

SSDA DESIGN REPORT

THE BOULEVARDE,
PUNCHBOWL,
AFFORDABLE HOUSING

COLLINS AND TURNER
22 SEPTEMBER 2025

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THE BOULEVARDE, PUNCHBOWL

AFFORDABLE HOUSING

150 The Boulevard and 34 Dudley Street

Punchbowl NSW

SSDA Reference:

SSD-83256463

Revision A

22 September 2025

For SSDA

This Design Report has been prepared by Collins and Turner on behalf of Homes NSW for a State Significant Development Application (SSD-83256463) for construction of a residential flat building for the purposes of affordable housing at 150 The Boulevarde and 34 Dudley Street, Punchbowl.

The purpose of this Design Report is to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 12 May 2025 which identified the following specific assessment requirements: SEARs 5, 6, 7 & 8. (See SEARs Requirements Table, page 4)

Secretary's Environmental Assessment Requirements (SEARs)	Description of requirement	Section Reference (this report)
5. Environmental Amenity	- Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. - Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind 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 summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).	3.4 Visual analysis 3.5 Overshadowing analysis 4.1 Ground Plane Strategy 4.2 Pedestrian Entry / Lobbies 4.3 Communal Open Space access 5.2 Communal Open Space 6.5 Residential Amenity
6. Visual Impact	- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	3.4 Visual analysis
7. Public Space	- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. - Demonstrate how the development: ensures that public space is welcoming, attractive and accessible for all, maximises permeability and connectivity, maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection, maximises street activation, and minimises potential vehicle, bicycle and pedestrian conflicts. - Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development.	4.1 Ground Plane Strategy 4.2 Pedestrian Entry / Lobbies 4.3 Communal Open Space access 4.6 Crime Prevention through Environmental Design 5.2 Communal Open Space 5.3 Public Domain Interface
8. Trees and Landscaping	- Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. - Provide a detailed site-wide 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 informs the plan - demonstrates how the proposed development would: - contribute to long term landscape setting in respect of the site and streetscape. - mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - contribute to the objective of increased urban tree canopy cover. - Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	3.3 Massing and Strategy 5.1 Landscape Design Response 5.4 Landscape Compliance

SEPP (Housing)
Design Verification Statement

I, Penelope Collins, Registered Architect with NSW Architects Registration Board, registration no.7342, am the architect responsible for the architectural design of The Boulevard, Punchbowl project.

This report outlines how the proposed development addresses and meets the specific Design Quality Principles as defined in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). It also shows how the design achieves the objectives outlined in Parts 3 and 4 of the Apartment Design Guide.

P E Collins FRAIA



We wish to acknowledge the Darug people and their custodianship of the land on which our project is located.

We pay our respects to their ancestors and their descendants, who continue cultural and spiritual connections to Country.

We acknowledge the connection to this land and the significance of undertaking this project on Country.

Artwork by Tiarna Herczeg, born and raised on Dharug Country



1.1 Background

Homes NSW has identified the subject site as an opportunity to deliver new, quality affordable housing in a well-located area that is serviced by a high level of amenity, services and public transport.

The Site

The site is located at 150 The Boulevarde and 34 Dudley Street, Punchbowl, in City of Canterbury-Bankstown’s Local Government Area (LGA).

The site has a total site area of 3,889 square metres (sqm) and has two street frontages; The Boulevarde to the north and Dudley Street to the west.

The site is currently occupied and contains two, two and three storey residential flat buildings comprising 26 units and associated structures including driveways, a bin bay and at grade car parking. A number of existing trees are also located on site.

The site is within 400m of Punchbowl station and Punchbowl local centre. A bus stop is located immediately in front of the site, along Dudley Street providing services to Hurstville, Mortdale and Lakemba.

1.2 Proposed development

The proposed development comprises the construction of a new residential flat building for the purpose of affordable housing.

Development Summary

Site Area	3889m ²
GFA	8948m ²
FSR	2.3:1

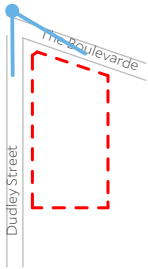
Apartments	
1 Bed	56 (49%)
2 Bed	47 (41%)
3 Bed	11 (10%)
Total	114

Parking	58 Spaces
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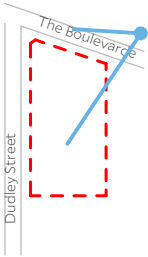
ADG Principle 1:
Context and Neighbourhood Character
Site Location



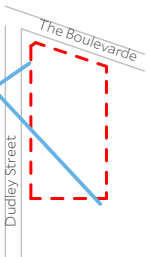
2 SITE CONTEXT ANALYSIS
2.2 SITE PHOTOS



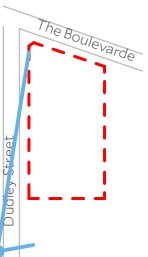
View toward the corner of The Boulevard and Dudley St



View from The Boulevard



View from Dudley St



View from Dudley St



Site Understanding: Country

Wangal, Bediagal and Cabrogal People

The First Peoples of the lands surrounding Punchbowl are the Wangal, Bediagal and Cabrogal Peoples, who have been the traditional custodians of this Country since time immemorial.

Situated inland along the Georges River catchment, Punchbowl lies at the meeting place of these nations - Wangal to the east, Bediagal to the south, and Cabrogal to the west - within the greater Dharug-speaking region.

Salt Pan Creek, in particular, was a rich cultural landscape, providing fish, eels, shellfish and edible plants, while also serving as a travel route and meeting place. The creek was lined with mangroves and wetland vegetation, which supported an array of life and was vital to cultural practices and everyday survival.

Oral histories and cultural knowledge reflect the deep spiritual connection First Nations peoples have with the land, rivers, and skies of Punchbowl.

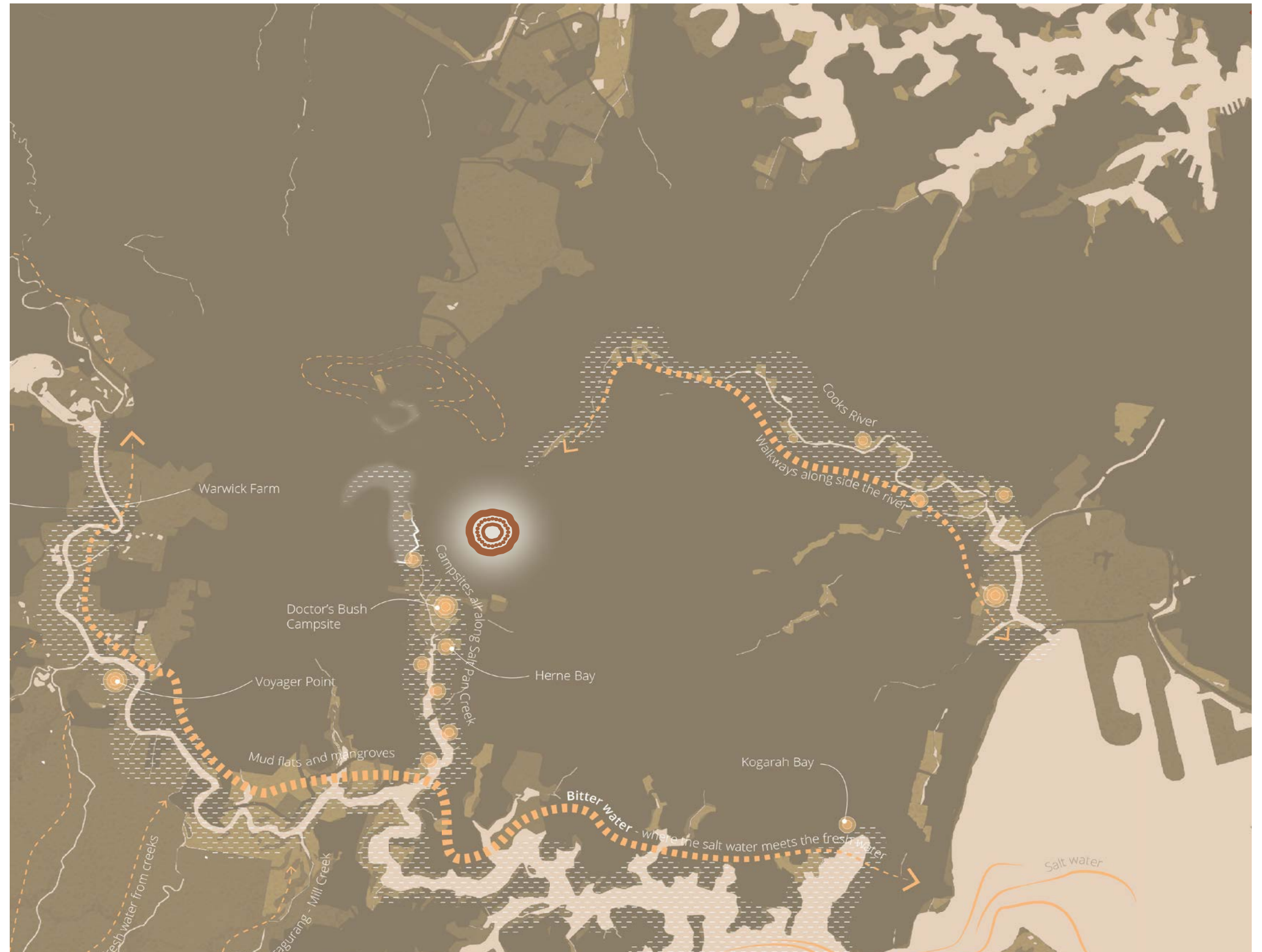
Despite the devastating impacts of colonisation - including land dispossession, environmental destruction, and cultural disruption - the Wangal, Bediagal and Cabrogal Peoples have maintained their connection to the Georges River and its lands.

Designing with sensitivity in Punchbowl means respecting the unbroken connection that First Nations peoples maintain with this Country. It involves preserving and restoring native vegetation, protecting water systems, and working with Traditional Custodians to embed cultural knowledge into place. By designing in a way that honours that land's history and living significance, we can contribute to the ongoing process of healing, truth-telling, and cultural continuity.

Wangal, Bediagal and Cabrogal Country Understanding Place

Place in Country

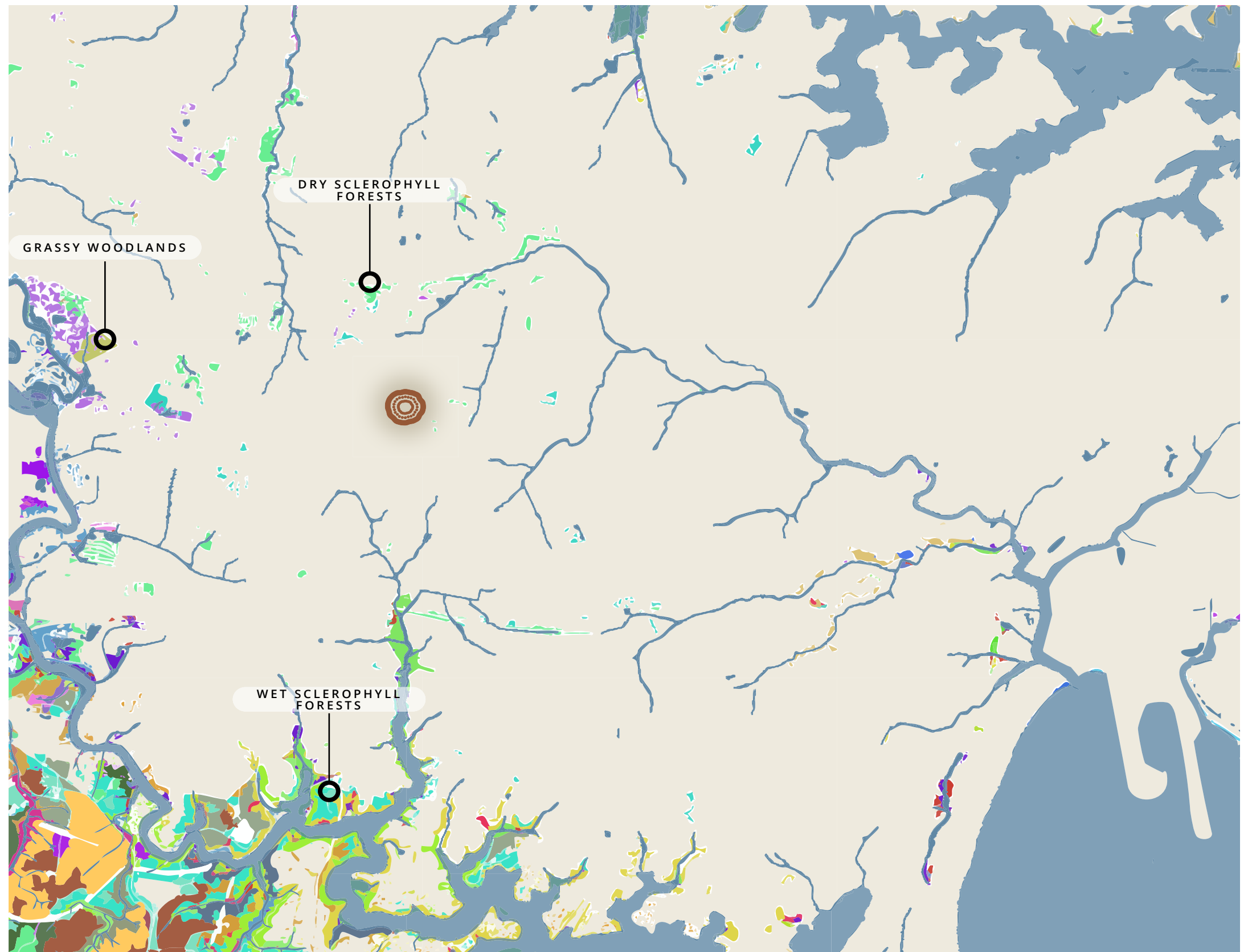
The land where the site is located today is the shared lands of the Wangal (East), Bediagal (South) and Cabrogal (West). It continues to be the country of many clans from the Sydney region that call it home. This Country is a place defined by the water of the Georges River and Cooks River and its convergence with the sea. Mangroves and saltmarsh wetlands used to spread along Saltpan Creek and rivers.



Contextual Analysis Post-Clearing Vegetation

Before colonisation, the area now known as Punchbowl was part of a rich and diverse landscape, covered by the Cumberland Plain Woodland - an ecological community deeply interwoven with lives, knowledge, and practices of First Nations peoples. This critically endangered community was made up of open eucalypt woodlands, including species such as Grey Box (*Eucalyptus tereticornis*), and Ironbark (*Eucalyptus crebra*). These woodlands provided food, medicine, materials and habitat, forming part of a living system that supported both people and Country.

Since invasion, the vegetation of the Sydney Basin has been significantly altered by widespread clearing and urban development. The Pre-Clearing Vegetation map shows the extent of native plant communities before this disruption, offering a glimpse into the integrity of Country prior to colonisation. The removal of native vegetation has not only reduced biodiversity but has fragmented ecosystems and disrupted cultural connections to land, species and seasonal cycles. Recognising and restoring these ecological communities is vital to honouring Country, supporting biodiversity, and re-establishing cultural relationships between people and place.



Post-Clearing Vegetation Map

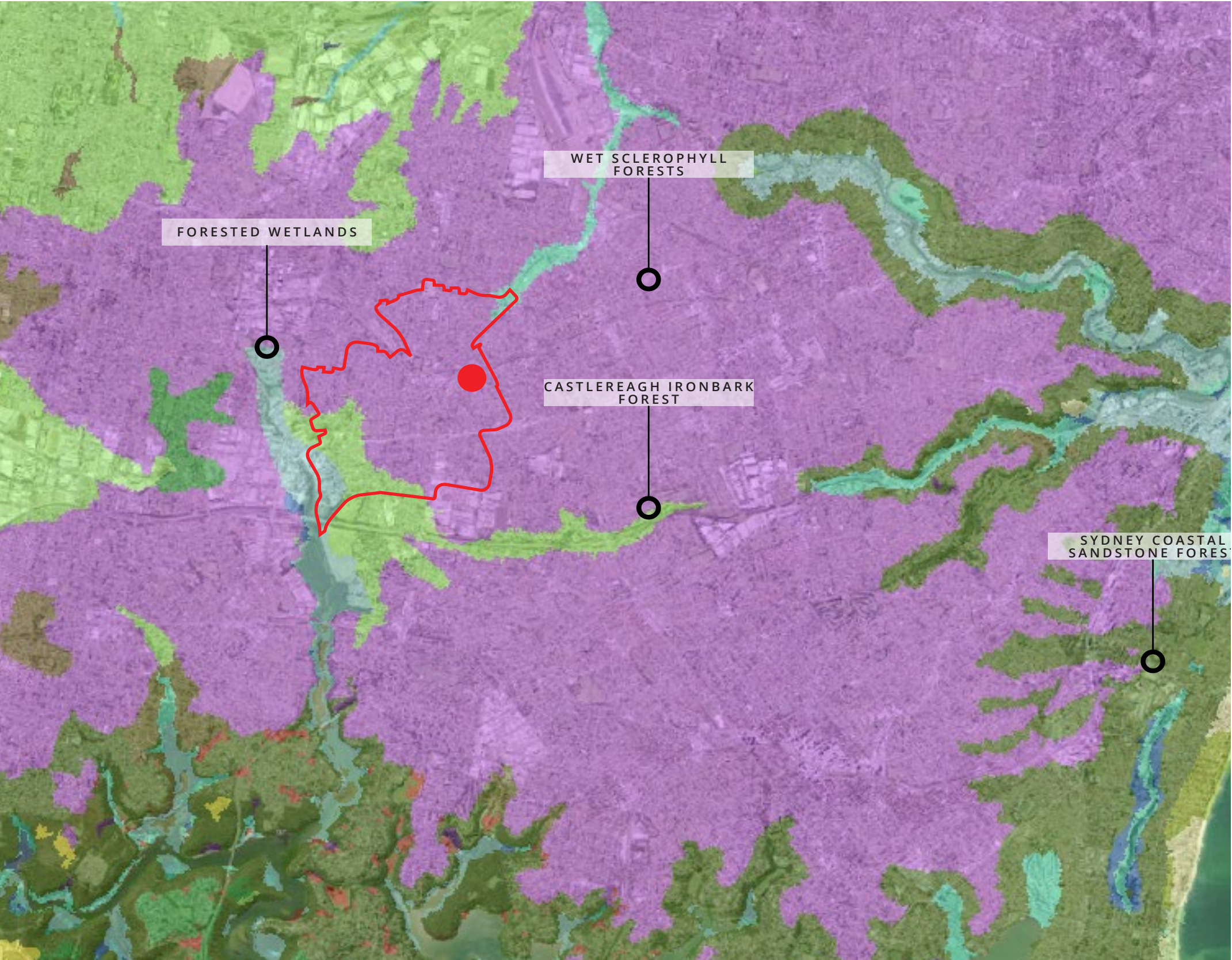
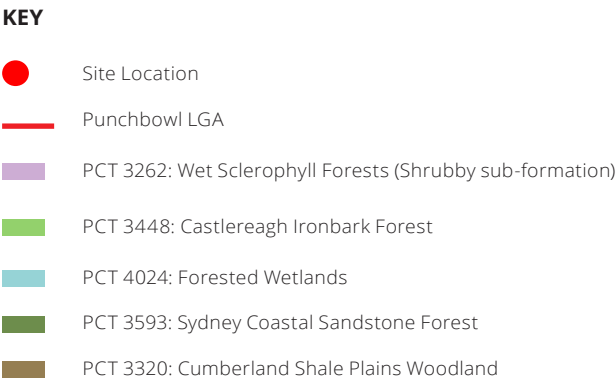
Contextual Analysis
Pre-Clearing Vegetation

Before European settlement, the area now known as Punchbowl was covered in Cumberland Plain Woodland, a critically endangered ecological community. This vegetation type consisted predominantly of open eucalypt forests with species such as:

- + Grey Box (*Eucalyptus moluccana*)
- + Forest Red Gum (*Eucalyptus tereticornis*), and
- + Ironbark (*Eucalyptus crebra*).

The vegetation of the Sydney basin has changed overtime due to the urban sprawl. This Pre-Clearing map represents the pre-clearing extent of the State Vegetation Type Map.

Clearing of native vegetation is recognised as a major factor contributing to loss of biological diversity. Additionally clearing of native vegetation has resulted in fragmented of existing ecosystems which leads to the loss of the interactions between species and the decline of a ecosystem biodiversity.



Pre-Clearing Vegetation Map

Contextual Analysis

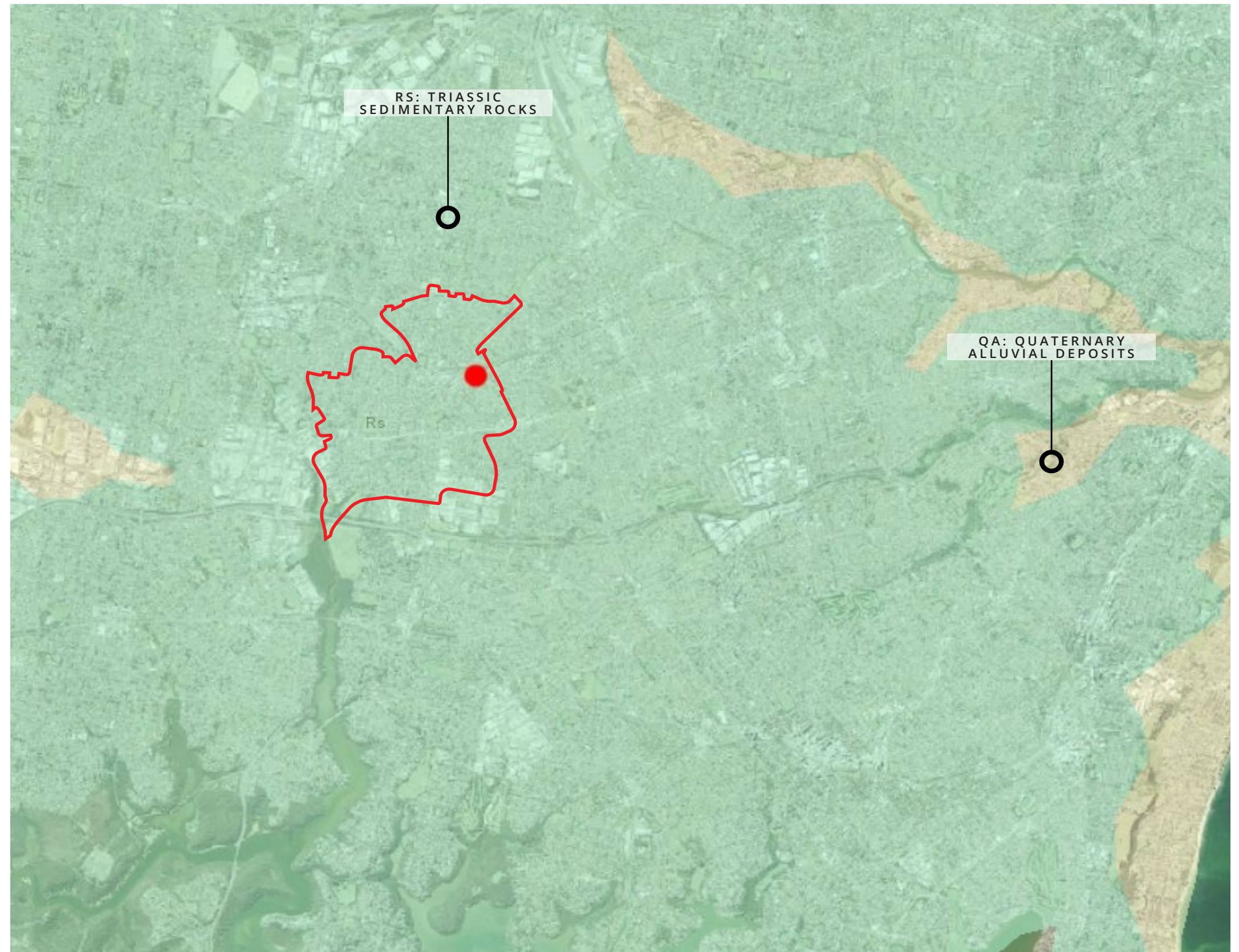
Geology

The site is apart of the Sydney Basin which is underlain by Triassic sedimentary rock and surrounding Quaternary alluvial deposits.

The dominant geological units in the area belong to the Wianamatta Group, particularly the Ashfield Shale and underlying Hawkesbury Sandstone. These formations were deposited around 200 million years ago in riverine and deltaic environments. The Ashfield Shale, consisting mainly of fine-grained shale and siltstone, is common in Punchbowl and influences the area's relatively flat topography and clay-rich soils. This geology plays a key role in shaping the region's drainage patterns, vegetation, and suitability for development.

KEY

- Site Location
- Punchbowl LGA
- RS: Triassic Sedimentary Rocks
- QA: Quaternary Alluvial Deposits

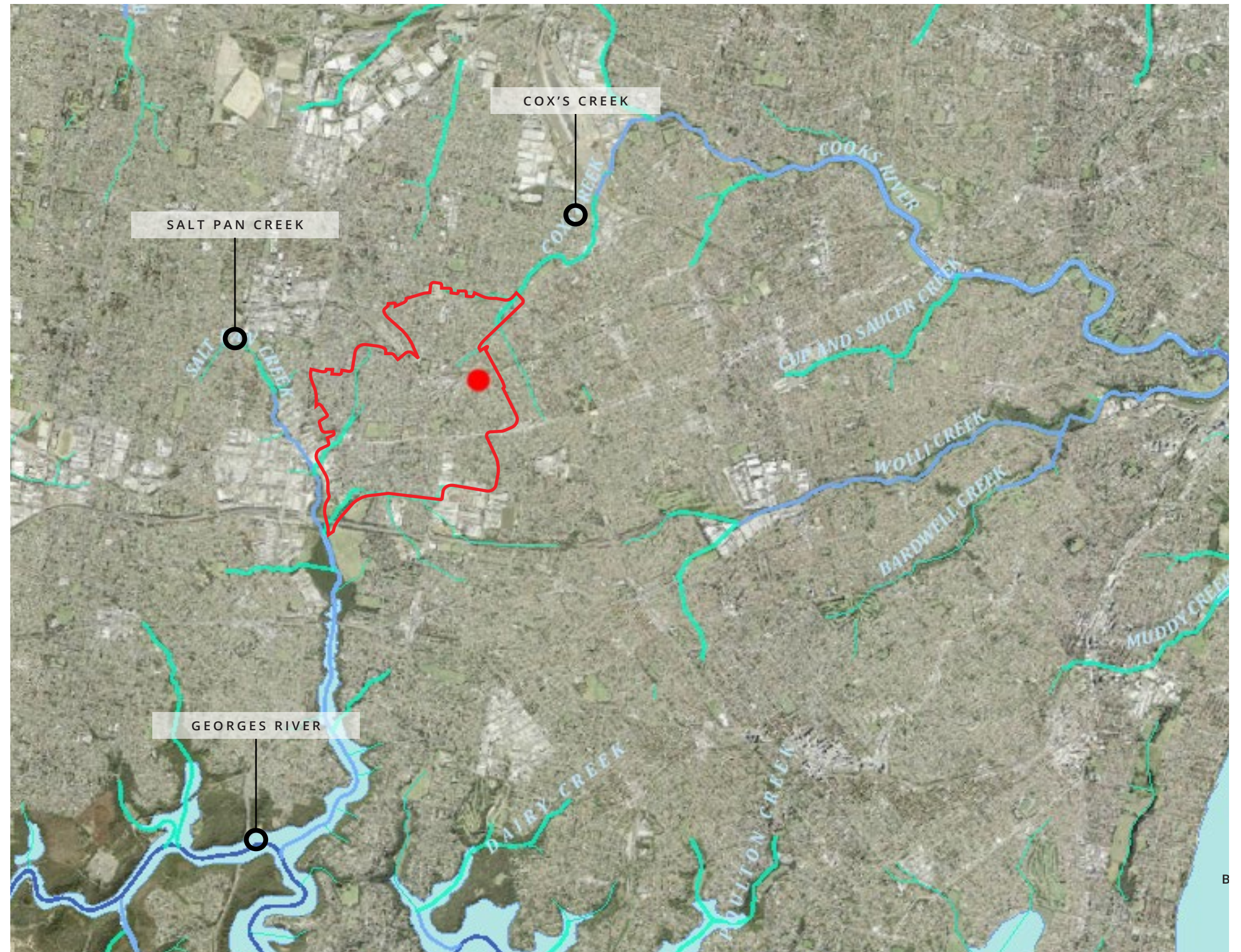


Contextual Analysis

Topography and Hydrology

Punchbowl, located in Sydney's southwest, features relatively flat to gently undulating topography, characteristic of much of the Canterbury-Bankstown region. The area sits within the Cooks River catchment, though the river itself lies to the north and northeast of the suburb. Locally, Punchbowl is interspersed with a network of small creeks and stormwater channels, such as Salt Pan Creek to the south, which connects to the Georges River system. These waterways historically influenced the area's development patterns and drainage infrastructure. While much of the natural landscape has been urbanised, remnants of the original terrain can still be observed in nearby green spaces and parklands. The suburb's low-lying topography necessitates an integrated stormwater management system, particularly during heavy rainfall events.

Understanding the form of these significant waterways can provide insight into the local Country as a way of connecting to the site and its broader systems.



Contextual Analysis

Flora and Fauna

The City of Canterbury-Bankstown is a critical area for the survival of many of the endangered ecological communities.

Large number of the endangered ecological communities have been recognised within City of Canterbury-Bankstown, including

- + Coastal Saltmarsh
- + Cooks River/Castlereagh Ironbark Forest
- + River-flat Eucalyptus Forest
- + Cumberland Plain Woodland
- + Shale/Gravel Transition Forest
- + Shale/Sandstone Transition Forest
- + Sydney Turpentine Ironbark Forest

Over 50% of the remaining distribution of the endangered Cooks River/Castlereagh Ironbark Forest is located within region. Key canopy species include Broad-leaved Ironbark (*Eucalyptus fibrosa*) and Paperbark (*Melaleuca decora*). Other over-storey species that may be present include: *E. longifolia*, *E. racemosa* (syn. *E. sclerophylla*), *Angophora costata* etc.

Threatened plant species recorded in the City of Canterbury:

Bankstown include:

- + *Pultenaea pedunculata*
- + *Acacia pubescens*
- + *Callistemon linearifolius*

A large variety of threatened animals have been recorded in the council area, including:

- + Powerful Owl
- + Bush Stone-Curlew
- + Regent Honeyeater
- + Green and Golden Bell Frog
- + Common Bent-Wing Bat
- + Grey-Headed Flying Fox
- + Cumberland Plain Large Land Snail



Regent honeyeater



Cooks River / Castlereagh Ironbark Forest



Green and Golden Bell Frog



Acacia pubescens



Cumberland Plain Woodland



Callistemon linearifolius



Pultenaea pedunculata

Site Analysis

An analysis of the site's climate, topography, opportunities and constraints has informed the design response.

