



REVISION	DATE	DESCRIPTION
01	08/04/25	SSDA DESIGN REPORT

SSDA DESIGN REPORT

LOCATION

1-3 Reid Street &
2-4 Woodside Ave,
Lindfield,NSW

CLIENT

CPDM

DATE

08/04/25

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



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01. INDUSTRY SPECIFIC SEARS

SEARS

PROJECT BACKGROUND

This report has been prepared in support of a State Significant Development Application (**SSD-79261463**) for an Transport Oriented Development together with In-fill Affordable Housing Development for the site located at **1-3 Reid Street & 2-4 Woodside Avenue, Lindfield, NSW.**

Specifically, the consent is sought for the following in this SSDA:

- Demolition of all existing buildings and structures on site;
- Site preparation works, excavation and tree removal;
- Construction of a residential flat building (RFB) development comprising of;
 - 89 residential apartments inclusive of 23 affordable apartments over 9-storey building
 - 2 levels of basement car parking
 - Associated landscaping and public domain works

DOCUMENT PURPOSED AND STRUCTURE

The report aims to illustrate how the proposed scheme incorporates key opportunities and constraints while addressing the SEARs issues and assessment requirements. These include;

- Aligning the strategic goals of state and local planning initiatives;
- Meeting the objectives of SEPP Housing 2021 Design Principles and Apartment Design Guidelines;
- Considering the site's urban context and existing characteristics;
- Demonstrating the design concept and its achievement of Design Excellence;
- Providing detailed explanations and justifications for the chosen design approach;

The report is structured to showcase a comprehensive understanding of the site's physical and strategic context and how these factors have shaped the design strategy and responses.

SEARS

SEARS REQUIREMENTS

5. DESIGN QUALITY

- Demonstrate how the development will achieve:
 - design excellence in accordance with any applicable EPI provisions.
 - good design in accordance with the seven objectives for good design in Better Placed
- Demonstrate that development:
 - where required by an EPI or concept approval, or where proposed, has been subjected to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or
 - in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under NSW SDRP. Guidelines for Project Teams.
- Recommendation of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.

6. BUILT FORM AND URBAN DESIGN

- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.
- If relevant, provide an assessment of the development against:
 - the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide.
 - the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.
 - If affordable housing is proposed, provide a floor plan outlining the gross floor area and dwellings that are provided as affordable housing.

7. ENVIRONMENTAL AMENITY

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.
- Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.

14. TREES AND LANDSCAPING

- Provide a landscape plan, that:
 - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).
 - provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.
- If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:
 - any existing canopy coverage to be retained on-site.
 - tree root mapping. if the proposal involves significant impacts to tree protection zones of retained trees identified as being significant.

02. THE SITE

LOCATION

1-3 Reid Street & 2-4 Woodside Avenue, Lindfield, NSW

Lindfield is a suburb on Sydney's Upper North Shore, located about 13 kilometers northwest of the CBD within the Ku-ring-gai Council area. The site offers convenient access to transportation, essential amenities, including a nearby supermarket and communal open spaces like Wombin Reserve, Swain Gardens and Lindfield Village Green.

The site is located at **1-3 Reid Street & 2-4 Woodside Avenue, Lindfield, NSW**. It comprises of 5 separate lots (**Lot 98 DP 6608, Lot 10 DP 794252, Lot 104 DP 6608 and Lot X DP 377076**). The site has an irregular shape and an area of **3,852.8 sqm**. Located approximately 400m walking distance from Lindfield train station and 2 minutes drive to Pacific Highway.

The immediate surrounding area primarily consists of one- to two-story single dwellings, with a six-story residential flat building (RFB) on the southeastern side of Woodside Avenue. Closer to Lindfield Avenue and near the train station, the area features a mix of six- to nine-story mixed-use and residential flat buildings.



LOCAL
CHARACTERISTICS

The site is situated within the R2 zoning of Lindfield, an area predominantly characterized by low-density residential development. The neighborhood primarily comprises single dwellings ranging from one to two stories, offering a diverse architectural mix. These residences include traditional Federation-style homes, distinguished by intricate detailing and pitched roofs, as well as contemporary bungalow-style houses that incorporate a combination of brickwork and rendered facades, blending heritage charm with modern aesthetics.

To the southeast of the subject site, along Woodside Avenue, there is a noticeable transition in both scale and density. This area features a six-story residential flat building, signaling a shift toward higher-density development, alongside an older-style two-story brick residential building, which provides an intermediary scale between the surrounding low-density homes and the increasing urban intensity. This evolving housing typology reflects the gradual transformation of the area as it moves toward the Lindfield Shopping Center precinct, where developments of greater height and density, including six-story residential flat buildings and a nine-story shop-top development. These changes highlight the area's progression toward a more urbanized landscape while maintaining a balance between established residential character and contemporary growth.



1840 map of Gordon parish showing the approximate location of the subject site



3 Highgate Road, Lindfield



Lindfield Avenue Shop



8 Woodside Avenue, Lindfield



55 Lindfield Avenue, Lindfield



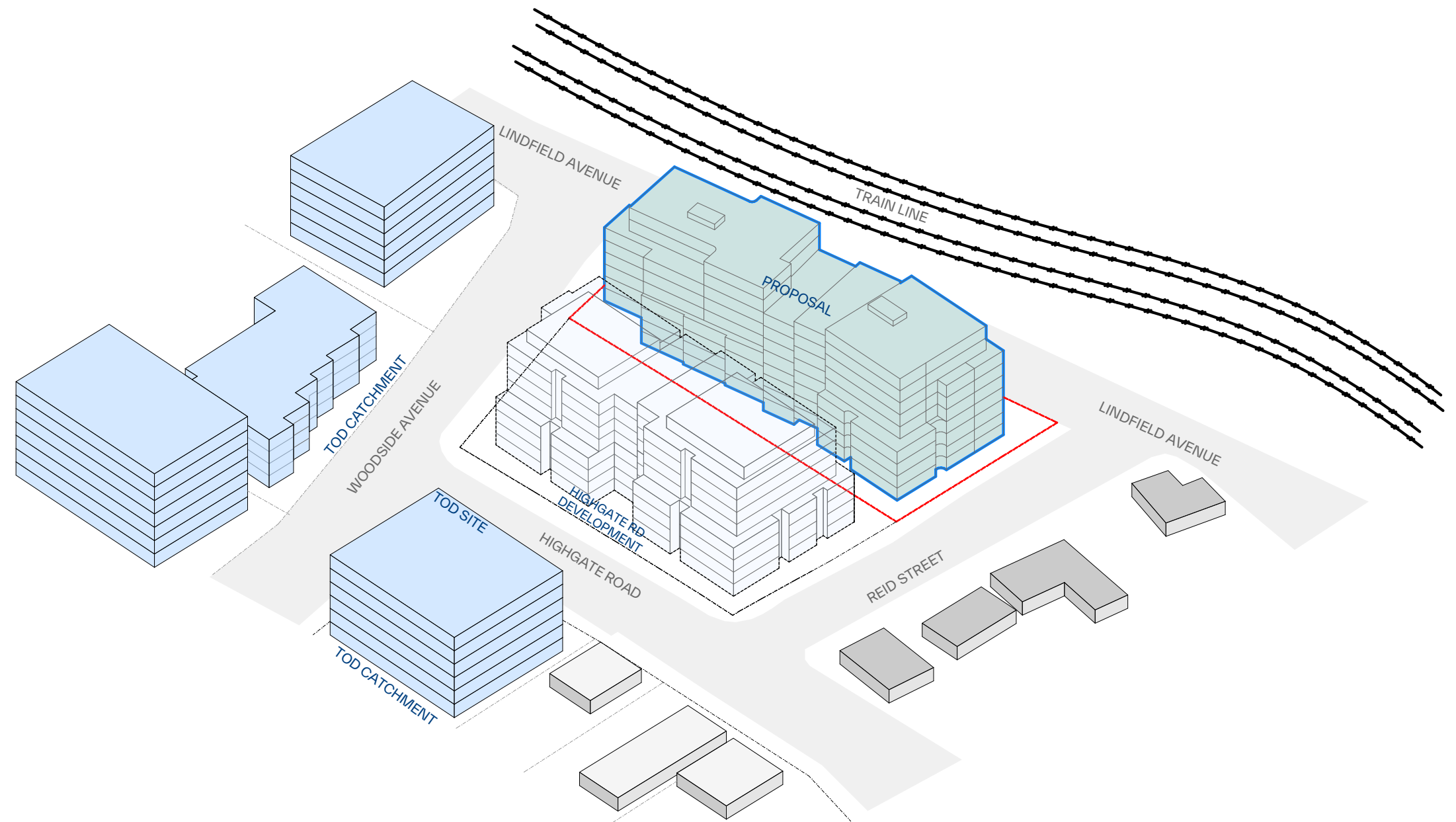
2b Havilah Road, Lindfield



59 Lindfield Ave, Lindfield, NSW

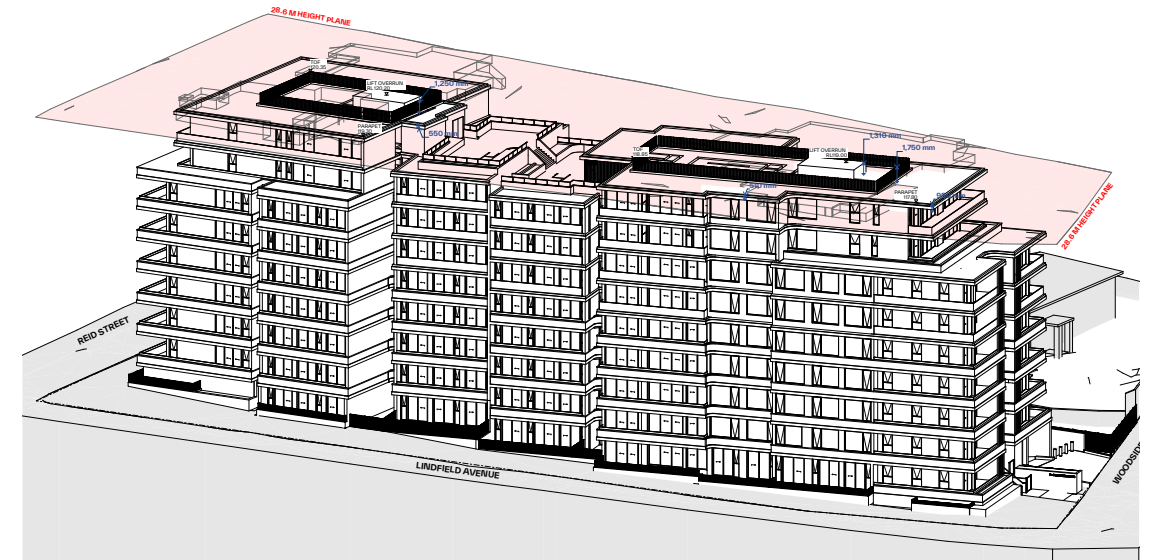
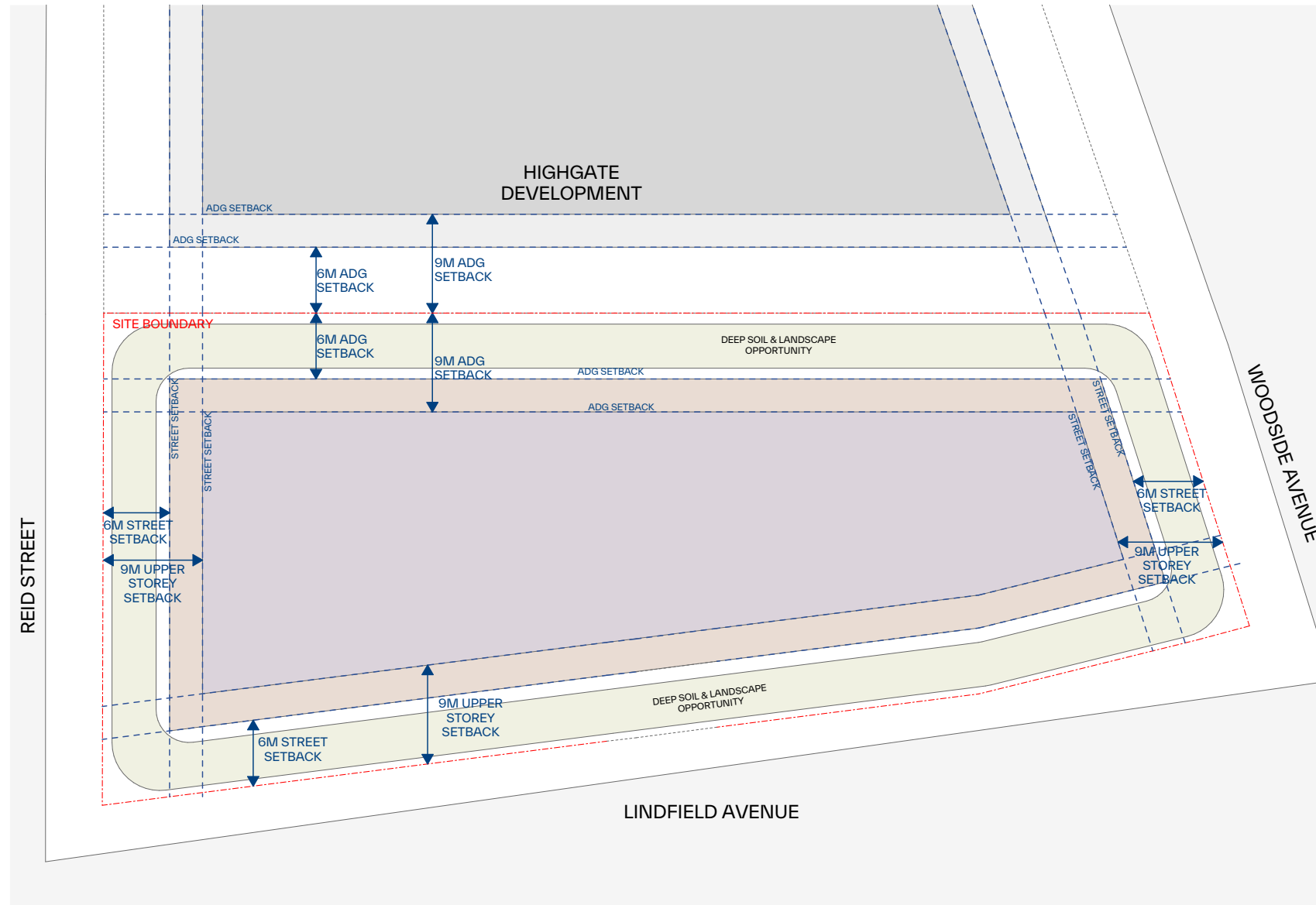
FUTURE CONTEXT

Consistent with Transport Oriented Development reform by NSW Department of Housing and Infrastructure. The immediate surrounding will undergo significant redevelopment to facilitate future residential growth within Lindfield precinct.



03. DESIGN STRATEGY

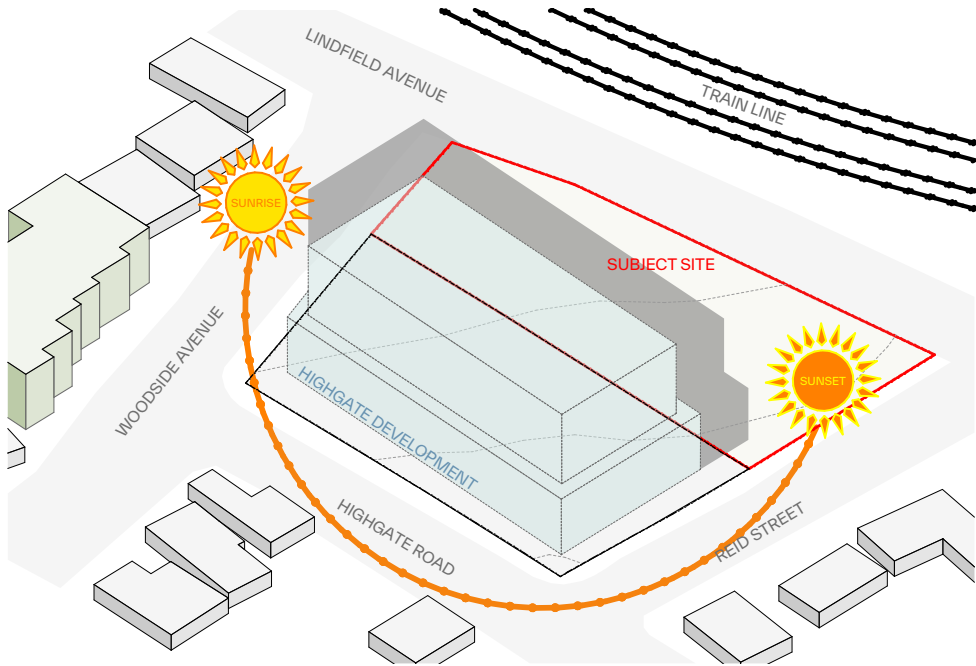
PLANNING CONTROL



The proposal allows for 6-meter street setback along all three street frontages: Reid Street, Woodside Avenue and Lindfield Avenue. Additionally, the rear setback to neighboring properties to the north is 6 meters, ensuring compliance with the ADG building separation requirements (habitable areas from ground level to level 3). From level 4 to level 8, the design steps back an additional 3 meters along both the street frontage and rear boundary, resulting in a 9-meter setback at these higher levels.

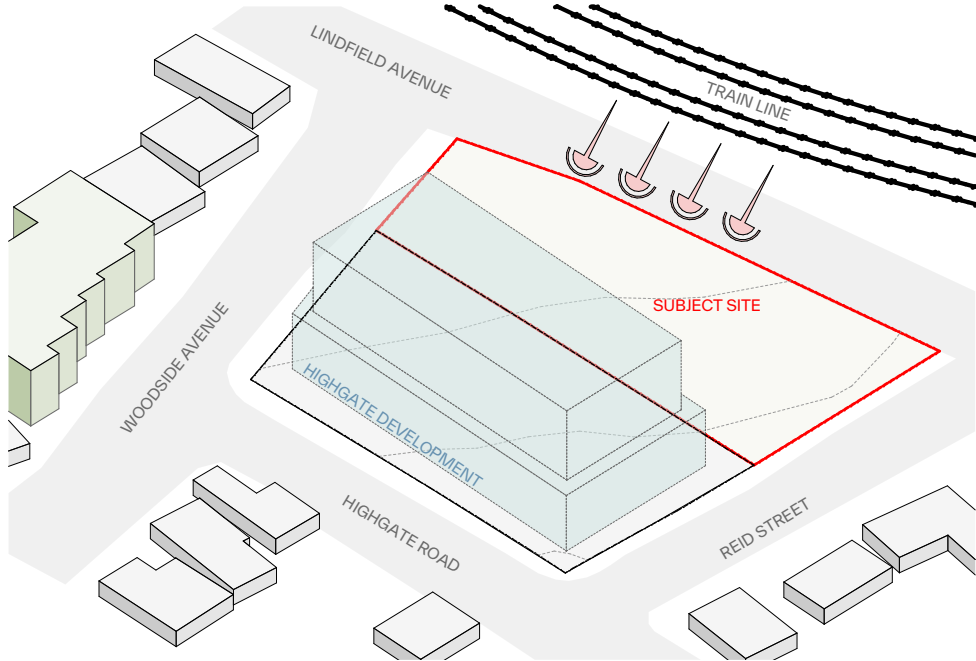
The applicable Height of Building (HOB) standard is 22 meters, as outlined in Chapter 5 - Transport Oriented Development (TOD) under SEPP Housing 2021. A 30% bonus has been applied, which increases the allowable HOB to 28.6 meters. The proposed building height remains within this allowable limit, with the exception of some encroachments at top level units (L08.3-building B and L8.05 - building A), lift overruns and building services plant located on the roof.

CONSTRAINTS & OPPORTUNITIES



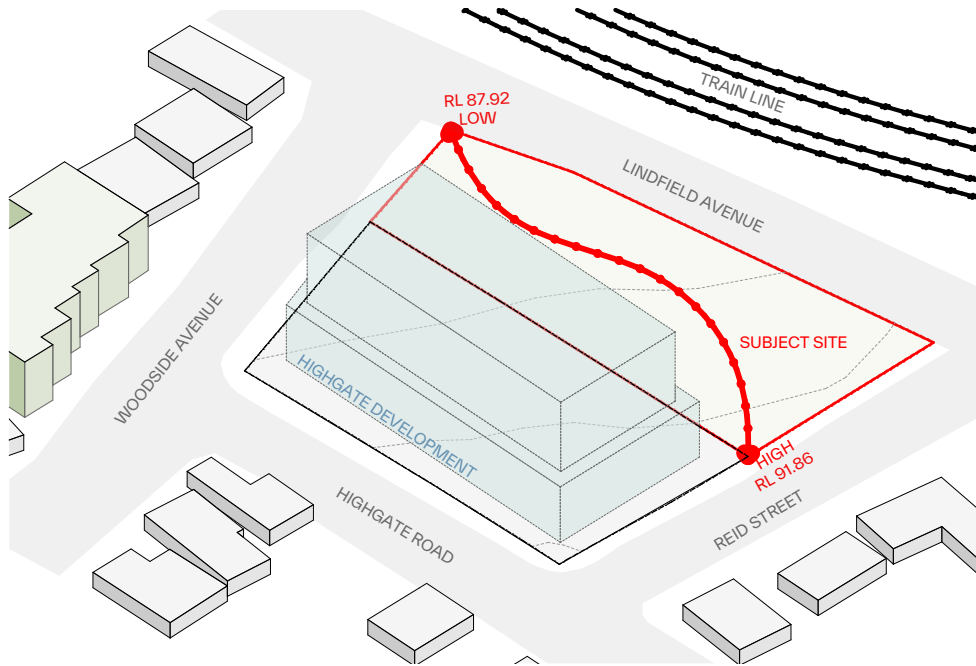
SOLAR ACCESS

Highgate development poses overshadowing impact onto the subject side.



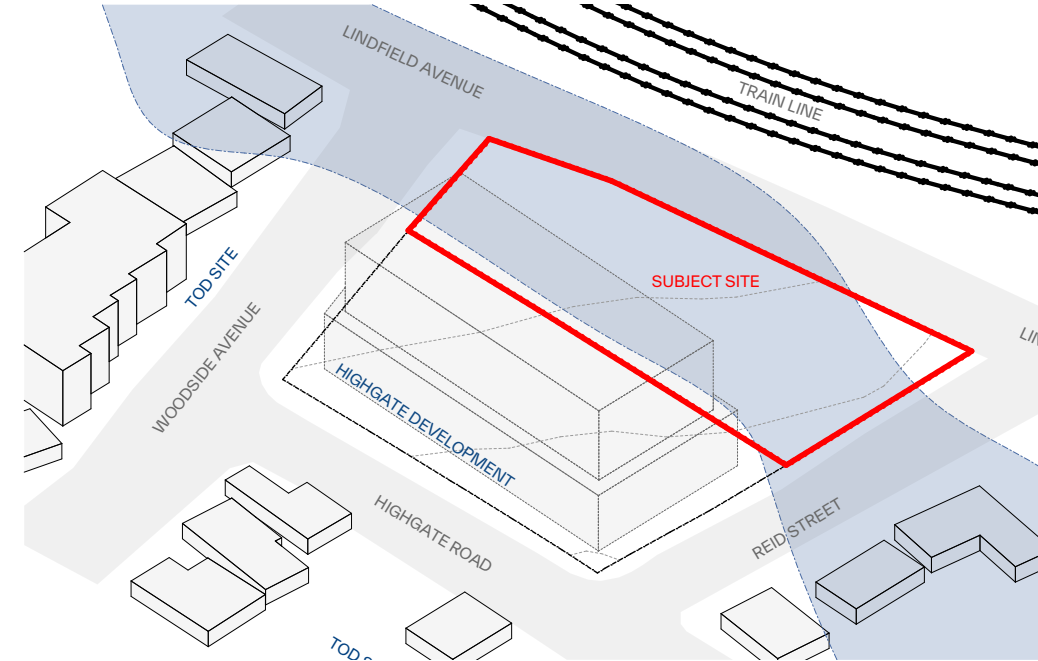
ACOUSTIC IMPACT

The side located close to the train light and subject to noise and vibration impact.



EXISTING TOPOGRAPHY

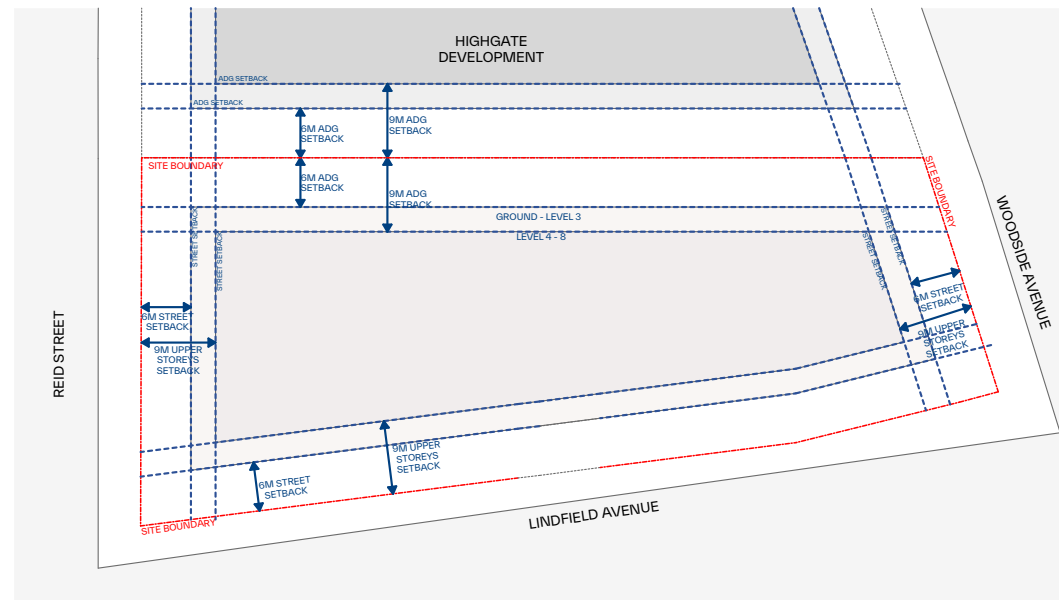
Steep natural fall of 3.94m from Reid Street down to Woodside Avenue.



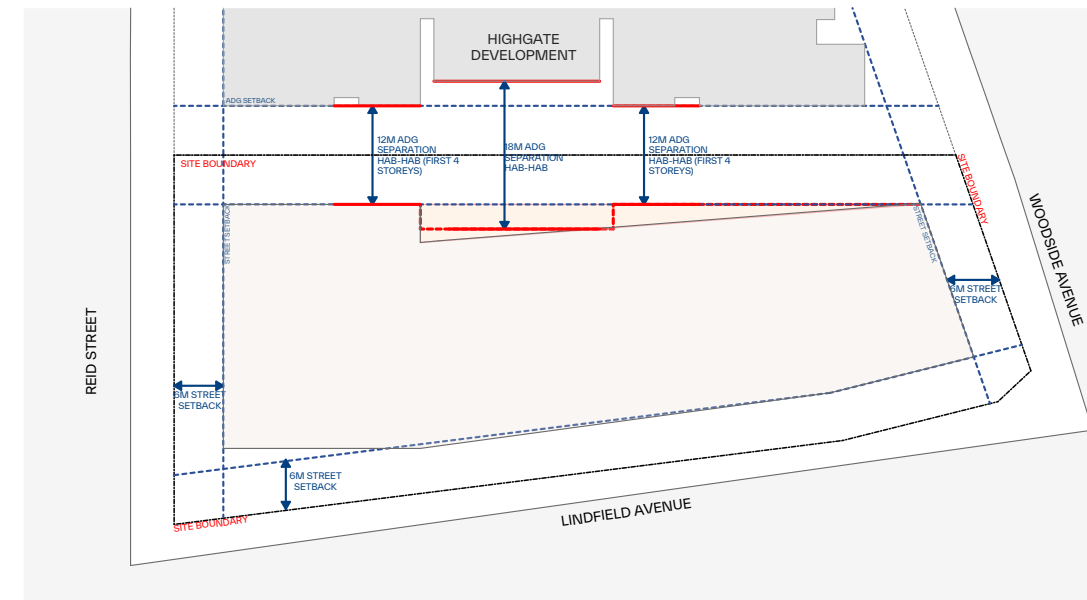
FLOOD AFFECTED AREA

Subject site located within flood affected area by overland flow.

