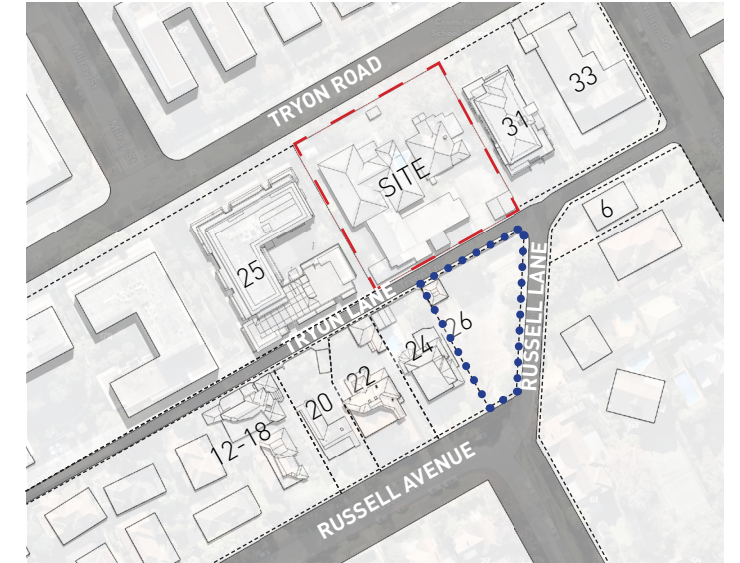
SITE AREA: 1231M²

OPEN SPACE AREA: 1211M²

>3 HRS: 768M² [63%]



hours	m ²	%
0 - 1	80	7
1 - 2	139	11
2 - 3	224	18
3 - 4	301	25
4 - 5	274	23
5 - 6	172	14
6 - 7	21	2

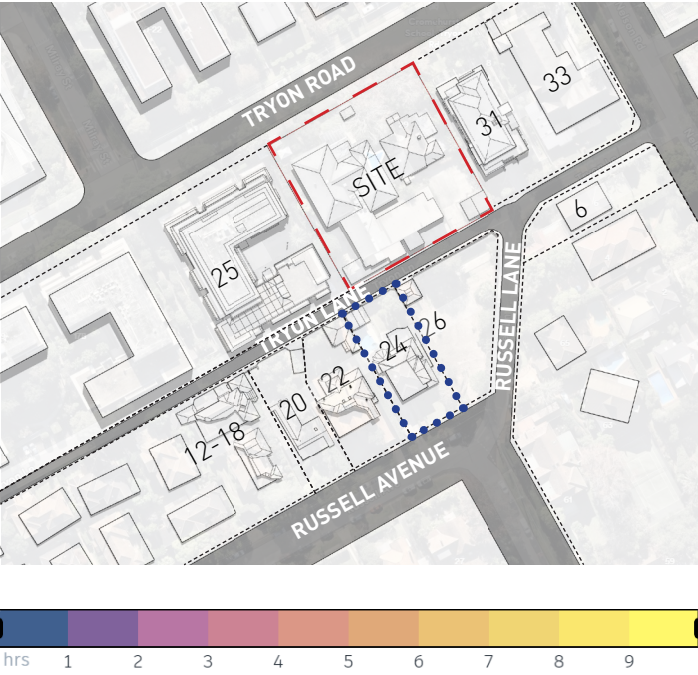
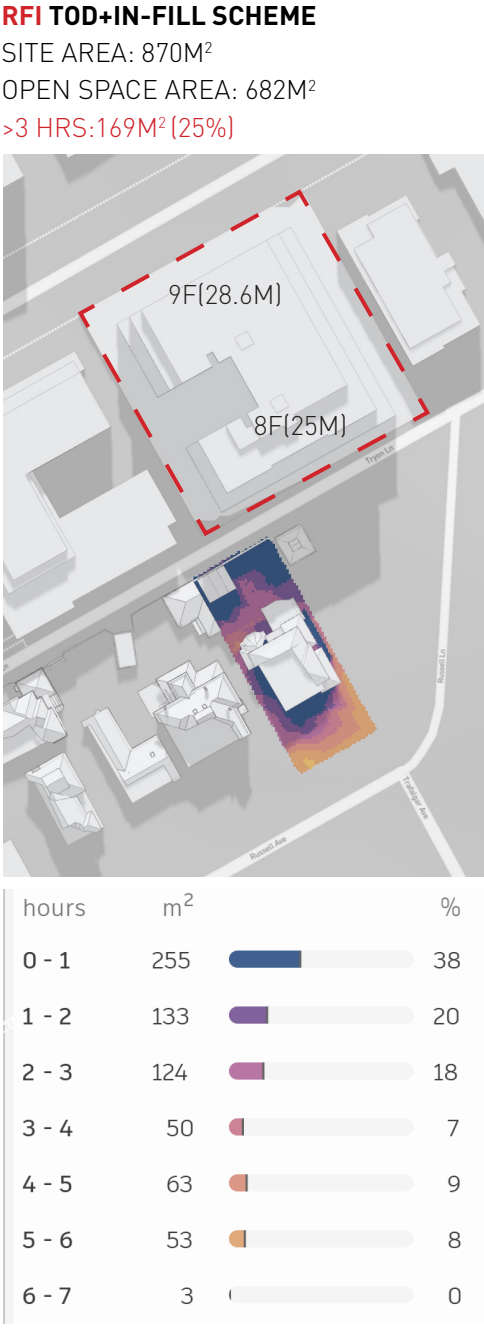
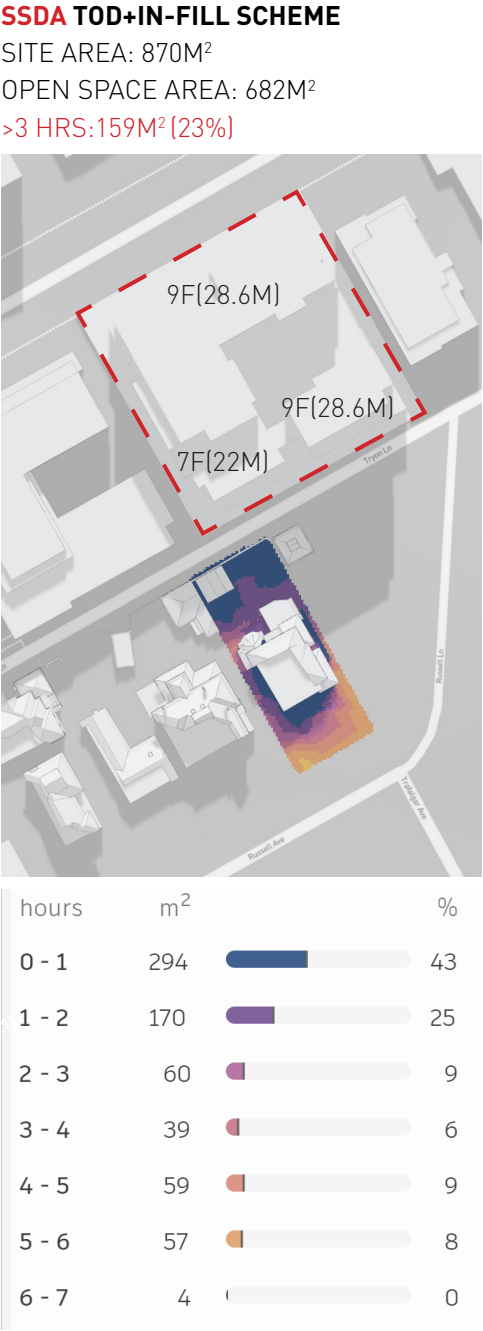
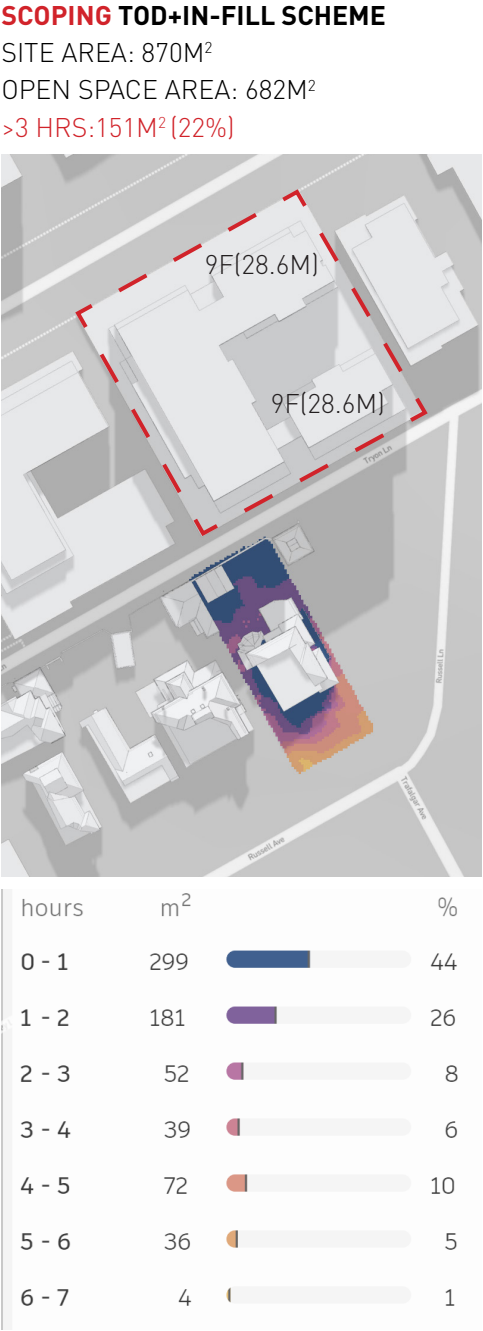
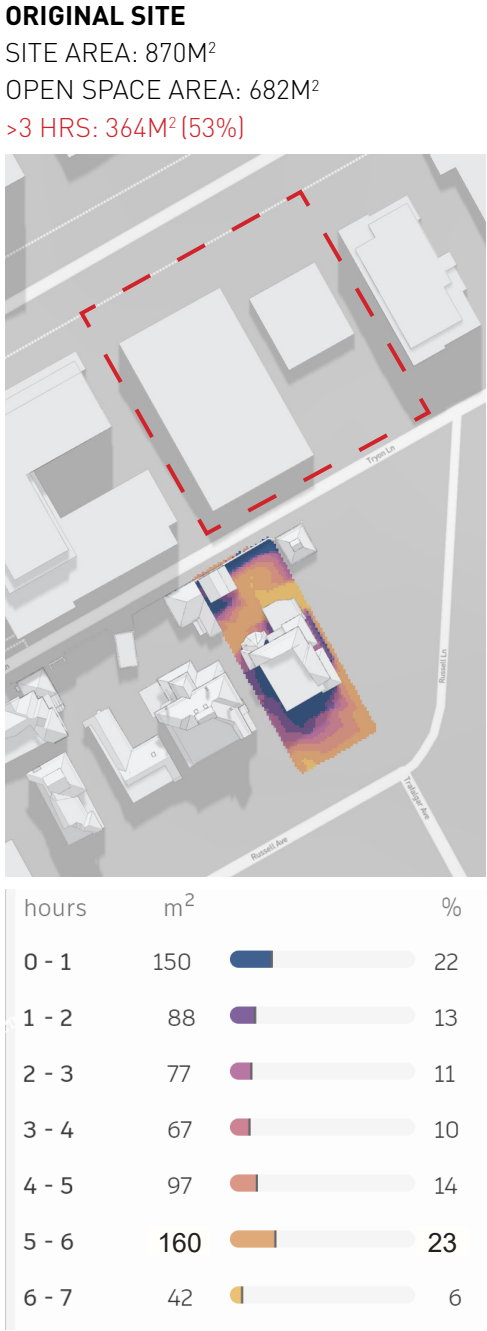


APPENDIX 04

I 04

OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS)