Orientation and Solar Access:

The site is rectangular, with its major orientations to the east and west. Morning sun access is favourable to east-facing facades, while west-facing elevations only receive sun from approximately 3pm onwards. This limits numerical compliance with ADG solar access criteria and requires careful planning of apartment layouts to maximise solar penetration and minimise afternoon heat gain.

Topography and Universal Access:

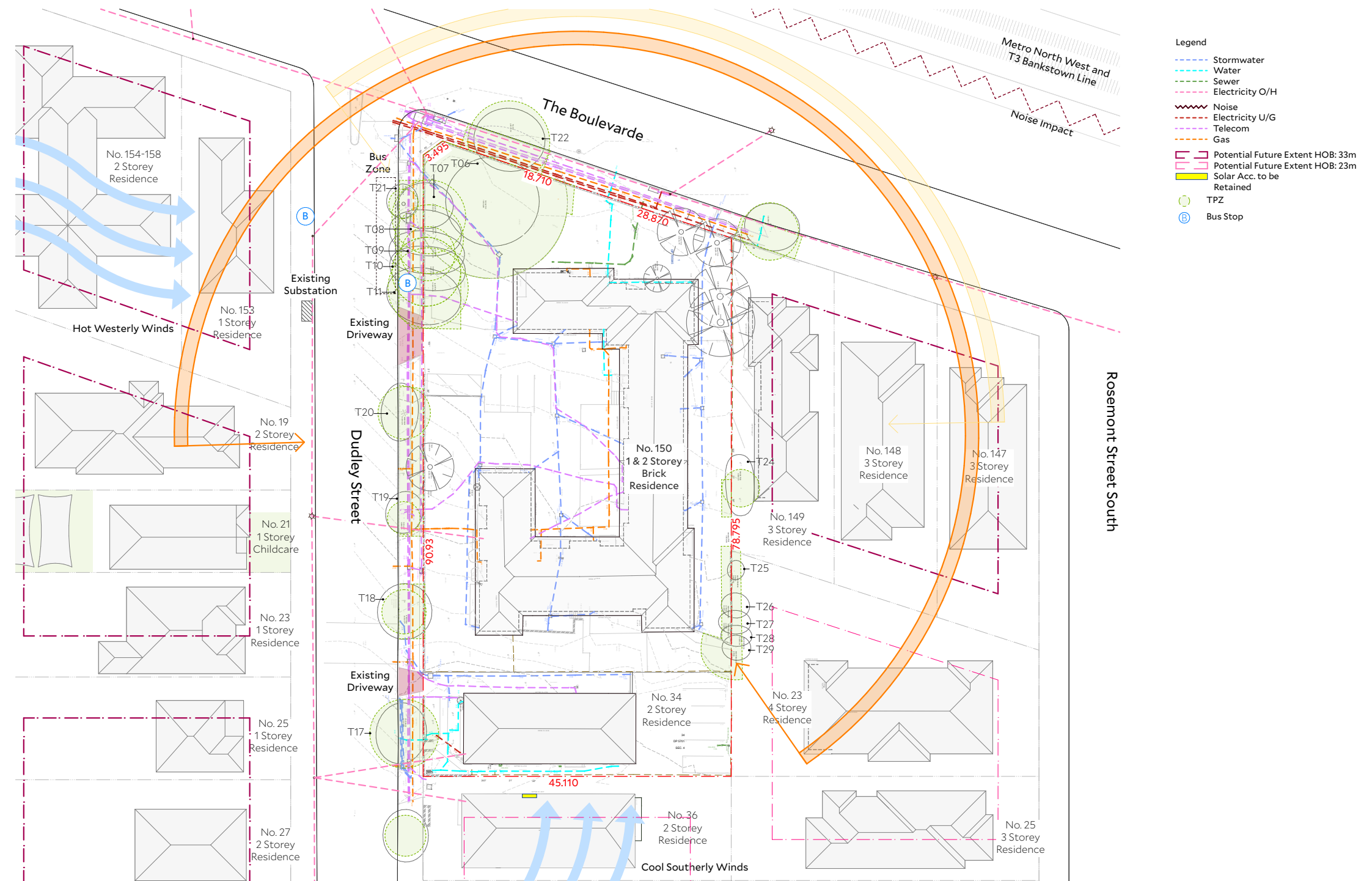
The site falls approximately 3 metres from south to east. This slope presents a challenge for universal access, requiring considered integration of ramps, stairs, and building entries to achieve equitable access while maintaining functional circulation across the site.

Vegetation and Landscape Opportunities:

Significant existing trees are located at the north-west corner and along the southern portion of the eastern boundary. These trees provide immediate landscape value and shade, and have been retained wherever possible to contribute to on-site amenity, biodiversity, and the public domain.

Neighbouring Properties and Overshadowing:

Overshadowing impacts on neighbours are minimal due to the site's orientation and surrounding development patterns. The most sensitive adjoining site is 36 Dudley Street to the south, which currently contains a two-storey "six-pack" apartment building with north-facing living



rooms. These will experience some shadowing from the proposal; however, their redevelopment potential suggests that measures taken to preserve solar access will benefit both current and future occupants.

Noise and Acoustic Considerations:

The railway to the north generates potential noise impacts that may require mitigation through building orientation, façade design, and acoustic treatments.

Access and Transport:

Public transport access is available via a bus stop directly on Dudley Street, and access to a Metro station within 400m, providing strong links to the surrounding area. This supports the reduction of car dependence and enhances the site's suitability for higher density residential development.

ADG Principle 3: Density

The site is located in the Deferred Punchbowl Transport Oriented Development (TOD) Precinct.

A proposed draft amendment to the Canterbury-Bankstown LEP is currently being considered by DPHI and based on Council's draft Precinct Plan for Punchbowl seeks to increase the sites maximum building height from 11.5m to part 33m and part 23m and maximum floor space ratio from 0.9:1 to part 2.5:1 and part 1.7:1.

The proposed draft amendment to the Canterbury-Bankstown LEP is currently being considered and will be finalised by DPHI by the end of 2025, prior to the determination of this SSD application.

Draft Precinct Plan Excerpt

Mid-High Rise Residential Neighbourhoods

These neighborhoods provide opportunities for increased housing given their strategic location within walking distance to future Metro Station, village centres, services and amenities. Built form will range from 4 to 15 storeys.

The residential typology is based on a 'garden-style' apartment with landscaped front, side and rear setbacks that maximise deep soil and planting opportunities. This will encourage greening opportunities and also allow for appropriate interface to neighbouring sites. A 4-storey street wall height, with upper levels further setback from the street, provides an appropriate interface and transition to lower scale development. The street wall height and front setbacks will create a comfortable pedestrian scale to the street.

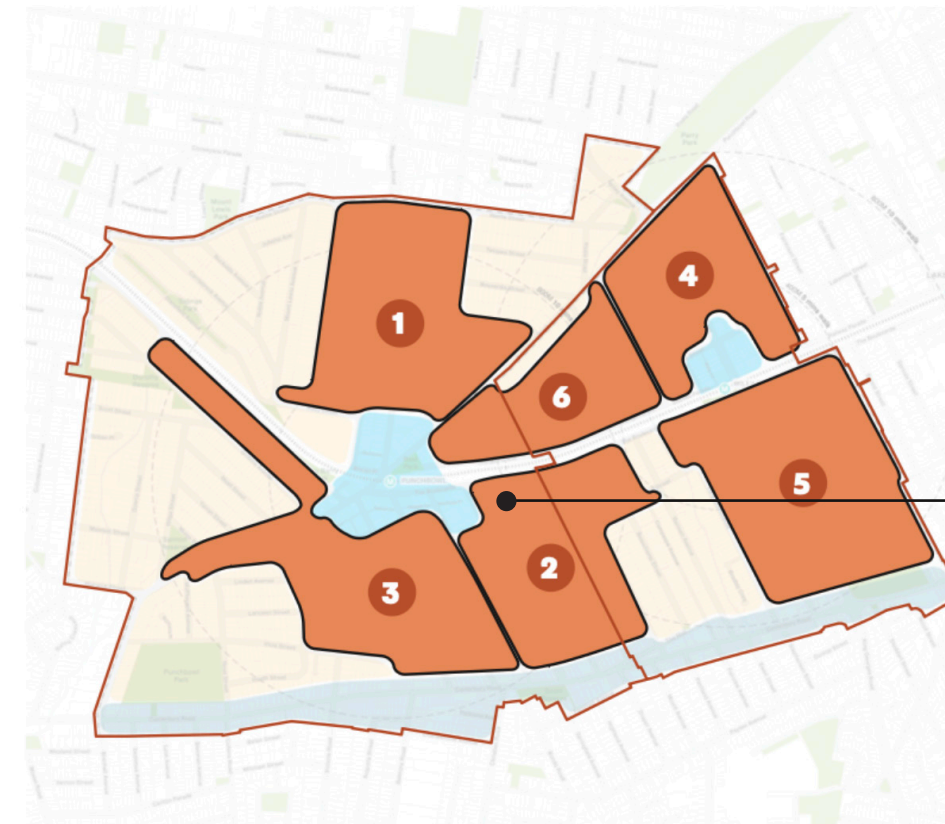
At the edges of these neighbourhoods, scale transitions ensure an appropriate interface with adjoining lower scale areas. Renewal within these areas can also contribute to creating enhanced streetscape character and amenity.

*Broadway-The Boulevard neighbourhood
This neighbourhood is focused around two key connective streets in Punchbowl - Broadway and The Boulevard.*

Broadway is a heritage-listed, attractive green avenue, wider than the typical street, with a grassed central verge and generous street trees. Broadway provides a connection between Punchbowl village centre and the mixed use node on Canterbury Road. Future development within this area can reinforce the role of Broadway as a key pedestrian and cycle connection and contribute to enhancing the streetscape character. 9 storeys is proposed along this street, which steps down to 6 storeys, then 4 storeys to transition with surrounding lower scale areas. Development should seek to increase consistency in streetscape character, including built form massing and landscape response, to deliver the desired future character.

The Boulevard is a key connection between Punchbowl and Wiley Park Stations. Increased housing of 4-9 storeys along this corridor can reinforce this link and place more people within a 5-10 minute walk of two centres. Taller buildings along The Boulevard should be carefully designed to respond to views as they may be seen from the north and south.

8-storey street wall expression is appropriate for new buildings facing The Boulevard. It is particularly appropriate given the context of the expanse of the new Metro.

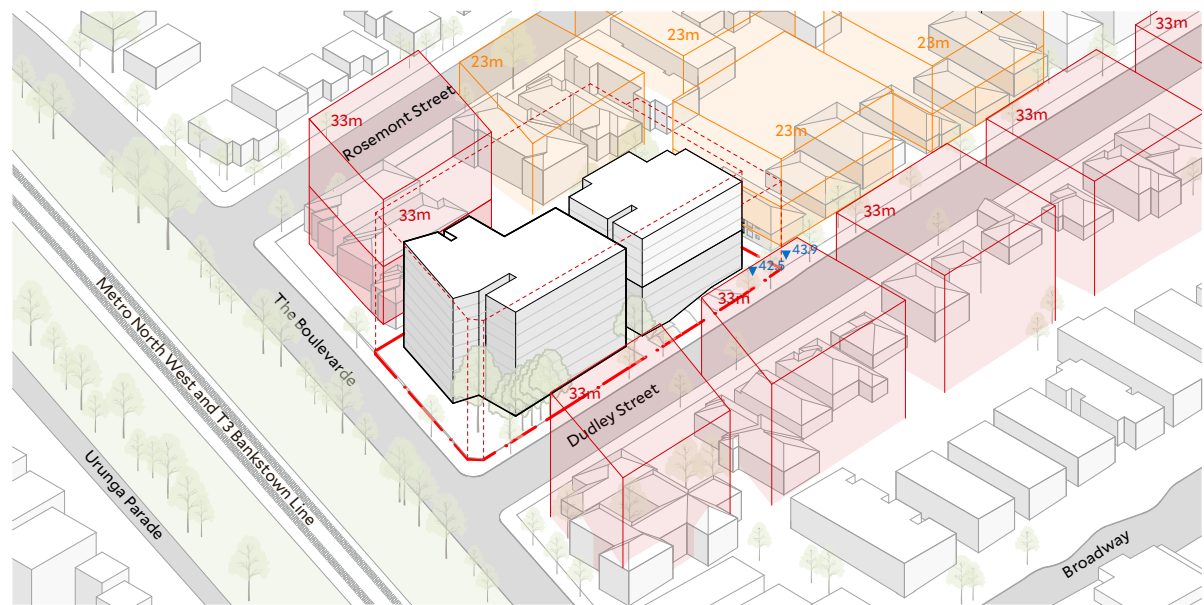


Site in
2. Broadway -
The Boulevard
neighbourhood

Punchbowl Draft Precinct Plan
Mid-High Rise Residential Neighbourhoods

3 MASSING AND BUILT FORM
3.2 BUILT FORM CONTROLS

	CB LEP (Draft)	Draft LEP + 30% HSEPP Bonus	Proposed
Site Area 3889m ²			
Zoning	R4	R4	Residential Flat Buildings allowed
Maximum Height of Building (m) The Boulevarde	33	42.9	29
Maximum Height of Building (m) Dudley Street	23	29.9	29
Maximum FSR (x:1) The Boulevarde	2.5	3.25	2.3
Maximum FSR (x:1) Dudley Street	1.7	2.21	2.3
Maximum GFA (m ²) (based on 3,202m2 site area for 150 The Boulevarde and 687m2 site area for 34 Dudley St)	9,173m ²	11,924.5m ²	8,948m ²
Heritage	Site not hertiage listed. Site is not located within a heritage conversation area. Punchbowl Cenotaph on Broadway is a state listed heritage item within the vicinity. The heritage impact is dealt with separately in the statement of heritage impact in this SSDA Design Report.		
Bushfire	Not mapped as bushfire prone		
Flooding	Not mapped as flooding risk		
Acid Sulfate Soil	Not mapped as containing acid surface soils		

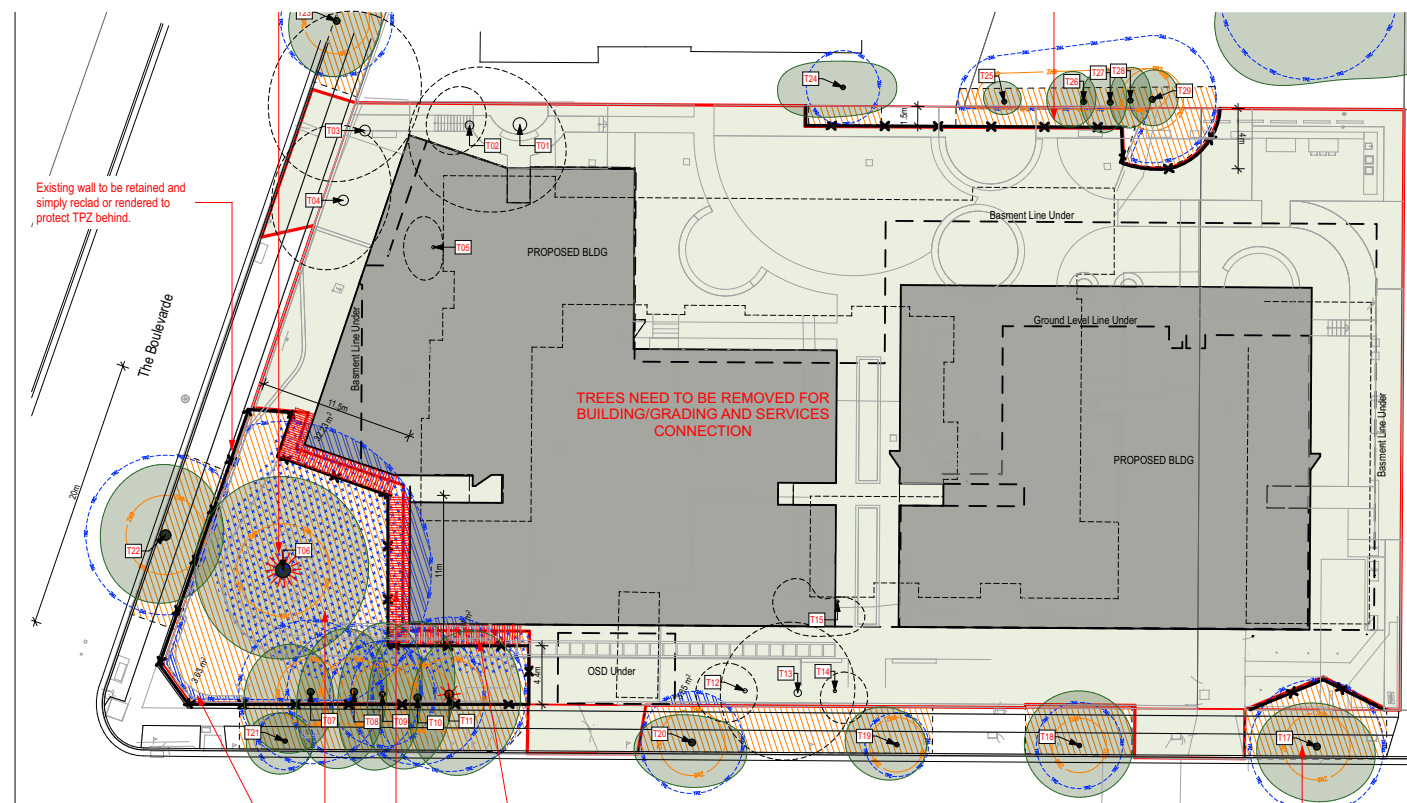


Built form controls

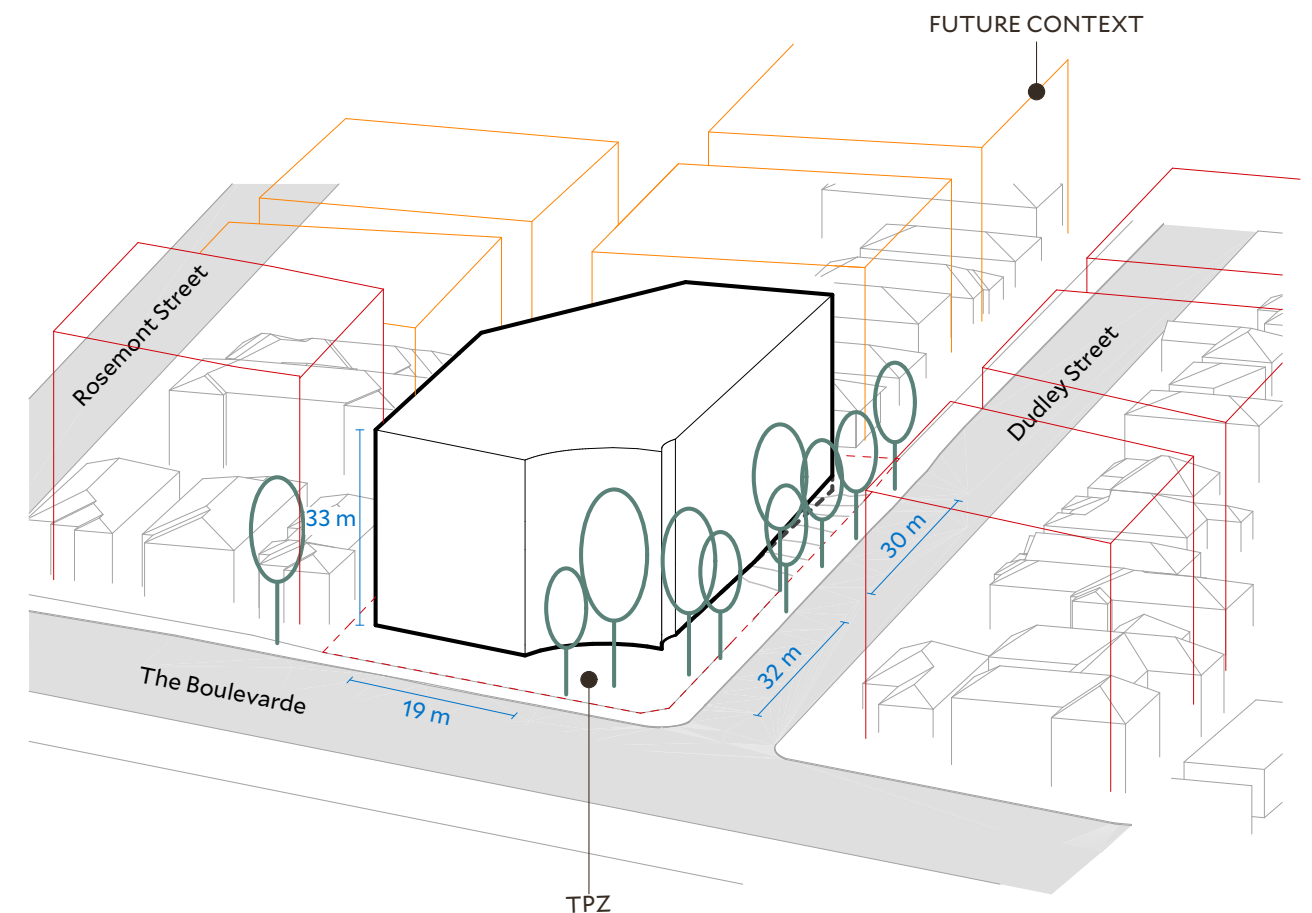
Trees and Landscape Integration

The design responds sensitively to the high-retention trees on site, recognising their moderate ecological, cultural, and aesthetic importance. The most significant of these is the mature spotted gum located at the north-west corner, used as a key organising element for the development.

The building massing has been carefully arranged to preserve and highlight these trees, particularly those clustered around the north-west corner. By orienting the buildings in response to the trees' locations, the design allows them to anchor the site, framing views and defining the character of key outdoor spaces. This approach not only protects the trees but also integrates them into the civic and communal experience, creating a strong sense of place and connection to the natural environment for residents and the wider community.



Tree removal and protection plan (Arterra)



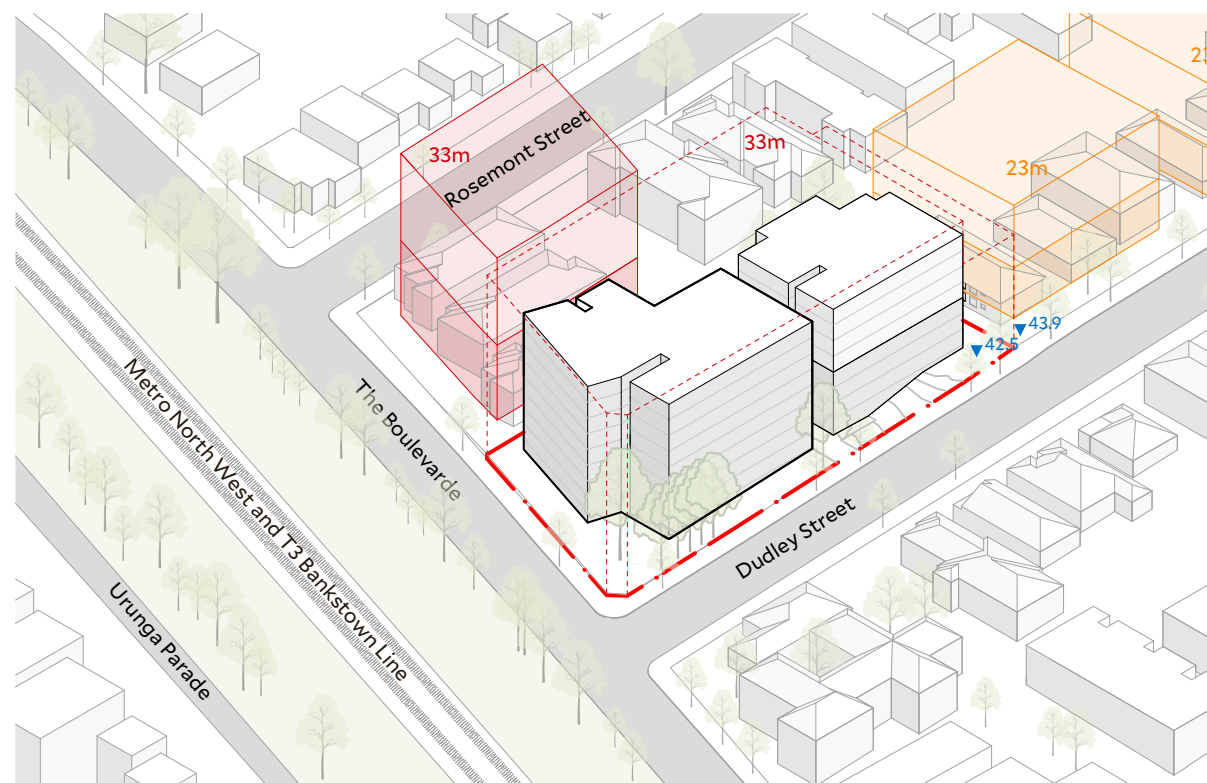
Primary massing diagram

Holding the Corner

The proposal is organised as two buildings, with the primary urban gesture expressed at the prominent corner of Dudley Street and The Boulevard. This corner condition has been carefully considered, as it plays a key role in establishing the development's contribution to the streetscape.

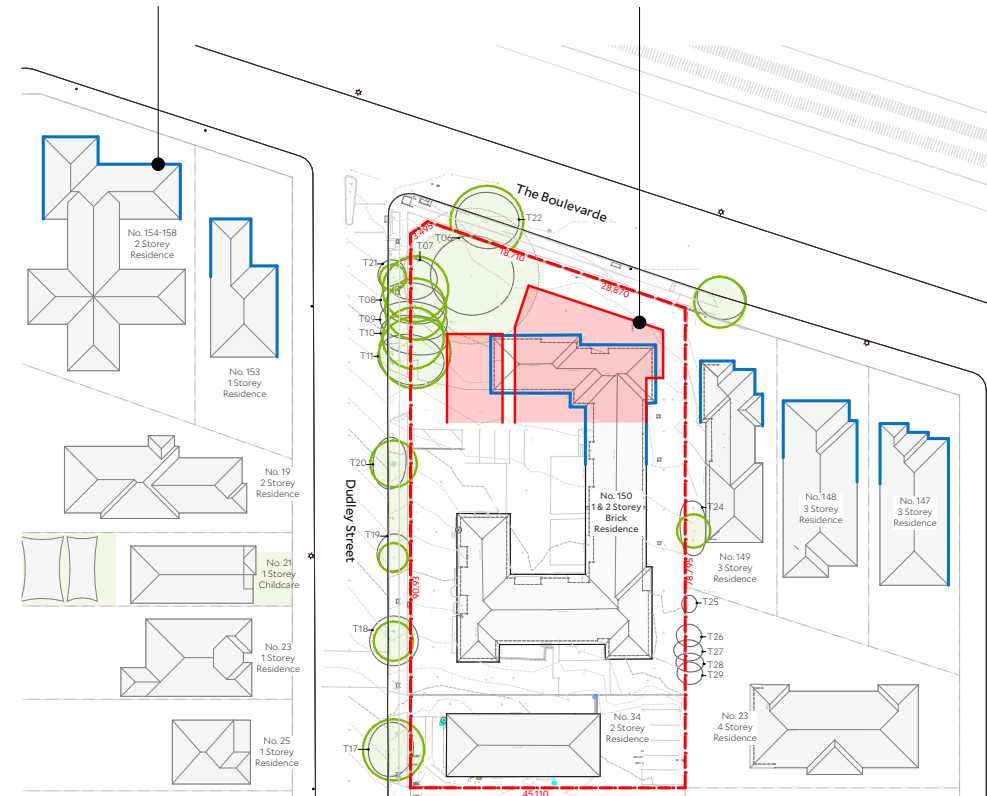
The design takes cues from the existing mature tree on the site, which informs the articulation of the building forms. This gesture generates the primary massing diagram (See Page 18), establishing a break at the corner. The break becomes the first in a sequence of carefully positioned slots, which provide visual relief while introducing daylight and natural ventilation deep into the building.

Along The Boulevard, existing residential buildings are characterised by skewed frontages, oriented parallel to their side boundaries but obliquely to the street. The proposal departs from this pattern, instead aligning directly with the street edge to reinforce a consistent street wall and urban address. The apparent reduction of building length at the corner is balanced by a reduced setback at the eastern end, ensuring that the street wall maintains continuity and presence along the full frontage.

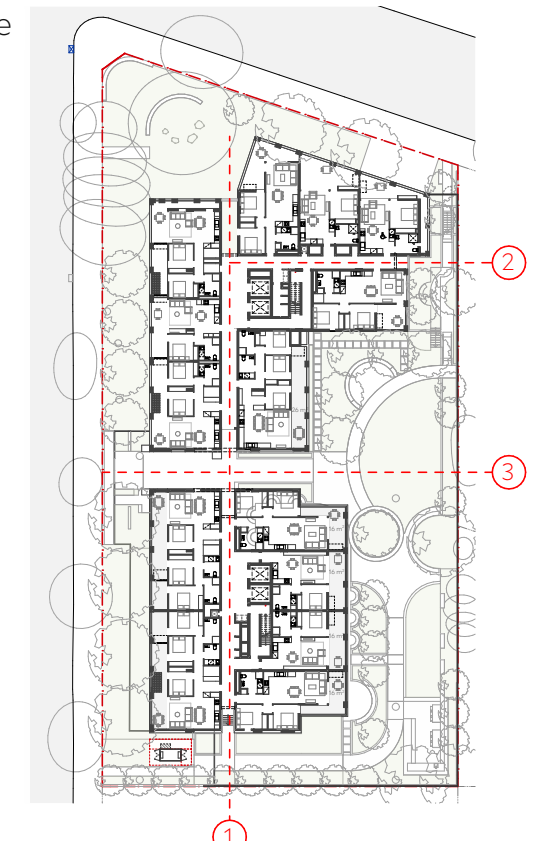


Corner Articulation

Building frontages skewed to The Boulevard Frontage parallel to The Boulevard



Skewed Street Frontages

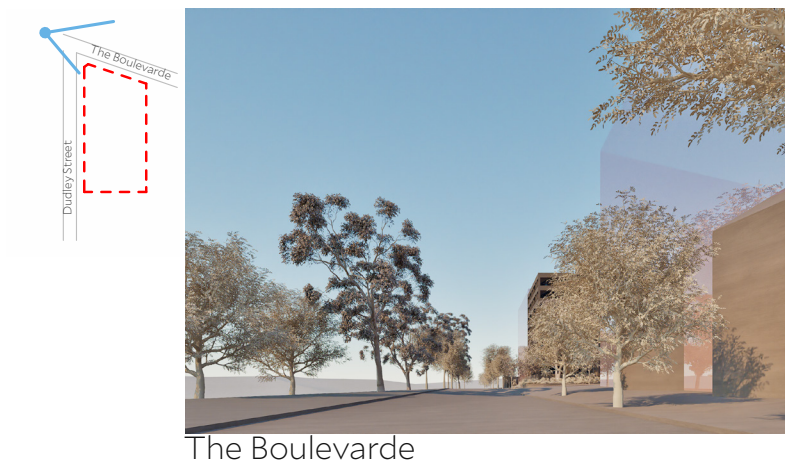


--- Breaks in Building

3 MASSING AND BUILT FORM
3.4 VISUAL ANALYSIS

Visual Analysis

Analysis of the development from key viewpoints identified in the immediately surrounding streetscape, with envelopes of adjoining proposed and likely future development for reference.