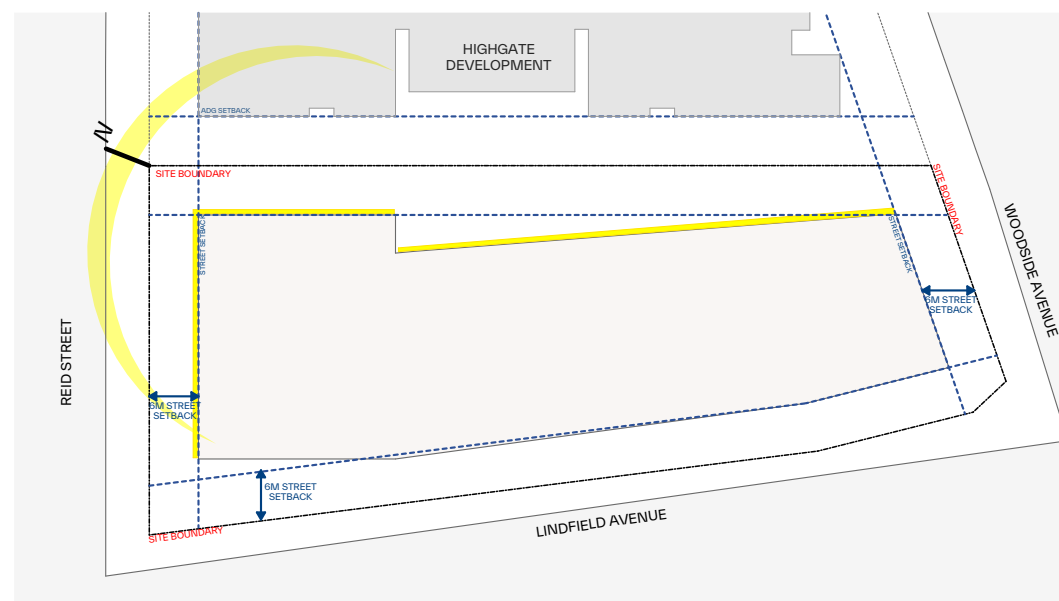
BUILDING FORM



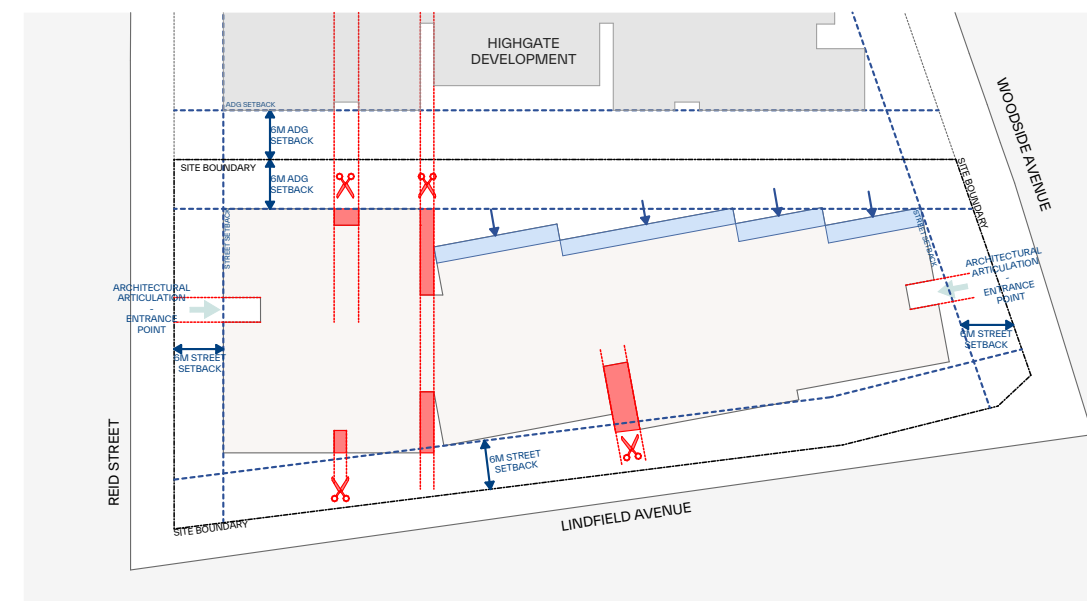
PLANNING ENVELOPE



BUILDING SEPARATION

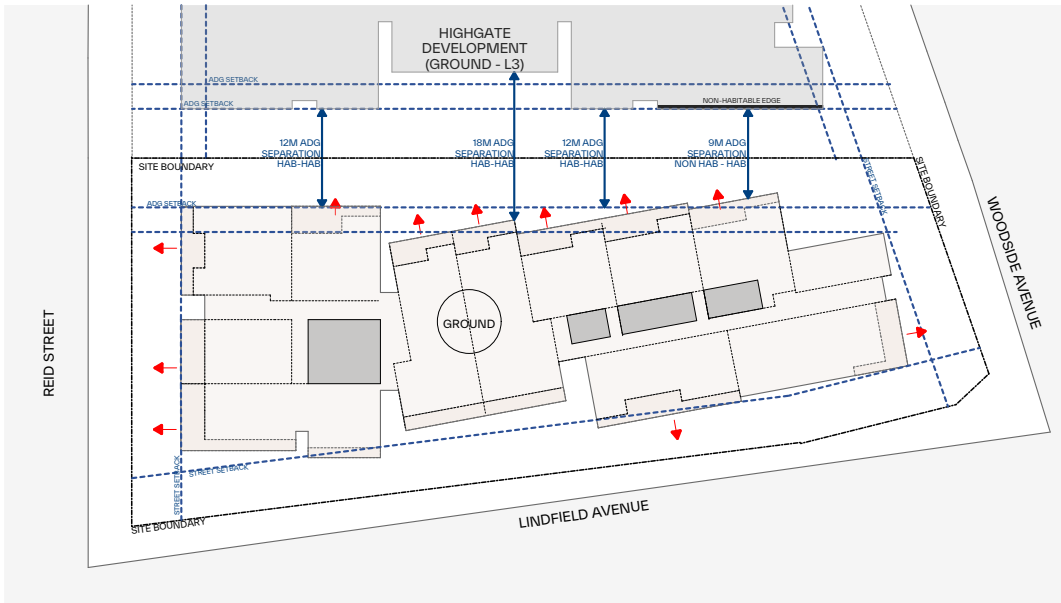


MAXIMIZE SOLAR ACCESS

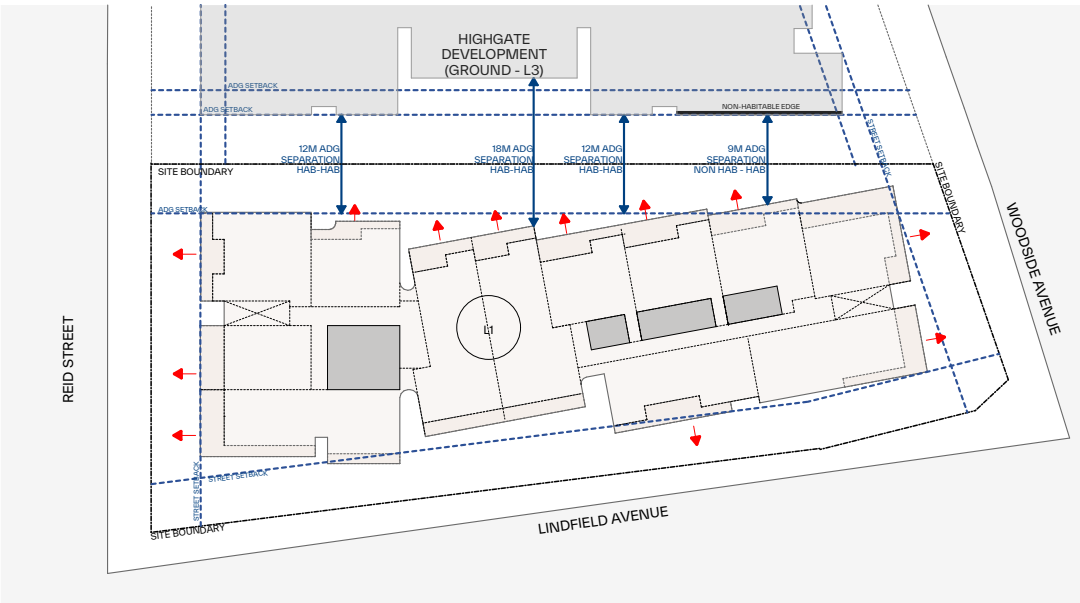


BUILDING ARTICULATION

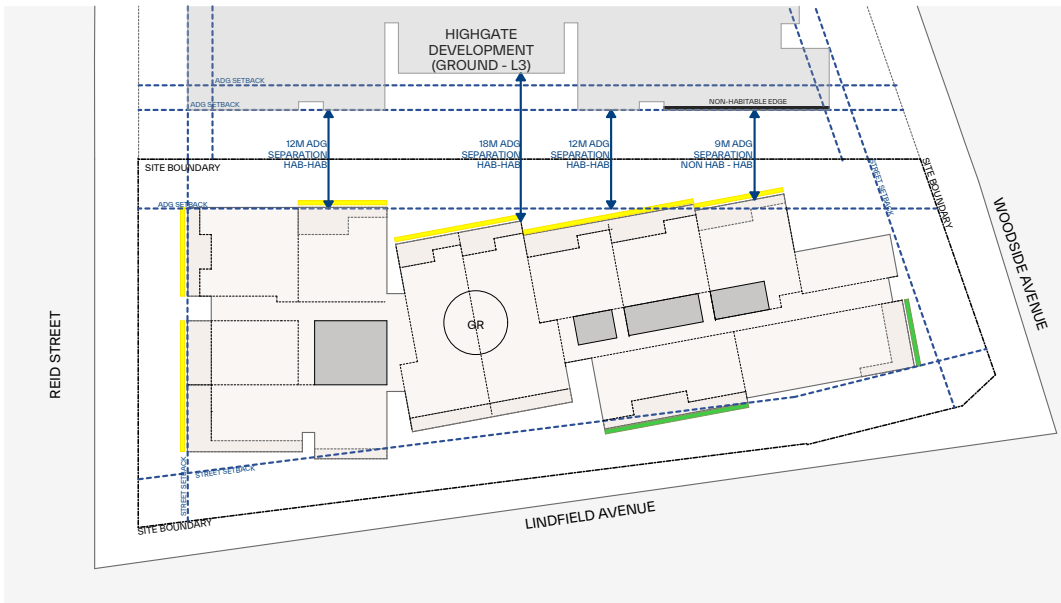
BUILDING SEPARATION & ORIENTATION



APARTMENT ORIENTATION - GROUND

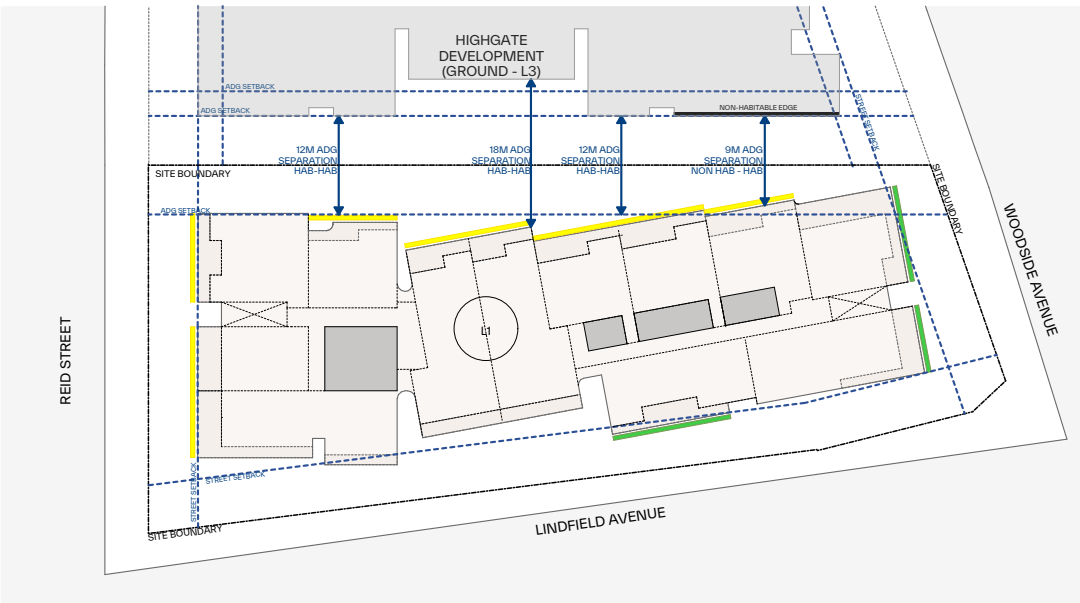


APARTMENT ORIENTATION - LEVEL 1



SOLAR ACCESS - GROUND

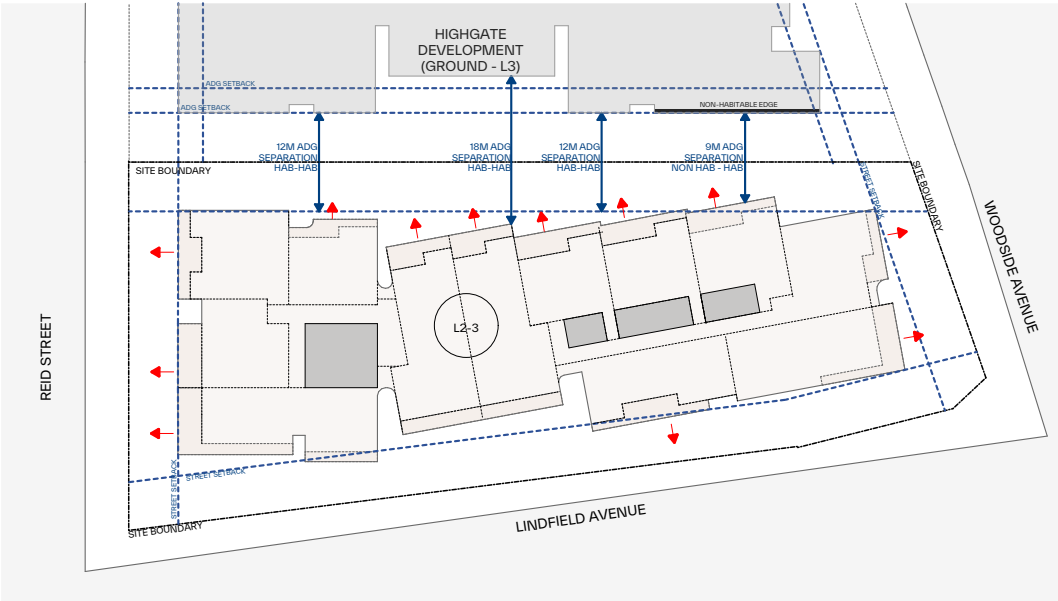
- SOLAR-FACING APARTMENT
- STREET-FACING APARTMENT



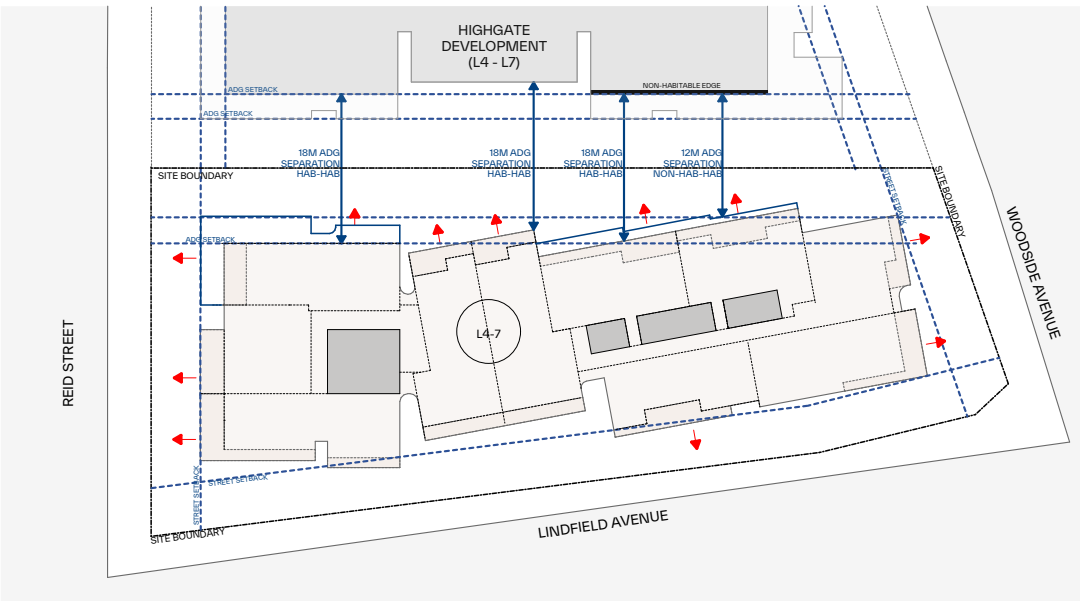
SOLAR ACCESS - LEVEL

- SOLAR-FACING APARTMENT
- STREET-FACING APARTMENT

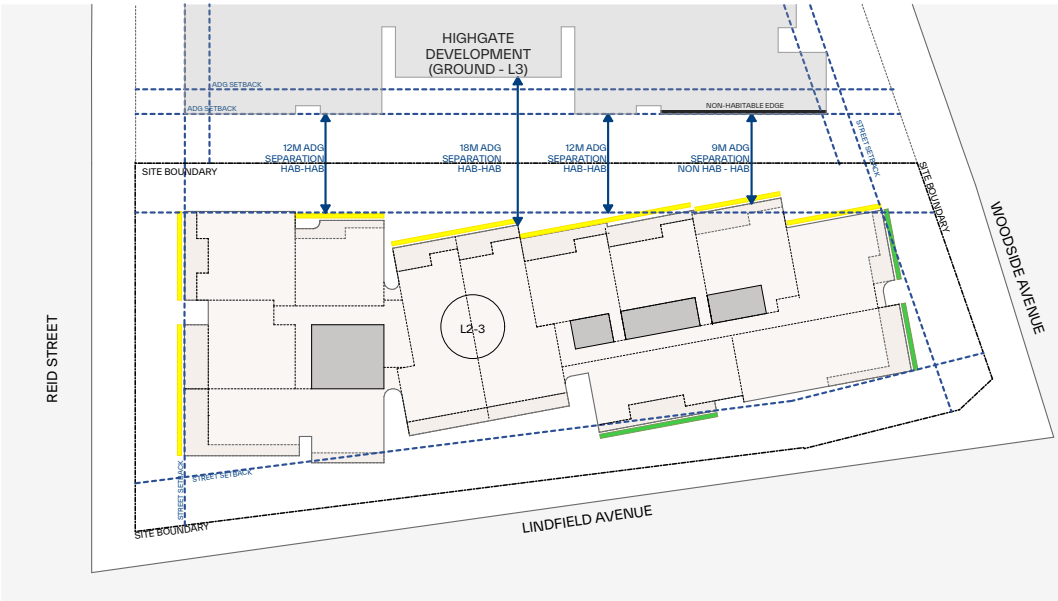
BUILDING SEPARATION & ORIENTATION



APARTMENT ORIENTATION - TYPICAL LEVEL 2-3

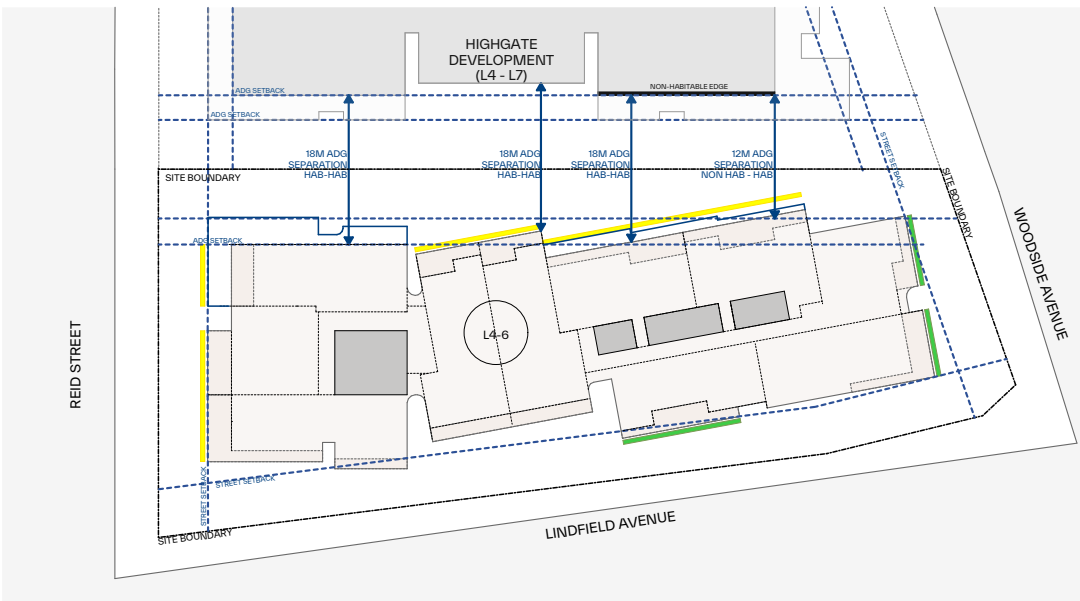


APARTMENT ORIENTATION -TYPICAL LEVEL 4-6



SOLAR ACCESS - TYPICAL LEVEL 2-3

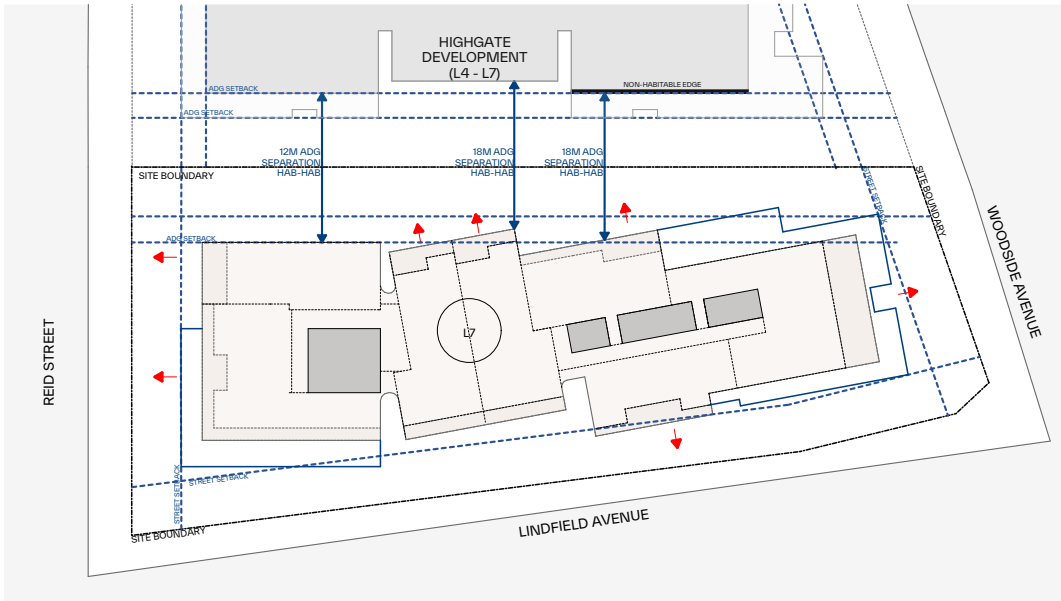
- SOLAR-FACING APARTMENT
- STREET-FACING APARTMENT



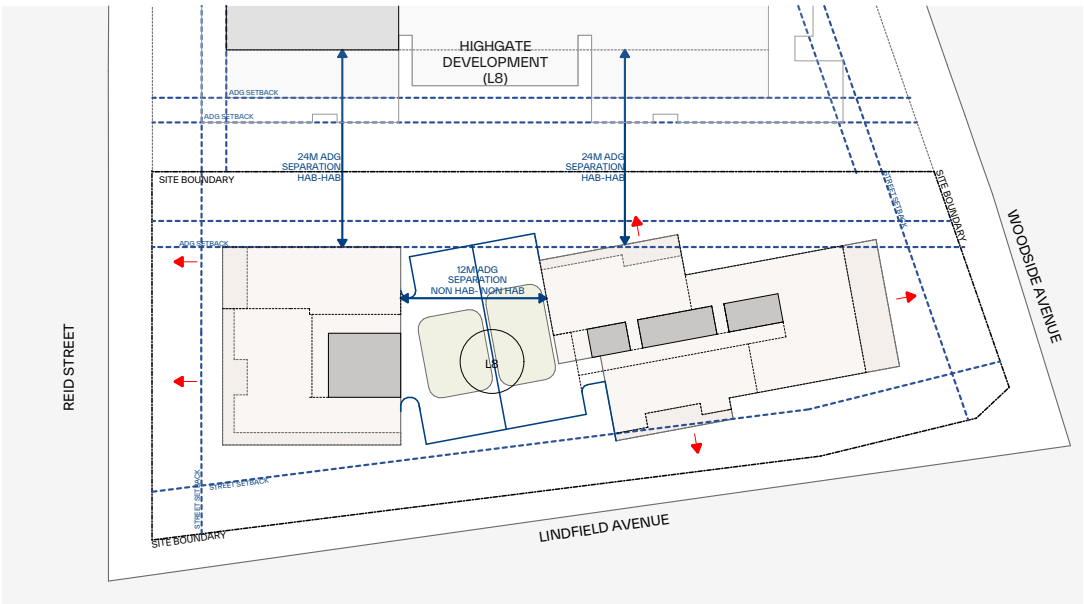
SOLAR ACCESS - TYPICAL LEVEL 4-6

- SOLAR-FACING APARTMENT
- STREET-FACING APARTMENT

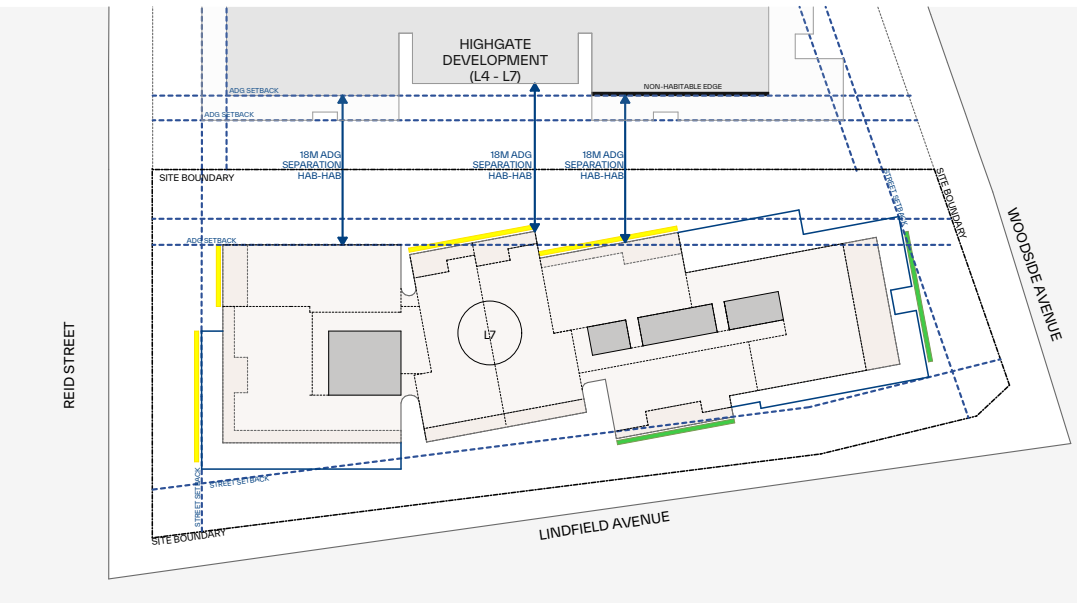
BUILDING SEPARATION & ORIENTATION



APARTMENT ORIENTATION - LEVEL 7

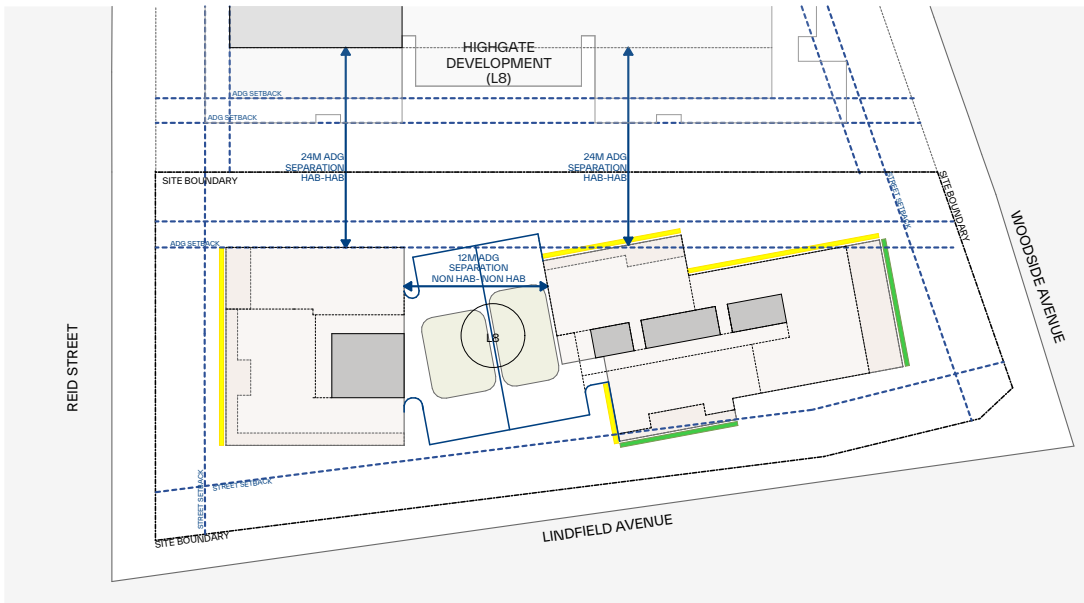


APARTMENT ORIENTATION - LEVEL 8



SOLAR ACCESS - LEVEL 7

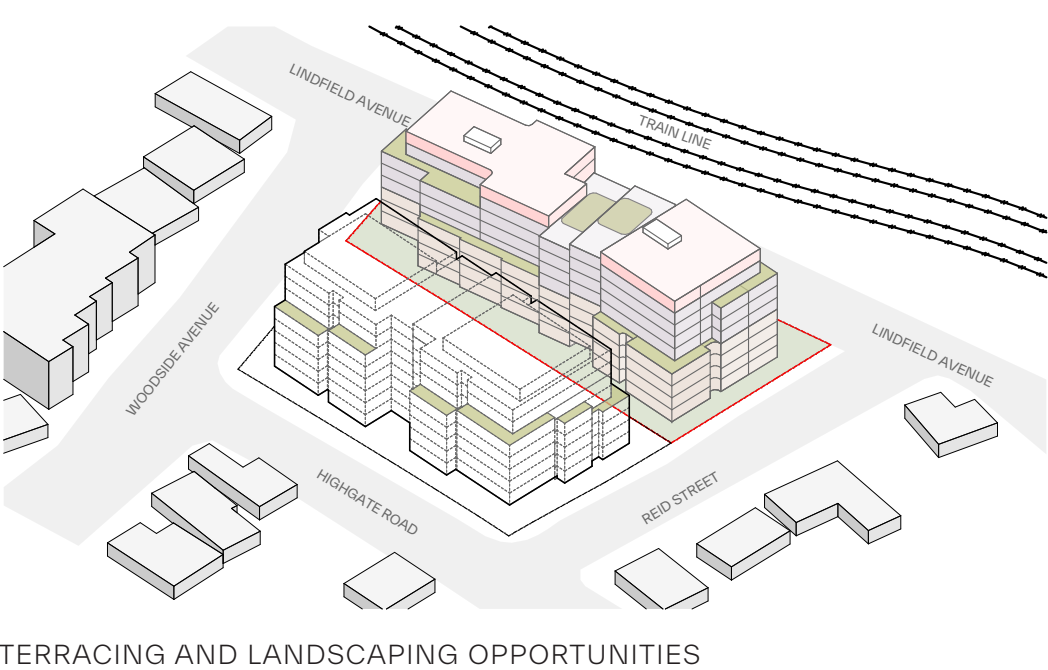
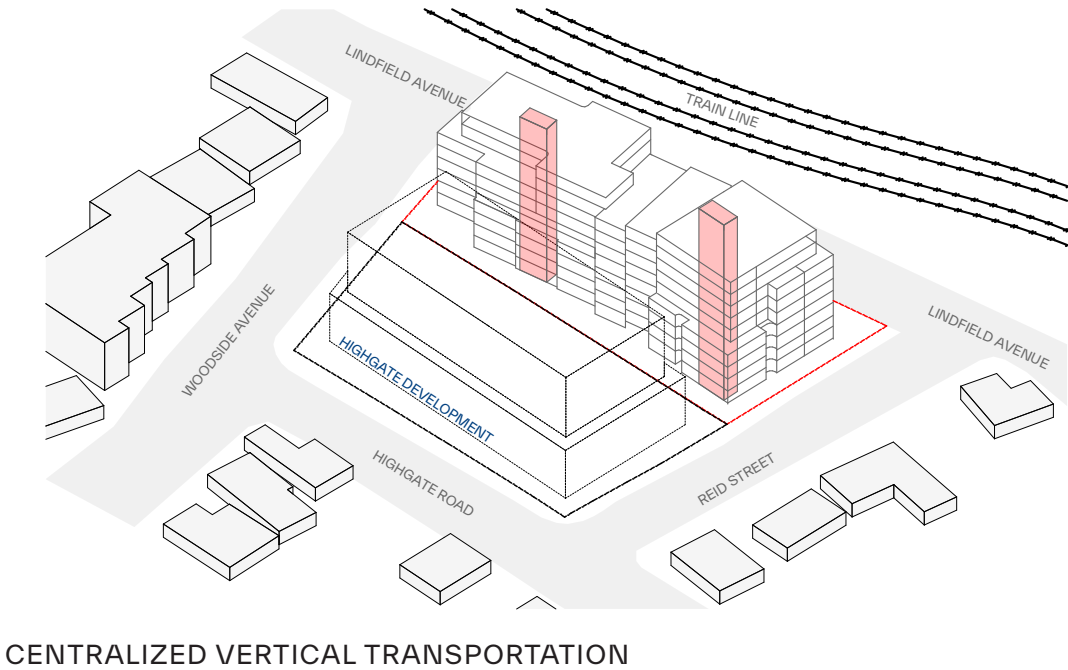
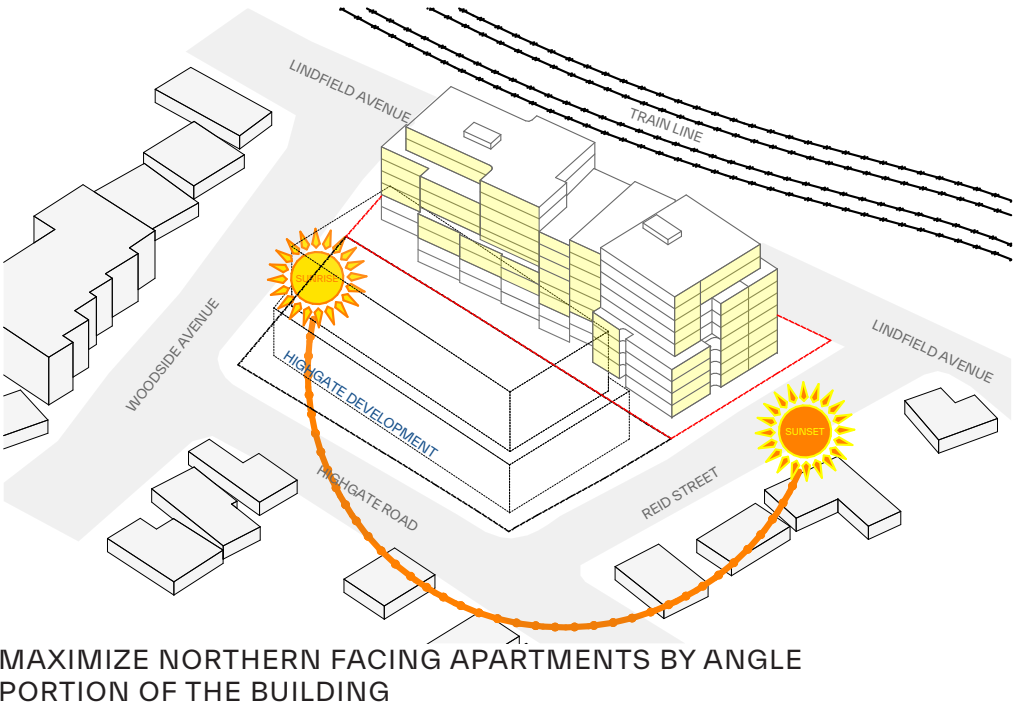
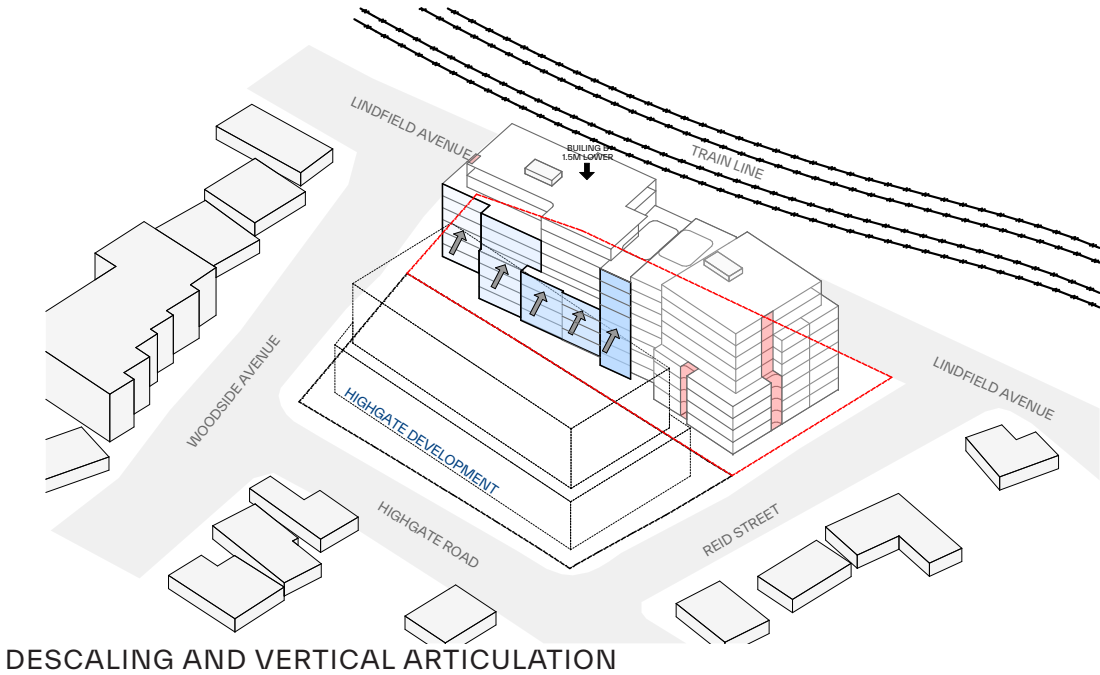
- SOLAR-FACING APARTMENT
- STREET-FACING APARTMENT



SOLAR ACCESS - LEVEL 8

- SOLAR-FACING APARTMENT
- STREET-FACING APARTMENT

BUILDING ARTICULATION



04. THE PROPOSAL

PROPOSAL

In this report the proposal for **1-3 Reid Street & 2-4 Woodside Avenue, Lindfield** is explained by using the Design Quality Principles listed in the Statement Environment Planning Policy 2021 - Design Quality of Residential Apartment Development under the Environmental Planning and Assessment Act 1979, as well as others relevant design guidelines.

The design proposal is as follows:

- Demolition of all existing buildings and structures on site;
- Site preparation works, excavation and tree removal;
- Construction of a residential flat building (RFB) development comprising of;
 - 89 residential apartments inclusive of 23 affordable apartments over 9-storey building
 - 2 levels of basement car parking
 - Associated landscaping and public domain works



The proposed planning envelope maintains a 6-meter setback along Reid Street, Lindfield Avenue, Woodside Avenue, and the rear boundary, in accordance with the ADG requirements for building separation.

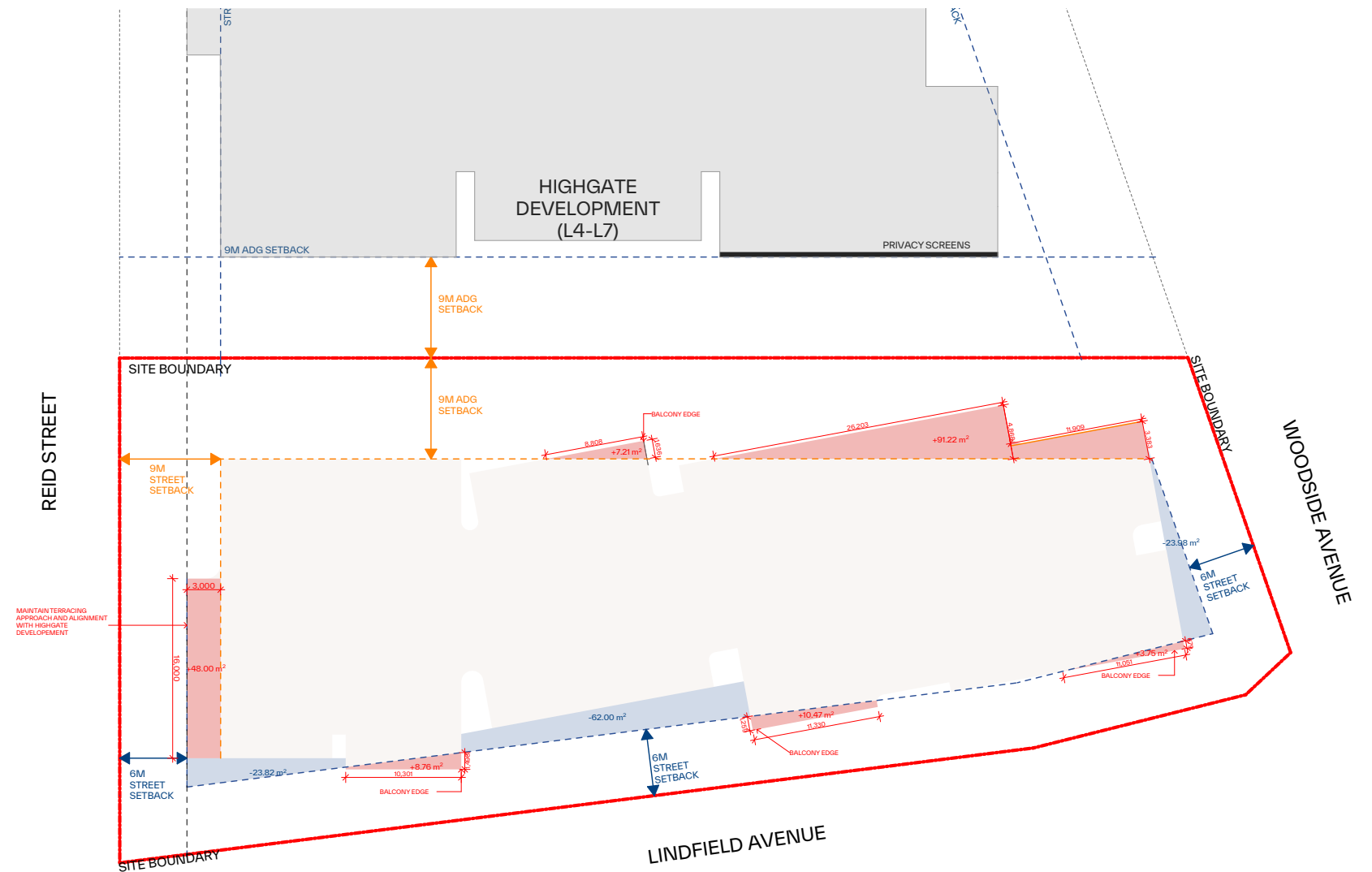
To enhance solar access and internal amenity, the building form has been carefully angled within the site. These localised protrusions are offset by deliberate recesses elsewhere along the façade for further articulation, extending beyond the minimum setback. This approach achieves a balanced, site-responsive design that aligns with both planning objectives and architectural intent.



PLANNING ENVELOPE - SETBACKS

From Level 4 to Level 6, the planning envelope steps back to achieve a 9-meter rear setback, while maintaining the 6-meter street setbacks along the street frontages. This configuration also introduces a terraced form along the Reid Street elevation, continuing the design language established in the adjacent Highgate Road proposal. The south-eastern portion of the proposal envelope has been strategically angled to maximise solar access to the apartments, resulting in a partial encroachments into the 9-meter rear setback. Despite these upper-level encroachments, the design continues to prioritise visual privacy in accordance with ADG objectives for building separation.

As both the subject site and the adjacent Highgate Road development have been proposed by the same team, privacy considerations have been approached in a coordinated and integrated manner. Fixed privacy screens have already been incorporated into the Highgate Road proposal, and the subject site presents further opportunities for complementary measures—such as balcony screening and landscaped buffers. These targeted interventions are intended to mitigate potential overlooking and ensure a high level of residential amenity across both developments.