SOUTH NEIGHBOUR _ NO.24

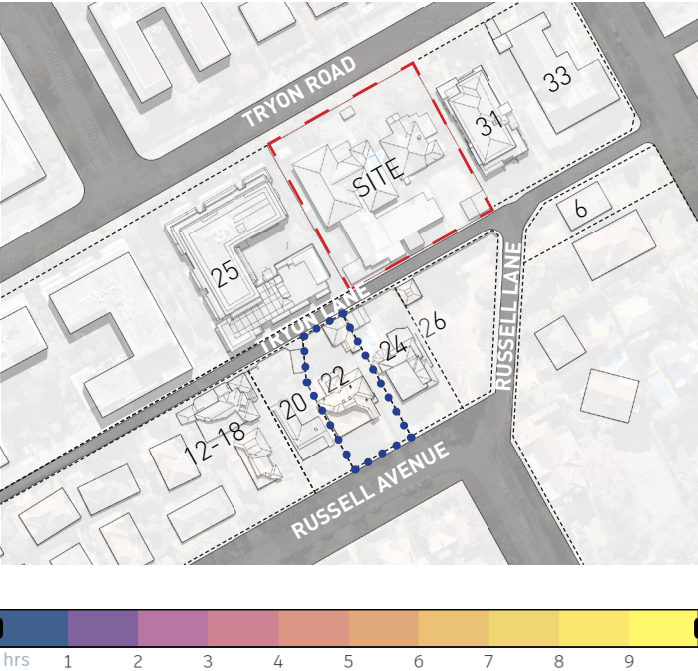
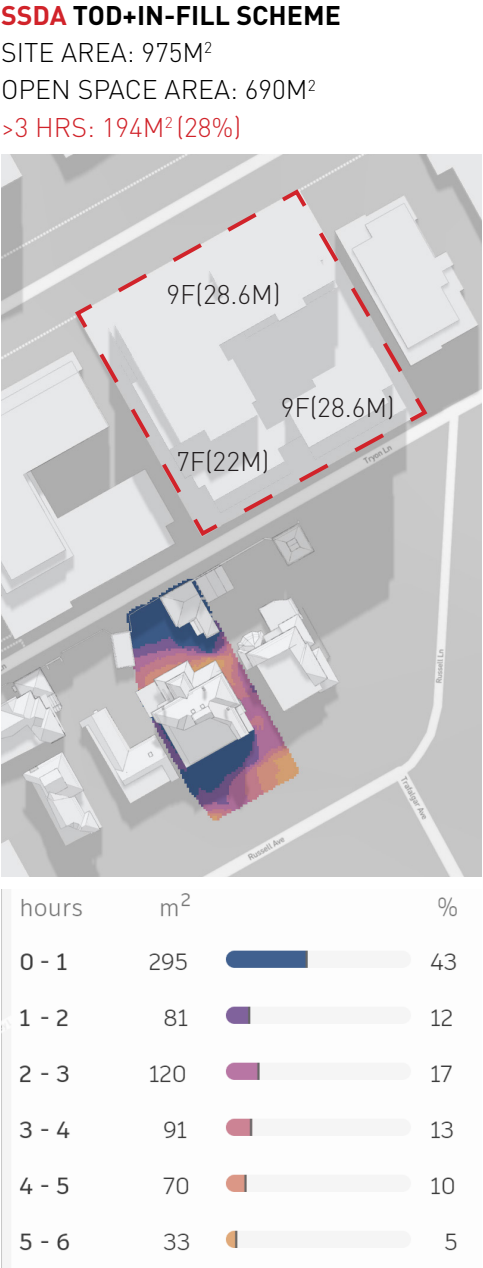
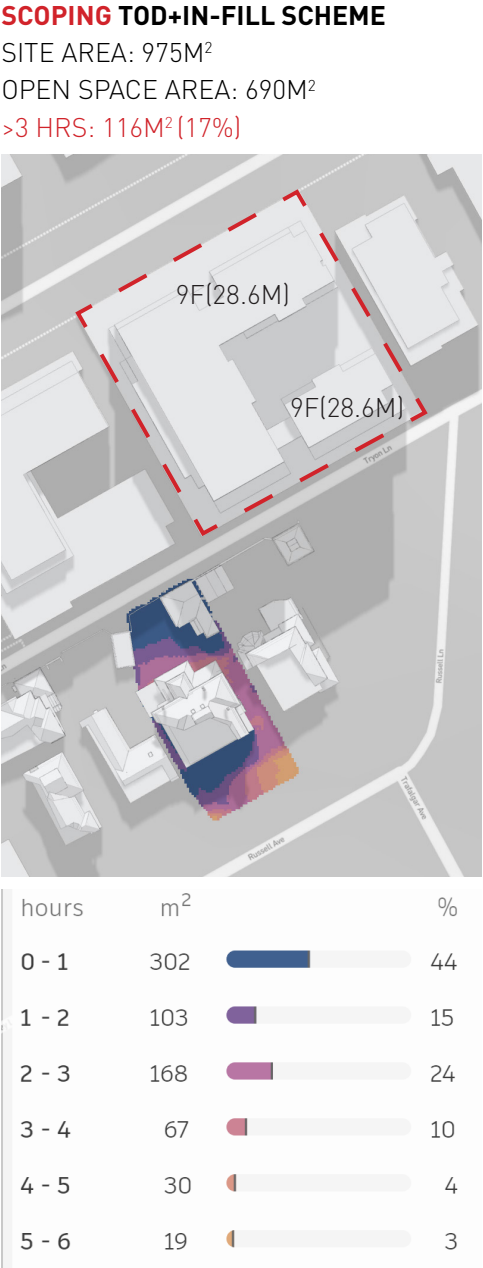
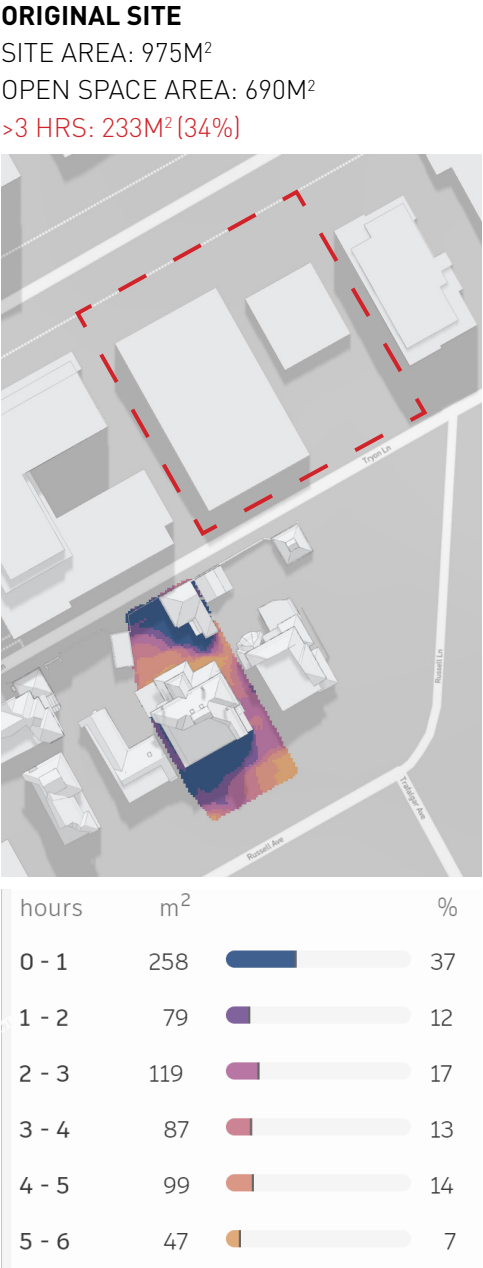


APPENDIX 04

I 04

OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS)

SOUTH NEIGHBOUR _ NO.22 [HERITAGE]

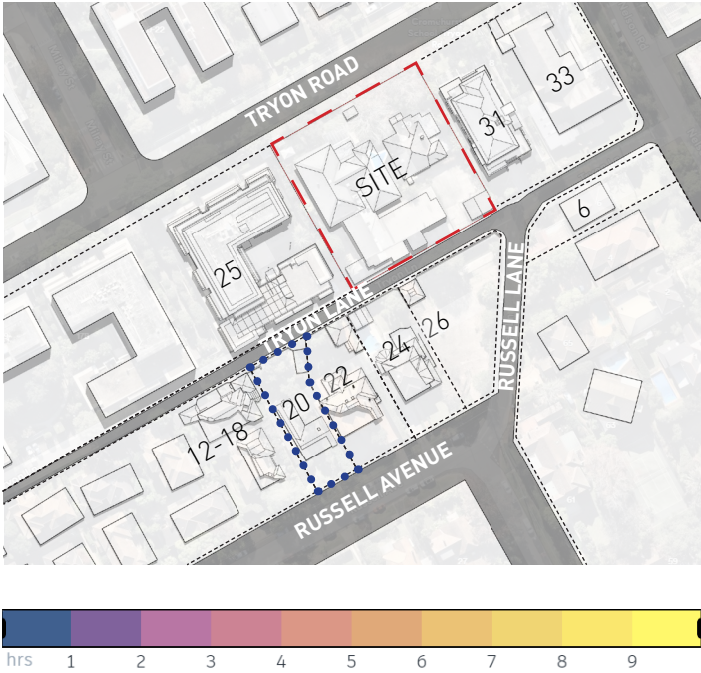
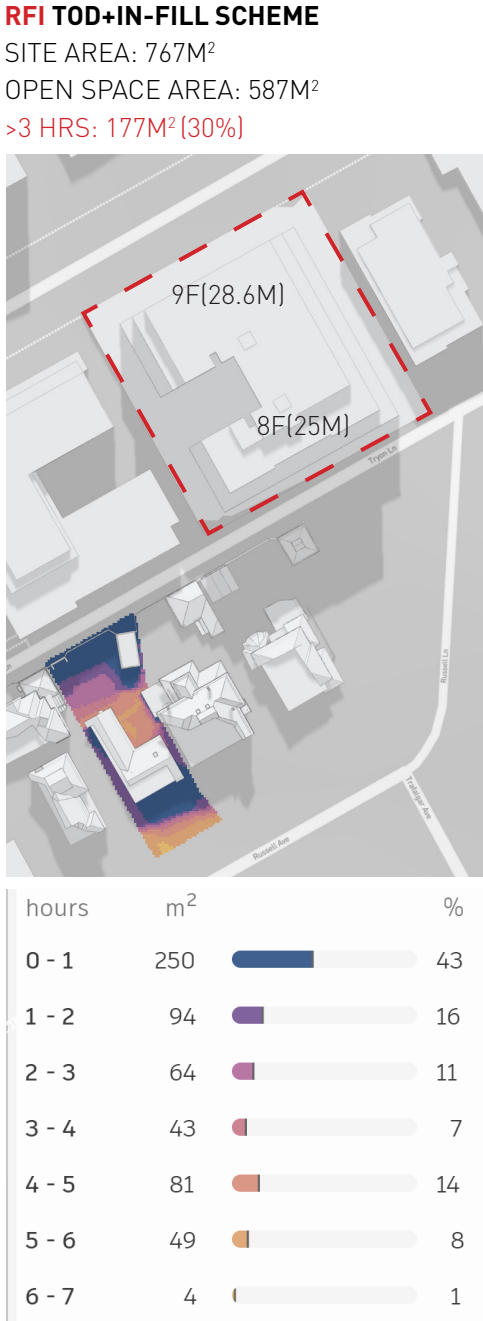
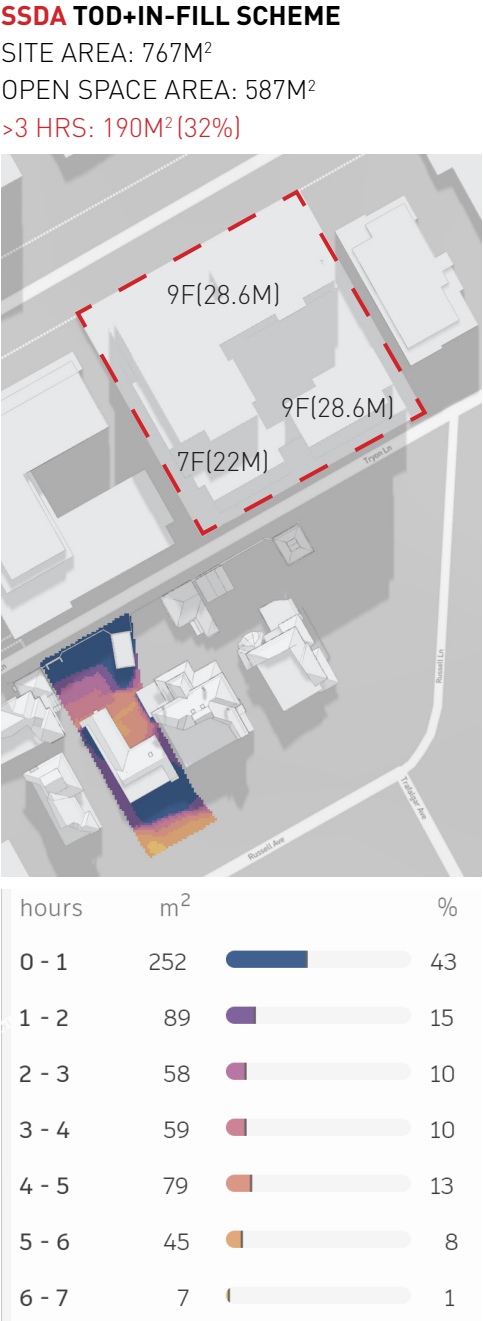


APPENDIX 04

I 04

OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS)

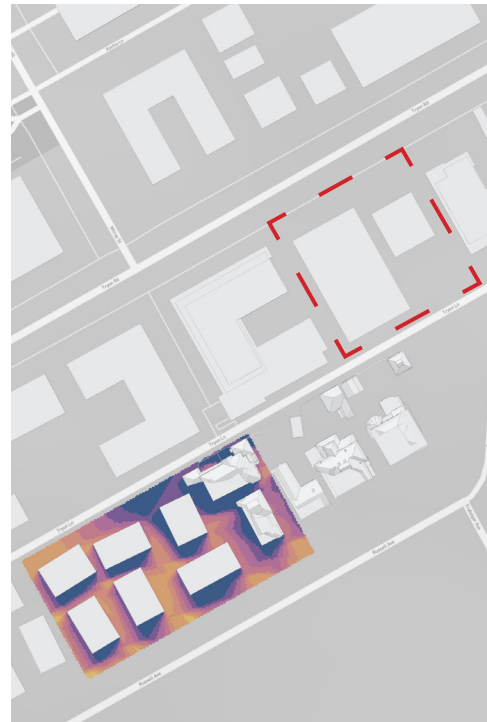
SOUTH NEIGHBOUR - NO.20



OVERSHADOWING IMPACTS TO **CURRENT** ADJOINING PROPERTIES-**OPEN SPACE(>3HRS)** SOUTH NEIGHBOUR - NO.12-18

ORIGINAL SITE

SITE AREA: 4339M²
OPEN SPACE AREA: 2778M²
>3 HRS: 1113M² [40%]



hours	m ²		%
0 - 1	741		27
1 - 2	449		16
2 - 3	475		17
3 - 4	453		16
4 - 5	342		12
5 - 6	303		11
6 - 7	15		1
Total	2778		100

SCOPING TOD+IN-FILL SCHEME

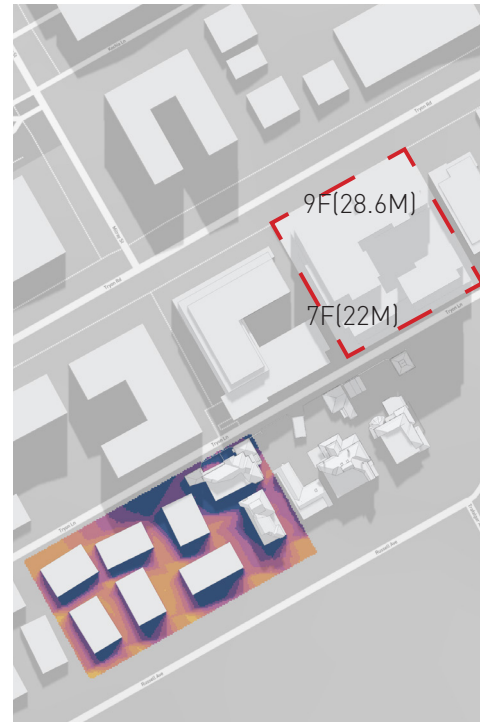
SITE AREA: 4339M²
OPEN SPACE AREA: 2778M²
>3 HRS: 1072M² [39%]



hours	m ²		%
0 - 1	744		27
1 - 2	454		16
2 - 3	478		17
3 - 4	450		16
4 - 5	334		12
5 - 6	303		11
6 - 7	15		1

SSDA TOD+IN-FILL SCHEME

SITE AREA: 4339M²
OPEN SPACE AREA: 2778M²
>3 HRS: 1082M² [39%]



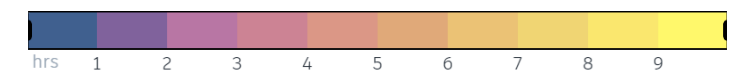
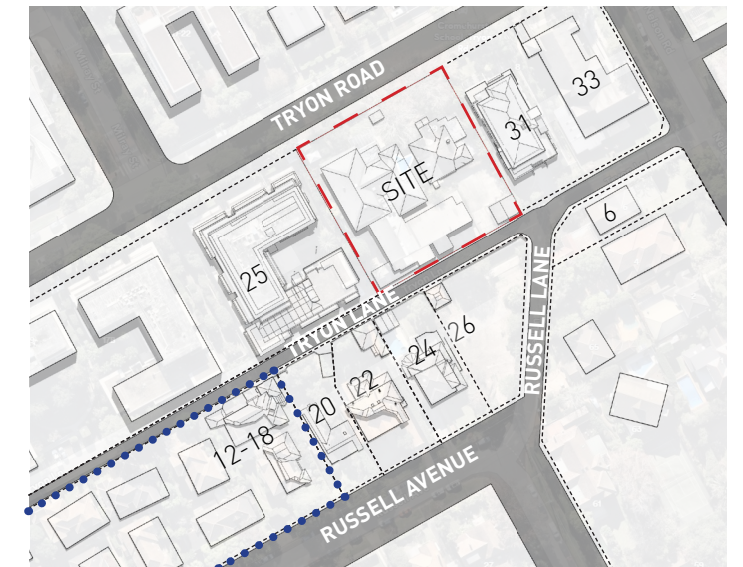
hours	m ²		%
0 - 1	742		27
1 - 2	451		16
2 - 3	473		17
3 - 4	455		16
4 - 5	339		12
5 - 6	303		11
6 - 7	15		1

RFI TOD+IN-FILL SCHEME

SITE AREA: 4339M²
OPEN SPACE AREA: 2778M²
>3 HRS: 1101M² [40%]



hours	m ²		%
0 - 1	757		27
1 - 2	439		16
2 - 3	480		17
3 - 4	453		16
4 - 5	344		12
5 - 6	290		11
6 - 7	14		1

