



WE SEE ARCHITECTURE AS A QUIET BUT POWERFUL MIX OF COLLABORATION AND CRAFT.

LET’S GET INTO IT.

SSDA DESIGN REPORT,
VISUAL ANALYSIS, ADG COMPLIANCE,
SCHEDULE 9 OF THE HOUSING SEPP
COMPLIANCE & DVS

LOCATION

10, 14 & 14A STANHOPE ROAD, KILLARA, NSW 2071

DATE

22 APRIL 2025

CLIENT

Stanhope Rd Residence Holdings Pty Ltd.

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



PBD Architects respectfully acknowledges the Traditional Custodians of the lands on which we live, work and learn.

We pay respect to Elders, past, present and emerging.

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01. INTRODUCTION

PROJECT BACKGROUND

This report has been prepared in support of a State Significant Development Application (SSD-81890707) for an Transport Oriented Development together with In-fill Affordable Housing Development for the site located at 10, 14 and 14a Stanhope Road, Killara NSW 2071

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;

- 3 buildings, ranging from part 5/6 storey to 9/10 storey at the rear of the site
- 135 residential apartments inclusive of 26 affordable apartments
- 1.5 levels of basement car parking
- Associated landscaping and public domain works

The report aims to illustrate how the proposed scheme incorporates key opportunities and constraints white 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;

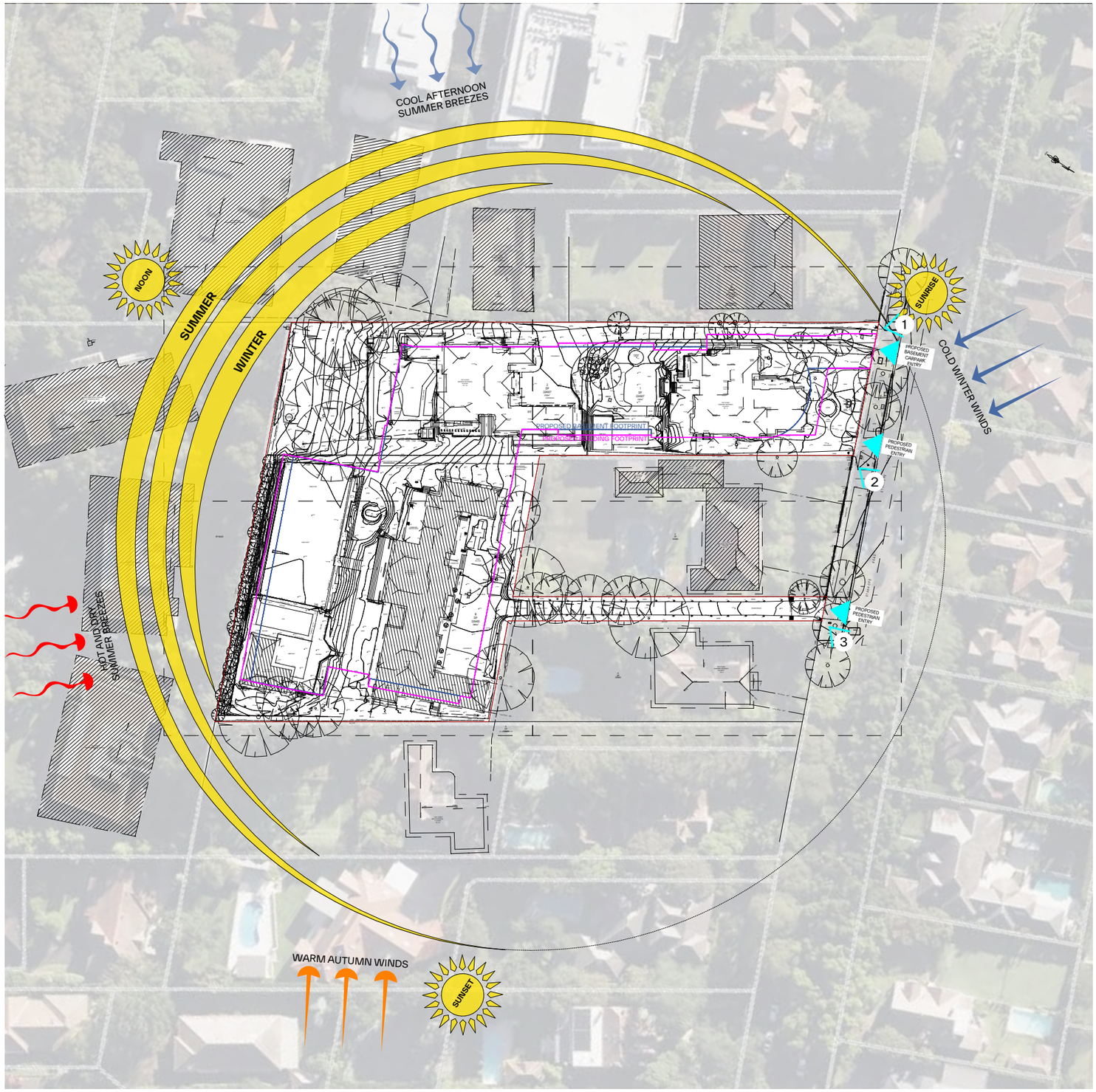
• Demonstrating the design concept and its achievement of Design Excellence;

• 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.

02. THE SITE

SITE ANALYSIS AND LOCAL CONTEXT

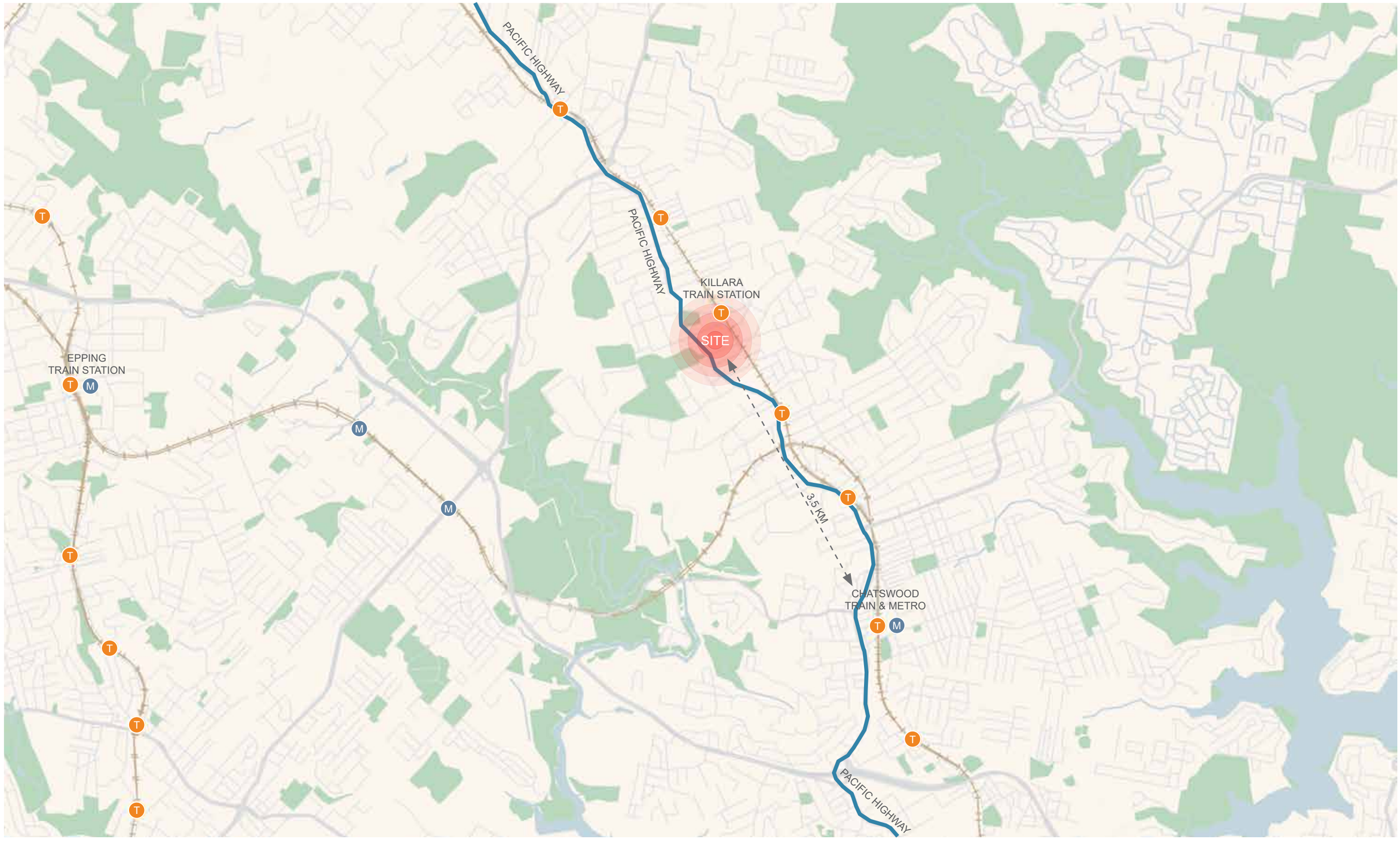








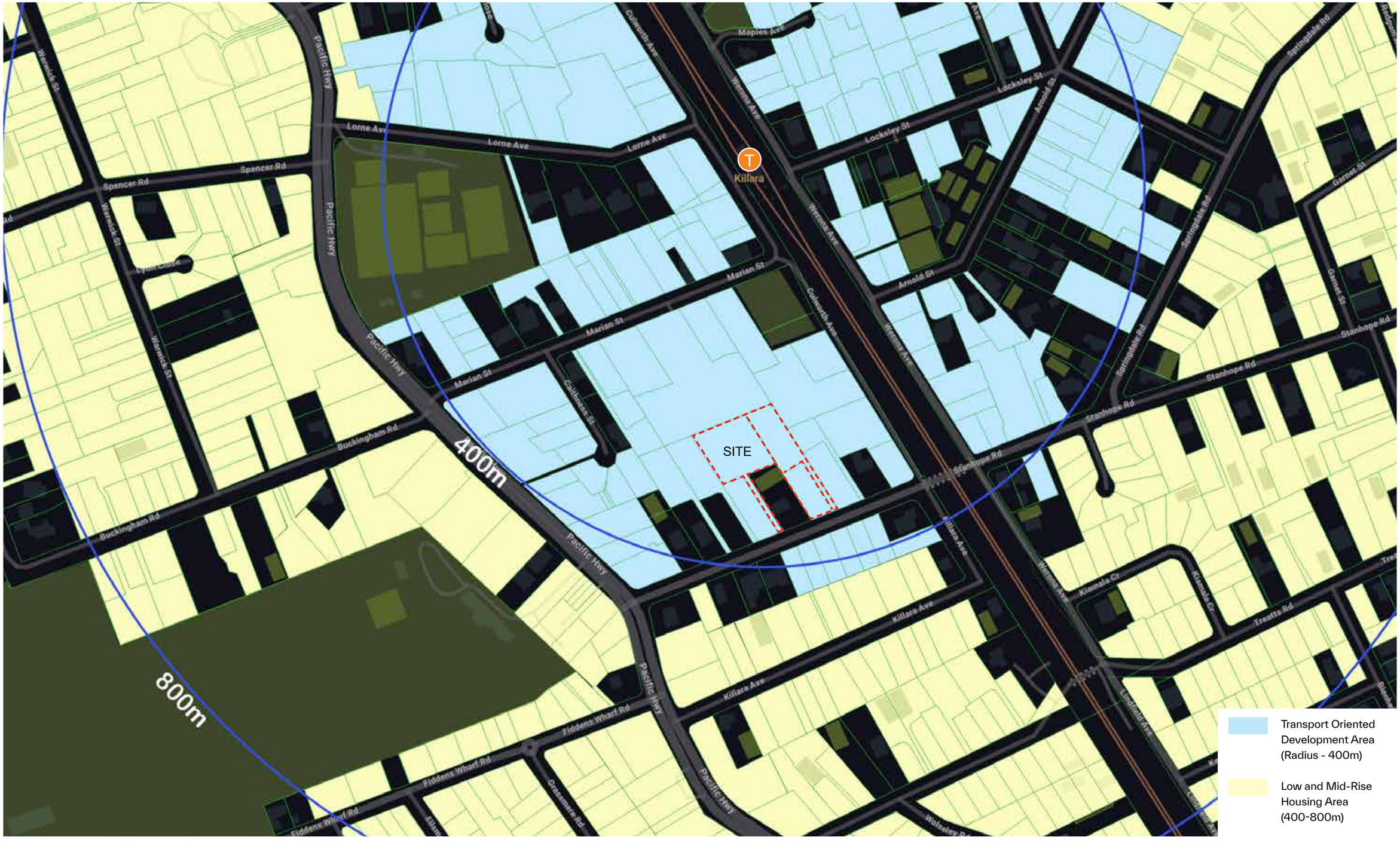
WIDER SITE CONTEXT



SURROUNDING ROADS



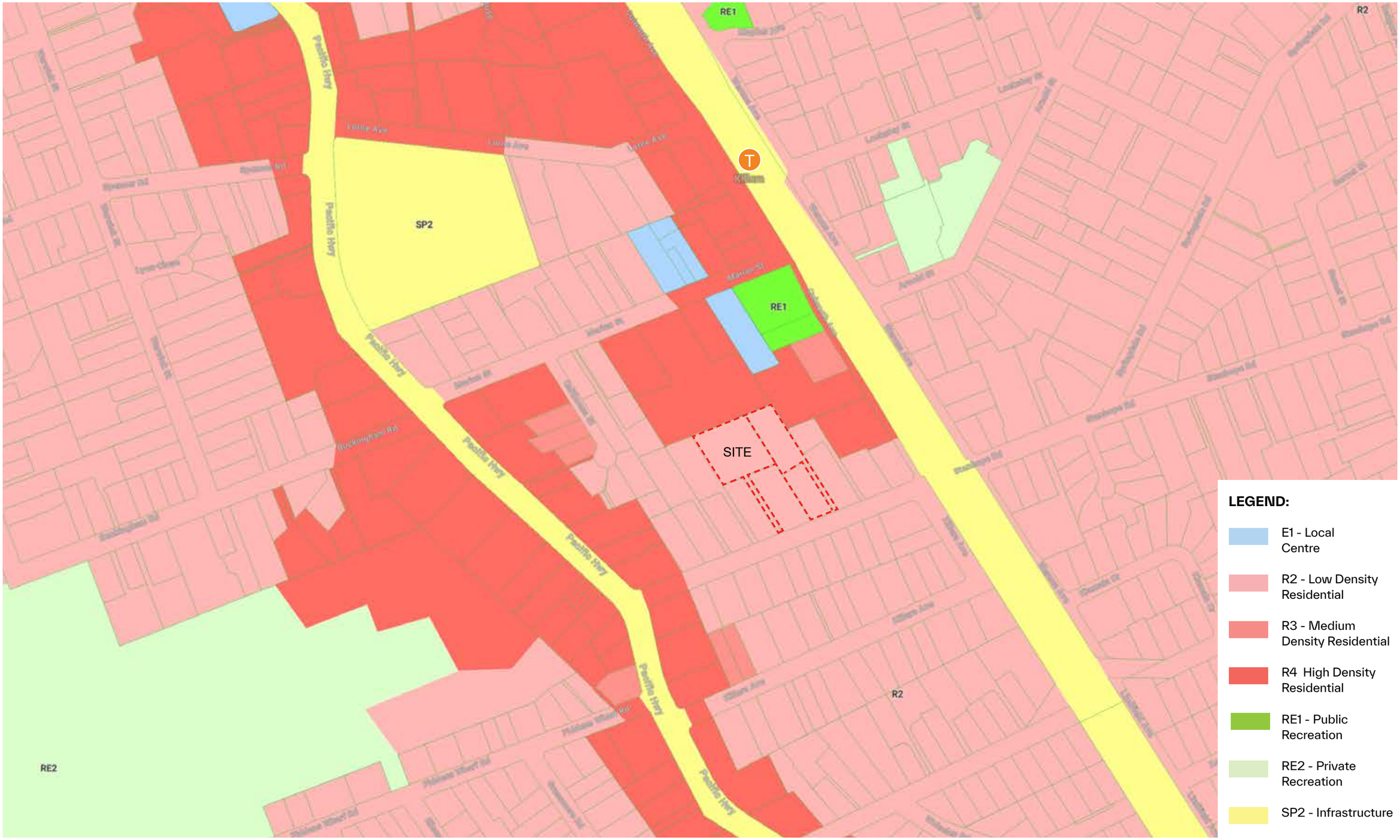
TOD AND LMR


Killara
SITE
400m
800m
Pacific Hwy
Lorne Ave
Spencer Rd
Warwick St
Marian St
Buckingham Rd
Fiddens Wharf Rd
Culworth Ave
Werona Ave
Maples Ave
Lockeley St
Arnold St
Springdale Rd
Garnet St
Stanhope Rd
Killara Ave
Grasmere Rd
Transport Oriented Development Area (Radius - 400m)
Low and Mid-Rise Housing Area (400-800m)

