

DKO

270-278 BURWOOD ROAD & 54 LAKEMBA STREET, BELMORE

URBAN DESIGN REPORT

Homes
NSW

LAND
AND
FORM

DKO

FCAD
Fellingham Consultancy and Design

REPORT PREPARED BY

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ISSUE	DATE	PREPARED BY	REVIEWED BY	COMMENT
A	26/09/2025	DK, AL	DF	For SSDA submission



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SUBJECT

Architect Statement - DA

DATE

26.09.2025

**Re: Architectural Design Verification Statement
270-278 Burwood Road, 54 Lakemba Street,
Belmore NSW 2192**

Pursuant to Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, effective from 14 December 2023;

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the *Architects Act 2003*. I directed the design of the residential development stated above and to the best of my information, knowledge and belief, the architectural documentation prepared for this Development Application achieves the aims of Housing SEPP 2021 *Chapter 4 Design of residential apartment development* and the objectives in Parts 3 and 4 of the *Apartment Design Guide*. Further detail on how the objectives are addressed is provided in the Design Report accompanying this Development Application.

In accordance with Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, as the Development Application is accompanied by a BASIX Certificate for the building, this certificate does not address the design quality principles to the extent to which they aim—

- (a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—
 - (i) the building, or
 - (ii) the land on which the building is located, or
- (b) to improve the thermal performance of the building, or
- (c) to quantify and report on the embodied emissions attributable to the development.

Yours sincerely,

DKO Architecture (NSW) Pty Ltd.

David Randerson

Registration No NSW ARB #8542
Architect



REMEMBERING COUNTRY

We acknowledge the traditional owners of the lands and the surrounds of the project site, the Bedigal and Wangal people.

We acknowledge and honour the ancestors and elders of the past. We honour the elders that are present and those emerging elders of the future.

We acknowledge the stories and their traditions, and we create with a blessing over the lands, water, sky and winds with heart to ensure we create beautiful outcomes for generations to come.

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SECTION 01.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Project Name: Belmore Road, Belmore, Affordable Housing

Project Address: 270- 278 Burwood Road & 54 Lakemba Street, Belmore NSW 2192

SSDA Reference: SSD-83257708

This urban design report has been prepared by DKO Architecture on behalf of Homes NSW for a State Significant Development Application (SSD-83257708) for construction of a residential flat building for the purpose of affordable housing.

The site is located at 270-278 Belmore Road and 54 Lakemba Street, Belmore, within the Canterbury-Bankstown Local Government Area (LGA). It has a total site area of 4,280 square metres (sqm) and benefits from two street frontages; Burwood Road to the north-east and Lakemba Street to the north-west (refer to Figure 1).

The existing site comprises of seven one and two storey red brick walk-up residential flat buildings, containing a total of 24 dwellings. A number of existing trees are also present on the site.

The location is highly accessible, positioned on the edge of the Belmore local centre and within 350m walking distance of Belmore Station. A bus stop directly in front of the site on Burwood Road offers regular services to Campsie, Burwood, Abbotsford and Chiswick.

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



Figure 1. Site map of the subject site

RESPONSE TO SEARS

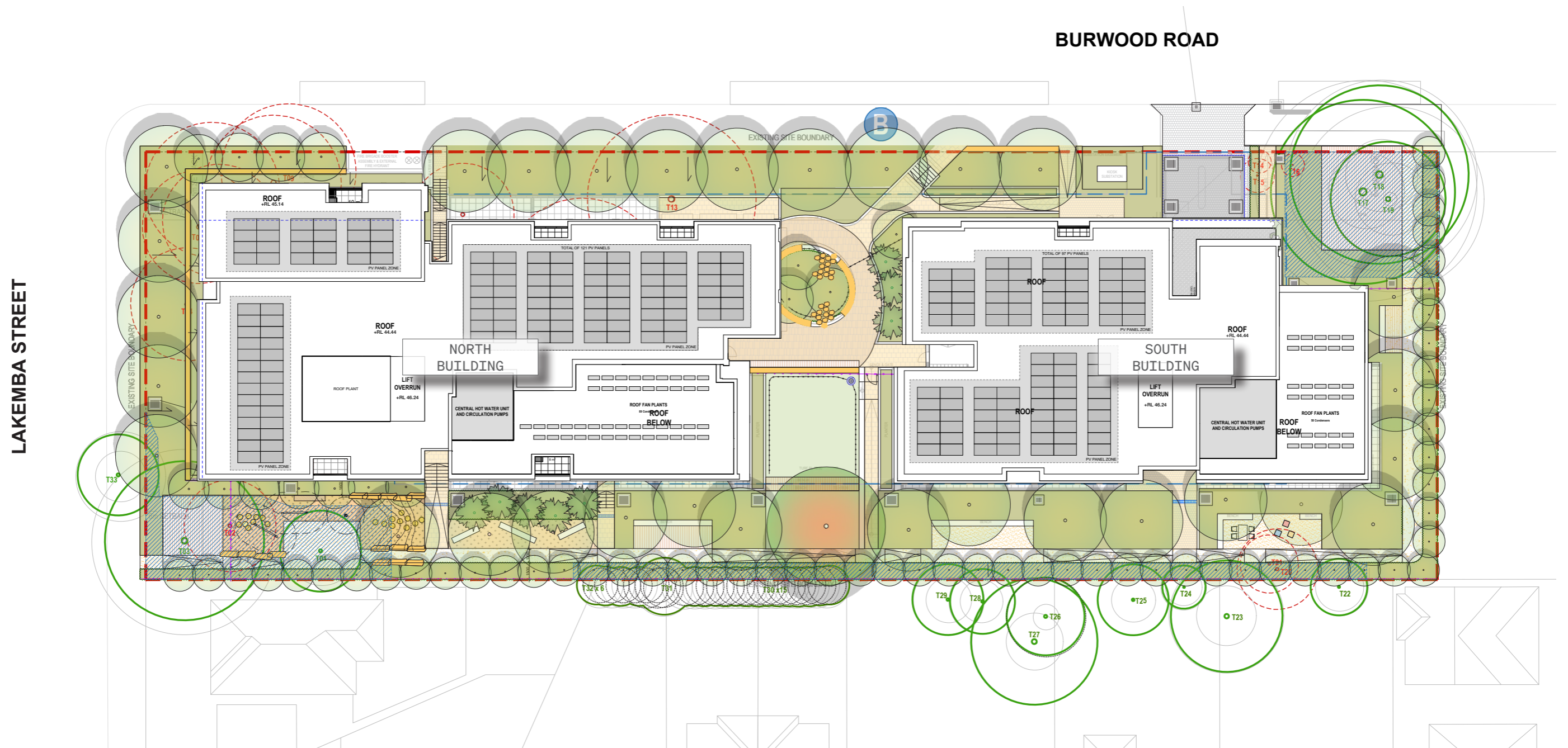
The purpose of this Design Report is to respond to Schedule 9 of the Housing SEPP and to address the Secretary’s Environmental Assessment Requirements (SEARs) for the project issued on 13 October 2025 which identified the following specific assessment requirements:

Description of Requirement	Section Reference
5 Design Quality	
<ul style="list-style-type: none"> Demonstrate how the development will achieve: <ul style="list-style-type: none"> design excellence in accordance with any applicable EPI provisions good design in accordance with the seven objectives for good design in Better Placed Demonstrate that the development: <ul style="list-style-type: none"> where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. 	<p>Appendix A. Better Placed Principles</p> <p>Appendix E. SDRP & Council Response Table</p>
6 Built Form and Urban Design	
<ul style="list-style-type: none"> Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. If relevant, provide an assessment of the development against: <ul style="list-style-type: none"> the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing. 	<p>Section 03. Context and Place</p> <p>Section 04. Built Form & Urban Design Response</p> <p>Section 05. Architecture</p> <p>Section 06. Ground Plane & Landscape</p> <p>Appendix D. Visual Impact Analysis</p> <p>Architectural Drawings</p>

Description of Requirement	Section Reference
7 Environmental Amenity	
<ul style="list-style-type: none"> Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied. 	<p>Appendix C. Shadow Impact Study & Height Assessment</p> <p>Appendix D. Visual Impact Analysis</p>
8 Visual Impact	
<ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment. 	<p>Section 05. Architecture</p> <p>Appendix D. Visual Impact Analysis</p>
14 Trees and Landscaping	
<ul style="list-style-type: none"> Provide a landscape plan, that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: <ul style="list-style-type: none"> any existing canopy coverage to be retained on-site tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant 	<p>Section 06. Ground Plane & Landscape</p>

PROPOSED DEVELOPMENT

The proposed development comprises the construction of a residential flat building, with two eight storey buildings over a shared two-level basement, to accommodate 145 apartments for the purposes of affordable housing.