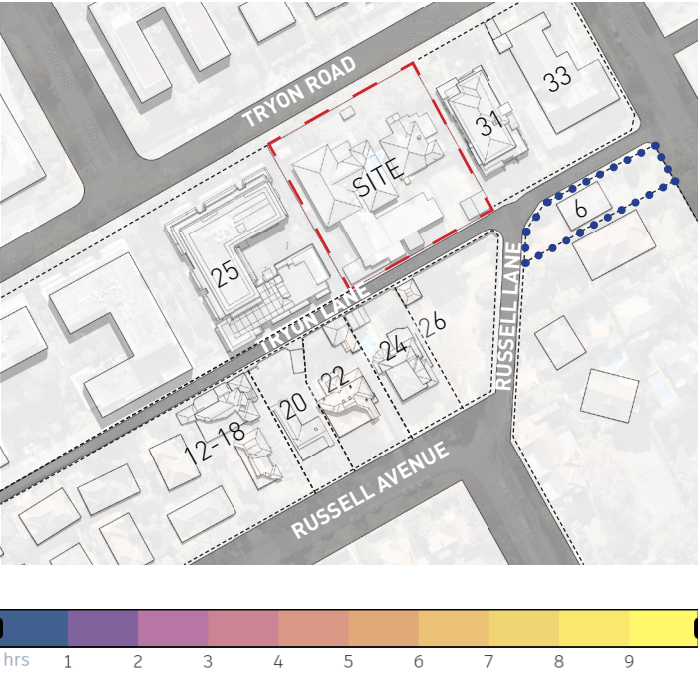
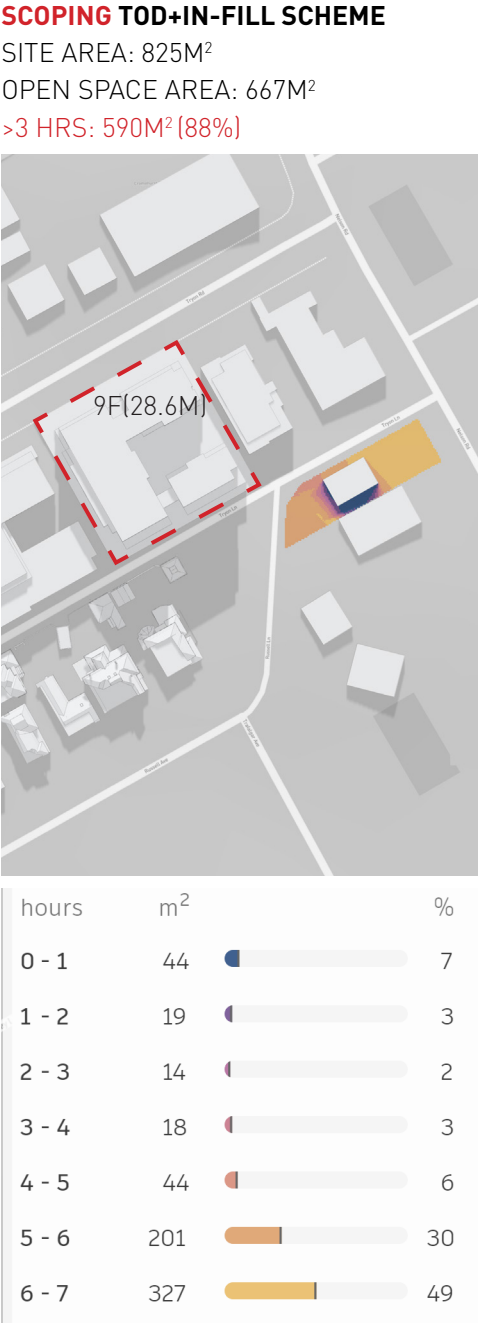
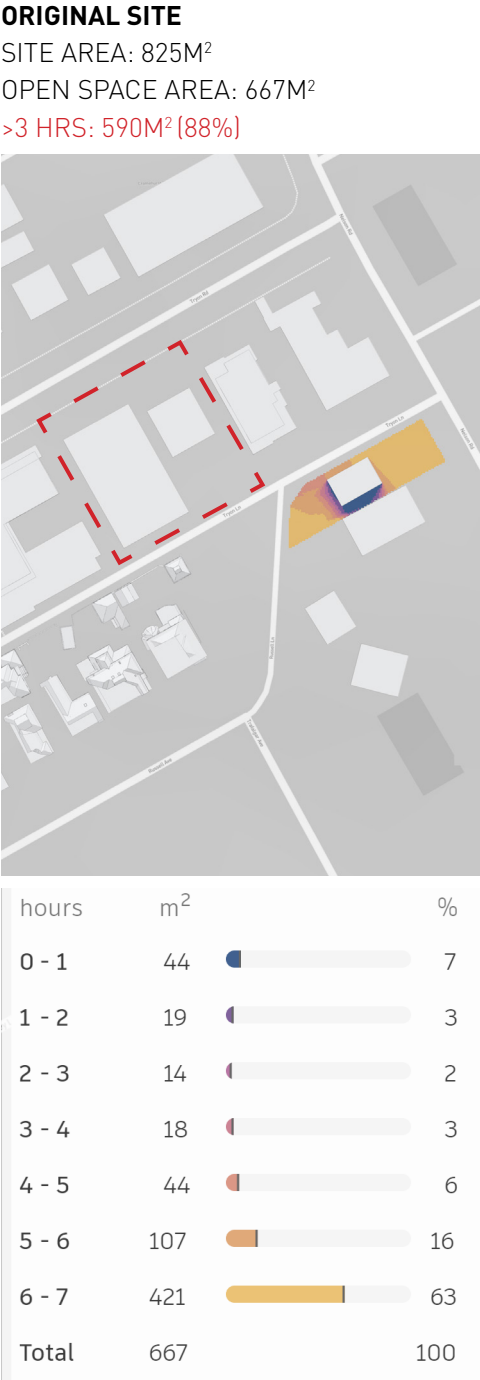


APPENDIX 04

I 04

OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS)

SOUTH NEIGHBOUR - NO.6

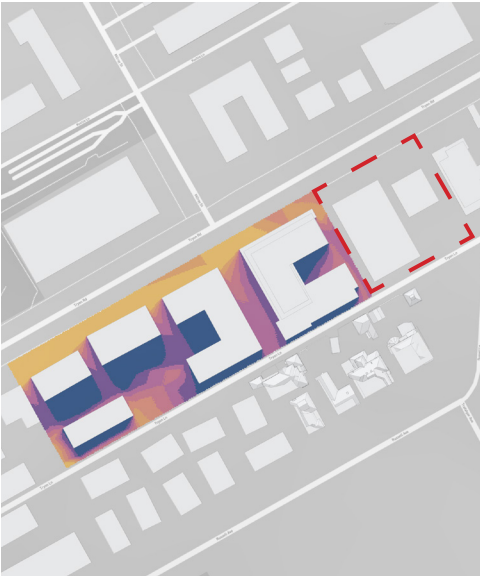


APPENDIX 04

I 04

OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS)
WEST NEIGHBOUR

ORIGINAL SITE
SITE AREA: 9215M²
OPEN SPACE AREA: 5403M²
>3 HRS: 2152M² [40%]



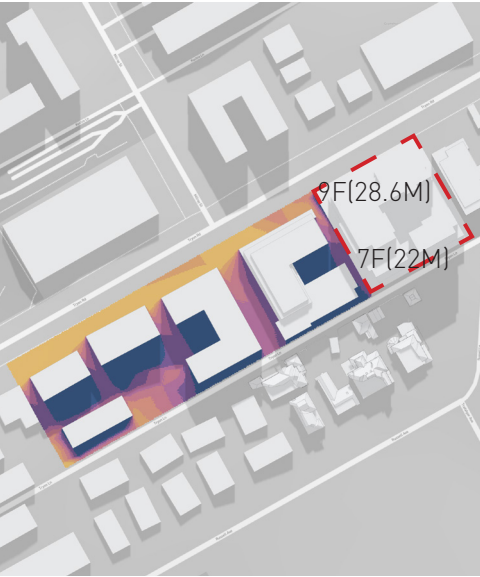
hours	m ²		%
0 - 1	1475		27
1 - 2	880		16
2 - 3	896		17
3 - 4	467		9
4 - 5	284		5
5 - 6	318		6
6 - 7	1083		20
Total	5403		100

SCOPING TOD+IN-FILL SCHEME
SITE AREA: 9215M²
OPEN SPACE AREA: 5403M²
>3 HRS: 2031M² [37%]



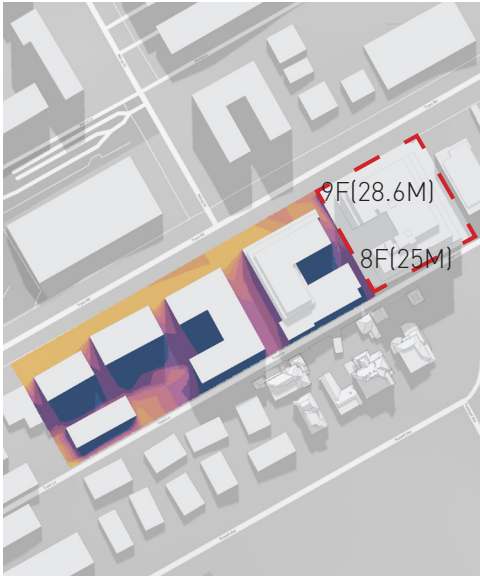
hours	m ²		%
0 - 1	1584		30
1 - 2	965		18
2 - 3	793		15
3 - 4	393		7
4 - 5	270		5
5 - 6	285		5
6 - 7	1083		20

SSDA TOD+IN-FILL SCHEME
SITE AREA: 9215M²
OPEN SPACE AREA: 5403M²
>3 HRS: 2031M² [37%]

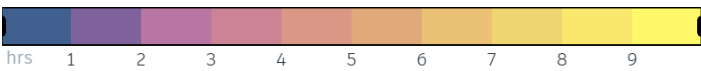
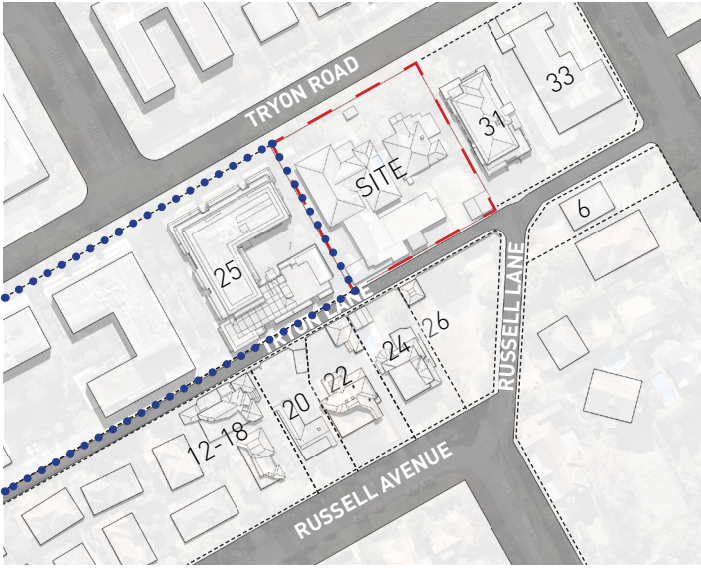


hours	m ²		%
0 - 1	1582		30
1 - 2	965		18
2 - 3	794		15
3 - 4	392		7
4 - 5	271		5
5 - 6	285		5
6 - 7	1083		20

RFI TOD+IN-FILL SCHEME
SITE AREA: 9215M²
OPEN SPACE AREA: 5403M²
>3 HRS: 2076M² [38%]



hours	m ²		%
0 - 1	1577		29
1 - 2	960		18
2 - 3	791		15
3 - 4	388		7
4 - 5	287		5
5 - 6	294		5
6 - 7	1107		21

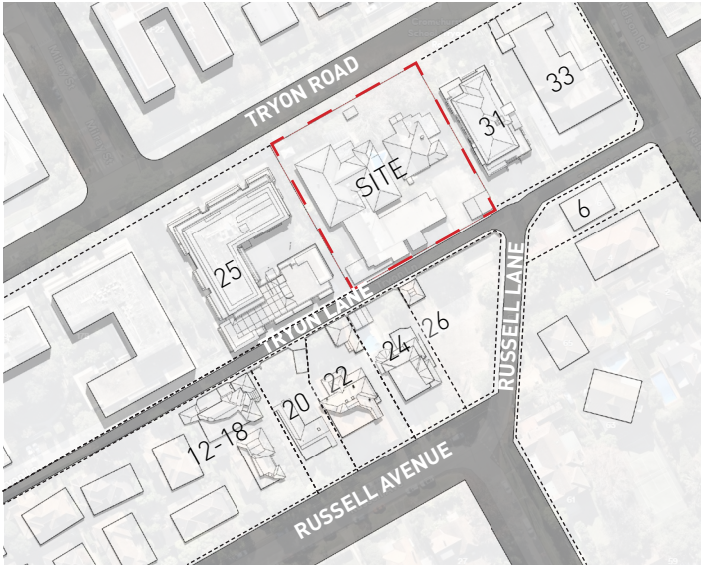


OVERSHADOWING IMPACTS TO CURRENT ADJOINING PROPERTIES-OPEN SPACE(>3HRS)

SCHEDULE _ >3HRS OPEN AREA

MOST IMPACTED LOTS: 26 RUSSELL AVENUE, 24 RUSSELL AVENUE, 22 RUSSELL AVENUE (HERITAGE)

Overshadowing IMPACTS TO CURRENT ADJOINING PROPERTIES-open space(>3HRS, JUNE 21TH 9AM TO 3PM)					
		Original Site	Scoping Proposal	SSDA Proposal	RFI Proposal
South Neighbour	26 Russell Avenue	1162	631	651	768
	SITE AREA: 1231M2	96%	52%	54%	63%
	OPEN SPACE AREA: 1211M2				
	24 Russell Avenue	364	151	159	169
	SITE AREA: 870M2	53%	22%	23%	25%
	OPEN SPACE AREA: 682M2				
	22 Russell Avenue [Heritage]	233	116	194	185
	SITE AREA: 975M2	34%	17%	28%	27%
	OPEN SPACE AREA: 690M2				
	20 Russell Avenue	208	149	190	177
	SITE AREA: 767M2	36%	25%	32%	30%
	OPEN SPACE AREA: 587M2				
	12-18 Russell Avenue	1113	1072	1082	1101
	SITE AREA: 4339M2	40%	39%	39%	40%
	OPEN SPACE AREA: 2778M2				
6 Nelson Road	590	590	590	590	
SITE AREA: 825M2	88%	88%	88%	88%	
OPEN SPACE AREA: 667M2					
West Neighbour	9-25 Tryon Road	2152	2031	2031	2076
	SITE AREA: 9215M2	40%	37%	37%	38%
	OPEN SPACE AREA: 5403M2				