The Boulevard



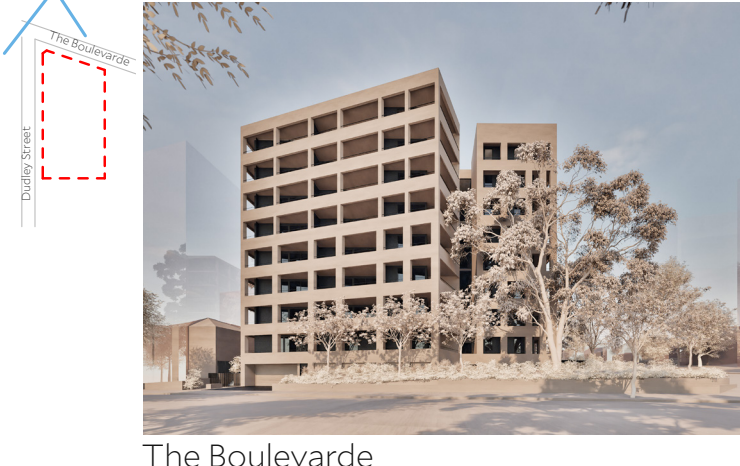
The Boulevard



The Boulevard



The Boulevard



The Boulevard



The Boulevard



Dudley Street



Dudley Street



From No.47 - 49
Dudley Street

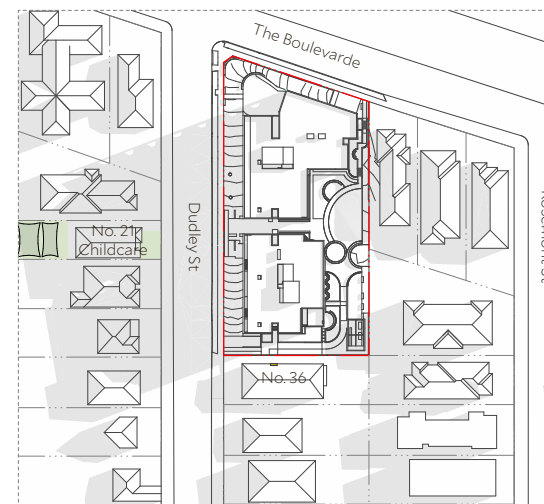
Overshadowing Analysis

The site's north-west corner orientation is inherently advantageous, ensuring that overshadowing impacts on neighbouring properties are minimised.

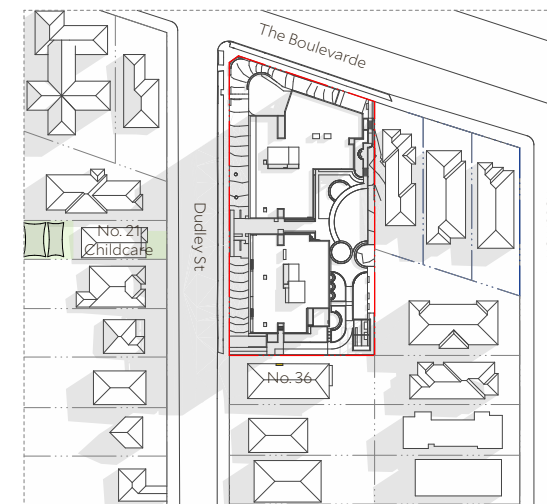
The only meaningful constraint occurs to the south, where the adjoining property at 36 Dudley Street, a two-storey walk-up apartment building, contains two north-facing living rooms that may be affected by the proposed development.

While this neighbouring site is also likely to undergo redevelopment in the near future, the proposal has nevertheless been designed to mitigate overshadowing where possible. Any measures taken to preserve solar access to these north-facing facades will not only benefit existing residents but also support the amenity of any future development on that site.

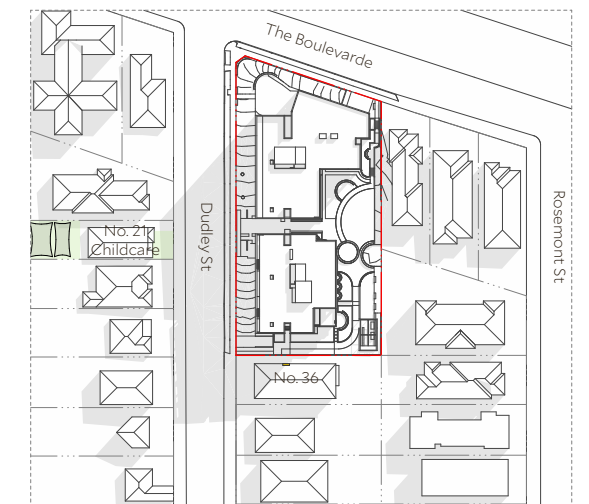
These mid-winter shadow diagrams illustrate the extent and timing of potential overshadowing impacts.



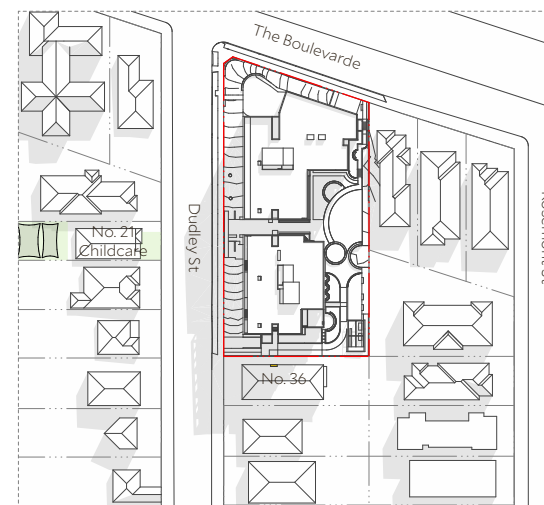
1 June 22 - 9am



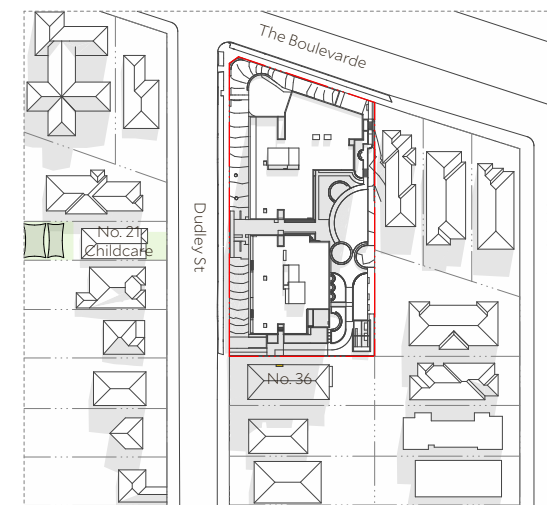
2 June 22 - 10am



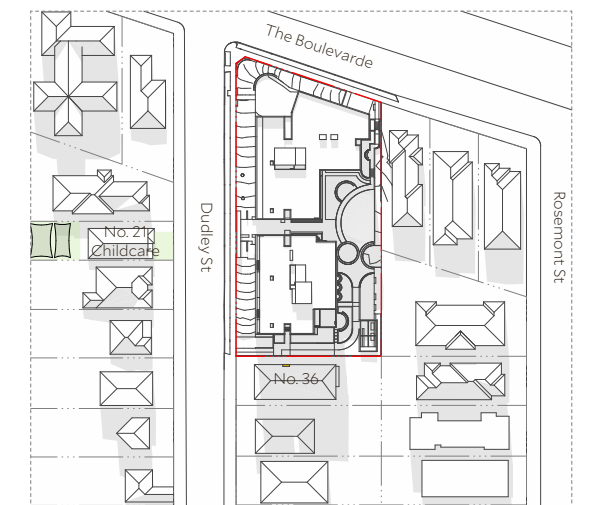
3 June 22 - 11am



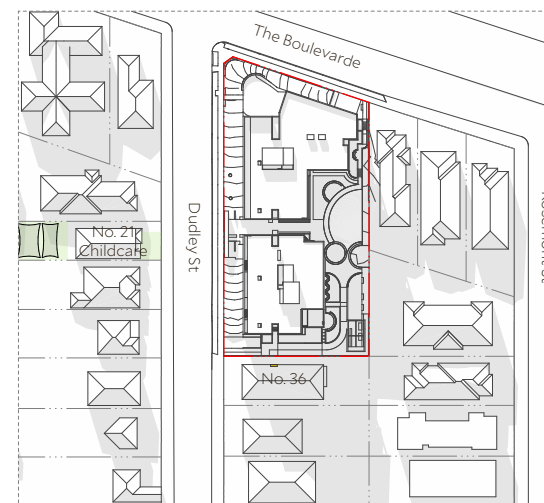
4 June 22 - 12pm



5 June 22 - 1pm



6 June 22 - 2pm



7 June 22 - 3pm

3 MASSING AND BUILT FORM
3.5 OVERSHADOWING ANALYSIS

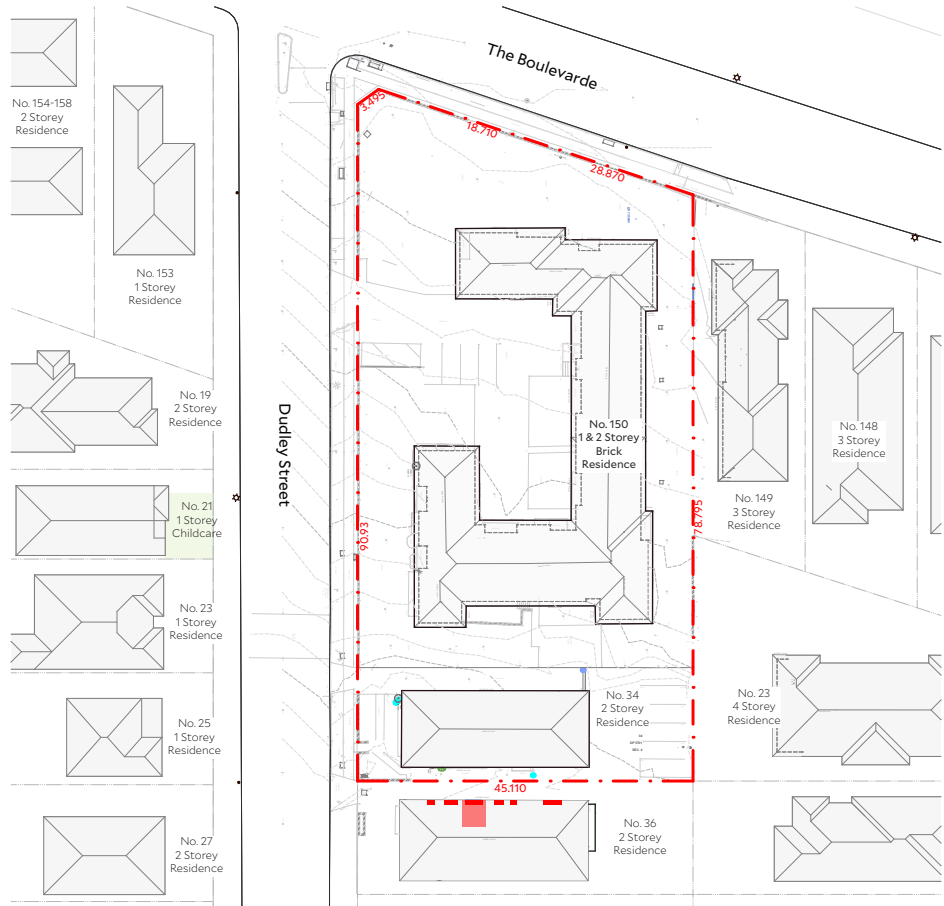
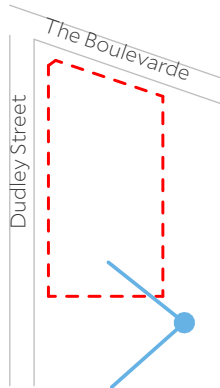
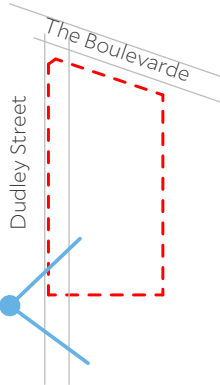
Maintaining solar access to 36 Dudley Street between 9am and 11am



View of driveway on northside of 36 Dudley Street. Living room windows requiring retained solar access are highlighted in red.



View of driveway on northside of 36 Dudley Street



Site Aerial and Floor plan of 36 Dudley Street.

- Windows to bedrooms or other rooms
- Living room windows requiring retained solar access



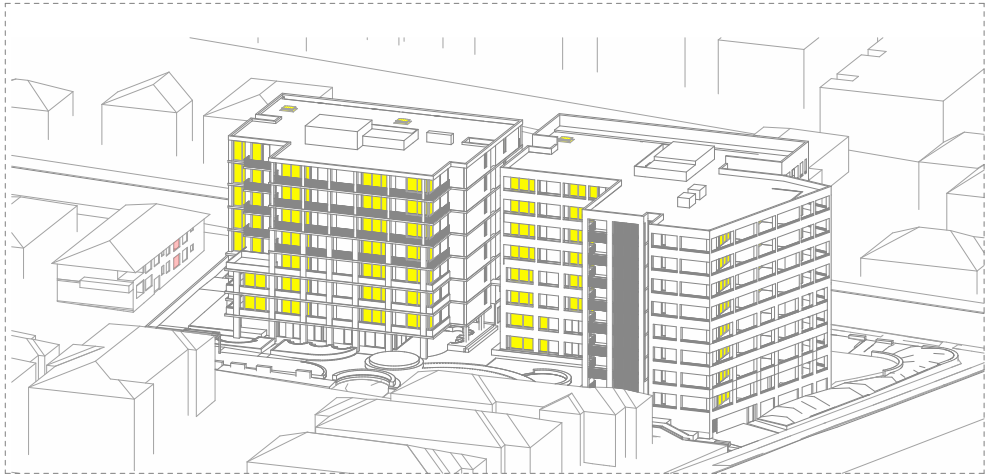
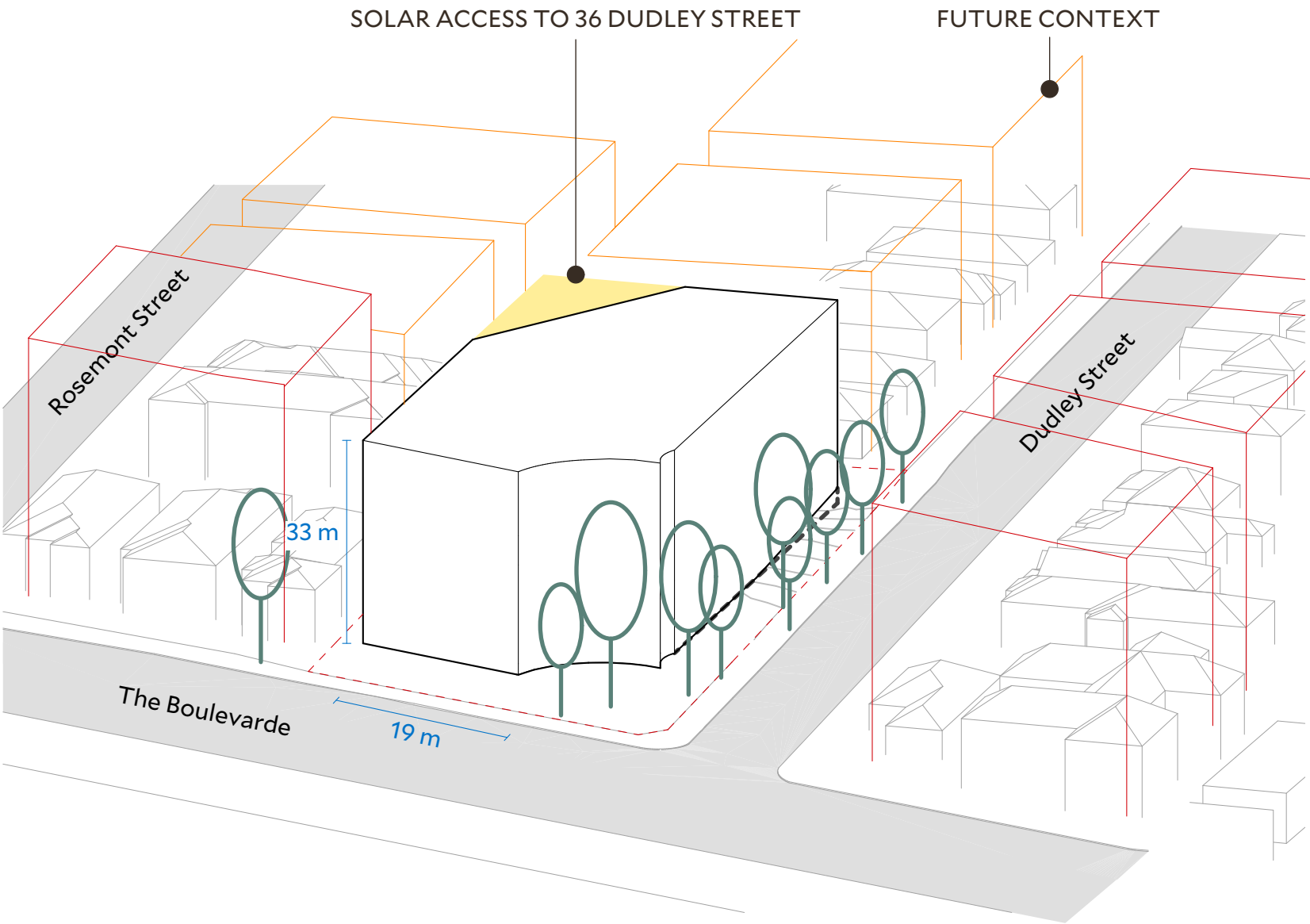
North Elevation of 36 Dudley Street.

- Living room windows requiring retained solar access

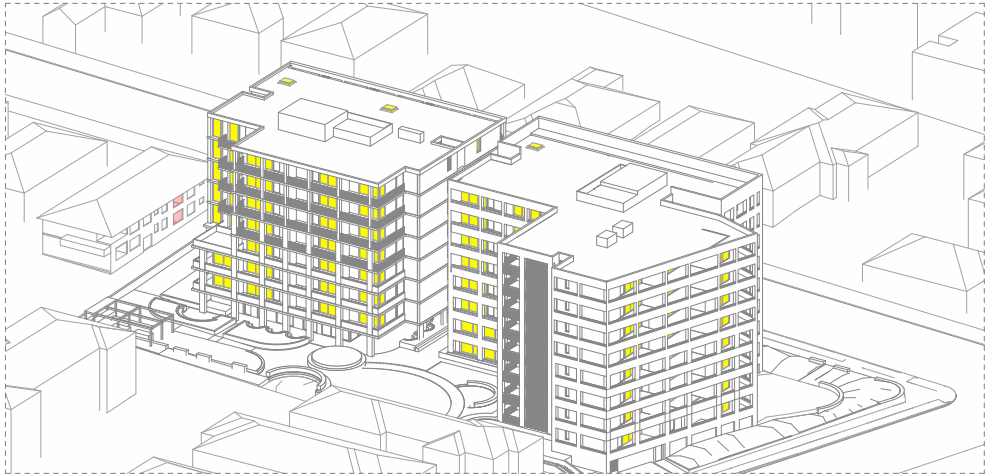
3 MASSING AND BUILT FORM
3.5 OVERSHADOWING ANALYSIS

Mid-winter Sun-Eye Diagrams demonstrate the parts of the new development potentially impacting 36 Dudley Street's solar access between 8am and 10am.

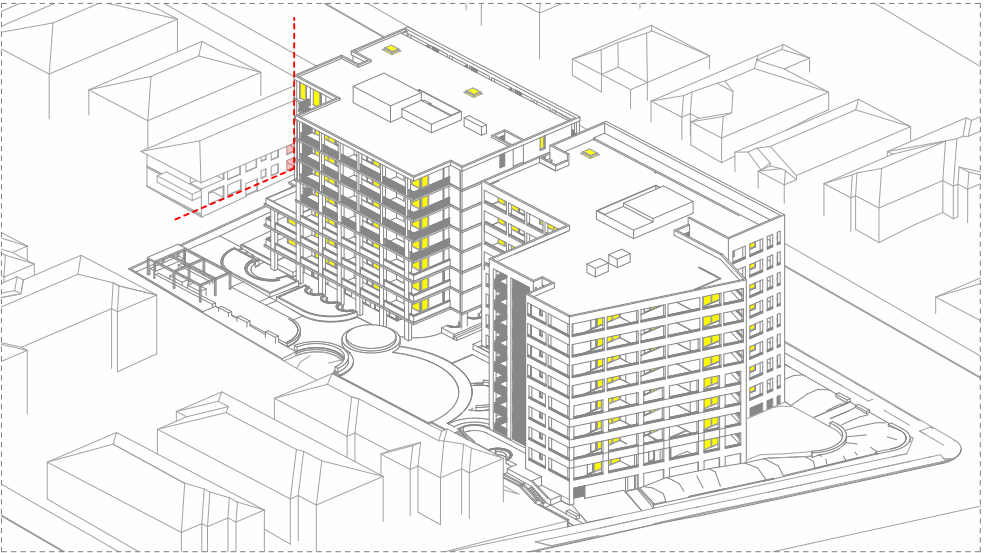
A chamfering of the south east corner of building allows solar access to 36 Dudley Street during these times.



② June 22 - 9am



③ June 22 - 10am



④ June 22 - 11am

ADG Principle 6: Amenity

Central Spine

The ground plane design responds sensitively to the 3-metre fall across the site, from Dudley Street down towards The Boulevard, transforming this topographic challenge into a spatial opportunity. The circulation is organised around a central spine set at RL 40.8, which establishes a unifying datum for the development. This shared level creates a clear sense of address and orientation, reinforcing the identity of the communal heart of the project.

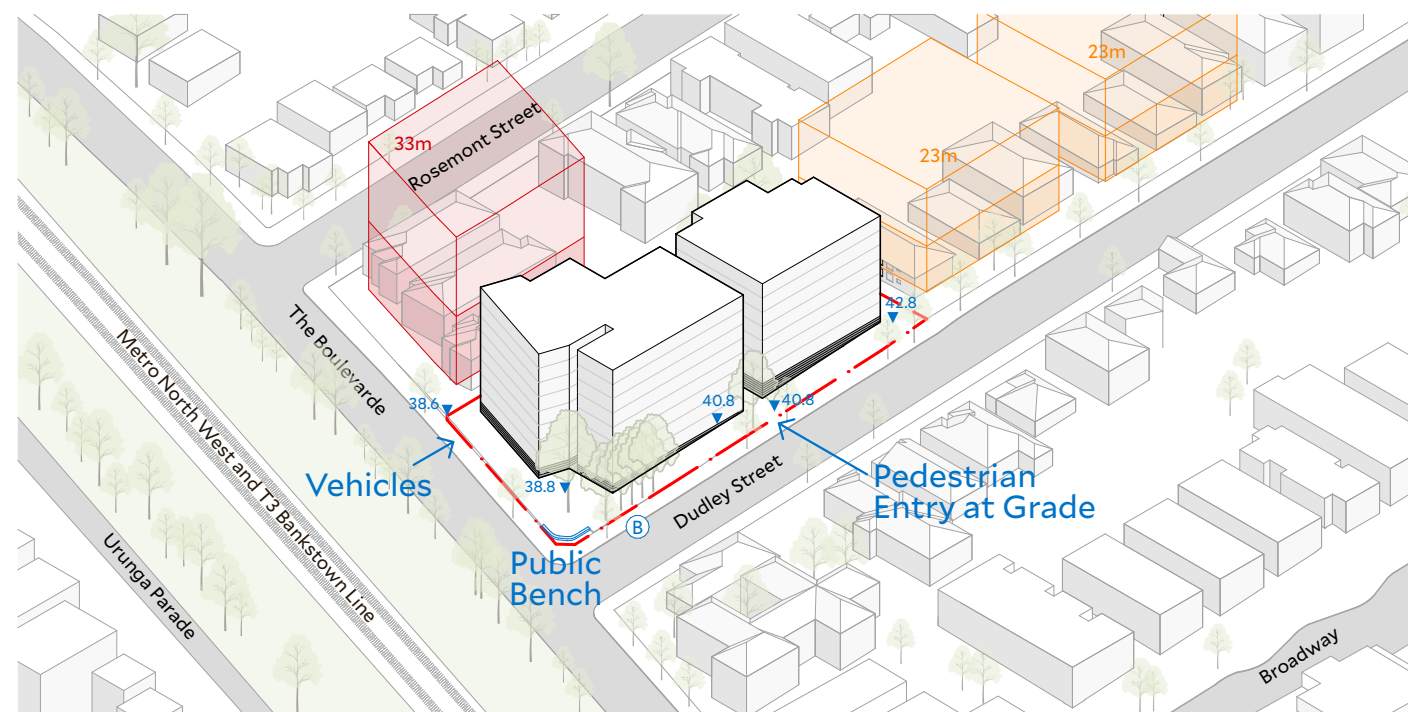
Accessible

The design intent was to create a landscape and circulation strategy that privileges accessibility, ease of movement, and the experience of residents. Despite the significant fall across the site, all

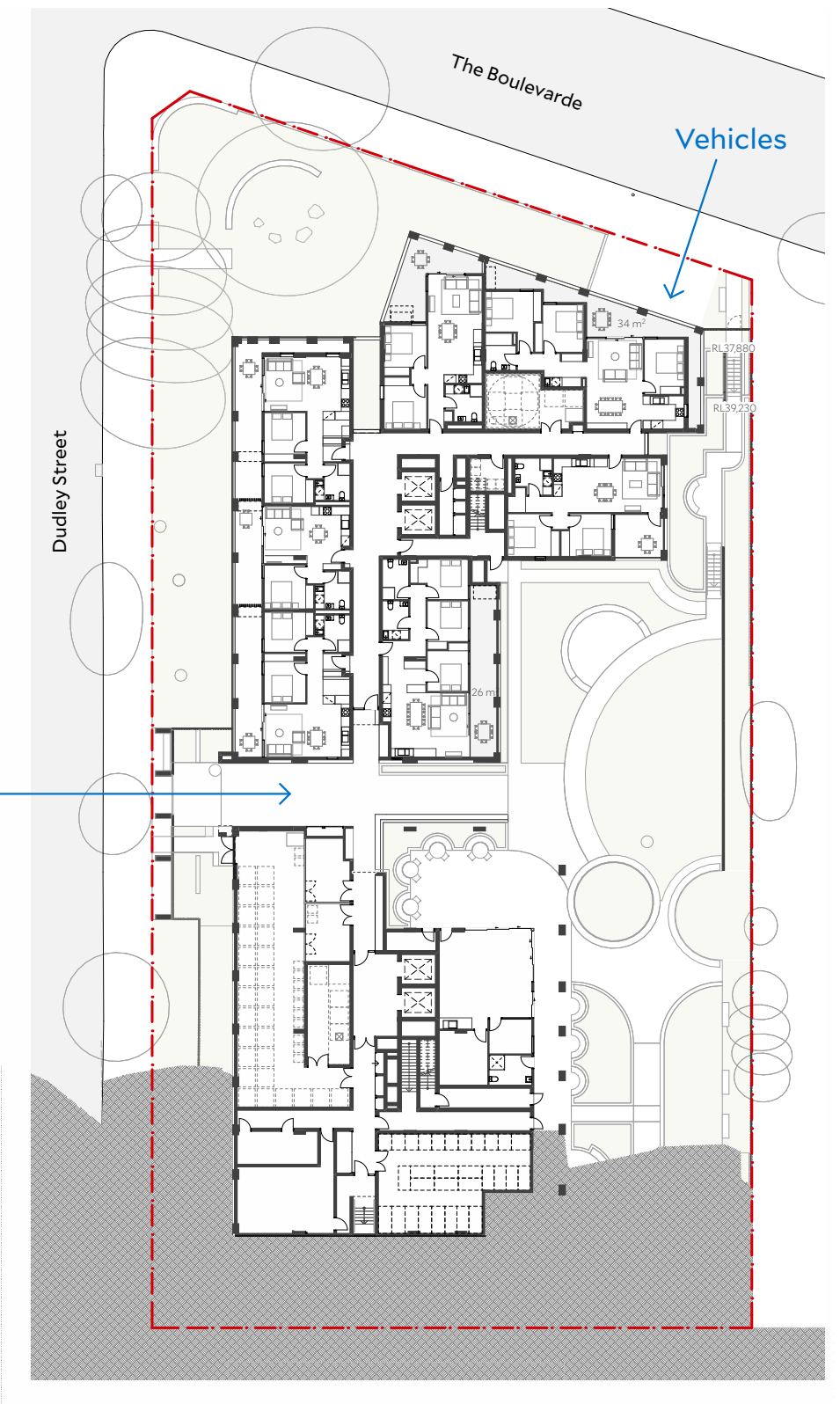
apartments and communal open spaces are connected by pathways with gradients no steeper than 1:20. This ensures step-free, inclusive access for all residents and visitors, eliminating the need for ramps or handrails, and promoting dignity and equality of movement.

Landscape Integration

The gentle manipulation of levels not only resolves accessibility but also generates a fluid relationship between buildings, communal courtyards, and the broader streetscape. The landscape terraces, pathways, and open spaces encourage informal encounters and social connection, embedding the project in its topography while creating a welcoming, human-scaled ground plane.



Pedestrian
Entry at Grade



1 Ground

Legible Address

The Dudley Street frontage is designed to provide a clear and legible address for the development, marked by a simple yet refined portal structure at the site boundary. This structure reflects the proportions, materials, and rhythm of the building facades, creating a cohesive visual relationship between the street edge and the architecture. Its elongated form balances the height of the buildings, establishing a strong, approachable presence without overwhelming the streetscape.

Entrance Portal

The portal houses a range of functions in a carefully ordered manner, including the main pedestrian entrance, gate and intercom, seating, a discrete garbage collection gate, and the fire hydrant booster assembly, all integrated to maintain a tidy and functional entry experience.