LEVEL 4 -LEVEL 6 ENVELOPE

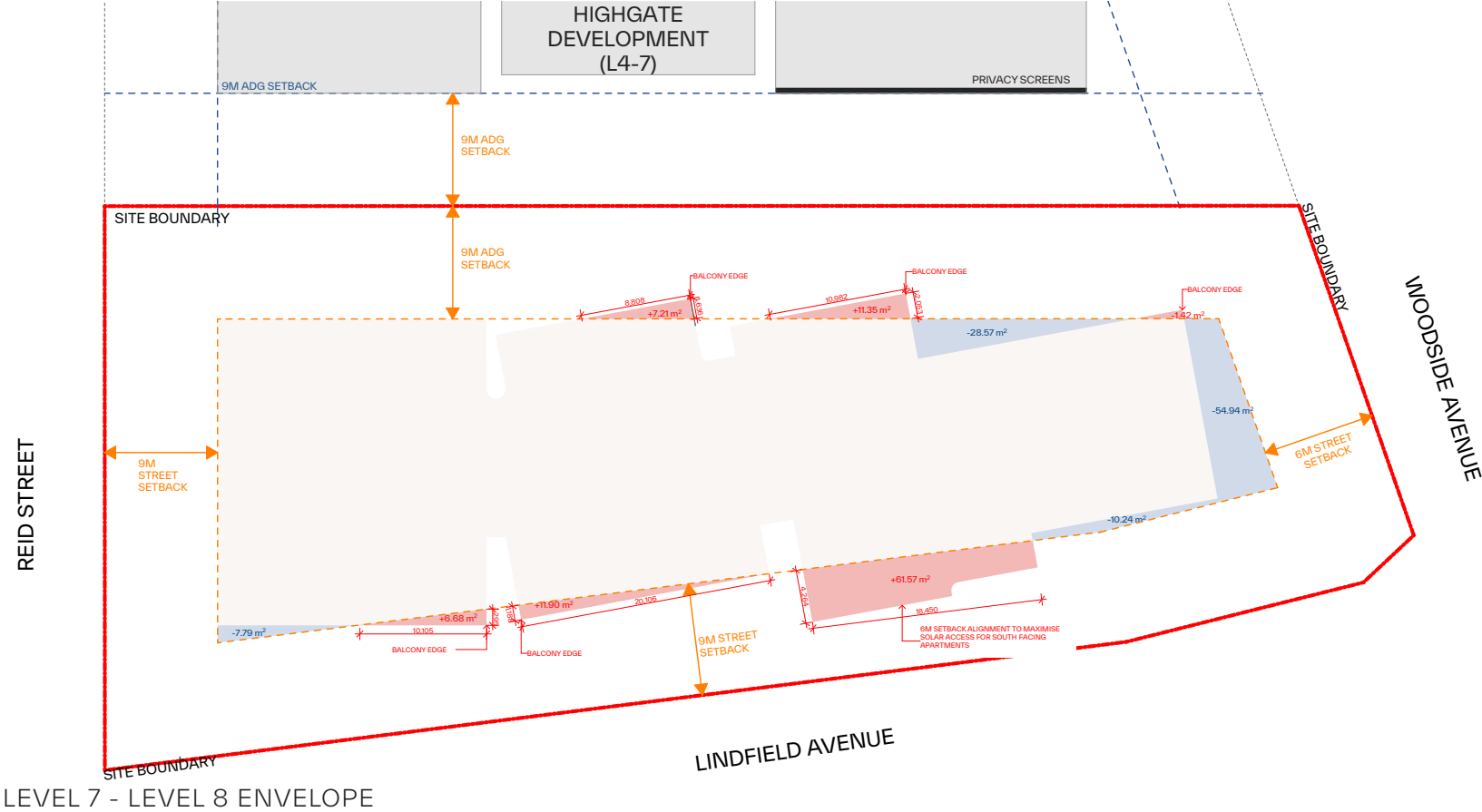
Key

- 1. Proposal footprint
- 2. Receded area
- 3. Area extend beyond 6m setbacks

PLANNING ENVELOPE - SETBACKS

The southern portion of the building encroaches into the 9-metre setback along Woodside Avenue, primarily due to the site's constrained and elongated configuration. This design decision has been carefully considered to enhance the internal amenity of the south-facing apartments. By extending these areas outward, the building achieves deeper living spaces that offer improved spatial functionality and flexibility in layout. Furthermore, the orientation allows for increased solar access for these south facing apartments.

Refer to Architectural floor plans below for detail building separation study.



Key

- 1. Proposal footprint
- 2. Receded area
- 3. Area extend beyond 6m setbacks

PLANNING ENVELOPE - HOB

The site permits a maximum building height of 28.6 metres. In accordance with the Transport Oriented Development (TOD) provisions and the 30% height bonus permitted under the SEPP Housing 2021 – Infill Affordable Housing scheme, the proposal has been carefully designed to comply with the relevant planning controls.

The building predominantly sits within the 28.6-metre height plane, with some exceptions at the roof level. These include limited portions of Unit 8.03’s ceiling and roof parapet, along with the lift overrun and roof services plant enclosure—elements essential to the building’s functionality and residential amenity.

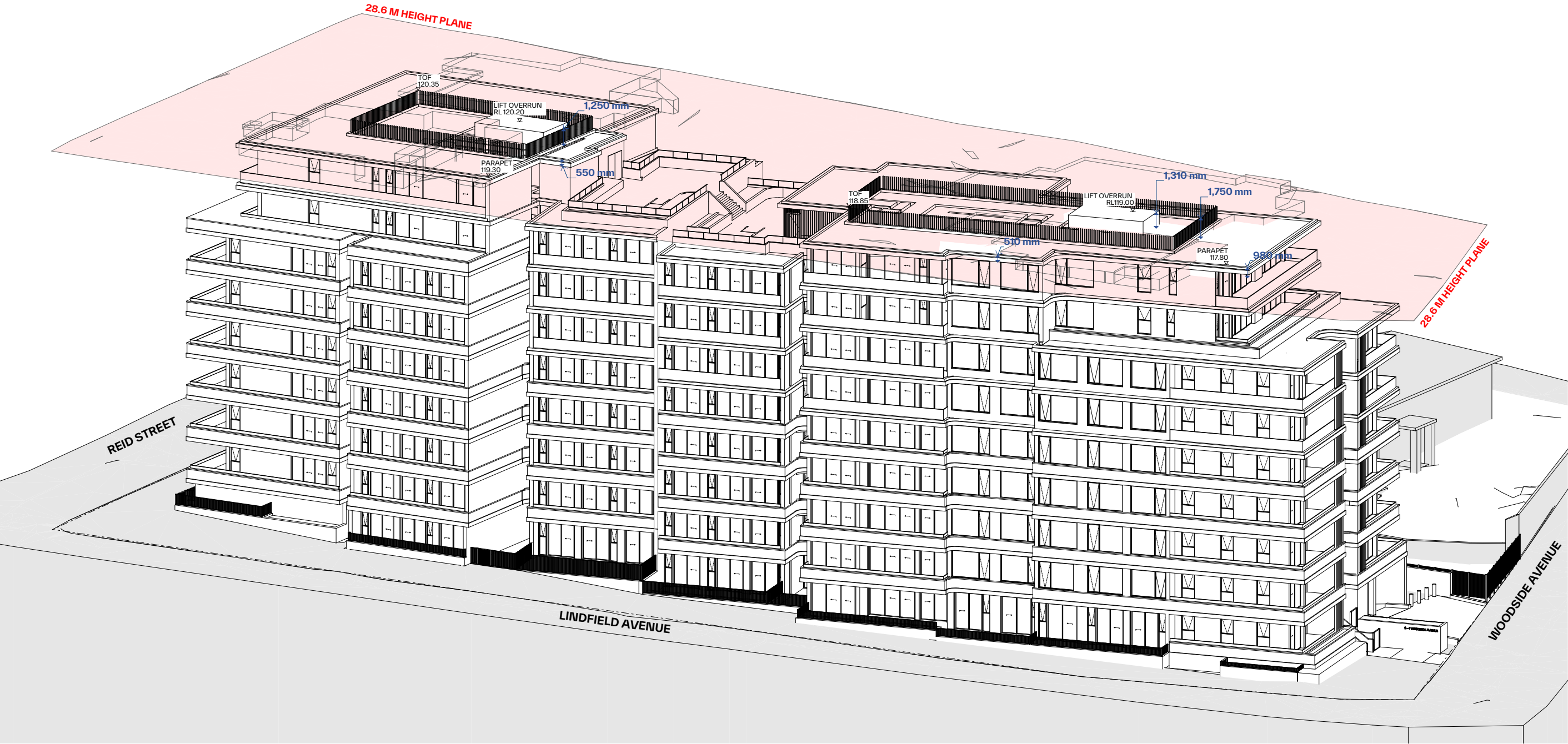
A consistent floor-to-floor height of 3,150 mm has been adopted to accommodate structural transfer zones and essential building services. This considered approach not only ensures construction efficiency but also allows for long-term adaptability.

The site’s steep natural topography—falling from Reid Street down to Woodside Avenue—and its flood prone condition by overland flow nature have been carefully addressed through the design of the building’s floor levels. Flood protection measures have been integrated, which in some instances result in partial encroachments above the height limit. However, the proposed section illustrates that these exceedances are offset by other portions of the building that remain well below the height plane, resulting in a well-balanced and contextually appropriate built form.

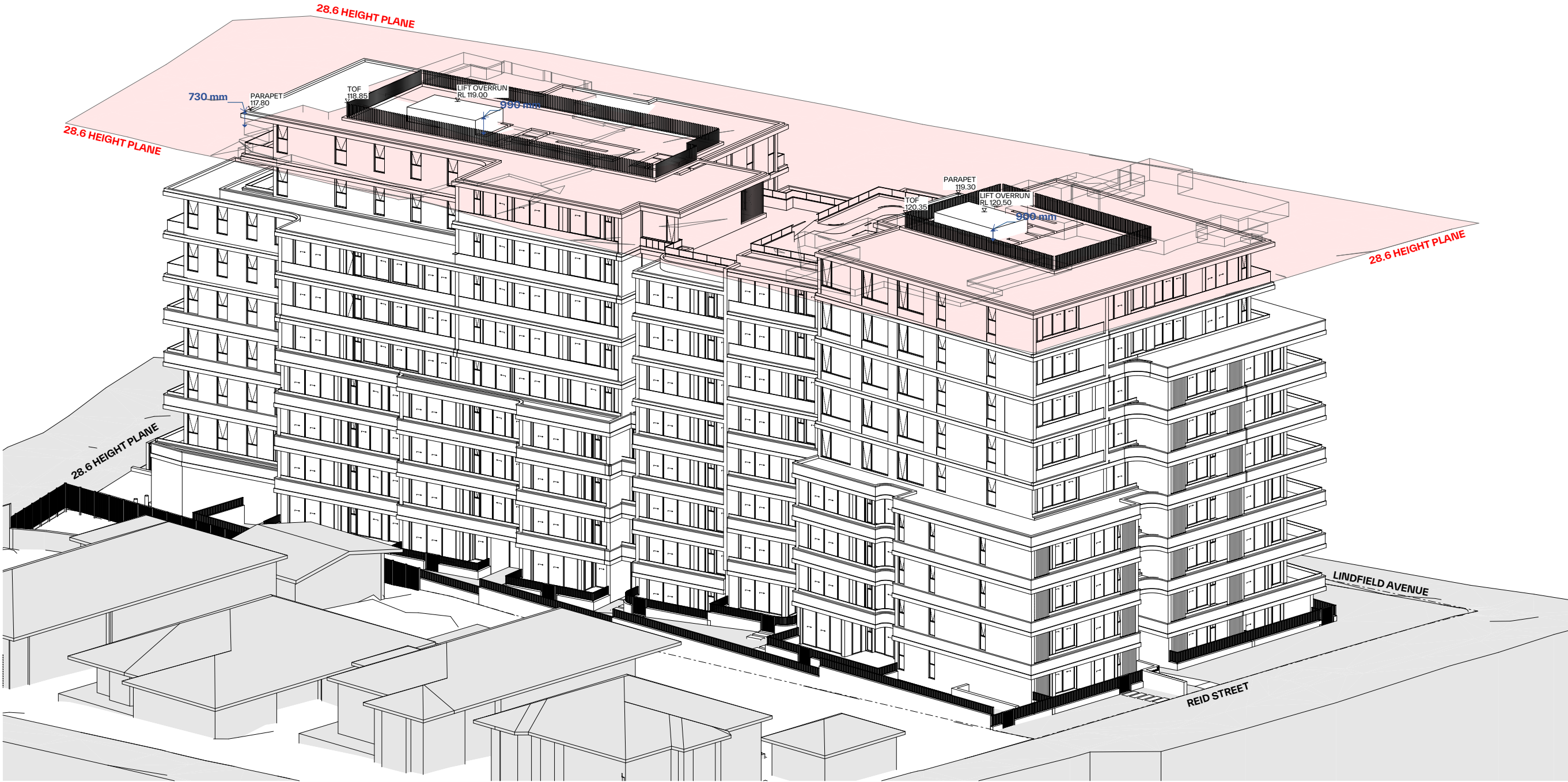


- Key
- 1. Allowable Height Plane
 - 2. Area under 28.6m height plane
 - 3. Area above 28.6m height plane