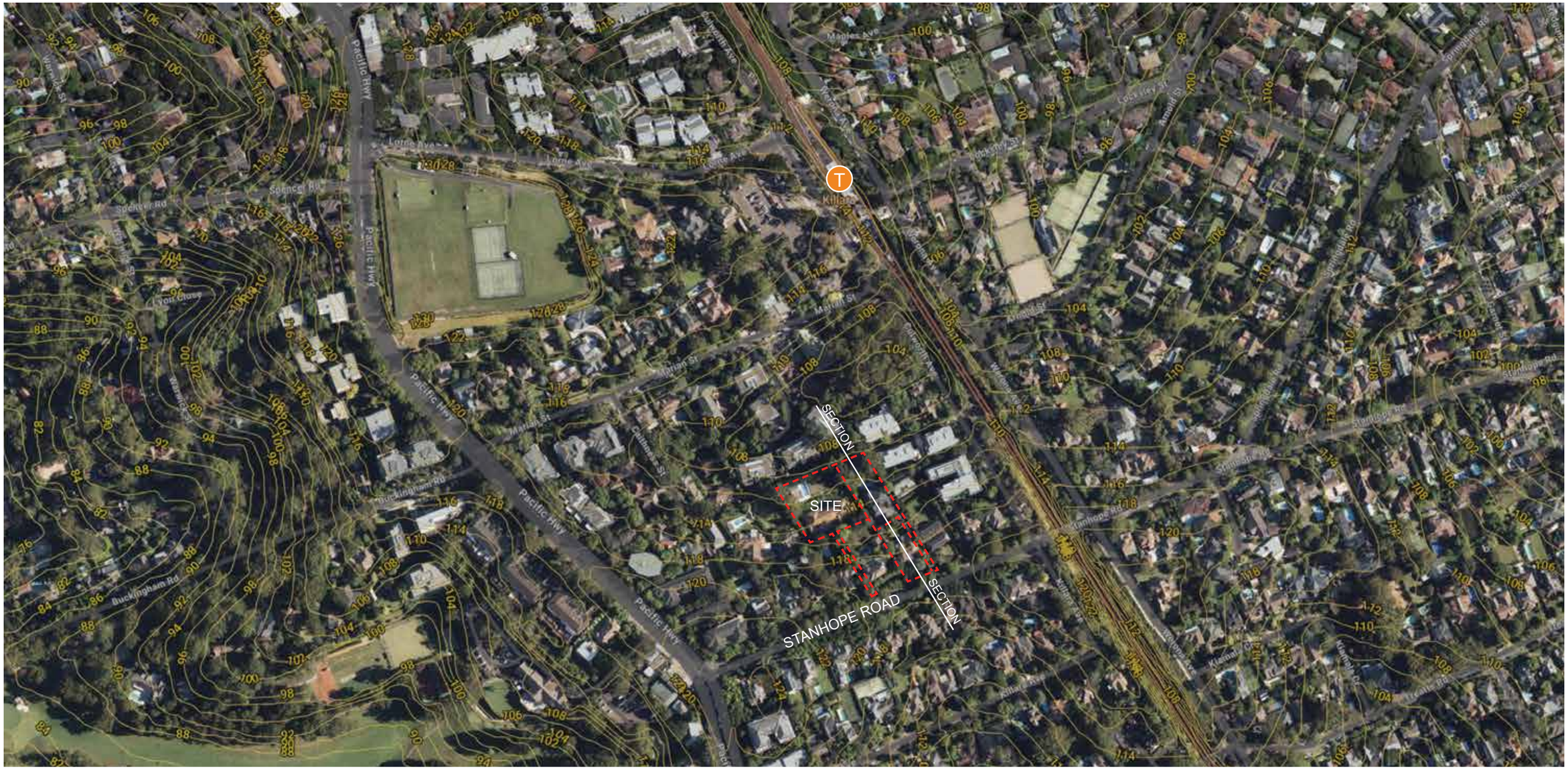
HERITAGE SITE

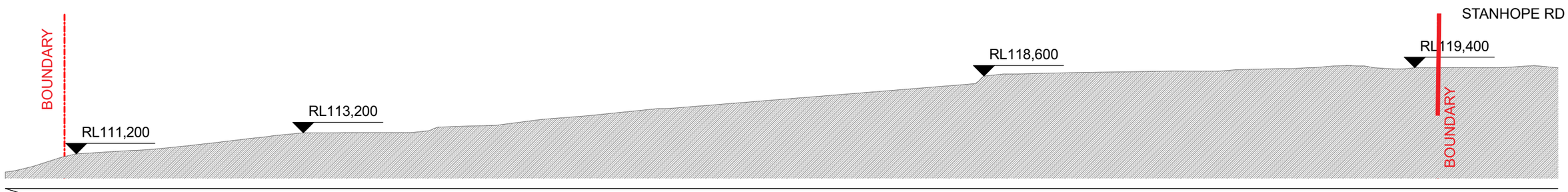


ZONING


RE1
R2
SP2
RE1
SITE
R2
RE2
LEGEND:
E1 - Local Centre
R2 - Low Density Residential
R3 - Medium Density Residential
R4 High Density Residential
RE1 - Public Recreation
RE2 - Private Recreation
SP2 - Infrastructure

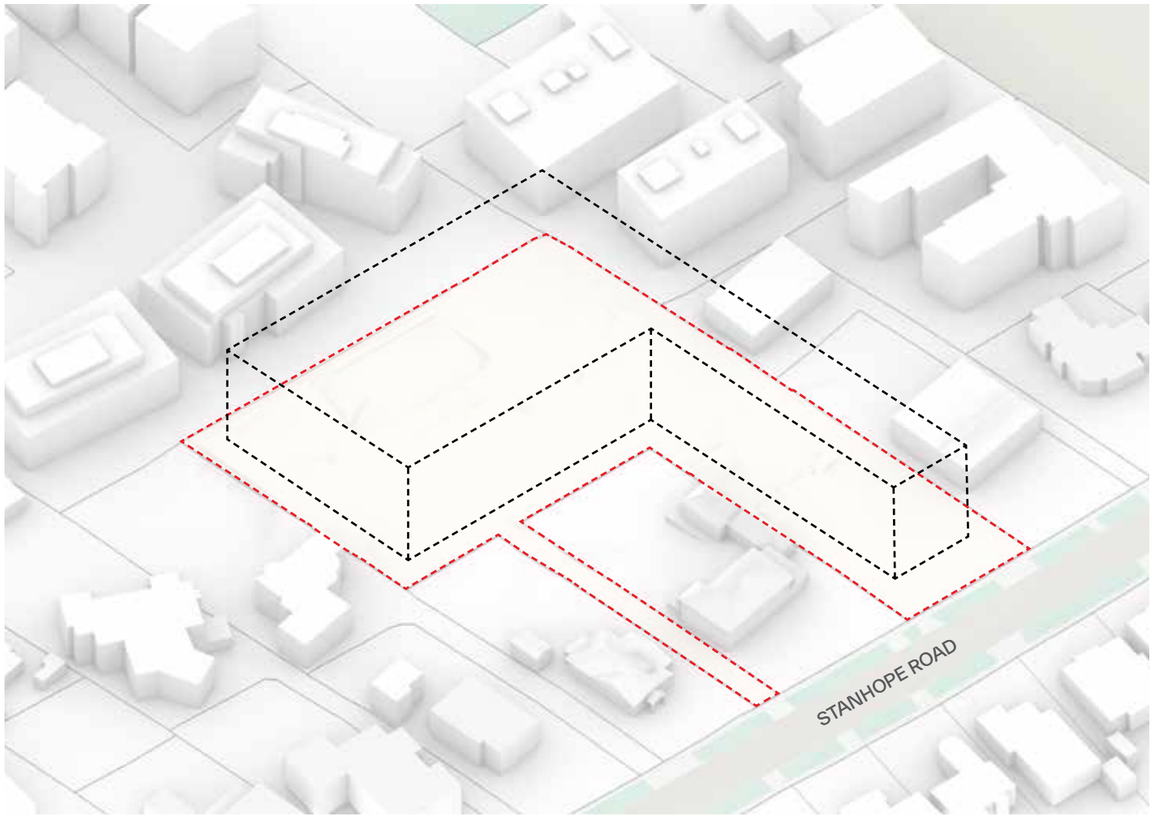
TOPOGRAPHY

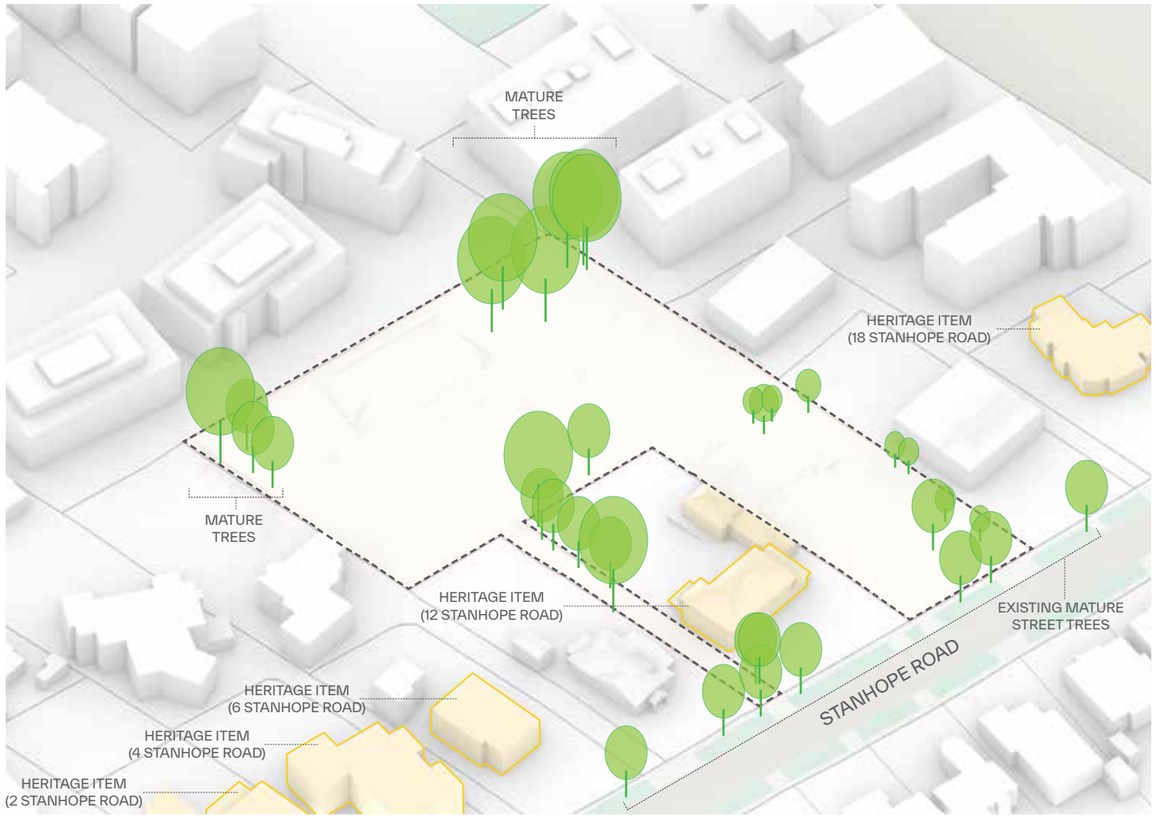

SECTION
SITE
SECTION
STANHOPE ROAD
Pacific Hwy
Lorne Ave
Spencer Rd
Marian St
Killara Ave
Arnold St
Maples Ave
Buckingham Rd
Stanhope Rd


BOUNDARY
RL111,200
RL113,200
RL118,600
RL119,400
STANHOPE RD
BOUNDARY

03. DESIGN STRATEGY

CONSTRAINTS & OPPORTUNITIES





Built Form

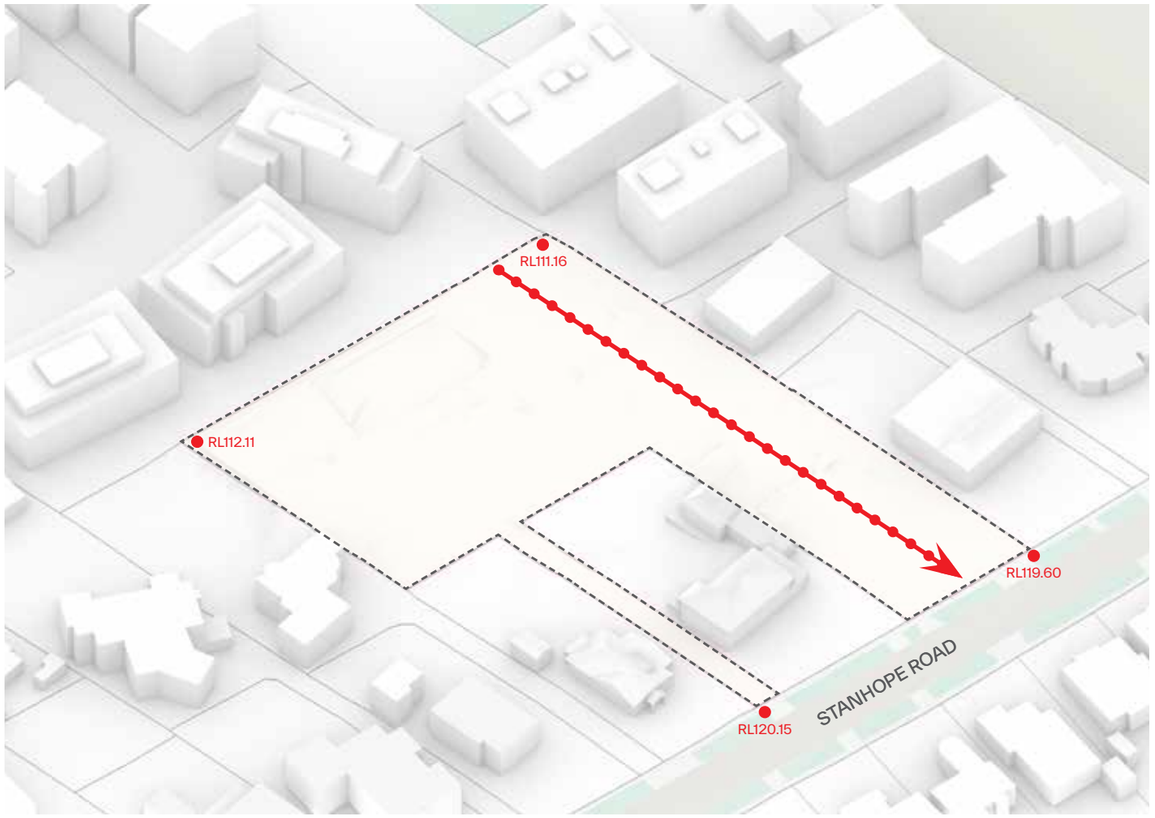
The initial massing of the built form would become quire imposing in comparisons to the scale of the surrounding building in the current context

Heritage & Landscape

Existing large trees are situated at the rear, along the sides and the existing driveways, offering the opportunity to be retained.

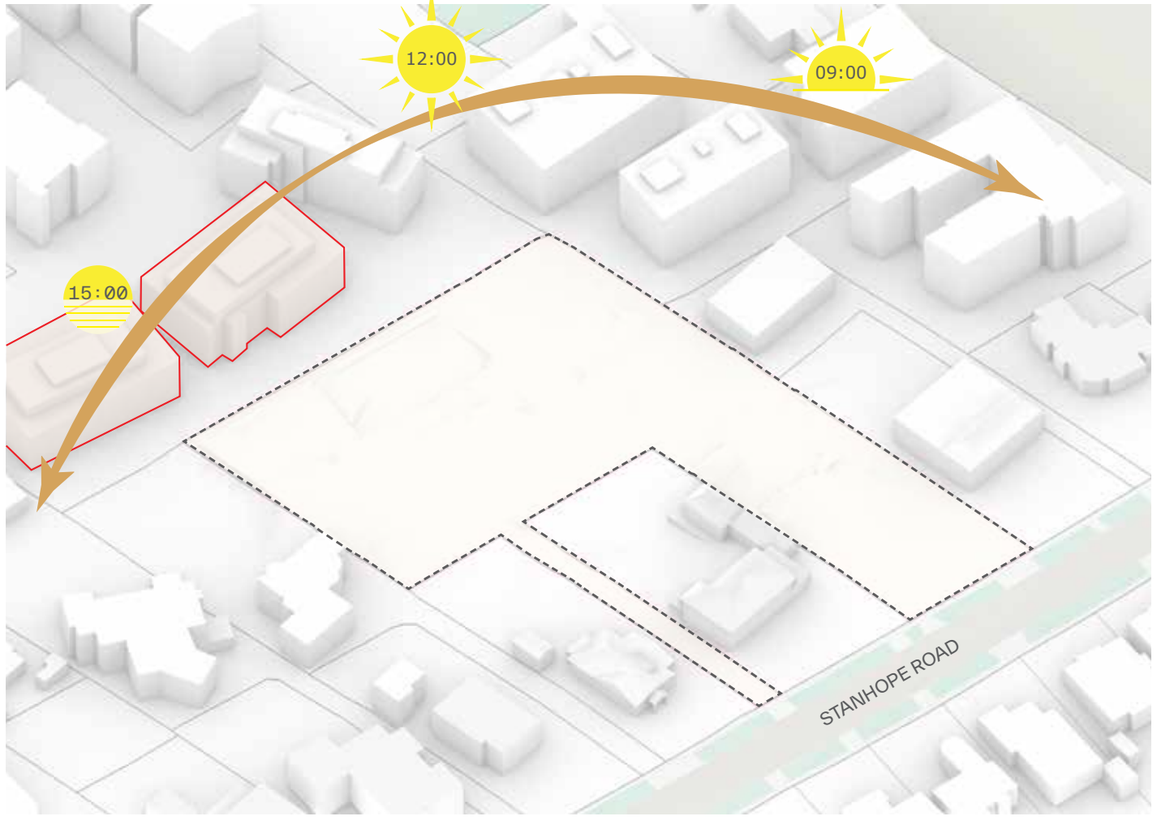
The site is located next to a heritage-listed property at 12 Stanhope Road, which has similar building heights to other adjacent buildings within the Conservation Area.

CONSTRAINTS & OPPORTUNITIES



Existing Typography

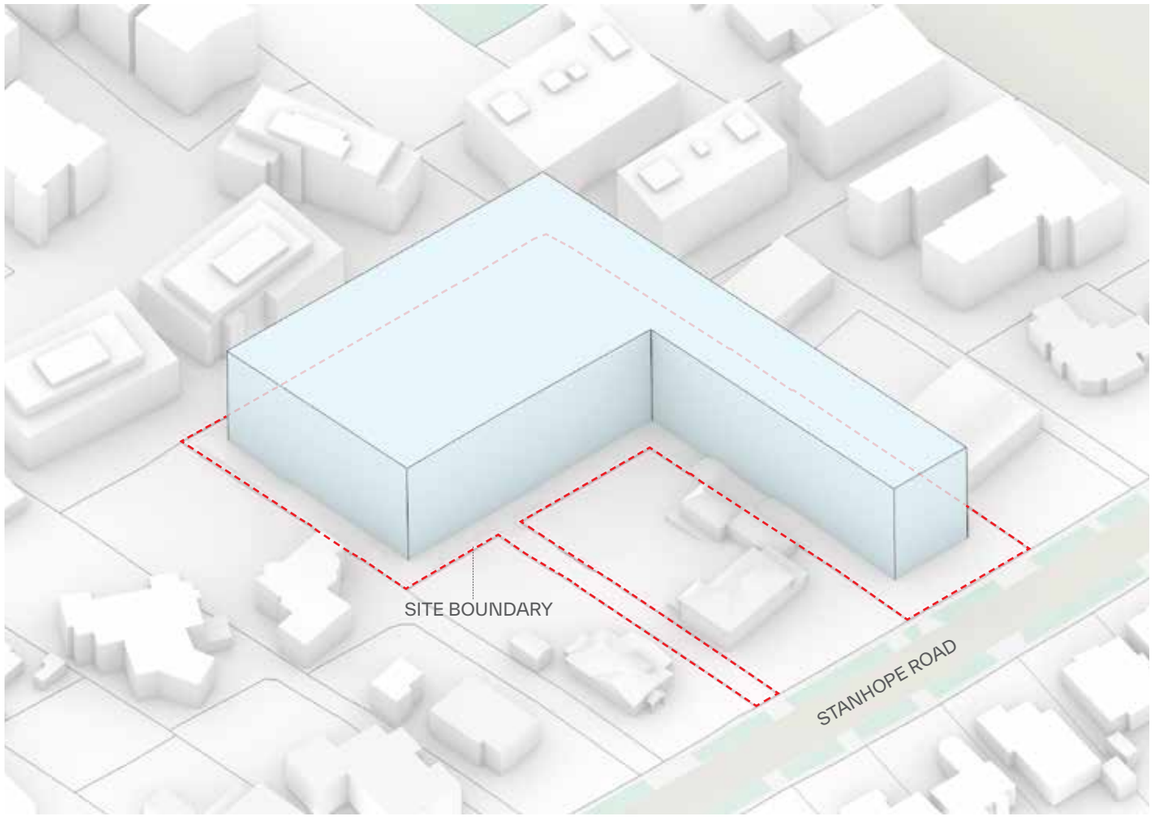
The site features a steep natural slope, with a difference of approximately 8 meters in section from Stanhope Road to the rear of the property.