DEVELOPMENT SUMMARY

NSW 270-278 Burwood Road & 54 Lakemba Street, Belmore

Development Summary

Site Area: **4,280 m²**
 Proposed GFA: **11,169 m²**
 Proposed FSR: **2.61 :1**

	North Building								South Building								TOTAL	GFA	Cross Vent	Solar	No Solar
	1B	2B	3B	Sub	CV	Solar	No Solar	GFA	1B	2B	3B	Sub	CV	Solar	No Solar	GFA					
	Social								Affordable												
Ground Level	1	5	2	8	4	6	0	837	2	1	1	4	3	1	0	359	12	1,196	7	7	0
Level 01	4	3	3	10	7	8	0	874	4	3	1	8	6	5	0	613	18	1,487	13	13	0
Level 02	8	3	1	12	8	8	0	870	4	3	1	8	6	5	0	611	20	1,481	14	13	0
Level 03	8	4	0	12	8	8	0	859	4	3	1	8	6	5	0	611	20	1,470	14	13	0
Level 04	8	4	0	12	8	8	0	859	4	3	1	8	6	5	0	611	20	1,470	14	13	0
Level 05	8	4	0	12	8	8	0	859	4	3	1	8	6	6	0	611	20	1,470	14	14	0
Level 06	8	4	0	12	8	8	0	859	4	3	1	8	6	6	0	611	20	1,470	14	14	0
Level 07	6	3	0	9	6	8	0	664	4	1	1	6	4	5	0	461	15	1,125	10	13	0
Roof																					
Subtotal	51	30	6	87	57	62	0	6681	30	20	8	58	43	38	0	4488	145	11,169	100	100	0
Achieved Mix	59%	34%	7%	100%	66%	71%	0%	m ²	52%	34%	14%	100%	74%	66%	0%	m ²			69%	69%	0%
Unit Mix Total	1B	2B	3B	Total																	
Proposed	81	50	14	145																	
	56%	34%	10%	100%																	

SECTION 02.

CONNECTING WITH COUNTRY

BEDIAGAL COUNTRY

The site at 270-278 Burwood Road and 54 Lakemba Street, Belmore holds a rich tapestry of Aboriginal and colonial history.

Aboriginal Heritage

Prior to European colonisation, the area now known as Belmore was part of the traditional lands of the Bediagal people, a clan of the Dharug nation. The Bediagal people thrived in this region, utilising the abundant natural resources provided by the native forests and waterways. The area was once covered by forests of Sydney blue gum, blackbutt, red mahogany, and ironbark trees, and was nourished by three small creeks flowing into the Cooks River. These natural features supported rich biodiversity, underpinning the Bediagal's sustainable lifestyle.

Colonial Development

European settlement in the early 19th century brought significant changes to the landscape. Initial land grants in the area began around 1810, with parcels allocated to settlers such as Richard Robinson and Thomas Mansfield. The construction of the railway line in 1895 further accelerated development, transforming Belmore from a rural locality into a burgeoning suburb. (historicalencounters.org [2])

The specific site at 270–278 Burwood Road and 54 Lakemba Street has undergone various transformations over the years. While detailed historical records of structures on this site are limited, its location within the evolving urban fabric of Belmore suggests it has been part of the suburb's transition from traditional Aboriginal land to a modern residential area. The site has been used for public housing since the 1940s, contributing to the area's long-standing residential character.

Contemporary Significance

Today, the redevelopment of this site into a mixed-tenure housing project represents a continuation of Belmore's dynamic history. It offers an opportunity to acknowledge and honour the area's Aboriginal heritage and colonial past, while providing sustainable and inclusive housing solutions for the future.

GUNYAH –
A PLACE
OF HOME

WALK ON COUNTRY



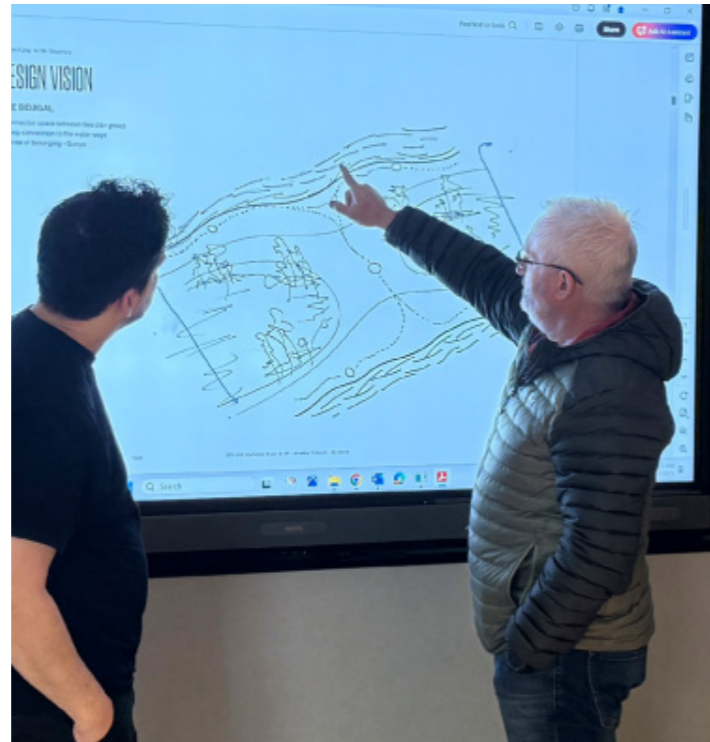
Uncle Jim, Aunty Barb, Matt (FCAD), David (DKO)

Key Observations and Outcomes

- The significance of the site, and the connection to the clan groups of Sydney where it sits.
- The river systems that surround and connect the site at Belmore, being the Cooks River system, and Salt Pan Creek
- The significance of story telling of Bediagal and Wangal clans, and how interpretations throughout the site will allow culture to continue
- Utilising edible, medicinal, and endemic species is imperative to the Bediagal and Wangal clans
- Potential to name the building “Gunyah” - a place of home.
- Gathering spaces for all to enjoy, and utilising the area to its full potential
- Artistic elements inclusive of the Aboriginal significance of site, but also to ensure that other cultures feel included
- Access for all abilities to use facilities and feel welcomed



ENGAGEMENT WORKSHOP



Key observations and outcomes

- Listening, respecting and learning from Country
- Ecological memory
- Embedding Country based narrative into design
- Fostering community connection
- Colour, form, landscape and materiality

GUNYAH - A PLACE TO CALL HOME

“AS I LIVE I GROW”

- quote from Aunty Barb during design workshop, reflecting on the way residents will age with the new building on this site and form community

Working closely with Uncle Jim and Aunty Barb was vital to ground the project in Aboriginal culture, ensuring that the planning responded to stories, seasonal movements, and lived connections to Country. Overlaying sketch drawings encouraged respect for old pathways and guided how the site will feel and be experienced in the future.