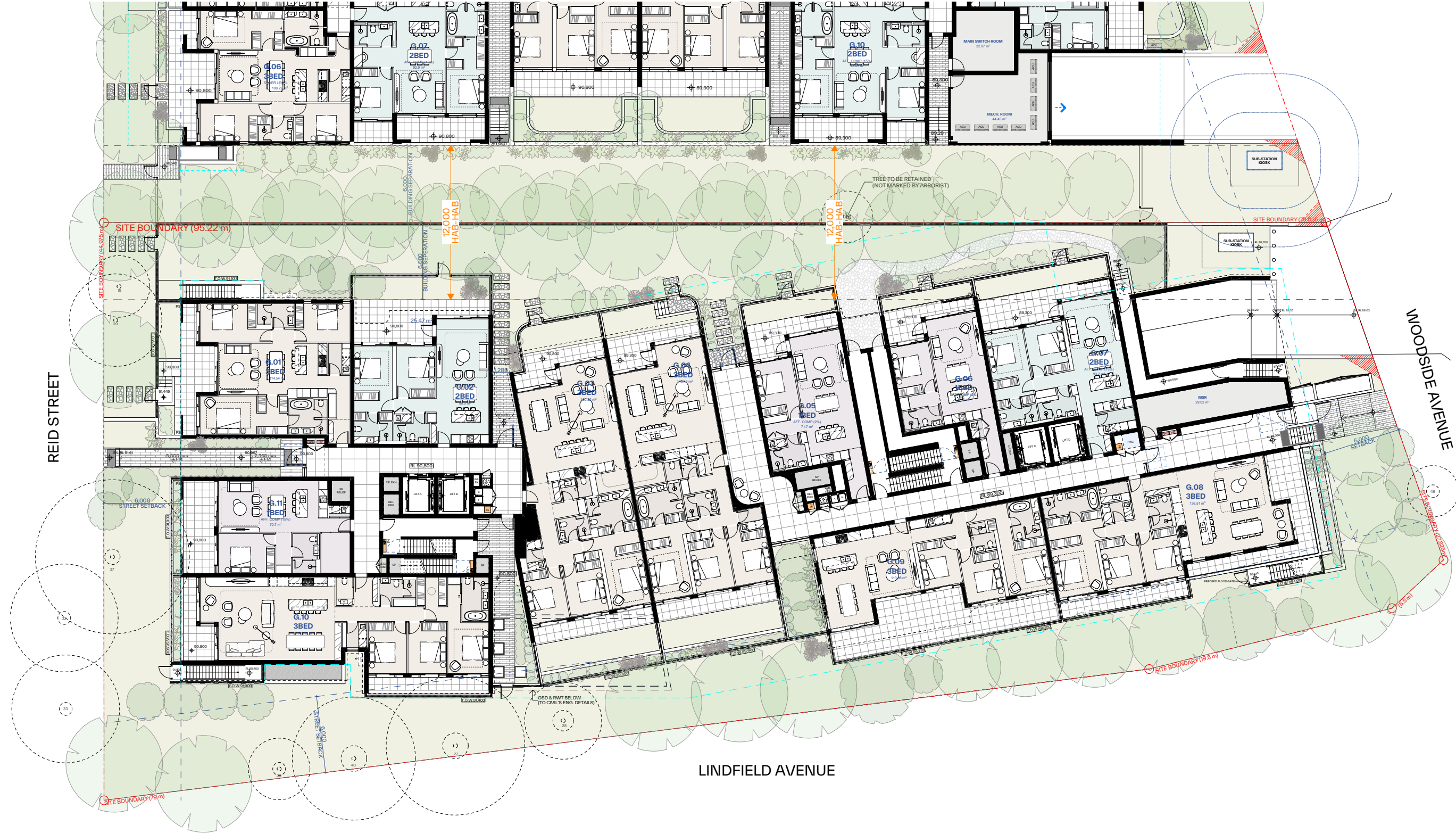
PLANNING ENVELOPE - HOB



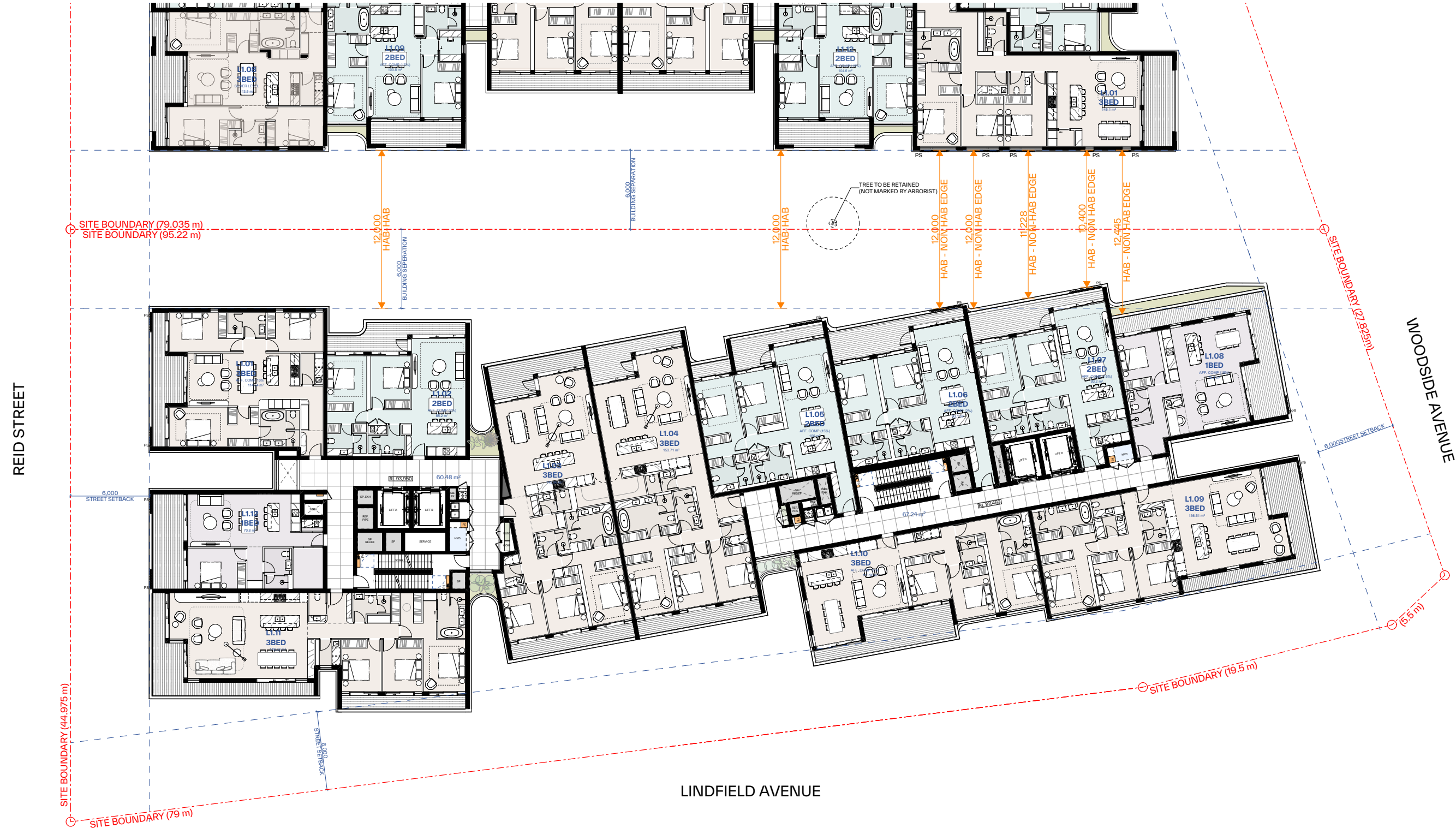
PLANNING ENVELOPE - HOB



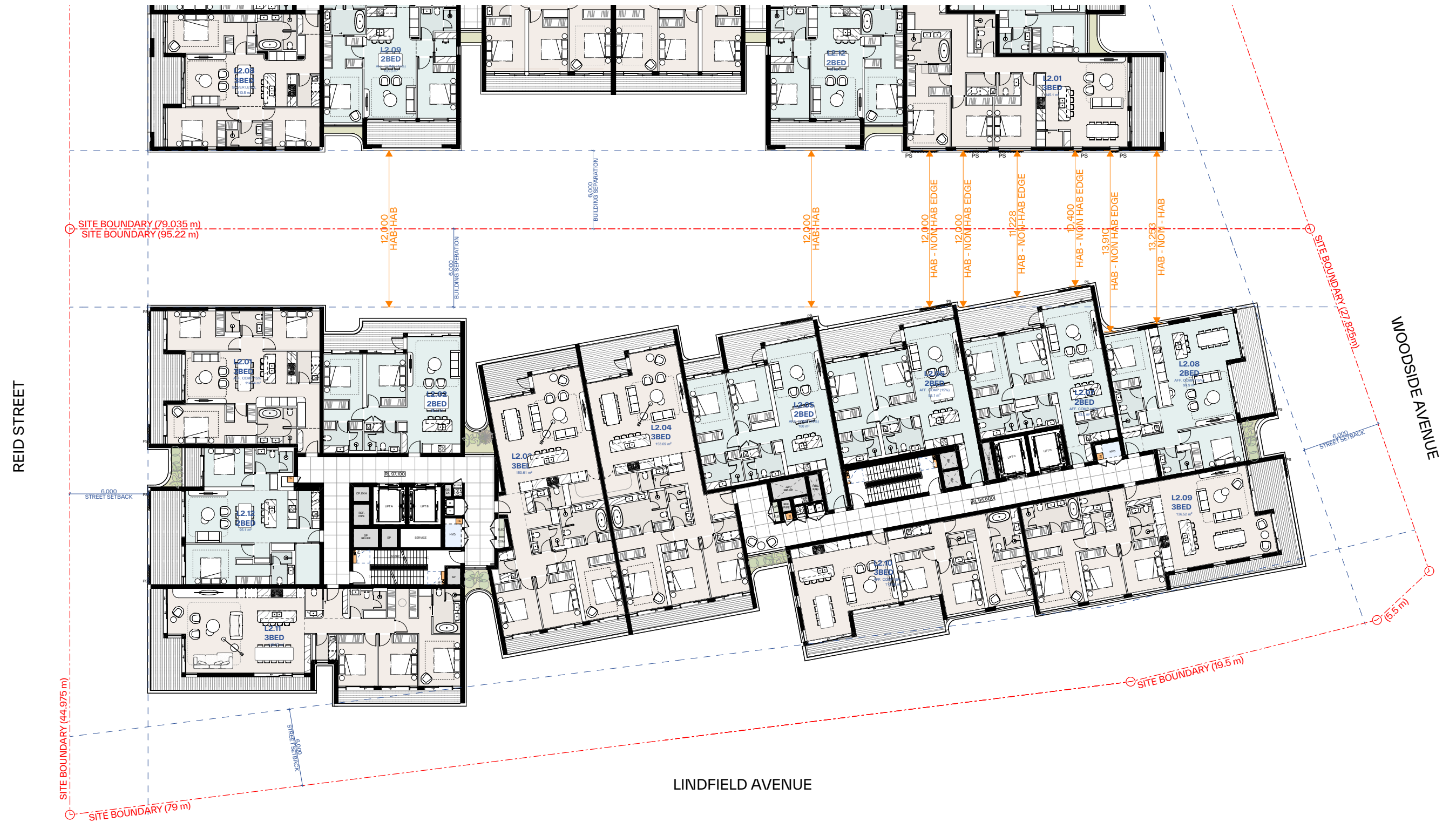
GROUND FLOOR PLAN



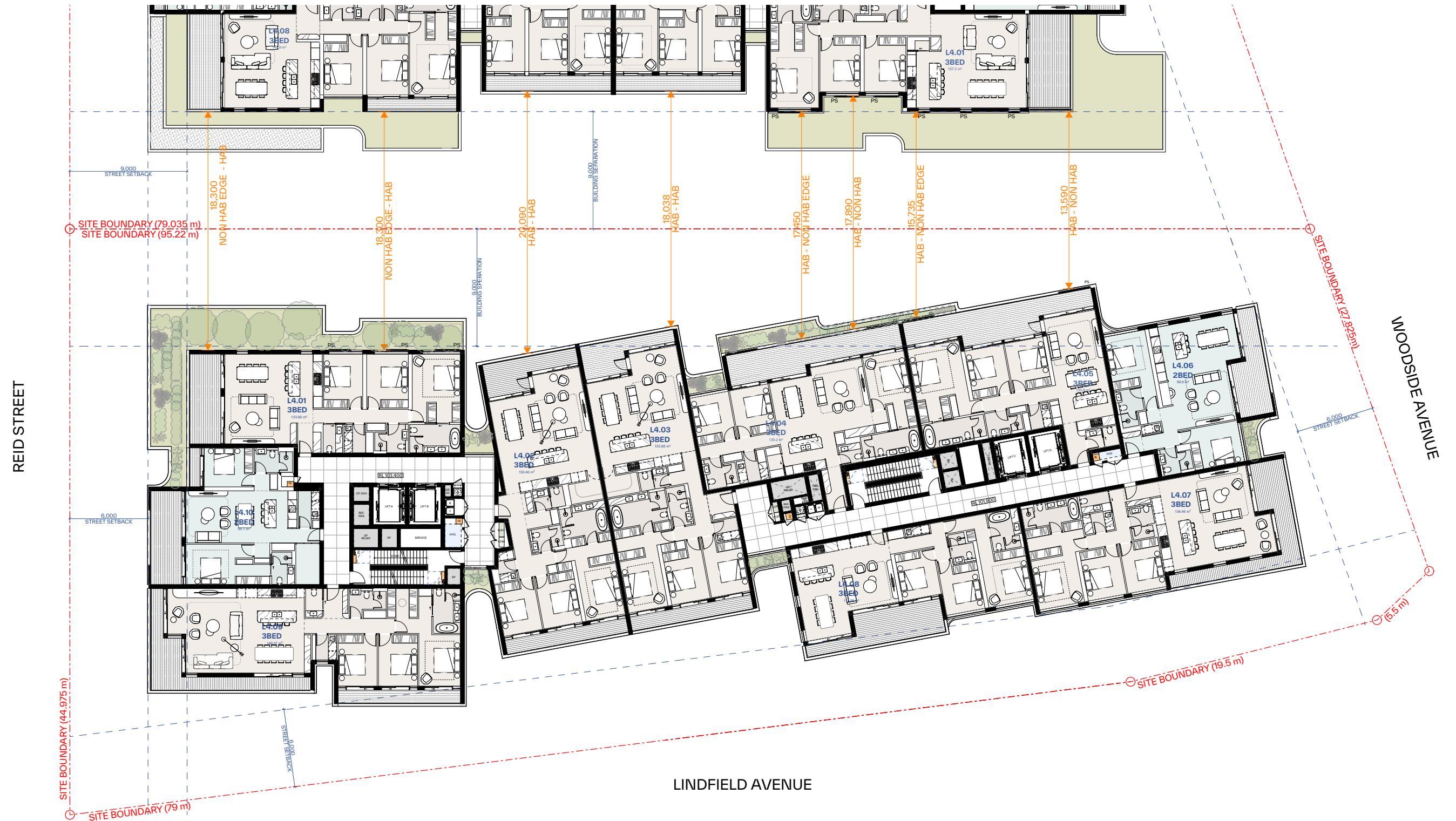
LEVEL 1 PLAN



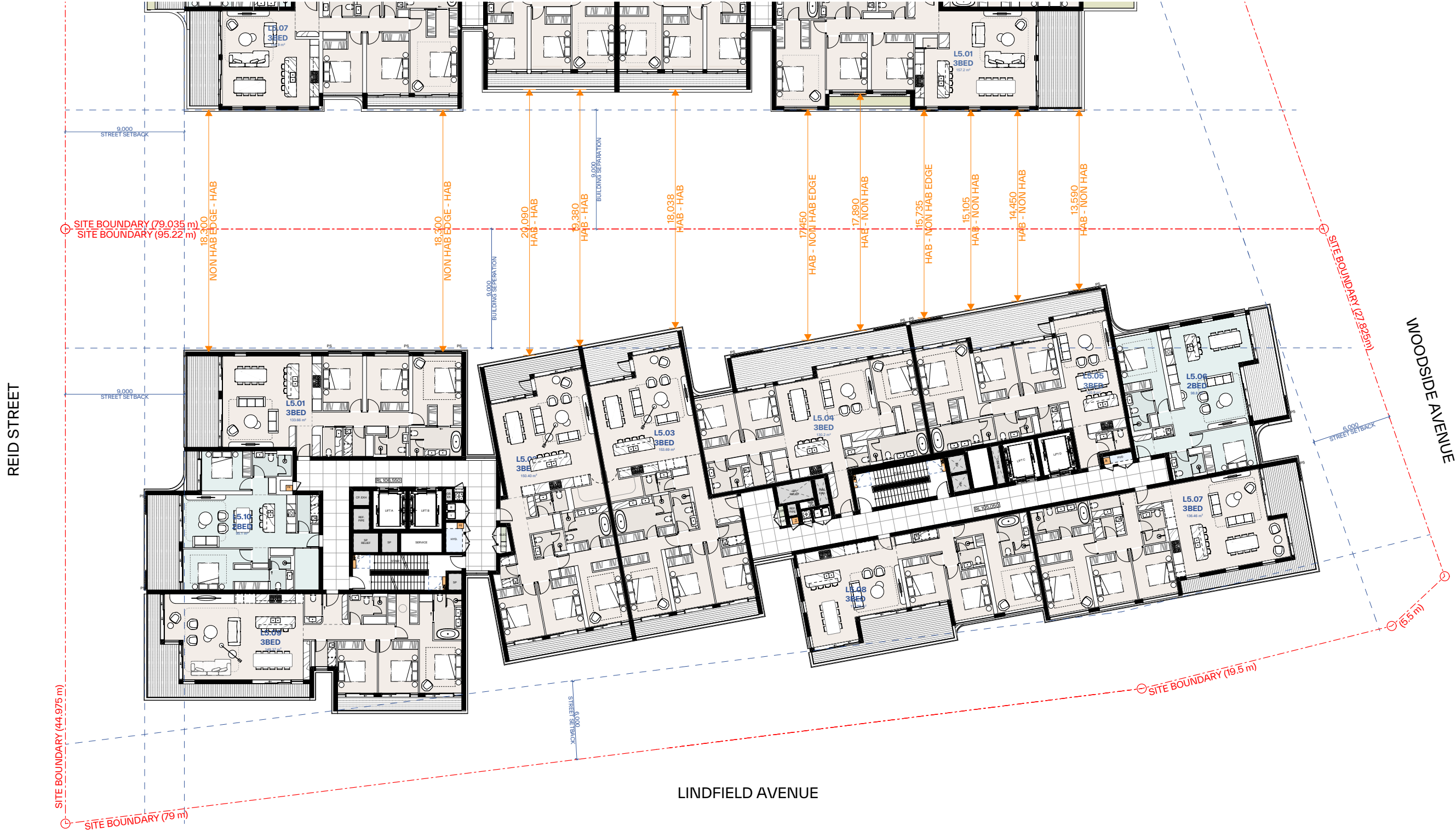
TYPICAL LEVEL 2 - 3 PLAN



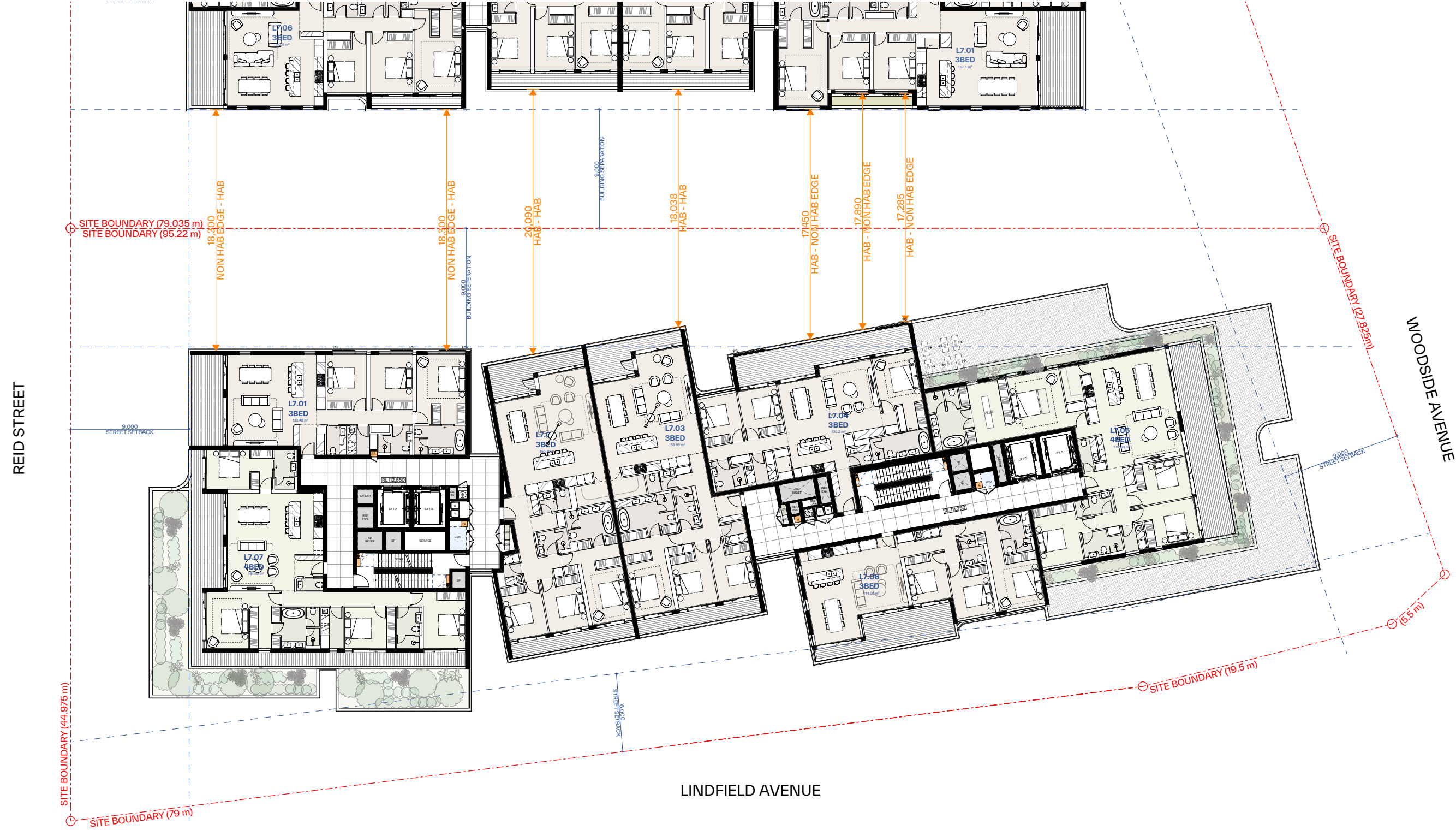
LEVEL 4 PLAN



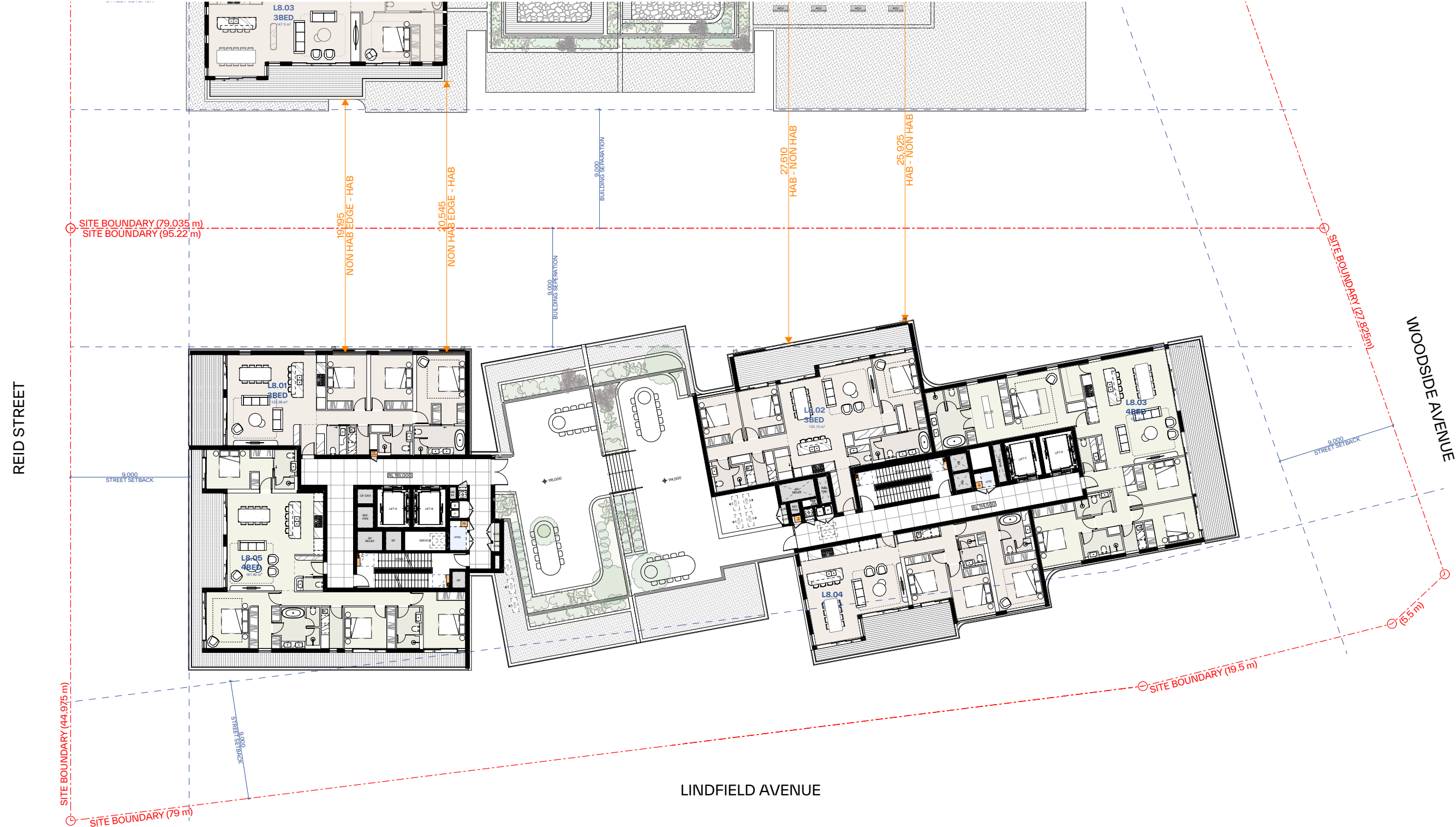
TYPICAL LEVEL 5-6 PLAN



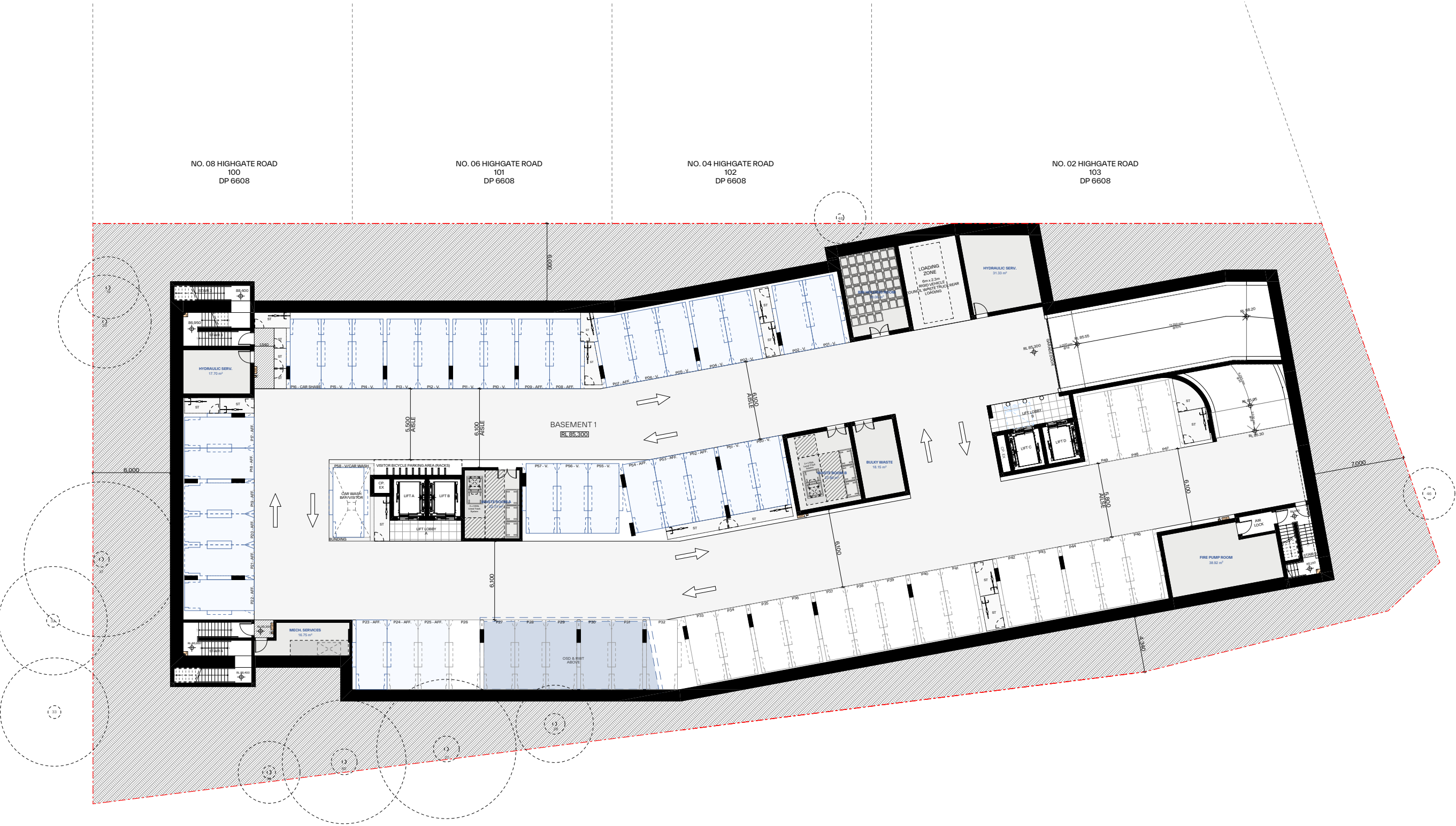
LEVEL 7 PLAN



LEVEL 8



BASEMENT 1



BASEMENT 2



EAST ELEVATION



NORTH AND SOUTH ELEVATION



WEST ELEVATION



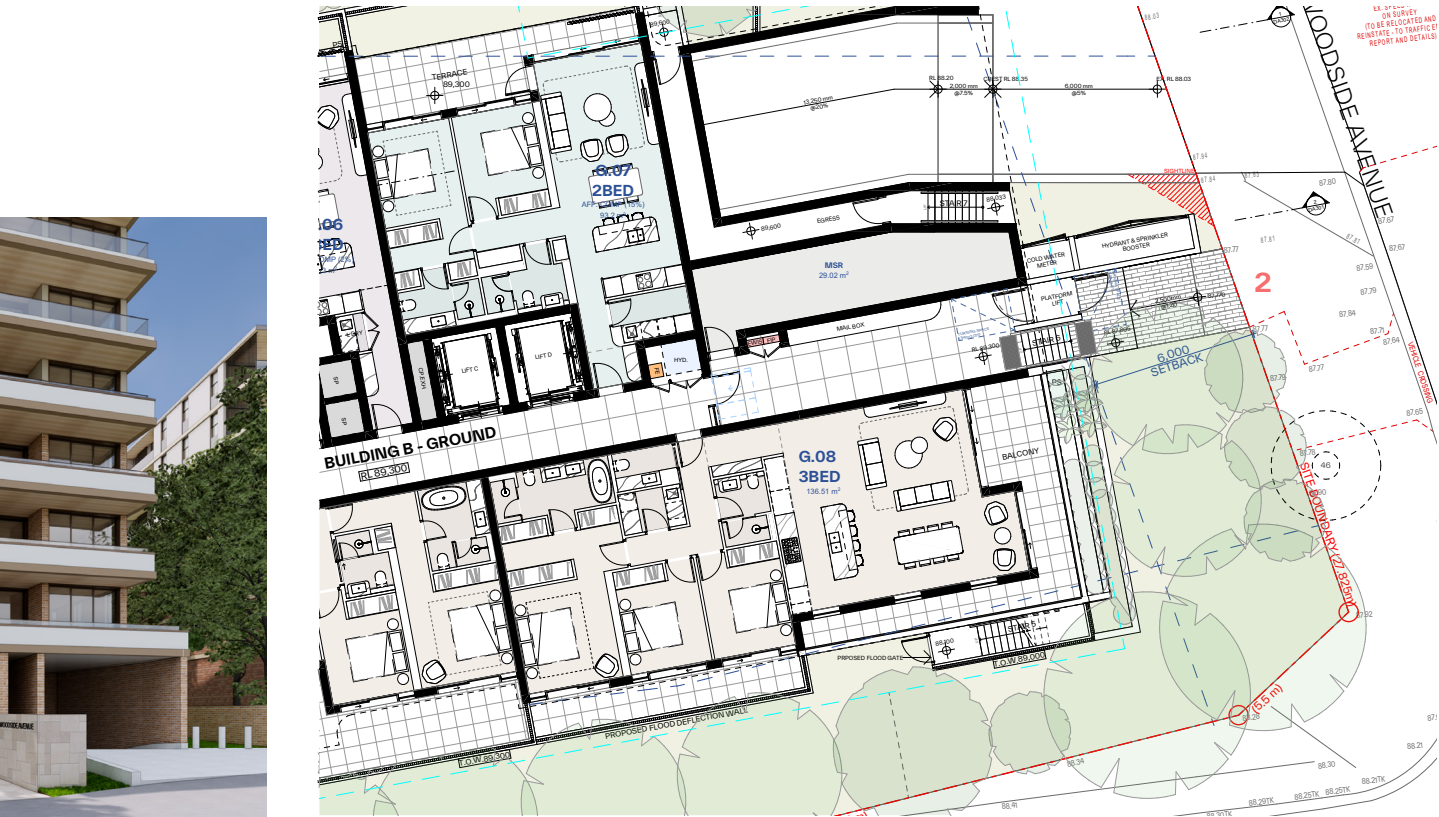
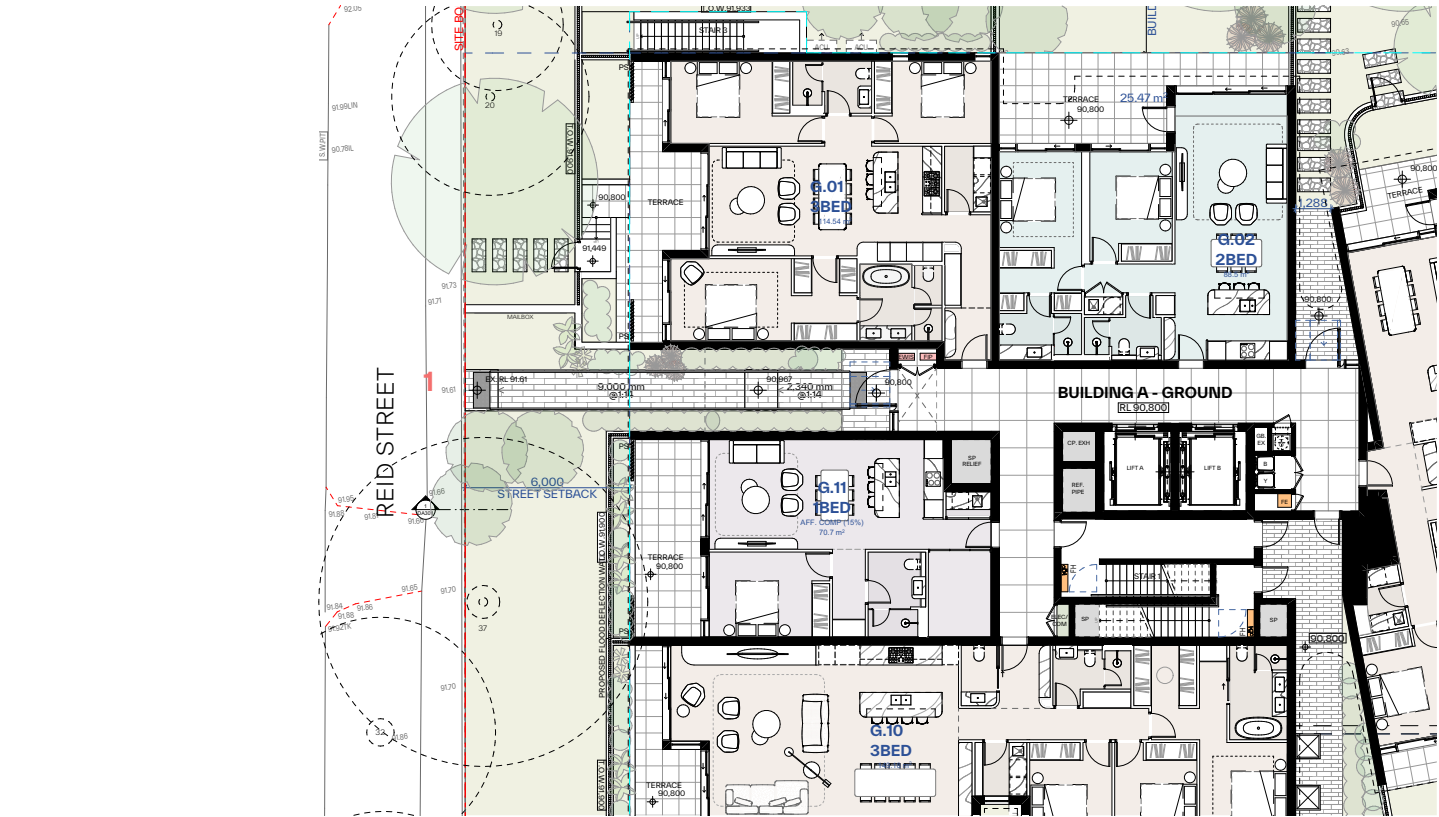
PUBLIC DOMAIN AND GROUND FLOOR ENTRANCES

RESIDENTIAL LOBBIES

The residential lobbies are located on Reid Street and Woodside Avenue recessed within the architectural break. A generous double-height portal enhances the sense of arrival, creating a welcoming and inviting entry experience.

GROUND UNITS ACCESS

Ground floor apartments offer direct access from street level from Reid Street via a stepping stone path surrounded by lush greenery and shaded by large canopy. Sleek fencing and gated entry with secure lock-and-key access clearly define the boundary between public and private spaces while also providing added layer of soft surveillance for enhanced security.



1 Entry via Reid Street.



2 Entry via Woodside Avenue.



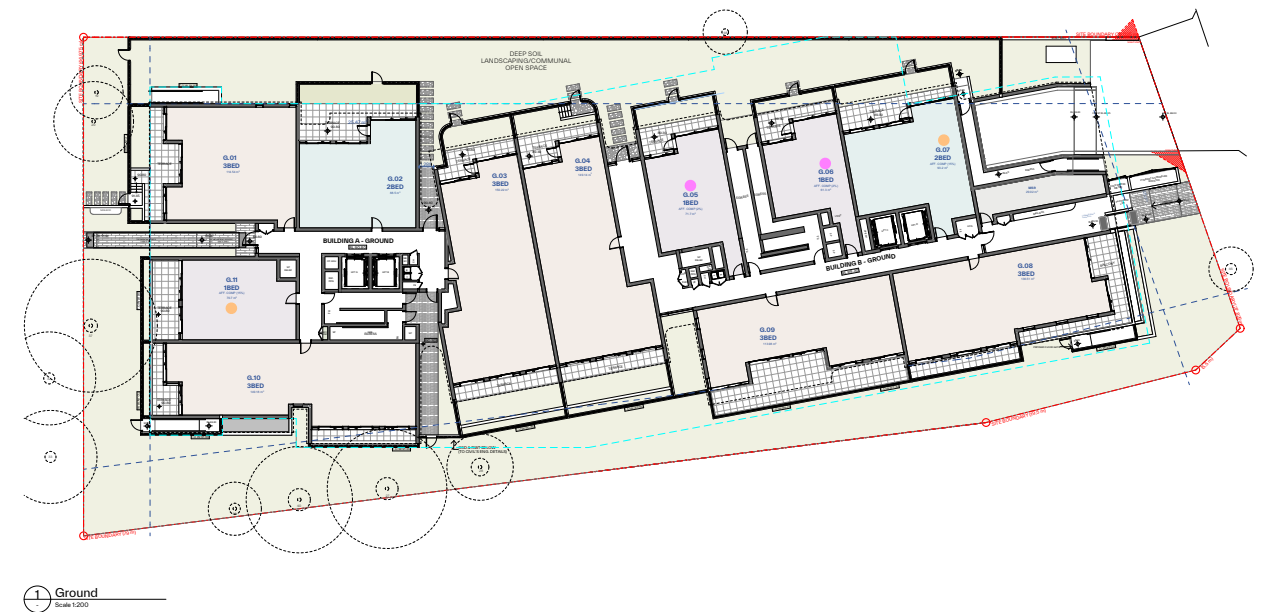
APARTMENT MIX

The proposal RFB features a mixed of 1, 2, 3 and 4 bedroom apartments, thoughtfully designed with a variety of sizes and orientation. This diversity supports a broader mix of housing options, catering to different household types - from single, couple with growing families and downsizers - while contributing to the overall goal of addressing housing needs.

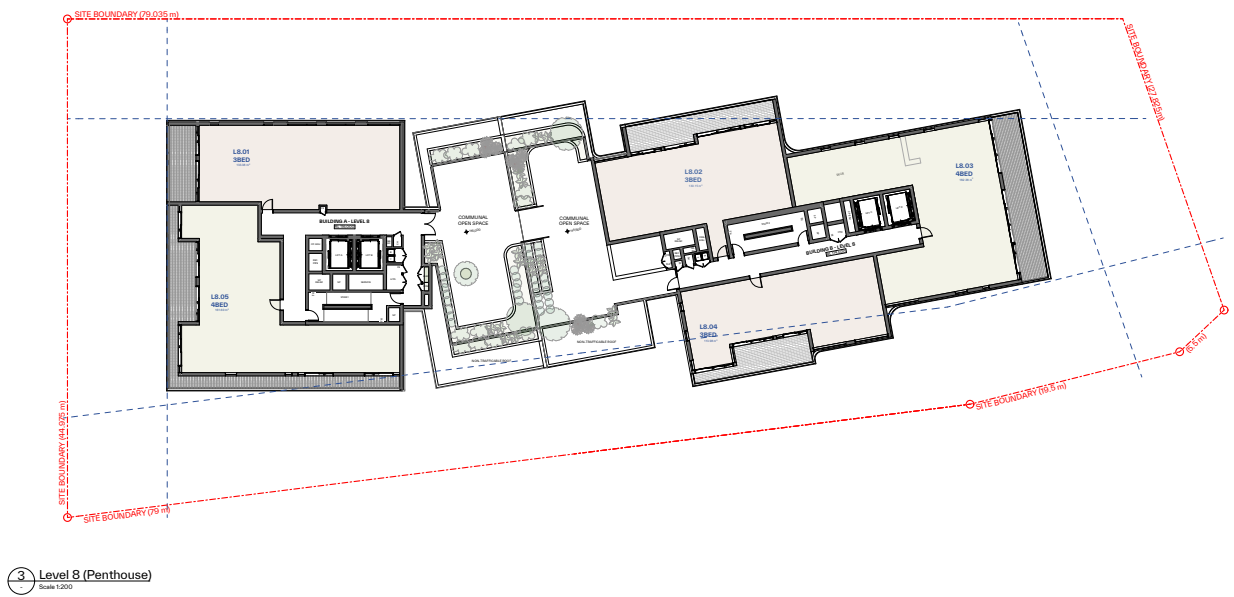
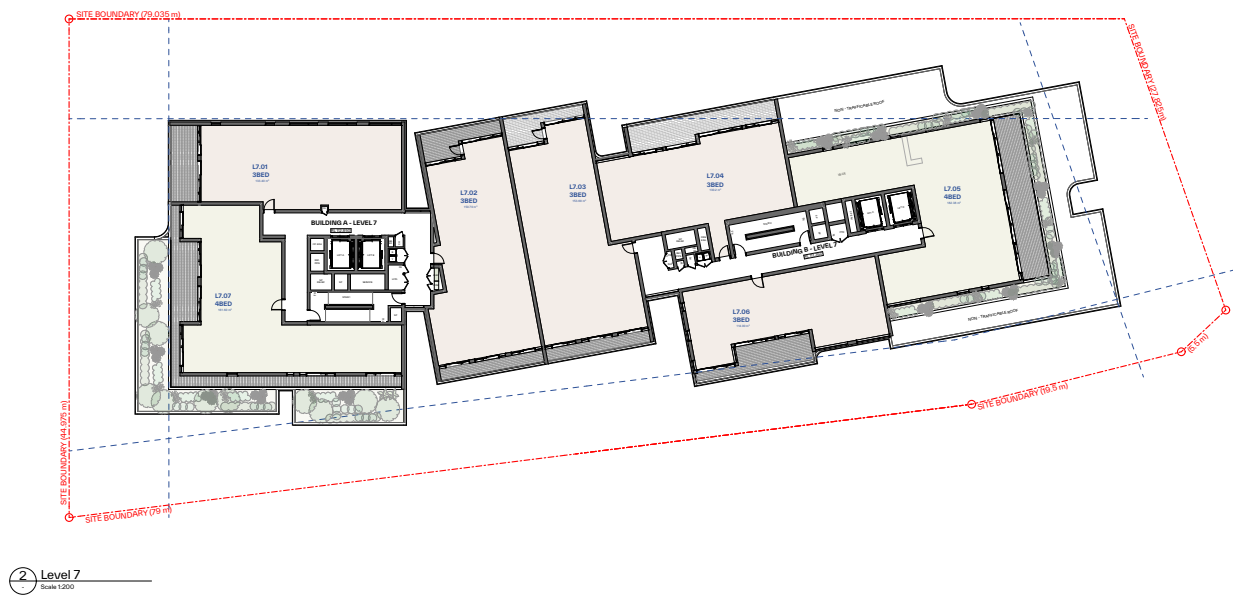
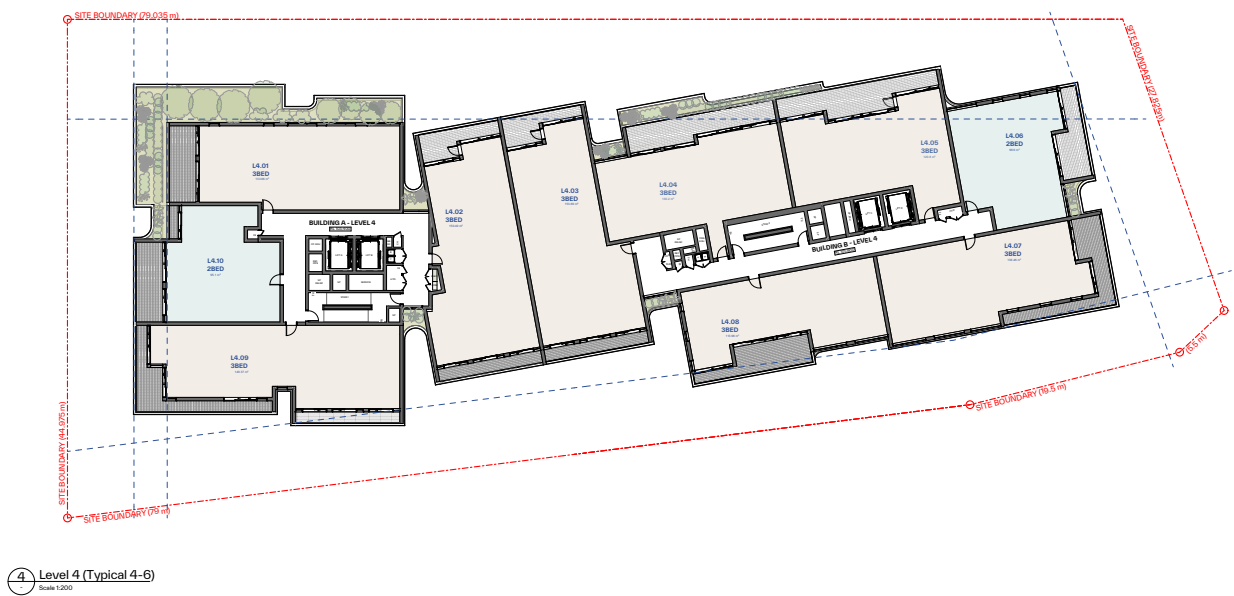
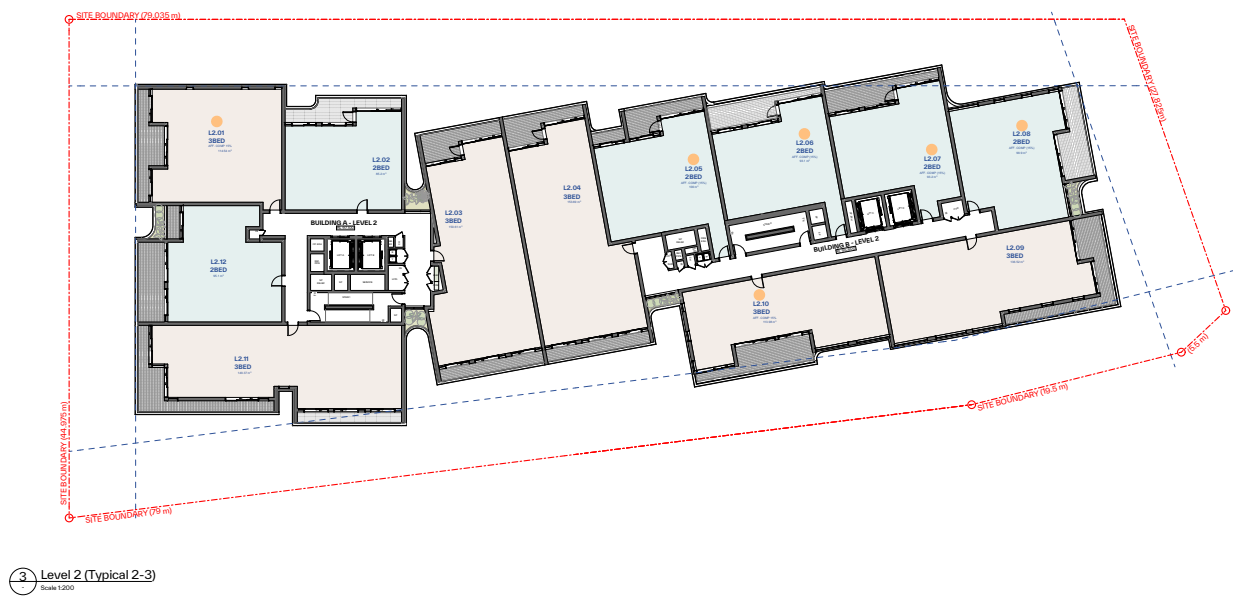
Unit Mix					
Level	1 BED	2 BED	3 BED	4 BED	Total
Ground Floor	3	2	6	0	11
Level 1	2	4	6	0	12
Level 2	0	6	6	0	12
Level 3	0	6	6	0	12
Level 4	0	2	8	0	10
Level 5	0	2	8	0	10
Level 6	0	2	8	0	10
Level 7	0	0	5	2	7
Level 8	0	0	3	2	5
Total	5	24	56	4	89
	6%	27%	1	4%	100%

2% Afford. Comp						
	Unit No.	Type/BED	Internal Area (m ²)	External Area (m ²)	2% Aff. Comp	15% Aff. Comp
Ground	G05	1BED	71	24	✓	
	G06	1BED	61	19	✓	
Level 1	L102	2BED	85	15	✓	
	L106	2BED	93	16	✓	
Total						
	4		310			

15% Afford. Comp						
	Unit No.	Type/BED	Internal Area (m ²)	External Area (m ²)	2% Aff. Comp	15% Aff. Comp
Ground	G11	1BED	70	23		✓
	G07	2BED	93	36		✓
Level 1	101	3BED	114	15		✓
	105	2BED	100	12		✓
	107	2BED	93	14		✓
	108	1BED	78	31		✓
	110	3BED	113	21		✓
Level 2	201	3BED	114	15		✓
	205	2BED	100	14		✓
	206	2BED	93	14		✓
	207	2BED	93	14		✓
	208	2BED	99	16		
	210	3BED	113	19		✓
Level 3	301	3BED	114	14		✓
	305	2BED	100	14		✓
	306	2BED	93	14		✓
	307	2BED	93	14		✓
	308	2BED	99	16		
	310	3BED	113	19		✓
Total	19		1885			



APARTMENT MIX



VEHICULAR ACCESS AND PARKING

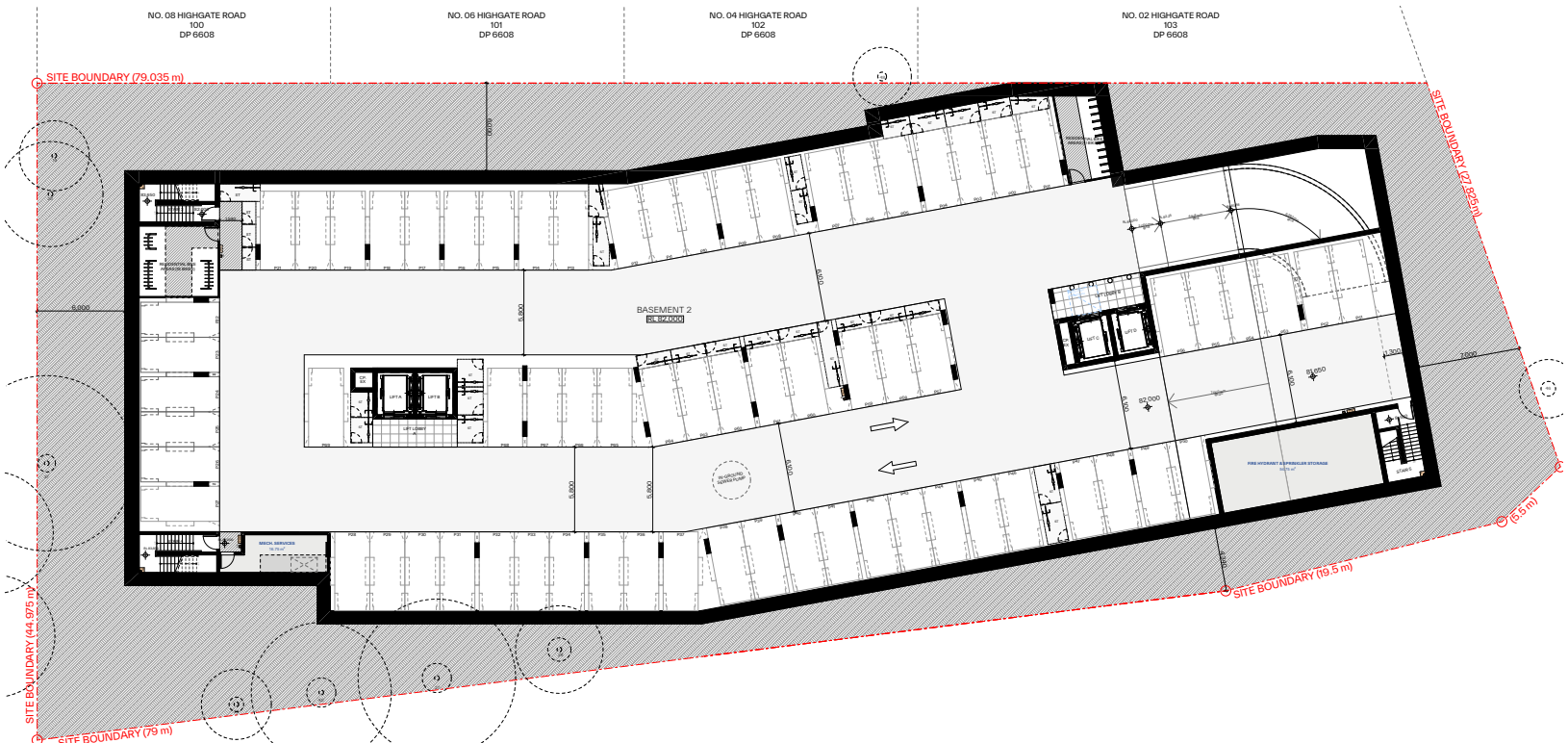
Vehicular access to basement paring and loading facility are provided via a new entry/exit driveway located on Woodside Avenue. With all visitor car space located on Basement 1 and the rest of car spaces dedicated to both Affordable Component (17%) and Non-Affordable Component (Market rate). Bicycle spaces are provided via rack for visitors or secure rooms and secure storage for resident to encourage this mode of travel.

Garbage chute rooms and waste rooms are located on basement 1 for easy access from the loading dock. Major services room located across 2 basement levels and carefully coordinated.

CARPARKING (SEPP HOUSING 2021 - CHAPTER 5 - TOD)				
(2%)	RATE (per unit)	No. of Units	Required (Min.)	Proposed
1 Bed (aff. component)	0.4	2	0.8	1
2 Bed (aff. component)	0.5	2	1	1
3 Bed or more (aff. component)	1	-	-	-
Total		4	1.8	2
CARPARKING (SEPP HOUSING 2021 - CHAPTER 2 - CL 19)				
(15%)	RATE (per unit)	No. of Units	Required (Min.)	Proposed
1 Bed (aff. component)	0.4	2	0.8	1
2 Bed (aff. component)	0.5	11	5.5	6
3 Bed or more (aff. component)	1	6	6	6
Total		19	12.3	13
Total (aff. component)			14.1	15
(Non-aff. component)				
	RATE (per unit)	No. of Units	Required (Min.)	Proposed
1 Bed (non-aff. component)	0.5	1	0.5	1
2 Bed (non-aff. component)	1	11	11	11
3 Bed or more (non-aff. component)	1.5	54	81	81
Total (non-aff. component)			92.5	93
Total residential parking			107	108
OTHER PARKINGS REQUIREMENT (ADG / TfNSW / DCP)				
Requirement			Required (Min.)	Proposed
Visitor Parking (TfNSW)	1 per 5 Apartments		18	18
Car Share	1 per 90 Apartments		1	1
Total parking spaces			126	127
Resident Bicycle (DCP)	1 per Apartment		89	89
Visitor Bicycle (DCP)	1 per 10 Apartments		8.9	10



BASEMENT 1

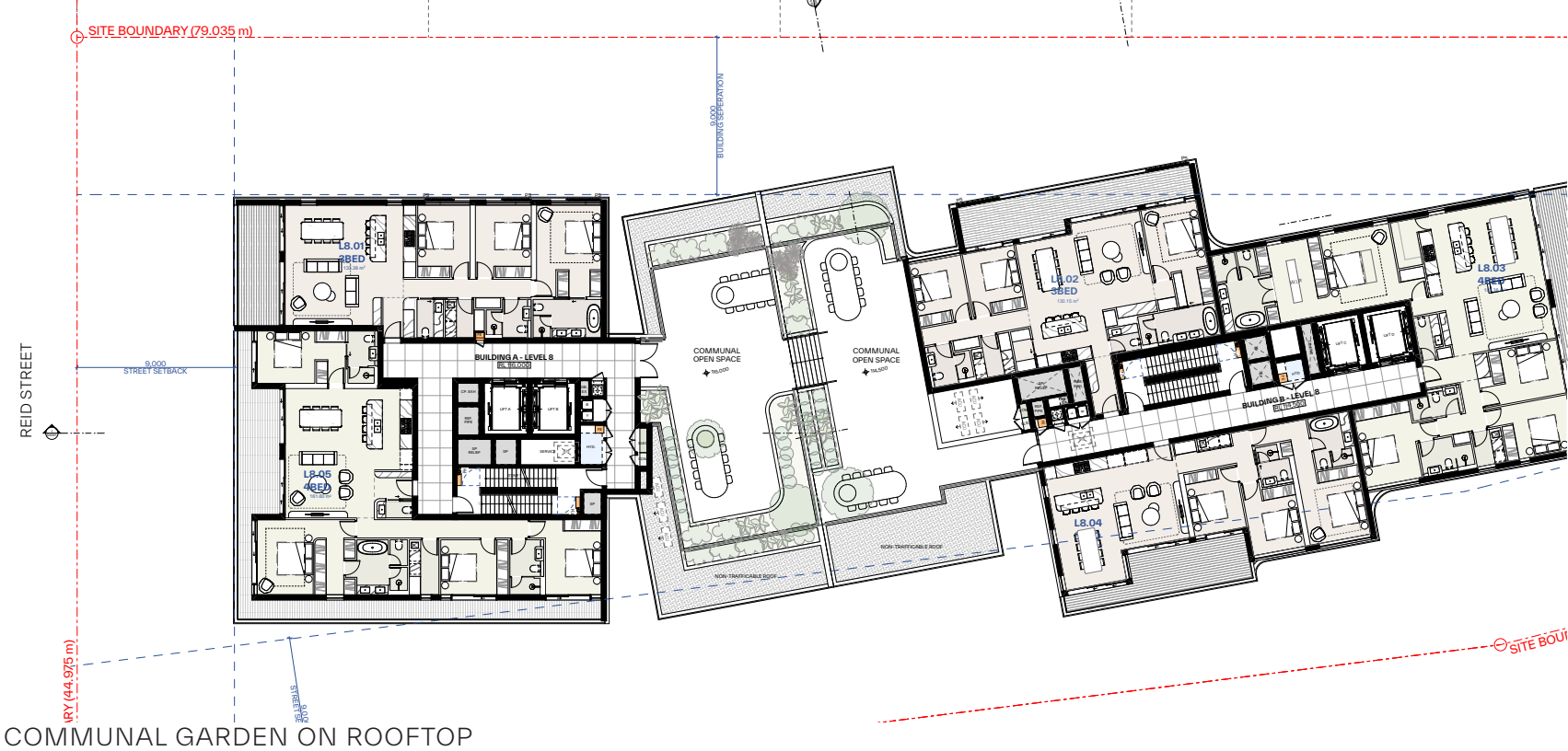
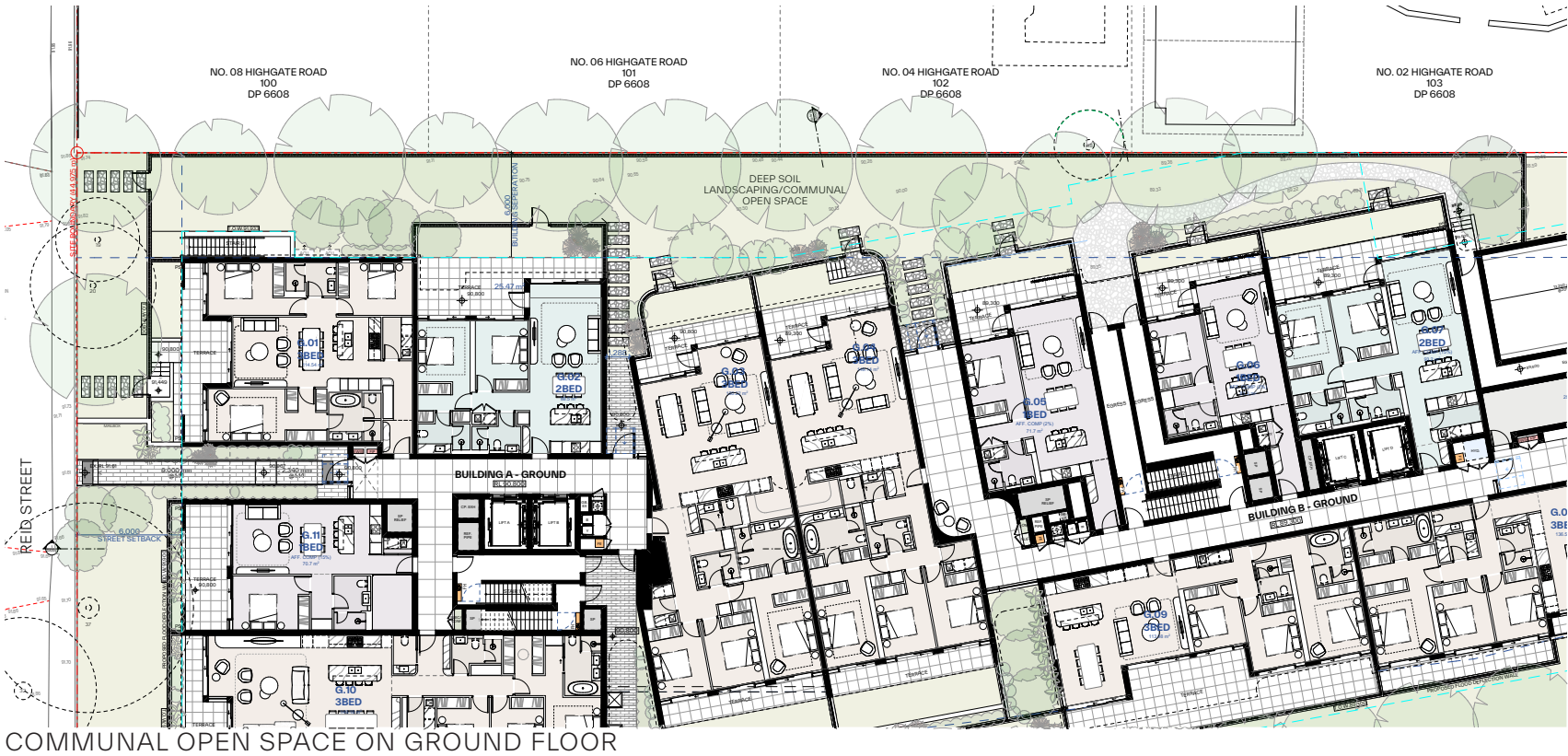
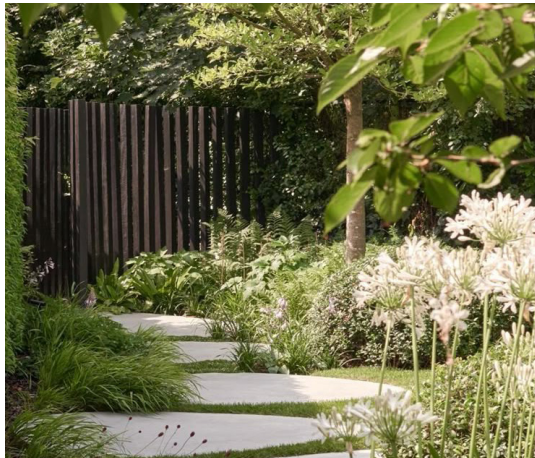


BASEMENT 2

COMMUNAL OPEN SPACE

The landscaped rooftop on Level 8 serves as a dynamic residential community garden, complete with seating benches and a dedicated BBQ area designed to foster social interactions and a variety of communal activities. This space encourages informal gatherings, relaxation, and connection among residents. In addition, a communal garden at the ground floor, surrounded by lush greenery and shaded by a generous canopy, provides a peaceful sanctuary where residents can unwind and reconnect with nature.