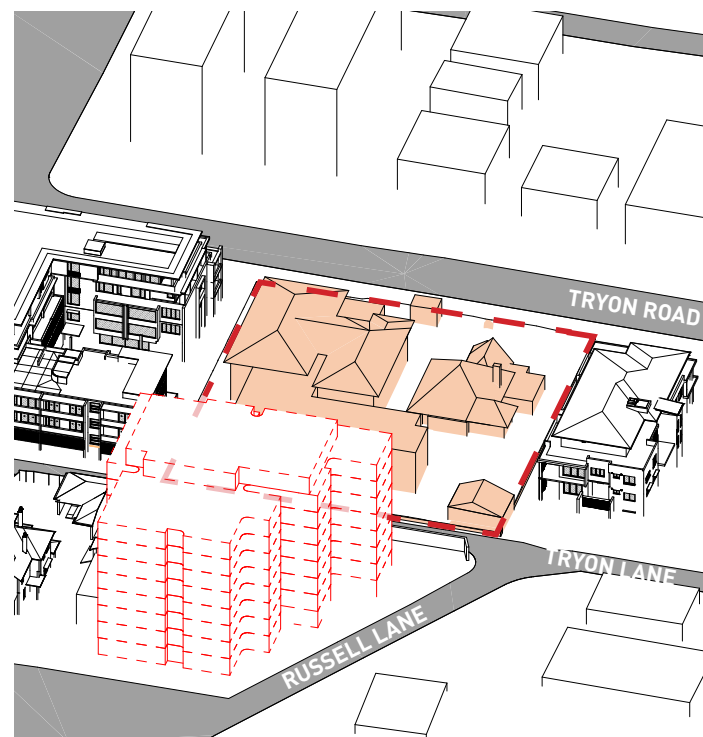
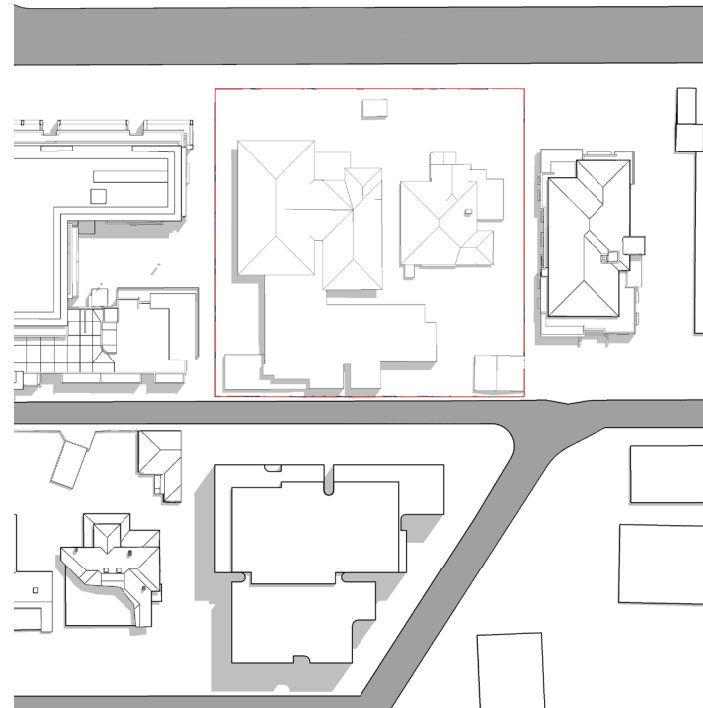


- **26 Russell Avenue:** which is currently vacant land, the new RFI proposal will provide 63% solar access on the site.
- **24 Russell Avenue:** solar access will be reduced by not more than 30%, but 3% more than scoping scheme.
- **22 Russell Avenue [Heritage]:** solar access will be similar with previous SSDA scheme, and 13% more than scoping scheme.

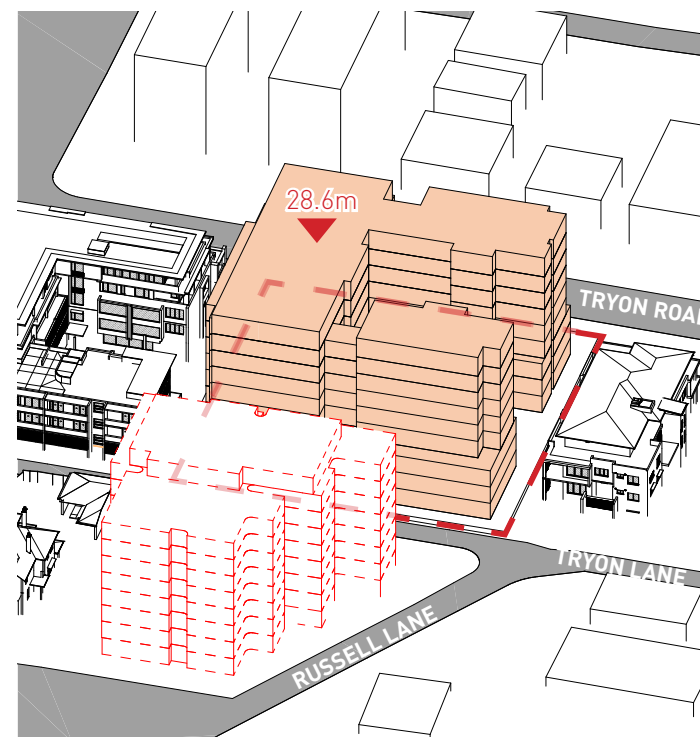
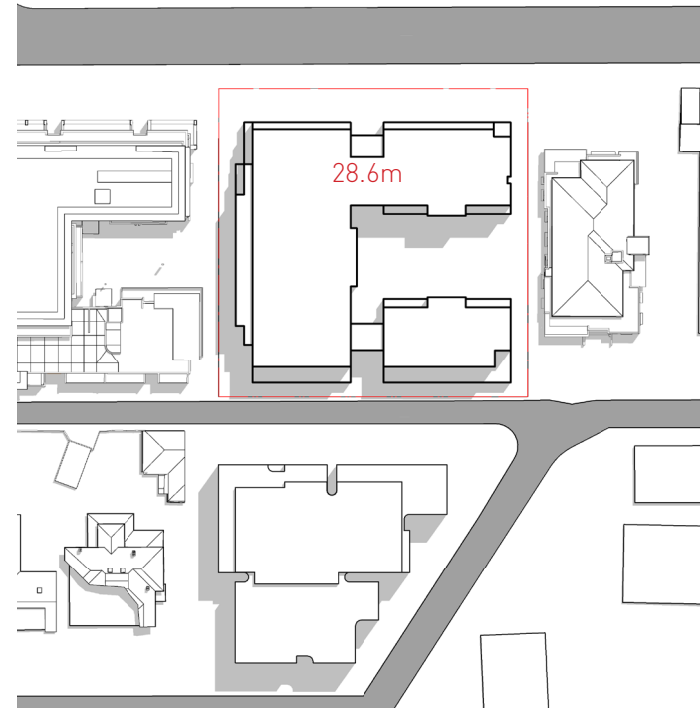
OVERSHADOWING IMPACTS TO FUTURE ADJOINING PROPERTIES-OPEN SPACE

>2HRS FUTURE OPEN AREA
>3HRS EXISTING OPEN AREA

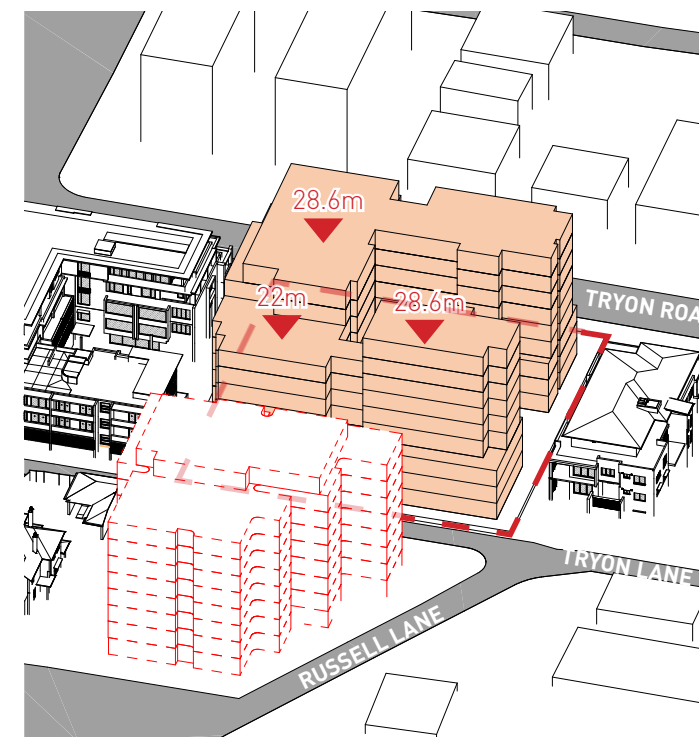
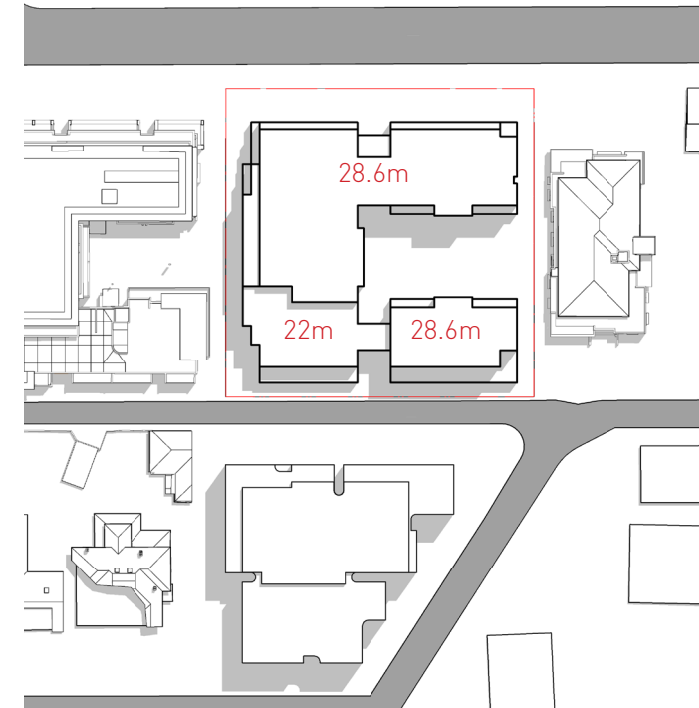
EXISTING BUILDINGS ON SITE



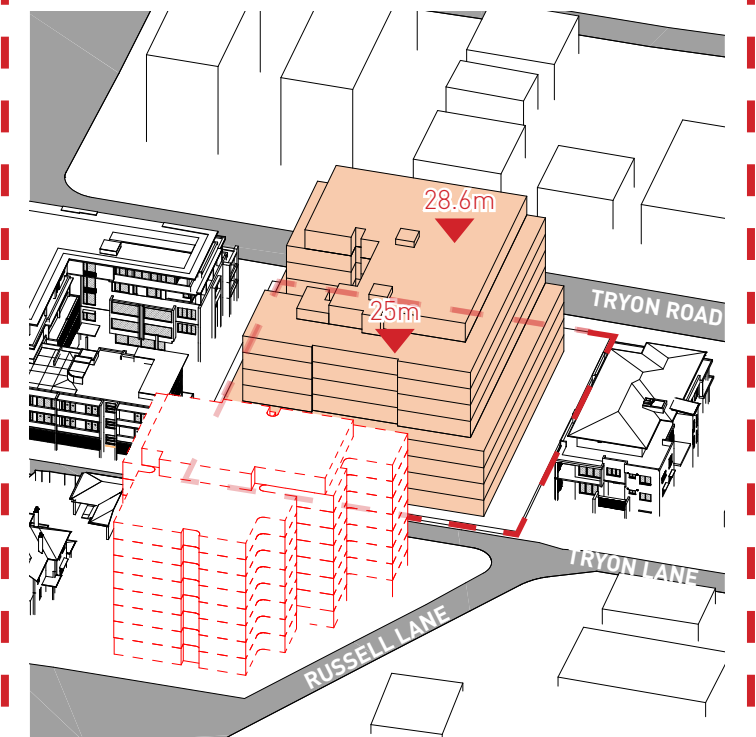
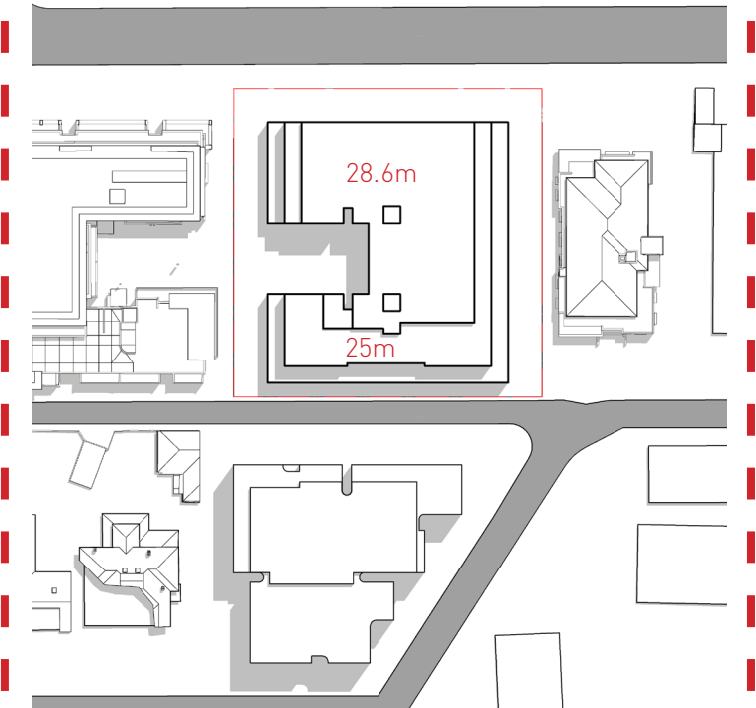
SCOPING TOD+IN-FILL SCHEME [28.6M.]