THEMES



GUNYAH

Gunyahs are the traditional shelters of the Bediagal people and are a powerful symbol of Aboriginal resilience, ingenuity and connection to land. The design for the site aims to establish a central gathering space that embodies the sense of sanctuary and belonging inherent in Gunyahs.



GRASS TREE

The Grass Tree is a plant of immense cultural significance with multiple practical uses, including resin for binding and sealing. Proposal for the trees to be placed in the central courtyard celebrates the cultural innovation of the Bediagal people.

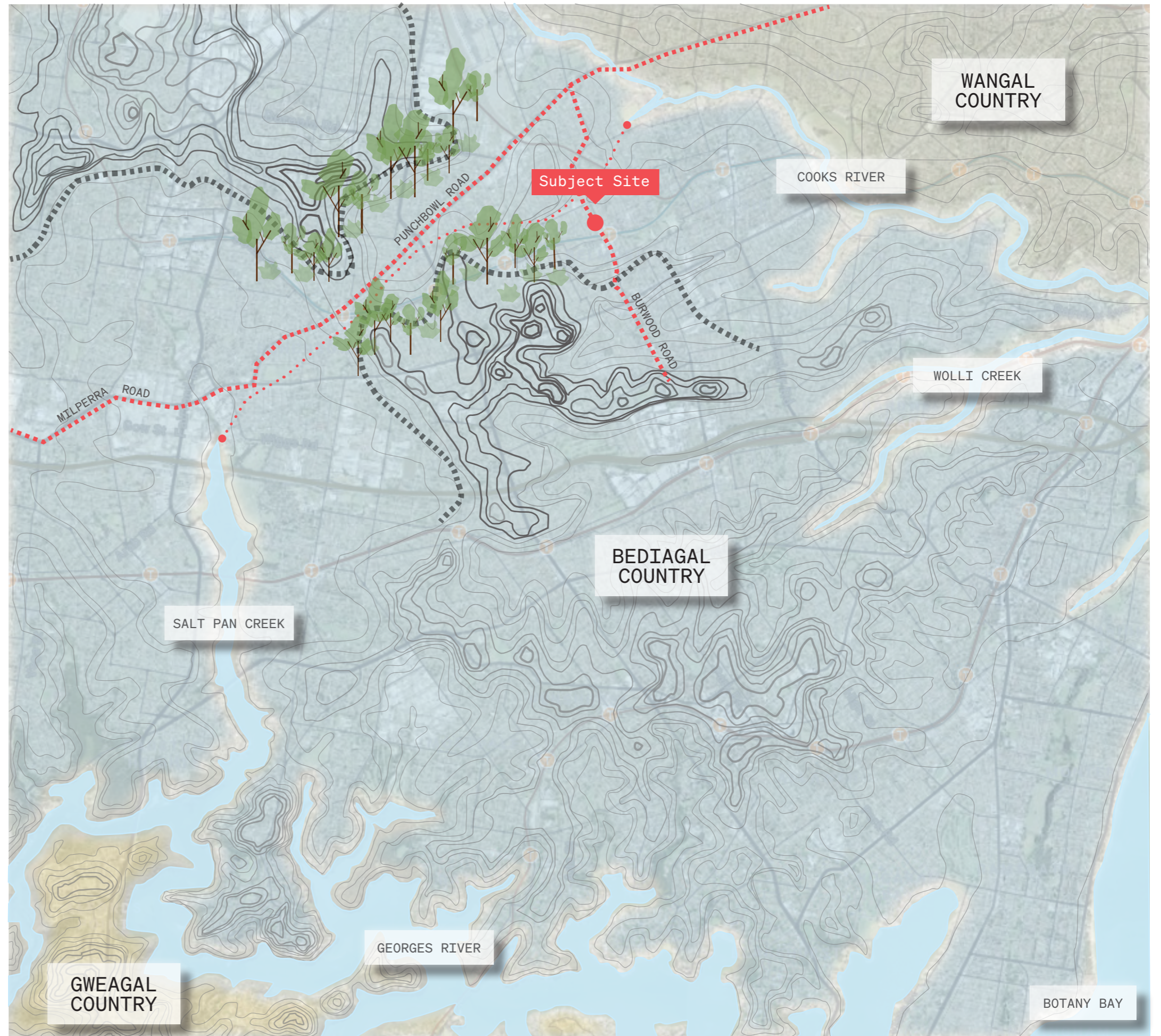


JACARANDA TREE

A jacaranda tree is used to mark the centrepiece of the communal open space, the seasonal bloom evoking memory and reinforcing the sense of home.

THE CONNECTION

The site rests upon Bediagal Country where an ancient pathway weaves toward Wangal Country. This land was once a meeting ground between two Nations, carrying the rhythm of movement and echoing the journeys of custodial animals that traced these paths, binding Country, spirit, and story as one.



KEY	
Site Location	●
Indigenous Pathway
WANGAL	
BIDJIGAL	
GWEAGAL	
RIDGE LINE	

DESIGN PRINCIPLES



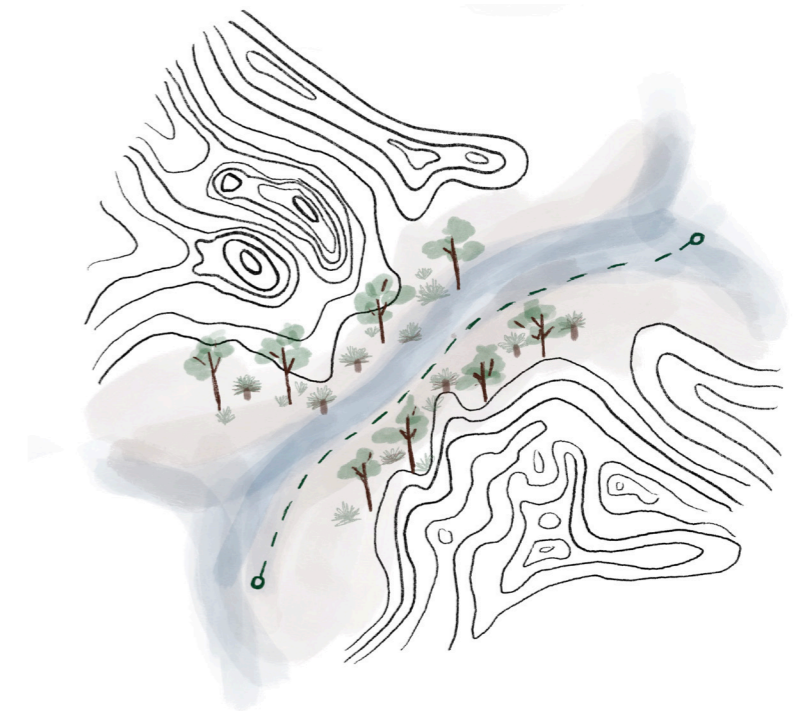
GATHERING

A gathering space where all people are welcome, reinforcing the importance of community and belonging. Inclusive design that ensures that people from all diverse backgrounds feel seen, respected and safe.



CONNECTION

The idea of cultural connectivity is explored through the integration of built form and landscape, with spatial planning, materiality, and native planting working together to create a continuous dialogue with Country.