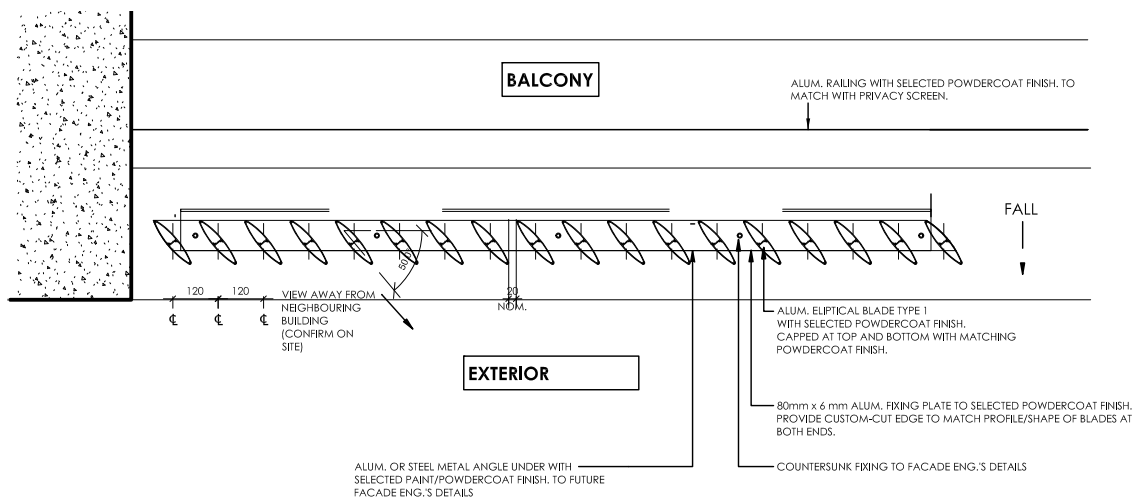
The northern ground floor units offer direct access to the communal open space, seamlessly integrating with the surrounding environment. Access to and from Reid Street is facilitated through streamlined fencing details and multiple controlled entry points, ensuring both the safety of residents and ease of movement throughout the development.



VISUAL PRIVACY

Additional measures to ensure adequate visual privacy and outlook have been carefully integrated into the proposal. The south-eastern portion of the building has been strategically angled to maximise solar access to the east-facing apartments, which has resulted in a partial encroachment into the rear building separation setback. Nevertheless, maintaining visual privacy and outlook remains a key design priority.

To mitigate potential overlooking between the two developments, privacy screens have been incorporated. These have been thoughtfully designed and angled at 50 degrees to provide effective screening while still allowing for sufficient sunlight penetration. This considered approach strikes a balance between residential amenity and solar performance, delivering a contextually responsive and sensitive built form.



TYPICAL PRIVACY SCREEN DETAIL AT BALCONY



VIEW FROM EASTERN FACADE

MATERIALITY



Brick cladding to external walls in Nubrik-*Artisan Avalanche* and earthy tone rendered slab edge *and lighter solid upturn* to connect with the surrounding context while adding a modern touch.



Aluminum Timber-looked soffit cladding in Knotwood - Norwegian Beech

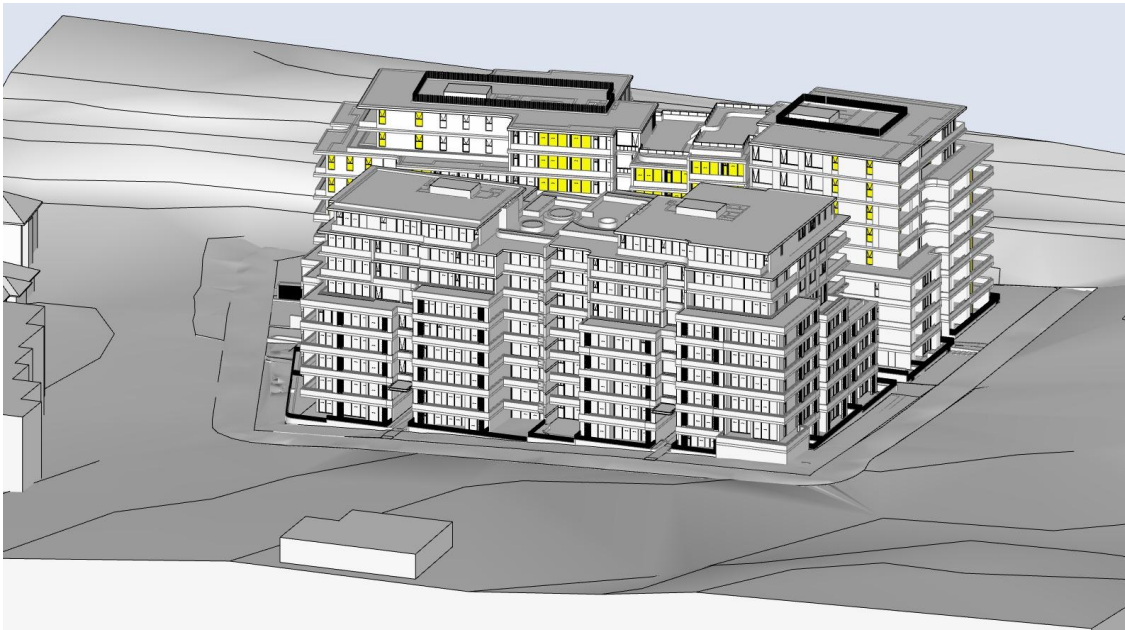


Texture rendered external walls in light sand colour.

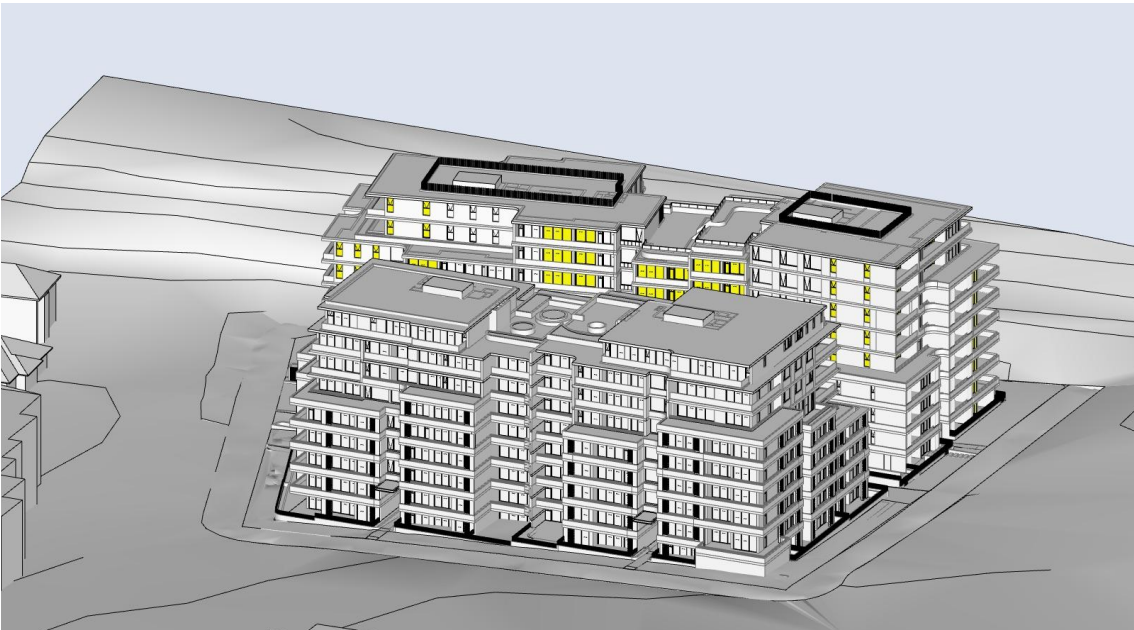


Privacy screen in Dulux Aged Brass Kinetic

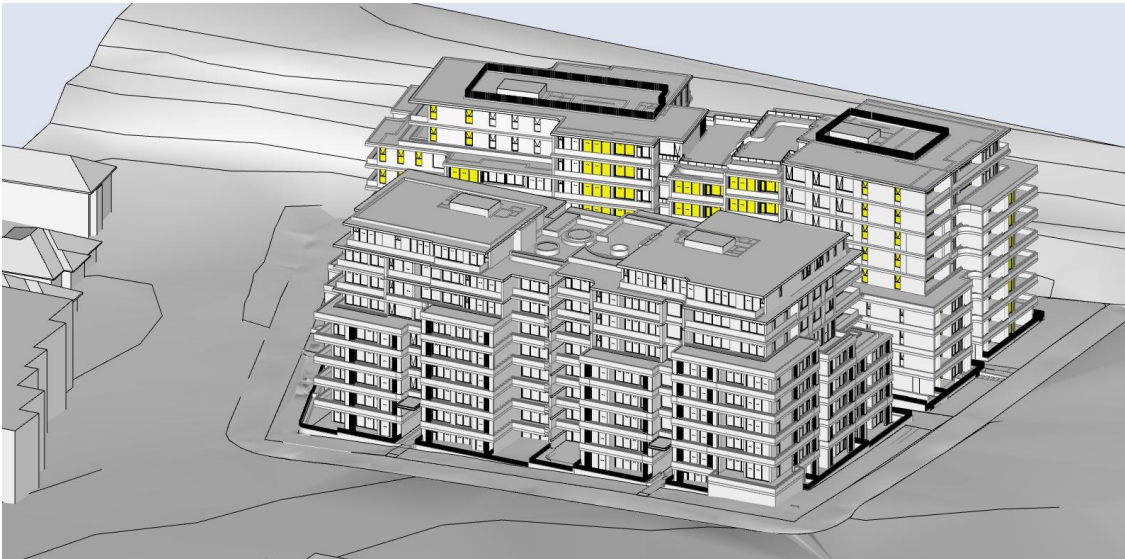
SOLAR ACCESS STUDY



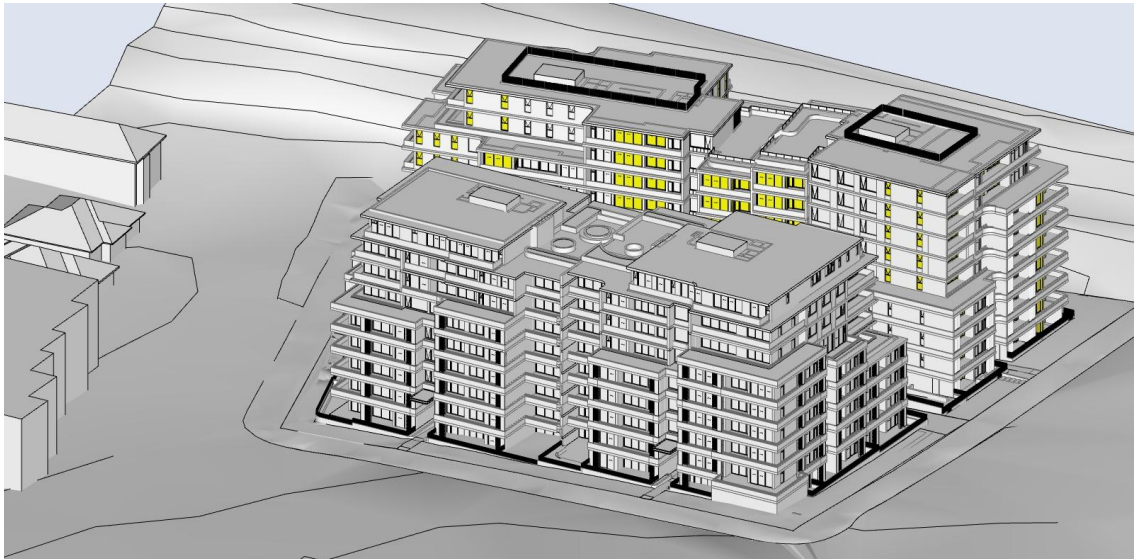
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3 9:15 AM June 21st
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4 9:30 AM June 21st
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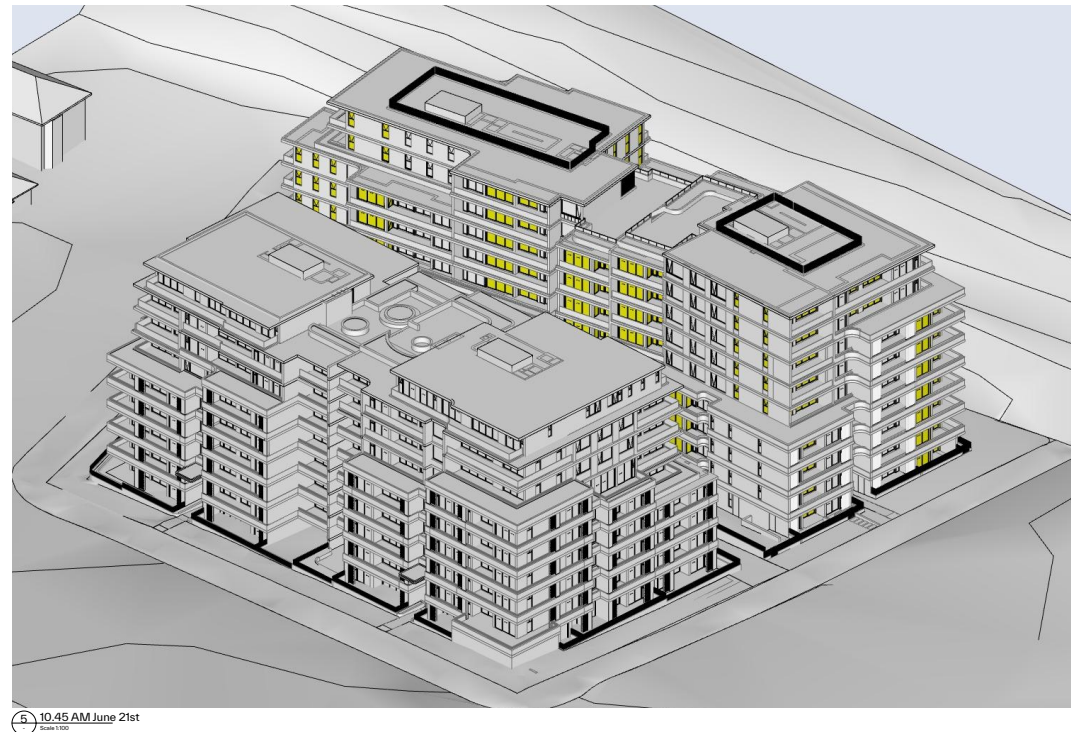
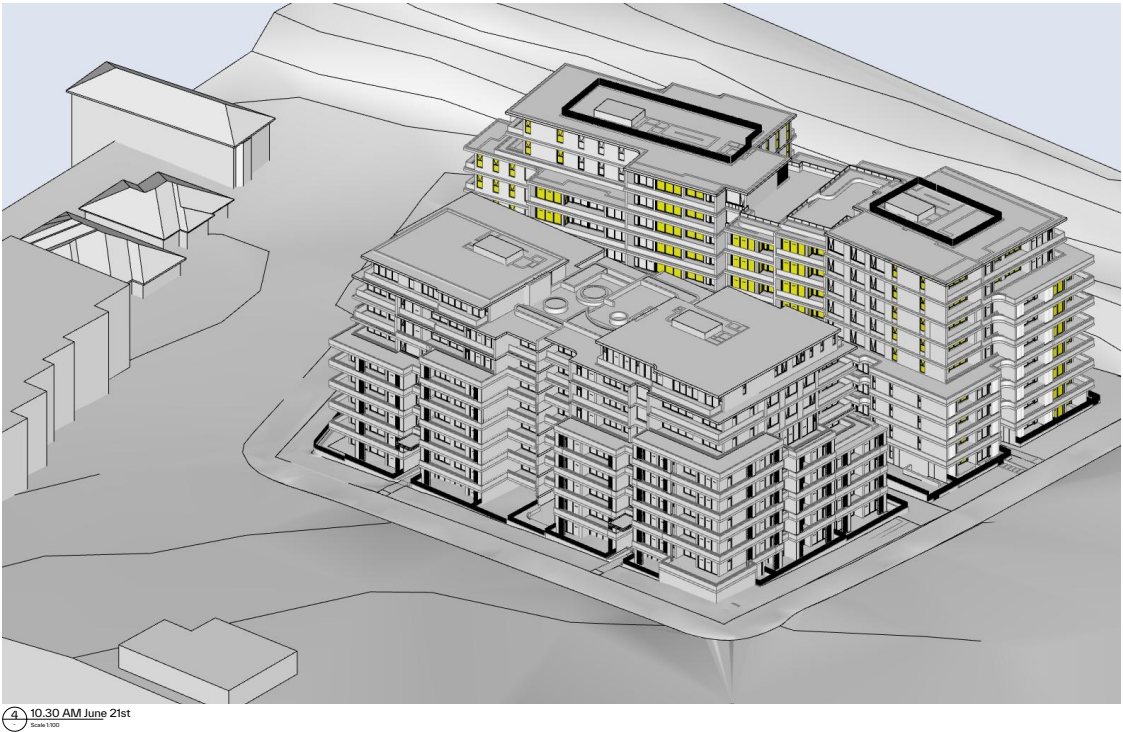
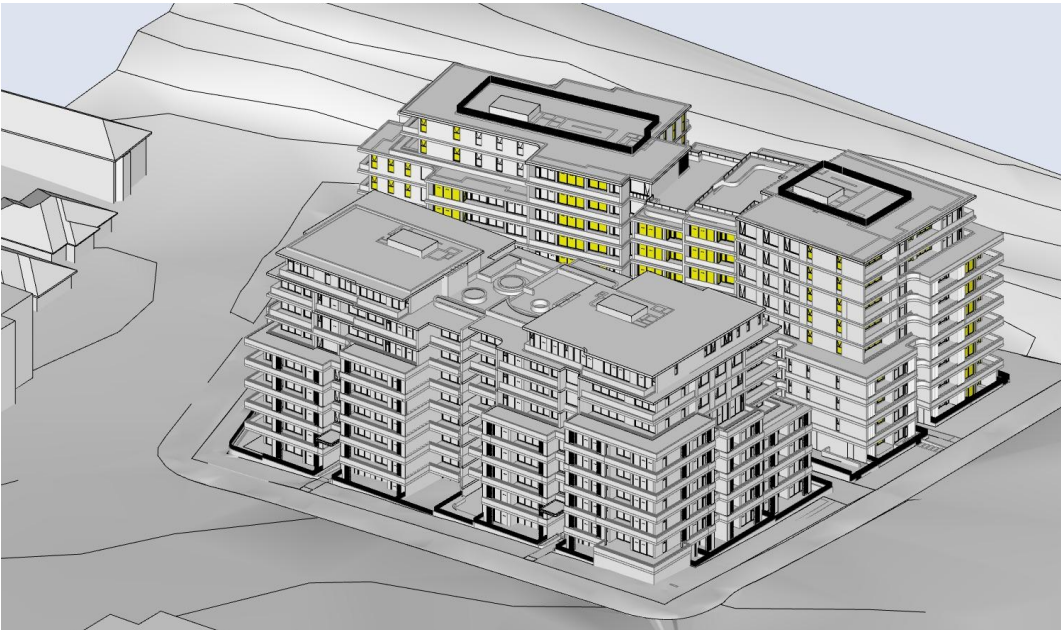
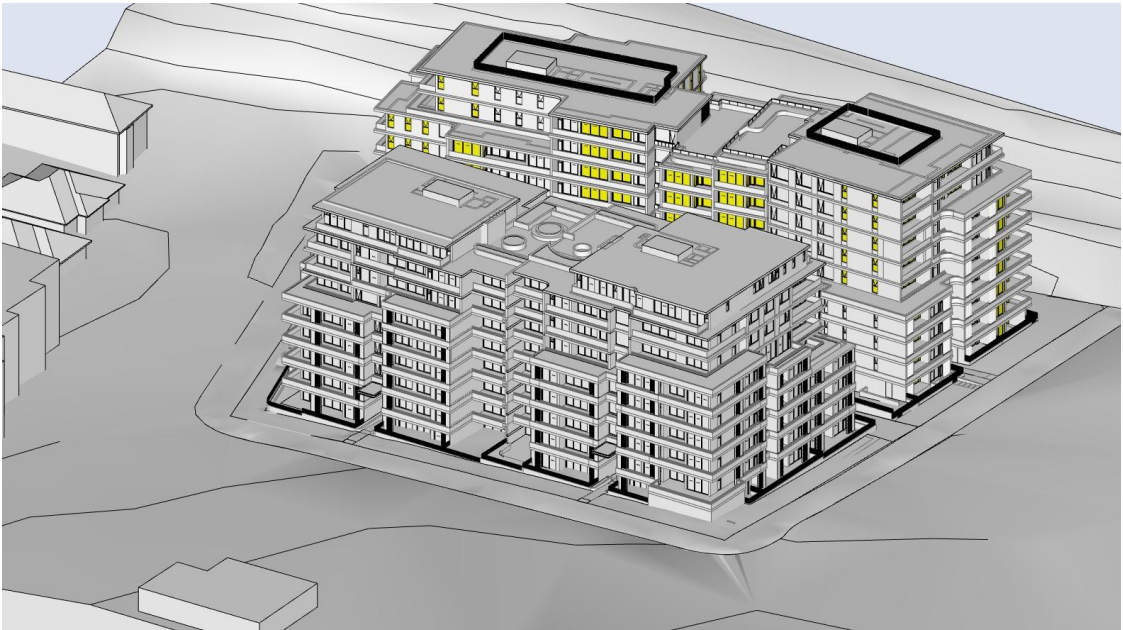


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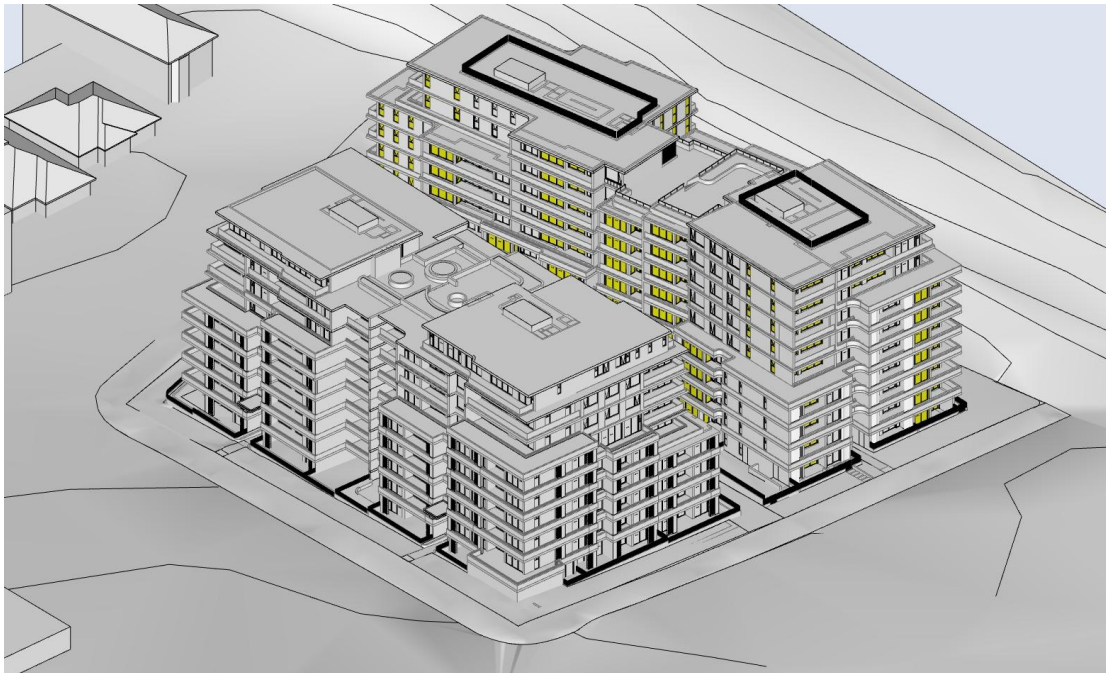
A comprehensive solar study has been undertaken for the proposal, specifically addressing the potential overshadowing impact from the anticipated development to the north.

The proposed building form has been carefully designed to comply with ADG building separation requirements while being strategically oriented to maximize solar access, particularly to the main living room glazing (highlighted in yellow). The study thoroughly evaluated the overshadowing effects of the northern development, ensuring that the proposed form responds effectively to mitigate any negative solar impact.