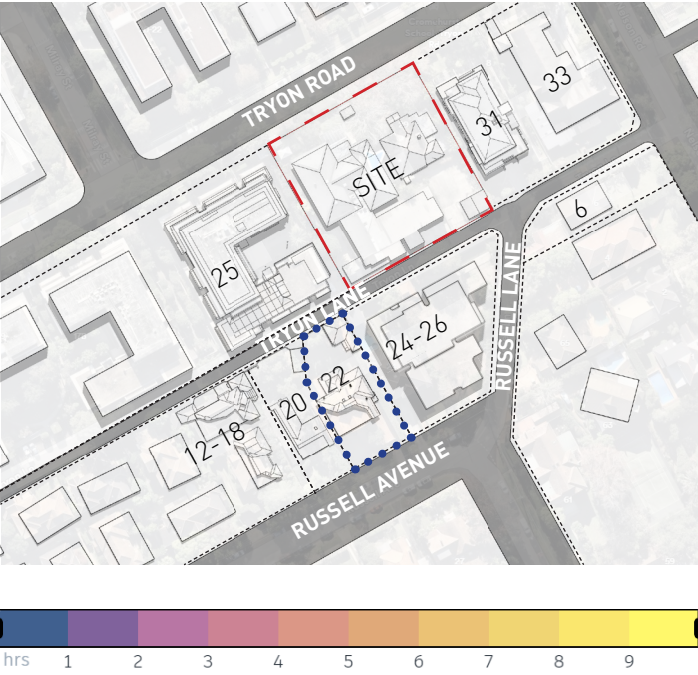
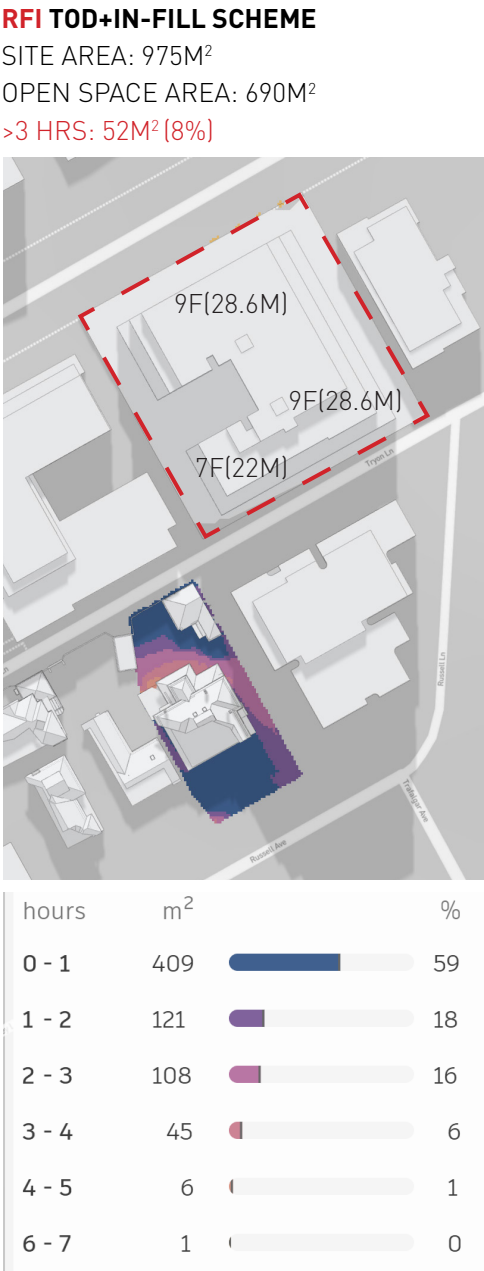
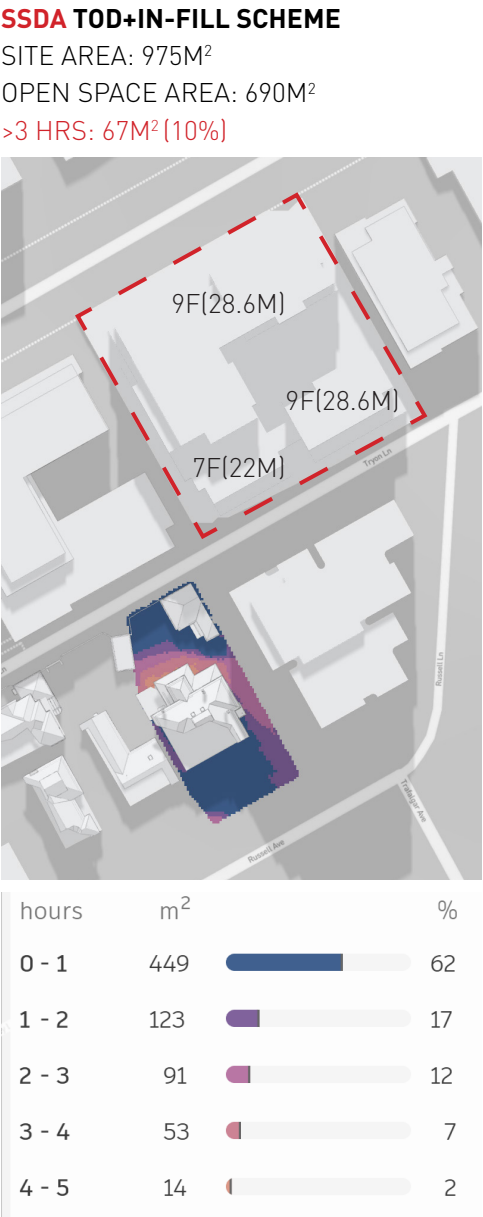
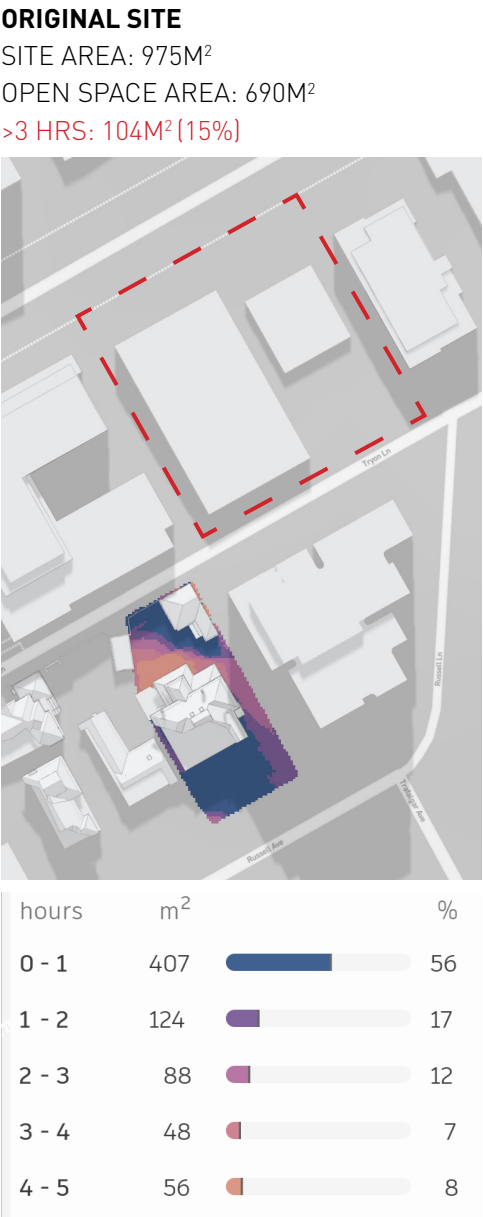
SSDA TOD+IN-FILL SCHEME [28.6M+22M]



RFI TOD+IN-FILL SCHEME [28.6M]



>2HRS FUTURE OPEN AREA
>3HRS EXISTING OPEN AREA

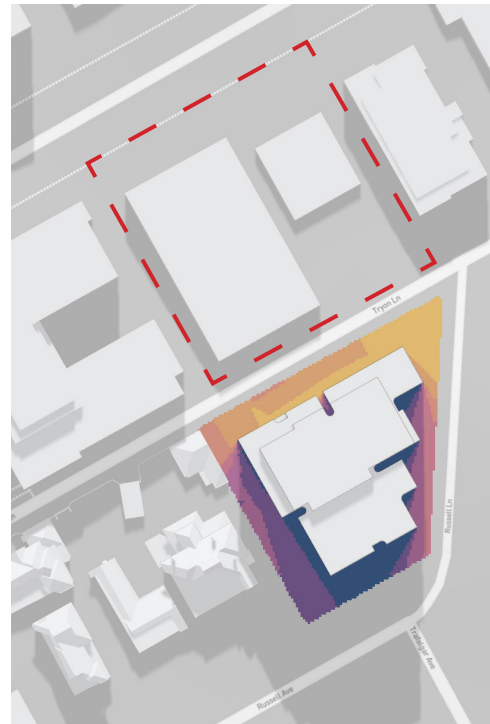


OVERSHADOWING IMPACTS TO FUTURE ADJOINING PROPERTIES-OPEN SPACE - SOUTH NEIGHBOUR _ NO.24-26

>2HRS FUTURE OPEN AREA
>3HRS EXISTING OPEN AREA

ORIGINAL SITE

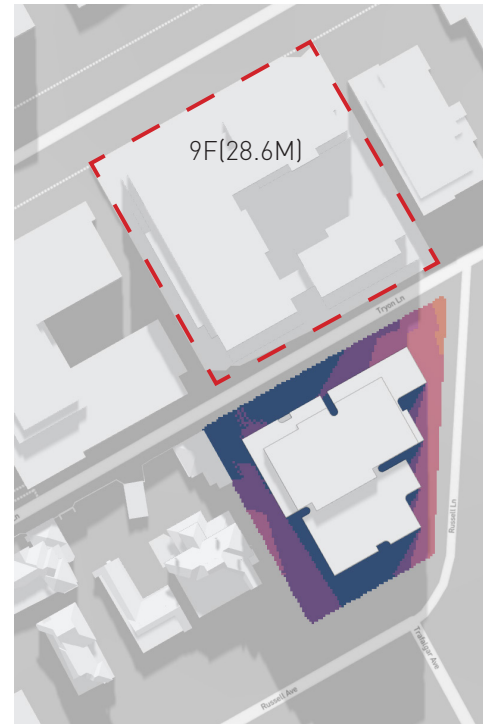
SITE AREA: 2102M²
OPEN SPACE AREA: 1051M²
>2 HRS: 612M² [58%]



hours	m ²	%
0 - 1	212	20
1 - 2	227	22
2 - 3	133	13
3 - 4	62	6
4 - 5	44	4
5 - 6	163	15
6 - 7	210	20

SCOPING TOD+IN-FILL SCHEME

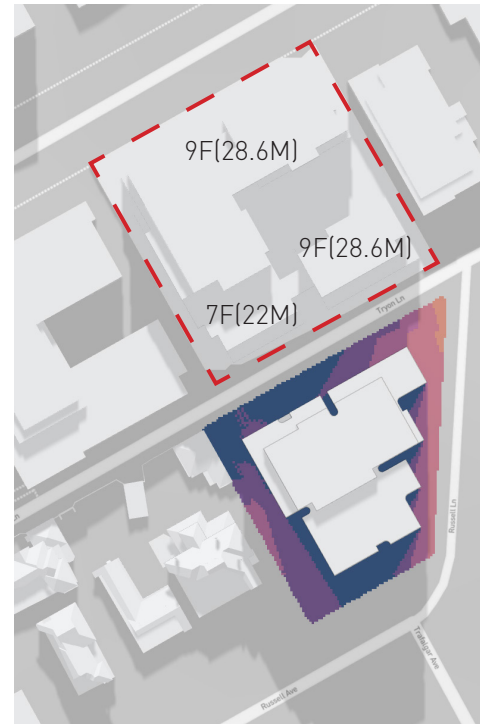
SITE AREA: 2102M²
OPEN SPACE AREA: 1051M²
>2 HRS: 313M² [30%]



hours	m ²	%
0 - 1	414	39
1 - 2	324	31
2 - 3	148	14
3 - 4	148	14
4 - 5	17	2

SSDA TOD+IN-FILL SCHEME

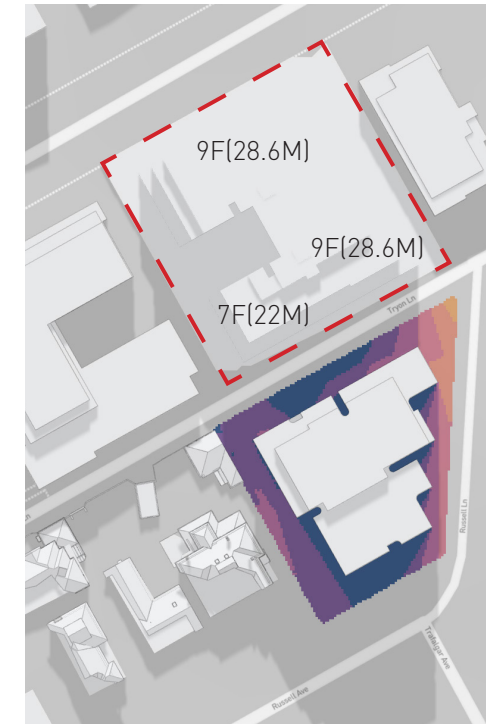
SITE AREA: 2102M²
OPEN SPACE AREA: 1051M²
>2 HRS: 318M² [31%]



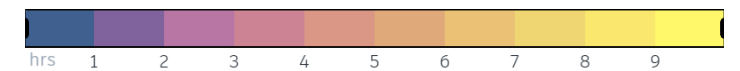
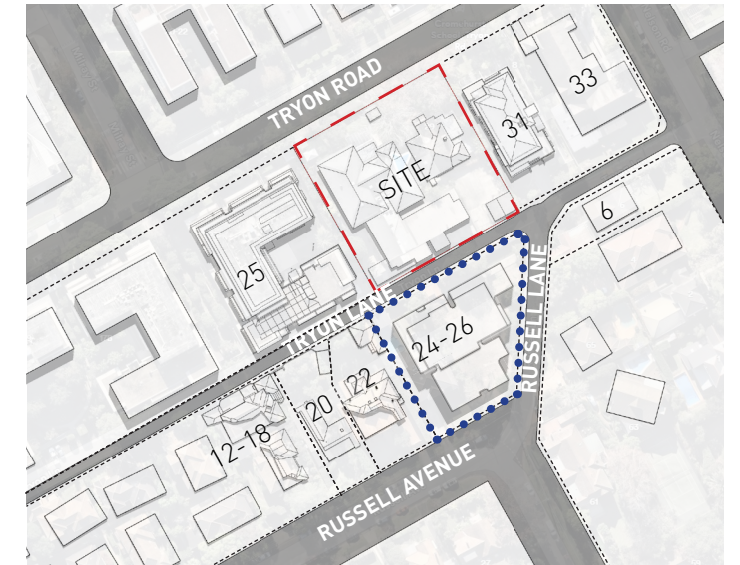
hours	m ²	%
0 - 1	412	39
1 - 2	319	30
2 - 3	153	15
3 - 4	148	14
4 - 5	17	2

RFI TOD+IN-FILL SCHEME

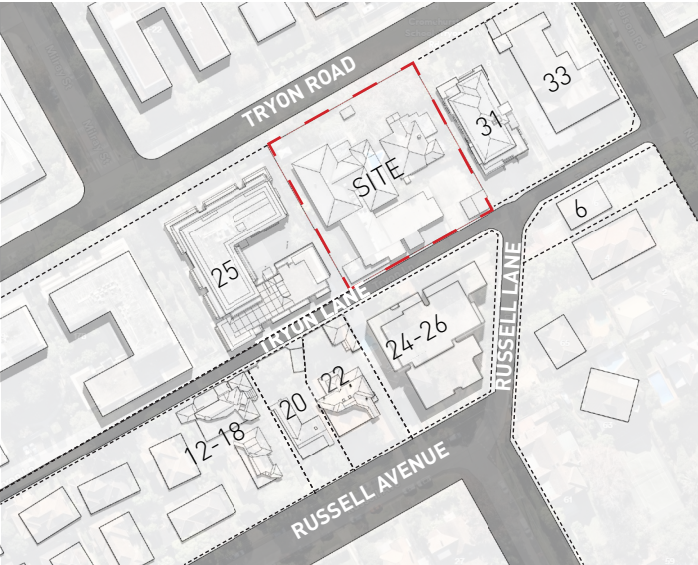
SITE AREA: 2102M²
OPEN SPACE AREA: 1334M²
>2 HRS: 324M² [31%]



hours	m ²	%
0 - 1	315	30
1 - 2	406	39
2 - 3	150	14
3 - 4	96	9
4 - 5	71	7
5 - 6	7	1



Overshadowing IMPACTS TO FUTURE ADJOINING PROPERTIES-open space(>3HRS, JUNE 21TH 9AM TO 3PM)					
		Original Site	Scoping Proposal	SSDA Proposal	RFI Proposal
South Neighbour	22 Russell Avenue [Heritage]	104	0	67	52
	SITE AREA: 975M2	15%	0%	10%	8%
	OPEN SPACE AREA: 690M2				
	24-26 Russell Avenue (>2HRS)	612	313	318	324
	SITE AREA: 2102M2	58%	30%	31%	31%
OPEN SPACE AREA: 1051M2					