Central Entrance Portal



Entry Plan

Pedestrian Entry and Lobbies

At the pedestrian entry, the bases of both building facades are extended forward to create a strong sense of arrival and to emphasise each building's distinct architectural character. These projecting forms also provide opportunities for integrated signage zones, ensuring wayfinding elements are embedded seamlessly within the architecture.

The extended facades serve a functional role as well—offering privacy to the ground floor apartment in the north building and screening the waste room doors along the southern edge.

Deeper into the spine, each building's lobby entry is further articulated through projecting structural elements that continue the architectural language of each building:

North building: monolithic and cubist in form, reinforcing solidity and presence.

South building: skeletal and lighter in expression, with a taller projection that reflects the raised ground-floor apartment level.

Together, these gestures create a clear, legible, and distinctive pedestrian entry sequence while reinforcing the identity of each building.

This design approach ensures building entries are clearly identifiable, easily accessible, and provide a sense of address and amenity. The differentiation of each entry through architectural language strengthens legibility and wayfinding, while the integration of privacy, screening, and signage demonstrates a responsive and contextually appropriate design solution.



View from Central Entrance Portal



View from Central Spine

Communal Room and Open Space

The communal room is a shared facility for residents of both buildings, positioned at the end of the central entrance spine to form a focal point within the development. Its location provides views across the extensive landscaped gardens, reinforcing connections between internal and external spaces.

The room extends seamlessly to undercover seating areas, which flow into the Communal Open Space, creating opportunities for both formal and informal social interaction. Its siting and glazing allow passive surveillance of the central spine, lobbies, and entrance, enhancing safety and fostering a sense of community. By linking internal and external communal spaces, the design encourages engagement, interaction, and inclusivity, strengthening the social life of the development.



Publicly Accessible Street Corner

The north-west corner of the site, on the corners of The Boulevard and Dudley Street, provides opportunity for publicly accessible communal open space and street activation. Curved bench seating is situated along the edge of site boundary and within the Reflection Lawn, centred around the existing mature Spotted Gum.

The Reflection Lawn is publicly accessible via a footpath from Dudley Street, maximising the connectivity of the site to the streetscape, and creating welcoming, attractive and accessible public space.

The public open space continues further up Dudley Street where stone benches are provided for bus commuters.



Reflection Lawn, accesible via Dudley Street

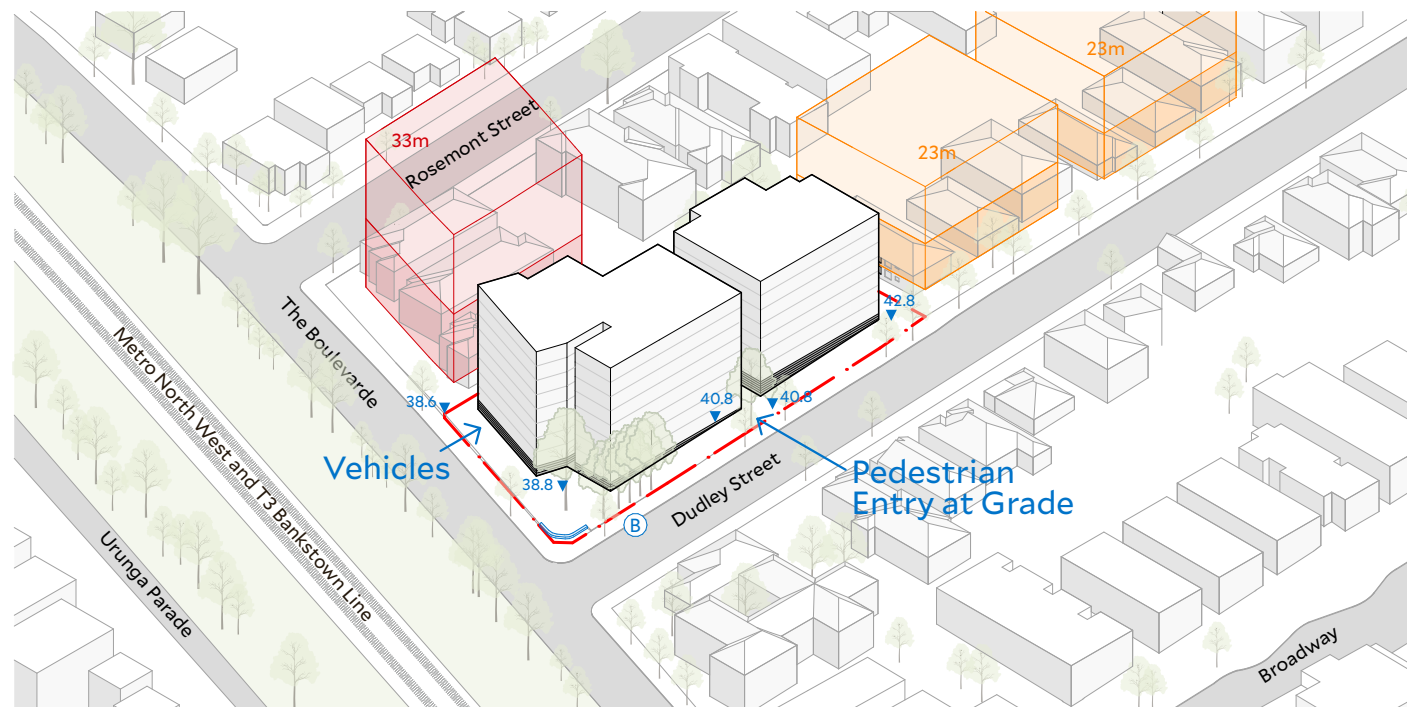


Carpark Entry on The Boulevarde

Vehicle access to the site has been carefully considered to optimise safety, efficiency, and integration with the surrounding streetscape. Cars enter the development at the lowest point of the site, taking advantage of the natural slope to submerge the majority of the carpark and eliminate the need for a costly ramp.

The carpark entrance is located off The Boulevarde, well separated from the primary pedestrian entry on Dudley Street. This placement minimises potential conflicts between vehicles and pedestrians and avoids traffic congestion near the Dudley Street bus stop.

It also ensures that operations of the nearby childcare centre across Dudley Street, including pick-up and drop-off, are not adversely affected. By locating the carpark at the northern low point and integrating it below grade, the design maintains a strong street presence at Dudley Street, preserves safe and legible pedestrian connections, and delivers an efficient, discreet vehicle entry solution that responds to both site topography and local context.



Vehicular entrance from The Boulevarde



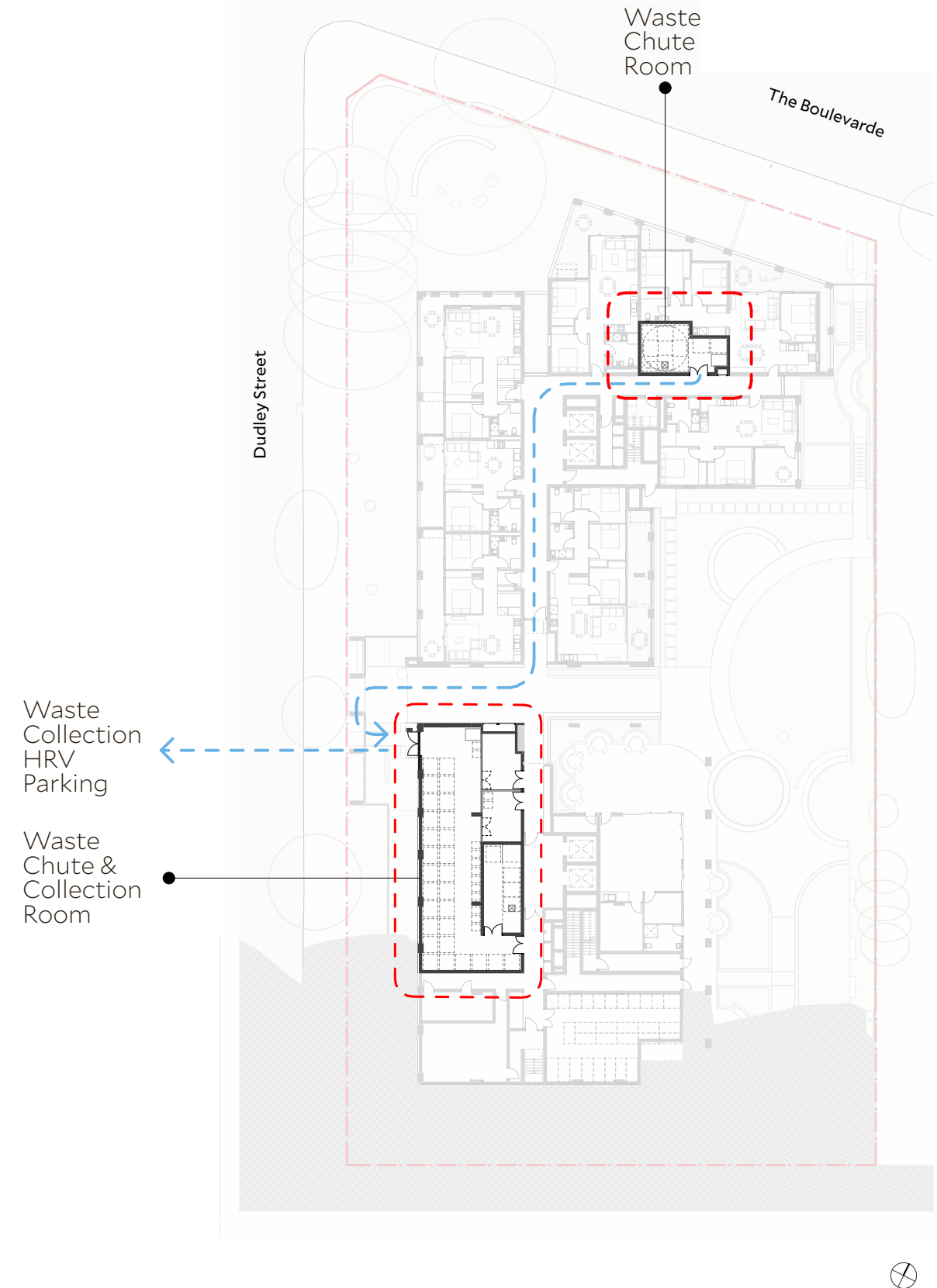
View from The Boulevarde



View from east, The Boulevarde

Off-site Waste Collection

Waste is collected from both buildings and stored in a waste room at ground level. A dedicated path and gate lead from the waste room to the kerb-side collection point on Dudley Street.



ADG Principle 7: Safety

Crime Prevention Through Environmental Design (CPTED)

The development has been carefully designed to address the principles of CPTED, creating a safe, legible, and socially engaging environment for residents and the wider community. This is particularly important given that residents are social housing tenants, who may be more vulnerable and for whom safety and passive surveillance are critical. Key measures respond to the four core CPTED principles.

Surveillance

Ground floor apartments, lobbies, and communal spaces are oriented to maximise “eyes on the street” and overlook the central entrance spine, courtyards, and landscaped areas. Clear sightlines extend between lobbies and across the site, while visual connections to the bus stop enhance safety and oversight of public areas, providing reassurance for residents.

Access Control

Entry to the site is managed via a defined pedestrian spine and gates, with vehicle access separated from pedestrian circulation to reduce potential conflicts. Dead-end corridors are minimised, and controlled points of entry guide visitors while limiting unauthorised access.

Territorial Reinforcement

Ground floor apartments, active frontages, and the central spine establish a clear sense of ownership and responsibility. Raised ground floor levels, landscaping, and delineated pathways reinforce private and semi-private zones while maintaining a welcoming interface with public streets.

Space Management

Communal areas, including the communal room and gardens, are designed to encourage legitimate use and engagement. The communal room provides passive surveillance over the central spine, lobbies, and gardens, reinforcing safe and well-maintained shared spaces. Landscaping, pathways, and site layout contribute to intuitive circulation and encourage responsible use of the environment.

The development promotes safety, visibility, and social interaction, providing a secure, welcoming, and supportive environment that responds to the specific needs of social housing residents.

ADG Principle 5: Landscape

The creation of a safe and welcoming residential landscape that celebrates a connection to the land and enhanced the daily residential experience.

Outdoor spaces that are safe and welcoming for all cultures.



Diverse outdoor gathering spaces to, bathed in green, inviting friends and family to connect, with nature and each other.

Continued consultation with our Indigenous partners and knowledge holders to ensure stories are carried through, and supported for the lifecycle of the project.

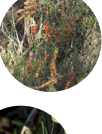
5 LANDSCAPE
5.2 LANDSCAPE RESPONSE TO COUNTRY

Our design approach integrates both built form and landscape in a way that reflects and responds to Country. This includes acknowledging the cultural, ecological, and historical layers of the site and ensuring they inform all design decisions.

The outcomes of Designing with Country are embedded within tangible design moves, such as spatial arrangements that reflect cultural narratives, planting that restores local ecologies, and material choices that reference place.

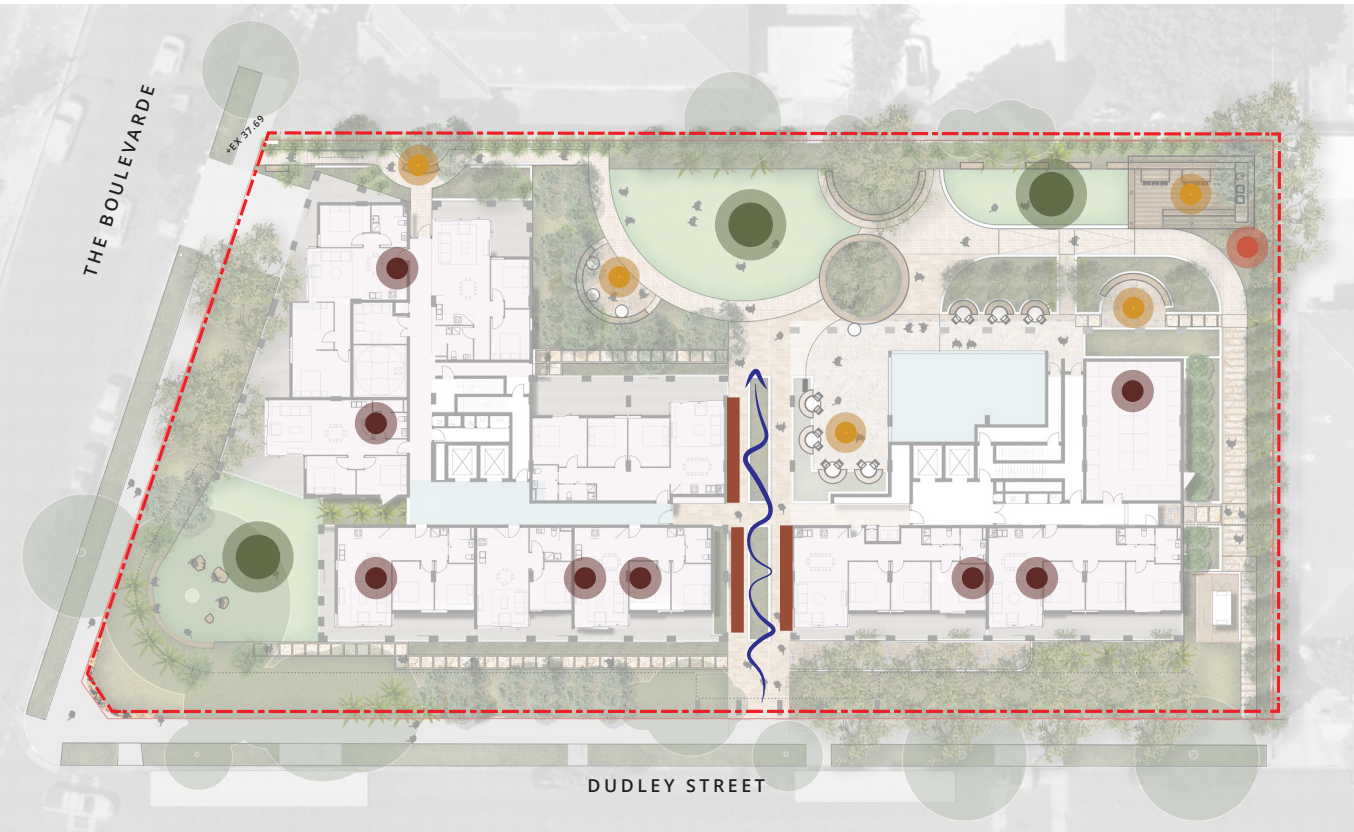
Early engagement with Aboriginal knowledge-holders has identified potential ways to heal, celebrate and acknowledge Country through design and cultural engagement on this site. First thoughts are shown here, and it is intended that engagement with knowledge-holders will continue through the detail design and implementation phases of the project to flesh these opportunities out.

Design Opportunities: Ecotones

Ecological Communities	Patterns & Textures	Colours
Salt Pan Creek	   	
Wet Sclerophyll Forests	   	
Castlereagh Ironbark Forest	   	
Hawkesbury Sandstone	   	

Legend

- Flexible communal lawn
- Outdoor communal gathering node
- Indoor communal living room
- Endemic food garden
- Art opportunity along entrance facade



Planting Strategy

Connecting to the character of Punchbowl and the cultural landscape of the Georges River and Salt Pan Creek, the planting strategy seeks to reflect the ecological richness of the area while creating a welcoming and culturally informed space for learning and reflection.

Connecting to the ecological character of the region, the planting design will focus on species from the surrounding native plant communities, including:

- + Wet Sclerophyll Forests
- + Castlereagh Ironbark Forest (critically endangered)
- + Cumberland Shale Plains Woodland (critically endangered)

Our proposed planting strategy looks to re-heal Country through the re-establishment of key tree species within the development and introducing a native palette that enhances the residential experience and their connection to the land.

Our strategy also seeks to retain and protect key trees which are present on-site.



Retain Site Significant Trees



Example of surrounding Cumberland Plain Vegetation Community



Example of streetscape planting Mix

5 LANDSCAPE
5.3 PLANTING STRATEGY



which is 39% of the site area.



Open Lawn Space

Open, flexible lawn space for kick-a-bout lawn and passive activities / reflection.
Set within garden landscape



Residential Entry

Welcoming entry through the use of high-quality paving.
Bathed in landscaped to elevate arrival experience.
Entry portal marks the main arrival.



Social Terrace

Lightweight pergola over entertainment area
Built-in communal alfresco dining
Adjacent to flexible lawn space
Set within landscaped setting



Communal Courtyard

Outdoor paved area adjacent to indoor community room
Flexible area for entertaining



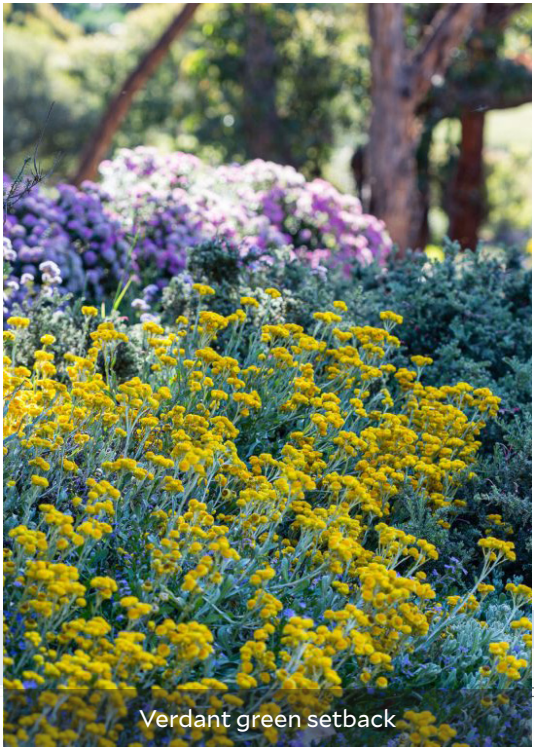
Family Nook

Outdoor paved area adjacent to open lawn space.
Flexible area for different sized groups to gather.



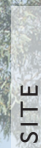
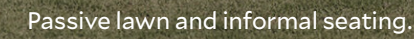
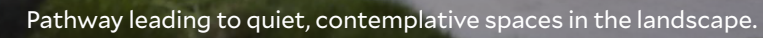
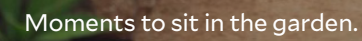
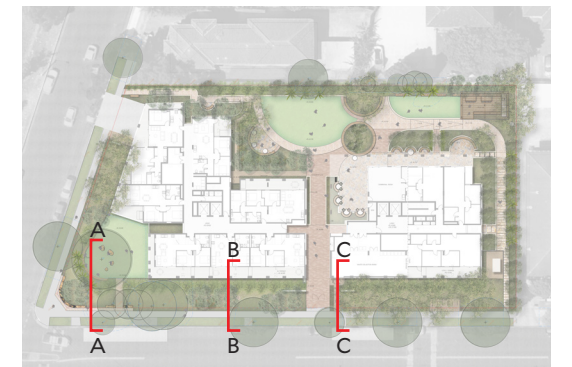


Sectional Elevations
Dudley Street



Dudley Street Sectional Elevation (looking east)

Dudley Street



Sectional Elevation C - Dudley Street (looking south)

ARCADIA

5 LANDSCAPE
5.5 PUBLIC DOMAIN INTERFACE

Legend

-  Palisade Fence
1.5m high
-  Timber Fence (lapped and capped)
1.8m high (from FFL)

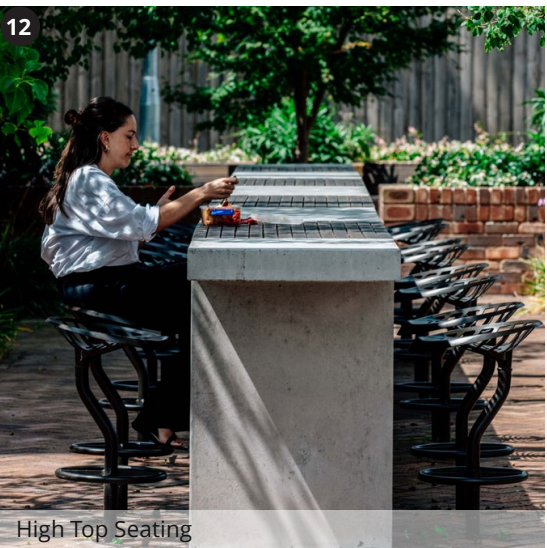
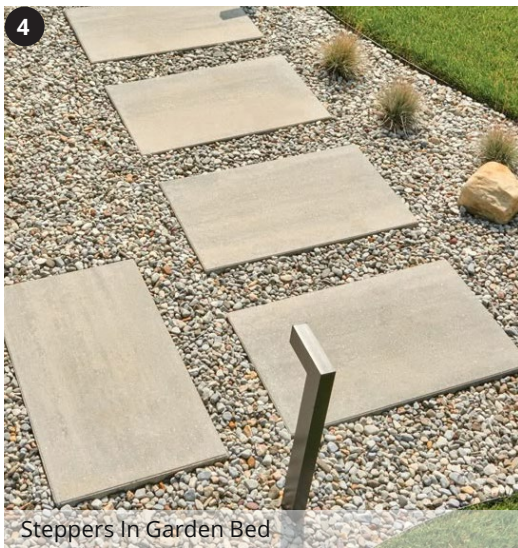
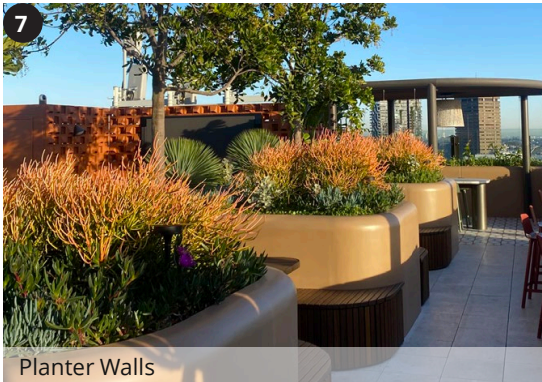
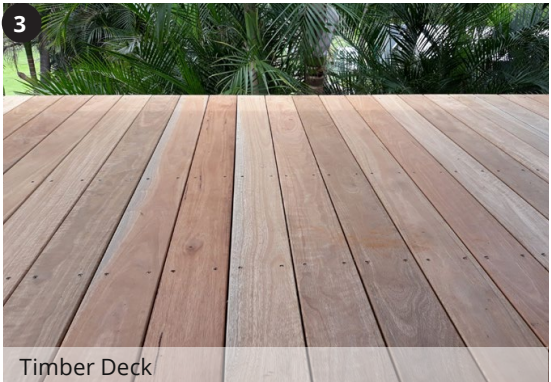
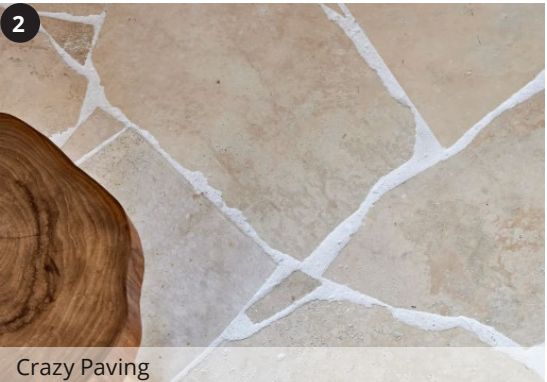
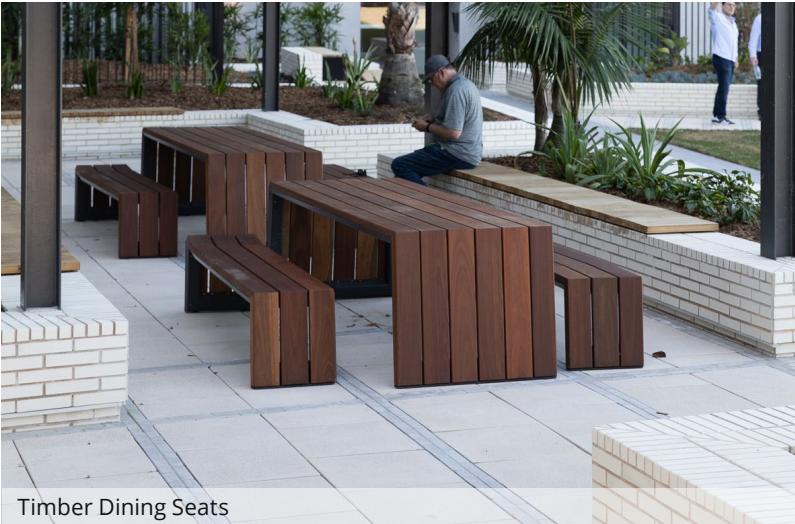


5 LANDSCAPE
5.6 LANDSCAPE MATERIALITY

- 1 Unit Paving
- 2 Arbor Structure
- 3 Timber Deck
- 4 Resin Bound Gravel
- 5 Lightweight Shade Structure
- 6 Sandstone Seating
- 7 Insitu Planter Walls
- 8 Timber Seats
- 9 Wash Up Bench
- 10 Sandstone Boulders
- 11 Timber Dining Seat



5 LANDSCAPE
5.6 LANDSCAPE MATERIALITY



KEY

- 1 Unit Paving
- 2 Crazy Paving
- 3 Timber Deck
- 4 Steppers in Garden Bed
- 5 Arbor Structure
- 6 Boundary Seating Wall
- 7 Planter Walls
- 8 Timber Booth Seats
- 9 Kitchen / BBQ Bench
- 10 Garden Fence
- 11 Stair Access
- 12 Timber Dining Seat

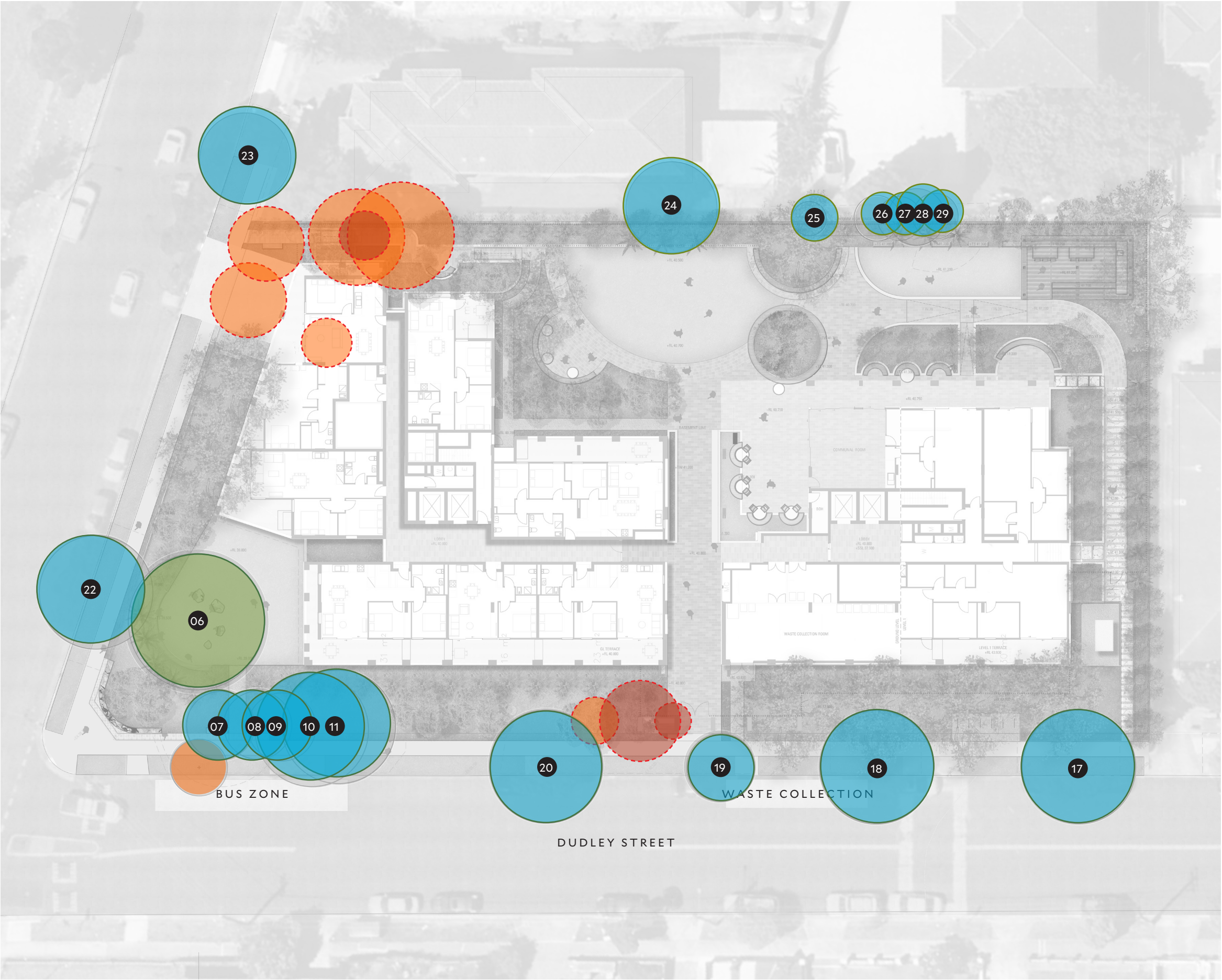
Masterplan Analysis
Tree retention and removal

This plan is to be read in conjunction with the AIA Report prepared by **Arterra Consulting Arboriculture**

Tree numbers and retention value reflects the detail in the abovementioned report.