Solar Access

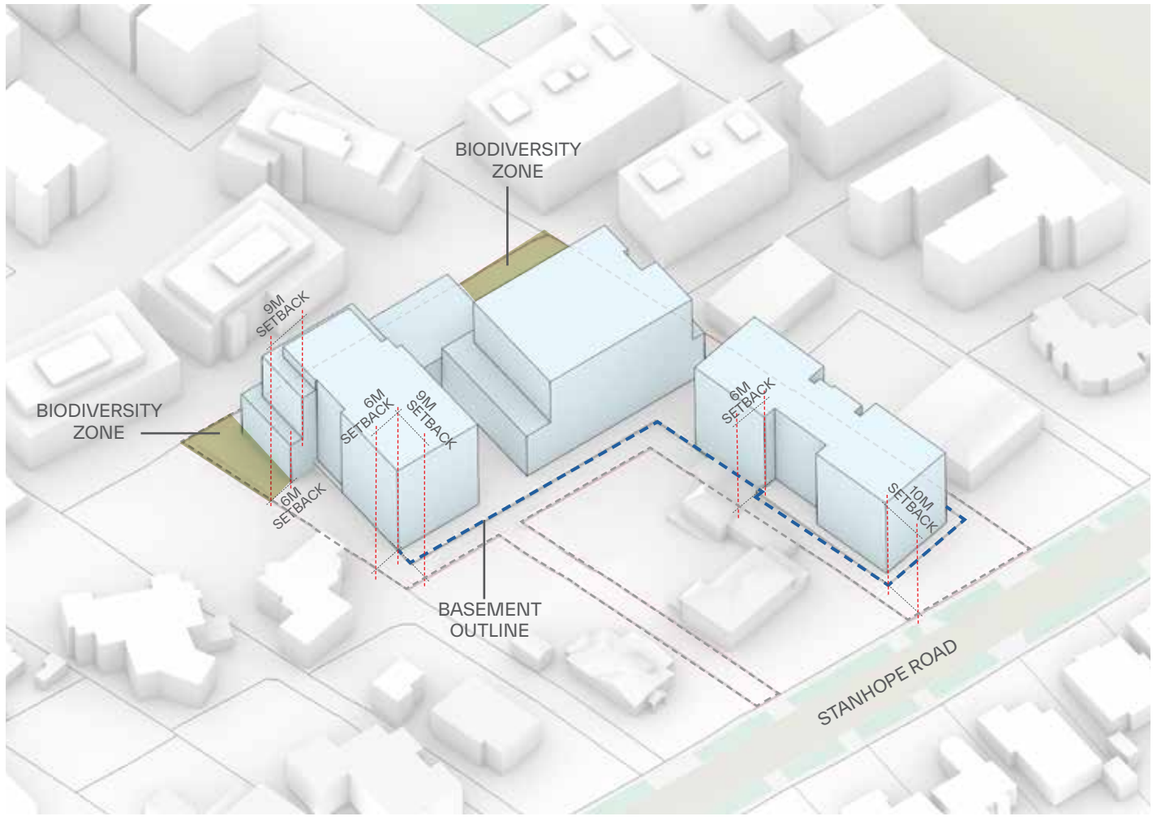
The expansive north-facing area of the site offers the potential to maximize sunlight exposure for most of the units. However, two large adjacent buildings to the northwest may cast shadows over lower units in the afternoon.

DESIGN APPROACH



Massing and Height Plane

Optimising site density and massing to achieve efficient land use.



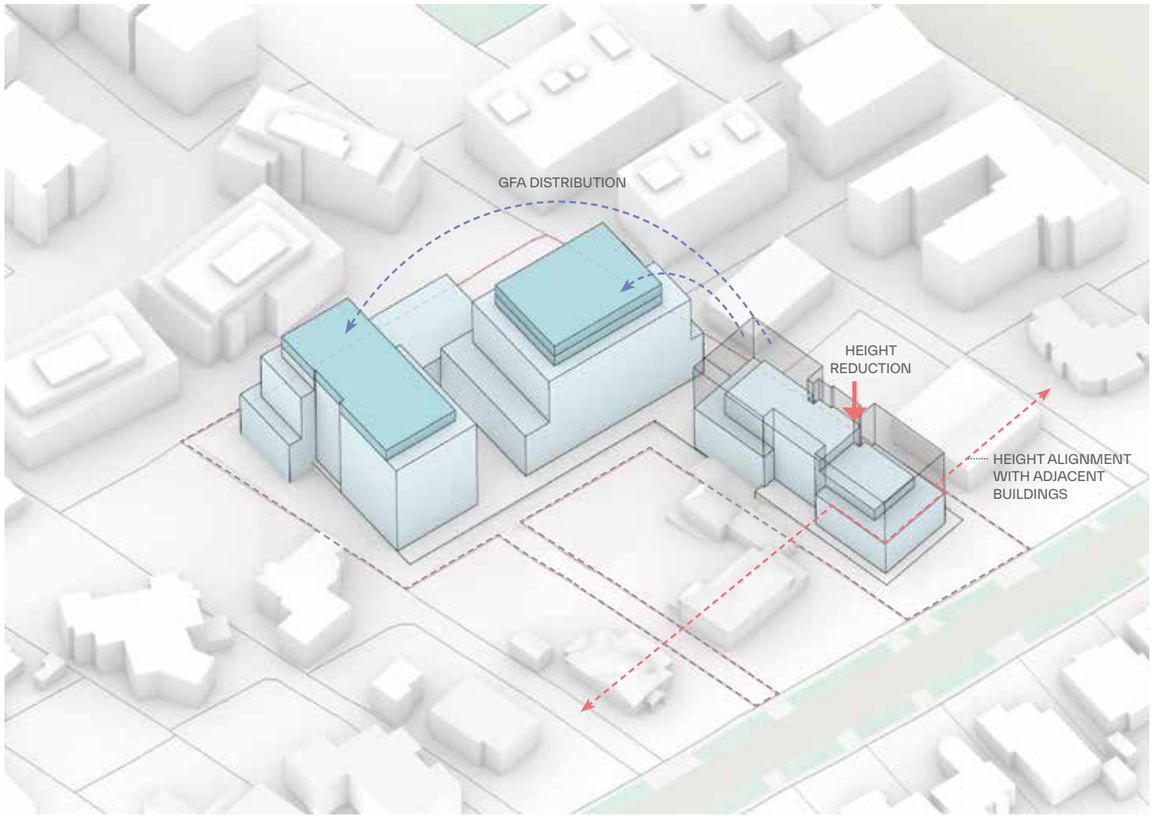
Building Setbacks and Separation

The overall planning envelope accommodates a 9 storey building with setbacks ranging from 6m to 9m.
A separation of 9m to 12m between the three buildings allows for visual relief and reduces the perceived bulk of the development.

The setbacks effectively preserve the mature trees in the northeast area, significantly enhancing biodiversity while ensuring that the proposed building has excellent views of the natural greenery.

Built form has been strategically placed away from the Biodiversity area, particular the North-Eastern corner of the site with up to 25m setback from the rear boundary.

DESIGN APPROACH



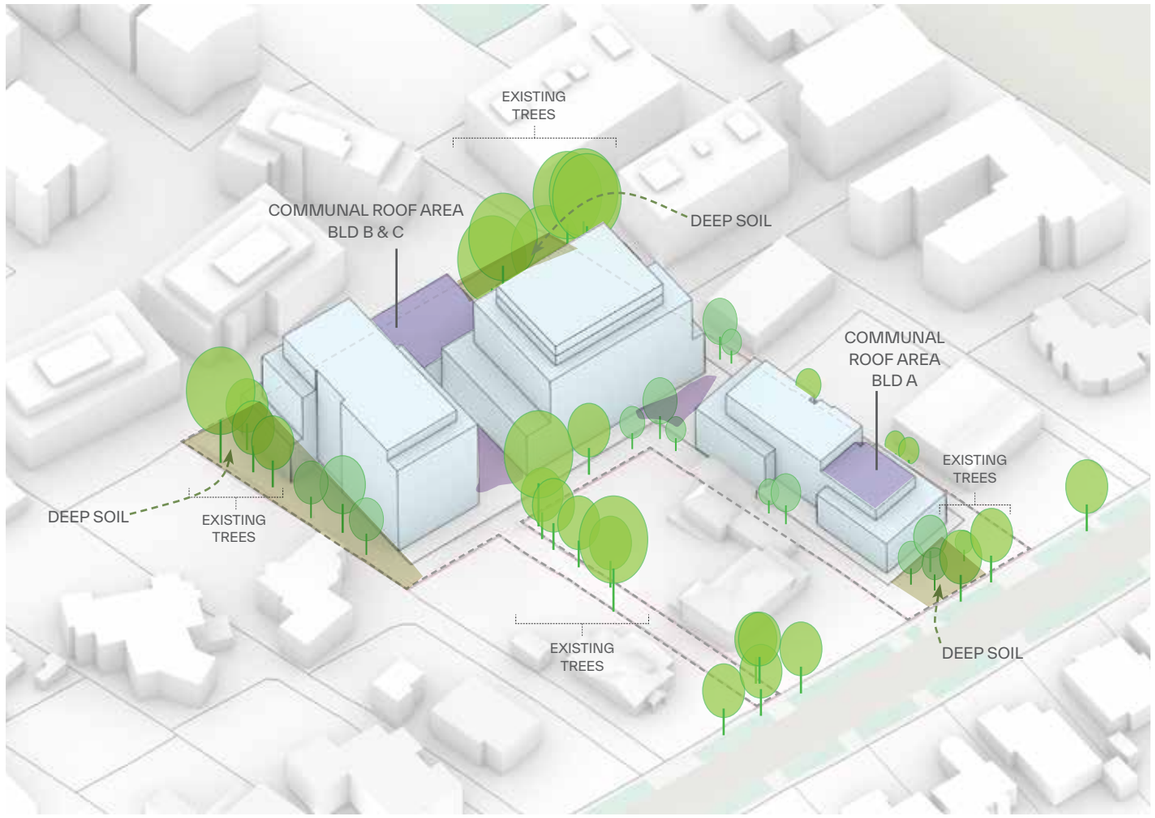
Height Reduction for Block A & GFA Redistribution

Block A's height is reduced to align with the existing urban form along Stanhope Road, ensuring a cohesive streetscape.

The reduced GFA from Block A is redistributed to Blocks B and C, maintaining the maximum allowable GFA.

Blocks B and C also align with the existing building heights along Culworth Avenue and Marian Street.

The redistribution of density significantly enhances biodiversity by effectively minimizing the footprint in ecologically sensitive areas.

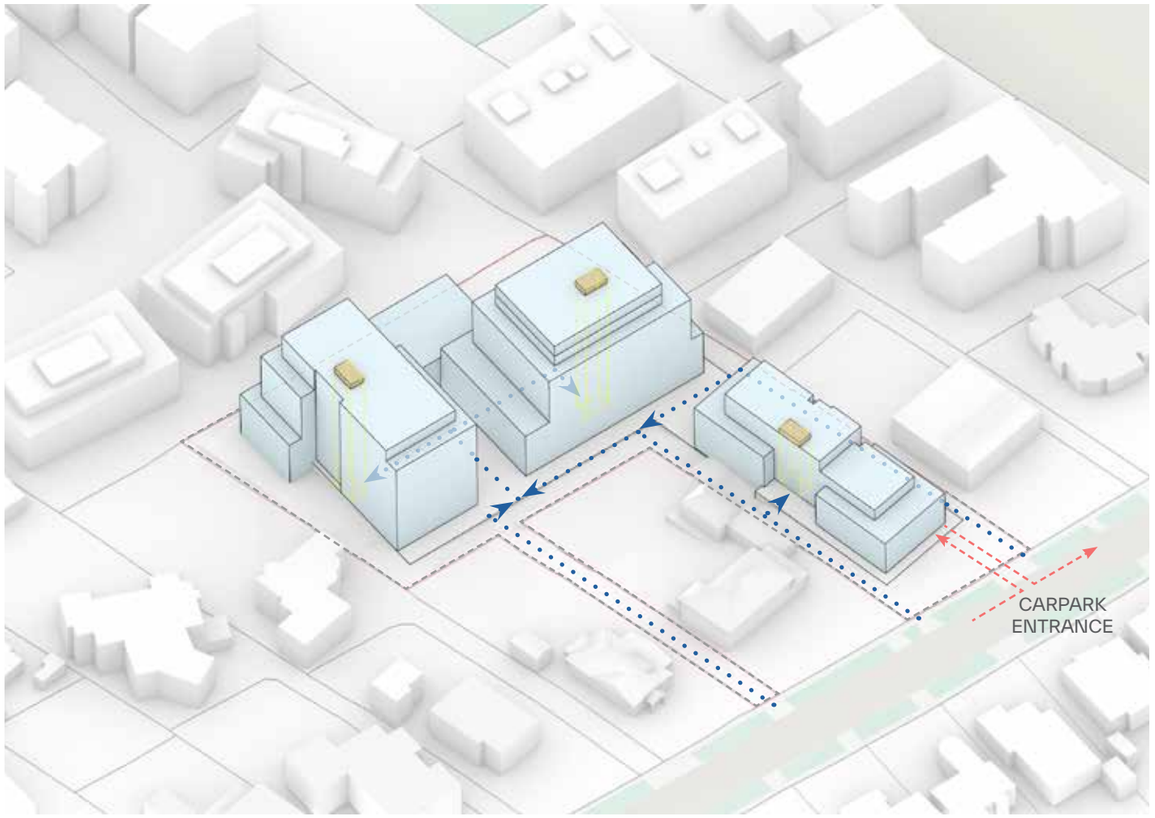


Deep Soil and Communal Open Space

The site offers extensive deep soil area are achieved along the site setbacks, including the areas of Biodiversity zone. This maintains the established mature canopy trees with long-term ecological resilience.

Communal areas are strategically placed throughout the site.
Building A has an roof communal area at Level 4, whilst Building B and C have shared access to roof communal at Level 2. Communal areas are also located at Building Entry levels to for Building B and C, and between Building A and B.

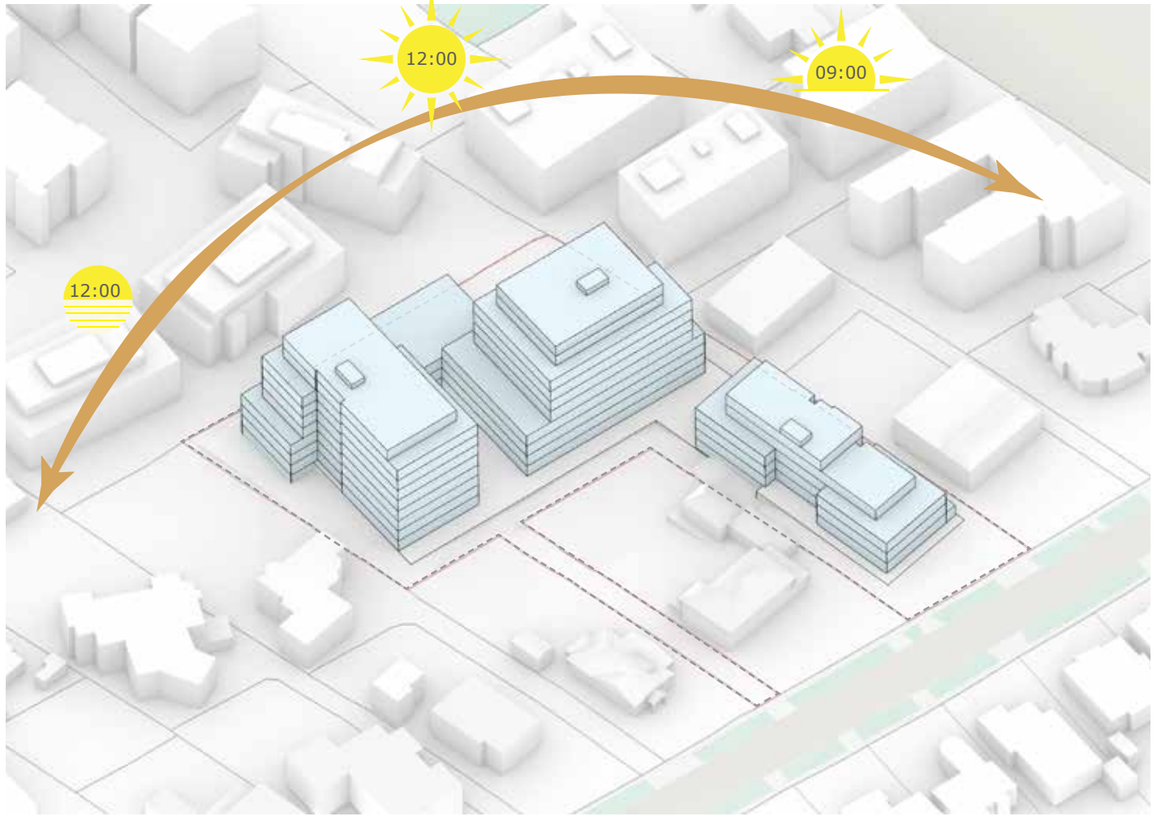
DESIGN APPROACH



Core Entry

The residential lobby is centrally located and highlighted by a building form break, providing direct access to the building core.

Vehicular basement entry is proposed from Stanhope Road, utilising the existing driveway to minimise impact on mature street trees.