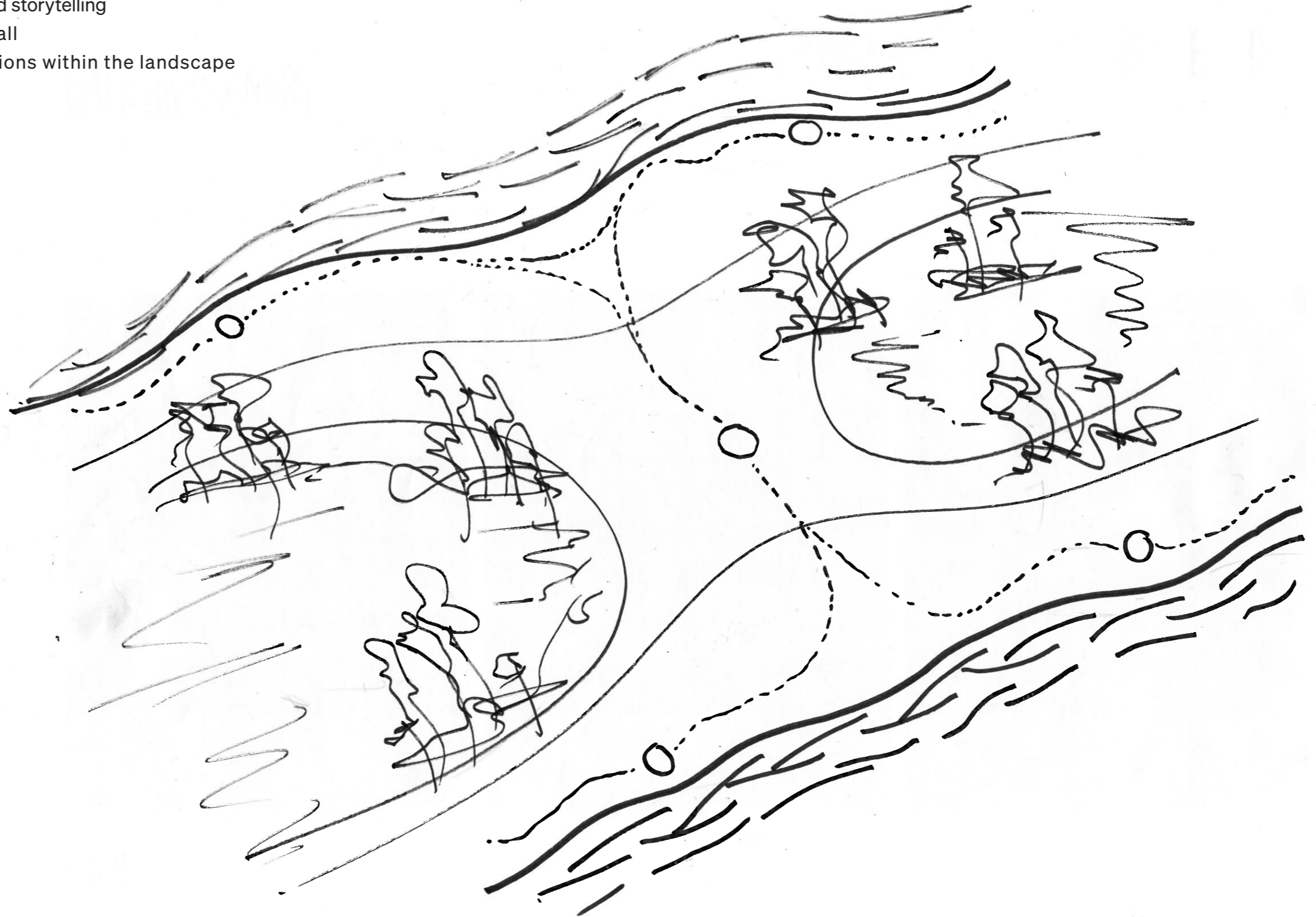
JOURNEY

Establishing Gungah as a gateway that responds to place, while contributing to the evolving urban design framework and landscape of the Belmore Precinct.

DESIGN VISION

GUNYAH - A PLACE OF HOME

- Celebrate Country through materiality and storytelling
- Create inclusive gathering space for all
- Embed cultural knowledge and traditions within the landscape









SECTION 03.

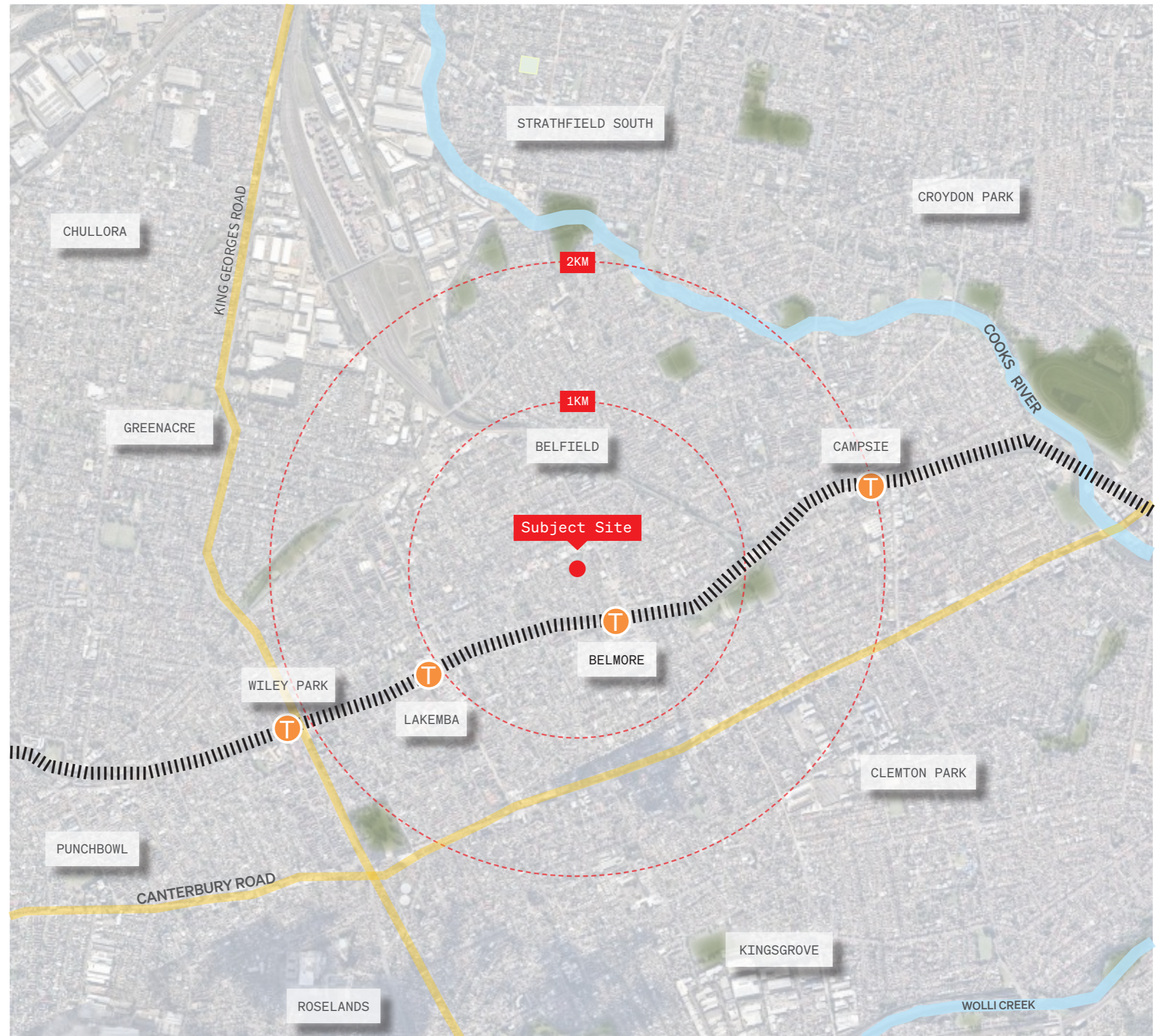
CONTEXT & PLACE

WIDER CONTEXT

The site at 270-278 Burwood Road and 54 Lakemba Street, Belmore, sits within a vibrant, well-established neighbourhood in Sydney's inner southwest. Belmore is known for its cultural diversity, strong community ties, and local character.