- 22 Russell Avenue [Heritage]: solar access will be similar with previous SSDA proposal.
- 24-26 Russell Avenue: more than 30% of the future open area will receive solar access for at least 2 hours

DIRECT SOLAR AREA CALCULATION AT 1M ABOVE FLOOR LEVEL_FOR ALL COMPLY UNITS

ADG OBJECT 4A-1
Design guidance: To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes



SOLAR_L00



SOLAR_L01



SOLAR_L02



SOLAR_L03



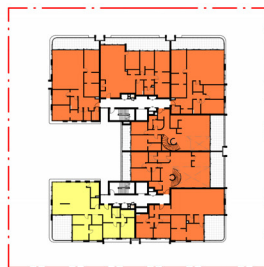
SOLAR_L04



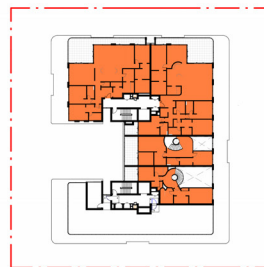
SOLAR_L05



SOLAR_L06



SOLAR_L07



SOLAR_L08

SOLAR ACCESS COMPLIANCE		
SOLAR ACCESS	COUNT	%
0HRS	7	10.8%
<2HRS	9	13.8%
>2HRS	49	75.4%
TOTAL: 65	65	100.0%

SOLAR ACCESS COMPLIANCE-AFF		
SOLAR ACCESS	COUNT	%
0HRS	7	50.0%
<2HRS	3	21.4%
>2HRS	4	28.6%
TOTAL: 14	14	100.0%

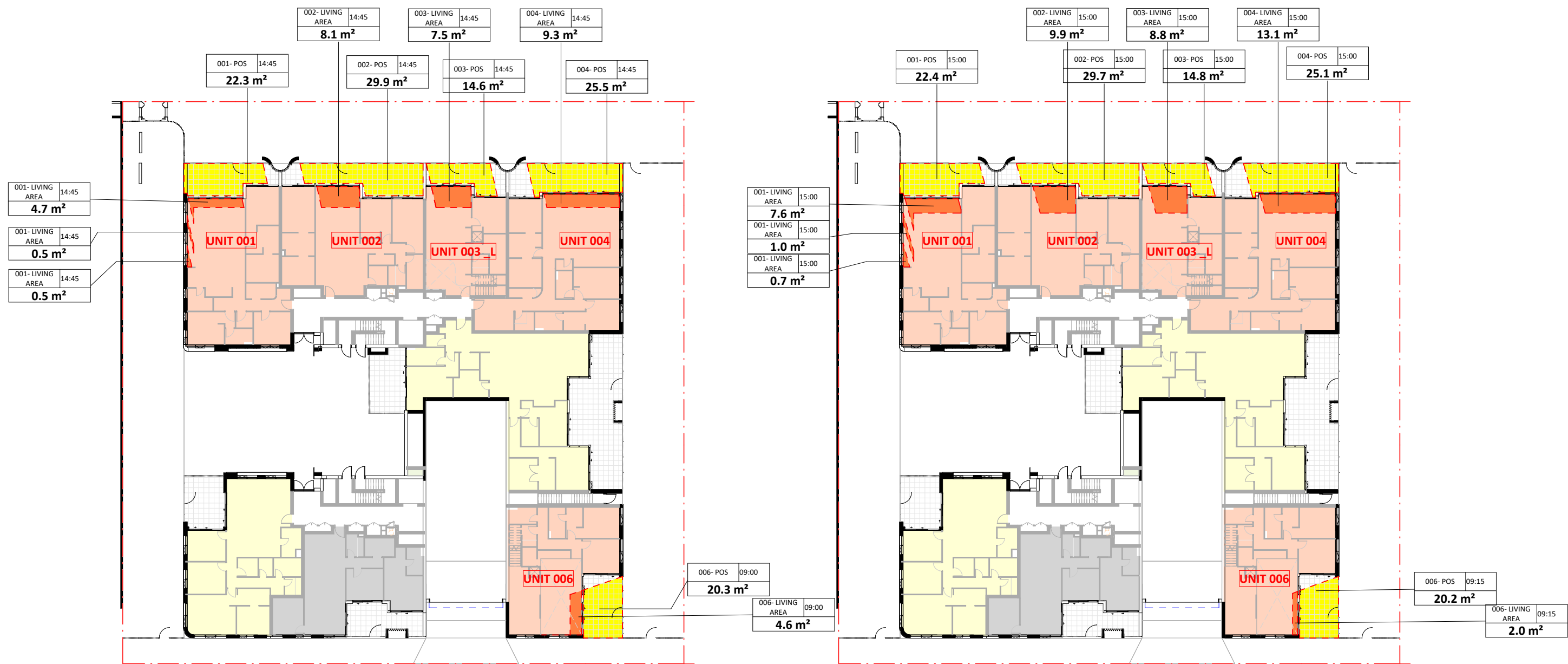
0HRS
<2HRS
>2HRS

DIRECT SOLAR AREA AT 1M ABOVE FLOOR LEVEL_FOR ALL COMPLY UNITS

UNIT	LOCATION	FROM	COMPLY AREA	TO	COMPLY AREA
001	LIVING AREA	14:45	5.62 m ²	15:00	9.34 m ²
001	POS	14:45	22.25 m ²	15:00	22.39 m ²
002	LIVING AREA	14:45	8.06 m ²	15:00	9.9 m ²
002	POS	14:45	29.86 m ²	15:00	29.66 m ²
003	LIVING AREA	14:45	7.45 m ²	15:00	8.83 m ²
003	POS	14:45	26.74 m ²	15:00	26.96 m ²
004	LIVING AREA	14:45	9.33 m ²	15:00	13.13 m ²
004	POS	14:45	25.45 m ²	15:00	25.05 m ²
006	LIVING AREA	09:00	13.2 m ²	09:15	10.17 m ²
006	POS	09:00	36.83 m ²	09:15	36.28 m ²
101	LIVING AREA	14:45	5.62 m ²	15:00	9.34 m ²
101	POS	14:45	21 m ²	15:00	21.13 m ²
102	LIVING AREA	14:45	8.06 m ²	15:00	9.9 m ²
102	POS	14:45	25.92 m ²	15:00	25.71 m ²
103	LIVING AREA	14:45	9.33 m ²	15:00	13.13 m ²
103	POS	14:45	24.25 m ²	15:00	23.85 m ²
104	LIVING AREA	09:00	5.01 m ²	09:15	3.12 m ²
104	POS	09:00	23.15 m ²	09:15	21.12 m ²
105	LIVING AREA	09:00	7.66 m ²	09:15	4.99 m ²
105	POS	09:00	17.66 m ²	09:15	16.73 m ²
201	LIVING AREA	14:45	5.62 m ²	15:00	9.34 m ²
201	POS	14:45	21 m ²	15:00	21.13 m ²
202	LIVING AREA	14:45	8.06 m ²	15:00	9.9 m ²
202	POS	14:45	25.92 m ²	15:00	25.71 m ²
203	LIVING AREA	14:45	7.45 m ²	15:00	8.83 m ²
203	POS	14:45	26.89 m ²	15:00	27.22 m ²

UNIT	LOCATION	FROM	COMPLY AREA	TO	COMPLY AREA
204	LIVING AREA	14:45	9.33 m ²	15:00	13.13 m ²
204	POS	14:45	24.25 m ²	15:00	23.85 m ²
205	LIVING AREA	09:00	5.01 m ²	09:15	3.12 m ²
205	POS	09:00	23.15 m ²	09:15	21.12 m ²
206	LIVING AREA	09:00	7.66 m ²	09:15	4.99 m ²
206	POS	09:00	17.66 m ²	09:15	16.73 m ²
207	LIVING AREA	09:00	8.56 m ²	09:15	8.15 m ²
207	POS	09:00	16.51 m ²	09:15	16.08 m ²
301	LIVING AREA	14:45	5.62 m ²	15:00	9.34 m ²
301	POS	14:45	21 m ²	15:00	21.13 m ²
302	LIVING AREA	14:45	8.06 m ²	15:00	9.9 m ²
302	POS	14:45	25.92 m ²	15:00	25.71 m ²
303	LIVING AREA	14:45	9.33 m ²	15:00	13.13 m ²
303	POS	14:45	24.25 m ²	15:00	23.85 m ²
304	LIVING AREA	09:00	5.01 m ²	09:15	3.12 m ²
304	POS	09:00	23.15 m ²	09:15	21.12 m ²
305	LIVING AREA	09:00	7.66 m ²	09:15	4.99 m ²
305	POS	09:00	17.66 m ²	09:15	16.73 m ²
306	LIVING AREA	09:00	8.56 m ²	09:15	8.15 m ²
306	POS	09:00	16.51 m ²	09:15	16.08 m ²
401,501,601	LIVING AREA	14:45	13.64 m ²	15:00	18.21 m ²
401,501,601	POS	14:45	20.53 m ²	15:00	20.61 m ²
402,502,602	LIVING AREA	14:45	10.57 m ²	15:00	11.64 m ²
402,502,602	POS	14:45	24.36 m ²	15:00	24.19 m ²
403,503,603	LIVING AREA	14:45	14.62 m ²	15:00	18.52 m ²
403,503,603	POS	14:45	22.53 m ²	15:00	22.36 m ²

UNIT	LOCATION	FROM	COMPLY AREA	TO	COMPLY AREA
404,504,604	LIVING AREA	09:00	8.53 m ²	09:15	6.12 m ²
404,504,604	POS	09:00	15.77 m ²	09:15	15.44 m ²
405,505,605	LIVING AREA	09:00	12.41 m ²	09:15	9.91 m ²
405,505,605	POS	09:00	12.59 m ²	09:15	12.06 m ²
406,506,606	LIVING AREA	09:00	15.16 m ²	09:15	12.85 m ²
406,506,606	POS	09:00	17.92 m ²	09:15	17.24 m ²
701	LIVING AREA	14:45	13.64 m ²	15:00	18.25 m ²
701	POS	14:45	20.53 m ²	15:00	20.61 m ²
702	LIVING AREA	14:45	10.57 m ²	15:00	11.64 m ²
702	POS	14:45	26.8 m ²	15:00	26.62 m ²
703	LIVING AREA	14:45	14.62 m ²	15:00	18.52 m ²
703	POS	14:45	22.53 m ²	15:00	22.36 m ²
704	LIVING AREA	09:00	11.43 m ²	09:15	7.25 m ²
704	POS	09:00	17.56 m ²	09:15	17.3 m ²
705	LIVING AREA	09:00	9.65 m ²	09:15	6.24 m ²
705	POS	09:00	16.75 m ²	09:15	16.41 m ²
706	LIVING AREA	09:00	15.16 m ²	09:15	12.85 m ²
706	POS	09:00	17.92 m ²	09:15	17.24 m ²
801	LIVING AREA	14:45	36.31 m ²	15:00	44.18 m ²
801	POS	14:45	39.73 m ²	15:00	39.73 m ²
802	LIVING AREA	14:45	15.41 m ²	15:00	21.24 m ²
802	POS	14:45	35.88 m ²	15:00	35.86 m ²



L00_FROM

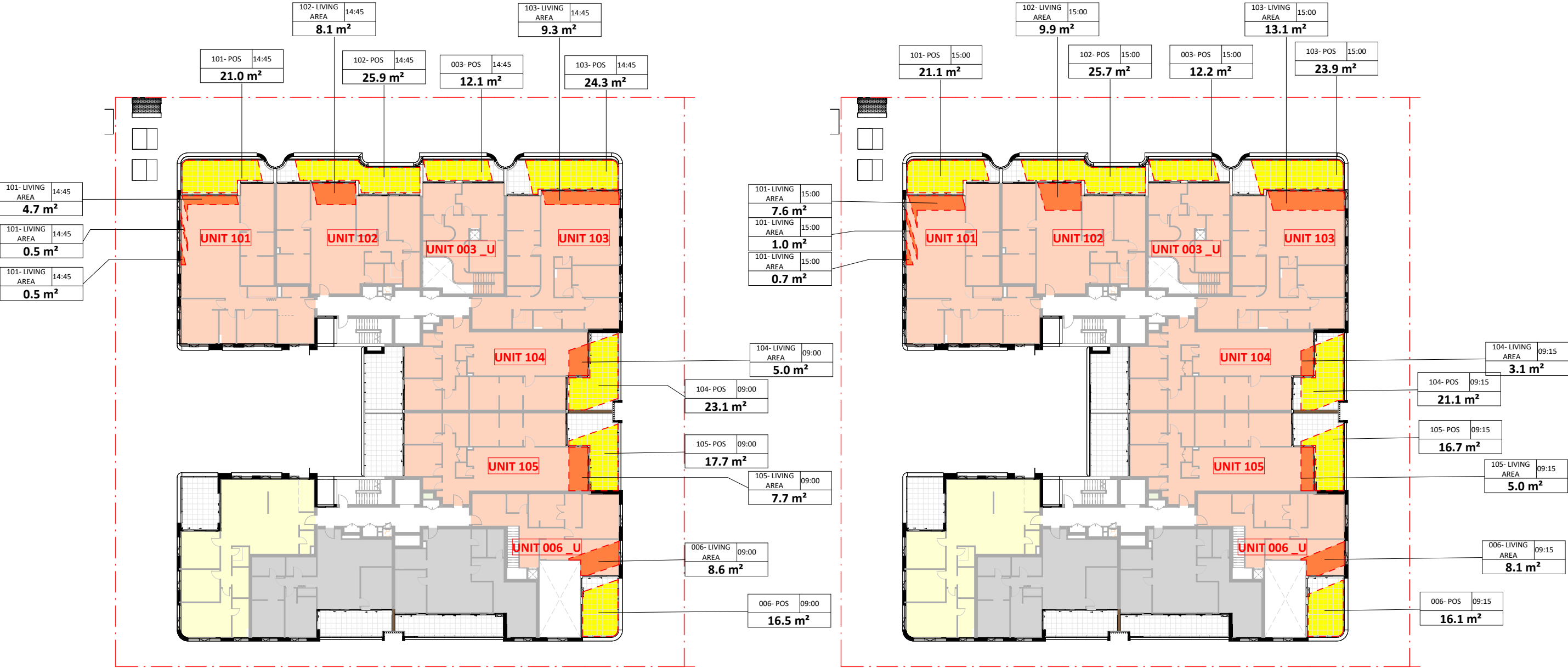
Level	UNIT	LOCATION	FROM	COMPLY AREA
L00	001	LIVING AREA	14:45	5.62 m²
L00	001	POS	14:45	22.25 m²
L00	002	LIVING AREA	14:45	8.06 m²
L00	002	POS	14:45	29.86 m²
L00	003	LIVING AREA	14:45	7.45 m²
L00	003	POS	14:45	14.61 m²
L00	004	LIVING AREA	14:45	9.33 m²
L00	004	POS	14:45	25.45 m²
L00	006	LIVING AREA	09:00	4.64 m²
L00	006	POS	09:00	20.32 m²

L00_TO

Level	UNIT	LOCATION	TO	COMPLY AREA
L00	001	LIVING AREA	15:00	9.34 m²
L00	001	POS	15:00	22.39 m²
L00	002	LIVING AREA	15:00	9.9 m²
L00	002	POS	15:00	29.66 m²
L00	003	LIVING AREA	15:00	8.83 m²
L00	003	POS	15:00	14.8 m²
L00	004	LIVING AREA	15:00	13.13 m²
L00	004	POS	15:00	25.05 m²
L00	006	LIVING AREA	09:15	2.02 m²
L00	006	POS	09:15	20.2 m²