Legend

- High Retention Value Tree
- Moderate Retention Value Tree
- Low Retention Value Tree
- Nil Retention Value Tree (should remove)
- Proposed to be Removed
- Proposed to be Retained



Masterplan Analysis
Tree Canopy

Proposed tree canopy cover:
1,135 sqm
with a mix of small, medium and large canopy trees.

Proposed soft landscaping:
1,482 sqm
(garden beds and lawn area)
which is 38% of site area.

Legend

-  Existing trees to be Removed
Low Retention Value
-  Existing trees to be retained
06. *Corymbia maculata*
7-11. *Melaleuca bracteata*
-  4m wide canopy tree
21 trees
-  6m wide canopy tree
12 trees
-  10-15m wide canopy tree
7 trees



Masterplan Analysis
Deep Soil

Proposed deep soil area:

818 sqm

21% of the total site area.

Permeable paving is proposed for
pathway connections across areas of
deep soil.

Legend

Basement line

Deep soil

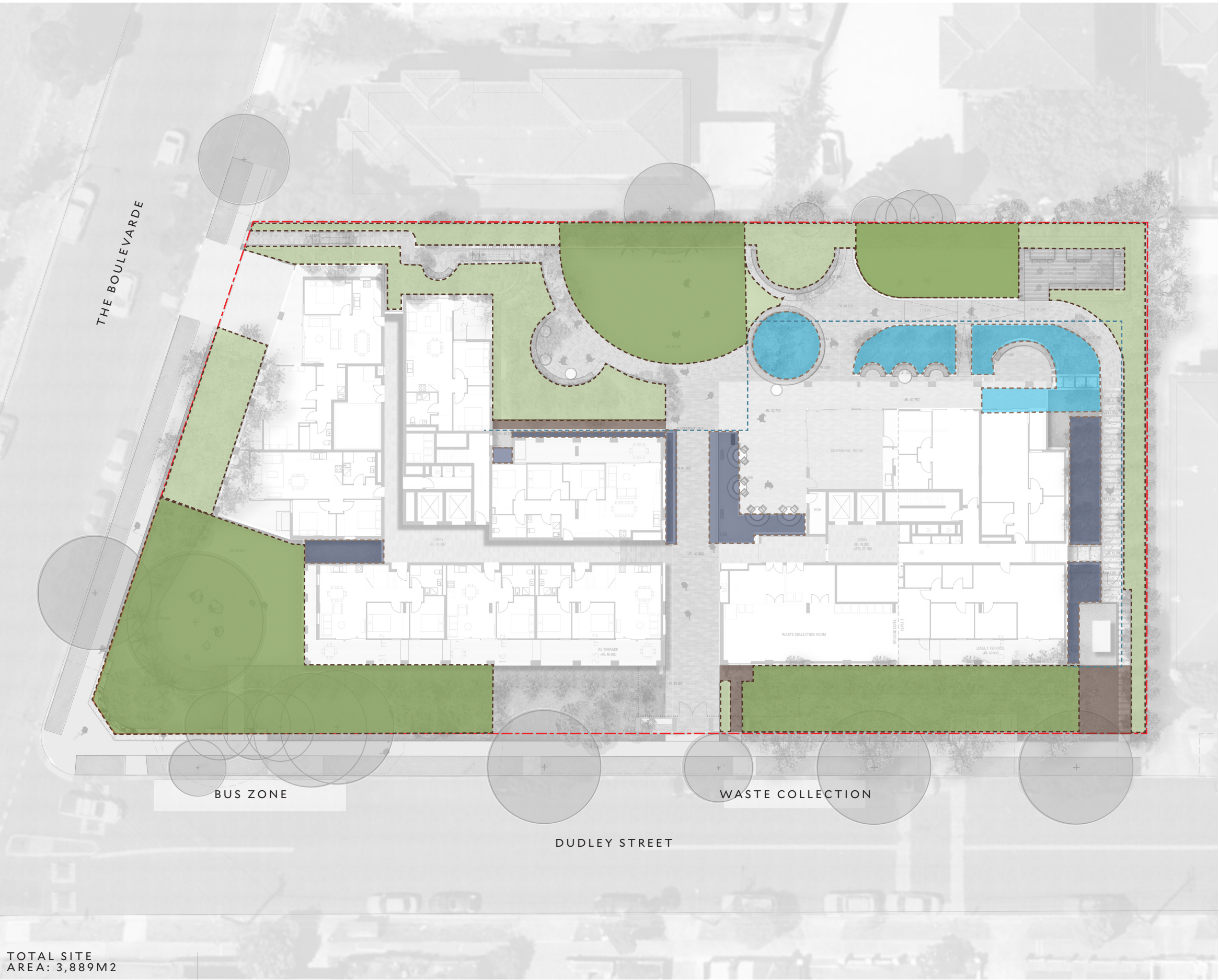
Deep soil less than 6m width

Permeable paving over deep soil

1000mm soil depth (on structure)

600mm soil depth (on structure)

TOTAL SITE
AREA: 3,889M2



Apartment Planning Strategy

The apartment layouts have been carefully designed to maximise solar access, natural ventilation, and visual amenity, while maintaining efficiency and simplicity in construction. North-facing apartments are prioritised for daylight, with west-facing three-bedroom family units positioned to capture afternoon sun, providing warmth and usable light for after-school activity.

Cross-ventilation is achieved through the use of breezeways and naturally ventilated corridors, with circulation arrows demonstrating airflow through apartments and communal spaces. Corridors and breezeways are also aligned to provide clear lines of sight to building ends, improving legibility, passive surveillance, and wayfinding. A rigorous column grid, established at the ground floor to optimise carpark planning, is repeated across upper floors and expressed in the façade.

This eliminates the need for structural transfers, minimises construction complexity, and reduces costs—allowing more housing to be delivered within government budgets. Efficient building height has been considered in conjunction with floor-to-floor heights, further simplifying services, reticulation paths, and wet area stacking.

Balconies are designed as an extension of living spaces, enhancing internal movement, providing in-built sun shading, and offering passive solar protection. Ribbon balconies run along the façades to reinforce articulation, promote solar control, and facilitate straightforward construction and long-term maintenance. The limited number of apartment types ensures construction efficiency while delivering high-quality, well-lit, and naturally ventilated apartments that respond to occupant needs.



6 RESIDENTIAL LEVELS
6.2 RESIDENTIAL AMENITY

Daylighting Amenity

The design targets 70% of apartments with 2 + hrs of solar access, achieved through careful orientation, narrow building depths, and the separation into two buildings. Northern and eastern facades maximise exposure.

Building layouts maximise northern and eastern aspects to optimise solar access. Solar modelling confirms 80 (70%) apartments and private open spaces receive a minimum of two hours of direct sunlight in mid-winter.

The orientation of the site means the western elevation does not receive solar access in mid winter between 9am and 3pm. However, if the hours are extended to 4pm, the apartments on this elevation achieve 1hr of sunlight on 21 June.

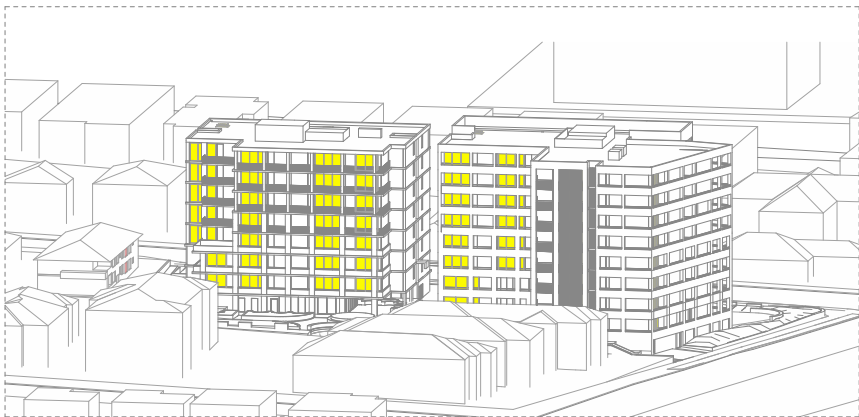
The sun eye views for each hour between 8am and 4pm in mid winter which inform the solar *compliance plans* here is on the following page.

<u>Solar Access</u>		
No. of Apartments	114	
Sunlight Access	Required	Proposed
Sunlight Access %	80	80
	70%	70%

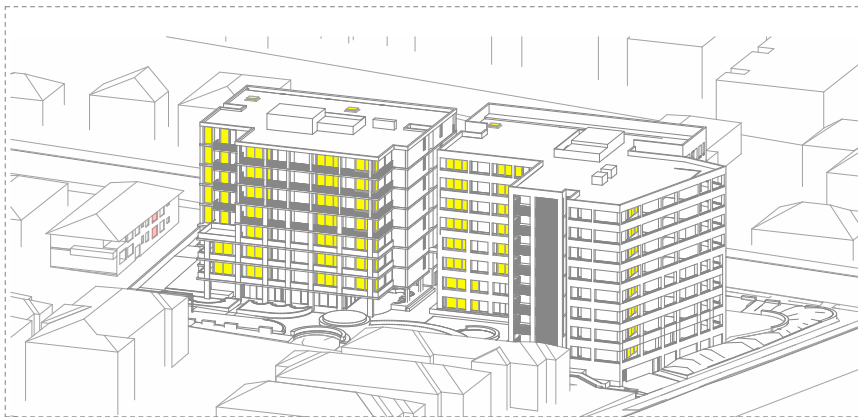
Level	No. Apartments Achieving Sunlight Access
Ground	5
Level 01	10
Level 02	10
Level 03	10
Level 04	9
Level 05	10
Level 06	10
Level 07	16
Total	80



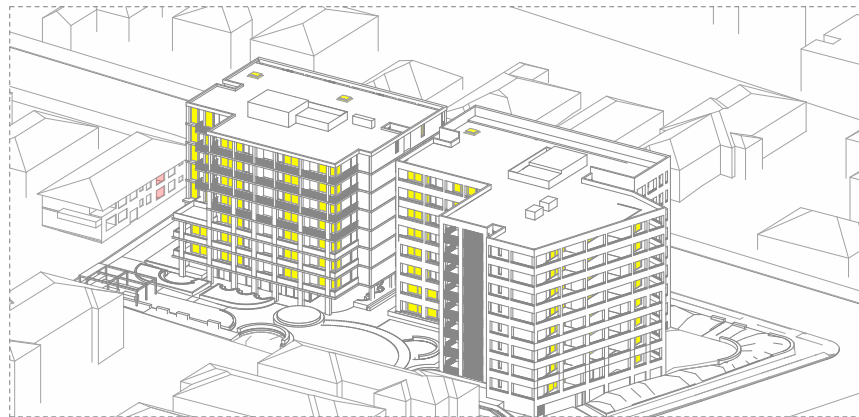
6 RESIDENTIAL LEVELS
6.2 RESIDENTIAL AMENITY



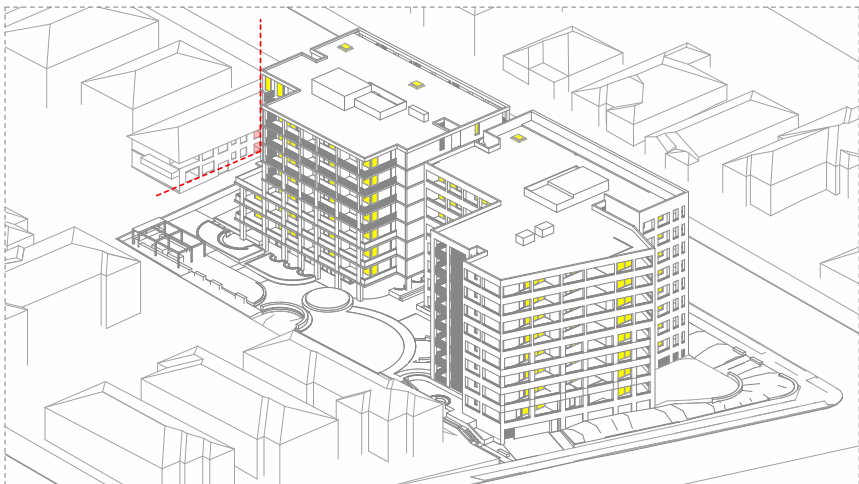
① June 22 - 8am



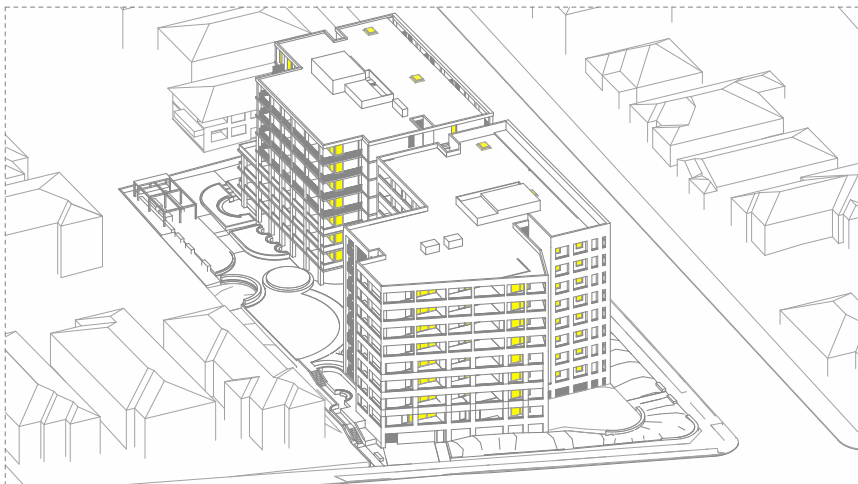
② June 22 - 9am



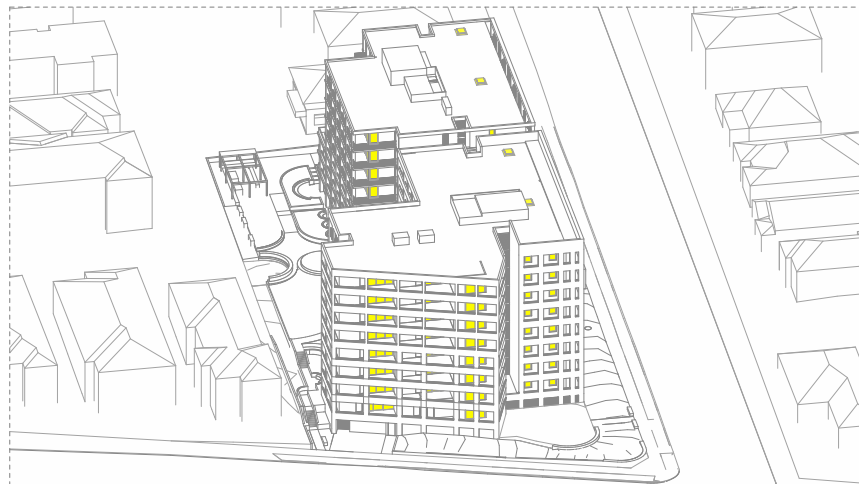
③ June 22 - 10am



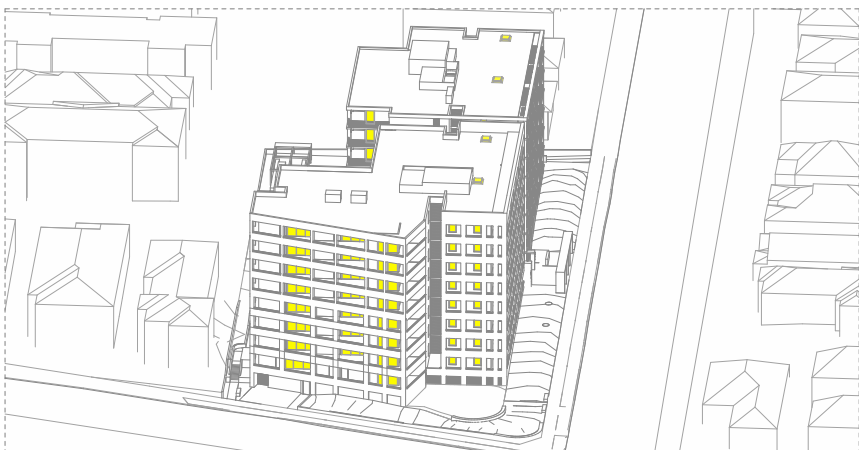
④ June 22 - 11am



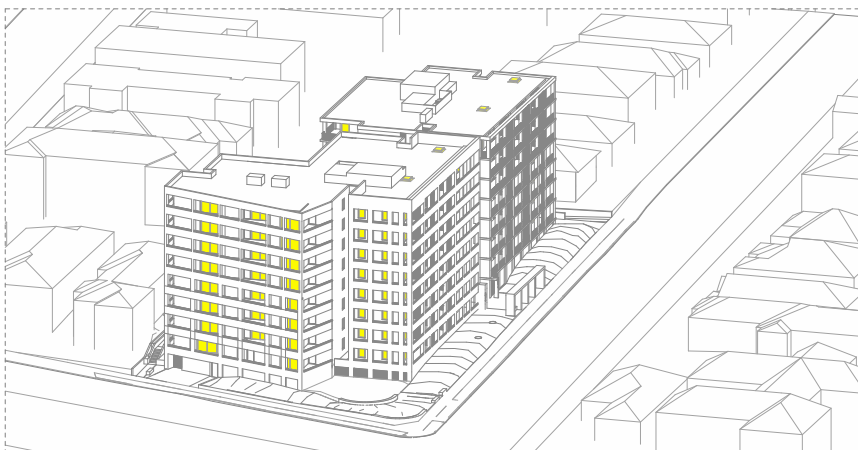
⑤ June 22 - 12pm



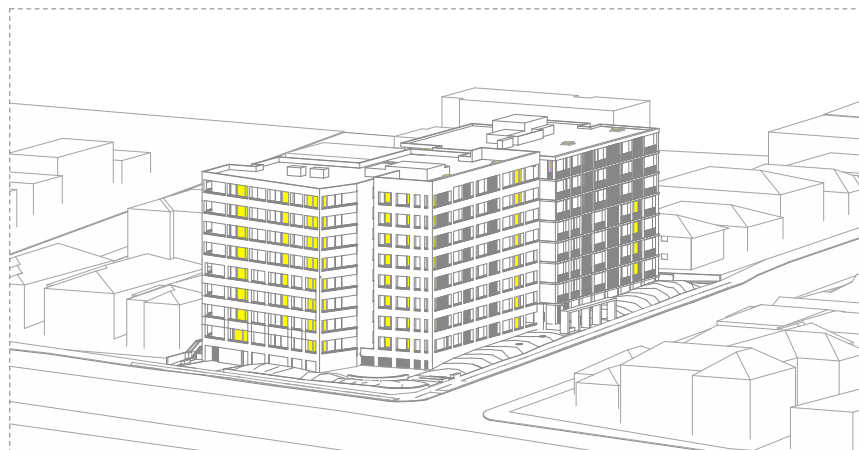
⑥ June 22 - 1pm



⑦ June 22 - 2pm



⑧ June 22 - 3pm



⑨ June 22 - 4pm

SEPP (Housing) Principle 9: Aesthetics

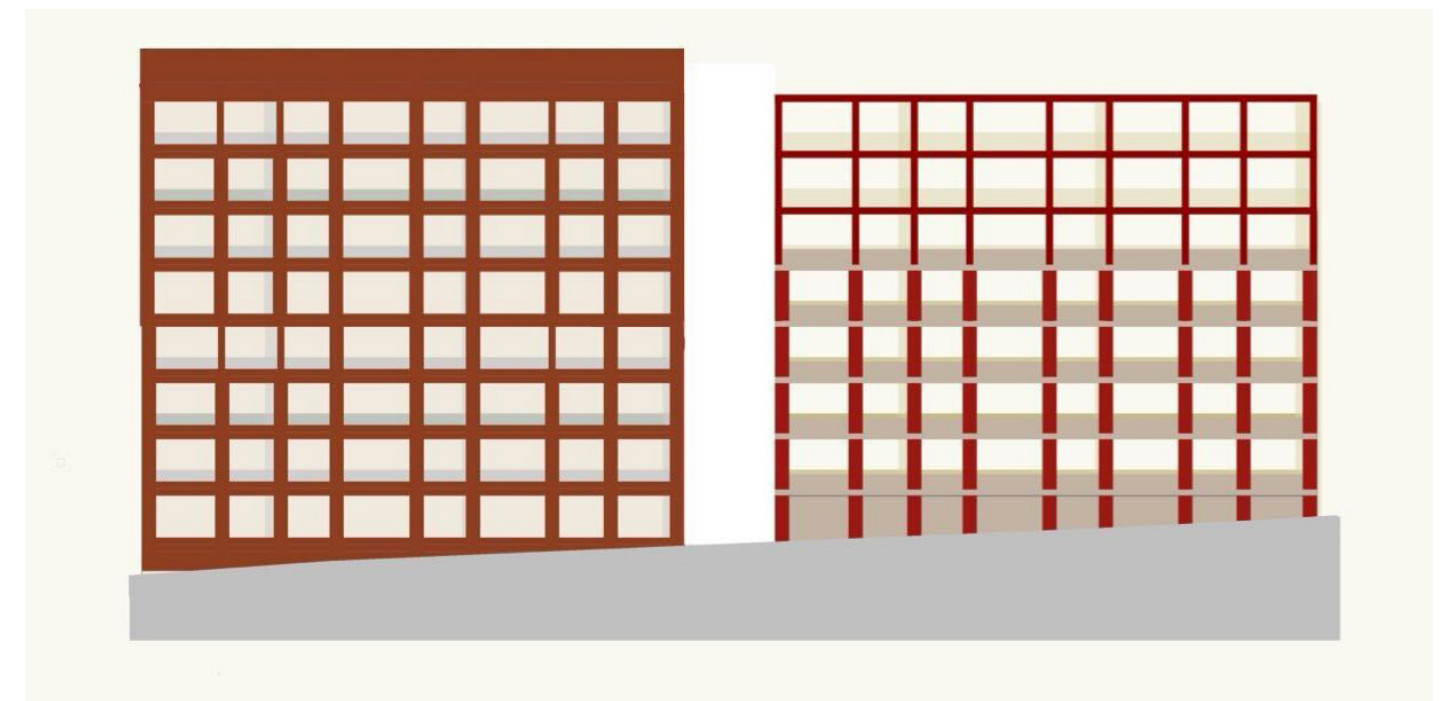
Façade Design Concept

The façade design responds directly to the building's structural and functional logic while reinforcing its architectural identity. A cost-effective 7.6 m structural grid, established at the carpark level, is carried through the upper floors and supplemented by a façade column grid that aligns with apartment room widths. This repetition allows the structural system to be expressed externally, avoiding structural transfers, and giving the façade a legible, rhythmic order that reflects the efficiency of the underlying building planning.

The corner of the site is treated as a strong, solid gesture, creating a striking urban presence with a sense of monumentality while reducing perceived bulk. In contrast, the southern façades are lighter and more filigree, allowing the building to engage more gently with the street and garden edges.

Material selection prioritises durability, low maintenance, and energy efficiency. Brick is used for its longevity and ease of upkeep, but applied as a lightweight wall system with a ventilated cavity rather than as traditional veneer. Solid walls are expressed using lightweight materials with vented cavities, while glazing is minimised to reduce summer heat loads. Permanent formwork or brick slips may be used for columns to reduce embodied carbon.

The façade also incorporates strategies for privacy and comfort, particularly for balconies and clotheslines. On the north building, wider columns create a sense of enclosure and privacy, while in the southern building, layered vertical screens achieve similar effects. Brick is used throughout to provide a tactile, comfortable finish that will age gracefully within the existing built environment, ensuring both functional performance and a coherent aesthetic for the future.



7 FACADE AND MATERIALS
7.2 MATERIALS CONCEPT



Masonry - face Brick		Masonry - accent at feature reveals/entry		Balustrade		Privacy Screen	
BK-1		BK-2		BAL-1		SCR-1	
Alt A	Bowral 76 Capitol Red	Shaped glazed brick at accents	Colour TBC, e.g. red, yellow, blue	Material	Powder-coated Steel	Material	Powder-coated Steel
Alt B	Bowral Chillingham White			Finish	Duratech White	Finish	Duratech White
Mortar	Colour matched to brick						

Sunshading		Windows		Windows		Windows	
SCR-2		W-1		W-2		W-3	
Material	Steel and Aluminium	System:	Alspec proglide Ultraflat	System:	Alspec ProTilt High Performance Awning Window	System:	Alspec ProTilt High Performance Awning/Casement Window
Finish	Duratech White	Finish	Universal Anodisers	Finish	Universal Anodisers	Finish	Universal Anodisers

Windows		Windows		Columns		Cladding	
W-4		W-5		CONC-1		CFC-1	
System:	Breezway Glass Louvred Window	System:	Aneeta sashless single-hung window	Material	Concrete	Material	Equitone Natura N359
						Material	HGV veterro-Lusso White
Finish	Universal Anodisers	Finish	Universal Anodisers			Material	As BK-1
						Material	ALTB
						Material	ALTC

7 FACADE AND MATERIALS
7.2 MATERIALS CONCEPT



Masonry - face Brick		Masonry - accent at feature reveals/entry		Balustrade		Privacy Screen	
BK-1		BK-2		BAL-1		SCR-1	
Alt: A	Bowral 76 Capitol Red	Shaped glazed brick at accents	Colour TBC, e.g. red, yellow, blue	Material	Powder-coated Steel	Material	Powder-coated Steel
Alt: B	Bowral Chillingham White			Finish	Duratech White	Finish	Duratech White
Mortar	Colour matched to brick						

Sunshading		Windows		Windows		Windows	
SCR-2		W-1		W-2		W-3	
Material	Steel and Aluminium	System:	Alspec proglide Ultraflat	System:	Alspec ProTilt High Performance Awning Window	System:	Alspec ProTilt High Performance Awning/Casement Window
Finish	Duratech White	Finish	Universal Anodisers	Finish	Universal Anodisers	Finish	Universal Anodisers

Windows		Windows		Columns		Cladding	
W-4		W-5		CONC-1		CFC-1	
System:	Breezway Glass Louvred Window	System:	Aneeta sashless single-hung window	Material	Concrete	Material	Equitone Natura N359
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Finish	Universal Anodisers	Finish	Universal Anodisers			Material	As BK-1
						Material	ALTC

7 FACADE AND MATERIALS
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Masonry - face Brick		Masonry - accent at feature reveals/entry		Balustrade		Privacy Screen	
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Alt B	Bowral Chillingham White			Finish	Duratech White	Finish	Duratech White
Mortar	Colour matched to brick						

Sunshading		Windows		Windows		Windows	
SCR-2		W-1		W-2		W-3	
Material	Steel and Aluminium	System:	Alspec proglide Ultraflat	System:	Alspec ProTilt High Performance Awning Window	System:	Alspec ProTilt High Performance Awning/Casement Window
Finish	Duratech White	Finish	Universal Anodisers	Finish	Universal Anodisers	Finish	Universal Anodisers

Windows		Windows		Columns		Cladding	
W-4		W-5		CONC-1		CFC-1	
System:	Breezway Glass Louvred Window	System:	Aneeta sashless single-hung window	Material	Concrete	Material	Equitone Natura N359
						Material	HGV veterro-Lusso White
Finish	Universal Anodisers	Finish	Universal Anodisers			Material	As BK-1
						Material	ALTC

HSEPP Principle 4: Sustainability

Better Placed Principle 4

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

These principles from Good Design for Social Housing apply to all design decisions and material selections for Homes NSW developments.

Whole of life cycle approach

New homes are considered for their whole-of-life costs, including operation and maintenance efficiency. Reducing the cost and burden of maintaining property benefits everyone.

Sustainability and resilience

Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges.

Environmental Performance Principles

The development integrates contemporary passive design to ensure tenant comfort, reduce ongoing operational costs, improve environmental performance, and move towards delivery of net zero ready homes.

This will deliver lower home utility bills, reduce carbon emissions, and ensure homes are healthy, thermally comfortable, well-lit, well-ventilated and maximise amenity for residents.

Passive design

Passive design techniques: maximising a sunny orientation to living spaces, calibrating solar shading on eastern, western and northern facades, relating glazing design to orientation, using deciduous trees for shading, and positioning windows to improve airflow and capture prevailing breezes.

NatHERS

The project targets minimum 7 Star NatHERS rating as an average within the development, with a target for each dwelling of minimum 6 Star NatHERS rating for Class 2.

BASIX

The dwellings will comply with BASIX. Note tenant supplied appliances (fridge, dishwasher, microwave, washing machine and dryer) are not included in BASIX calculations.

Net zero

The roof and services are designed to optimise the space for solar panels. This will support the utilisation of electricity as the source for all energy requirements

associated with normal operations.

The project targets ‘net zero ready’ homes: high-performance homes with a level of energy efficiency that enables the annual energy consumption to be offset by a renewable energy system.

All light fittings within units will have LED light fixtures. A central electric heat-pump system is proposed to the development. LED light fixtures will be installed throughout the car park, lifts, plant rooms, storage rooms and common areas. Lighting to the car park, garbage rooms, lobbies and hallways will be connected to motion sensors.

Performance glazing specified in the development to reduce energy consumption and improve thermal comfort in both summer and winter.

Healthy homes

Products that are low-VOC and low-allergenic with high recycled content will be specified for this project. The number of dwellings that are naturally cross-ventilated are maximised i.e. dwellings where openings are in facades facing alternate aspects to maximise wind exposure. Natural ventilation is provided to wet areas where possible. Both of these measures assist with limiting mould.

Daylighting

Varied, quality daylighting is essential in all dwellings to provide amenity. ADG minimum solar access standards are achieved (i.e. 70% of dwellings receive a minimum of 2 hours solar access to living spaces and private open space). Daylighting to common areas reduces the requirement for artificial lighting during the day.

Water

Stormwater drainage will discharge directly to the street drainage system, with a On-Site Detention (OSD) tank in the Dudley Street frontage and will discharge to Sydney Water’s stormwater system.

A 10,000 litre rainwater tank is provided to supply water to the extensive landscaping on the site.

Ecology

Landscaped communal open spaces covering 40% of the site at ground level provide a natural environment for enjoyment by the residents. 21% of the site area is deep soil to support extensive vegetation, assisting with reducing stormwater run off,, and providing a reduction in the urban heat island effect. Biodiversity is encouraged through a series of planted shrubs, trees and grasses. Native, low water use species are proposed. BBQ areas and spaces for passive recreation are incorporated into the landscape design, providing relaxation, enjoyment and social benefits to the residents.