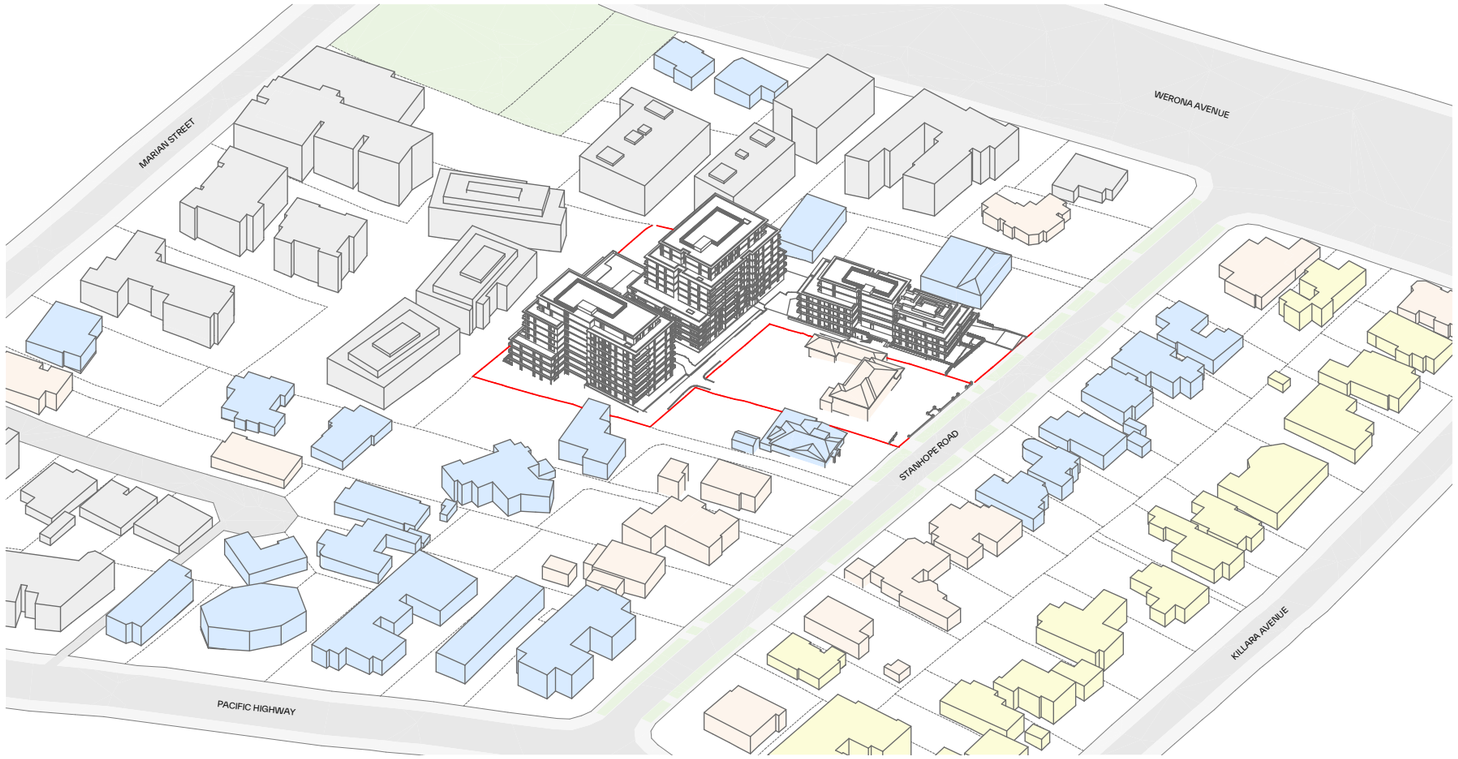
Unit Placement and Solar Access

Premium units are strategically positioned to optimise northern exposure and maximise access to prime views.

EXISTING CONTEXT



Context Site Plan



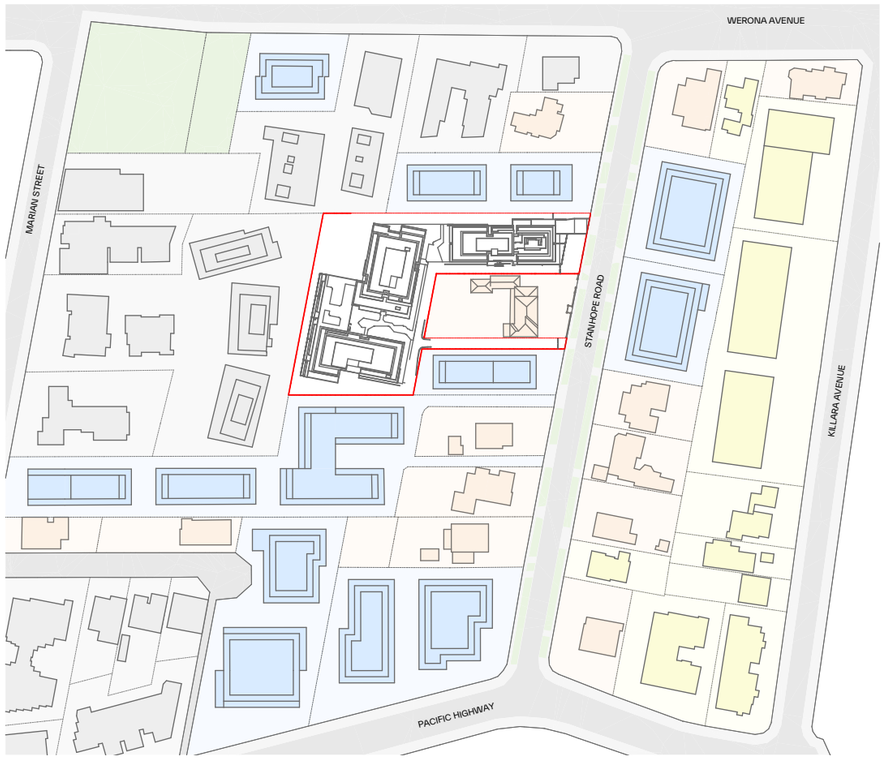
Current Massing

The existing massing surrounding the proposed development consists of a mix of heritage houses, multi-residential buildings, and private dwellings.

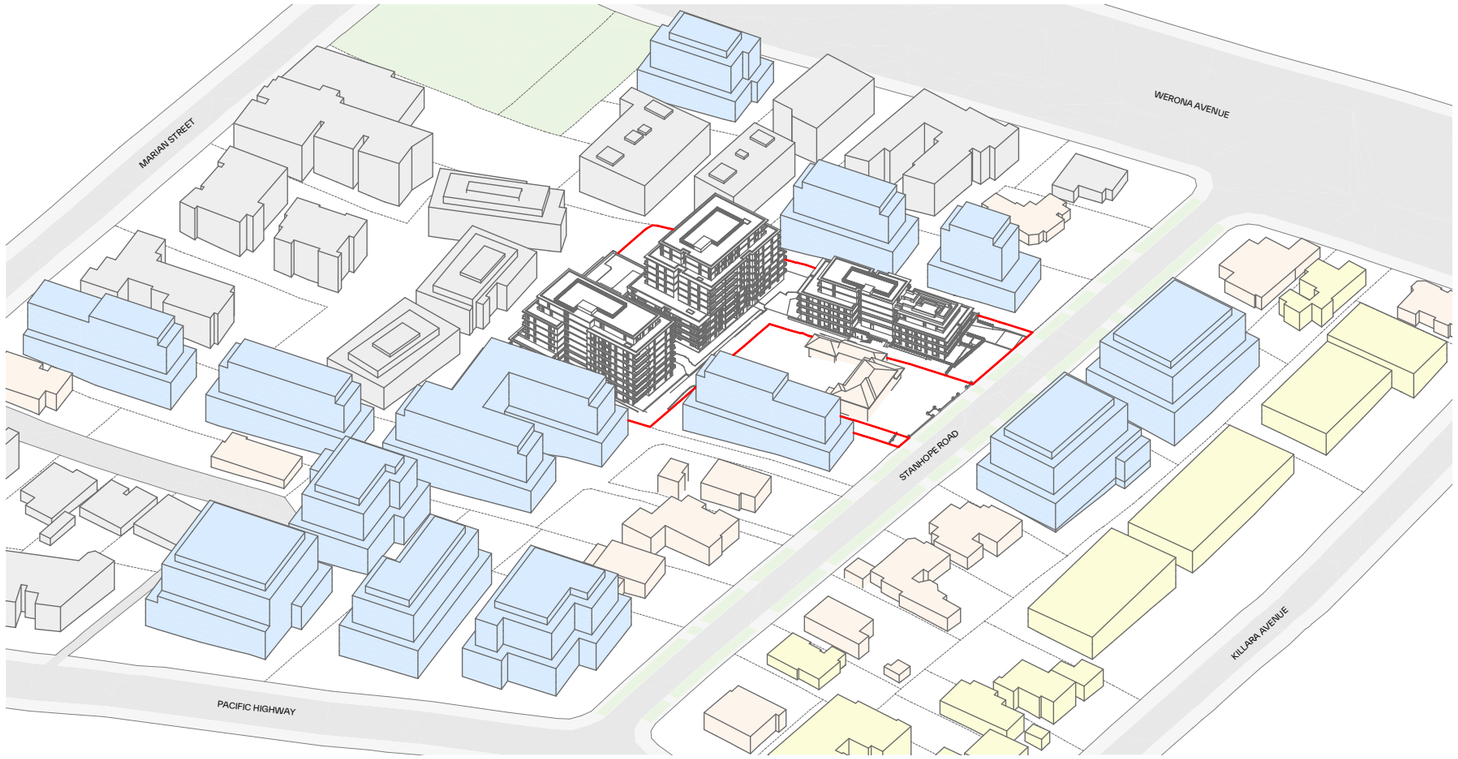
LEGEND:

- TOD Sites
- Heritage Sites
- Developed Sites
- Low & Medium Rise Housing

FUTURE CONTEXT (MAXIMUM HEIGHT)



Context Site Plan



Future Massing

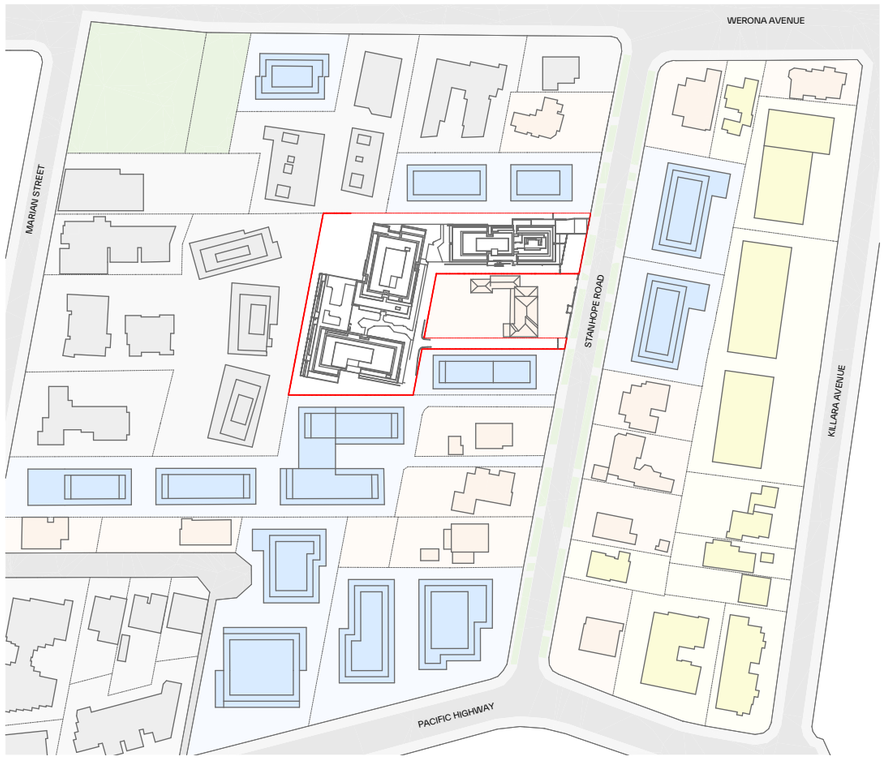
The future massing, with a maximum allowable height of 22 meters plus an additional 30%, resulting in buildings that may reach 8 to 9 stories.

This built form will contribute to a high-density urban environment in the area.

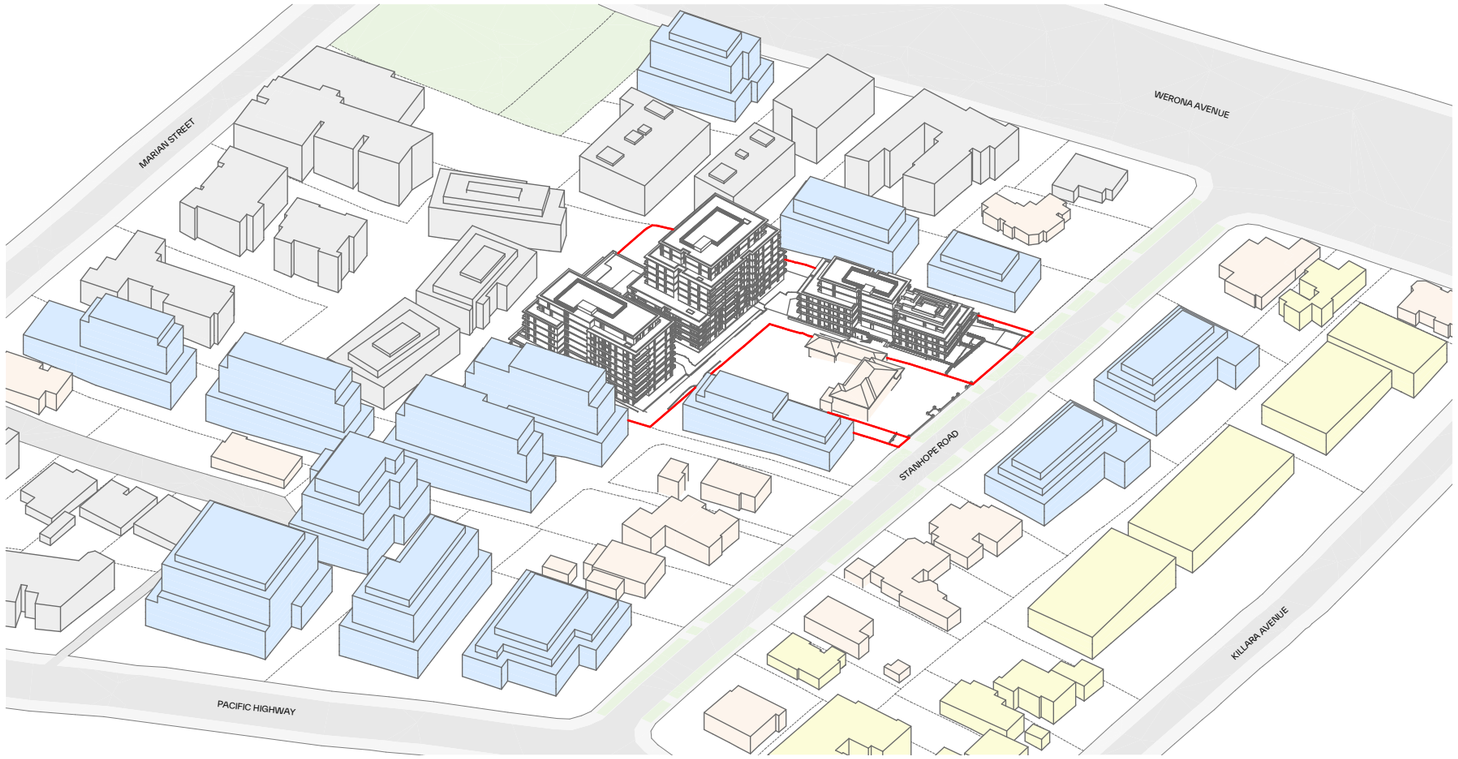
LEGEND:

- TOD Sites
- Heritage Sites
- Developed Sites
- Low & Medium Rise Housing

FUTURE CONTEXT (DEVELOPED)



Context Site Plan



Future Massing

This massing illustrates that the proposed development will align with the future built form while respecting the lower-height structures along Stanhope Road.

By maintaining a sensitive transition between building scales, the design ensures a harmonious integration with the existing streetscape, preserving the area's character while supporting urban growth and higher-density development.

The Built form of the building at Stanhope Rd frontage is scaled back so the massing sympathetic to the character of the area.

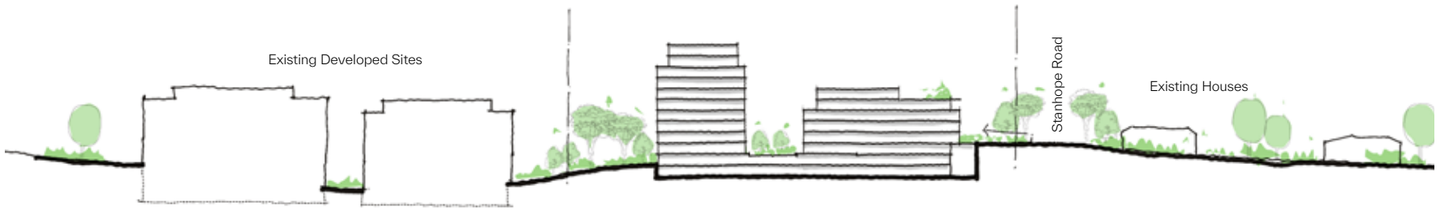
LEGEND:

- TOD Sites
- Heritage Sites
- Developed Sites
- Low & Medium Rise Housing

STREET ELEVATION - EXISTING MASSING



A. Street Elevation - view from Stanhope Road

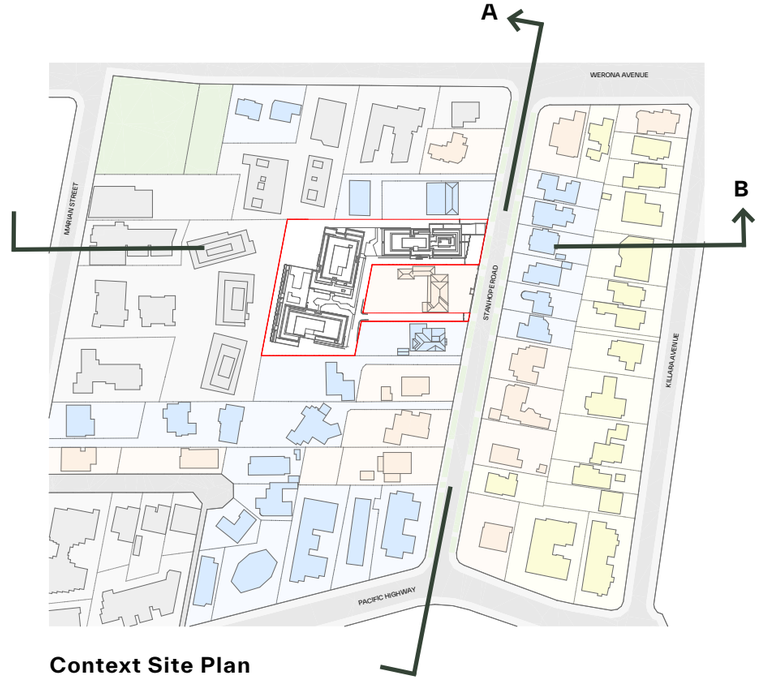


B. Cross Section

This street elevation represents the existing massing, featuring several heritage sites along Stanhope Road.

The built form has been sensitively scaled down to respond to the adjacent conservation area, ensuring compatibility with the historic character and scale of the surrounding context. This approach respects the established urban grain and reinforces a harmonious transition between the new development and its heritage setting.

The buildings to the rear of the site have been carefully designed to take advantage of the sloping topography, allowing for a stepped form that minimizes visual impact while maximizing views and natural light whilst retaining existing levels where possible.