PRIVATE OPEN SPACE [POS]

LIVING AREA



L01_FROM

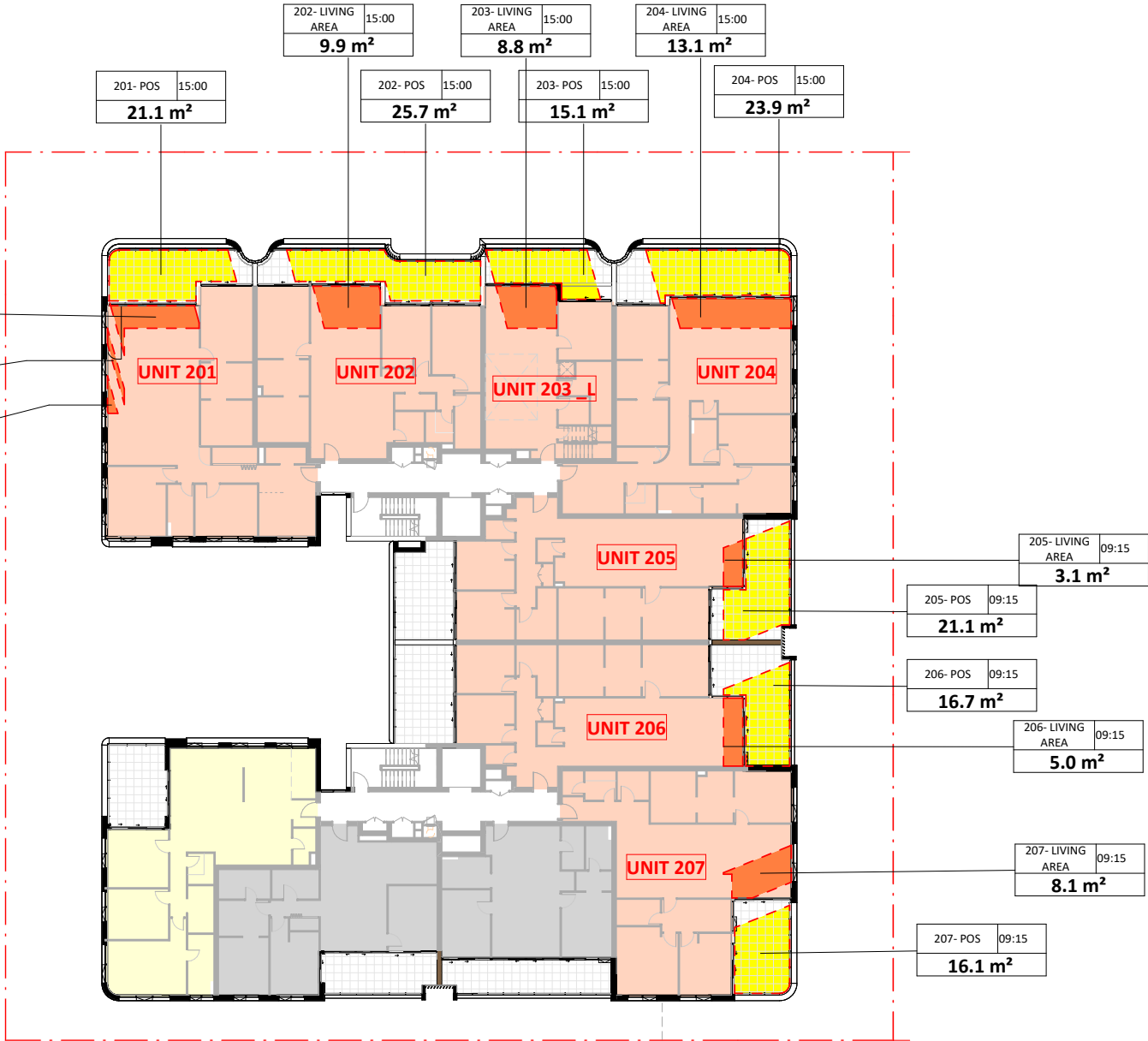
Level	UNIT	LOCATION	FROM	COMPLY AREA
L01	003	POS	14:45	12.13 m²
L01	006	LIVING AREA	09:00	8.56 m²
L01	006	POS	09:00	16.51 m²
L01	101	LIVING AREA	14:45	5.62 m²
L01	101	POS	14:45	21 m²
L01	102	LIVING AREA	14:45	8.06 m²
L01	102	POS	14:45	25.92 m²
L01	103	LIVING AREA	14:45	9.33 m²
L01	103	POS	14:45	24.25 m²
L01	104	LIVING AREA	09:00	5.01 m²
L01	104	POS	09:00	23.15 m²
L01	105	LIVING AREA	09:00	7.66 m²
L01	105	POS	09:00	17.66 m²

L01_TO

Level	UNIT	LOCATION	TO	COMPLY AREA
L01	003	POS	15:00	12.16 m²
L01	006	LIVING AREA	09:15	8.15 m²
L01	006	POS	09:15	16.08 m²
L01	101	LIVING AREA	15:00	9.34 m²
L01	101	POS	15:00	21.13 m²
L01	102	LIVING AREA	15:00	9.9 m²
L01	102	POS	15:00	25.71 m²
L01	103	LIVING AREA	15:00	13.13 m²
L01	103	POS	15:00	23.85 m²
L01	104	LIVING AREA	09:15	3.12 m²
L01	104	POS	09:15	21.12 m²
L01	105	LIVING AREA	09:15	4.99 m²
L01	105	POS	09:15	16.73 m²

PRIVATE OPEN SPACE [POS]

LIVING AREA



L02_FROM

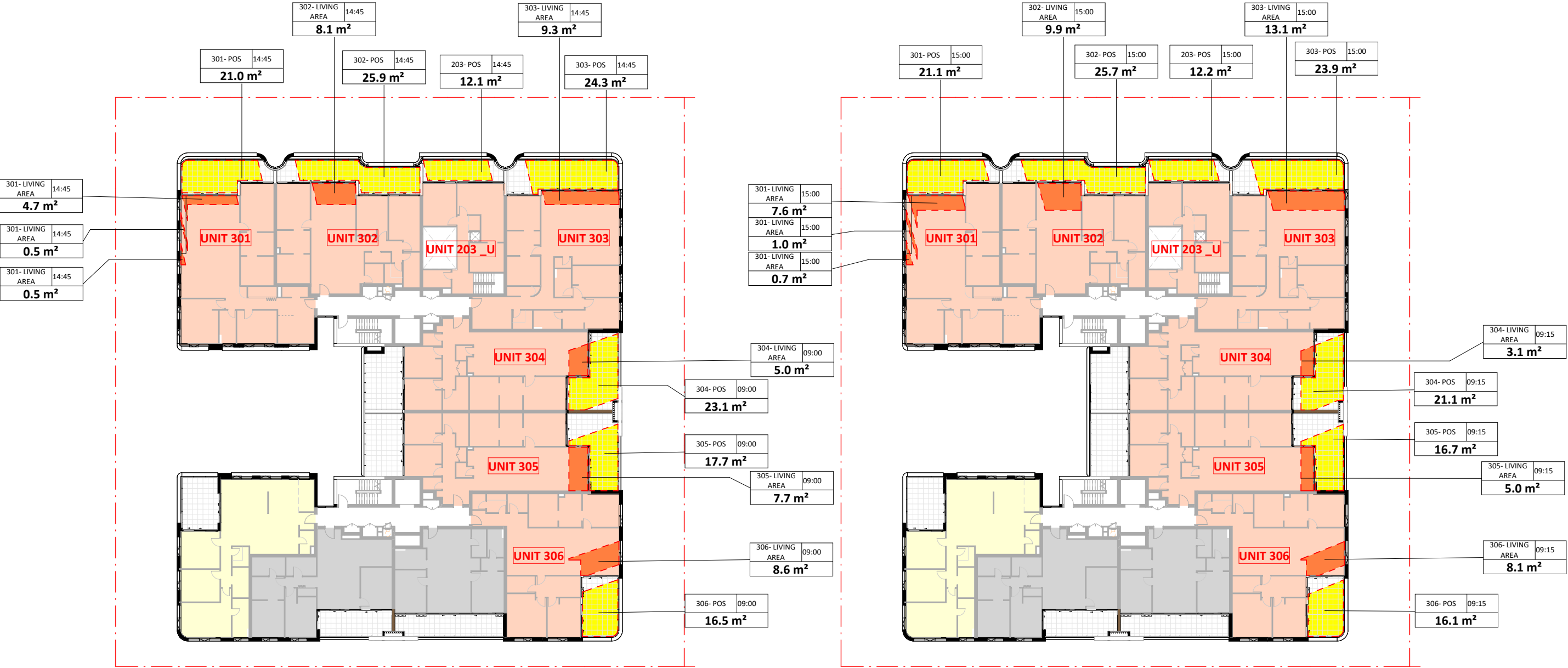
Level	UNIT	LOCATION	FROM	COMPLY AREA
L02	201	LIVING AREA	14:45	5.62 m ²
L02	201	POS	14:45	21 m ²
L02	202	LIVING AREA	14:45	8.06 m ²
L02	202	POS	14:45	25.92 m ²
L02	203	LIVING AREA	14:45	7.45 m ²
L02	203	POS	14:45	14.76 m ²
L02	204	LIVING AREA	14:45	9.33 m ²
L02	204	POS	14:45	24.25 m ²
L02	205	LIVING AREA	09:00	5.01 m ²
L02	205	POS	09:00	23.15 m ²
L02	206	LIVING AREA	09:00	7.66 m ²
L02	206	POS	09:00	17.66 m ²
L02	207	LIVING AREA	09:00	8.56 m ²
L02	207	POS	09:00	16.51 m ²

L02_TO

Level	UNIT	LOCATION	TO	COMPLY AREA
L02	201	LIVING AREA	15:00	9.34 m ²
L02	201	POS	15:00	21.13 m ²
L02	202	LIVING AREA	15:00	9.9 m ²
L02	202	POS	15:00	25.71 m ²
L02	203	LIVING AREA	15:00	8.83 m ²
L02	203	POS	15:00	15.06 m ²
L02	204	LIVING AREA	15:00	13.13 m ²
L02	204	POS	15:00	23.85 m ²
L02	205	LIVING AREA	09:15	3.12 m ²
L02	205	POS	09:15	21.12 m ²
L02	206	LIVING AREA	09:15	4.99 m ²
L02	206	POS	09:15	16.73 m ²
L02	207	LIVING AREA	09:15	8.15 m ²
L02	207	POS	09:15	16.08 m ²

PRIVATE OPEN SPACE [POS]

LIVING AREA



L03_FROM

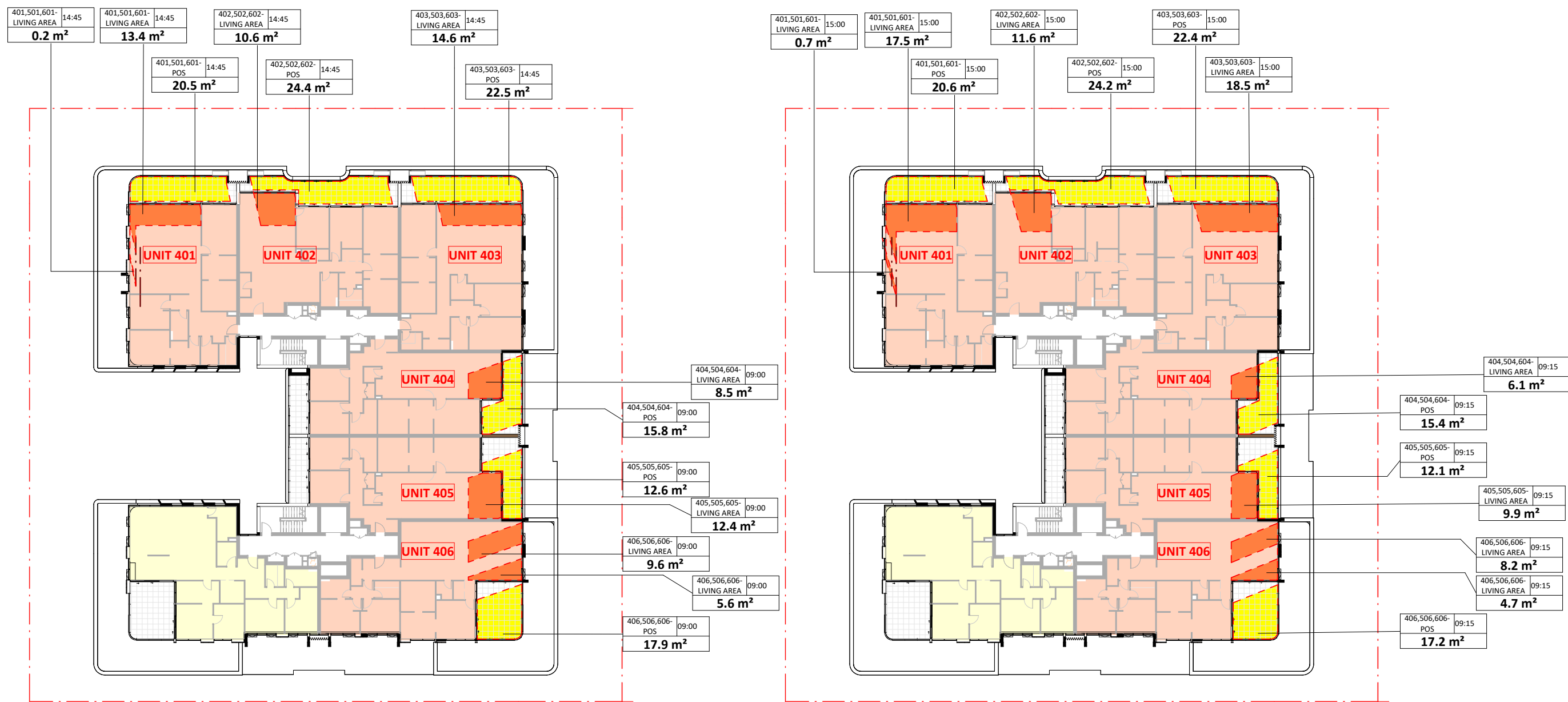
Level	UNIT	LOCATION	FROM	COMPLY AREA
L03	203	POS	14:45	12.13 m ²
L03	301	LIVING AREA	14:45	5.62 m ²
L03	301	POS	14:45	21 m ²
L03	302	LIVING AREA	14:45	8.06 m ²
L03	302	POS	14:45	25.92 m ²
L03	303	LIVING AREA	14:45	9.33 m ²
L03	303	POS	14:45	24.25 m ²
L03	304	LIVING AREA	09:00	5.01 m ²
L03	304	POS	09:00	23.15 m ²
L03	305	LIVING AREA	09:00	7.66 m ²
L03	305	POS	09:00	17.66 m ²
L03	306	LIVING AREA	09:00	8.56 m ²
L03	306	POS	09:00	16.51 m ²