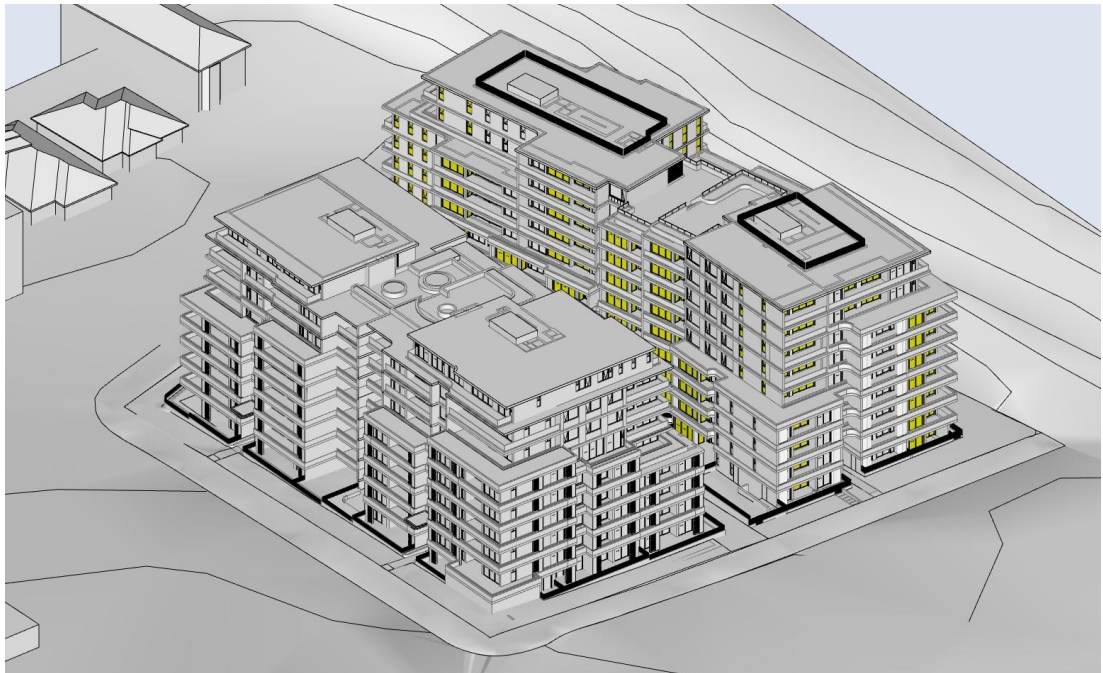
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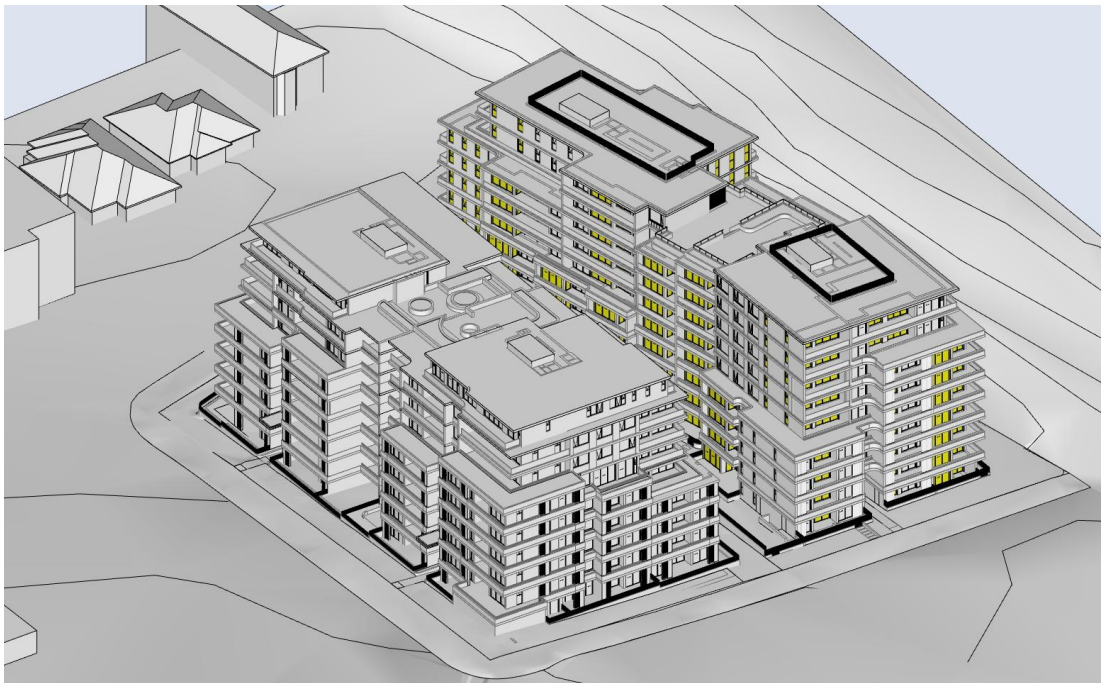
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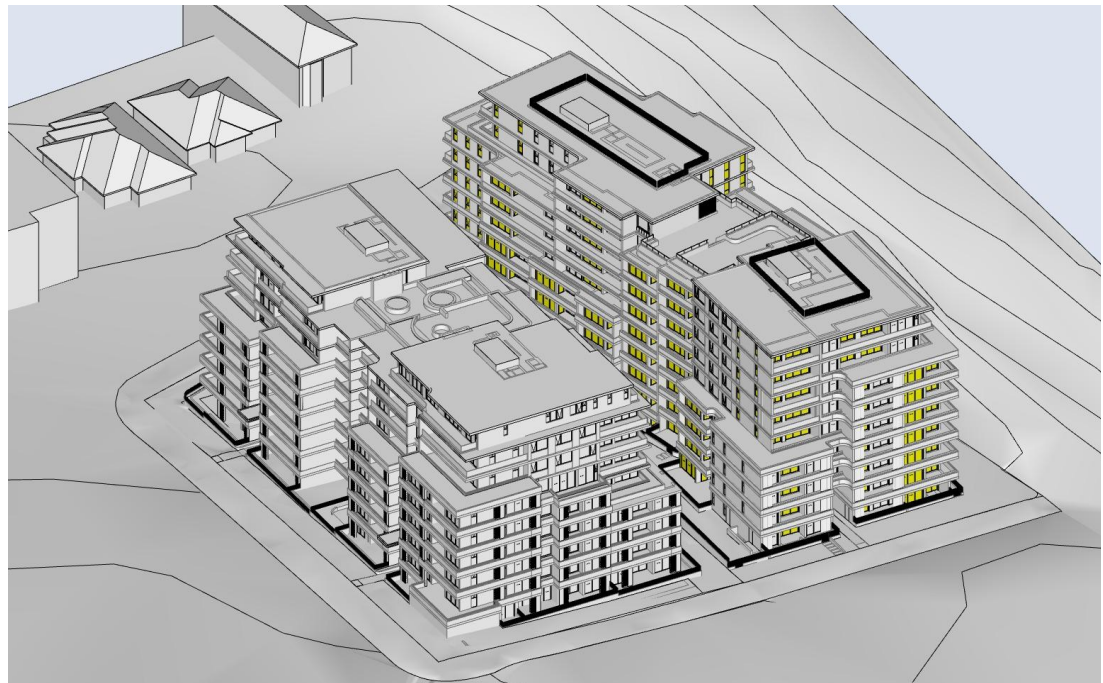
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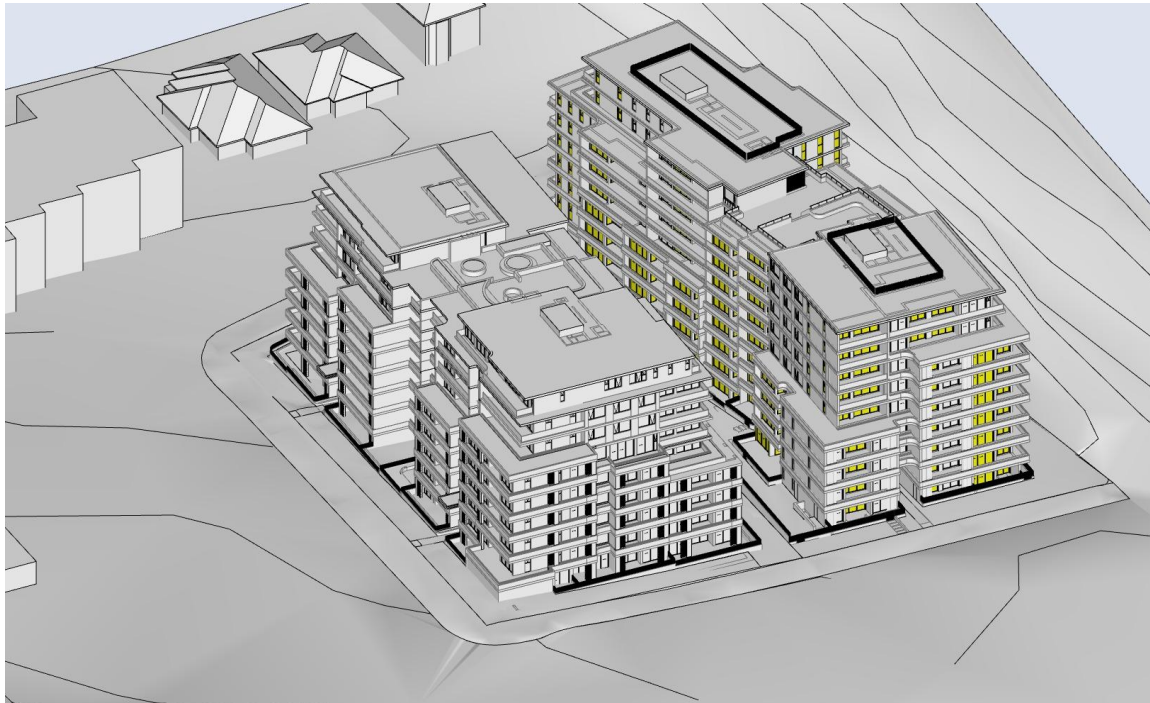
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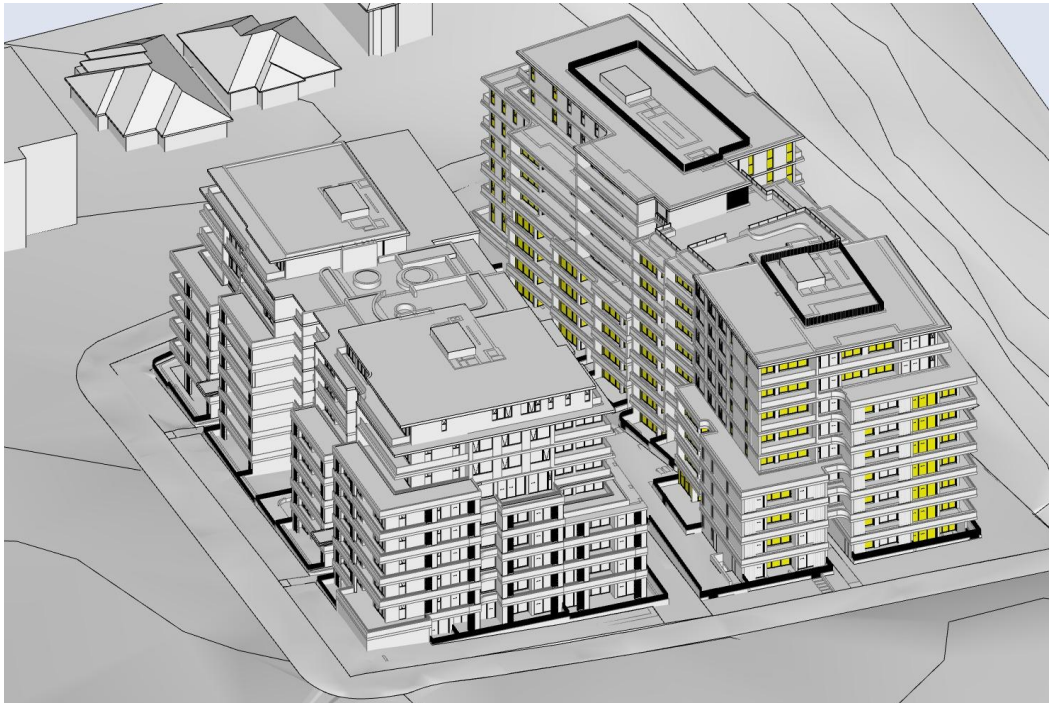
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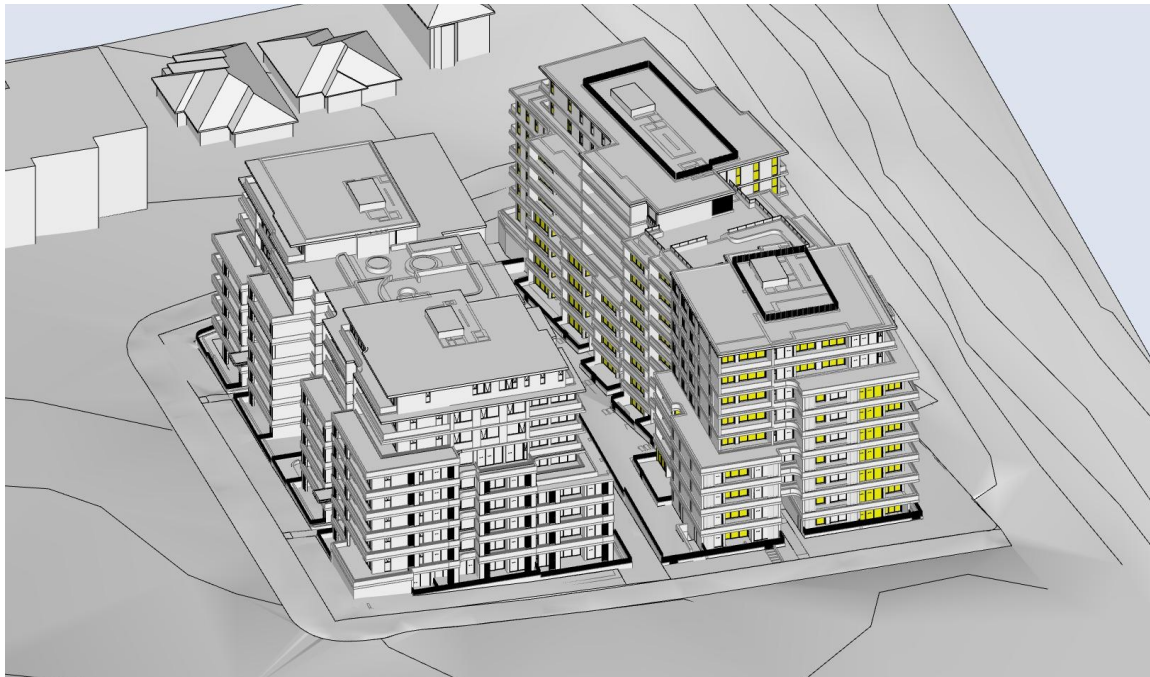
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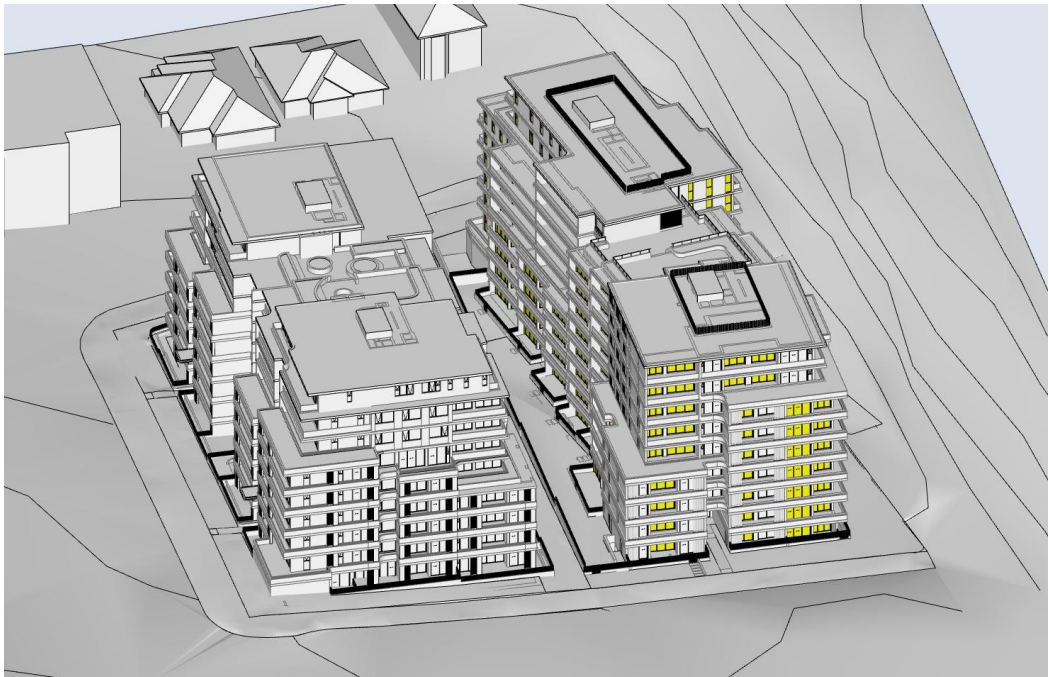
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2 12:15 PM June 21st
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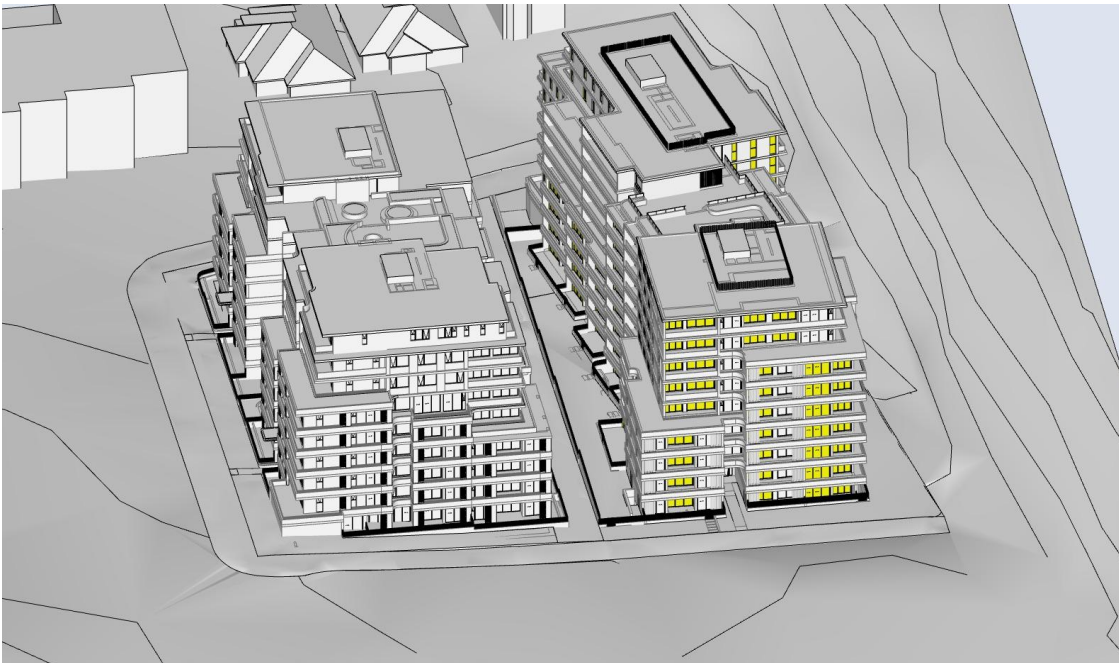
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4 12:45 PM June 21st
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LEGEND:
YELLOW: SOLAR ACCESS

SOLAR ACCESS



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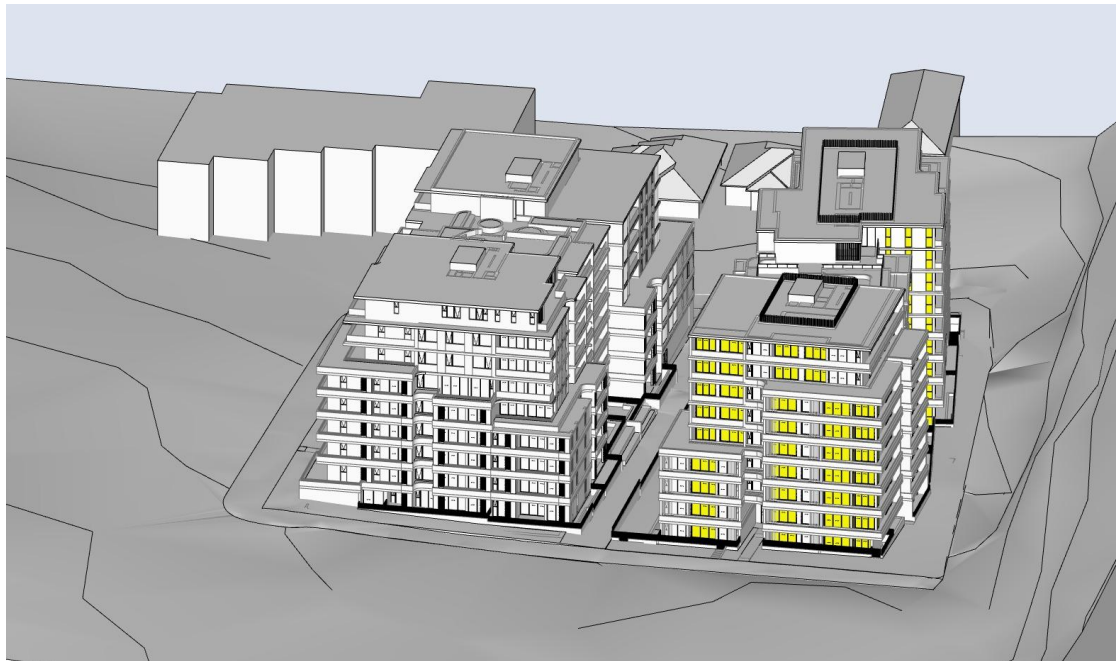
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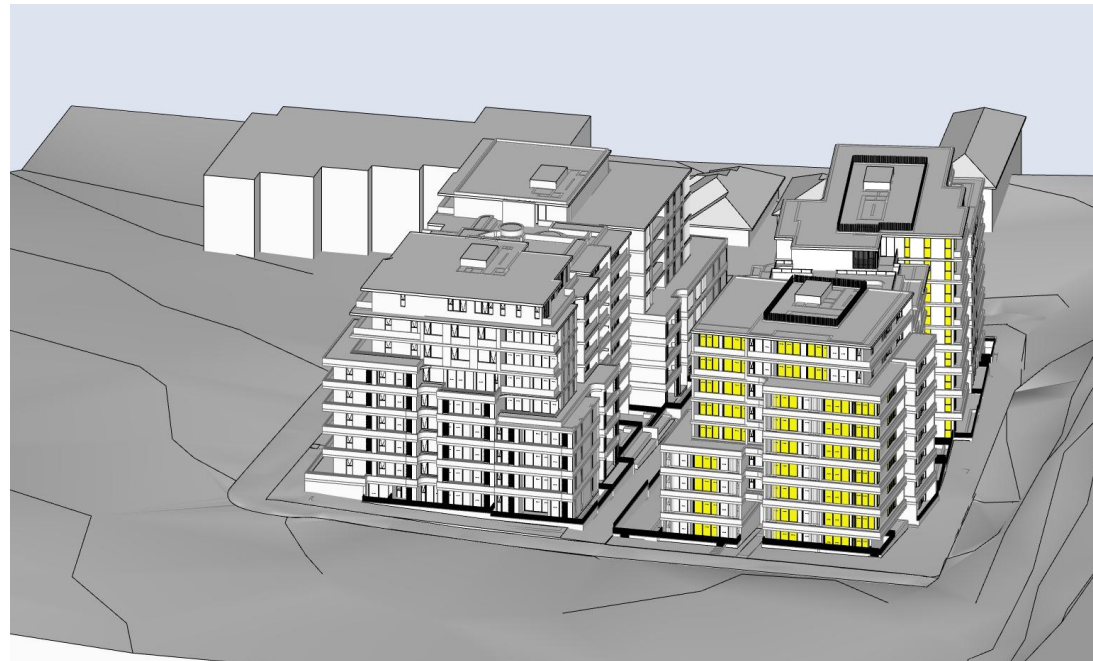
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SOLAR ACCESS



1 3 PM June 21st
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	LIVING ROOM																			TOTAL
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	LIVING ROOM																				TOTAL
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- NIL SOLAR ACCESS

NIL SOLAR ACCESS 7
8%

05. DESIGN QUALITY

The site's design is shaped by a framework of state policies and design guidelines. At the core of the design approach is the integration of *Better Placed, Schedule 9 of the Housing SEPP*, and the *Apartment Design Guide*, ensuring a cohesive and well-informed design strategy that enhances both functionality and architectural quality.

TO DESIGN QUALITY PRINCIPLES

BETTER PLACED

Better Placed is an integrated design policy for the built environment of NSW. It reflects the collective aspirations and expectations for the spaces where people live, work and play, establishing a clear frameworks to ensure high-quality design that shapes both present and further architecture, public spaces and environments.

The design principles for this project have been aligned with Better Placed. The proposal thoughtfully balances the unique characteristics of Ku-ring-gai area while creating meaningful spaces for people to live, works and thrive.

OBJECTIVE 1 - BETTER FIT

Contextual, local and of its place

The subject site presents a unique opportunity to enhance the neighborhood's character by fostering community growth and contributing to the area's evolving urban density, given its close proximity to local shops and public transportation. The proposal respects Ku-ring-gai Council's established garden character by incorporating a 6-meter setback along all three street frontages, allowing for deep soil landscaping and the planting of large-canopy trees. This approach not only reinforces the area's green identity but also enriches the overall streetscape, offering an improved natural environment for both residents and the broader community.

REFER TO CONTEXT AND NEIGHBORHOOD

OBJECTIVE 2 - BETTER PERFORMANCE

Sustainable, adaptable and durable

The proposal is designed to provide a high level of residential amenity, ensuring comfort, functionality, and a strong connection to the surrounding environment. Key considerations include optimal building orientation, enhanced solar access, cross-ventilation, and carefully planned visual and acoustic privacy. The design features open-plan layouts, spacious balconies for outdoor living, and efficient spatial planning to maximize views while thoughtfully integrating with the surrounding context.

REFER TO AMENITY AND SUSTAINABILITY

OBJECTIVE 3 - BETTER COMMUNITY

Inclusive, connected and diverse

The proposal seeks to enhance housing affordability by incorporating affordable housing units under both the Transport-Oriented Development (TOD) and In-Fill Affordable Housing provisions. It also includes Silver Level units in accordance with the Livable Housing Design Guidelines, ensuring accessibility and long-term adaptability.

Additionally, the design thoughtfully responds to each street frontage, incorporating generous setbacks to accommodate large-canopy trees that soften the building's overall visual bulk and scale. The seamless integration of architecture and landscaping not only enhances the site's functionality but also strengthens its engagement with the surrounding streetscape, creating a more inviting and cohesive urban environment.

REFER TO HOUSING DIVERSITY AND SOCIAL INTERACTION

OBJECTIVE 4 - BETTER FOR PEOPLE

Safe, comfortable and livable

The design prioritizes safety and security through a comprehensive approach that integrates both physical and passive surveillance, accessibility, and carefully planned entrance points that seamlessly connect with the public realm. Landscaped setbacks, articulated built forms, and thoughtfully designed entrance canopies enhance the sense of arrival, creating a welcoming and easily identifiable entry experience.

Additionally, individual entrances to ground-floor units along street frontages are strategically designed to activate the street edge, fostering a sense of community and strengthening the building's connection to its surroundings. This approach not only enhances security but also contributes to the overall character and vibrancy of the development.

REFER TO SAFETY

OBJECTIVE 5 - BETTER FOR WORKING

Functional, efficient and fit for purpose

In addition to spacious residential layouts featuring open floor plans, dedicated study areas, and flexible multi-purpose rooms, the proposal introduces intergeneration living units to accommodate diverse living arrangements. This design approach responds to evolving market demands and lifestyle trends, offering future occupants greater adaptability. By integrating flexible spaces that seamlessly blend residential and professional functions, the development supports modern living needs, ensuring both convenience and long-term usability.

REFER TO APARTMENT MIX AND HOUSING DIVERSITY AND SOCIAL INTERACTION

OBJECTIVE 6 - BETTER VALUE

Creative and adding value

By incorporating a brickwork façade and high-quality materials, the proposal aims to deliver a high-performance, durable building that ensures long-term value for both investors and the community. By integrating affordable housing throughout the development, the proposal fosters a diverse range of housing options, supporting inclusivity and contributing to the ongoing growth and vitality of the area.

REFER TO MATERIALITY AND AESTHETIC

OBJECTIVE 7 - BETTER LOOK AND FEEL

Engaging, inviting and attractive

All external materials have been thoughtfully selected for their suitability to the immediate context, as well as their quality and durability. The proposal offers new, high-quality dwellings that are carefully designed to respond to the unique characteristics of the site and its surroundings. By choosing materials that complement the local environment, the design ensures long-term sustainability while maintaining a strong visual connection to the area's identity.

REFER TO MATERIALITY AND AESTHETIC

CONNECTING COUNTRY

The proposal will continue align closely with the Connecting with Country framework. The principle of engaging with Country will be emphasized through the integration of landscape design, plant species selection. These elements will reflect and honor the cultural and environmental significance of the area, creating a deep connection to the land and its heritage. By incorporating thoughtful landscaping, the design fosters a sense of respect for the natural environment and the local community's history.

Refer to Landscape Architect documentation



SPOTTED GUM TREE



FOREST RED GUM



COASTAL BANKSIA



WEEPING LILLY PILLY

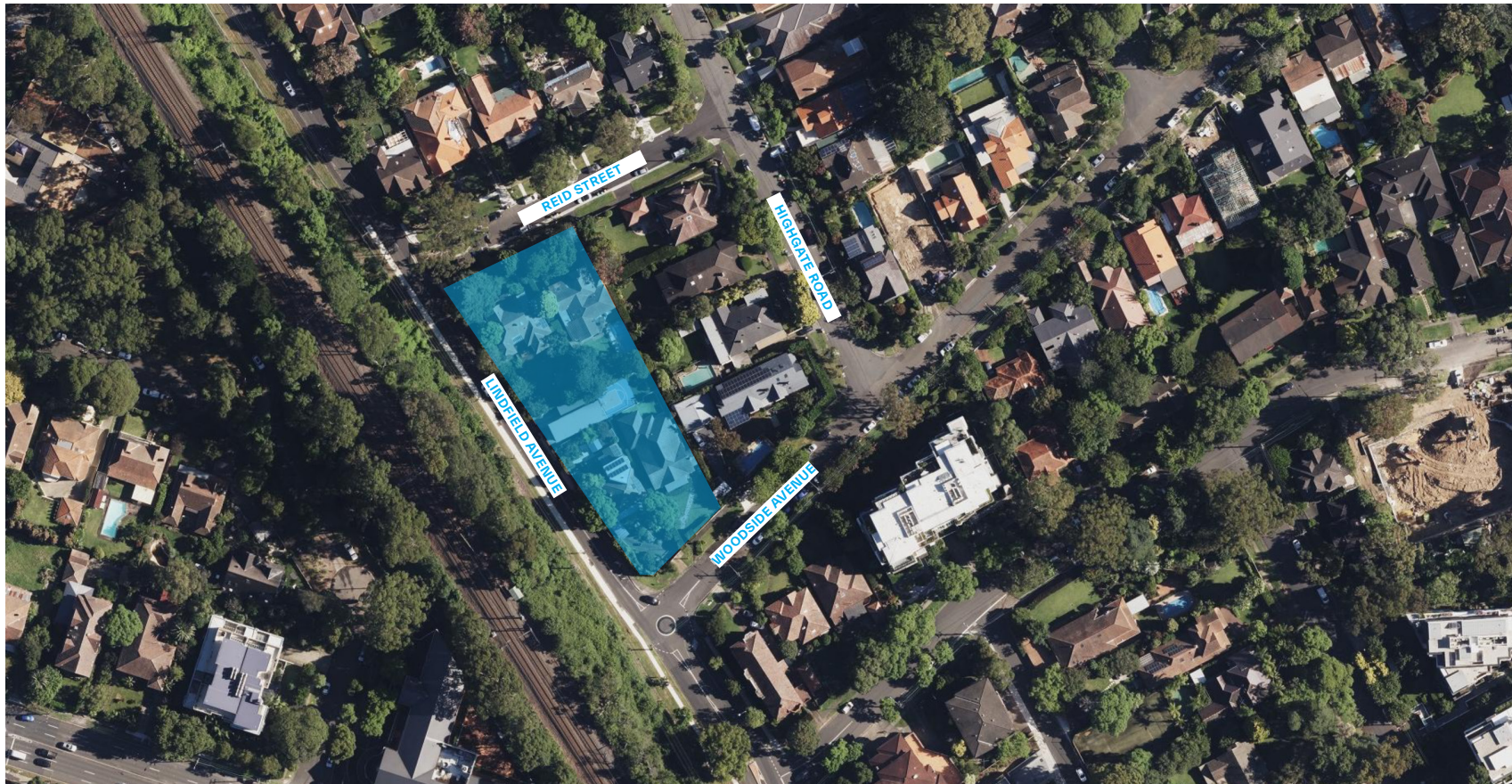
06. PRINCIPLE 1

“Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

CONTEXT AND NEIGHBOURHOOD CHARACTER



PRINCIPLE 1

CONTEXT AND NEIGHBORHOOD CHARACTER

The site is situated within the R2 zoning of Lindfield, an area predominantly characterized by low-density residential development. The neighborhood primarily comprises single dwellings ranging from one to two stories, offering a diverse architectural mix. These residences include traditional Federation-style homes, as well as contemporary bungalow-style houses that incorporate a combination of brickwork and rendered facades.

To the southeast of the subject site, along Woodside Avenue, there is a noticeable transition in both scale and density. This area features a six-story residential flat building, signaling a shift

toward higher-density development, alongside an older-style two-story brick residential building, which provides an intermediary scale between the surrounding low-density homes and the increasing urban intensity. This evolving housing typology reflects the gradual transformation of the area as it moves toward the Lindfield Shopping Center precinct, where developments of greater height and density, including six-story residential flat buildings and a nine-story mixed-use development. These changes highlight the area's progression toward a more urbanized landscape while maintaining a balance between established residential character and contemporary growth.



VIEW FROM CORNER OF WOODSIDE AVENUE AND HIGHGATE ROAD



VIEW FROM WOODSIDE AVENUE



VIEW FROM CORNER OF WOODSIDE AVENUE AND LINDFIELD AVENUE



VIEW FROM LINDFIELD AVENUE.



VIEW FROM REID STREET AND LINDFIELD AVENUE

07. PRINCIPLE 2

“Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.”

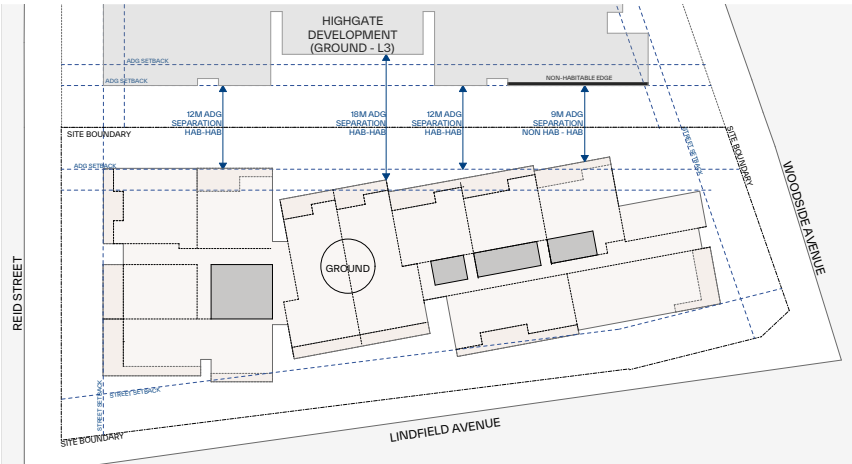
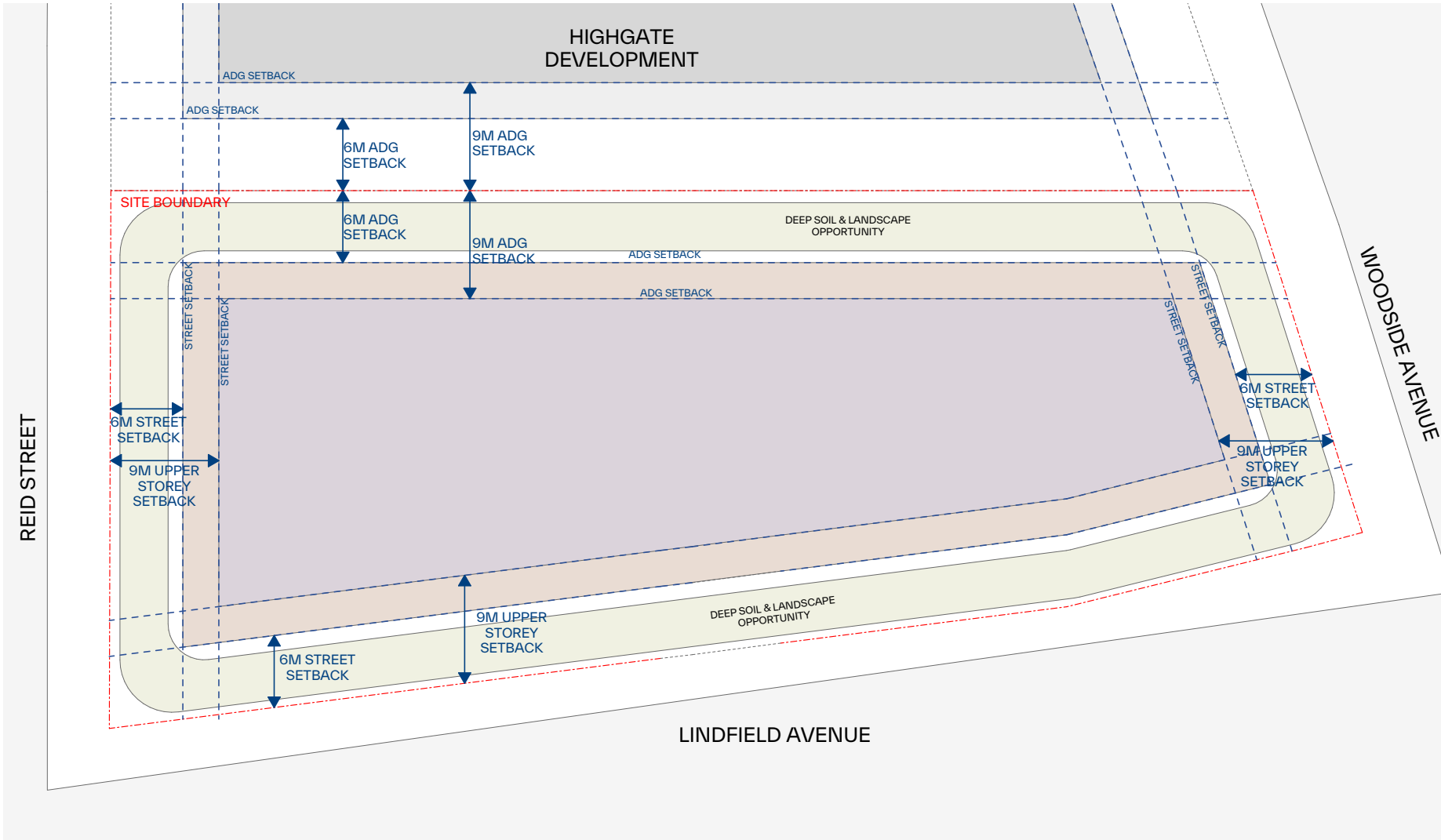
SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

BUILT FORM AND SCALE

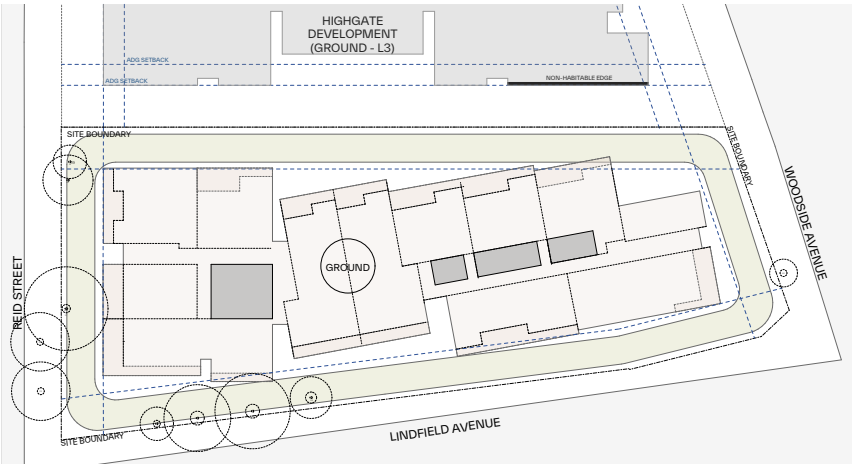
BUILT FORM AND SCALE

The site is constrained by various setbacks and maximum height regulations outlined in the *Ku-ring-Gai DCP, ADG, and SEPP Housing 2025 (Chapter 4 – In-fill Affordable Housing and Chapter 5 – Transit-Oriented Development)*. With frontages on Reid Street, Woodside Avenue, and Lindfield Avenue. The site allows for a predominant 6-meter street setback from the property boundary, which not only maintains a generous streetscape but also provides an opportunity for large-canopy landscaping. This additional space accommodates mature trees and lush greenery, enhancing the pedestrian experience, providing shade, and contributing to urban cooling. Additionally, a 6-meter rear setback ensures compliance with ADG building separation requirements.

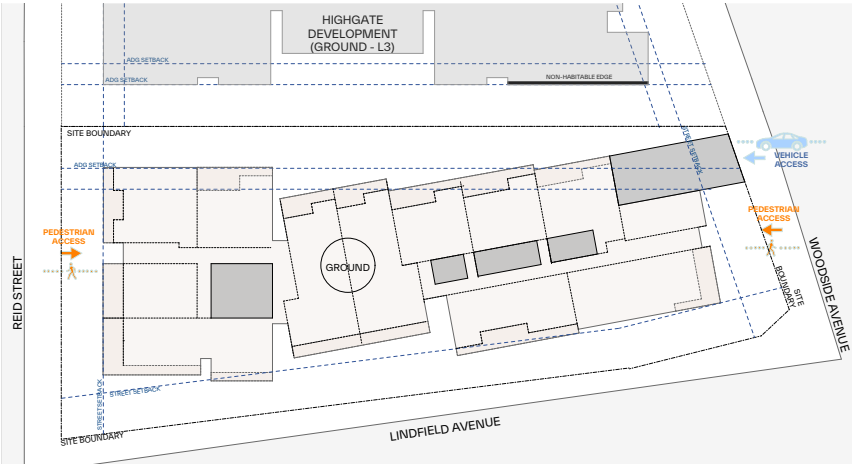
From Level 4 onward, the podiums step back an additional 3 meters on all sides, reducing the building’s visual bulk while creating terraced spaces for planting, further softening the built form and integrating greenery into the architecture. Further vertical building articulation introduces entry points for pedestrians, breaking down the overall mass and scale of the development while fostering a more inviting and human-scaled streetscape.