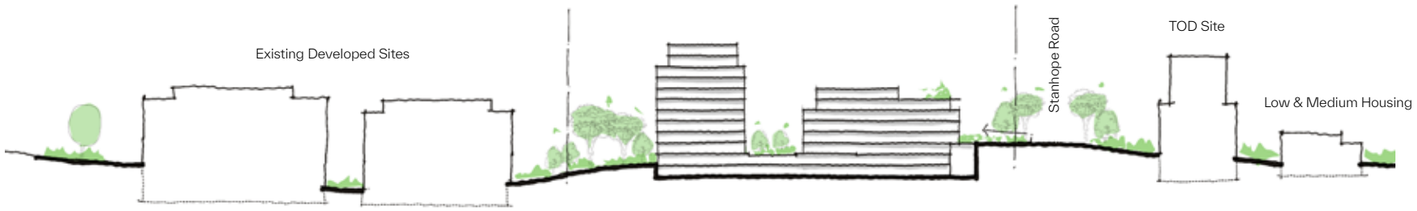


Context Site Plan

STREET ELEVATION - FUTURE MASSING (MAXIMUM HEIGHT)



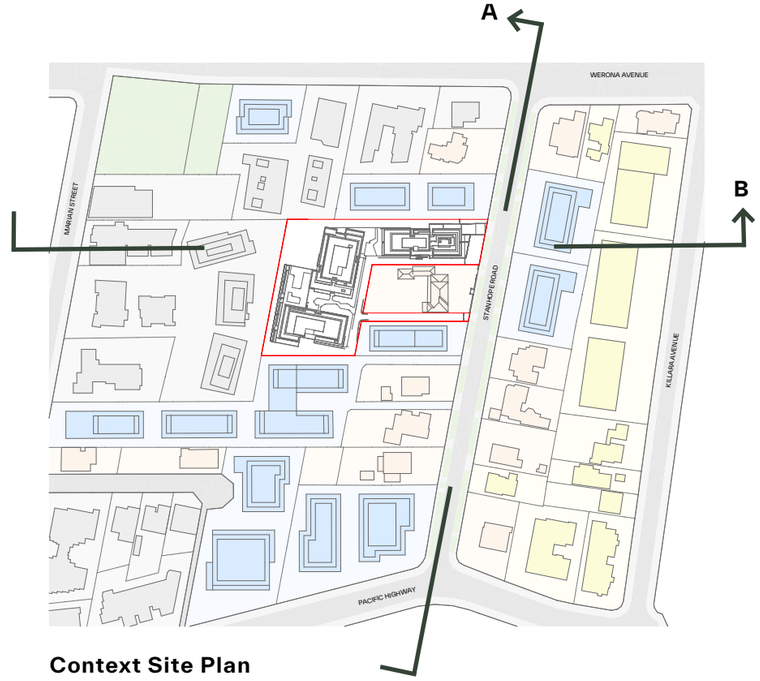
A. Street Elevation - view from Stanhope Road



B. Cross Section

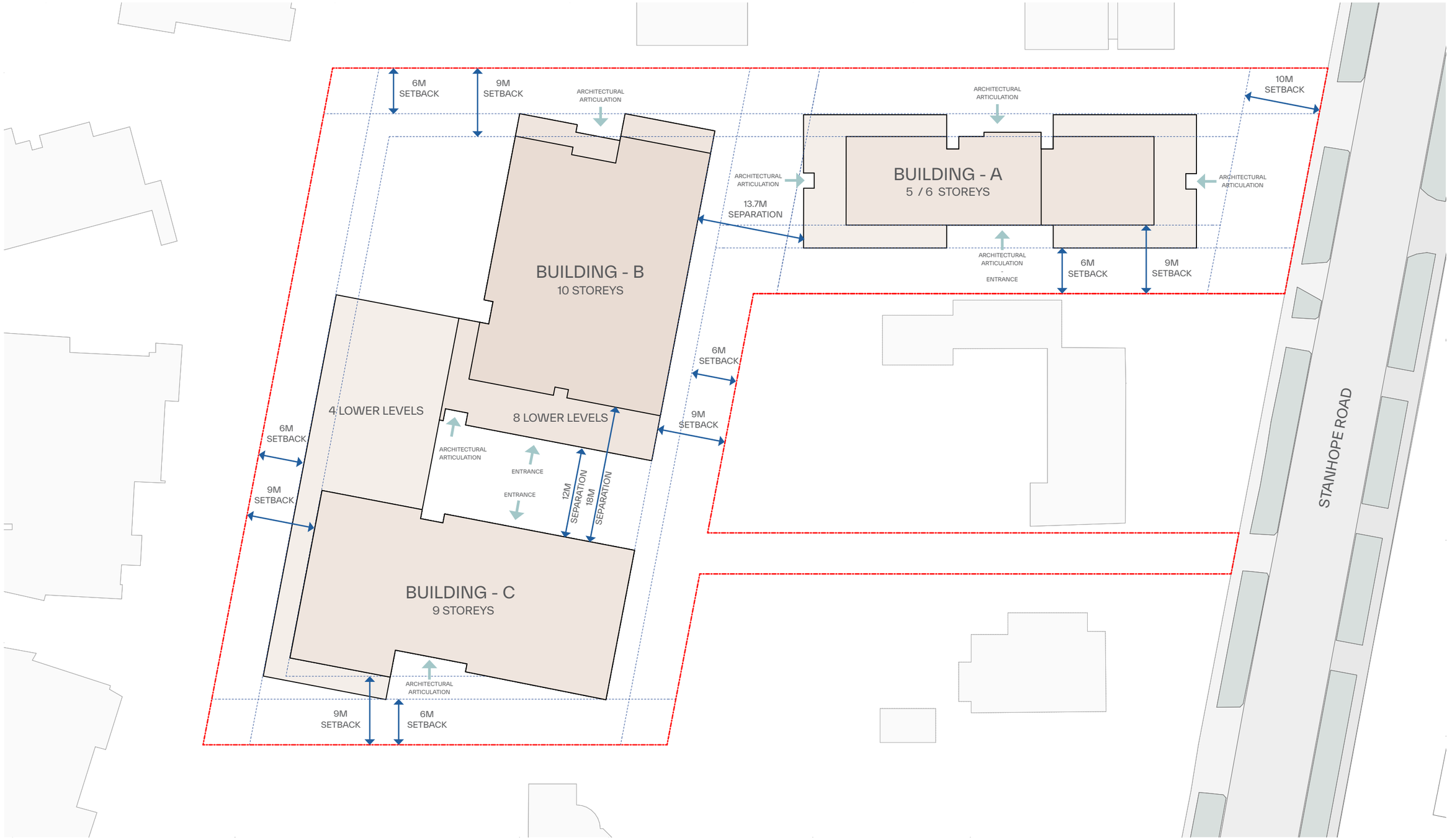
This street elevation depicts the future massing aligned with our proposed development.

With a maximum allowable height of 22 meters plus an additional 30%, the buildings may reach 8 to 9 stories, contributing to a high-density urban environment



Context Site Plan

SETBACKS AND BUILDING APPROACH



04. THE PROPOSAL

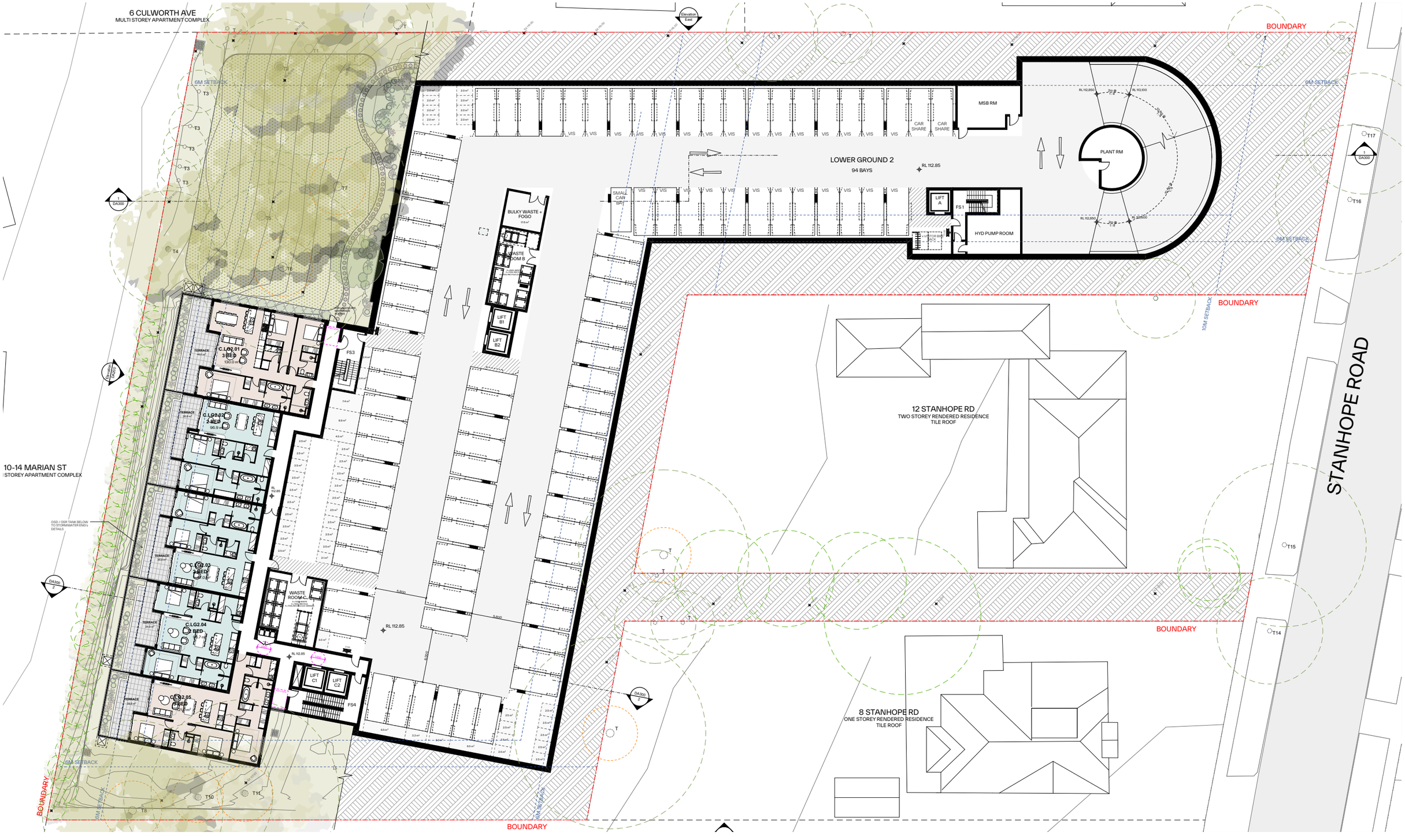
GROUND FLOOR PLAN



LOWER GROUND 1 PLAN



LOWER GROUND 2 PLAN



LEVEL 1


6 CULWORTH AVE
MULTI STOREY APARTMENT COMPLEX
16A STANHOPE RD
16 STANHOPE RD
TWO STOREY BRICK RESIDENCE TILE ROOF
10-14 MARIAN ST
MULTISTOREY APARTMENT COMPLEX
12 STANHOPE RD
TWO STOREY RENDERED RESIDENCE
TILE ROOF
8 STANHOPE RD
ONE STOREY RENDERED RESIDENCE
TILE ROOF
STANHOPE ROAD

LEVEL 2


6 CULWORTH AVE
MULTI STOREY APARTMENT COMPLEX
16A STANHOPE RD
16 STANHOPE RD
TWO STOREY BRICK RESIDENCE TILE ROOF
10-14 MARIAN ST
MULTISTOREY APARTMENT COMPLEX
COMMUNAL OPEN SPACE
12 STANHOPE RD
TWO STOREY RENDERED RESIDENCE
TILE ROOF
8 STANHOPE RD
ONE STOREY RENDERED RESIDENCE
TILE ROOF
STANHOPE ROAD

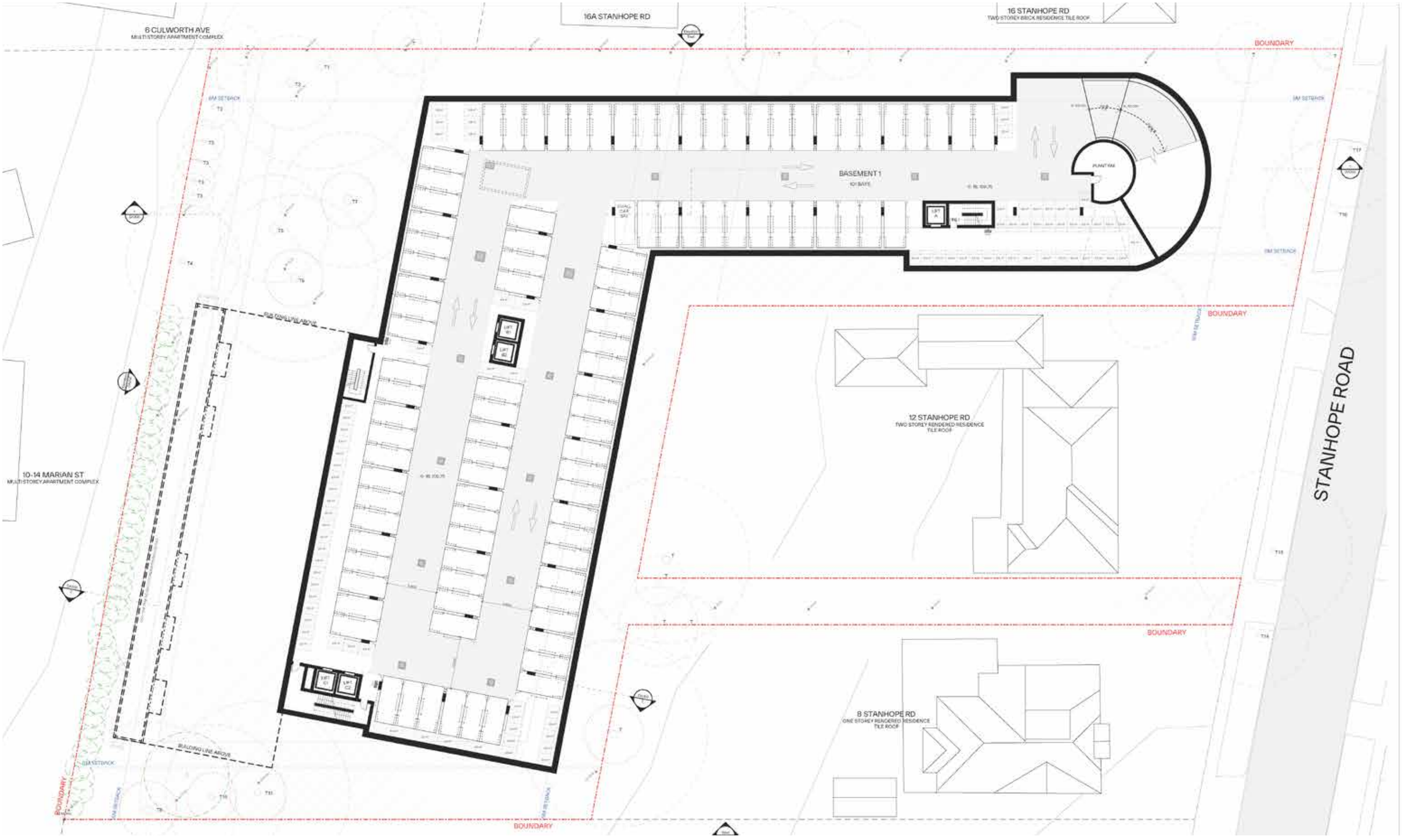
LEVEL 3


6 CULWORTH AVE
MULTI STOREY APARTMENT COMPLEX
16A STANHOPE RD
16 STANHOPE RD
TWO STOREY BRICK RESIDENCE TILE ROOF
12 STANHOPE RD
TWO STOREY RENDERED RESIDENCE
TILE ROOF
8 STANHOPE RD
ONE STOREY RENDERED RESIDENCE
TILE ROOF
10-14 MARIAN ST
MULTI STOREY APARTMENT COMPLEX
STANHOPE ROAD
B.L3.01
3 BED
B.L3.02
3 BED
B.L3.03
2 BED
B.L3.04
3 BED
B.L3.05
3 BED
A.L3.01
4 BED
A.L3.02
3 BED
C.L3.01
2 BED
C.L3.02
2 BED
C.L3.03
2 BED
C.L3.04
3 BED
C.L3.05
2 BED
C.L3.06
3 BED
LIFT
NON-TRAFFICABLE ROOF
BALCONY

LEVEL 7


6 CULWORTH AVE
MULTI STOREY APARTMENT COMPLEX
16A STANHOPE RD
16 STANHOPE RD
TWO STOREY BRICK RESIDENCE TILE ROOF
B.L7.01
4 BED
B.L7.02
4 BED
LIFT B1
LIFT B2
NON-TRAFFICABLE ROOF
BALCONY
12 STANHOPE RD
TWO STOREY RENDERED RESIDENCE
TILE ROOF
STANHOPE ROAD
10-14 MARIAN ST
ILTI STOREY APARTMENT COMPLEX
C.L7.01
4 BED
C.L7.02
4 BED
LIFT C1
LIFT C2
8 STANHOPE RD
ONE STOREY RENDERED RESIDENCE
TILE ROOF
T1
T2
T3
T4
T5
T6
T7
T8
T10
T11
T14
T15
T16
T17

BASEMENT 1


6 CULWORTH AVE
MULTI STOREY APARTMENT COMPLEX
16A STANHOPE RD
16 STANHOPE RD
TWO STOREY BRICK RESIDENCE TILE ROOF
BOUNDARY
6M SETBACK
BASEMENT 1
101 BAYS
PLANT RM
12 STANHOPE RD
TWO STOREY RENDERED RESIDENCE
TILE ROOF
STANHOPE ROAD
10-14 MARIAN ST
MULTI STOREY APARTMENT COMPLEX
BUILDING LINE ABOVE
8 STANHOPE RD
ONE STOREY RENDERED RESIDENCE
TILE ROOF