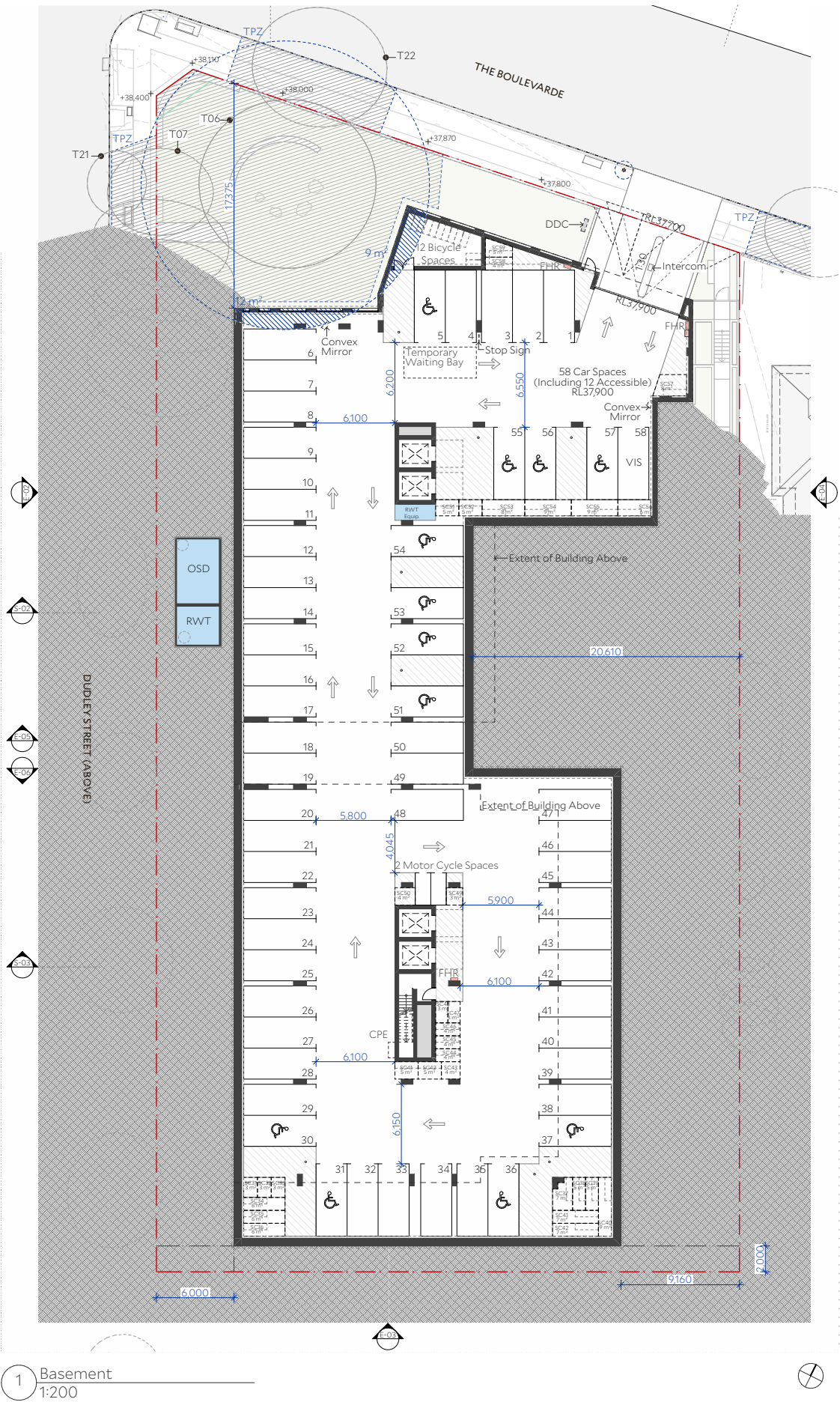
Transport

Bicycle parking facilities are provided for residents, visitors and staff, reducing the reliance on car travel. All apartments are provided with a storage cage which is capable of accommodating a bicycle to AS2890. The development is located within close proximity to the train, bus and cycle networks, including the future Metro station, allowing excellent access to public transport.

9 ACCESS AND SERVICING
9.1 PARKING

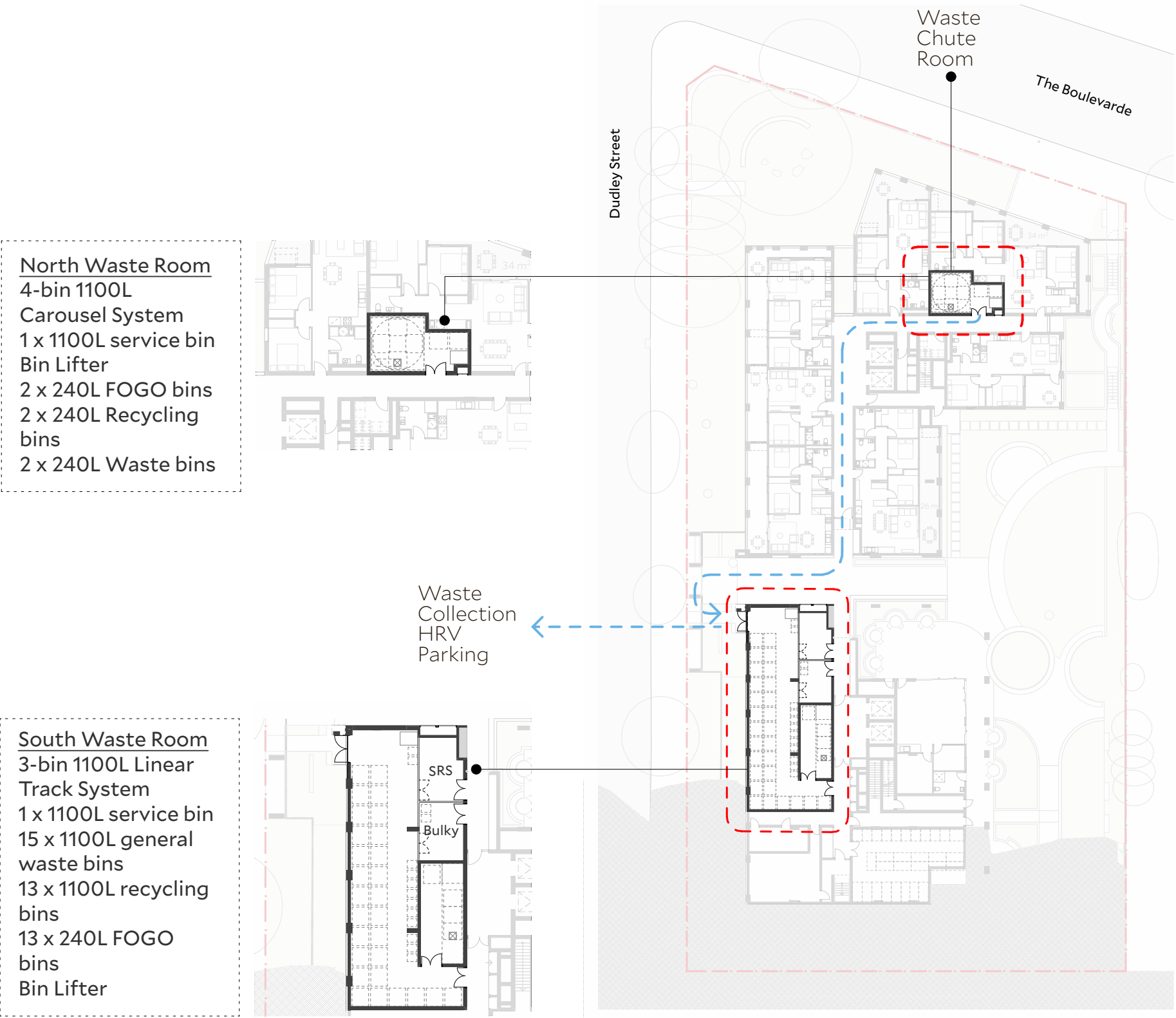
Parking Summary

Car Spaces	58
Accessible	12
Motorbikes	2
Bicycle	
Storage cages	42
Fire rated spaces	12
Balcony bike spaces	114
Visitor	12



Waste Management

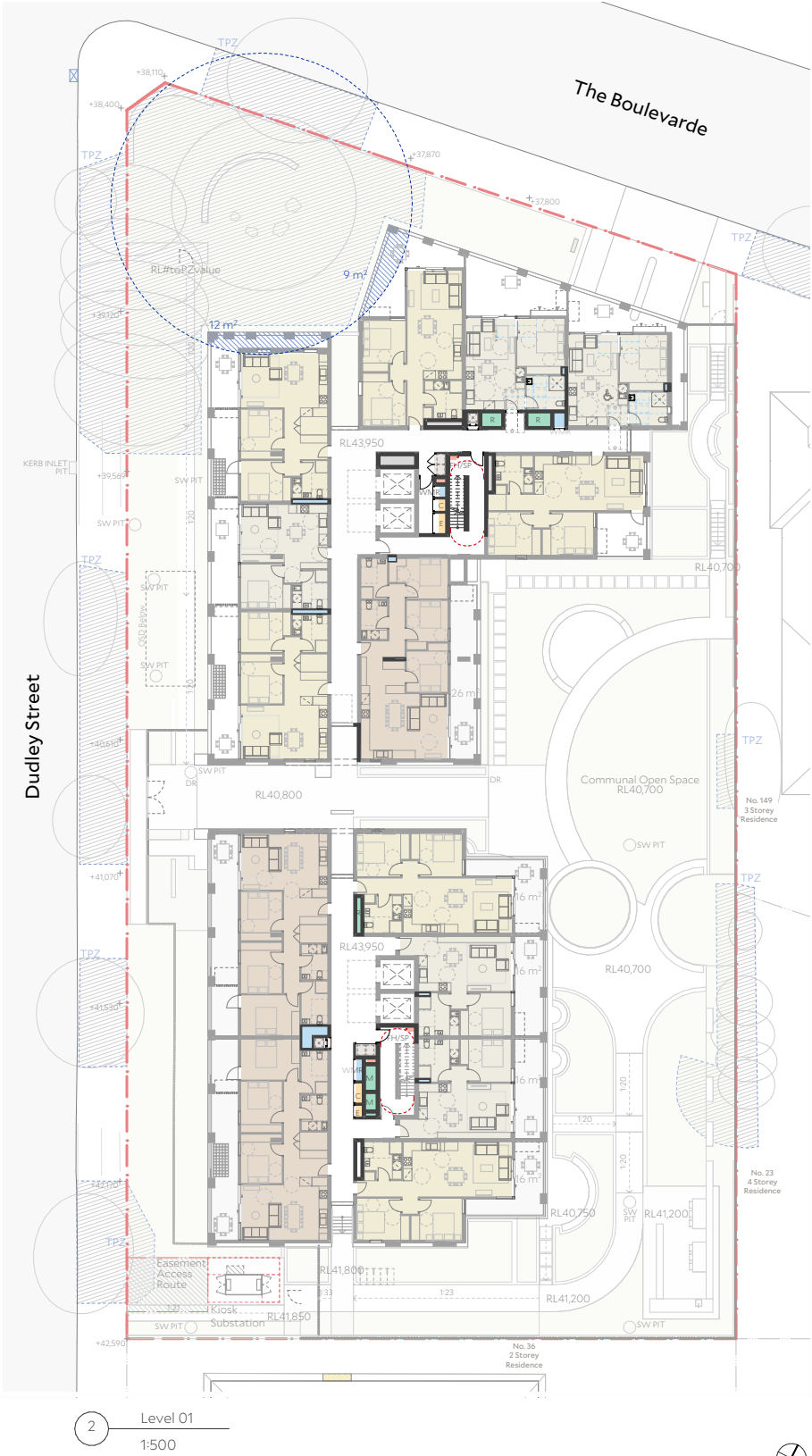
Waste is collected from both buildings and stored in a waste room in the Southern Building at ground level. A dedicated path and gate lead from the waste room to the kerb-side collection point on Dudley Street



9 ACCESS AND SERVICING
9.3 BUILDING SERVICES

The Building Services allocations are rigorously coordinated, both vertically and horizontally throughout the buildings.

- Electrical / Communications
- Mechanical
- Hydraulic
- Fire
- Waste



10 DWELLING TYPES AND MIX

10.1 AREA SUMMARY

SEPP (Housing) Principle 8: Housing Diversity

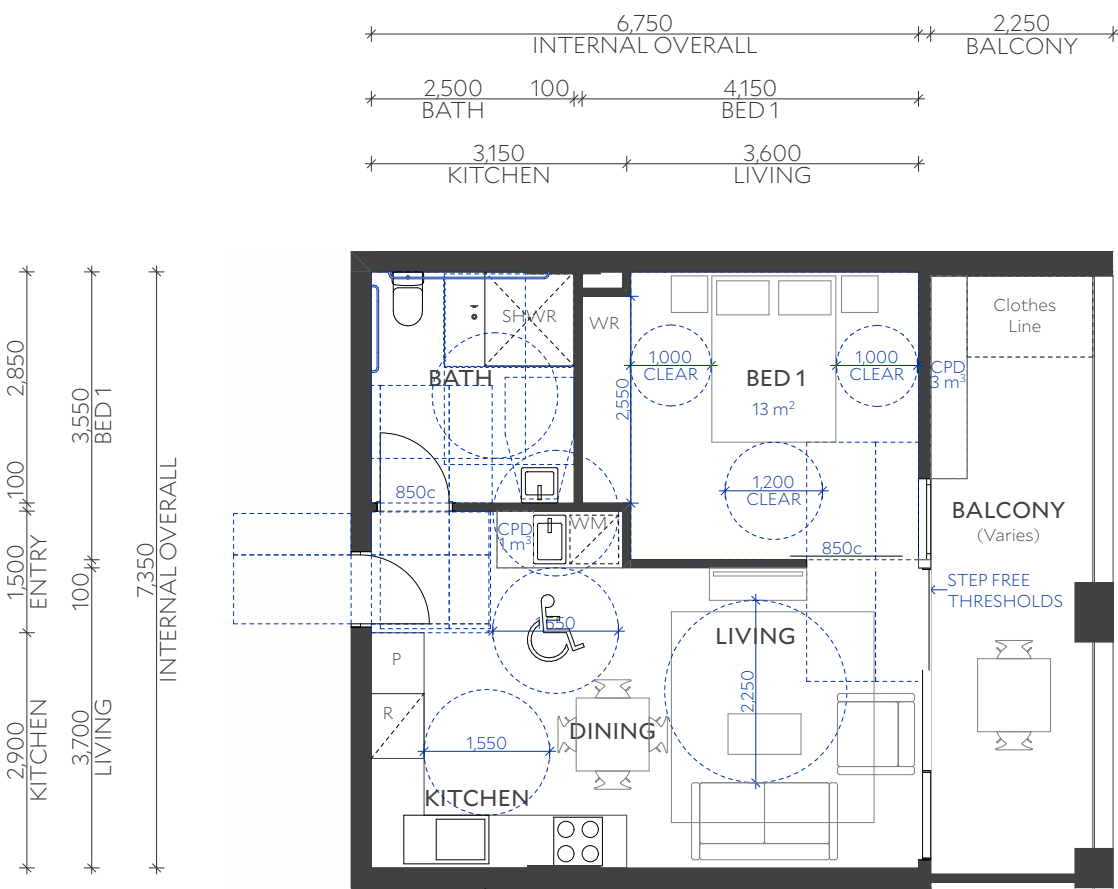
Areas						Apartment Yield												SEPP Compliance						Parking		
	GFA			NSA	GBA	Amalgamated Total				HNSW				CHP				Solar Access			Cross Ventilation			Car	Motor	Bicycle
Level	Total	HNSW	CHP			Total	1B	2B	3B	Total	1B	2B	3B	Total	1B	2B	3B	Total	HNSW	CHP	Total	HNSW	CHP			
B1	0	0	0	0	2159																			58	2	12
G	1022	654	368	520	1710	7	1	4	2	7	1	4	2	0	0	0	0	5	5	0	6	6	0			12
1	1148	637	511	962	1688	14	5	6	3	8	3	4	1	6	2	2	2	10	6	4	9	6	3			
2	1148	637	511	968	1687	15	7	6	2	9	5	4	0	6	2	2	2	10	6	4	10	6	4			
3	1126	637	489	947	1659	15	8	5	2	9	5	4	0	6	3	1	2	10	6	4	10	6	4			
4	1126	637	489	947	1657	15	8	5	2	9	5	4	0	6	3	1	2	9	5	4	10	6	4			
5	1126	637	489	947	1656	16	9	7	0	9	5	4	0	7	4	3	0	10	6	4	10	6	4			
6	1126	637	489	947	1656	16	9	7	0	9	5	4	0	7	4	3	0	10	6	4	10	6	4			
7	1126	637	489	947	1656	16	9	7	0	9	5	4	0	7	4	3	0	16	9	7	10	6	4			
Total	8948	5113	3835	7185	15528	114	56	47	11	69	34	32	3	45	22	15	8	80	49	31	75	48	27	58	2	24
Total %						100%	49%	41%	10%	100%	49%	46%	4%	100%	49%	33%	18%	70%	71%	69%	66%	70%	60%			
Tenure Split						100%				61%				39%												

10 DWELLING TYPES AND MIX
10.2 ACCESSIBILITY AND UNIVERSAL DESIGN

All 114 apartments comply with the ABCB Livability Housing Design Standard: Beyond Minimum Voluntary Standard (Gold).

31 Apartments (27%) are readily adaptable to HSEPP Schedule 4 Requirements.

All apartments and communal spaces can be reached via pathways with a greater than 1:20 gradient.



Apartment Type	1B_1
Apartment Type	1 Bedroom
Internal Area	50 m ²
Balcony Area	Varies >10 m ²
Internal Storage Volume	4 m ³
External Storage Volume	3 m ³
ABCB Livable Housing Design Standard	Beyond minimum voluntary standard
Housing SEPP Schedule 4 Adaptable	Yes
Apartment No.	A.101, A.201, A.301, A.401, A.501, A.601, A.701, A.102, A.202, A.302, A.402, A.502, A.602, A.702, A.208, A.308, A.408, A.508, A.608, A.708, A.209, A.309, A.409, A.509, A.609, A.709, B.304, B.404, B.504, B.604, B.704

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.		A thorough site analysis has been undertaken, as detailed in Section 2 of the Design Report, and shown on architectural drawing A_SSDA_111. The design directly responds to the following site conditions: • 3m south-north fall • Prominent Dudley St / The Boulevarde corner • Clusters of significant trees The design optimises the site's 3m south-north fall by recessing the car park entry from The Boulevarde, reducing visual impact, avoiding ramps, and enhancing pedestrian amenity At the prominent corner of The Boulevarde and Dudley St, the retention of the mature spotted gum anchors the building form and reinforces the site's identity. Clusters of significant trees along the eastern and western edge underpin a landscape-led approach, with the Dudley St frontage activated by a portal entry and recessed fencing within a planting edge that extend the garden into the public realm. A two-building arrangement mediates the scale to the street while maintaining visual permeability across the site.	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development		Building layouts maximise northern and eastern aspects to optimise solar access. Solar modelling confirms 80 apartments (70%) receive a minimum of two hours of direct sunlight in mid-winter. West facing apartments receive afternoon sun between 3pm and 5pm (sunset), with three-bedroom layouts positioned for this orientation to support family living patterns. Reduced building depths and dual aspect planning further enhance daylight penetration.	Yes

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.		Overshadowing falls primarily to the south, affecting two north-facing units at 36 Dudley St. The building at the south-eastern corner has been carefully designed to preserve two hours of mid-winter sunlight to the affected living areas. The 8-storey proposed building form ensures no overshadowing of the childcare centre at 21 Dudley St, with its outdoor play area receiving uninterrupted sunlight after 10am. The design ensures neighbouring amenity is maintained while supporting future redevelopment at 36 Dudley St, where greater setbacks are anticipated. Section 3 of the Design Report details the overshadowing analysis and its impact on the building form.	Yes
3C Public Domain Interface			
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.		A centrally located entry portal aligning with the entry spine defines the security line, providing equitable access for all residents while ensuring a clear and secured transition between private and public domains. Ground floor apartments are elevated slightly above street level, balancing privacy with opportunities for passive surveillance. Landscaping integrates fences to create a seamless connection between private gardens and the public realm. Section 4 of the Design Report details Crime Prevention Through Environmental Design (CPTED).	Yes
Objective 3C-2: Amenity of the public domain - is retained & enhanced.		Along The Boulevard, the building forms a defined 8-storey street edge, reinforcing the urban character outlined in Council's future planning. On Dudley St, generous setbacks are softened by landscaping with retained significant trees which provide a sensitive transition to the surrounding existing residential context. Lower scale articulation addresses neighbouring residential fabric. Activation is achieved through transparent entry lobbies and views through to the communal room and open spaces beyond. The reflection lawn surrounding the retained spotted gum provides publicly accessible space within the site, while seating walls near the bus stop enhances amenity for both residents and the broader community.	Yes

11 APPENDICES
11.1 ADG COMPLIANCE

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	The proposal exceeds the 25% requirement, providing 1508m ² of communal open space, which is 39% of the site area.	Yes
	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)	80% of the principal useable part of the communal open spaces receive a minimum of 2 hours of direct sunlight mid-winter.	Yes
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting	-	Communal open spaces feature a diverse range of equitably accessible areas: • Central landscaped family lawn with layered endemic planting. • Social terrace incorporating a communal lawn • Covered courtyard adjoining the communal room • Publicly accessible reflection lawn anchored by the retained spotted gum These spaces are oriented to northern and eastern aspects to maximise sunlight access. The main communal area accessed via the central spine is an inviting landscape visible all the way from the Dudley Street entry portal.	Yes
Objective 3D-3: Communal open space is designed to maximise safety.	-	The primary communal open space is centrally positioned within the secure boundary, benefiting from abundant natural light and passive surveillance from multiple surrounding apartments and the communal room.	Yes
Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.	-	The publicly accessible reflection lawn, anchored by the retained spotted gum, provides a welcoming space for community use. Along with retained clusters of significant trees and new planting and seating, it reinforces the neighbourhood's character, continuing the established pattern of tree canopied open spaces and enhancing the area's green streetscape. The benches within the site, adjacent to the Dudley Street bus stop, provide amenity for commuters.	Yes

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance												
3E Deep Soil Zones															
Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:	The proposal exceeds the 15% requirement, providing 818m² of deep soil, which is 21% of the site area. This deep soil supports stormwater infiltration, biodiversity, and provides microclimate benefits.	Yes												
	<table><tr><th>Site Area (sqm)</th><th>Minimum Dim.</th><th>Deep Soil Zone</th></tr><tr><td>less than 650</td><td>-</td><td rowspan="4">7% of site area</td></tr><tr><td>650-1500</td><td>3m</td></tr><tr><td>Greater than 1500</td><td>6m</td></tr><tr><td>>1500 with significant existing tree cover</td><td></td></tr></table>			Site Area (sqm)	Minimum Dim.	Deep Soil Zone	less than 650	-	7% of site area	650-1500	3m	Greater than 1500	6m	>1500 with significant existing tree cover	
	Site Area (sqm)			Minimum Dim.	Deep Soil Zone										
	less than 650			-	7% of site area										
	650-1500			3m											
Greater than 1500	6m														
>1500 with significant existing tree cover															
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:															
10% of the site as deep soil on sites with an area of 650m2 - 1,500m2 15% of the site as deep soil on sites greater than 1,500m2															
3F Visual Privacy															
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:	The design provides separation consistent with ADG requirements, with compliant setbacks along the western boundary, plus an internal separation between the two buildings of 4.7m. The southern boundary setback is 6.9m, the three bedroom windows above four storeys require privacy screening.	Compliant with objective												
	<table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table>	Building Height (m)		Habitable Rooms & Balconies. (m)	Non-Habitable Rooms (m)	up to 12 (4 storeys)	6	3	up to 25 (5-8 storeys)	9	4.5	over 25 (9+ storeys)	12	6	
	Building Height (m)	Habitable Rooms & Balconies. (m)		Non-Habitable Rooms (m)											
	up to 12 (4 storeys)	6		3											
	up to 25 (5-8 storeys)	9		4.5											
over 25 (9+ storeys)	12	6													
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties															
	Façade articulation, window placement, landscaping, and privacy screening further mitigate visual privacy impacts.														
	All habitable rooms are designed to minimise overlooking between apartments. Windows along the central spine are staggered in plan to provide visual and acoustic privacy.														
Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.		Solid balustrades, set at 760mm above the finished floor level, provide privacy from the public realm while maintaining outlook and views when seated on the balcony. Vertical screens and columns have been carefully integrated to screen clotheslines, ensuring functional use of private open space without compromising light, air, or visual amenity.	Yes												

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
3G Pedestrian Access and Entries			
Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.		The main entry portal, centrally located and accessible from Dudley Street leads directly to the primary building lobbies, clearly indicated through legible entry portal built form.	Yes
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.		Access to main entries and pathways are all equitable accessible, and wayfinding is indicated by built form and signage.	Yes
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.		NA	NA
3H Vehicle Access			
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		The design optimises the site's 3m north-south fall by recessing the car park entry from The Boulevard, minimising visual impact, eliminating ramps, and creating separation from the pedestrian entry on Dudley Street. The majority of The Boulevard and Dudley St frontage to landscaping that reinforces a high-quality streetscape.	Yes
3J Bicycle and Car Parking			
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas	For development in the following locations: - on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & 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	Car parking is provided based on Part 2, Division 1 – In-fill Affordable Housing of the Housing SEPP 2021, with the following rates applied: - For each dwelling containing 1 bedroom – at least 0.4 parking space - For each dwelling containing 2 bedroom – at least 0.5 parking space - For each dwelling containing 2 bedroom – at least 1 parking space The proposal provides 58 off-street car parking spaces – 57 for residents (including 12 accessible spaces) and 1 for visitors – in full compliance with the specified parking rates.	Yes

11 APPENDICES
11.1 ADG COMPLIANCE

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Objective 3J-2: Parking & facilities are provided for other modes of transport.		Bicycle parking provisions are as follows: • A fire-rated, enclosed bicycle room within the basement carpark accommodates 12 standard bikes or e-bikes. • 42 storage cages located in the basement carpark and ground floor storage room accommodates the storage of bikes. • All apartment balconies have space for bicycle storage in addition to minimum requirements for balcony areas. • 12 publicly accessible bicycle spaces are provided along the Dudley St frontage for visitors. Two motorcycle spaces are also included within the basement car park.	Yes
Objective 3J-3: Car park design & access is safe and secure.		Vehicular access is provided via The Boulevarde through a secure driveway door accessed by either a resident key fob or an intercom system. Secure lift lobbies facilitate safe and convenient circulation to and from the carpark. The driveway is designed to maintain required sightlines, ensuring pedestrian safety.	Yes
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.		The design optimises the site's 3m north-south fall by recessing the car park entry from The Boulevarde, minimising visual impact, eliminating ramps, and enhancing pedestrian amenity, while dedicating the majority of The Boulevarde and Dudley St frontage to landscaping that reinforces a high-quality streetscape.	Yes
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.		NA	NA
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.		NA	NA

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Part 4 Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am -3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	Building layouts maximise northern and eastern aspects to optimise solar access. Solar modelling confirms 80 (70%) apartments and private open spaces receive a minimum of two hours of direct sunlight in mid-winter.	Yes
	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter	NA	NA
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	The orientation of the site means the western elevation does not receive solar access in mid winter between 9am and 3pm. However, if the hours are extended to 4pm, the apartments on this elevation achieve 1hr of sunlight on 21 June.	No
Objective 4A-2: Daylight access is maximised where sunlight is limited.		The apartment plans are particularly shallow (less than 6.5m deep) to ensure that daylight penetrates the interiors as much as possible. Apartment planning is stacked from level to level to reduce the likelihood of setbacks and bulkheads.	Yes
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.		The proposal's north-eastern orientation allows primary living areas to face north and east, maximising winter solar access. Glazing is setback from the building line to provide effective shading, particularly on the western façade, mitigating glare and heat during warmer months.	Yes
4B Natural Ventilation			
Objective 4B-1: All habitable rooms are naturally ventilated.		All habitable rooms are naturally ventilated through operable windows.	Yes
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation		Only 34% of apartments are single-aspect, all of which feature operable windows and predominantly 2.7m ceiling heights to optimise natural ventilation.	Yes
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	The proposal exceeds the 60% requirement, providing 75 apartments (66%) that are naturally cross ventilated and are dual aspect. All internal corridors are cross-ventilated.	Yes
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	NA	NA

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance		
4C Ceiling heights					
Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	The proposal provides 2.7m ceiling heights for all habitable rooms and all non-habitable spaces achieving a minimum of 2.4m. This design enhances daylight penetration, optimises natural ventilation, and contributes to overall occupant comfort. This largely achieved by the stacking of apartment plans, avoiding the need for service riser and structural transfers which impact ceiling heights.	Yes		
	Minimum Ceiling Height for apt and mixed-used buildings (m)				
	Habitable rooms			2.7	
	Non-habitable rooms			2.4	
	For 2 storey apts			2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area	
	Attic spaces			1.8 at edge of room with 30deg minimum ceiling slope	
	Mixed-used areas			3.3 for ground and first floor to promote future flexibility of use	
	These minimums do not preclude higher ceilings if desired.				
Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well-proportioned rooms.		The proposal features 2.7m ceiling heights in habitable rooms and shallow apartment depths -single-aspect apartments do not exceed 6.8m depth - enhancing the sense of space and creating well-proportioned rooms.	Yes		
Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.		Maximising 2.7m ceiling heights provides long-term flexibility in the use and adaptation of spaces through the building’s lifecycle.	Yes		
4D Apartment Size and Layout					
Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.	Apartments have the following minimum internal areas:	Apartments are compliant with the ADG minimum internal areas. All 1B and 2B apartments include a single bathroom, with minimum areas of 50m² and 70m², respectively. Most 3B apartments include one bathroom plus a separate w.c, with a minimum area of 95m². All internal layouts are compliant with NSW LAHC Design Requirements and ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum Voluntary Standards, ensuring that the layout of rooms within the apartments is functional, well organised and provides a high standard of amenity.	Yes		
	Apartment Type			Minimum Internal Area (sqm)	
	Studio			35	
	1 Bedroom			50	
	2 Bedroom			70	
	3 Bedroom			90	
	Every habitable room has 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 & air is not borrowed from other rooms	All habitable rooms 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, and no daylight and air is borrow from other rooms.	Yes		
Objective 4D-2: Environmental performance of the apartment is maximised.	Habitable room depths are limited to a maximum of 2.5 x ceiling height	Habitable room depths do not exceed the maximum of 2.5 x ceiling height.	Yes		
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Combined open plan layouts do not exceed a depth of 6.5m from a window.	Yes		

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Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance															
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)	All master bedrooms have a minimum area of 10m ² and other bedrooms are at least 9m ² excluding wardrobe space.	Yes															
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms have a minimum dimension of 3m excluding wardrobe space.	Yes															
	Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio & 1 bedroom apartments 4m for 2 & 3 bedroom apartments	All living rooms have a minimum width of 3.6m for 1B apartments, and 4m for 2B and 3B apartments.	Yes															
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	NA	NA															
4E Private Open Space and Balconies																		
Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.	All apartments are required to have primary balconies as follows:<table><tr><th>Apartment Type</th><th>Minimum Area (sqm)</th><th>Minimum depth (m)</th></tr><tr><td>Studio</td><td>4</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8</td><td>2</td></tr><tr><td>2 Bedroom</td><td>10</td><td>2</td></tr><tr><td>3+ Bedroom</td><td>12</td><td>2.4</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m	Apartment Type	Minimum Area (sqm)	Minimum depth (m)	Studio	4	-	1 Bedroom	8	2	2 Bedroom	10	2	3+ Bedroom	12	2.4	The majority of apartment balconies comply with minimum depth and exceed minimum area requirements, enhancing residential amenity while providing additional space for clotheslines and bicycle storage. 3 bedroom apartment balconies have a minimum depth of 2m; however, they exceed the minimum area requirement by at least 14m² – more than double the required provision. This generous area ensures useability and flexibility of the space, compensating for the reduced depth while maintaining a high level of residential amenity.	Yes
	Apartment Type	Minimum Area (sqm)	Minimum depth (m)															
Studio	4	-																
1 Bedroom	8	2																
2 Bedroom	10	2																
3+ Bedroom	12	2.4																
	For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m	All ground floor apartments include private open spaces exceeding 15m ² , apart from AG06. While AG06 falls marginally short in area, the perimeter of the private open space is framed by landscaping, which acts as an informal extension of the space. This treatment enhances privacy, softens the edge condition, and provides a leafy outlook, ensuring a high level of amenity despite the shortfall in area.	Yes															
Objective 4E-2: Primary private open space & balconies are appropriately located to enhance livability for residents		The ribbon balconies are a defining feature of the apartment layouts. All private open spaces and balconies are directly connected to living areas, functioning as an extension of the internal space. Their proximity to laundry areas also provides practical convenience for everyday domestic activities.	Yes															
		The majority of bedrooms open onto the same large balconies allowing for continuous flow between inside and out.																