Just 13 kilometres from the CBD, it enjoys strong links to both the city centre and growth hubs like Parramatta.










KEY	
Site Location	
Main Road	
Train Line	
Train Station	
Outdoor Green Space	
River	

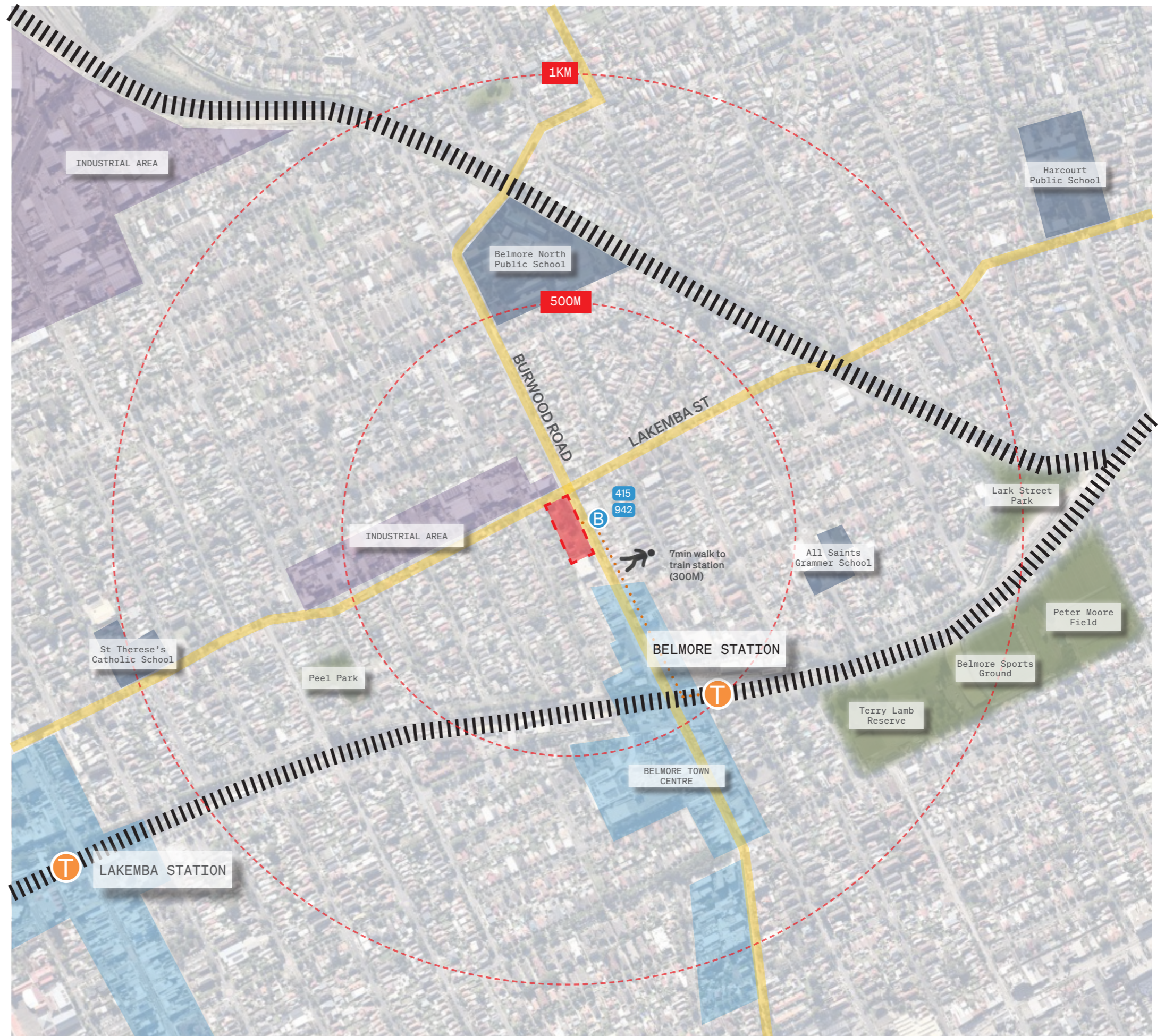


CONTEXT

Belmore Sports Ground, parklands, local schools, places of worship, and multicultural eateries reflect the area's strong community focus and rich cultural identity.

The future Belmore Metro Station will provide direct CBD access in just 20 minutes.

KEY	
Site Location	
Main Road	
Train Line	
Train Station	
Bus Stop	
Outdoor Green Space	
Precincts	
Schools	
Industrial Zone	



SITE ORIENTATION

The site orientation allows excellent solar access to the north and east facades. However, due to its alignment, the long western elevation does not receive mid-winter solar access until 1:35pm. This means achieving 2hrs of mid-winter access to rooms on the western facade is not possible. However, if the time considered is extended until 3:45pm, all units receive 2hrs of solar access mid-winter.



KEY	
Site Location	
Heritage Item	
Industrial Precinct	
Storm Water Channel	
Route to Station	

TOPOGRAPHY

The site has an approximate fall of 3m from the southeast to the northwest. An existing sewer main runs along the rear boundary, creating additional setback requirements within the site.



KEY



Site Location



Existing Sewer Main



VEGETATION



Crepe Myrtle
Brush Box



Tallowood

KEY



Site Location



Tree Protection Area



High Retention Value



Low Retention Value



EXISTING BUILT FORM

The existing built form surrounding the site reflects a varied urban fabric, with denser developments such as 273-275 and 280-284 Burwood Road contributing to a more built-up edge along the street.



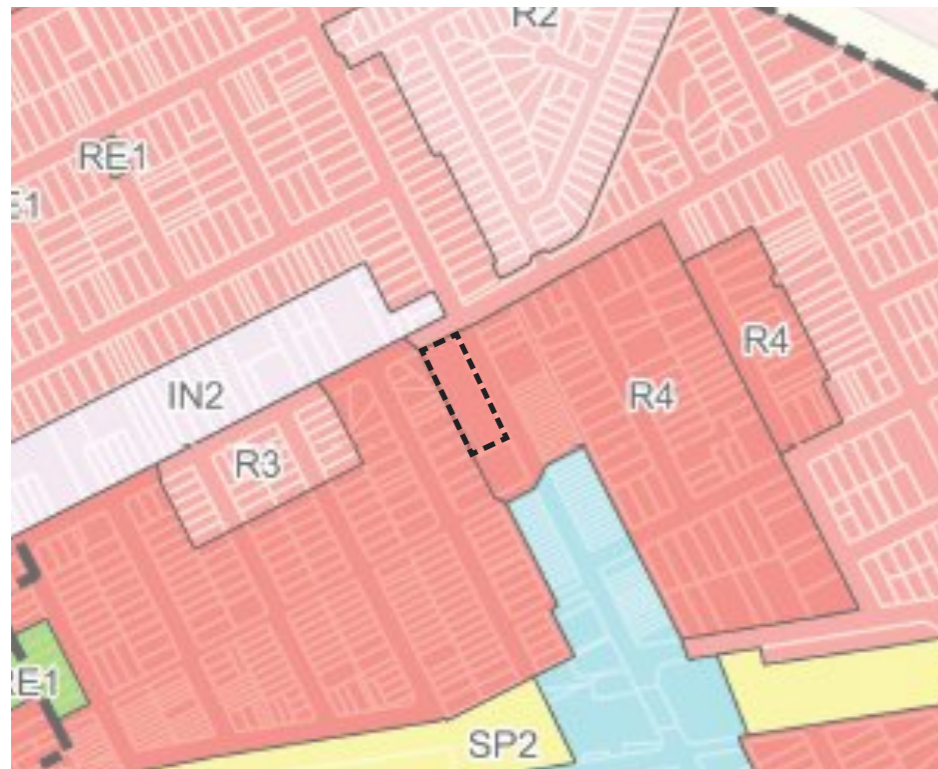
KEY



Site Location



PROPOSED CANTERBURY BANKSTOWN BELMORE TOD CONTROLS



LAND ZONING

The site is zoned R4 - High Density Residential. A zoning change from R3 Medium Density Residential to R4 High Density Residential is proposed for surrounding sites.

- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- B2 - Local Centre
- IN2 - Light Industrial
- RE1 - Public Recreation
- SP2 - Infrastructure



FLOOR SPACE RATIO - TOD

The site has a proposed FSR of 3:1 under the proposed controls in Council's alternate Belmore TOD controls.

- 0.5:1
- 0.7:1
- 1.0:1
- 1.7:1
- 2.5:1
- 3.0:1
- 3.4:1







HEIGHT OF BUILDING - TOD

The site has a proposed height control of 43m and heights are proposed to increase to 23m and 33m on surrounding sites under the proposed controls

- 8.5 m
- 23 m
- 33 m
- 43 m
- 52 m

PLANNED FUTURE CONTEXT

Council's alternate TOD controls are set to reshape the area into a more connected and compact urban environment, with increased height and density defining the evolving character of Burwood Road. The subject site is envisaged by Council as the 'northern gateway' to the Belmore town centre. The building has been designed to emphasise the corner and work with existing apartment buildings to contribute positively to the future character of Belmore.




KEY	
Site Location	
Max 7 Storeys	
Max 10 Storeys	
Industrial Zone	



FLOODING










The flood engineer has advised a PMF level of +RL 18.84. Accordingly, the driveway has been positioned at the southeast corner of the site to minimise potential flood impacts



KEY	
Site Location	
1% AEP	
PMF	

TRAFFIC & ACCESS

The site is located on the corner of Lakemba Street and Burwood Road both busy regional roads with posted speed limits of 50km/h. Access is not possible from the short boundary to Lakemba Street due to proximity to the signalised intersection. Access is therefore limited to Burwood Road, where existing bus zones, parking restrictions, and PMF flood levels constrain entry points to the southern portion of the site.

KEY	
Site Location	
Bus Stop	
Parking	
No Stopping Zone	
Bus Stop Zone	
Existing Driveway	
Driveway Access	
PMF	
1% AEP	

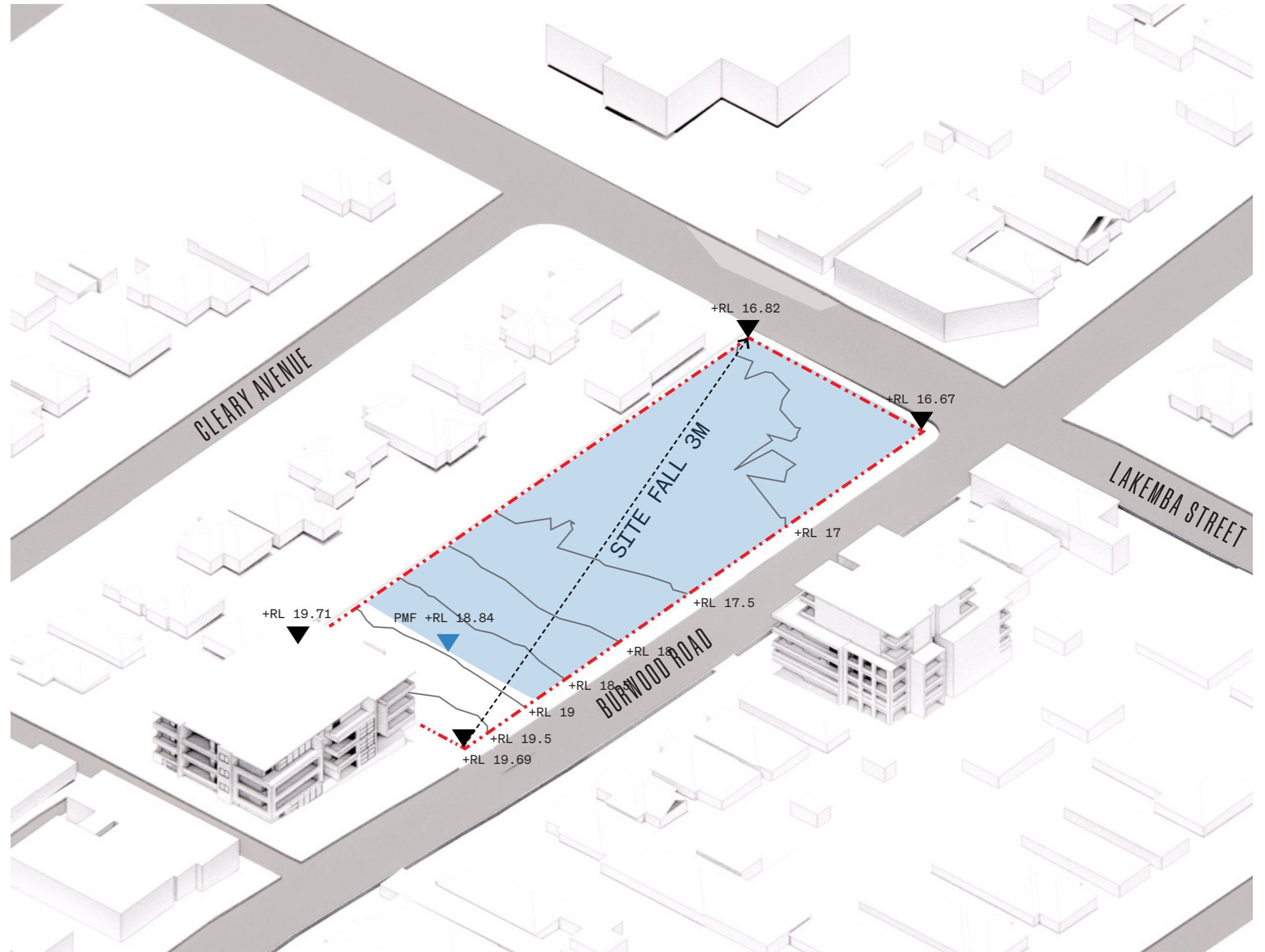


SECTION 04.