ELEVATIONS



South Elevation



North Elevation

ELEVATIONS

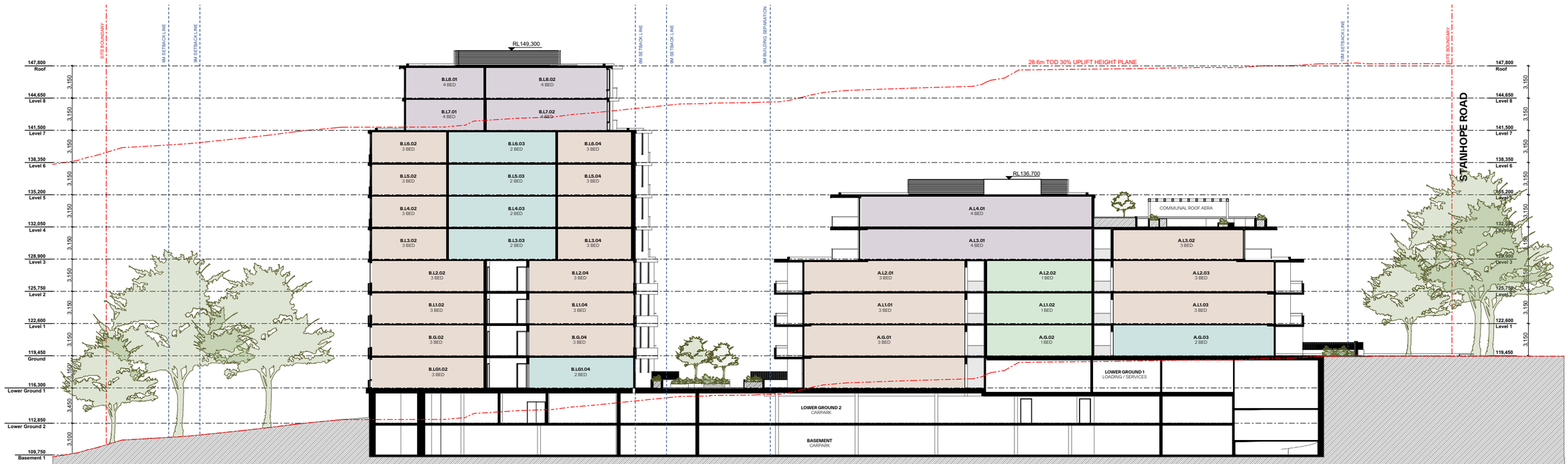


EastElevation



WestElevation

SECTIONS

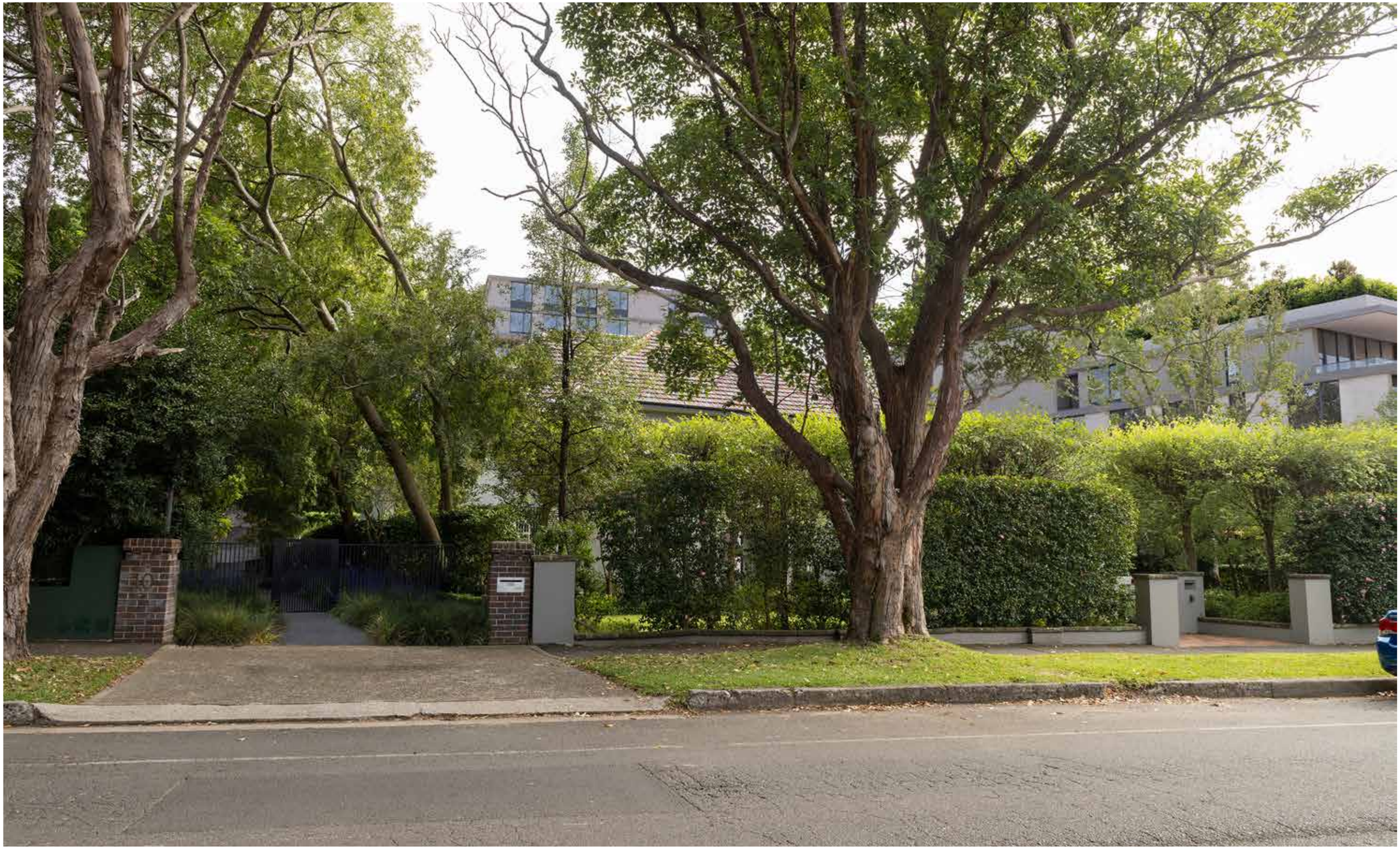


SECTION A

PHOTOMONTAGE - STANHOPE ROAD



PHOTOMONTAGE - STANHOPE ROAD



MATERIALS PALETTE



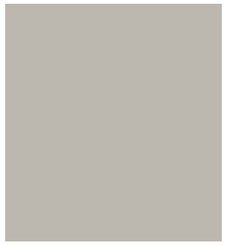




Brick cladding to external walls and balcony, with corbeling detail in *Chilling ham white Bowral bricks* and lighter tone rendered slab edge to blend with the surrounding context while adding a modern touch.



Texture rendered external walls in Mavora colour.



Texture rendered external walls in Paving Stone colour.



Metal cladding external wall with interlocking seam in Nickel Pearl Matt.

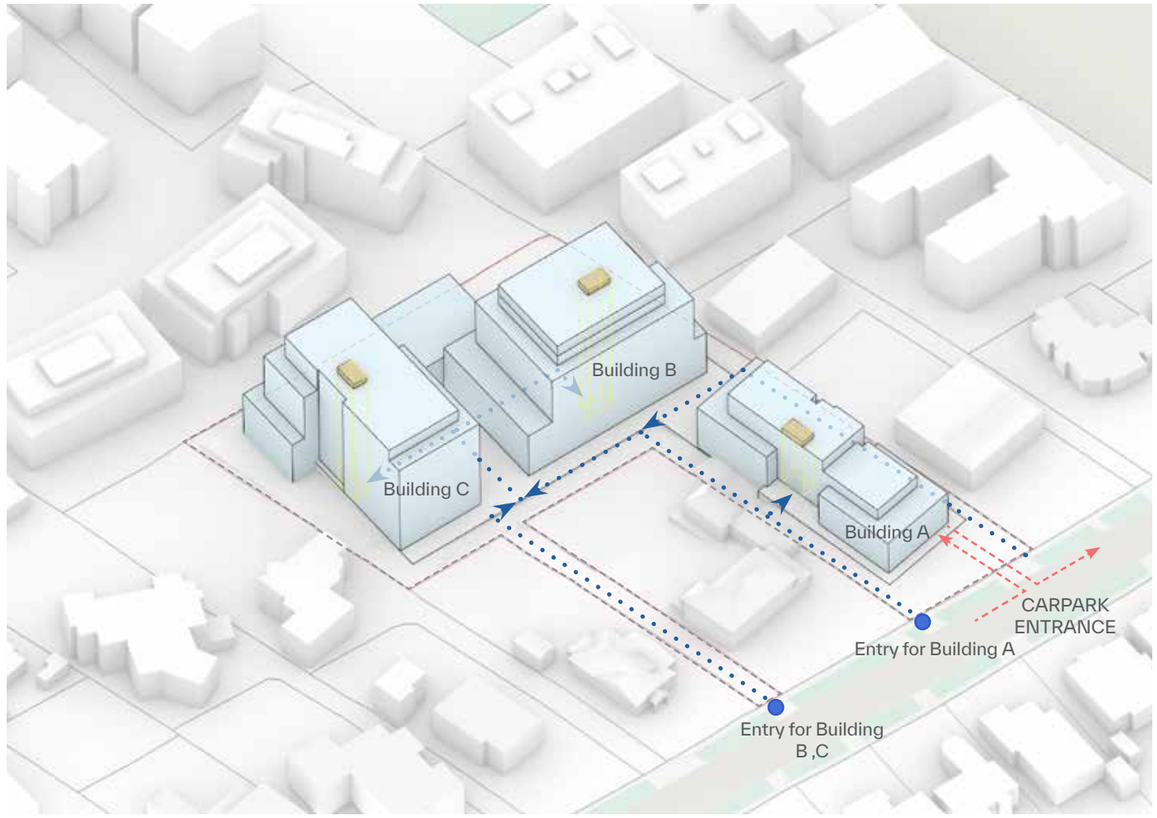
ACCESS AND BUILDING ENTRANCES

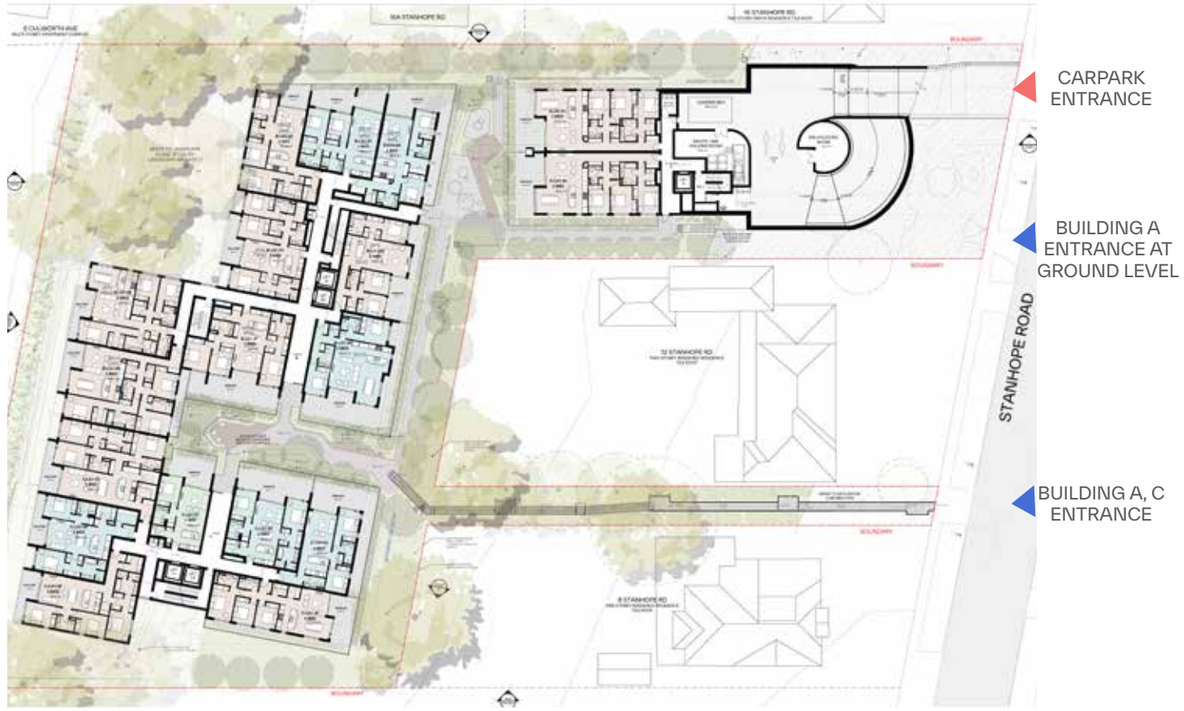
Vehicular access to basement and loading facility are provided via a Stanhope Rd, over the existing driveway to No.14 Stanhope Rd.

Building A entry are through Stanhope Rd near the boundary of No.12 Stanhope Rd

Building B and C entry are through the access handle inbetween No.12 and No.8 Stanhope Rd

All building entrance will be clearly identifiable, featuring a spacious open entry area that allows for adequate surveillance, highlighted by breaks and separations in the building design.





Lower Ground 1

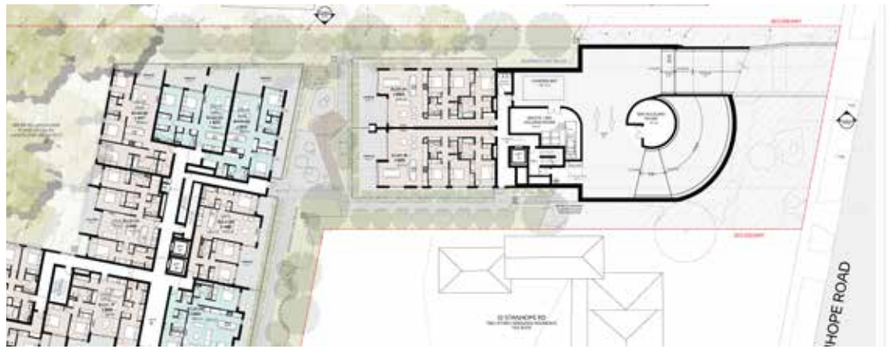
VEHICULAR ACCESS AND PARKING

Vehicular access to basement and loading facility are provided via a Stanhope Rd, over the existing driveway to No.14 Stanhope Rd.

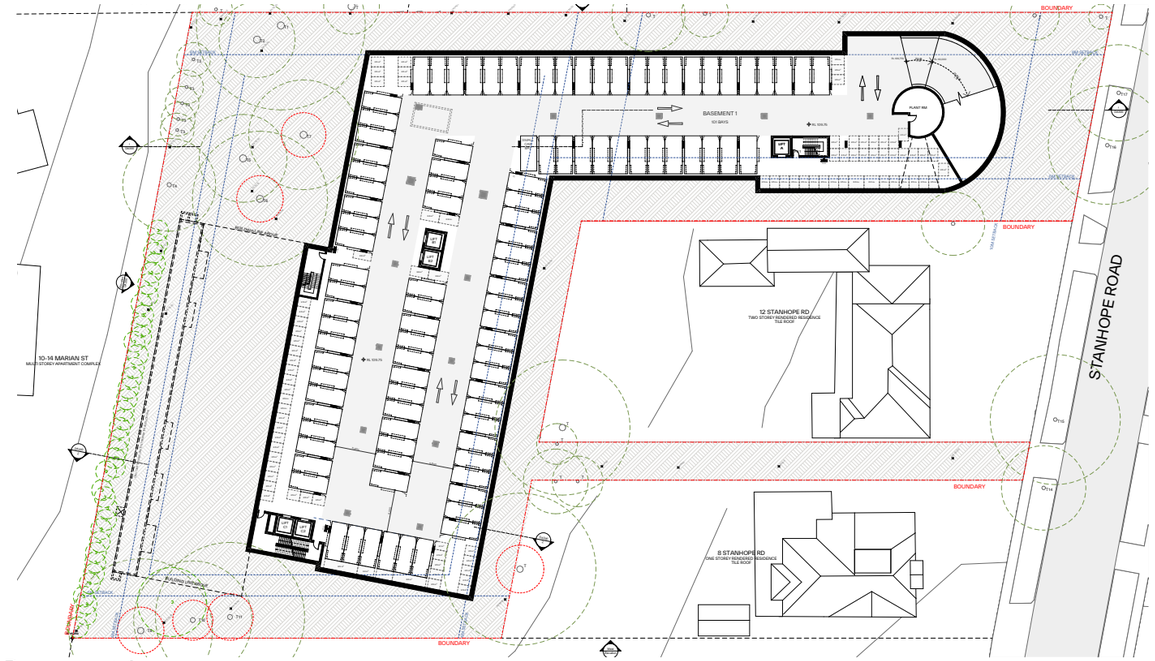
Loading Bay is located at Lower Ground 1 with the remainder of visitor, carshare and residential bays located on Lower Ground 2 and Basement level.

Visitor Bicycle spaces are provided via rack and residential spaces are located within their secure storage for resident to encourage this mode of travel.

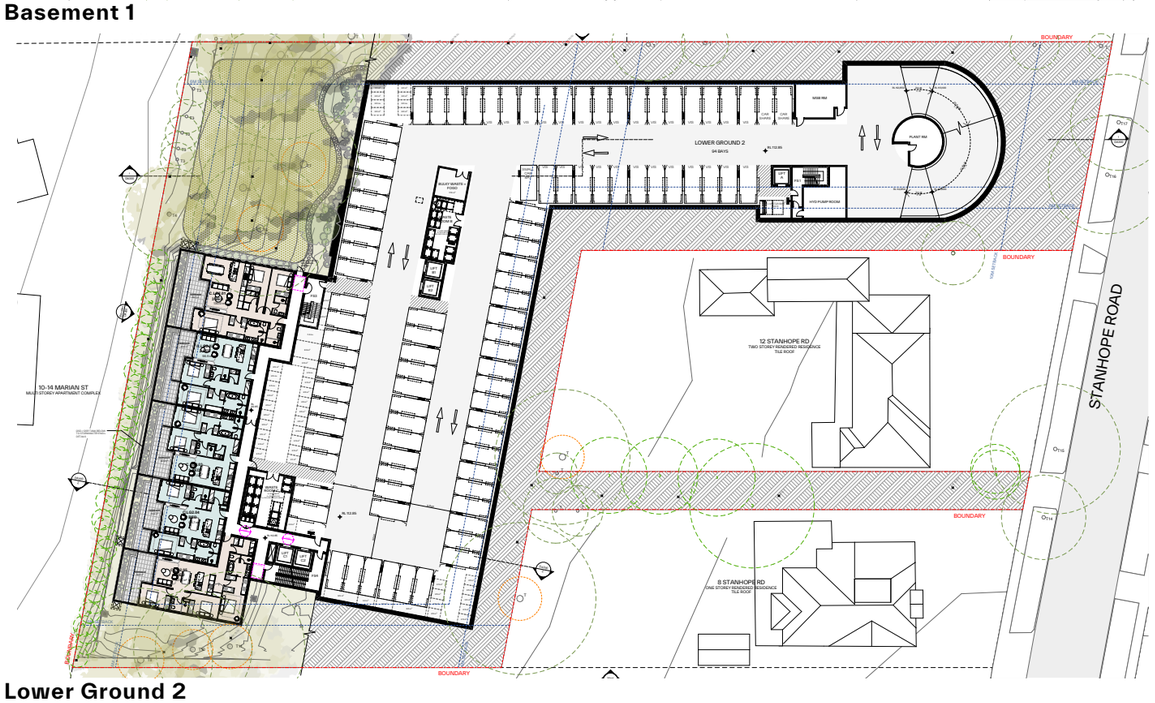
Car / Bicycle Parking Requirements					
		Rate per Unit	No. of units	Required (min.)	Proposed
Residential					
1 bed		0.5	4	2.0	2
2 bed		1	36	36.0	36
3 bed		1.5	61	91.5	92
4 bed		1.5	8	12.0	12
TOTAL				**142**	**142**
Residential (AH)					
2 bed (Housing SEPP)		0.5	4	2.0	2
3 bed (Housing SEPP)		1	22	22.0	22
TOTAL				**24**	**24**
Total Residential					**166**
Visitor (RMS)		1 per 5 units	135	27	27
				(incl 1 Accessible)	
Car Share (RMS)		2		2	2
TOTAL PAKRING SPACES					**195**
Other Parking Requirements					
Bicycle Parking					
Resident		1 per unit	135	135	135
Visitor		1 space per 10 units	135	14	14



Lower Ground 1 - Loading bay



Basement 1



Lower Ground 2

APARTMENT MIX AND AFFORDABLE HOUSING

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.