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Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building		The apartments fronting The Boulevard and Dudley Street on the north building, as well as the first four storeys of the south building facing the street, incorporate solid balustrades set at 760mm above FFL. This provides privacy while maintaining outlook and views when seated on the balcony. Vertical screens and columns have been carefully integrated to screen clotheslines, ensuring functional use of private open space without compromising light, air, or visual amenity. Balustrade and façade detailing responds to its immediate interface, reinforcing the building’s architectural identity. Particularly at the prominent corner of The Boulevard and Dudley St, the solid balustrade design creates a strong, cohesive built form that responds to its existing and urban contexts.	Yes
Objective 4E-4: Private open space & balcony design maximises safety		Balconies are designed to maximise safety, with balustrades that are non-climbable and within sight of the living and sleeping areas.	Yes
4F Common Circulation and Spaces			
Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight	All common areas are designed for direct connection to outside light, ventilation and views. This allows natural light and ventilation, reducing reliance on mechanical systems and enhances resident comfort. Entry foyers are legible and connected to landscaped areas, providing a welcoming and safe transition space. Circulation cores are efficiently planned, serving a maximum of eight apartments per core, with the exception of levels 2 to 7 of the northern building which service nine apartments. Each core is equipped with two lifts and dual-access fire stairs, ensuring convenience, safety, and effective service to all levels.	Yes
	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40	NA	NA

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Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance										
Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents		Safety is embedded in the design through CPTED principles: clear sightlines, no concealed areas in corridors, and passive surveillance from apartments overlooking communal spaces and streets. All corridors allow natural light and ventilation which both enhances resident comfort and reduces anti-social activity. Entry foyers are legible and connected to landscaped areas, providing a welcoming and safe transition space. There are views between the lobbies of the two buildings at every level, further increasing passive surveillance and safety. The stairs are centrally accessed from the communal lobby areas, encouraging everyday use and social interaction. Vehicular access is strategically located at The Boulevarde to avoid conflict with pedestrians at Dudley Street. Secure basement access for bikes and storage areas ensures resident safety.	Yes										
4G 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: <table><tr><th>Apartment Type</th><th>Storage Size Volume (m3)</th></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>6</td></tr><tr><td>2 Bedroom</td><td>8</td></tr><tr><td>3+ Bedroom</td><td>10</td></tr></table> At least 50% of the required storage is to be located within the apartment.	Apartment Type	Storage Size Volume (m3)	Studio	4	1 Bedroom	6	2 Bedroom	8	3+ Bedroom	10	In 48% of apartments, the required volume of storage is accommodated internally. The rest of the apartments meet ADG storage requirements, with at least 50% of required storage provided within each apartment, and the remainder located externally.	Yes
Apartment Type	Storage Size Volume (m3)												
Studio	4												
1 Bedroom	6												
2 Bedroom	8												
3+ Bedroom	10												
Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments		External storage cages are easily accessed and located in the basement and on the ground floor. External storage is allocated to apartments as per the storage schedule (drawing no. A_SSDA_531). Secure bicycle storage is also integrated into the large balconies and storage cages, reducing reliance on internal storage.	Yes										

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
4H Acoustic Privacy		Provide commentary	
Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout		The design minimises noise transfer through strategic building siting and layout. Generous setbacks combined with separation between the two buildings enhances acoustic separation within the site and with neighbours.	Yes
		Façade articulation, landscaping, and separations to private open spaces further mitigate noise and privacy impacts.	
		Habitable living areas between apartments are grouped to minimise noise transfer to quieter bedroom zones.	
		Mechanical services are located away from habitable spaces.	
Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments		Where possible, living areas are separated from quieter bedroom zones.	Yes
4J Noise and Pollution		Provide commentary	
Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout		Communal open spaces are positioned behind the building, with generous separation from apartments to minimise the impacts of external noise (e.g. from the railway) on residential amenity. Mechanical services are also located on the roof, away from habitable areas, further reducing potential noise and ensuring a comfortable living environment.	Yes
Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission		Solid, insulated, building façade and double-glazed windows provide noise shielding especially to northern apartments fronting the train line.	Yes
4K Apartment Mix		Provide commentary	
Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future		The project delivers 114 social homes: 56 x 1B (49%) 47 x 2B (41%) 11 x 3B (10%)	Yes
		Proposed mix responds to social housing needs of the local demographic and social housing waitlist demand.	

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Objective 4K-2: The apartment mix is distributed to suitable locations within the building		Larger family apartments are positioned on corners to achieve dual aspect and located on lower levels for convenient access to communal open spaces. The three bedroom apartments are clustered on the western façade to provide afternoon sun for families with school children.	Yes
4L Ground Floor Apartments		Provide commentary	
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located		Ground floor apartments are designed with balconies addressing the street, maximising activity and passive surveillance along the frontage. Landscaping is provided for public use at the reflection lawn in the northeast corner of the site and benches for the bus-stop, maximising street front activity.	Yes
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents		Ground floor apartments are designed with balconies addressing the street, maximising activity and passive surveillance along the frontage. Generous landscaped buffers provide privacy for residents with a leafy outlook.	Yes
4M Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area		The two separate buildings present two distinct façade identities, unified by a regular 7.6m structural grid. Balustrade and façade detailing respond to their immediate interface. At the prominent corner of The Boulevard and Dudley St, the punctuated solid street wall establishes a strong, cohesive form that complements both the surrounding existing and future urban contexts. The brick and coloured concrete façade materials respect the existing character of the local area.	Yes
Objective 4M-2: Building functions are expressed by the facade		The façade expresses the regular 7.6m structural grid supporting the building from the basement to roof, additional columns which align with apartment widths, supporting efficient planning. Façade modulation, balustrades, solidity, and additional screening further derive from core building functions of sun-shading, private relaxation, clothes drying, and storage.	Yes
4N Roof Design			
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street		All rooftop services are positioned at least 2m away from the roof edge, reducing their visibility from the street and preserving the building's visual amenity.	Yes
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximized		Ample communal open space is provided at ground level, freeing the roof top for energy efficient services, e.g. solar panels and heat pumps.	NA

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Objective 4N-3: Roof design incorporates sustainability features		Roof design maximises area available for the installation of solar panels.	Yes
4O Landscape Design			
Objective 4O-1: Landscape design is viable & sustainable		The landscape design incorporates 1690m ² of endemic or low water use species.	Yes
Objective: 4O-2 Landscape design contributes to streetscape & amenity		The publicly accessible reflection lawn, anchored by the retained spotted gum, provides a welcoming space for community use. Along with retained clusters of significant trees and new planting, it reinforces the neighbourhood's character, continuing the established pattern of tree canopied open spaces and enhancing the area's green streetscape. The Boulevard and Dudley Street landscape is mostly contiguous with the public domain, giving over most of the generous landscaped 6m setback to the streetscape. The landscape design provides amenity for residents with a diverse range of environments, including: • Central landscaped family lawn with layered endemic planting. • Social terrace incorporating a communal lawn • Covered courtyard adjoining the communal room • Publicly accessible reflection lawn anchored by the retained spotted gum	Yes
4P Planting on Structures			
Objective 4P-1: Appropriate soil profiles are provided		Where planting is over structure, suitable soil depth is provided as shown in Section 5 of the design report.	Yes
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance		Endemic and low water usage species have been preferred and deep soil has been maximised to ensure healthy, low-maintenance planting. Refer L400-401 for further details.	Yes
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces		Planting on structures has been provided for increased amenity where the basement below ground level prevents deep soil planting.	Yes

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
4Q Universal Design			
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members		100% of social dwellings are designed to be consistent with ABCB Livable Housing Voluntary Standard (equivalent to gold LHDG) (114 units).This ensures that the layout of rooms within apartments is functional, flexible, well organised and provides a high level of accessibility.	Yes
Objective 4Q-2: A variety of apartments with adaptable designs are provided		Rather than providing a limited number of adaptable apartments, the development provides 100% ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum Voluntary Standards to every one, two- and three-bed apartment. A further 27% of dwellings are designed to be consistent with both ABCB Livable Housing Voluntary Standard and with Schedule 4 of the Housing SEPP (31 units), which is suitable for social housing tenants who rely on wheelchairs and other mobility aids.	Yes
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs		All internal layouts are consistent with NSW LAHC Design Requirements and ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum Voluntary Standards, ensuring that layout of rooms within apartment is functional, flexible, well organised and provides a high standard of amenity. No internal walls are required to be moved to achieve Schedule 4 HSEPP compliance. Should further flexibility be required, the internal walls are non-loadbearing and can be reconfigured independently of the building structure.	Yes
4R Adaptive Reuse			
Objective 4R-1: New additions to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place	Design solutions may include: new elements to align with the existing building; additions that complement the existing character, siting, scale, proportion, pattern, form and detailing; use of contemporary and complementary materials, finishes, textures and colours.(DG)	NA	NA
	Additions to heritage items should be clearly identifiable from the original building. (DG)	NA	NA
	New additions allow for the interpretation and future evolution of the building. (DG)	NA	NA

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Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
Objective 4R-2: Adapted buildings provide residential amenity while not precluding future adaptive reuse	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: generously sized voids in deeper buildings; alternative apartment types when orientation is poor; using additions to expand the existing building envelope.(DG)	NA	NA
4S Mixed Use			
Objective 4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Mixed use development should be concentrated around public transport and centres.(DG)	NA	NA
	Mixed use developments positively contribute to the public domain. Design solutions may include: development addresses the street, active frontages are provided, diverse activities and uses, avoiding blank walls at the ground level, live/work apartments on the ground floor level, rather than commercial.(DG)	NA	NA
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximized for residents	Residential circulation areas should be clearly defined. Design solutions may include: residential entries are separated from commercial entries and directly accessible from the street; commercial service areas are separated from residential components; residential car parking and communal facilities are separated or secured; security at entries and safe pedestrian routes are provided; concealment opportunities are avoided. (DG)	NA	NA
	Landscaped communal open space should be provided at podium or roof levels. (DG)	NA	NA
4T Awnings and Signage			
Objective 4T-1: Awnings are well located and complement & integrate with the building design.		The buildings' wrap-around ribbon balconies, obviate the need for awnings. The entrance portal structure provides shelter at the street-front for visitors using the intercom.	Yes
Objective 4T-2: Signage responds to context & desired streetscape character.		Signage is integrated into the building forms and entry portal, and responds to context and desired streetscape character.	Yes

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
4U Energy Efficiency			
Objective 4U-1: Development incorporates passive environmental design.		The proposal integrates passive environmental design strategies to optimise solar access, cross-ventilation and thermal comfort. Key measures include: - Maximise northerly and easterly aspect apartments - 7-star BASIX compliance ensures high performance in energy, water, and thermal comfort. - Dual aspect and stacked apartment configurations enhance natural ventilation and solar access. - Brick and cavity-backed lightweight walls provide longevity, reduce maintenance, and minimise heat gain. - Limited glazing, the use of brick slips, and permanent formwork reduce embodied carbon while maintaining performance	Yes
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.		The proposal integrates passive solar include: - Maximised northerly and easterly aspect apartments - Continuous shading afforded by balconies. - Limited glazing to minimise heat gain - Resilient flooring to living rooms to maximise use of the buildings thermal mass for night-time cooling	Yes
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.		To minimise the need for mechanical ventilation, the proposal includes: - 75 apartments (66%) that are naturally cross ventilated and are dual aspect. - Naturally cross ventilated and daylit common circulation - Operable windows to all habitable spaces - Natural ventilation to basement carpark	Yes
4V Water Management and Conservation			
Objective 4V-1: Potable water use is minimised.		A 10,000L rainwater tank is provided to minimise potable water use.	Yes
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.		The proposal incorporates an on-site detention (OSD) to manage stormwater discharge, ensuring flows are controlled before entering the public stormwater system.	Yes
Objective 4V-3: Flood management systems are integrated into site.		NA	NA

Objective	Design Criteria or Design Guidance (DG)	Project Response	Compliance
4W Waste Management			
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		Waste storage areas are fully enclosed to minimize visual and amenity impacts. A dedicated waste collection room is located within 10m of the kerbside collection point, ensuring efficient operations while minimising impact to streetscape and building entry.	Yes
		Recycling cupboards and waste chutes are conveniently located and accessible on each level, supporting ease of use for residents.	
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.		Domestic waste is organised with the provision of recycling bins and a general waste chute on each level, and FOGO bins on the ground floor of each building.	Yes
4X Building Maintenance			
Objective 4X-1: Building design detail provides protection from weathering.		The building design incorporates detailing and material selection that protects against weathering. Durable external finishes, including brick and pre-cast concrete, are complemented by robust waterproofing, flashing, and sealant systems at critical junctions.	Yes
		The stacking of typical apartment plans reduces the number of balconies above habitable rooms with consequent waterproofing and insulation challenges. The straight façade simplifies concrete setdowns at slab edges.	
		These measures prevent water ingress, minimise deterioration, and ensure long term performance and resilience of the building envelope.	
Objective 4X-2: Systems & access enable ease of maintenance.		All building services and systems are designed for ease of access and maintenance. Primary service rooms are located on the ground floor of the south building and directly accessible via a dedicated service corridor. Additional services are accessible through common circulation areas, ensuring efficient maintenance without impacting residential amenity.	Yes
		The ribbon balconies provide simple and safe access to the majority of the glazed facades for cleaning and maintenance purposes.	
Objective 4X-3: Material selection reduces ongoing maintenance costs.		The material palette prioritises durability, longevity, and sustainability, with brick, pre-cast concrete, and cavity-backed lightweight self-finished CFC walls as the primary finishes. These robust, low maintenance materials minimise weathering, reduce ongoing repairs and ensure long term performance.	Yes

Design Principles for Residential Apartment Development (Schedule 9)		Project Response	Compliance
1. Context and neighbourhood character	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. 2. Responding to context involves identifying the desirable elements of an area’s existing or future character. 3. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. 4. Consideration of local context is important for all sites, including sites in the following areas— a) established areas, b) areas undergoing change, c) areas identified for change.	A thorough site analysis has been undertaken, as detailed in Section of the Design Report, and shown on architectural drawing A_SSDA_111. The design directly responds to the following site conditions: - 3m south-north fall - Prominent Dudley St / The Boulevard corner - Clusters of significant trees The design optimises the site’s 3m south-north fall by recessing the car park entry from The Boulevard, reducing visual impact, avoiding ramps, and enhancing pedestrian amenity At the prominent corner of The Boulevard and Dudley St, the retention of the mature spotted gum anchors the building form and reinforces the site’s identity. Clusters of significant trees along the eastern and western edge underpin a landscape-led approach, with the Dudley St frontage activated by a portal entry and recessed fencing within a planting edge that extend the garden into the public realm. A two-building arrangement mediates the scale to the street while maintaining visual permeability across the site.	Yes
2. Built form and scale	1. Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. 2. Good design also achieves an appropriate built form for a site and the building’s purpose in terms of the following— a) building alignments and proportions, b) building type, c) building articulation, d) the manipulation of building elements. 3. Appropriate built form— a) defines the public domain, and b) contributes to the character of streetscapes and parks, including their views and vistas, and c) provides internal amenity and outlook.	The proposal adopts a two-building arrangement that mediates scale to the street while maintaining visual permeability across the site. Each building presents a distinct façade identity, unified by a regular 7.6m structural grid. Balustrades and façade detailing respond to their immediate context, reinforcing proportion, articulation, and fine-grain character. At the prominent corner of The Boulevard and Dudley Street, a punctuated solid street wall establishes a strong, cohesive built form that defines the public domain and complements both existing and future urban character. The retention of a mature spotted gum at this corner anchors the building form and reinforces the site’s identity. Clusters of significant trees along the eastern and western edges further underpin a landscape-led approach, while the Dudley Street frontage is activated by a portal entry and recessed fencing within a planting edge that extends the garden into the public realm. A robust material palette of brick and coloured concrete grounds the design in the character of the local area, ensuring a streetscape contribution that is contextual, durable, and enduring.	

Design Principles for Residential Apartment Development (Schedule 9)		Project Response	Compliance
3. Density	1. Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. 2. Appropriate densities are consistent with the area’s existing or projected population. 3. Appropriate densities are sustained by the following— a) existing or proposed infrastructure, b) public transport, c) access to jobs, d) community facilities, e) the environment.	114 dwellings are efficiently accommodated through a cost-effective structural grid, enabling high amenity while delivering strong value for government investment.	Yes
4. Sustainability	4. Good design combines positive environmental, social and economic outcomes. 5. Good sustainable design includes— a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. 3) Good sustainable design also includes the following— a) recycling and reuse of materials and waste b) use of sustainable materials, c) deep soil zones for groundwater recharge and vegetation.	The proposal embeds a comprehensive sustainability agenda, delivering a 7-Star NatHERS baseline. Architectural and landscape strategies include passive design features such as breezeways, shading, and generous deep soil areas 818 m² (21% site area), alongside an efficient structural layout, and rooftop solar panels. Passive design strategies optimise solar access (70%) and cross-ventilation (66%). Durable, low-maintenance façades with reduced glazing minimise heat gain and ongoing costs.	Yes

Design Principles for Residential Apartment Development (Schedule 9)		Project Response	Compliance
5. Landscape	1. Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. 2. A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. 3. Good landscape design enhances the development’s environmental performance by retaining positive natural features that contribute to the following— a) the local context, b) co-ordinating water and soil management, c) solar access, d) micro-climate, e) tree canopy, f) habitat values, g) preserving green networks. 4. Good landscape design optimises the following— a) usability, b) privacy and opportunities for social interaction, c) equitable access, d) respect for neighbours’ amenity. 5. Good landscape design provides for practical establishment and long term management.	The landscape design supports both resident amenity and the wider neighbourhood character. Step- and ramp-free access is provided from Dudley Street to the main entry and all communal open spaces, ensuring universal accessibility. The scheme delivers 818m² of deep soil (21% of the site), enabling stormwater infiltration, biodiversity, and microclimate benefits. This is complemented by 1,690m² of endemic and low-water use native planting, which reinforces ecological values and ensures long-term resilience. Retained clusters of significant trees, together with new canopy planting, extend the green network and strengthen the established landscape character of the area. Along The Boulevarde and Dudley Street, generous 6m setbacks are predominantly landscaped and read as part of the public domain, further contributing to the streetscape. A variety of communal open spaces provide amenity, outlook, and opportunities for social interaction: - Central landscaped family lawn with layered endemic planting - Social terrace incorporating a communal lawn - Covered courtyard adjoining the communal room - Publicly accessible reflection lawn anchored by the mature spotted gum These spaces are oriented to northern and eastern aspects to maximise sunlight and are connected by a central landscaped spine, visible from the Dudley Street entry portal. Together, they balance privacy with sociability, enhance environmental performance, and establish a welcoming and enduring landscape framework for residents and the community.	Yes

Design Principles for Residential Apartment Development (Schedule 9)		Project Response	Compliance
6. Amenity	1. Good design positively influences internal and external amenity for residents and neighbours. 2. Good amenity contributes to positive living environments and resident well-being. 3. Good amenity combines the following— a) appropriate room dimensions and shapes, b) access to sunlight, c) natural ventilation, d) outlook, e) visual and acoustic privacy, f) storage, g) indoor and outdoor space, h) efficient layouts and service areas, i) ease of access for all age groups and degrees of mobility.	100% of social dwellings are designed to be consistent with ABCB Livable Housing Voluntary Standard (equivalent to gold LHDG) (114 units).They are consistent with the ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum Voluntary Standards, ensuring that the layout of rooms within apartments is functional, flexible, well organised and provides a high level of accessibility. 70% of apartments achieve compliant solar access, while 66% benefit from natural cross-ventilation and dual-aspect layouts, maximising light, airflow, and outlook. Privacy is carefully managed through ribbon balustrades, which shield private open spaces while maintaining views. Internal apartment planning separates living areas from quieter bedroom zones. In 48% of apartments, the required volume of storage is accommodated internally. The rest of the apartments meet ADG storage requirements, with at least 50% of required storage provided within each apartment. External storage cages are accessible and located in the basement and ground floor. Secure bicycle storage is also integrated into the large balconies and storage cages, reducing reliance on internal storage. All building services and systems are designed for ease of access and maintenance. Primary service rooms are located on the ground floor of the south building and directly accessible via a dedicated service corridor. Additional services are accessible through common circulation areas, ensuring efficient maintenance without impact residential amenity.	Yes
7. Safety	1. Good design optimises safety and security within the development and the public domain. 2. Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. 3. Opportunities to maximise passive surveillance of public and communal areas promote safety. 4. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	Safety is embedded in the design through CPTED principles: clear sightlines, no concealed areas in corridors, and passive surveillance from apartments overlook communal spaces and streets. All corridors allow natural light and ventilation which both enhances resident comfort and reduces anti-social activity. Entry foyers are legible and connected to landscaped areas, providing a welcoming and safe transition space. There are views between the lobbies of the two buildings at every level, further increasing passive surveillance and safety. The stairs are centrally accessed from the lobbies and connected to outdoor spaces, encouraging everyday use and social interaction. Vehicular access is strategically located at The Boulevarde to avoid conflict with pedestrians at Dudley St. Secure basement access for bikes and storage areas ensures resident safety.	Yes

Design Principles for Residential Apartment Development (Schedule 9)		Project Response	Compliance
8. Housing diversity and social interaction	1. Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.	The project delivers 114 social homes: 56 x 1B (49%) 47 x 2B (41%) 11 x 3B (10%)	Yes
	2. Well-designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.	The proposed mix responds to social housing needs of the local demographic, while focusing on the delivery of 1 and 2 bedroom apartments to suit the priority waitlist and balance the high percentage of existing 3 and 4 bedroom cottages.	
	3. Good design involves practical and flexible features, including— a) different types of communal spaces for a broad range of people, and b) opportunities for social interaction among residents.	A range of communal spaces are provided, allowing for larger gatherings, socialization in small groups, or relaxation alone. All weather recreation space is provided outside the common room.	
9. Aesthetics	1. Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.	The material palette prioritises durability, longevity, and sustainability, with brick, pre-cast concrete, and cavity-backed lightweight self-finished CFC walls as the primary finishes. These robust, low maintenance materials minimise weathering, reduce ongoing repairs and ensure long term performance.	Yes
	2. Good design uses a variety of materials, colours and textures.		
	3. The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	The use of brick is consistent with local character, and abundant planting in street setbacks improves amenity and reinforces the garden setting of the neighbourhood.	

Canterbury Bankstown LEP Compliance Table (Clause 6.15)		
Requirement		Project Response
(1)	Objective – Ensure development exhibits high quality architectural, urban and landscape design	The proposal achieves design excellence through a coordinated architectural and landscape strategy. Two articulated buildings are arranged around the site’s significant tree and a central entry spine, supported by durable materials, robust detailing, and high quality communal landscapes.
(4)(a)	Architectural design, materials and detailing	Strong architectural concept expressed through grid-based massing and facade order. Durable materials (brick and ventilated cavity fibre-cement wall system) ensure longevity and contextual fit. Detailing is clear, cost-effective, and appropriate to the social housing typology.
(4)(b)	Public domain amenity	Dudley Street entry portal creates a legible street address. Recessed fences within landscaping extend the sense of garden into the street. Reflection lawn and bus stop seating in public domain create active frontages with communal uses and street vitality, while windows provide surveillance.
(4)(c)	View corridors	No impact on significant local or regional view corridors. Corner massing modulation preserves openness and local views. Massing aligning with The Boulevard to emphasise street wall corner marked by tree and accentuated with massing break as urban gesture.
(4)(d)(i)	Heritage	No immediate heritage items on site. Short term impact on Punchbowl Cenotaph curtiledge. Development respects desired future local character and scale.
(4)(d)(ii)	Relationship to neighbours	Building setbacks and separation balance contextual alignment with improved urban form. Neighbouring amenity supported by articulation and permeability. Different architectural character to each building to modulate streetscape, accentuate corner condition.
(4)(d)(iii)	Bulk, massing, modulation	Two-building strategy reduces bulk. Slots and articulation provide light, ventilation, and permeability through the site. ADG building requirements and solar access to southern neighbours have shaped building form separation.
(4)(d)(iv)	Street frontage heights	8 storey street wall expression to The Boulevard provides strong urban edge. Less massive street wall to the Dudley St neighbourhood. Modulation at corner softens scale.
4)(d)(v)	Environmental impacts	Overshadowing minimised; 70% solar access and 66% cross-ventilation achieved. Materials selected for low reflectivity and energy efficiency.
(4)(d)(vi)	Ecologically sustainable development	Passive design strategies (orientation, shading, ventilation) support 7-star BASIX compliance. Low embodied carbon materials explored.
(4)(d)(vii)	Access and circulation	Vehicular access located off The Boulevard, away from Dudley Street bus stop and childcare. Clear pedestrian spine provides legible and safe access to lobbies and communal areas.
(4)(d)(viii)	Public domain	Public domain enhanced through landscaping, recessed fencing, and Reflection Lawn adjacent bus stop. Communal gardens visible from street improve amenity and safety.
(4)(d)(ix)	Utilities and services	Waste, plant, and parking integrated within site slope, recessed and screened from public domain. All building services are efficiently planned and discreetly located.

Canterbury Bankstown LEP Compliance Table (Clause 6.15)		
Requirement		Project Response
(4)(d)(x)	Aboriginal cultural heritage	Entry spine earmarked for Indigenous artwork, embedding Country narratives into the most public threshold of the site.
(4)(d)(xi)	Green infrastructure	Retention of significant spotted gum, deep soil (21.5%), and layered planting contribute to canopy cover, biodiversity, and resilience.
(4)(e)	Landscape integration	39% landscaped communal open space integrated with building form. Courtyards, podium planting, and retained trees create layered, high quality green infrastructure.
(4)(f)	Aboriginal cultural connection	Design embeds recognition of Country at entry sequence. Indigenous artwork and consultation ensure cultural connection for local Aboriginal community.
(5)	Green infrastructure	Proposal contributes to green infrastructure through the provision of connected deep soil, tree retention, communal gardens, and landscape setbacks, creating a resilient and connected green network.

11 APPENDICES

11.4 BETTER PLACED COMPLIANCE

Better Placed Principles		
Principle		Project Response
1	Better fit: contextual, local and of its place	• Massing responds to 3 m site fall, recessing car parking to avoid ramps. • Prominent corner anchored by retention of significant spotted gum, shaping form and reinforcing identity. • Dudley Street frontage activated with portal entry and recessed fencing in landscaped edge, extending garden into street. • Two-building arrangement mediates scale with the street and allows visual permeability.
2	Better performance: sustainable, adaptable and durable	• Passive design achieves 70% solar access and 66% cross-ventilation; 3-bed family units capture afternoon sun. • 7-star BASIX compliance ensures high performance in energy, water, and thermal comfort. • Breezeways, ribbon balconies, and stacked apartment layouts optimize ventilation and shading. • Durable façade system with brick and cavity-backed lightweight walls ensures longevity and low maintenance. • Minimized glazing reduces heat loads; brick slip permanent formwork to columns utilized for reduced embodied carbon.
3	Better for community: inclusive, connected and diverse	• 114 dwellings: 49% 1-bed, 41% 2-bed, 10% 3-bed, with 27% of units also suitable for HSEPP Schedule 4 fitout. • Shared communal room at end of entry spine, overlooking gardens. • 39% landscaped communal open space and 21.5% deep soil zones for gathering, play, and ecological value. • Indigenous artwork proposed at entrance spine, embedding Country and cultural meaning. • Ramp provide universal access • 100% ABCB Voluntary Standard for Livable Housing Design: Beyond Minimum Voluntary Standards to every one, two- and three-bed apartment • 27% of dwellings are designed to be consistent with both ABCB Livable Housing Voluntary Standard and with Schedule 4 of the Housing SEPP (31 units).
4	Better for people: safe, comfortable and livable	• CPTED measures: passive surveillance from lobbies, communal room, and street-facing units; limited dead-end corridors • Clear, legible entry via Dudley Street portal balances openness and security • 2700mm ceiling heights allow for daylight, ventilation and flexibility • Limited depth of living rooms (6-8m) • Ribbon balconies extend living areas, provide shading and create continuity.
5	Better working: functional, efficient and fit for purpose	• 7.6m structural grid aligned with carpark, repeated in upper levels and façade, avoid transfers and reduces cost • Stacked apartment layouts with aligned wet areas streamline services • Storage integrated within units, balconies and common areas, with balcony-based bike storage • Tailored to social housing, tenants, including vulnerable residents, prioritizing safety, dignity, and value for government investment.
6	Better value: creating and adding value	• Structural and planning efficiency maximises dwellings for government funding. • Robust materials reduce long-term maintenance costs. • Retained trees enhance ecological, cultural, and social value. • High quality design supports wellbeing and resilience over time.
7	Better look and feel: engaging, inviting and attractive	• Façade expresses grid logic derived from rigorous structural system planning. • Corners expressed as solid “holding forms,” contrasted with lighter filigree façades. • Brick provides durability and contextual resonance, balanced with fibre cement cladding. • Landscaped setbacks, recessed fencing, and visible communal spaces soften edges and create a welcoming street interface.