GROUND FLOOR STRATEGY



LANDSCAPING OPPORTUNITY



PEDESTRIAN AND VEHICULAR ACCESS STRATEGY

08. PRINCIPLE 3

“Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



DENSITY

DENSITY

The proposal consists of 89 apartments, comprising:

- 5 x 1-Bedroom Units
- 24 x 2-Bedroom Units
- 56 x 3-Bedroom Units
- 4 x 4-Bedroom Units

The development has a total Gross Floor Area (GFA) of **12,515.7 sqm**, with a minimum of 17% allocated to affordable housing, distributed as follows:

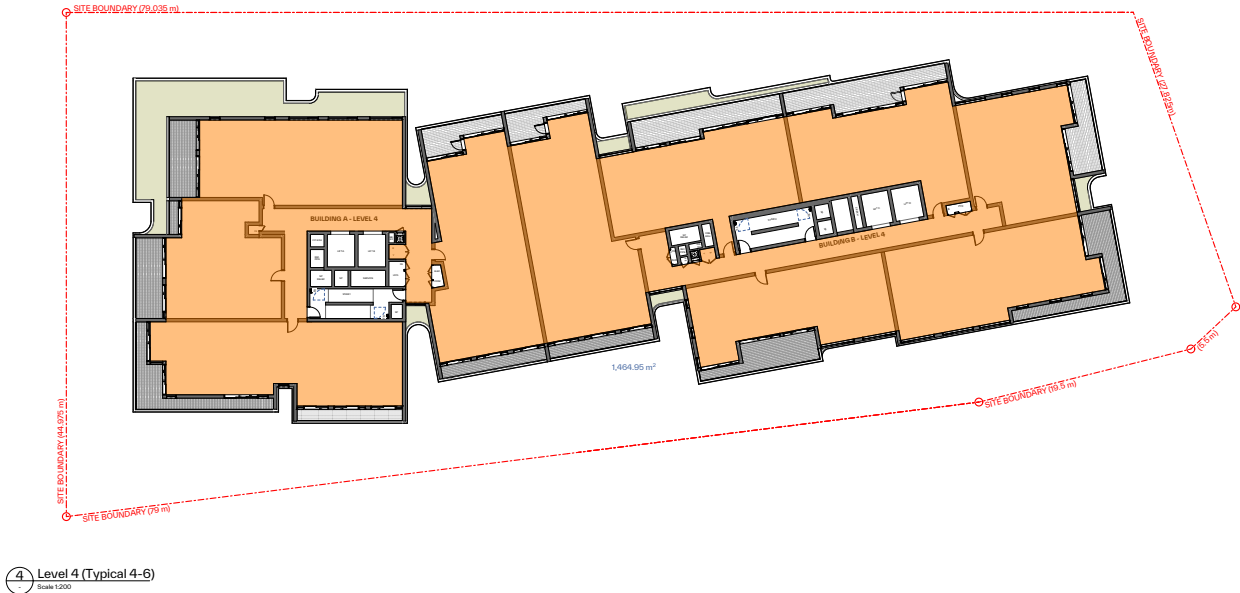
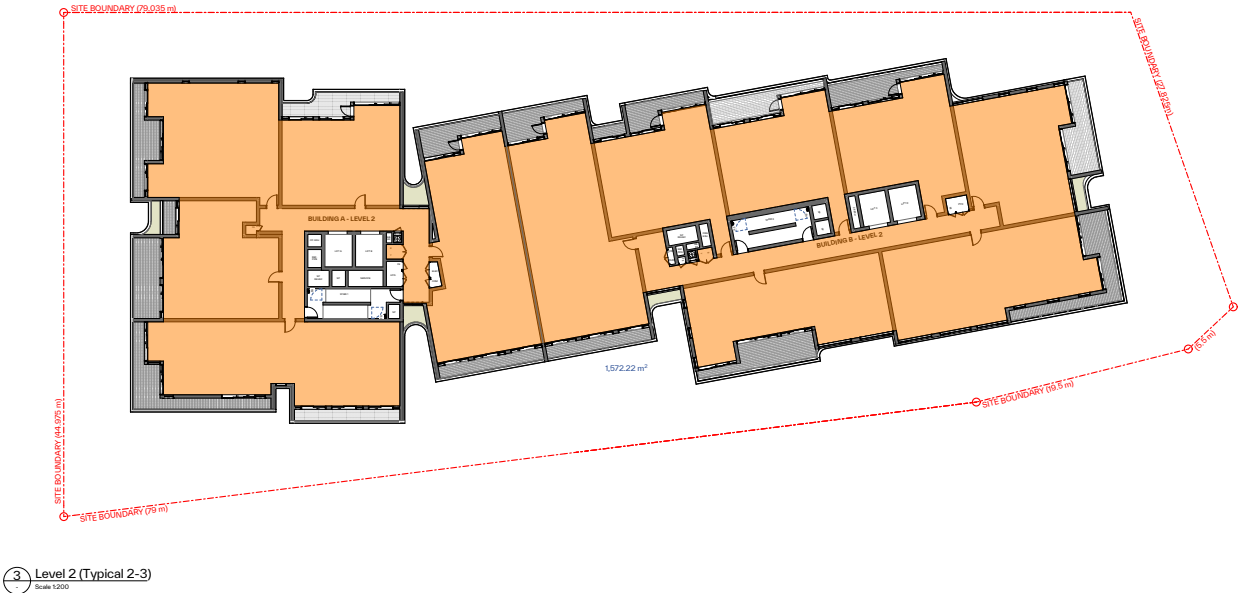
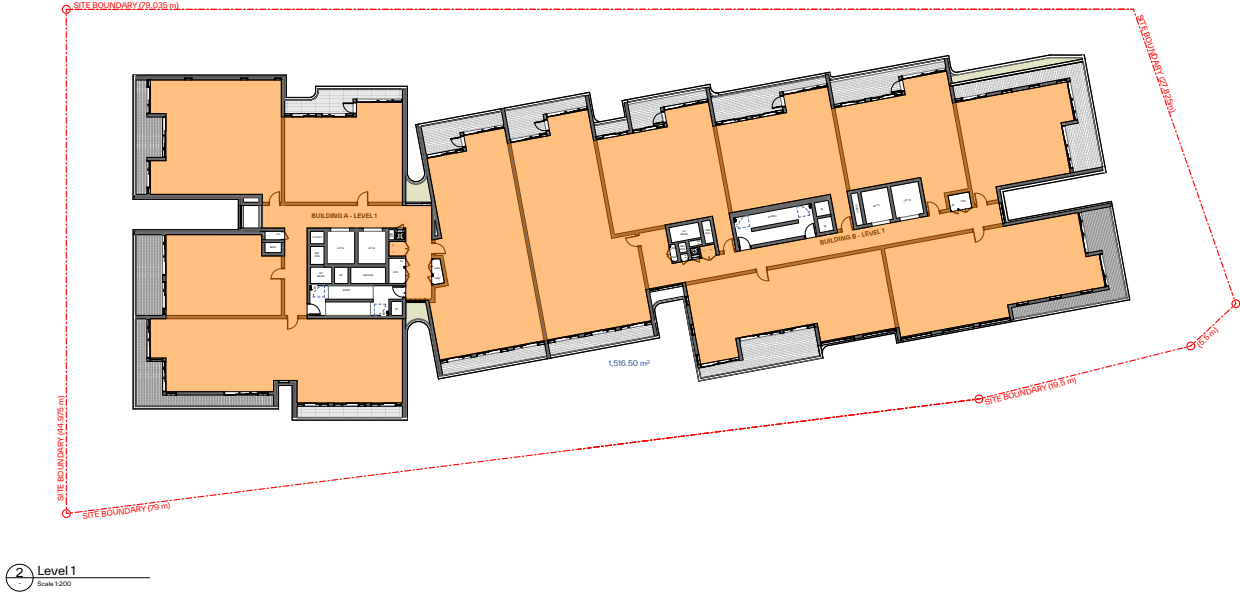
- 2% - Transit-Oriented Development (TOD):
 - 2 x 1-Bedroom Units
 - 2 x 2-Bedroom Units
- 15% - In-fill Affordable Housing:
 - 2 x 1-Bedroom Units
 - 11 x 2-Bedroom Units
 - 6 x 3-Beroom Units

The proposal aligns with current market demands, reflecting prevailing typologies and living patterns within the local area while addressing the broader housing needs of NSW. The development’s density is designed to be sustainable, leveraging existing and future infrastructure, public transport access, community and cultural significance, and the site’s environmental qualities.

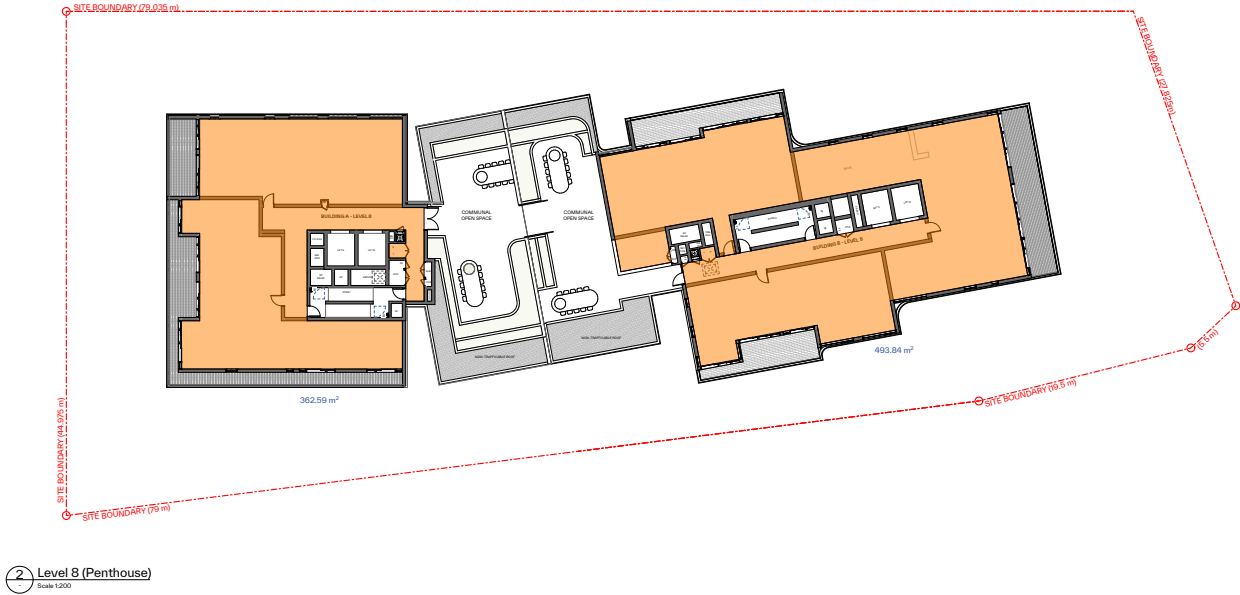
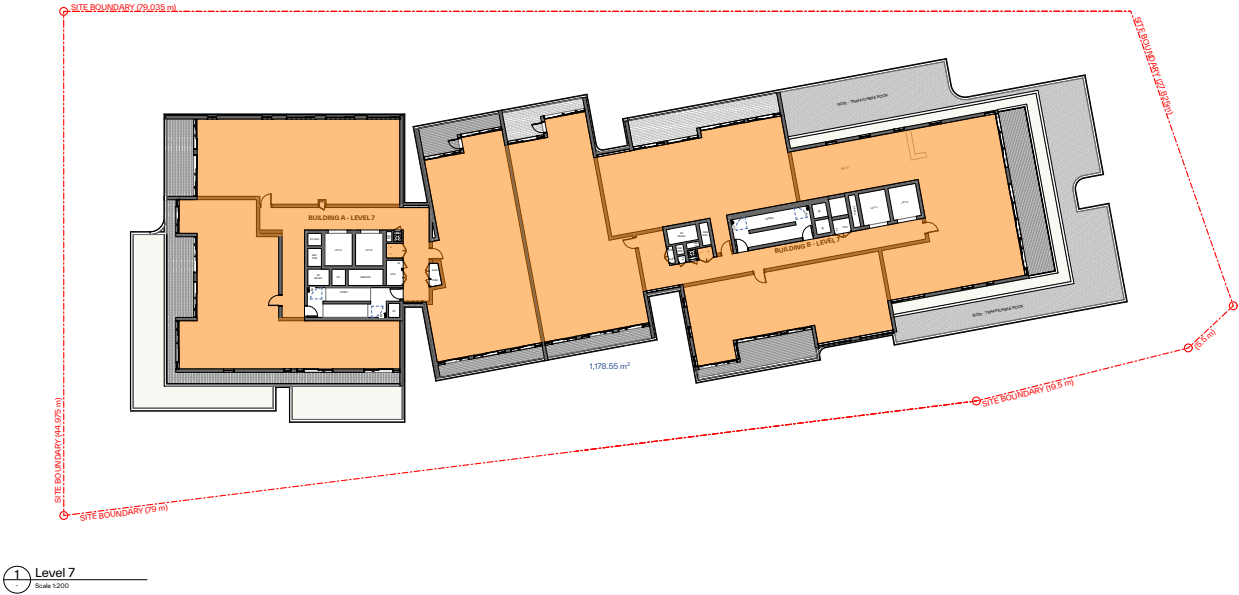
The apartments are carefully positioned to maximize solar access, daylight, and natural ventilation. A variety of apartment sizes cater to diverse housing needs and household types, ranging from single professionals and couples with growing families to empty-nesters looking to downsize.

As such, the proposal provides an appropriate and well-integrated residential density within its immediate context, contributing positively to the evolving urban fabric.

GFA



GFA



LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:	
SITE AREA:	3,852.8sqm
Permissible FSR (TOD):	2.5:1
Permissible GFA (TOD):	9,632 sqm

INFILL AFFORDABLE BONUS:	
FSR + 30%:	3.25:1
Permissible GFA:	12,521.6 sqm

GROSS FLOOR AREA	
Ground	1,425.1
Level 1	1,516.5
Level 2 (Typical 2-3)	1,572.2
Level 3	1,572.3
Level 4 (Typical 4-6)	1,464.9
Level 5	1,464.9
Level 6	1,464.9
Level 7	1,178.5
Level 8 (Penthouse)	856.4

12,515.7 m²

Proposed GFA:	12,515.7 sqm
Proposed FSR:	3.25:1

09. PRINCIPLE 4

“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



SUSTAINABILITY

PRINCIPLE 4

SUSTAINABILITY

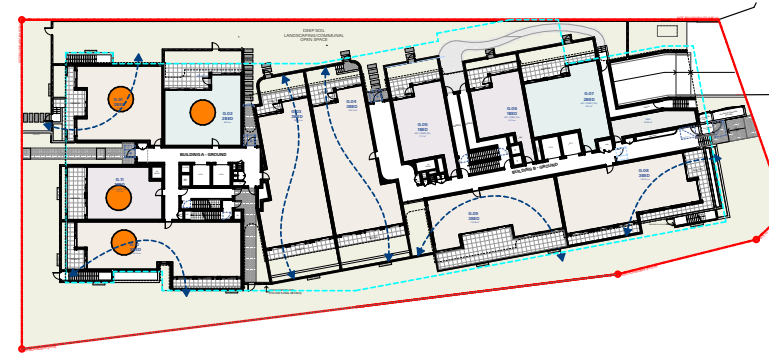
A comprehensive analysis of the building has been conducted as part of the BASIX, Section J, and ESD Assessment. In addition to these evaluations, the proposal incorporates several key sustainable design solutions and inclusions:

- **Optimized Solar Orientation:** Apartments are designed to maximize north-east and north-west aspects, ensuring ample daylight access during winter months.
- **Enhanced Natural Ventilation:** Cross-flow ventilation is maximized, while appropriately designed balcony overhangs and recess depths provide shade in summer and improve solar heat gain in winter.
- **Water Efficiency:** An on-site detention rainwater tank supports landscape irrigation and toilet flushing, reducing potable water demand.
- **Green Infrastructure:** Planted areas throughout the architectural design offer an additional thermal buffer, enhancing insulation and micro climate regulation.
- **Sustainable Waste Management:** Communal recycling and waste management facilities are provided on each floor to encourage responsible disposal and resource recovery.
- **Future-Proofed Mobility Solutions:** The development includes EV charging provisions and generous bicycle parking facilities, available as individual storage areas or secure rooms, promoting active and sustainable transport options.

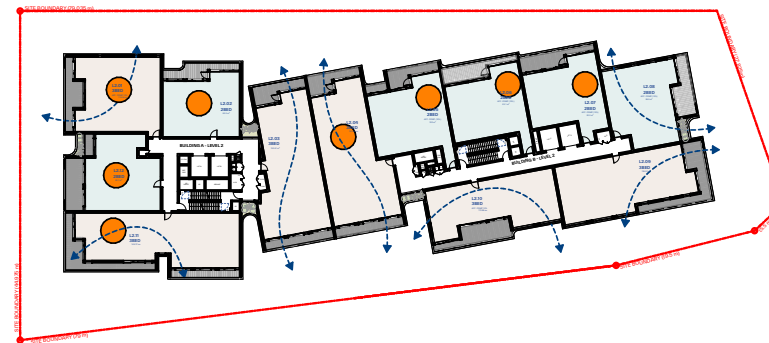
For further details, refer to the ESD report included in the SSD documentation.

LEGEND:

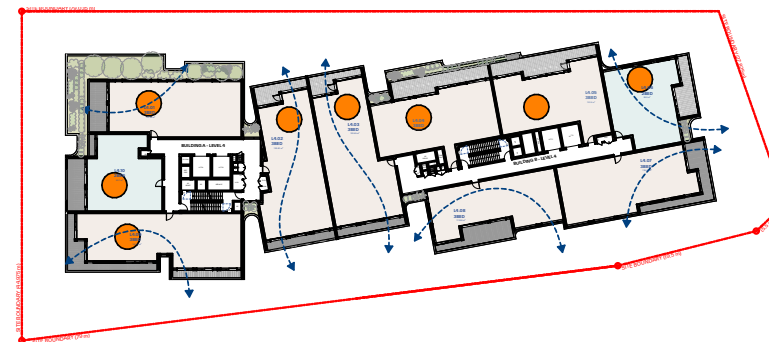
- ↔ Cross ventilation
- Solar Access



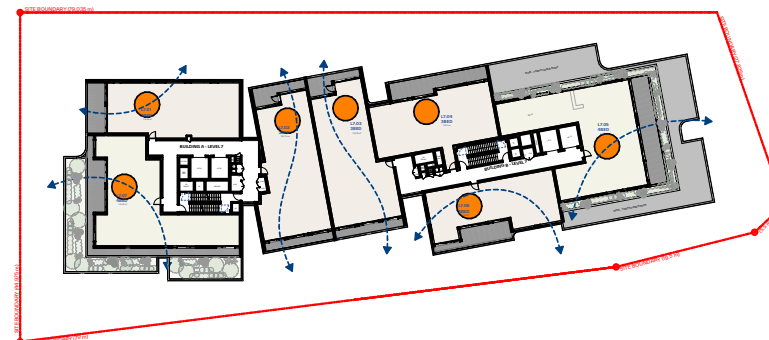
1 Ground Floor



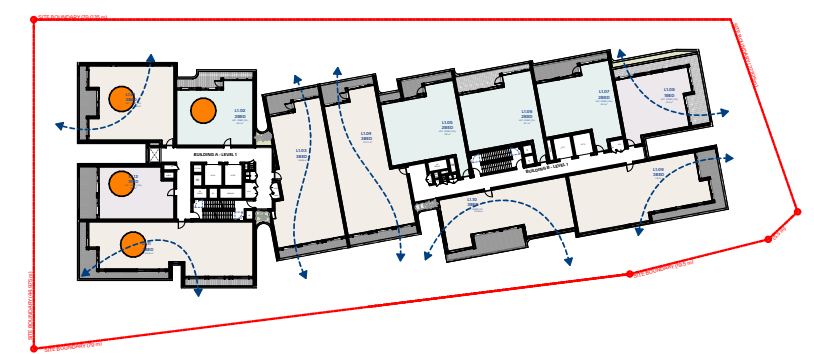
3 Level 2



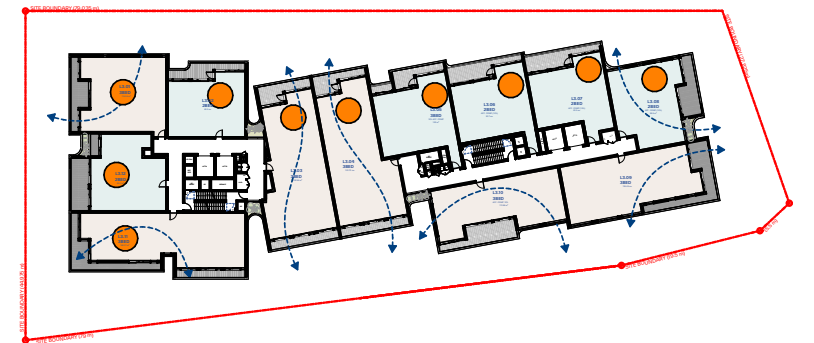
1 Level 4 - 5



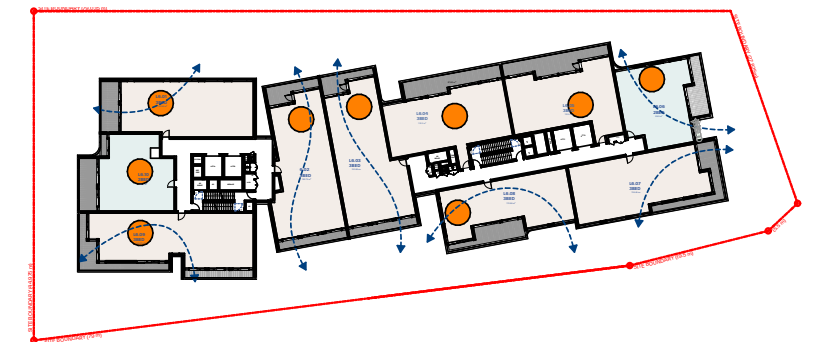
3 Level 7



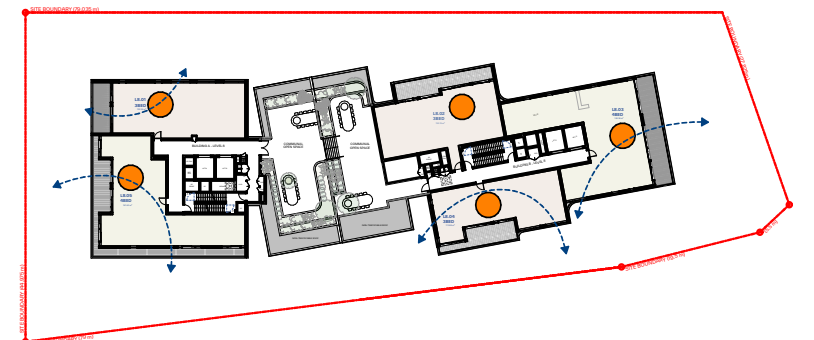
2 Level 1



4 Level 3



2 Level 6



4 Level 8

10. PRINCIPLE 5

“Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighborhood character, or desired future character.

Landscape design should optimize usability, privacy and social opportunity, equitable access and respect for neighbors’ amenity, and provide for practical establishment and long term management”.

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



LANDSCAPE

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASE BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES & MINIMUM 1.5M FROM PITS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COACHES, PLANTING ETC. SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
 7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303:2011 - TREE STOCK FOR LANDSCAPE USE.

CANOPY TREES

- Species selected from council's Tree Replacement Planting List marked as *

- CG
- Botanical Name: *Corymbia maculata* *
- Common Name: Spotted Gum (Native)
- Pot size: 100L
- Mature H x S: 18-20m x 14-20m
- Qty Required: 4
- ET
- Botanical Name: *Eucalyptus tereticornis* *
- Common Name: Forest Red Gum (Native)
- Pot size: 100L
- Mature H x S: 15-20m x 5-8m
- Qty Required: 4
- SP
- Botanical Name: *Styphidium paniculatum* *
- Common Name: Magenta cherry(Native)
- Pot size: 100L
- Mature H x S: 15-20m x 8-15m
- Qty Required: 4
- WF
- Botanical Name: *Walterhousia floribunda* *
- Common Name: Weeping Lily Pilly (Native)
- Pot size: 100L
- Mature H x S: 15m x 8-13m
- Qty Required: 6

FEATURE & GARDEN SCALE TREES

- LN
- Botanical Name: *Croton Myrsine* (Exotic)
- Common Name: Croton Myrsine
- Pot size: 100L
- Mature H x S: 6m x 4m
- Qty Required: 4
- BI
- Botanical Name: *Banksia integrifolia* *
- Common Name: Coastal Banksia (Native)
- Pot size: 100L
- Mature H x S: 6-8m x 4-5m
- Qty Required: 4
- LI
- Botanical Name: *Leptospermum indicum* *
- Common Name: Croton myrsine (Exotic)
- Pot size: 100L
- Mature H x S: 8m x 5m
- Qty Required: 4

SHRUBS & SCREEN PLANTING

- VO
- Botanical Name: *Viburnum coccineum* *
- Common Name: Sweet Viburnum (Exotic)
- Pot size: 200mm
- Mature H x S: 3m x 2m
- Qty Required: 71
- SC
- Botanical Name: *Strydom 'Cascade'*
- Common Name: Cascade Lily Pilly (Native)
- Pot size: 200mm
- Mature H x S: 2.5m x 1.8m
- Qty Required: 225
- BSB
- Botanical Name: *Banksia spinulosa 'Birthday Candles'*
- Common Name: Banksia Birthday Candles (Native)
- Pot size: 200mm
- Mature H x S: 0.6m x 0.9m
- Qty Required: 11
- WAB
- Botanical Name: *Westringia 'Aussie Box'*
- Common Name: Westringie Aussie Box (Native)
- Pot size: 200mm
- Mature H x S: 0.8m x 0.9m
- Qty Required: 17
- LB
- Botanical Name: *Leucophya brownii*
- Common Name: Cushion Bush (Native)
- Pot size: 200mm
- Mature H x S: 1.2m x 1.2m
- Qty Required: 11



ACCENT PLANTS

- YF
- Botanical Name: *Yucca filamentosa*
- Common Name: Adam's Needle (Exotic)
- Pot size: 200mm
- Mature H x S: 0.8m x 0.8m
- Qty Required: 8
- RE
- Botanical Name: *Rhaphis excelsa*
- Common Name: Rhaphis Palm (Exotic)
- Pot size: 200mm
- Mature H x S: 3m x 1.5m
- Qty Required: 50
- DE
- Botanical Name: *Doryanthes excelsa*
- Common Name: Gynosa Lily (Native)
- Pot size: 300mm
- Mature H x S: 1.1m x 1m
- Qty Required: 26
- PX
- Botanical Name: *Philodendron 'Xanadu'*
- Common Name: Xanadu Plant (Exotic)
- Pot size: 140mm
- Mature H x S: 0.7m x 0.7m
- Qty Required: 24

GROUNDCOVERS & GRASSES

- DAF
- Botanical Name: *Dianella argentea 'Silver Falls'*
- Common Name: Silver Falls Dianella (Exotic)
- Pot size: 140mm
- Mature H x S: 0.15m x spreading
- Qty Required: 31m2 (est total)
- LLT
- Botanical Name: *Lomandra longifolia 'Tanika'*
- Common Name: Lomandra Tanika (Native)
- Pot size: 200mm
- Mature H x S: 0.8m x 0.8m
- Qty Required: 3m2 (42m2 total)
- BM
- Botanical Name: *Brachyotum multifidum*
- Common Name: Curlew Daisy (Native)
- Pot size: 140mm
- Mature H x S: 0.4m x 0.5m
- Qty Required: 5m2 (14.3m2 total)
- MPY
- Botanical Name: *Myoporum parvifolium 'Yareena'*
- Common Name: Creeping Boobialla (Native)
- Pot size: 140mm
- Mature H x S: 0.15m x spreading
- Qty Required: 7m2 (11.5m2 total)

PLANTING MIX

- MIX 1
- POT SIZE: 140mm
- QUANTITY: 5m2 (Total of 66.5m2)
- | KEY | Botanical Name | Common Name | Mature Size (H x Sp) |
|-----|--------------------------------|---------------------|----------------------|
| AA | <i>Asplenium australasicum</i> | Birds Nest Fern | 0.8m x 0.8m |
| DA | <i>Dianella argentea</i> | Philly Rangi Fern | 0.3m x 0.4m |
| PX | <i>Philodendron 'Xanadu'</i> | Philodendron Xanadu | 0.3m x 0.4m |
| VH | <i>Viburnum coccineum</i> | Native Violet | 0.1-0.45m x 0.3m |
- MIX 2
- POT SIZE: 140mm
- QUANTITY: 7m2 (Total of 81m2)
- | KEY | Botanical Name | Common Name | Mature Size (H x Sp) |
|-----|----------------------------------|------------------|----------------------|
| LT | <i>Lomandra 'Tanika'</i> | Tanika Mai Rush | 0.8m x 0.8m |
| DL | <i>Dianella caerulea 'Lucy'</i> | Caulisly | 0.5m x 0.3m |
| LS | <i>Lomandra 'Kivallia' Sharp</i> | 'Sharp' Mai Rush | 0.5m x 0.4m |
| GS | <i>Gahnia aschersonii</i> | Saw sedge | 0.5m x 0.3m |
| DR | <i>Dianella revoluta</i> | Flax Lily | 0.5m x 0.4m |

TREE REQUIREMENT

This site is 3652.8m2 and requires 13 trees capable of attaining a mature height of at least 18m on shale, transitional soils and 15m on sandstone derived soils, have been included in the Landscape Plan to comply with Ku-ring-Gai Council's DCP Part 7A.6.

New trees include:

- 4 x *Corymbia gumifera*
- 4 x *Eucalyptus tereticornis*
- 5 x *Walterhousia floribunda*
- 3 x *Strydom paniculatum*

PRINCIPLE 5

LANDSCAPE

The seamless integration of architectural design with the surrounding environment highlights the strong collaboration between the development team and Conzept Landscape Architects. The landscaping scheme plays a pivotal role in the project's overall success, delivering both aesthetic and functional benefits that enhance residents' quality of life.

Strategically positioned planters throughout the site help soften the built form, creating a welcoming and visually appealing environment. These planters feature a diverse selection of plant species, contributing to both visual interest and air quality, ensuring a fresh and pleasant atmosphere for residents.

The street frontage setback provides ample space for landscaping, preserving Ku-ring-gai's renowned garden character while also accommodating large-canopy trees that enhance the area's greenery and biodiversity. The proposal includes the planting of mature and native trees, which contribute to the local ecosystem, provide natural shade, and reinforce the site's environmental sustainability. Additionally, the proposal seeks to retain existing significant trees, ensuring that established greenery remains a key feature of the development while maintaining ecological value and continuity within the urban landscape.

To maintain the integrity of the landscape design and uphold Ku-ring-gai's garden character, an extensive maintenance program has been established, supported by an automated irrigation system. These measures will ensure the long-term health, beauty, and functionality of the green spaces.

For further details on the landscaping strategy, including the design concept, plant selection, and maintenance approach, refer to Conzept Landscape Architects' landscape documentation.



11. PRINCIPLE 6

“Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimizing amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



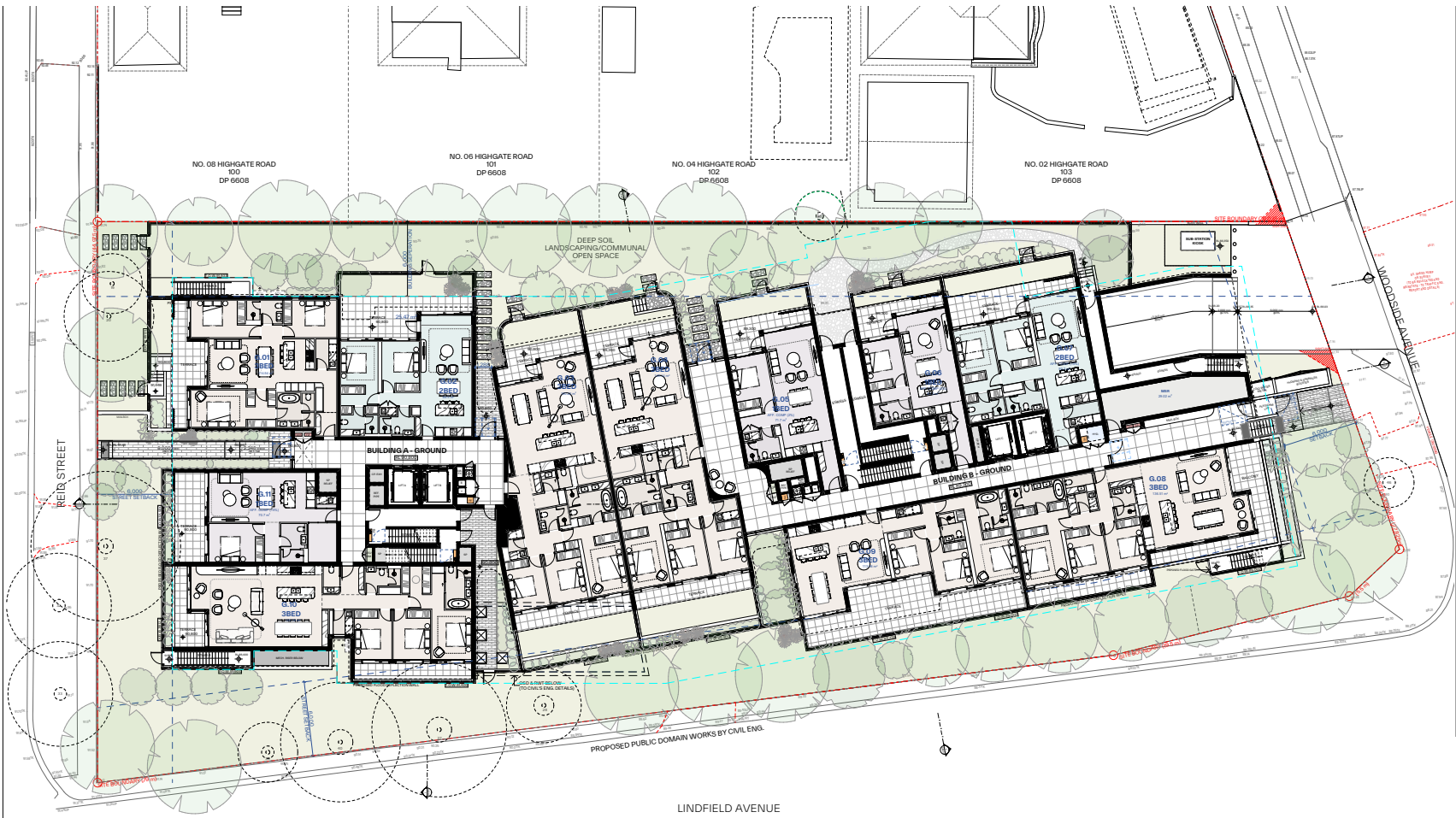
AMENITY

AMENITY

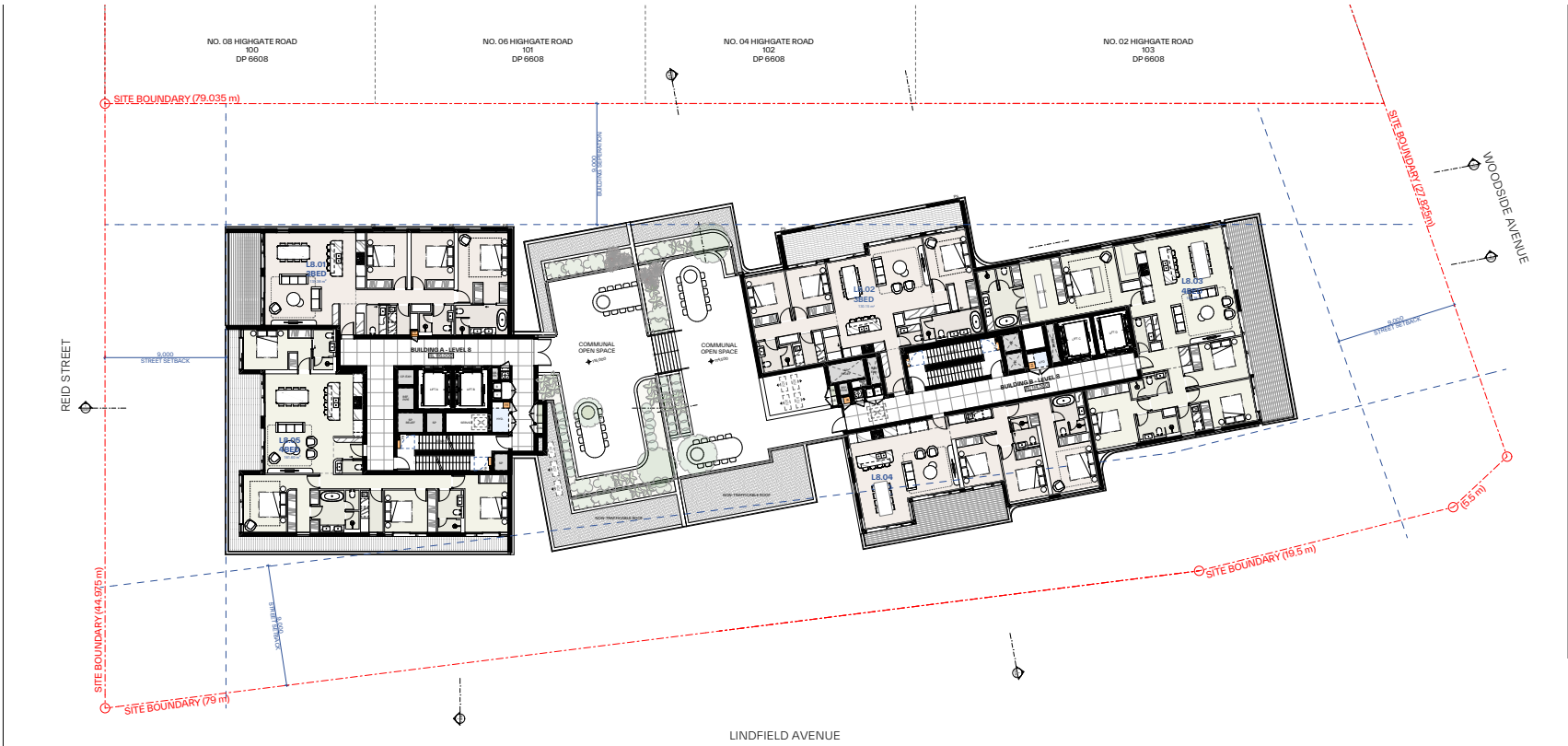
Each apartment features balconies that provide private open space and comply with ADG requirements. The building’s architectural design ensures that living areas and balconies receive direct sunlight on the 21st of June, with 70% (63/89) of the apartments achieving two hours of solar exposure. Additionally, all bedrooms and livable spaces are designed to facilitate natural ventilation, with 65% (58/89) of the apartments achieving cross-flow ventilation.

A spacious communal open space is provided on Level 8, connected by stairs between the two buildings. Additionally, there are communal open spaces on the ground floor offering substantial recreational retreats for residents. These areas are thoughtfully designed with a variety of breakout spaces and natural landscaping, fostering a range of activities. Residents can use these spaces to enjoy outdoor activities and access to sunlight, enhancing their overall living experience.