Lower Ground 1



Level 1



Ground

Unit Mix					
Level	1 Bed	2 Bed	3 Bed	4 Bed	Total
Lower Ground 2		3	2		**5**
Lower Ground 1	1	6	11		**18**
Ground	1	6	14		**21**
Level 1	1	5	15		**21**
Level 2	1	4	13		**18**
Level 3		4	8	1	**13**
Level 4		4	7	1	**12**
Level 5		4	7		**11**
Level 6		4	6		**10**
Level 7				4	**4**
Level 8				2	**2**
Total	**4**	**40**	**83**	**8**	**135**
	3%	**30%**	**61%**	**6%**	**100%**

Affordable Housing

COMMUNAL OPEN SPACE

The landscaped Communal Open Space on Lower Ground 1 , Level 2 and Level 4 serves as a vibrant residential community garden, featuring seating benches and a dedicated BBQ area to foster social interactions and a range of communal activities. This space encourages residents to meet informally, relax, and connect. Additionally, a communal garden on the ground floor, enveloped by lush greenery and shaded by a large canopy, offers a tranquil retreat where residents can unwind and reconnect with nature.

A dedicated indoor community room on the ground floor provides a versatile space for resident meetings, co-working, and social gatherings. Designed to accommodate a range of uses, it includes office facilities and a small communal library, offering residents a flexible environment for both work and leisure.


P1


P4


SR


DK


RW


UE


GE


PG


Play area


Animal sculpture


SE1


SE5


BAR


BBQ



Lower Ground 1



Level 2



Level 4

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 6-meter setback along all site frontages, allowing for deep soil landscaping and retaining large significant-canopy trees. This approach not only reinforces the area's greenary 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.

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 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.

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 at the podium levels on each building 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

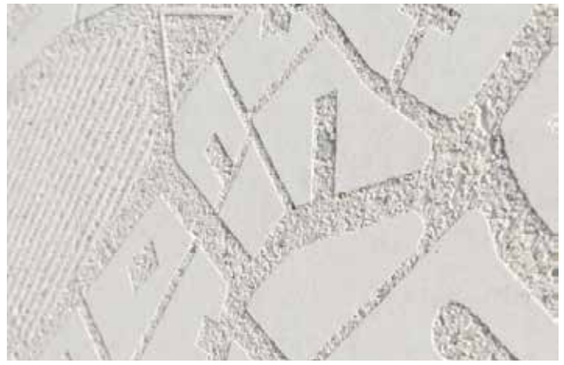
Engaging, inviting and attractive

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.

CONNECTING WITH 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.



UNDERSTANDING COUNTRY

Acknowledgment strategies may include:

- Interpretive signage, pavement markers or sculptural elements referencing local language or landscape narratives (subject to stakeholder input).
- Inclusion of a formal Acknowledgement of Country at key building entry points or communal spaces.



DESIGNING WITH COUNTRY

Design principles are proposed:

- Drawing from these precedents, opportunities to design with Country may include:
- Curved and organic circulation paths that evoke traditional movement through Country.
- Selection of culturally relevant, endemic species within landscape zones.
- Provision of outdoor areas suitable for reflection, gathering, and future cultural use.
- Layered design narratives that embed stories of place through materials, planting, and form.



CARING FOR COUNTRY

Opportunities to demonstrate care for Country include:

- Use of endemic and culturally significant plantings, guided by seasonal knowledge and maintained through appropriate stewardship.
- Inclusion of Aboriginal consultants and businesses in post-approval project phases to support economic participation and intergenerational knowledge transfer.
- Interpretive or cultural infrastructure (e.g., storytelling spaces, artwork sites) that can evolve over time with community input.

05. VISUAL ANALYSIS

MAP



The following Visual Analysis has been prepared by Modata

VIEW 01



EXISTING



PROPOSED

View 1 looking at Building A on the Eastern Corner of Stanhope Rd. The design is sensitively scaled down to corresponds to the neighbouring heritage building.

VIEW 02



EXISTING



PROPOSED

View 2 looking at the Southern Facade of Building A. The design responds to the heritage character and scale of the surrounding context.

VIEW 03



EXISTING



PROPOSED

View 3 looking at Building B and C.

VIEW 04



EXISTING



PROPOSED

View 4 on the South-West corner of the site. Building B and C massing behind the existing residence of 8 and 12 Stanhope Rd

VIEW 05



EXISTING



PROPOSED

View 3 on Marian St looking at Building B and C massing which are further setback from the street to allow oppourtunities for landscape.

VIEW 06



EXISTING



PROPOSED

View 6 on Marion St looking at building C massing.

06. LANDSCAPE CONCEPT



Lower Ground 1



Lower Ground 1


P1


P4


SR


DK


PE


RW


UE


GE


PG


Play area

Landscaped Concept by StudioIZ

07. DVS & HOUSING SEPP ADG RESPONSE

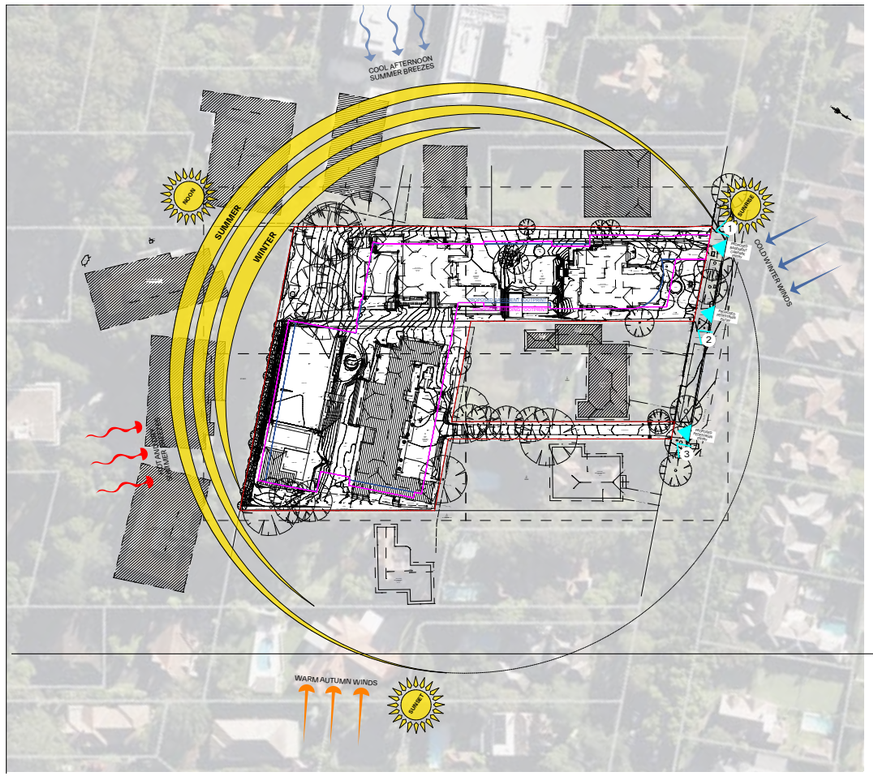
PRINCIPLE 1

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

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) NO 21 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

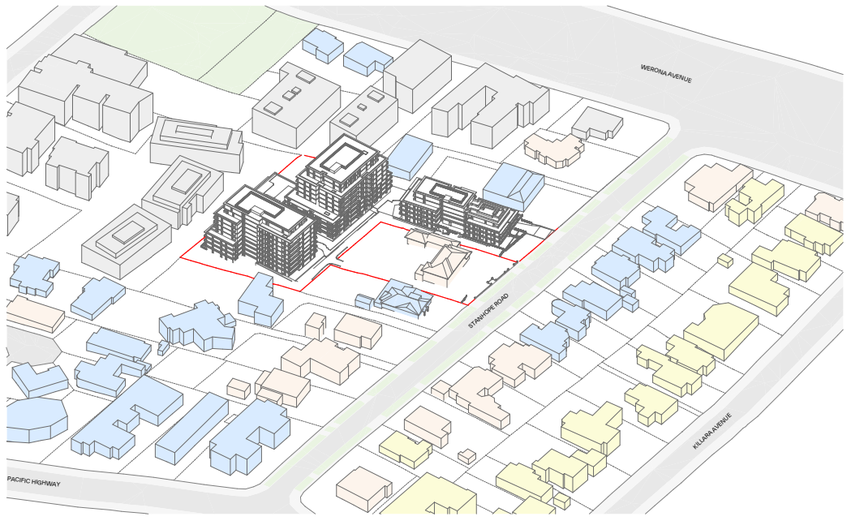
CONTEXT AND NEIGHBOURHOOD CHARACTER











LEGEND:

- TOD Sites
- Heritage Sites
- Developed Sites
- Low & Medium Rise Housing

PRINCIPLE 1

CONTEXT + NEIGHBOURHOOD CHARACTER

The subject site is located at 10,14 & 14A Stanhope Road, Killara NSW within the R2 zoning of Killara, an area predominantly characterised low density residential development and are within walking distance to Killara train station. The neighbourhood comprises single dwellings ranging from one and two stories, 5-6 stories apartment block, offering a diverse architectural mix. the single dwellings residences include traditional Federation-style homes , as well as contemporary bungalow style houses that incorporates a combination of brickwork and rendered facades.

The topography of site slopes down from Stanhope Road into the northern boundary with an area of 7,864sqm.

The proposed residential flat building is designed to integrate seamlessly with the existing neighborhood and streetscape. It thoughtfully incorporates elements such as setbacks, building forms, landscaping, and alignment to address the immediate area. The design features a consistent setback from Stanhope road to align with the footprint of nearby dwellings with a 10m setback from the street.

The proposed vehicular access has been strategically located on the eastern corner of the site. A cohesive palette of materials, proportions, and meticulous attention to detail will ensure that the new building integrates elegantly into the existing context.

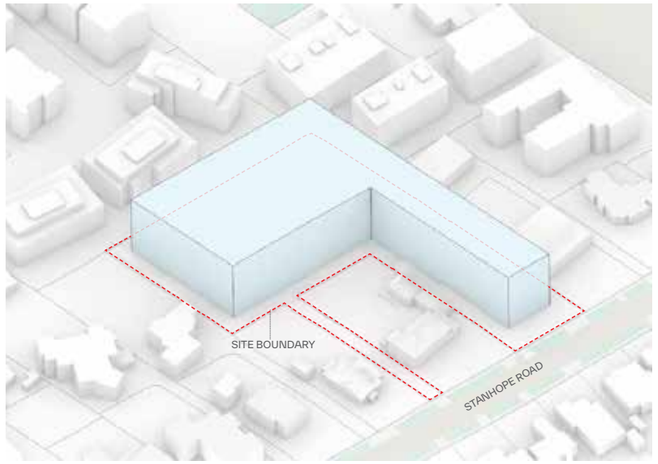
PRINCIPLE 2

BUILT FORM AND SCALE

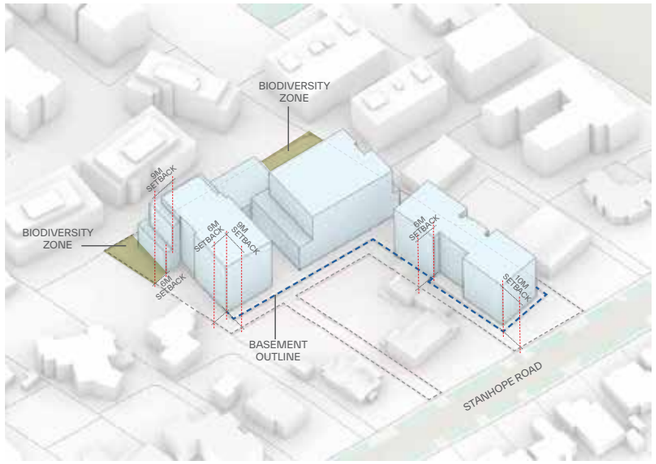
“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

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.”

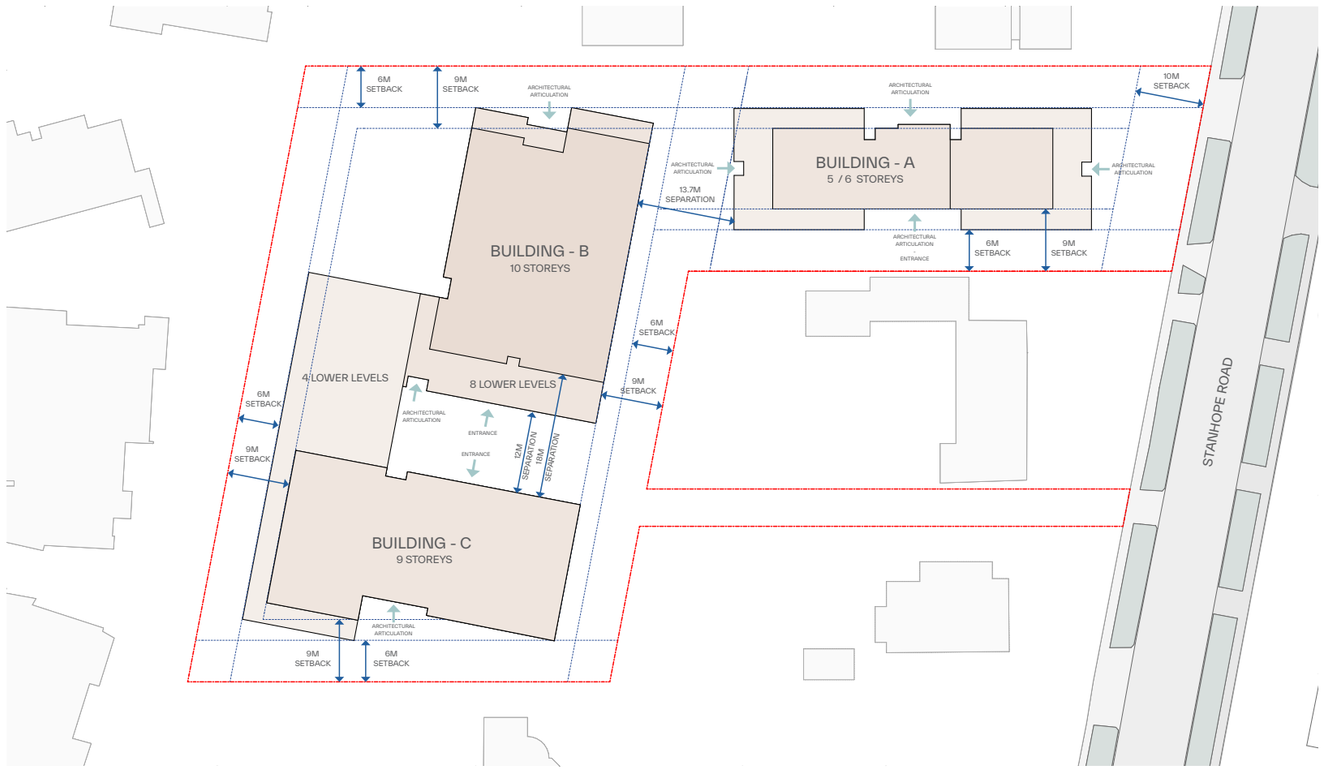
SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



Massing and height plane



Building Setbacks and Separation



PRINCIPLE 2

BUILT FORM & SCALE

The proposed development features building A , B and C . The built form has been sensitively scaled down to respond to the adjacent conservation area, ensuring compatibility with the historic character and scale of the surrounding context. By utilising the sloping topography of the site. the stepped form will minimises visual impact while maximising views and natural light whilst retaining existing levels where possible

This design approach not only respects the existing streetscape but also adopts a sense of openness and light. By carefully considering the height and massing of the building, the proposal aims to create a harmonious balance between design and livability, promoting a welcoming atmosphere for residents and their visitors. The use of high-quality materials and thoughtful landscaping will enhance the overall aesthetic, contributing to a vibrant and cohesive community environment

05. PRINCIPLE 3

DENSITY

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

Appropriate densities are 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 NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



Lower Ground 1



Level 4



Ground



Level 6



Level 2

PRINCIPLE 3

DENSITY

The proposed development offers medium-density urban housing with 135 apartments consisting of 1,2,3 and 4 bedroom apartments.

- 4 x 1 bedroom

- 40x 2 bedroom

- 83x 3 bedroom

- 8×4 bedroom

This density is deemed sustainable, given the existing and anticipated availability of infrastructure, public transport, and community and culturally significant facilities, as well as the environmental qualities of the site.

The proposed apartments are spacious and have been designed to align with current market demands regarding housing types and living patterns prevalent in the local community. By providing a range of thoughtfully designed layouts, the development caters to diverse lifestyles and promotes a vibrant, inclusive neighborhood. This approach not only enhances the residential offering but also contributes positively to the overall character of the area, encouraging a sense of community and well-being among residents.

The proposal is consistent with the max. 30% Affordable Housing SEPP bonus permissible FSR (LEP) at 1.62:1.

PRINCIPLE 4

SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes. The use of natural cross ventilation and sunlight for the amenity and liveability of residents.

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 NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



PRINCIPLE 4

SUSTAINABILITY

A comprehensive analysis of the building has been conducted as part of the BASIX assessment. The following general features are included in the proposal:

- Cross-Flow Ventilation: The design incorporates a high degree of cross-flow ventilation, utilizing corner unit typologies and operable lourvre screens in the breezeway cooridor's. This approach minimises reliance on natural ventilation and lighting, reducing energy demands.

- Natural Light and Solar Access: Internal layouts and orientations have been optimised to ensure ample natural daylight and solar access to primary living areas, as well as to external private open spaces and courtyards.

- Overhangs and Awnings: Appropriate overhang depths, balcony dimensions, and awnings have been designed for the northern facades to enhance comfort and energy efficiency.

- Water Efficiency: Energy-efficient appliances and fixtures are included in the internal fit-out to minimise water consumption.

- Solar Energy Provisions: The proposal includes provisions for solar energy systems, promoting a shift towards more energy-efficient living for the community.

- Sustainable Landscaping: Native plants that are suitable for the climate and location will be selected to support local biodiversity.

- Bicycle Parking: Adequate provisions for bicycle parking will be included to encourage sustainable transport options.

These features collectively aim to create a sustainable, energy-efficient living environment that meets the needs of the community while minimizing environmental impact.