SDRP Point	Panel Comment / Recommendation	Project Response
The following elements of the design approach and site strategy are supported:		
1	The early commitment to Connecting with Country, including the walk on Country and the consultation workshop with local knowledge-holders.	Noted
2	The ambition to maintain ongoing Country engagement and to embed outcomes in the project.	Noted and progressed
3	Landscape design proposing series of diverse outdoor spaces consolidating toward the central core/ “hub” of the site.	Noted and retained
4	The ambition for tree retention, and optimising greenery and open space to offset increase in development density.	Noted and progressed
5	The articulation of the built form into two buildings as illustrated in Option 6 with a visual break / slot along Dudley Street.	Noted and progressed
6	The ambition to provide urban articulation along the Boulevarde.	Noted and progressed
The following commentary provides advice and recommendations to assist the project in design development:		
Connecting with Country		
1	Develop a holistic approach to Designing with Country incorporating the landscape and the building.	Early Country Walk and consultation undertaken. Commitment to embed outcomes into landscape strategy (Reflection Lawn, gathering spaces) and built form expression. Ongoing engagement planned.
2	Maintain a focused response that considers the project’s role in the broader context, rather than trying to address all aspects of Country.	Noted and progressed (see Design Report)
3	Demonstrate how these are manifest in the design and provide a strategy for how they will be delivered.	Noted and progressed (see Design Report)
4	Maintain ongoing engagement with local Knowledge Holders as necessary to enable the above outcomes.	Noted and progressed (see Design Report)

SDRP Point	Panel Comment / Recommendation	Project Response
Site Strategy		
6	Further refine the building massing by taking advantage of level changes, respond to the future character of the area and ensure the amenity of future residents.	
	6a. Work carefully with the levels to the south of the site. Explore decoupling the levels of the northern and southern buildings to achieve 8 storeys in the southern building whilst maintaining the effective height within 25 m.	Two buildings entry combined. Ground floor apartments in southern building at one level higher than northern building. Levels manipulated to avoid entry steps and ramps. The buildings remain the same height due to the budget implications of breaking the 25m Effective Height limit, for construction purposes under the NCC.
	6b. Explore a more urban approach to The Boulevarde frontage by cranking the floor plan to run parallel to the street and extending the architectural expression of the balconies to define the street.	North building aligns strongly with The Boulevarde; front façade runs parallel to The Boulevarde to strengthen street wall.
	6c. Further test the vehicular entry from The Boulevarde which reduces the extent of excavation and ramping and allows for a more consistent residential interface on Dudley Street.	Revised scheme uses The Boulevarde entry with basement efficiency. Enables safer and more legible Dudley Street pedestrian address.
	6d. Work with Council to help deliver the desired urban character of The Boulevard that balances active frontages, vehicular access and pedestrian movement.	Active edge proposed: communal space and residential address along Boulevarde. Vehicular entry rationalised.
7	The Dudley Street frontage is an opportunity to create a strong residential address for the development and a welcoming approach for residents. Further refine the pedestrian entrances to the site and develop clear strategy for building and site entry. Ensure entries demonstrate the following:	
	7a. a clear and legible sense of address	The main entry portal, centrally located and accessible from Dudley St, leads directly to the primary building lobbies, clearly indicated through the readily legible entry portal built form (see Design Report, Section 4.2 Pedestrian entry / lobbies).
	7b. are welcoming and generous – e.g. direct access to indoor common spaces, corridors and cores	The landscaped slot between the buildings creates a welcoming entry, balancing smooth pedestrian circulation with seating areas and spaces that encourage informal social interaction (see Design Report, Section 4.3 Communal open space access).
	7c. clear and accessible circulation by incorporating universal design principles and prioritising inclusive access for all users.	Internal corridors, lift lobbies, and building entries are welcoming and generous to accommodate high foot traffic and ensure equitable access to all common areas.
	7d. Avoid conflicts from vehicles/ driveway entries.	Vehicles entering off The Boulevarde, are separated from the pedestrian entry on Dudley Street. The vehicular entry is also away from Dudley St Early Learning Centre drop-offs and pick ups, and bus stops on Dudley Street.

SDRP Point	Panel Comment / Recommendation	Project Response
	7e. Reinforce a sense of safety.	Safety is embedded in the design through CPTED principles: clear sightlines, no concealed areas in corridors, and passive surveillance from apartments overlook communal spaces and streets. Ground floor apartments are elevated slightly above street level, balancing privacy with opportunities for passive surveillance. Ground floor apartments are designed with balconies addressing the street, maximising activity and passive surveillance along the frontage. Generous landscaped buffers provide privacy for residents with a leafy outlook. All corridors allow natural light and ventilation which both enhances resident comfort and reduces anti-social activity. Entry foyers are legible and connected to landscaped areas, providing a welcoming and safe transition space. There are views between the lobbies of the two buildings at every level, further increasing passive surveillance and safety. The stairs are centrally accessed from the lobbies and connected to outdoor spaces, encouraging everyday use and social interaction.
Landscape		
8	The idea to create diverse gathering outdoor spaces connecting to the central “hub” is supported. Build on the early analysis to demonstrate:	
	8a. a clear strategy for accessing and utilising the spaces incorporating universal design principles	Step- and ramp-free access is provided from Dudley Street to the main entry and communal open spaces, ensuring all common areas are equitably accessible in line with universal design principles.
	8b. the quality and amenity of the diverse communal spaces esp. central courtyard/ “hub”	Communal open spaces feature a diverse range of equitably accessible areas • Central landscaped family lawn with layered endemic planting. • Social terrace incorporating a communal lawn • Covered courtyard adjoining the communal room • Publicly accessible reflection lawn anchored by the retained spotted gum See Design Report, Section 4.3 Communal open space access.
	8c. capacity to retain mature trees nominated as having high and medium retention value in the Arborist report.	High and medium retention value trees have been retained (excluding T13), see Arborist Impact Assessment Report.
9	Further develop a landscape strategy for the slot between the two buildings if the vehicular entrance is shifted to The Boulevard.	The landscaped slot between the buildings creates a welcoming entry, balancing smooth pedestrian circulation with seating areas and spaces that encourage informal social interaction (see Design Report, Section 4.2 Pedestrian entry / lobbies, Section 4.3 Communal open space access.
10	Demonstrate that the proposed communal open spaces provide sufficient area and solar access per ADG criteria and that this is tested with the likely built form on adjacent site.	The proposal exceeds the minimum requirement for communal open space, providing 1508m ² of communal open space which is 39% of the site area. 80% of the principal useable part of the communal open space, achieves 2 hours of solar access. This will be largely maintained in a future development scenario because of the north-easterly aspect of the communal open space.

SDRP Point	Panel Comment / Recommendation	Project Response
Built Form and Architecture		
11	Test alternative strategies to help mitigate and break the massing. These may include:	
	11a. stepping in height along Dudley Street	The two buildings vary in height along Dudley Street, articulated through a simple parapet expression (see A_SSDA_703)
	11b. exploring different stair and lift configurations (i.e. switchback vs scissor stairs)	Stair configuration has been refined.
	11c. decreasing site setbacks, esp. on the Eastern boundary.	Site setback at the eastern boundary has been decreased
12	The corner condition at the intersection of Dudley Street and the Boulevarde is an important aspect of the proposal from urban perspective.	
	12a. Adequately articulate the corner to better redistribute building massing and ensure the preservation of the existing spotted gum.	The north building forms a strong corner at Dudley Street and The Boulevarde, with the retention of the mature spotted gum anchoring the building and reinforcing the site's identity. The façade expression is designed to be monumental and grounded, enhancing the corner from an urban perspective (see A_SSDA_702).
	12b. Explore shaping the building along the existing tree.	See response above.
13	The strategy to provide two separate cores is supported in principle. The number of units per core in the northern building (currently 9) should be reduced if possible, to improve the amenity.	Circulation cores are efficiently planned, serving a maximum of eight apartments per core, with the exception of levels 2 to 7 of the northern building which service nine apartments. Each core is equipped with two lifts and dual-access fire stairs, ensuring convenience, safety, and lift redundancy to all levels.
14	Continue to refine the floor plan layout and review the articulation of the building to the interior of the site to improve amenity and increase the percentage of dwellings that meet or exceed ADG solar access and cross ventilation requirements.	Building layouts maximise northern and eastern aspects to optimise solar access. Solar modelling confirms 80 apartments (70%) receive a minimum of two hours of direct sunlight in mid winter (see A_SSDA_511). The proposal provides 75 apartments (66%) that are naturally cross ventilated and are dual aspect(see A_SSDA_512). All internal corridors are cross-ventilated, which in turn assists in the cross ventilation of the apartments.
15	The bridging element between the two buildings is not supported, unless it can be used to deliver lift redundancy and open up the space within the core. The preference is to use the break in the buildings to contribute to the cross ventilation of the adjacent apartments.	Bridging element removed (see A_SSDA_122-125).
16	Revisit the approach for locating AC condensers in the bridging element. Ideally locate these on the roof and avoid condenser placement on balconies.	AC condensers have been relocated to the roof (see A_SSDA_126).

SDRP Point	Panel Comment / Recommendation	Project Response
Sustainability		
17	Establish an ambitious sustainability agenda for the project that is embedded in the architecture and landscape design	The proposal embeds a comprehensive sustainability agenda, targeting a 7-Star NatHERS baseline. Architectural and landscape strategies include passive design features such as breezeways, shading, and deep soil areas, alongside an efficient structural layout, rooftop solar panels, and the use of durable, low-maintenance materials.
18	Apartments which do not achieve the cross-ventilation and solar access objectives of the Apartment Design Guide should aim for higher ratings where possible to ensure resident comfort particularly for future low-income tenants.	Non-compliant dwellings have been minimised to less than 30% (see drawing no. A_SSDA_511-512). Higher thermal performance is ensured through a 7-Star NatHERS baseline (see Thermal Comfort Assessment Report).
19	Demonstrate a generous and well considered tree canopy target.	Tree canopy is 1060 m2, which is 27% of site area, (see Design Report, Section 5.7 Compliance (Landscape) continuing the established pattern of tree canopied open spaces of the neighbourhood and enhancing the area’s green streetscape.
20	Deliver ample bike parking for all building occupants in an accessible and visible location.	Bicycle parking provisions are as follows: • A fire-rated, enclosed bicycle room within the basement carpark accommodates 12 standard bikes or e-bikes. • 42 storage cages located in the basement carpark and ground floor storage room accommodates the storage of bikes. • All apartment balconies have space for bicycle storage in addition to minimum requirements for balcony areas. • 12 publicly accessible bicycle spaces are provided along the Dudley St frontage for visitors.
21	Illustrate how the project will contribute to NSW’s Net Zero emissions goal by 2050. Refer to ‘NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030’ for further information.	The project contributes to NSW’s Net Zero emissions goal through passive design strategies, maximised rooftop PV potential, long-life low-maintenance façade materials, and a 7-Star NatHERS baseline.
22	Further develop a waste management strategy in consultation with Council.	The waste management strategy has been further developed in consultation with Council. Waste storage areas are fully enclosed to minimise visual and amenity impacts, with a dedicated collection room within 10 m of the kerbside for efficient operations, (see Design Report, Section 9.2 Waste) Recycling cupboards, waste chutes, and FOGO bins are conveniently located on each level to support ease of use for residents.

SDRP Point	Panel Comment / Recommendation	Project Response
Elements to be retained to achieve design excellence		
1	The site planning and spatial arrangement of the landscape design, the building and its dwelling layouts.	Retained as presented.
2	The setbacks as providing an appropriate distribution of building height, mass and bulk.	Retained as presented.
3	The basement setbacks and footprint to enable substantial deep soil (21.5%) and mature planting at key locations - e.g. street frontages and the landscaped areas at the site's north.	Retained as presented.
4	Integration of the building and landscape design with topography; to optimise pedestrian entries and site movements, and minimise impacts from the basement and below grade service areas.	Retained as presented.
5	The extent of tree canopy and tree retention, notably the spotted gum at the street corner.	Retained as presented.
6	The general form and massing strategy for the building, as appropriate to the future urban character and increased scale and density of the ToD rezoning area, including: - articulation to align with The Boulevarde and respond to the street corner and it's spotted gum - maximising the street wall at The Boulevarde for this relatively limited frontage via a reduced setback at the eastern boundary.	Retained as presented.
7	The number, location and hierarchy of site entries (subject to advice of this letter), including the main entry between buildings to provide universal access and a sense of address and arrival–refer point 21 for further commentary.	Retained as presented.
8	The rationalised basement and service areas, including the entry at The Boulevarde, improved vehicle aisles and routes.	Retained as presented. Further refinement to vehicles aisles and routes to ensure safety and efficiency, see Traffic Report.
9	The building circulation, including the lift and stair cores and corridors that provide amenity by terminating with a window.	Retained as presented. Common corridors terminate with a louvred glass window to ensure daylight access, natural cross ventilation, and views.

SDRP Point	Panel Comment / Recommendation	Project Response
10	The approach of 6 (max) dwelling types and 8 (max) dwellings per core.	Retained as presented. Circulation cores are efficiently planned, serving a maximum of eight apartments per core, with the exception of levels 2 to 7 of the northern building which service nine apartments. Each core is equipped with two lifts and dual-access fire stairs, ensuring convenience, safety, and effective service to all levels.
11	The level of amenity to the dwellings and outdoor spaces, including the number of dwellings with ADG solar access and cross-ventilation.	Retained as presented.
12	The ‘varying grid facade’ concept,including: - the select ‘loggia’ expression of the balconies; providing facade depth and sun shading - expressing the columns as wide for the main structure and narrow for internal dwelling divisions - distinctive balustrade, colour, material and grid expressions for the two buildings - refer points 25 & 26 for further commentary.	Retained as presented.
13	The ‘richness’ of the colour and material palette, including pigmented concrete in lieu of natural and the range of brick selections.	Retained as presented.
14	Keeping the interstitial entry space between buildings free of services at upper levels – e.g. relocating the a.c condensers.	As presented, services relocated; condensers shifted away from entry void
15	The following landscape elements: - the generous covered outdoor area of the Communal Courtyard - deep planting buffers at ground floor dwellings - landscaped mounds to provide screening and privacy - the Dudley Street entry arbour and planting - using the south building as the secure-line in lieu of fencing.	Courtyard canopy, entry arbour, deep planting buffers included.
16	The proposed sustainability initiatives.	Retained as presented.
17	Retain the design team beyond the SSD through to delivery to ensure design continuity, noting this is central to providing design excellence outcomes.	Homes NSW notes this ambition but will not be able to guarantee retention of the design team beyond SSD due to procurement guidelines and the preferences of the CHP delivery partner.

SDRP Point	Panel Comment / Recommendation	Project Response
Connecting with Country		
18	Ensure initiatives are clear ,deliverable and well-integrated into the design. Proposals for art at the entrance and endemic food gardens, if validated through further engagement, need to be more developed and integrated into operation plans and programs prior to EIS submission. Remain open to the possibility of new opportunities identified during this process.	Commitment to integrate art/food garden if endorsed by further engagement.
19	The connecting with Country approach appears to prioritise gathering nodes in the communal open space. While supported in principle, consider carefully the purpose and intent of each space to ensure that they are not value engineered at a later stage of the project.	Communal space design refined to ensure purpose-driven, durable outcomes (see Design Report, Section 5.2 Communal open space).
20	If the proposal is delivered by a CHP, ensure the key initiatives for Country and a commitment to on-going consultation become requirements for the CHP during delivery through the development agreement.	To be embedded in development agreement.
Design elements for reconsideration and refinement to achieve design excellence		
Site Strategy and Landscape		
21	Improve the following design qualities for the space:	
	21a. better balance privacy to dwellings with passive surveillance	Safety is embedded in the design through CPTED principles: clear sightlines, no concealed areas in corridors, and passive surveillance from apartments overlook communal spaces and streets. Ground floor apartments are elevated slightly above street level, balancing privacy with opportunities for passive surveillance. Ground floor apartments are designed with balconies addressing the street, maximising activity and passive surveillance along the frontage. Generous landscaped buffers provide privacy for residents with a leafy outlook. All corridors allow natural light and ventilation which both enhances resident comfort and reduces anti-social activity. Entry foyers are legible and connected to landscaped areas, providing a welcoming and safe transition space. There are views between the lobbies of the two buildings at every level, further increasing passive surveillance and safety. The stairs are centrally accessed from the lobbies and connected to outdoor spaces, encouraging everyday use and social interaction.
	21b. provide a strategy for weather protection and lighting to improve the safety and comfort	Weather protection and lighting are provided at entries and intercom areas to enhance safety and comfort, while maintaining access to natural sunlight and open sky (see Design Report, Section 4.2 Pedestrian entry / lobby).
	21c. provide landscaping/greening while optimising pedestrian movement; avoid median planting	Landscaping has been revised to optimise pedestrian movement while maintaining greening (see Design Report, Section 4.2 Pedestrian entry / lobby).

SDRP Point	Panel Comment / Recommendation	Project Response
	21d. mitigate the length of journey to the arrival lobbies by: - providing visual cues to signal the location of the lobbies at the transept point - maximise visual connections to the Communal Courtyard	The main entry portal, centrally located and accessible from Dudley St, leads directly to the primary building lobbies, clearly indicated through distinct built form and signage (see Design Report, p. xx). The main communal area accessed via the central spine is an inviting landscape visible all the way from the Dudley Street entry portal (see Design Report, p. xx).
	21e. minimise or avoid services at the interface – e.g. booster pumps.	The majority of services are located in enclosed subterranean or rooftop spaces (see drawing no. A_SSDA_121 and 126), with other services carefully integrated into the architecture and landscaping to minimise visibility at interfaces.
22	The street corner Reflection Lawn is potentially a successful design outcome for residents and the community, however, as its access is not clear and easy, its use and overall value is negated. Test scenarios that enable a more optimal use of the space for residents with more direct access from common circulation areas for residents. Factor-in the following considerations:	Access to the Reflection Lawn is now clearly available from the public domain. Direct access from the common circulation areas for residents was considered but discounted due to the impact of achieving universal access on deep soil areas and the TPZ of the significant spotted gum. Residents are able to access the space using the footpath.
	22a. universal access and equity	
	22b. direct access from building corridors, including addressing the level change (combined with the point above)	
	22c. how the lawn area may be maximised, and the mound minimised.	
23	Should the above testing not result in an equitable outcome for residents, consider externalising the reflection lawn as a public domain gesture of publicly accessible open space, with access from Dudley Street where levels allow. This space could serve as a valuable amenity for the wider community where further intensification is anticipated and where access to quality public open space is currently lacking.	This recommendation has been effected. The reflection lawn surrounding the retained spotted gum provides publicly accessible space within the site boundary, while seating walls near the bus stop enhances amenity for both residents and the broader community. Along with retained clusters of significant trees and new planting, this space reinforces the neighborhood's character, continuing the established pattern of tree canopied open spaces and enhancing the area's green streetscape.
24	The type and extent of fencing and its relationship to the mound, building, substation and landscaping is currently not well understood. Revisit this relative to advice regarding the street corner, TPZ and site access. Provide details in the EIS submission.	The type and extent of fencing has been refined in relation to the mound, building, substation, landscaping, street corner, TPZ, and site access. North-end fencing has been removed to allow public access to the reflection lawn beneath the retained spotted gum, while perimeter and southern access fencing has been adjusted for topography and to provide accessible pathways to communal open space (see Design Report, Section 5.)

SDRP Point	Panel Comment / Recommendation	Project Response
Built Form		
25	The extent of articulation and variation within the facade grid could be simplified overall, while maintaining sufficient distinction between buildings, and an appropriate level of articulation. Accordingly, the following grid elements could be simplified or excluded:	
	25a. lower-level banding of street elevations to articulate a four-storey street wall	Lower-level banding has been reduced and the street corner treatment simplified while retaining building identity, as demonstrated in visualisations (drawing A_SSDA_701-703).
	25b. variations to make the street corner distinctive.	
26	Continue to refine the following facade elements:	
	26a. the location and frequency of the narrow columns relative to the dwelling layouts to optimise the solar access	The structural grid has been aligned with apartment layouts to optimise solar access, as demonstrated in floor plans (drawing no. A_SSDA_122-125).
	26b. the screening elements and balustrades, ensuring they more responsive to privacy and sun shading requirements.	Balustrades and screening elements have been optimised to enhance both privacy and sun shading performance, as demonstrated in elevations and sun eye views (drawing no. A_SSDA_201-203 and A_SSDA_513).
27	Refine the following for inclusion in the EIS submission, to ensure the detailing is simple, elegant, low-maintenance, buildable, free of services and value-management proof (including but not limited to) the following:	
	27a. the column to brick balustrade intersection	Detailing of column to brick balustrade intersection has been refined to ensure simplicity, elegance, low maintenance, and buildability, as demonstrated in façade detail (drawing A_SSDA_401), as noted above.
	27b. the slab edge to balustrade intersection, including balcony drainage	Detailing of slab edge to balustrade junctions has been refined to ensure simplicity, elegance, low maintenance, and buildability, as demonstrated in façade detail (drawing A_SSDA_401), as noted above
	27c. brick selection and detailing externally and pigmented concrete, where proposed	Detailing of material selection has been refined as per materials board (drawing no. A_SSDA_603)

SDRP Point	Panel Comment / Recommendation	Project Response
28	Revisit all balconies, to balance their depth between the east and west facades and to optimise them to spatial layout requirements, sun shading and solar access.	Balcony depths have been rebalanced between the east and west facades, optimising usability, solar access, and shading as demonstrated in sun-eye and solar access diagrams (drawing no. A_SSDA_511 and A_SSDA_513).
29	Avoid pinch points at balconies that do not enable easy access to all portions of the balcony.	Balconies have been widened at critical points to ensure functional circulation, as demonstrated in floor plans (drawing no. A_SSDA_122-125).
Other Design Elements		
30	Ensure areas of high foot traffic at internal corridors, lift lobbies and building entries are sufficiently generous in their width and clearances. Provide recessed doorways to the ground floor dwellings to enable this outcome.	The ground floor entry has been revised to provide generous clearances, with recessed doorways to dwellings incorporated as demonstrated in ground floor plan (drawing no. A_SSDA_122). Internal corridors, lift lobbies, and building entries have all been designed with sufficient widths and clearances to accommodate high foot traffic and ensure equitable access to all common areas.
31	Continue to refine door locations for the dwellings relative to balcony access and furniture layouts.	Door locations have been refined to optimise furniture layouts and balcony access as demonstrated in apartment detail plans (drawing no. A_SSDA_411-415)
32	Revisit the flipper windows (corridors and dwellings), to ensure they optimise views while considering privacy, maximise daylight into bedrooms and respond to prevailing wind for breezes.	Flipper windows have been replaced to maximise daylight and natural ventilation while maintaining privacy, with screened sash windows as demonstrated in floor plans and internal elevations (drawing no. A_SSDA_122-125 and A_SSDA_203).
33	Continue to test the balconies for inclusion of privacy measures (e.g. balustrade type and screens), to avoid temporary or ad hoc screening by residents.	Privacy is addressed through integrated screens and balustrades, incorporating solid balustrades, columns, and fixed screens to avoid ad-hoc resident solutions, as demonstrated in elevations (drawing no. A_SSDA_201-203)
34	Ensure washing lines on balconies are well-integrated and do not impact the facade.	Washing lines are discreetly incorporated into the balcony design, concealed behind columns and screens to avoid facade clutter, as demonstrated in floor plans (drawing no. A_SSDA_122-125)

11 APPENDICES

11.6 STORAGE COMPLIANCE

Apartment Number	Owner	Apartment Level	Occupancy	Internal Storage (m3)	External Storage (m3)	External Storage No.	External Storage Level
A.G01	HNSW	G	3B	10	0	NA	NA
A.G02	HNSW	G	2B	4	5	SC26	G
A.G03	HNSW	G	2B	13	0	NA	NA
A.G04	HNSW	G	1B	3	3	SC9	G
A.G05	HNSW	G	2B	13	0	NA	NA
A.G06	HNSW	G	2B	8	0	NA	NA
A.G07	HNSW	G	3B	13	0	NA	NA
A.101	HNSW	1	1B	5	3	SC10	G
A.102	HNSW	1	1B	5	9	SC54	B
A.103	HNSW	1	2B	4	5	SC27	G
A.104	HNSW	1	2B	13	0	NA	NA
A.105	HNSW	1	1B	4	3	SC47	B
A.106	HNSW	1	2B	13	0	NA	NA
A.107	HNSW	1	2B	8	0	NA	NA
A.108	HNSW	1	3B	13	0	NA	NA
A.201	HNSW	2	1B	5	3	SC31	B
A.202	HNSW	2	1B	5	9	SC55	B
A.203	HNSW	2	2B	4	5	SC28	G
A.204	HNSW	2	2B	13	0	NA	NA
A.205	HNSW	2	1B	4	3	SC48	B
A.206	HNSW	2	2B	13	0	NA	NA
A.207	HNSW	2	2B	8	0	NA	NA
A.208	HNSW	2	1B	5	5	SC29	G
A.209	HNSW	2	1B	5	4	SC20	G
A.301	HNSW	3	1B	5	3	SC32	B
A.302	HNSW	3	1B	5	6	SC34	B
A.303	HNSW	3	2B	4	5	SC43	B
A.304	HNSW	3	2B	13	0	NA	NA
A.305	HNSW	3	1B	4	7	SC57	B
A.306	HNSW	3	2B	13	0	NA	NA
A.307	HNSW	3	2B	8	0	NA	NA
A.308	HNSW	3	1B	5	5	SC39	B
A.309	HNSW	3	1B	5	4	SC21	G
A.401	HNSW	4	1B	5	3	SC33	B
A.402	HNSW	4	1B	5	6	SC35	B
A.403	HNSW	4	2B	4	5	SC30	G
A.404	HNSW	4	2B	13	0	NA	NA
A.405	HNSW	4	1B	4	3	SC58	B
A.406	HNSW	4	2B	13	0	NA	NA
A.407	HNSW	4	2B	8	0	NA	NA
A.408	HNSW	4	1B	5	9	SC40	B
A.409	HNSW	4	1B	5	4	SC22	G
A.501	HNSW	5	1B	5	5	SC51	B
A.502	HNSW	5	1B	5	6	SC36	B
A.503	HNSW	5	2B	4	5	SC41	B
A.504	HNSW	5	2B	13	0	NA	NA
A.505	HNSW	5	1B	4	3	SC49	B
A.506	HNSW	5	2B	13	0	NA	NA
A.507	HNSW	5	2B	8	0	NA	NA
A.508	HNSW	5	1B	5	4	SC44	B
A.509	HNSW	5	1B	5	5	SC23	G
A.601	HNSW	6	1B	5	5	SC52	B
A.602	HNSW	6	1B	5	7	SC37	B
A.603	HNSW	6	2B	4	5	SC42	B
A.604	HNSW	6	2B	13	0	NA	NA
A.605	HNSW	6	1B	4	4	SC50	B
A.606	HNSW	6	2B	13	0	NA	NA
A.607	HNSW	6	2B	8	0	NA	NA
A.608	HNSW	6	1B	5	8	SC56	B
A.609	HNSW	6	1B	5	5	SC24	G
A.701	HNSW	7	1B	5	8	SC53	B
A.702	HNSW	7	1B	5	5	SC38	B
A.703	HNSW	7	2B	4	4	SC46	B
A.704	HNSW	7	2B	13	0	NA	NA
A.705	HNSW	7	1B	4	4	SC45	B
A.706	HNSW	7	2B	13	0	NA	NA

Apartment Number	Owner	Apartment Level	Occupancy	Internal Storage (m3)	External Storage (m3)	External Storage No.	External Storage Level
A.707	HNSW	7	2B	8	0	NA	NA
A.708	HNSW	7	1B	5	4	SC11	G
A.709	HNSW	7	1B	5	5	SC25	G
B.104	CHP	1	2B	4	4	SC12	G
B.105	CHP	1	3B	13	0	NA	NA
B.106	CHP	1	3B	13	0	NA	NA
B.201	CHP	2	2B	4	4	SC13	G
B.202	CHP	2	1B	7	0	NA	NA
B.203	CHP	2	1B	7	0	NA	NA
B.204	CHP	2	2B	4	4	SC14	G
B.205	CHP	2	3B	13	0	NA	NA
B.206	CHP	2	3B	13	0	NA	NA
B.301	CHP	3	2B	4	4	SC15	G
B.302	CHP	3	1B	7	0	NA	NA
B.303	CHP	3	1B	7	0	NA	NA
B.304	CHP	3	1B	4	3	SC1	G
B.305	CHP	3	3B	13	0	NA	NA
B.306	CHP	3	3B	13	0	NA	NA
B.401	CHP	4	2B	4	4	SC16	G
B.402	CHP	4	1B	7	0	NA	NA
B.403	CHP	4	1B	7	0	NA	NA
B.404	CHP	4	1B	4	3	SC2	G
B.405	CHP	4	3B	13	0	NA	NA
B.406	CHP	4	3B	13	0	NA	NA
B.501	CHP	5	2B	4	4	SC17	G
B.502	CHP	5	1B	7	0	NA	NA
B.503	CHP	5	1B	7	0	NA	NA
B.504	CHP	5	1B	4	3	SC3	G
B.505	CHP	5	2B	13	0	NA	NA
B.506	CHP	5	1B	3	3	SC4	G
B.507	CHP	5	2B	13	0	NA	NA
B.601	CHP	6	2B	4	4	SC18	G
B.602	CHP	6	1B	7	0	NA	NA
B.603	CHP	6	1B	7	0	NA	NA
B.604	CHP	6	1B	4	3	SC5	G
B.605	CHP	6	2B	13	0	NA	NA
B.606	CHP	6	1B	3	3	SC6	G
B.607	CHP	6	2B	13	0	NA	NA
B.701	CHP	7	2B	4	4	SC19	G
B.702	CHP	7	1B	7	0	NA	NA
B.703	CHP	7	1B	7	0	NA	NA
B.704	CHP	7	1B	4	3	SC7	G
B.705	CHP	7	2B	13	0	NA	NA
B.706	CHP	7	1B	3	3	SC8	G

11 APPENDICES
11.7 ARCHITECTURAL DRAWINGS