L03_TO

Level	UNIT	LOCATION	TO	COMPLY AREA
L03	203	POS	15:00	12.16 m ²
L03	301	LIVING AREA	15:00	9.34 m ²
L03	301	POS	15:00	21.13 m ²
L03	302	LIVING AREA	15:00	9.9 m ²
L03	302	POS	15:00	25.71 m ²
L03	303	LIVING AREA	15:00	13.13 m ²
L03	303	POS	15:00	23.85 m ²
L03	304	LIVING AREA	09:15	3.12 m ²
L03	304	POS	09:15	21.12 m ²
L03	305	LIVING AREA	09:15	4.99 m ²
L03	305	POS	09:15	16.73 m ²
L03	306	LIVING AREA	09:15	8.15 m ²
L03	306	POS	09:15	16.08 m ²

PRIVATE OPEN SPACE [POS]

LIVING AREA



L04-06_FROM (L04 SHOWN)

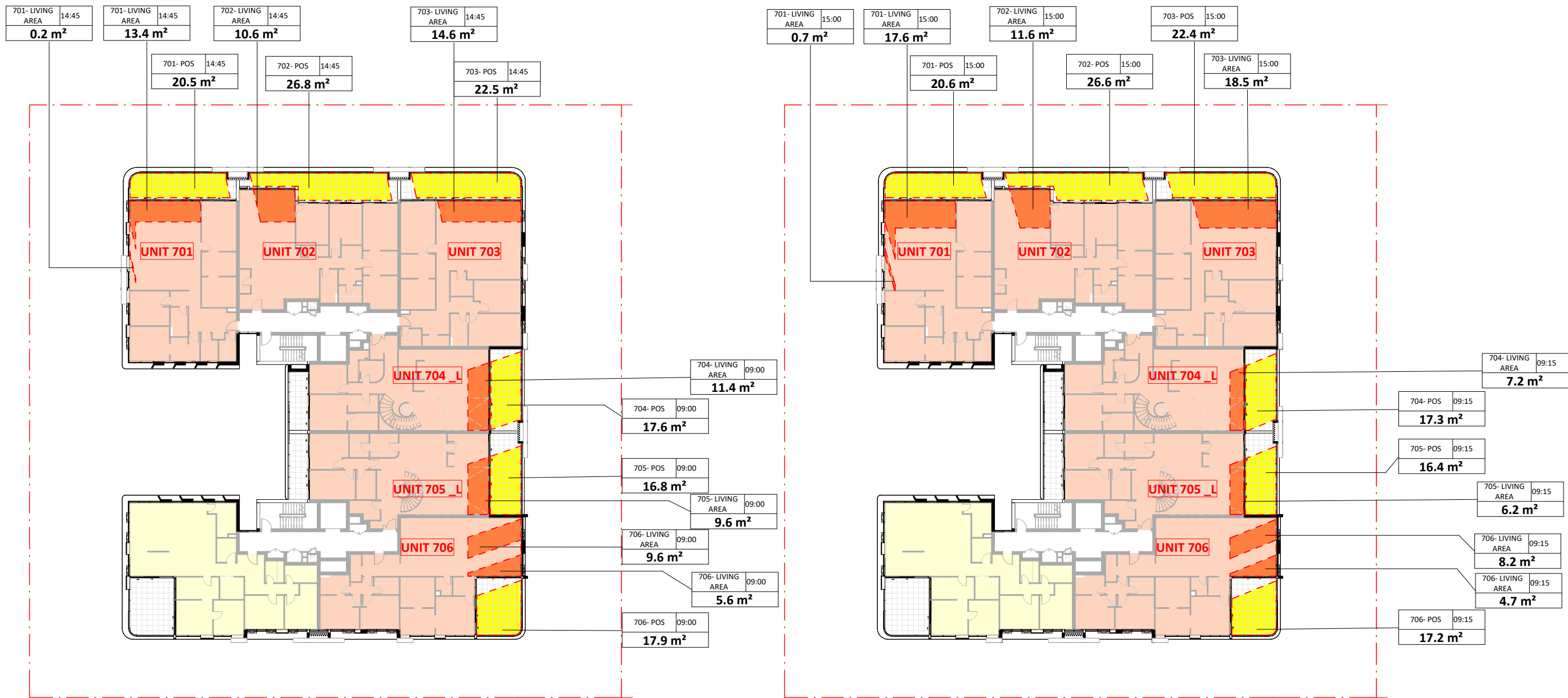
Level	UNIT	LOCATION	FROM	COMPLY AREA
L04	401,501,601	LIVING AREA	14:45	13.64 m²
L04	401,501,601	POS	14:45	20.53 m²
L04	402,502,602	LIVING AREA	14:45	10.57 m²
L04	402,502,602	POS	14:45	24.36 m²
L04	403,503,603	LIVING AREA	14:45	14.62 m²
L04	403,503,603	POS	14:45	22.53 m²
L04	404,504,604	LIVING AREA	09:00	8.53 m²
L04	404,504,604	POS	09:00	15.77 m²
L04	405,505,605	LIVING AREA	09:00	12.41 m²
L04	405,505,605	POS	09:00	12.59 m²
L04	406,506,606	LIVING AREA	09:00	15.16 m²
L04	406,506,606	POS	09:00	17.92 m²

L04-06_TO (L04 SHOWN)

Level	UNIT	LOCATION	TO	COMPLY AREA
L04	401,501,601	LIVING AREA	15:00	18.21 m²
L04	401,501,601	POS	15:00	20.61 m²
L04	402,502,602	LIVING AREA	15:00	11.64 m²
L04	402,502,602	POS	15:00	24.19 m²
L04	403,503,603	LIVING AREA	15:00	18.52 m²
L04	403,503,603	POS	15:00	22.36 m²
L04	404,504,604	LIVING AREA	09:15	6.12 m²
L04	404,504,604	POS	09:15	15.44 m²
L04	405,505,605	LIVING AREA	09:15	9.91 m²
L04	405,505,605	POS	09:15	12.06 m²
L04	406,506,606	LIVING AREA	09:15	12.85 m²
L04	406,506,606	POS	09:15	17.24 m²

PRIVATE OPEN SPACE [POS]

LIVING AREA



L07_FROM

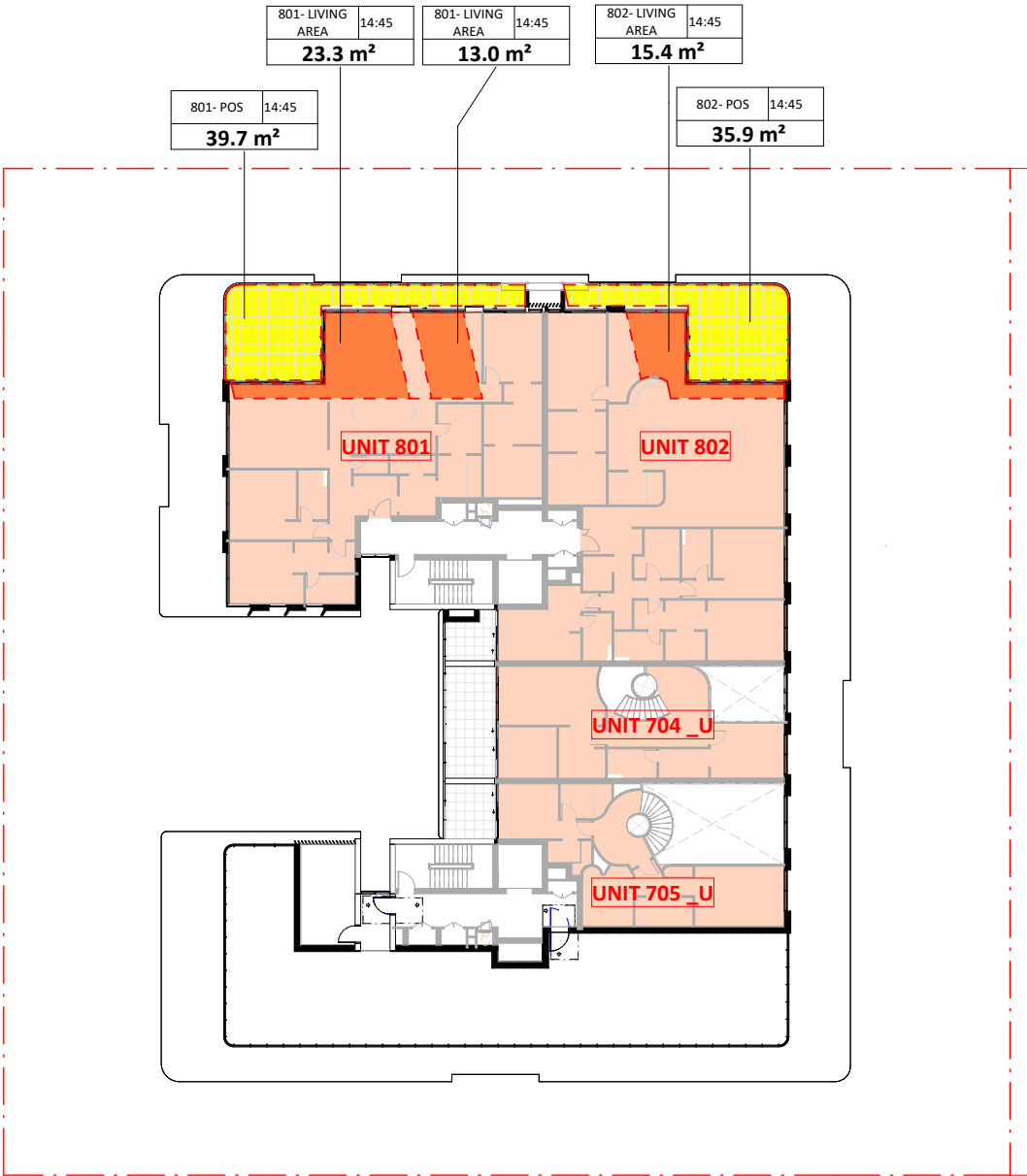
Level	UNIT	LOCATION	FROM	COMPLY AREA
L07	701	LIVING AREA	14:45	13.64 m²
L07	701	POS	14:45	20.53 m²
L07	702	LIVING AREA	14:45	10.57 m²
L07	702	POS	14:45	26.8 m²
L07	703	LIVING AREA	14:45	14.62 m²
L07	703	POS	14:45	22.53 m²
L07	704	LIVING AREA	09:00	11.43 m²
L07	704	POS	09:00	17.56 m²
L07	705	LIVING AREA	09:00	9.65 m²
L07	705	POS	09:00	16.75 m²
L07	706	LIVING AREA	09:00	15.16 m²
L07	706	POS	09:00	17.92 m²

L07_TO

Level	UNIT	LOCATION	TO	COMPLY AREA
L07	701	LIVING AREA	15:00	18.25 m²
L07	701	POS	15:00	20.61 m²
L07	702	LIVING AREA	15:00	11.64 m²
L07	702	POS	15:00	26.62 m²
L07	703	LIVING AREA	15:00	18.52 m²
L07	703	POS	15:00	22.36 m²
L07	704	LIVING AREA	09:15	7.25 m²
L07	704	POS	09:15	17.3 m²
L07	705	LIVING AREA	09:15	6.24 m²
L07	705	POS	09:15	16.41 m²
L07	706	LIVING AREA	09:15	12.85 m²
L07	706	POS	09:15	17.24 m²

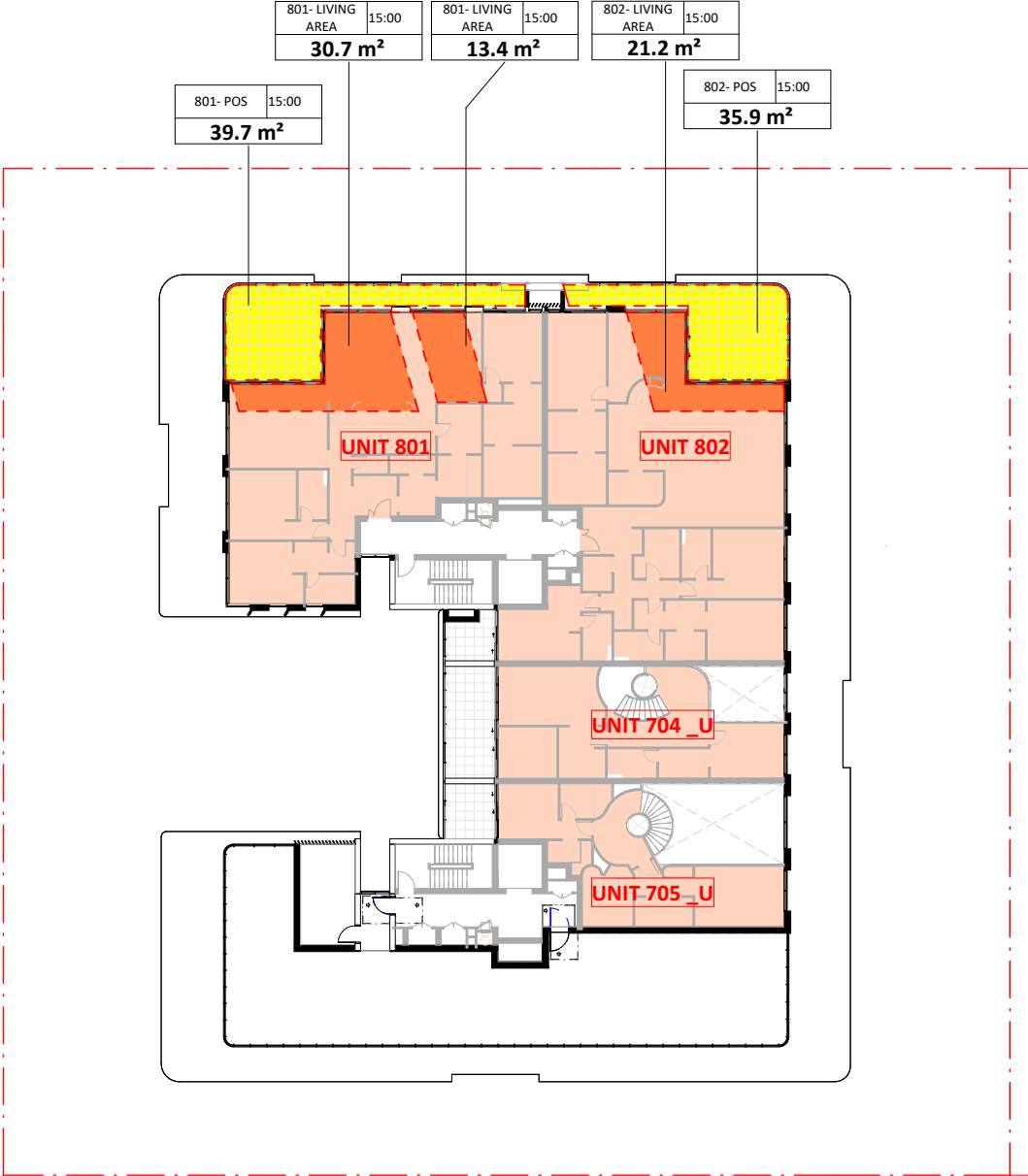
PRIVATE OPEN SPACE [POS]

LIVING AREA



L08_FROM

Level	UNIT	LOCATION	FROM	COMPLY AREA
L08	801	LIVING AREA	14:45	36.31 m²
L08	801	POS	14:45	39.73 m²
L08	802	LIVING AREA	14:45	15.41 m²
L08	802	POS	14:45	35.88 m²



L08_TO

Level	UNIT	LOCATION	TO	COMPLY AREA
L08	801	LIVING AREA	15:00	44.18 m²
L08	801	POS	15:00	39.73 m²
L08	802	LIVING AREA	15:00	21.24 m²
L08	802	POS	15:00	35.86 m²

PRIVATE OPEN SPACE [POS]

LIVING AREA