PRINCIPLE 5

LANDSCAPE

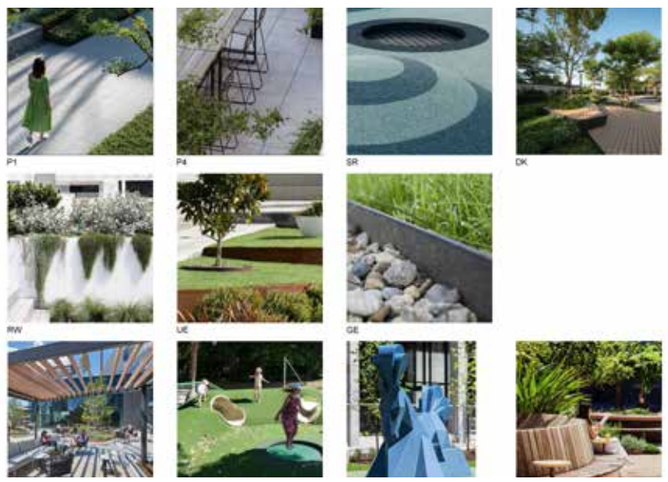
"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

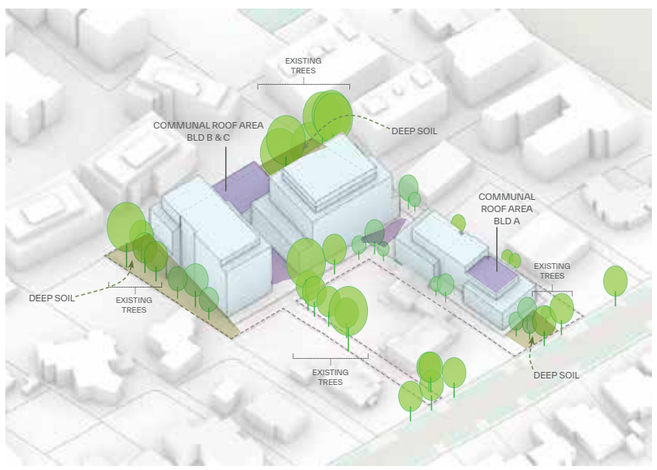
Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the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

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management".

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979







PRINCIPLE 5

LANDSCAPE

- Generous outdoor spaces: Each apartment features spacious balconies or terraces that flow seamlessly from the primary living areas, optimized for orientation and views.

- Low Maintenance Landscaping: The proposal emphasises low maintenance, incorporating a selective mix of plantings at varying heights and densities to harmonize with the surrounding characteristics.

- Deep Soil Landscaping: Large area of deep soil landscaping with existing trees along the boundary will help filter views to and from the development further enhancing the site's aesthetics.

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

These design elements collectively promote a balanced integration of indoor and outdoor living, fostering a pleasant and sustainable environment for residents.

PRINCIPLE 6

AMENITY

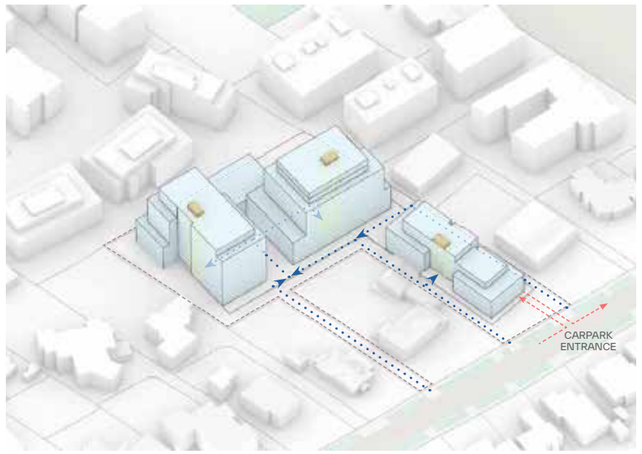
"Good design positively influences internal and external amenity for residents and neighbours and contributes to positive living environments and resident well-being

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

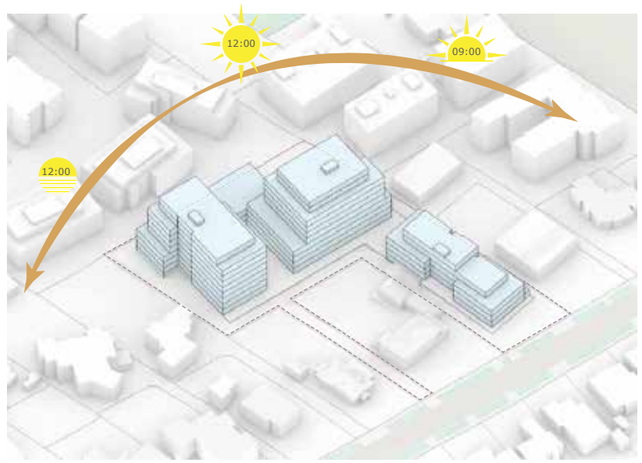
SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



Lower Ground 1



Core Entry



Solar Access

PRINCIPLE 6

AMENITY

Future residents of this development will enjoy a high level of amenity, including:

- Diverse Apartment Offerings: A variety of apartment sizes, layouts, and configurations to suit different preferences and lifestyles.

- Thoughtful Space Design: Appropriate connections and subtle separations within the apartments are designed to capture northern light effectively.

- Optimal Building Orientation: The building is generally oriented to face north, providing excellent solar amenity for 70% of the apartments.

- Enhanced Ventilation: The layout allows for ventilation in all bedrooms and habitable spaces, with 62.2% of apartments achieving cross ventilation. Features such as awning windows, sliding doors to balconies, and generous living areas facing east, north, and west offer residents multiple options to adjust their internal environment.

- Private Recreational Areas: Each apartment has direct access to private recreational spaces from the main living areas.

- The Communal Recreation area on the Ground floor will provide a node for the residents to use as meeting places for all residents, their families , and friends. This will enhance the community feel of the development

- Abundant Natural Light: All rooms within the apartments receive adequate daylight and solar access.

- Carefully Planned Separation: Building separation distances are thoughtfully considered, particularly for proposed balconies and bedroom windows facing adjacent properties.

These features collectively create a comfortable and inviting living environment that promotes well-being and community engagement

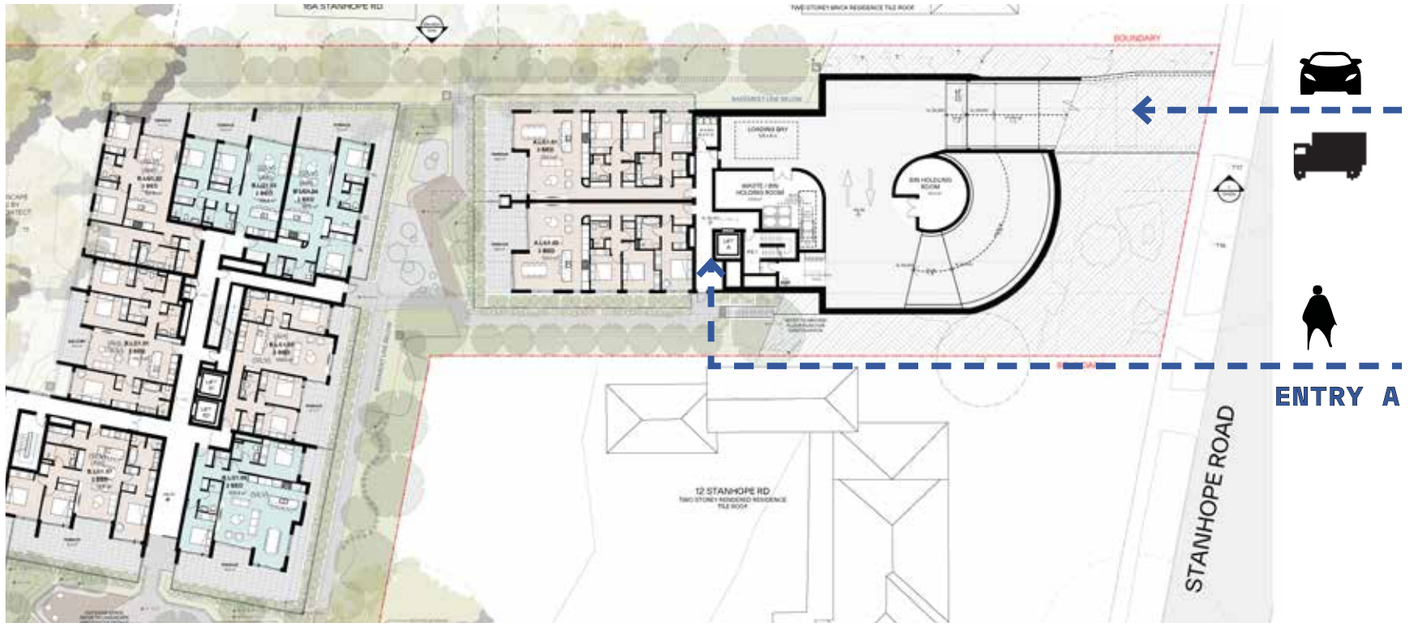
PRINCIPLE 7

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

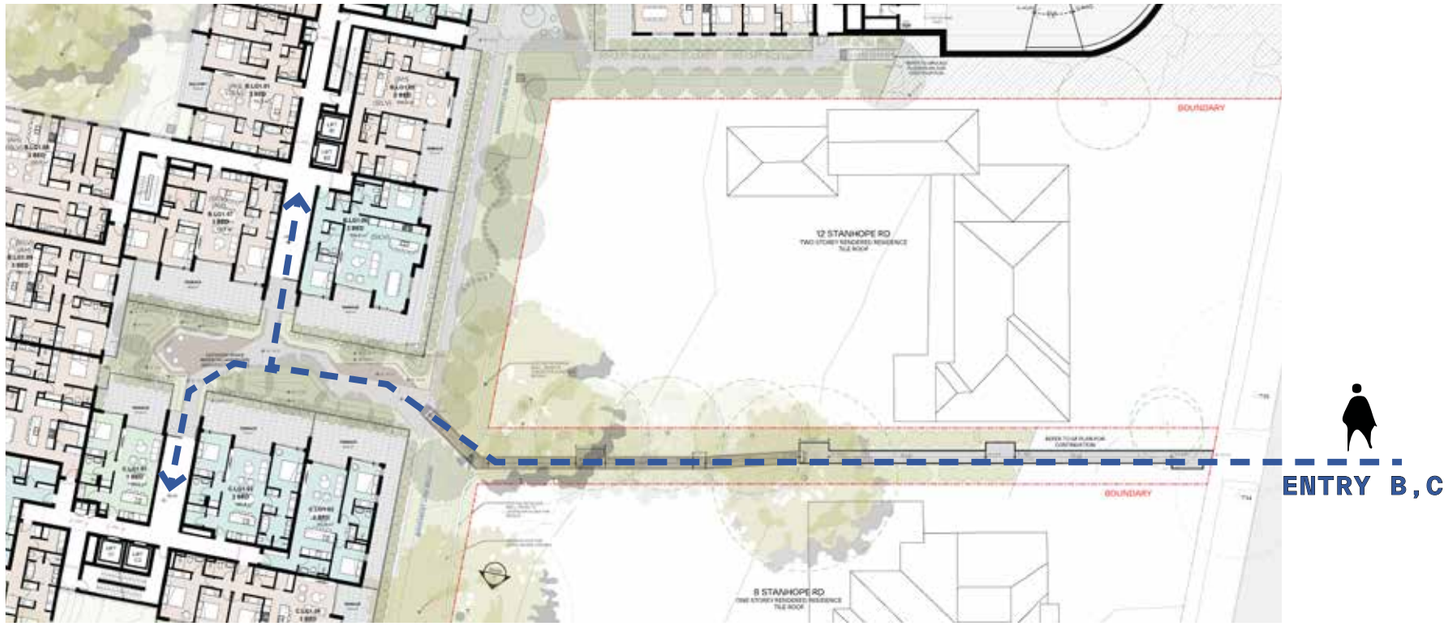
This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting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

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SAFETY



Lower Ground 1 - Building A



Lower Ground 1 - Building B , C

PRINCIPLE 7

SAFETY

Safety and security for both future occupants and the public domain will be enhanced through the following design measures:

- Prominent Entrance Design: The main building entrance will be clearly identifiable, featuring a spacious open entry area that allows for adequate surveillance. This entrance is easily visible from the street, highlighted by breaks and separations in the building design.

- Defined Spaces: Clear delineation between private and publicly accessible areas will be established through the use of planter walls, fences, and gates.

- Secure Parking Facilities: Secure basement parking will feature security access and residential parking. Egress stairs within the basement and residential levels will provide safe pathways for residents to access open spaces. Clear circulation paths in the basement will facilitate safe pedestrian movement, especially around lifts and access to individual parking and storage areas.

- Safe Access Points: The design will include clearly defined public and private spaces with safe access points, adequate lighting in pedestrian areas, and separate pathways for pedestrians and vehicles, ensuring clear visibility throughout the site.

These measures collectively aim to create a safe and secure environment for all residents and visitors.

PRINCIPLE 8

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

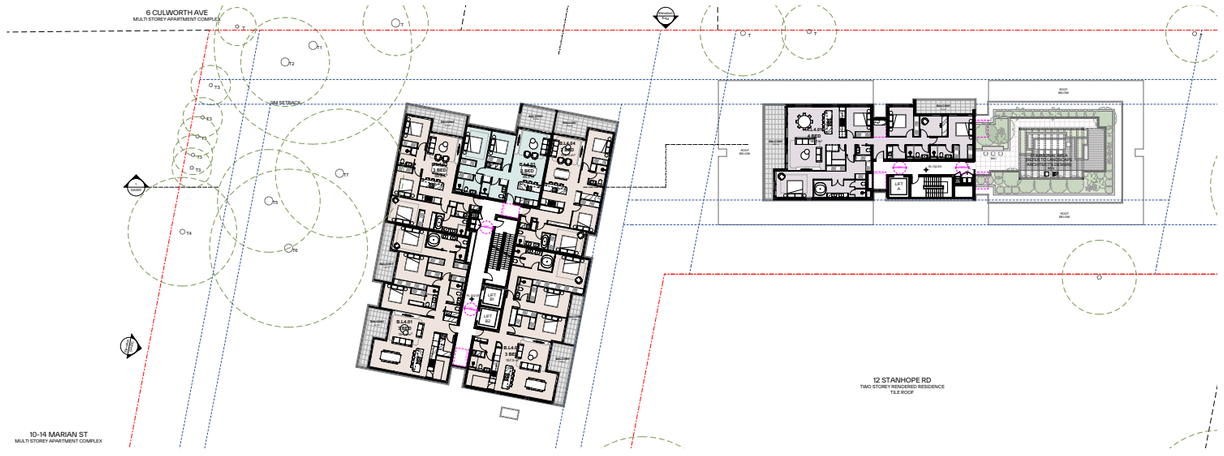
New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing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

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

HOUSING DIVERSITY AND SOCIAL INTERACTION



Level 2 Communal open space



Level 4 Communal open space

PRINCIPLE 8

HOUSING DIVERSITY & SOCIAL INTERACTION

The propositions and configuration of the apartments associated with the development provides an appropriate response to the market demand of future occupants.

- Appropriate Apartment Mix: The size, configuration, and variety of 1, 2 , 3 and 4 bedroom apartments in the development effectively respond to the market demand of future occupants.

- Livable Housing Design: at least 20% of the units will be designed to meet silver Level of the Livable Housing Code to meet the minimum ADG requirements.

- Generous Communal Open Space: The development includes ample communal open spaces, fostering interaction and community engagement among future residents.

- General access for people and disabilities has also been carefully addressed in the design of both the buildings and the common areas.

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 NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

AESTHETICS



PRINCIPLE 9

AESTHETICS

The contemporary architectural style, along with the orientation and configuration of the site, results in a highly articulated aesthetic characterized by the following elements:

Varied Elevations: The building's elevations are thoughtfully designed to respond to northern aspect, existing trees, setbacks, and the overall site context. The modern and clean aesthetic is balanced with environmental controls and landscape elements.

Articulated Facade: The facade features a dynamic interplay of elements, including strong horizontal banding with soft curves, brick wall on podium levels with recessed rendered wall continued to the top levels which will be metal cladded .

Material Dynamics: The facade's design employs variations in planes, slab projections, thickness, and textures, creating an engaging visual experience.

Architectural Interest: Each external corner and facade section is defined by its articulated form, including indentations and planter boxes, which help reduce bulk and introduce intriguing architectural patterns in proportion and scale.

Environmental Protection: Balconies and slab projections are designed to shield residents from the harsh western sun and rain driven by southern winds.

Consistent Colour and Material Palette: Careful selections of color and materials contribute to a cohesive building language throughout the development, creating a strong visual link from the street and a seamless transition to the surrounding environment.

Native Planting: New landscaping featuring native species will provide a visual buffer between the street and neighbouring buildings, enhancing the natural environment currently present on the site.

Light and Shade Play: The design incorporates various reveals, planes, and recesses to create an interplay of light and shade, helping to soften the building's massing.

These elements work together to create a distinctive and harmonious architectural presence that enhances the overall character of the area

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 Killara. 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 Killara 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 Stanhope Road through with two access points for the 3 buildings which 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 passive 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. **Lower Ground : 1,642.8 sqm** **Level 2 : 390.9 sqm** **Level 4 : 170.0 sqm** **Total C.O.S : 2,203.7 sqm** 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	Living room depth do not exceed required min. dims
	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 Less than 6m : 1,689.1 sqm (21.5%) Equal or greater than 6m : 1,429.4 sqm (18.2%) Total Area : 3118.5 sqm (39.7%) 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: 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	Complies	The proposed rear setback is consistent with ADG building separation and the desired future character of Transport Oriented Development in the area.
	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 solid articulation posed 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 Stanhope Road to Building A and B , Building C (via access handle) connects to and addresses the public domain
	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	The proposed vehicle access points have been strategically placed at the eastern corner of Stanhope Road to reduce the impact on ground floor activation. It has also been carefully located to minimise traffic congestion and provide clear visibility.
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 parking 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 are easily accessible through Basement 1.
	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 Stanhope Road. The loading dock to accommodate council waste truck is locaed in lower ground 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% (95/135) 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	13/135 (9.6%) apartments do not receive direct sunlight Refer to architectural drawing DA600-DA603 for compliance summary
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Building envelopes have been developed to minimise the quanity of apartments with no diret sunlight during mid-winter and maximise north-west and north east facing apartments. South oriented apartments have wide frontage for daylight acces.
	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	84/135 (62.2%) apartments achieve cross ventilation Refer to architectural drawing DA530-DA532 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.

	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: 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	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 ranging from - 55m2 2 Bedroom size ranging from 80m^2 - 105m^2 3 Bedroom size ranging from 105m^2 - 158m^2 4 Bedroom size ranging from - 182m2- 199m^2 Refer to architectural drawings
		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: 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	Complies	All oversized balconies are provided with usual area. Balconies areas are free from A/C units and are provided within dedicated plant areas. Refer to architectural drawings
		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. 6 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	Complies	2 lift per core is proposed per building.
	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 — 4m^3 1 bedroom — 6m^3 2 bedroom — 8m^3 3+ bedroom — 10m^3 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 DA550-DA552 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.
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 DA001 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 streamline fencing details are carfully 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.

Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Natural light is provided to all habitable rooms, outdoor communal open space areas are designed to provide residents with a range of spaces offering flexibility and choice demonstrating a high level of passive environmental design.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	
	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 are located on lower ground 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 facade 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.

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 the Housing SEPP. PBD Architects verify that the design quality principles set out in Schedule 9, Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP) are achieved for the proposed development described in the following document.



Paul Buljevic

Managing Director
Registered Architect NSW, No. 7768

pbd architects

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!

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