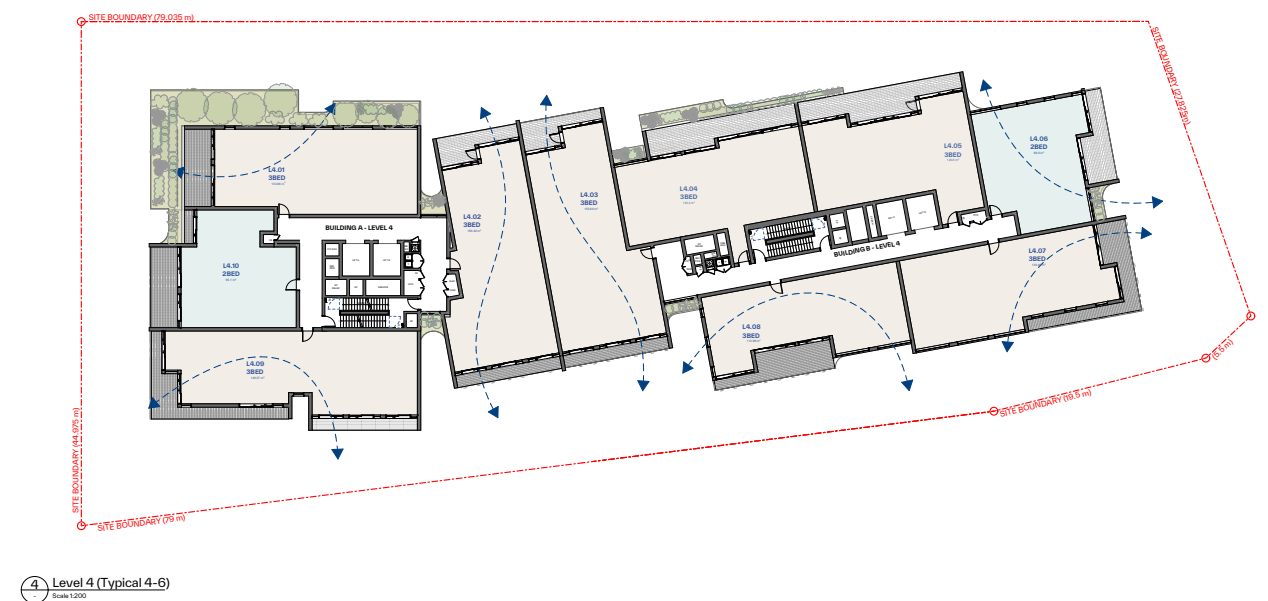
OTHER REQUIREMENTS			
	DCP / ADG / SEPP Requirement	Required	Proposed
Solar Access (ADG)	70% of total number of apartments	63	63 70%
Cross Ventilation (ADG)	60% of total number of apartments	54	58 65%
Landscape Area (SEPP)	30% of total site area is to be provided as landscaped area	1,155.8 sqm	1,545.5 sqm 40%
Deep Soil Area (SEPP)	15% of total site area is to be provided as deepsoil area with min. dimension of 3m	577.9 sqm	1,008.6 sqm 26%
Deep soil Area (ADG)	7% of total site area is to be provided as deepsoil area withn min. dimension of 6m for site > 1,500sqm	269.7 sqm	1,008.6 sqm 26%
Communal Open Space (ADG)	25% of total site area to be communal open space	963.2 sqm 25%	1,006.9 sqm 26%
Livable Housing (ADG)	20% of all apartments to be Silver Level	18	19



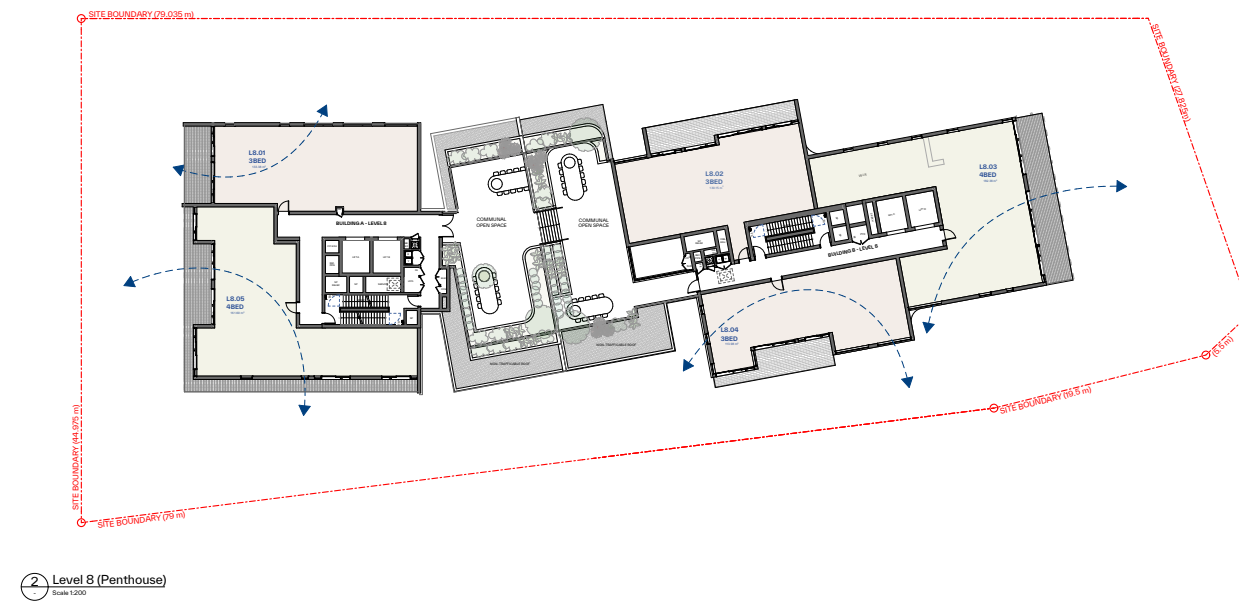
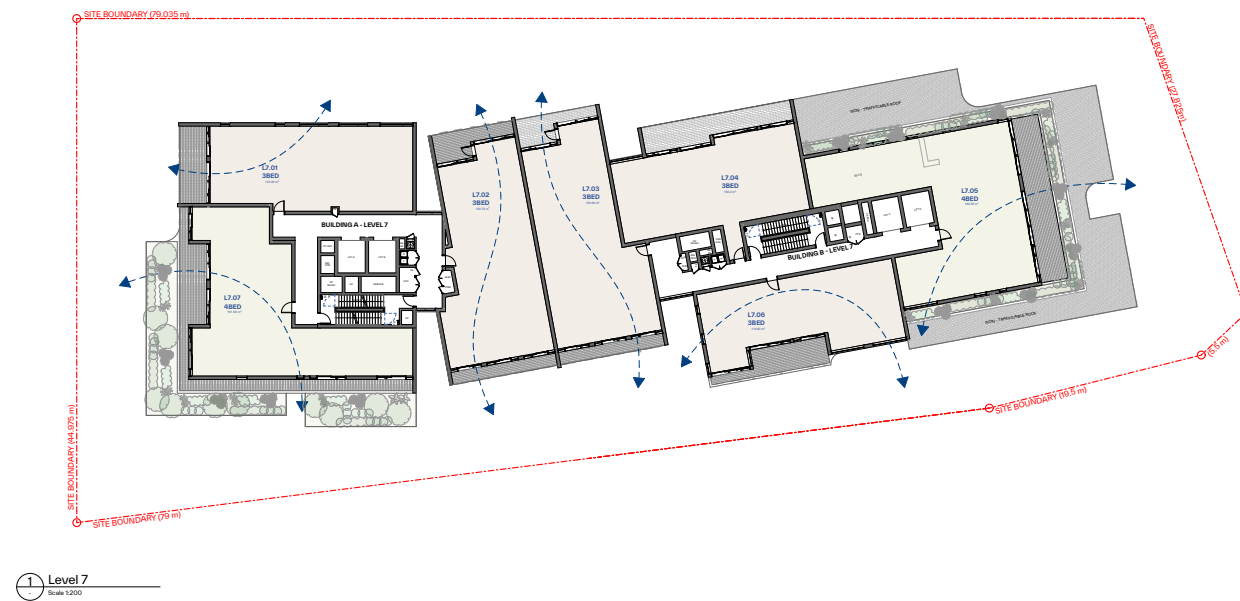
COMMUNAL AREAS ON GROUND



COMMUNAL AREAS ON LEVEL 8



↔ Cross ventilation



LEGEND:

↔ Cross ventilation

12. PRINCIPLE 7

"Good design optimizes safety and security, both internal to the development and for the public domain.

This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



PRINCIPLE 7

SAFETY

The building entrances are distinctly articulated through vertical break on the facade, complemented by a generous canopy that signals a welcoming and spacious arrival to the residential lobbies via Reid Street and Woodside Avenue. A streamlined fencing feature further distinguishes public and private spaces, ensuring safe access points that are easily recognizable and secure entry is ensured via key card access.

The garden-facing apartments are thoughtfully designed to offer secure yet convenient access to communal garden on ground, and Reid Street. These connections prioritize resident safety through multiple controlled entry points while also encouraging social interaction and a strong sense of community, enhancing both wellbeing and connection among residents.

Secure basement car parking is provided, with keyed and remote-controlled access. The driveway is well-designed, appropriately sized for vehicles, and offers clear visibility, ensuring safe and efficient access to the site.



REID STREET BUILDING ENTRANCE



WOODSIDE AVENUE BUILDING ENTRANCE AND DRIVEWAY



VIEW FROM REID STREET

13. PRINCIPLE 8

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimize the provision of housing to suit the social mix and needs in the neighborhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimizing the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

HOUSING DIVERSITY AND SOCIAL INTERACTION

HOUSING DIVERSITY & SOCIAL INTERACTION

The size and configuration of the apartments within the development effectively respond to both the current market demand in the area and anticipated future trends. The proposal addresses housing needs by providing a 17% affordable housing component, ensuring accessibility to housing for a diverse range of residents.

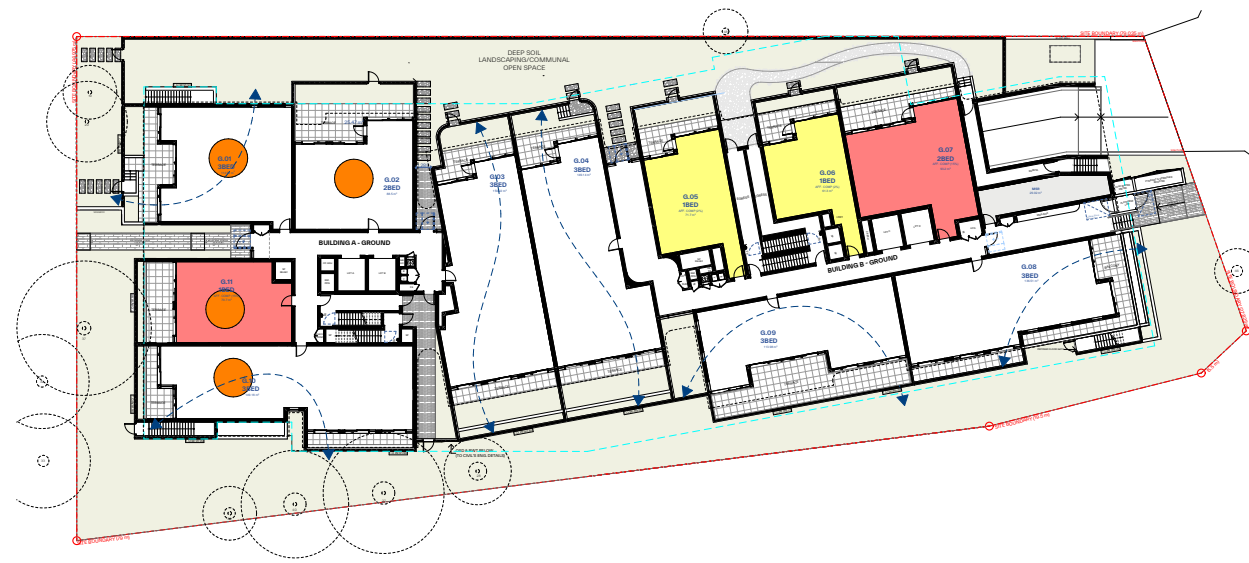
The communal open spaces are thoughtfully designed to include a BBQ area, break-out spaces, and well-planned landscaping, all of which encourage social interaction among residents. Additionally, the internal communal area on the ground floor provides extra space for communal activities, office use, and other purposes, fostering a sense of community.

Generous lobby widths have been incorporated into the design to ensure ease of accessibility. An analysis has been conducted to ensure the development meets the minimum ADG requirements for Livable Housing, with 21% (19/89) of all apartments being designed to meet Silver Livable standards.

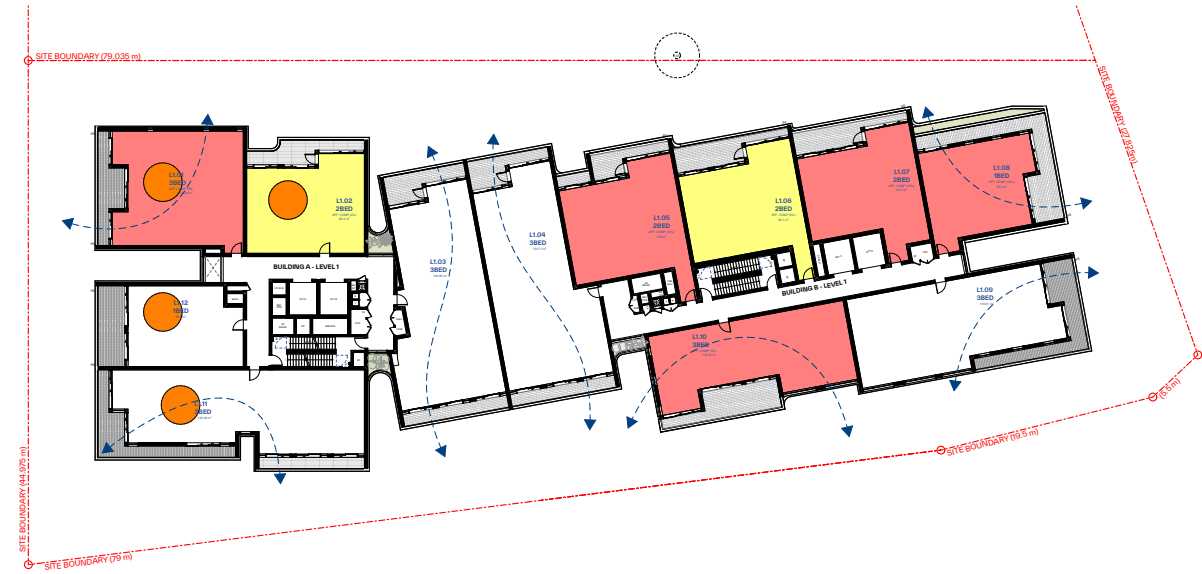
General access for people with disabilities has also been carefully addressed in the design of both the buildings and the common areas. For further details, please refer to the Access Report.

2% Afford. Comp						
	Unit No.	Type/BED	Internal Area (m ²)	External Area (m ²)	2% Aff. Comp	15% Aff. Comp
Ground	G05	1BED	71	24	✓	
	G06	1BED	61	19	✓	
Level 1	L102	2BED	85	15	✓	
	L106	2BED	93	16	✓	
Total	4		310			

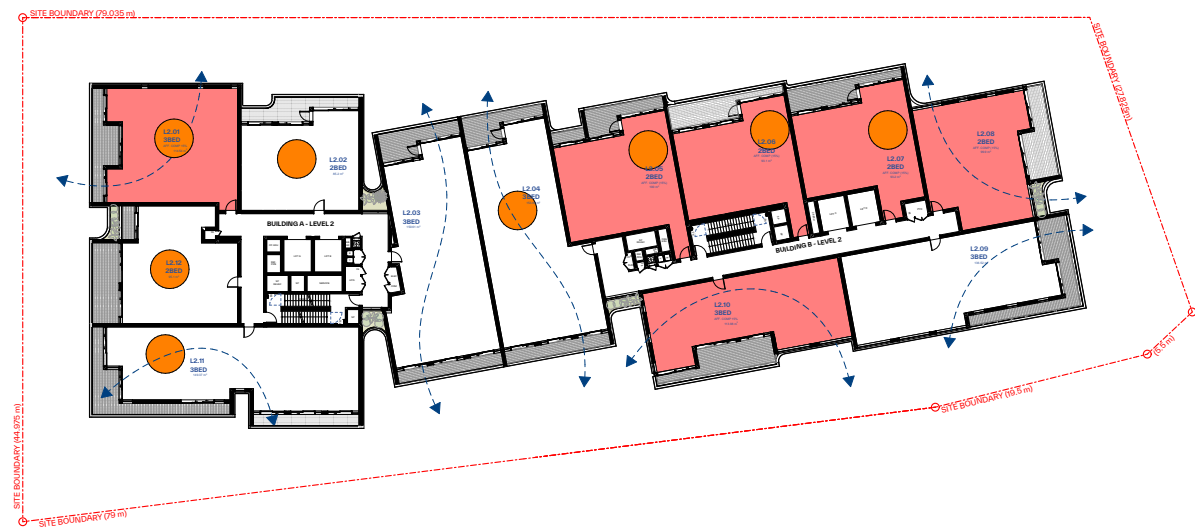
15% Afford. Comp						
	Unit No.	Type/BED	Internal Area (m ²)	External Area (m ²)	2% Aff. Comp	15% Aff. Comp
Ground	G11	1BED	70	23		✓
	G07	2BED	93	36		✓
Level 1	101	3BED	114	15		✓
	105	2BED	100	12		✓
	107	2BED	93	14		✓
	108	1BED	78	31		✓
	110	3BED	113	21		✓
Level 2	201	3BED	114	15		✓
	205	2BED	100	14		✓
	206	2BED	93	14		✓
	207	2BED	93	14		✓
	208	2BED	99	16		
	210	3BED	113	19		✓
Level 3	301	3BED	114	14		✓
	305	2BED	100	14		✓
	306	2BED	93	14		✓
	307	2BED	93	14		✓
	308	2BED	99	16		
	310	3BED	113	19		✓
Total	19		1885			



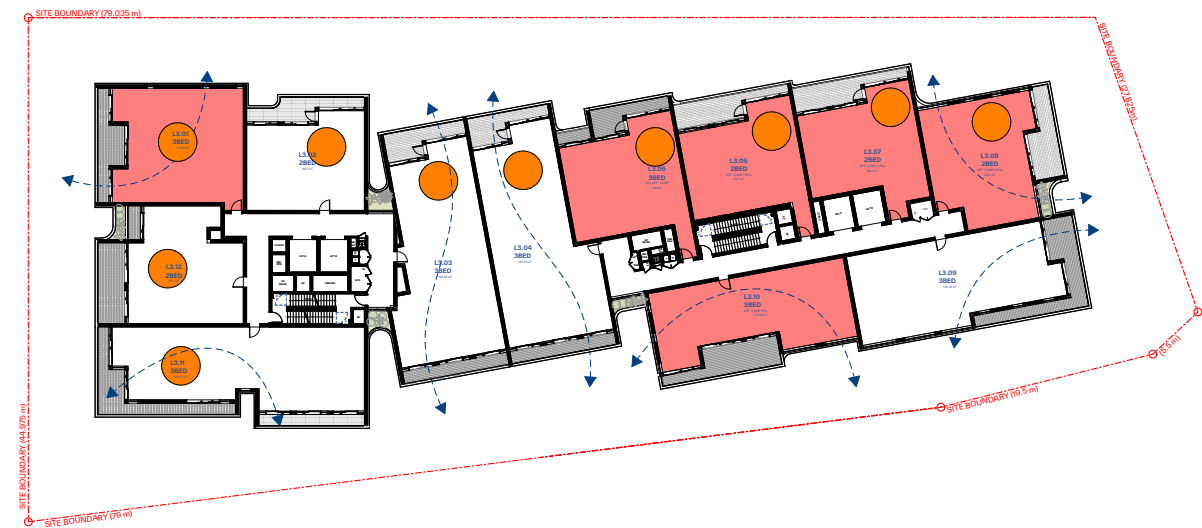
1 Ground
Scale 1:200



2 Level 1
Scale 1:200



3 Level 2 (Typical 2-3)
Scale 1:200



4 Level 3
Scale 1:200

LEGEND:

- More than 2HR Sunlight
- ↔ Cross ventilation
- 2% Affordable Component
- 15% Affordable Component

14. PRINCIPLE 9

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development."

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021) CHAPTER 4 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



AESTHETIC

The proposal draws inspiration from the local context, aiming to enhance the area’s character with a contemporary interpretation of natural, earthy tones and materials. These materials range from off-white bricks with variation in tone and colour to lighter rendered wall colours, reflecting the surrounding environment while adding a modern touch.

Rather than creating a stark contrast in materials and form, the use of brick and horizontal banding offers a domesticated scale to the architecture, ensuring a harmonious integration with the existing context. The design approach aims for a clear materiality and construction strategy that reflects simplicity and cohesion.

The terracing approach responds to the natural contours of the land, ensuring the design complements the topography. The extended balconies flow seamlessly, creating a rhythmic design that adds depth and visual interest to the building’s profile. The incorporation of horizontal banding as balcony railings further reduces the bulk of the structure, achieving a more domesticated, fine-grained architectural style that blends harmoniously with the existing surroundings.

Durable, hard-wearing materials have been selected to maintain the building’s long-term aesthetic appeal. The careful composition of building elements, textures, materials, colors, and internal design ensures the structure positively contributes to the desired future character of the area.

By incorporating these design elements, the proposed building not only integrates seamlessly into its surroundings but also establishes a unique and striking identity, adding value to the overall aesthetic quality of the area.



REID STREET ELEVATION



WOODSIDE AVENUE ELEVATION

15. ADG - RESPONSE TO OBJECTIVES

TABLE 1 - APARTMENT DESIGN GUIDE - DESIGN OBJECTIVES AND DESIGN CRITERIA

OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
PART 3- SITTING THE DEVELOPMENT				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Complies	The proposed development has been designed to respond to the surrounding context as well as future planning of Lindfield. The current site constraints including level differences, irregular shaped lot, noise and wind have been taken into consideration and is evident in the final proposed design strategy.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		Complies	The proposal is a residential flat building consistent with transport oriented development reform and aim to contribute to the overall transformation of Lindfield precinct and address housing needs in NSW. The proposal has been setback from all boudaries, consistent with the predominantly street setback. It has also been oriented to maximise solar access.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		Complies	The building form has been shaped by the predominant street setback and ADG building seperation setback. Minimise overshadowing to the neighboring properties.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	The two residential access points/lobbies are carefully and appropriately located on Reid Street and Woodisde Avenue that are highly visible for residents and visitors. The residential lobbies are designed to be secured by card access. Street facing apartments have direct entrance from street level , adding a passice surveillance over the public domain.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	The proposed adds to the public realm by enhancing street experience through adequate street setback, landscaping and street activation.
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site 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)	Complies	In addition to generous open space and deep soil landscaping at ground level, the proposal also provides exclusive communal open space area at rooftop level 8 for residents only that receive direct sunlight. Ground : 796.3 sqm Level 8 : 300.2 sqm Total C.O.S : 1,006.9 sqm 32% Refer to architectural drawing DA540 for compliance summary
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Complies	The communal open spaces have access to sun in winter, shade in summer from threes and pergola structure, with raised planter and dedicated BBQ area and break out space to promotes a variety of activities. Refer to landscape documentation.
	Objective 3D-3 Communal open space is designed to maximise safety		Complies	The communal open space is readily accessible from communal lobbies and will be carefully lit at night to foster safety and avoid light spill into the apartments.

Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: Site area > 1,500 sqm Deep soil zone 7% 278.4sqm	Complies	The proposal includes 1,008.6 sqm of deep soil zone (26%) Refer to architectural drawing DA510.												
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	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: <table><tr><td>Building height</td><td>Hab and balcony</td><td>Non-hab</td></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building height	Hab and balcony	Non-hab	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	On Merit	The proposed rear setback is generally consistent with ADG building separation requirements , which seeks to ensure adequate visual privacy between adjoining developments. Due to site constraints, some minor encroachments occur along the rear boundary; however, these have been carefully considered within the broader context of the site. A detailed building separation analysis has been undertaken, with particular attention given to the interface with the adjacent Highgate Road development. As both developments are proposed by the same developer, there is a coordinated design approach in place. This has enabled the implementation of additional privacy measures—such as appropriate window placement, screening devices, and landscaping—to ensure that the intent of the objective is upheld and visual privacy between apartments is effectively maintained. Refer to architectural floor plans within this design report.
	Building height	Hab and balcony	Non-hab													
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 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		Complies	Building elements such as privacy screen, solid upstand and planting buffers area helps ensure visual privacy and amenity.												
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	Main entries from Reid Street and Woodside Avenue.												
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	All proposed entries are clearly identified through the use of building break, recessive façade elements and architectural features.												
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Complies	All proposed entries are clearly identified through the use of building break and streamline fencing details.												

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		Complies	Removed of existing crossovers throughout 3 street frontages and consolidate to one vehicular access point from Woodside Avenue. No mix of vehicular and pedestrian access promotes maximum safety for the residents.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	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 minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	Complies	The proposed basement car arking is provided in accordance with traffic engineer's calculations and complies with the requirement under the current SEPP Housing 2021 - Chapter 4 In-fill Affordable Housing and TfNSW.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	Bicycle parking is provided at rate recommended in the traffic report for both residents and visitors, to encourage this mode of transport. Bicycle racks and secure rooms are easily accessible through Basement 1 and Basement 2.
	Objective 3J-3 Car park design and access is safe and secure		Complies	Good sightlines and surveillance have been incorporated throughout the design.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	Basements parking and loading dock access via Woodside Avenue. The loading dock to accommodate council waste truck is locaed in Basement 1 to reduce impact on the public domain.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	No on-grade parking provided
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	Enclosed car parking spaces are proposed in the basement level and not visible from the ground level

PART 4 - DESIGNING THE BUILDING				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	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	Complies	70.8% (63/89) of the apartments will achieve the ADG. Recommendation for 2HR solar access.
		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	Complies	7/89 (8%) apartments do not receive direct sunlight Refer to architectural drawing DA600-DA606 for compliance summary
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Building envelopes have been developed to minimise the quantity of apartments with no direct sunlight during mid-winter and maximise north-west and north east facing apartments. South oriented apartments have wide frontage for daylight access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Balconies on north facades sit within the building envelope, together with architectural features allows for adequate shading in the warmer months.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	Windows and doors are designed to ADG and BCA requirements for natural ventilation
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies	The apartment layouts include open plan kitchen, dining and living room. The depth of rooms from external windows is less than the maximum 3x the ceiling height.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	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	Complies	58/89 (65%) apartments achieve cross ventilation Refer to architectural drawing DA530-DA531 for compliance summary
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	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 2.4m If located in mixed used areas: 3.6m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	Complies	Floor-to-Floor exceeds ADG requirement - 3.15m All habitable rooms have a ceiling height of 2.7m All non-habitable rooms have a ceiling height not less than 2.4m Refer to architectural drawing DA300-DA301.

	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	Internal layouts have well porportioned rooms with good access to daylight and natural ventilation and maximise the feeling of spaciousness.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies	
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	1. Apartments are required to have the following minimum internal areas:	Complies	A range og apartment typologies are provided adding to the flexibility and affordability of the development. The proposal includes apartments with studies, dual aspect apartments and intergeneration living arrangement. 1 Bedroom size range from 60m ² - 75m ² 2 Bedroom size ranging from 80m ² - 104m ² 3 Bedroom size ranging from 115m ² - 168m ² 4 Bedroom size ranging from 186m ² Refer to architectural drawings
		Apartment type Minimum internal area		
		Studio 35m ² 1 bedroom 50m ² 2 bedroom 70m ² 3 bedroom 90m ² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each		
		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	Complies	External glazing to all habitable room is greater than the min. 10% required
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	Refer to Objective 4C-1 for ceiling heights.
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	Living room depth do not exceed required min. dims
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Complies	Master bedrooms and bedrooms provided are larger than minimum size required.	
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies	All bedroom meets ADG minimum bedroom dimension Refer to architectural drawings	
	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	Complies	Apartments meet ADG minimum living/ dining room width Refer to architectural drawings	
	4.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	No cross-through apartments are proposed	

Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Complies	All oversized balconies are provided with usual area. Balconies areas are free from A/C units and are provided within dedicated plant areas.															
		<table><tr><td>Dwelling type</td><td>Min. area</td><td>Min. depth</td></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table>			Dwelling type	Min. area	Min. depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m
		Dwelling type			Min. area	Min. depth													
		Studio			4m ²	-													
		1 bedroom			8m ²	2m													
2 bedroom	10m ²	2m																	
3+ bedroom	12m ²	2.4m																	
The minimum balcony depth to be counted as contributing to the balcony area is 1m																			
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	Complies																		
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Balconies are located in front or adjacent to living spaces in all apartments.																	
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	The balconies are an integral part of the building façade and incorporate architectural horizontal and vertical features, screens and planter boxes.																	
Objective 4E-4 Private open space and balcony design maximises safety	Complies	Design and detailing of balconies avoid opportunities for climbing and falls.																	
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Complies	Max. 7 units sharing 1 core on the typical levels.															
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	N/A	2 lift per core is proposed.															
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Complies	Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents. Communal open space provided at ground level and rooftop on level 8 can be accessed through the main lobbies.																

Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type Storage size volume Studio 4m³ 1 bedroom 6m³ 2 bedroom 8m³ 3+ bedroom 10m³ At least 50% of the required storage is to be located within the apartment	Complies	All apartments exceed ADG minimum storage requirements with 50% of the storage located within the apartment. Refer to architectural drawings DA560-DA561 for compliance summary.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Extra storage is provided to all apartments on basement levels. Refer to architectural drawings DA560-DA561 for compliance summary.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Adequate setback and introduction to solid upstand to lower units have been incorporated to minimise noise from the public domain. Proposed balconies have been appropriately located to minimise noise transmission between apartments. Internal apartment layout have been designed to ensure where possible non-habitable room to act as buffer noise to common corridors.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	Balcony openings in façade have been carefully considered in regards to height, width and materiality to assist acoustic design. Refer to acoustic report for details.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Façade and glazing systems have been carefully considered within the development. Refer to acoustic report for details.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and		Complies	A mixture of 1, 2, 3 and 4 bedroom apartments have been provided. Refer to architectural drawings DA550-DA551 for further information
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	A variety of apartments type has been provided within each floor plate.
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Complies	Street frontage is activated by ground apartments and entry courtyards. Moreover an abundance of greenery/raise planterboxes are provided.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Complies	Direct access from street level and communal open space feature streamline fencing details are carefully designed with key access to delivers safety and amenity for residents as well as being easily identifies.
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies	The façade treatment draws on local and future character, expressed in varying complimentary ways across the development.
	Objective 4M-2 Building functions are expressed by the façade		Complies	Building entrances are clearly defined by the double height portal, this provide a welcoming and inviting entry experience to the residential lobbies. All elevations are rationally designed and respond to their use.

Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	Part of the roof is expressed in different material to compliment the architectural aesthetic and scale down the elevation.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	Communal open space is provided on Level 8 rooftop and on Ground floor with visual and acoustic privacy from screens and planters.
	Objective 4N-3 Roof design incorporates sustainability features	Complies	Refer to ESD report for details
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Refer to landscape design
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies	
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	Refer to landscape design
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open	Complies	
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	19/89 (21%) apartments have been designed as Silver Level LHA. Refer to architectural drawing DA700 for details.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	On Merit	No adaptable units are provided (in accordance with SEPP 2021). Refer to access report for details.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	A range of apartment layouts are provided to accomodate a range of lifestyle and household needs. Refer to architectural drawings DA550-DA551 for further details
Mixed Use	Objective 4S-1 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/S	
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Double height entrance portal covered the entry points, creating a transition from outside to inside.
	Objective 4T-2 Signage responds to the context and desired streetscape character	N/A	Signage to form part of future DA

Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Building design and orientation have been carefully considered to respond to the environmental condition.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	Refer to ESD report for details.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	
Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	Refer to BASIX report for details
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies	Refer to stormwater details
	Objective 4V-3 Flood management systems are integrated into site design	Complies	Refer to civil/ flood report for details
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	The waste holding room and garbage chute rooms are located on basement 1 and not visible from the street.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	1 garbage chute per core and co-mingle compartment on each level for each building are provided.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	The face is detailed including overhangs to prevent staining and protect wall below. Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes. Overhang slabs will be detailed with drip lines to avoid staining.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Access to all maintenance areas provided.
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies	Durable materials are proposed externally.

16. SOUs - COMPLIANCE TABLE

SOU's														
Level	Unit No.	Type/BED	Internal Area (m ²)	External Area (m ²)	Silver Livable	2% Aff. Comp	15% Aff. Comp	Storage (m ³) within apt.	Carpark storage (min. m ³)	Total Storage (m ³)	Comply	Solar Access	Nil Solar Access	Cross Vent
Ground Floor	G01	3	114	19	✓			7.3	6	13	YES	✓		✓
	G02	2	88	35				4	6	10	YES	✓		
	G03	3	150	25				10.6	6	17	YES			✓
	G04	3	149	27				7.5	6	14	YES			✓
	G05	1	71	24		✓		5.2	8	13	YES			
	G06	1	61	19		✓		3.5	6	10	YES			
	G07	2	93	37			✓	6.9	6	13	YES			
	G08	3	136	25	✓			6.3	6	12	YES		✓	✓
	G09	3	113	51				5.8	6	12	YES			✓
	G10	3	149	16				11.2	6	17	YES	✓		✓
	G11	1	70	23	✓		✓	3.5	6	10	YES	✓		
Level 1	101	3	114	15	✓		✓	7.3	6	13	YES	✓		✓
	102	2	85	14		✓		4	6	10	YES	✓		
	103	3	149	24				10.6	6	17	YES			✓
	104	3	153	23				10.4	6	16	YES			✓
	105	2	100	13			✓	7.3	6	13	YES			
	106	2	93	16		✓		4.6	6	11	YES			
	107	2	93	15			✓	6.9	6	13	YES			
	108	1	78	31			✓	4.9	6	11	YES			✓
	109	3	136	25	✓			6.3	6	12	YES		✓	✓
	110	3	113	21			✓	5.8	6	12	YES			✓
	111	3	149	33				11.2	6	17	YES	✓		✓
	112	1	70	17	✓			3.5	6	10	YES	✓		
Level 2	201	3	114	15	✓		✓	7.3	6	13	YES	✓		✓
	202	2	85	15				4	6	10	YES	✓		
	203	3	150	24				10.6	6	17	YES			✓
	204	3	153	23				10.4	6	16	YES	✓		✓
	205	2	100	15			✓	7.3	6	13	YES	✓		
	206	2	93	13			✓	4.6	6	11	YES	✓		
	207	2	93	15			✓	6.9	6	13	YES	✓		
	208	2	98	17			✓	6.5	6	13	YES			✓
	209	3	136	22	✓			6.3	6	12	YES		✓	✓
	210	3	113	19			✓	5.8	6	12	YES			✓
	211	3	149	33				11.2	6	17	YES	✓		✓
	212	2	95	21				7.4	6	13	YES	✓		
Level 3	301	3	114	15	✓		✓	7.3	6	13	YES	✓		✓
	302	2	85	15				4	6	10	YES	✓		
	303	3	150	24				10.6	6	17	YES	✓		✓
	304	3	153	23				10.4	6	16	YES	✓		✓
	305	2	100	15			✓	7.3	6	13	YES	✓		
	306	2	93	13			✓	4.6	6	11	YES	✓		
	307	2	93	15			✓	6.9	6	13	YES	✓		
	308	2	98	17			✓	6.5	6	13	YES	✓		✓
	309	3	136	22	✓			6.3	6	12	YES		✓	✓
	310	3	113	19			✓	5.8	6	12	YES			✓
	311	3	149	33				11.2	6	17	YES	✓		✓
	312	2	95	21				7.4	6	13	YES	✓		

Level 4	401	3	133	17	✓			6.4	6	12	YES	✓		✓
	402	3	150	24				9.5	6	16	YES	✓		✓
	403	3	153	23				9.3	6	15	YES	✓		✓
	404	3	130	28				12.1	6	18	YES	✓		
	405	3	120	30	✓			4.8	6	11	YES	✓		
	406	2	98	17				4.6	6	11	YES	✓		✓
	407	3	136	24	✓			5.2	6	11	YES		✓	✓
	408	3	113	21				5.8	6	12	YES			✓
	409	3	149	33				7.9	6	14	YES	✓		✓
	410	2	95	20				7.4	6	13	YES	✓		
Level 5	501	3	133	17	✓			6.4	6	12	YES	✓		✓
	502	3	150	24				9.5	6	16	YES	✓		✓
	503	3	153	23				9.3	6	15	YES	✓		✓
	504	3	130	28				12.1	6	18	YES	✓		
	505	3	120	30	✓			4.8	6	11	YES	✓		
	506	2	98	17				4.6	6	11	YES	✓		✓
	507	3	136	24	✓			5.2	6	11	YES		✓	✓
	508	3	113	21				5.8	6	12	YES			✓
	509	3	149	33				7.9	6	14	YES	✓		✓
	510	2	95	20				7.4	6	13	YES	✓		
Level 6	601	3	133	17	✓			6.4	6	12	YES	✓		✓
	602	3	150	24				9.5	6	16	YES	✓		✓
	603	3	153	23				9.3	6	15	YES	✓		✓
	604	3	130	28				12.1	6	18	YES	✓		
	605	3	120	30	✓			4.8	6	11	YES	✓		
	606	2	98	17				4.6	6	11	YES	✓		✓
	607	3	136	24	✓			5.2	6	11	YES		✓	✓
	608	3	113	21				5.8	6	12	YES			✓
	609	3	149	33				7.9	6	14	YES	✓		✓
	610	2	95	20				7.4	6	13	YES	✓		
Level 7	701	3	133	19				6.4	6	12	YES	✓		✓
	702	3	150	24				9.5	6	16	YES	✓		✓
	703	3	153	23				9.3	6	15	YES	✓		✓
	704	3	130	28				12.1	6	18	YES	✓		
	705	4	182	36				10.3	6	16	YES	✓		✓
	706	3	114	19				5.8	6	12	YES	✓		✓
	707	4	161	45				4.4	6	10	YES	✓		✓
Level 8	801	3	133	19				6.4	6	12	YES	✓		✓
	802	3	130	28				12.1	6	18	YES	✓		
	803	4	182	36				10.3	6	16	YES	✓		✓
	804	3	130	21				5.8	6	12	YES	✓		✓
	805	4	161	45				4.4	6	10	YES	✓		✓

DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768



PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.

THANK YOU!