BUILT FORM & URBAN DESIGN RESPONSE

UNDERSTANDING TOPOGRAPHY

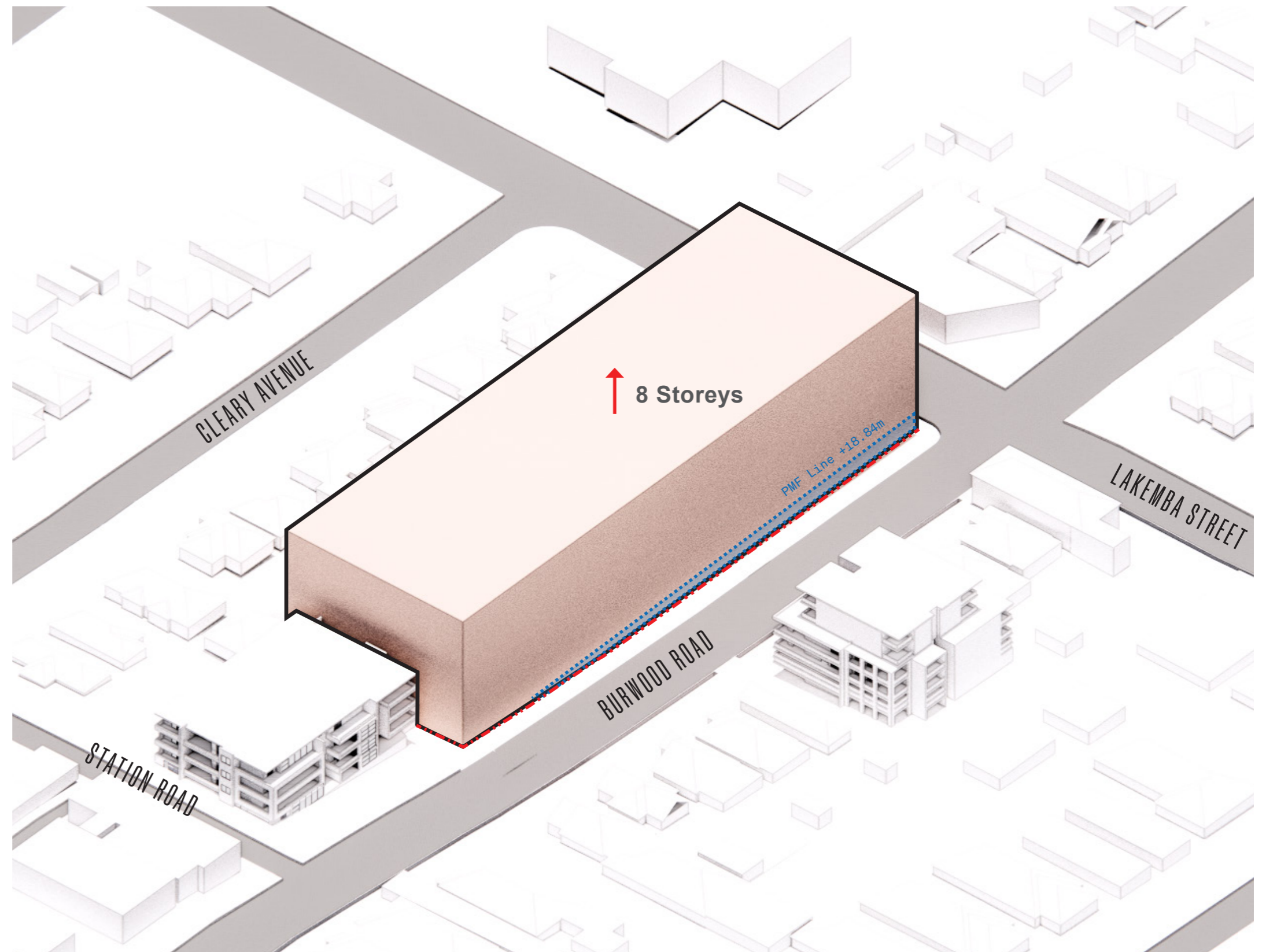
The site slopes approximately 3 metres towards the north, with a steeper gradient at the southern end that gradually levels out as it extends northward.



SITE MASS

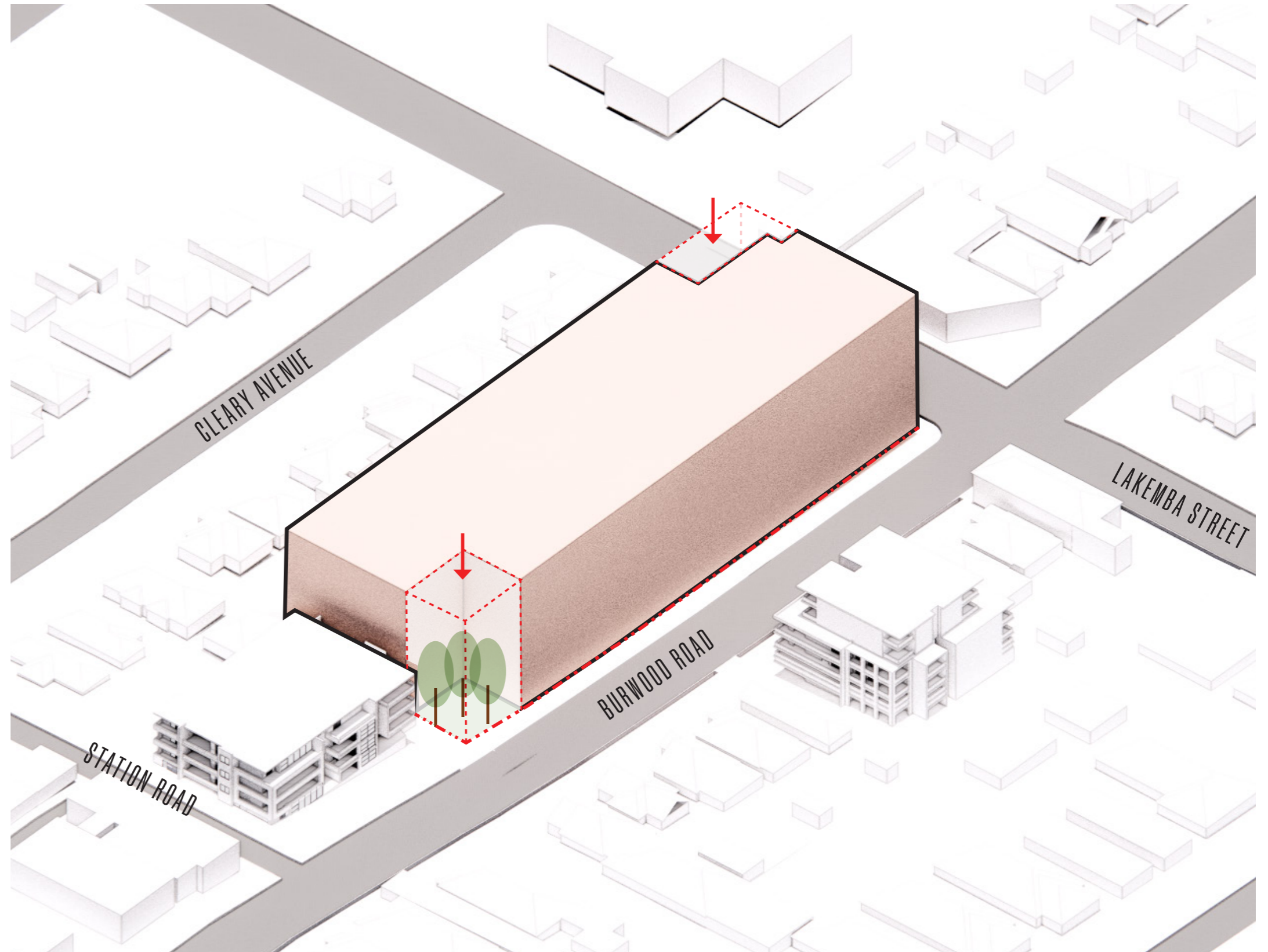
Based on the Department of Planning, Housing and Infrastructure (DPHI) TOD Controls + 30% Affordable Housing SEPP Bonus, the following height and FSR has been applied:

- FSR: $2.5 : 1 + 30\% = 3.25 : 1$
- HOB: $22\text{m} + 30\% = 28.6\text{m}$



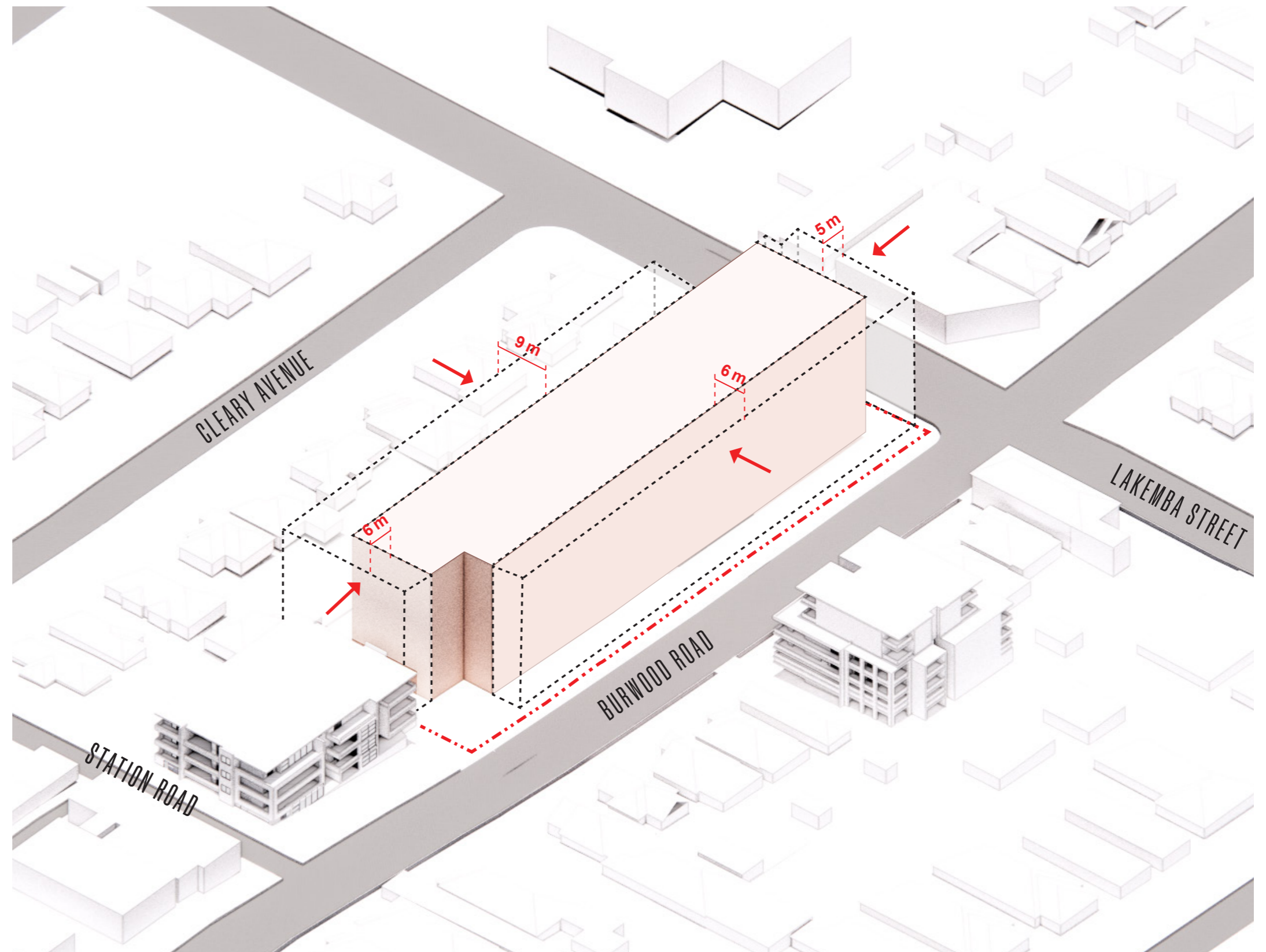
TREE PROTECTION AREA AND TREE RETENTION

The building massing has been carved out to accommodate the tree protection area and retain existing trees, supporting long-term landscape health and preserving the urban canopy.



STREET SETBACK AND DEEP SOIL ZONES

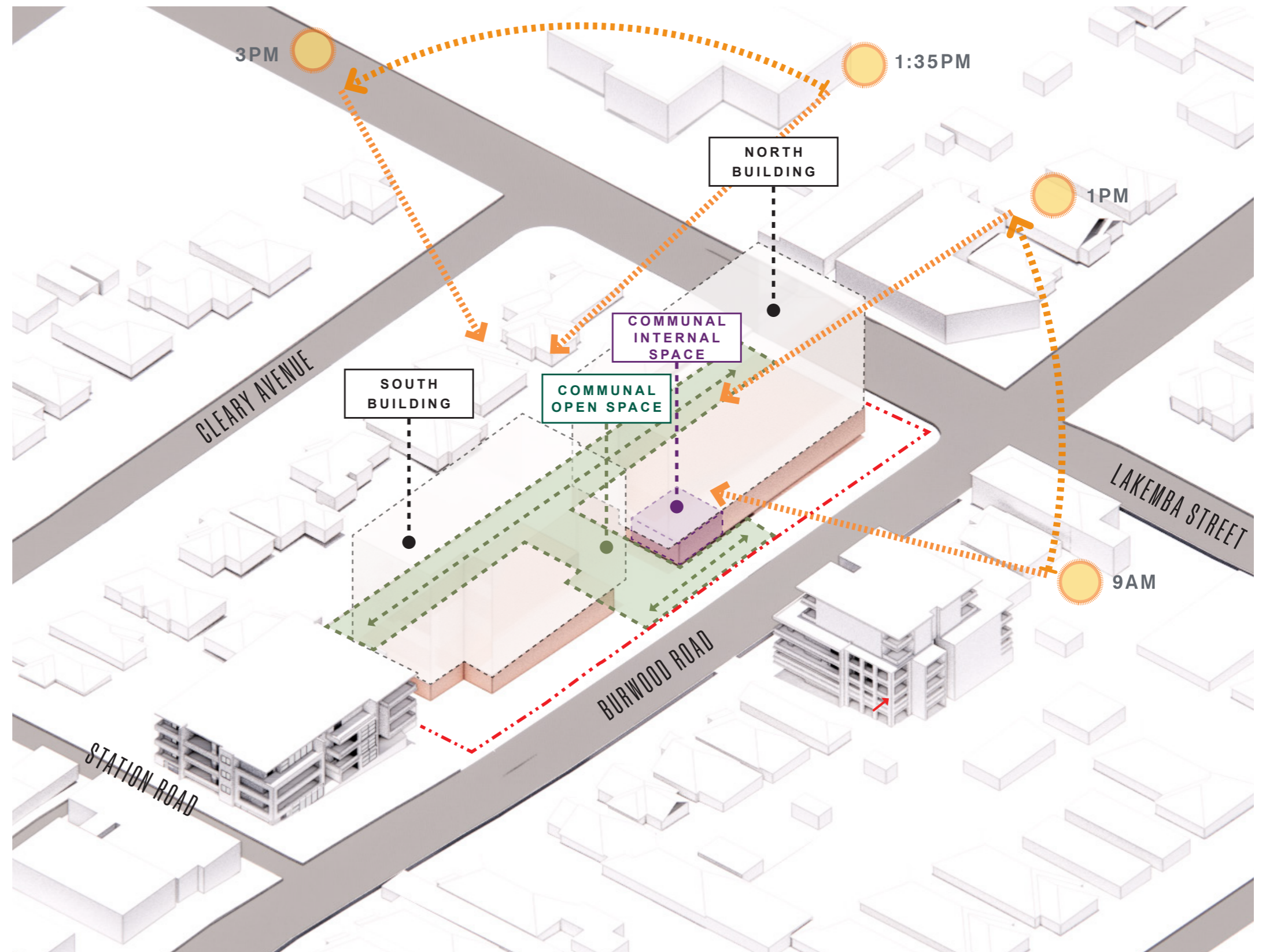
Street setbacks are provided to both Burwood Road and Lakemba Street in line with Council requirements, while rear and side setbacks, generated by ADG building separation guidance, accommodate existing sewer main and deep soil zones to support landscaping and tree growth.



COMMUNAL OPEN SPACE

A communal open space is located at the center of the site between the north and south buildings designed with consideration of sun orientation to optimize solar access.

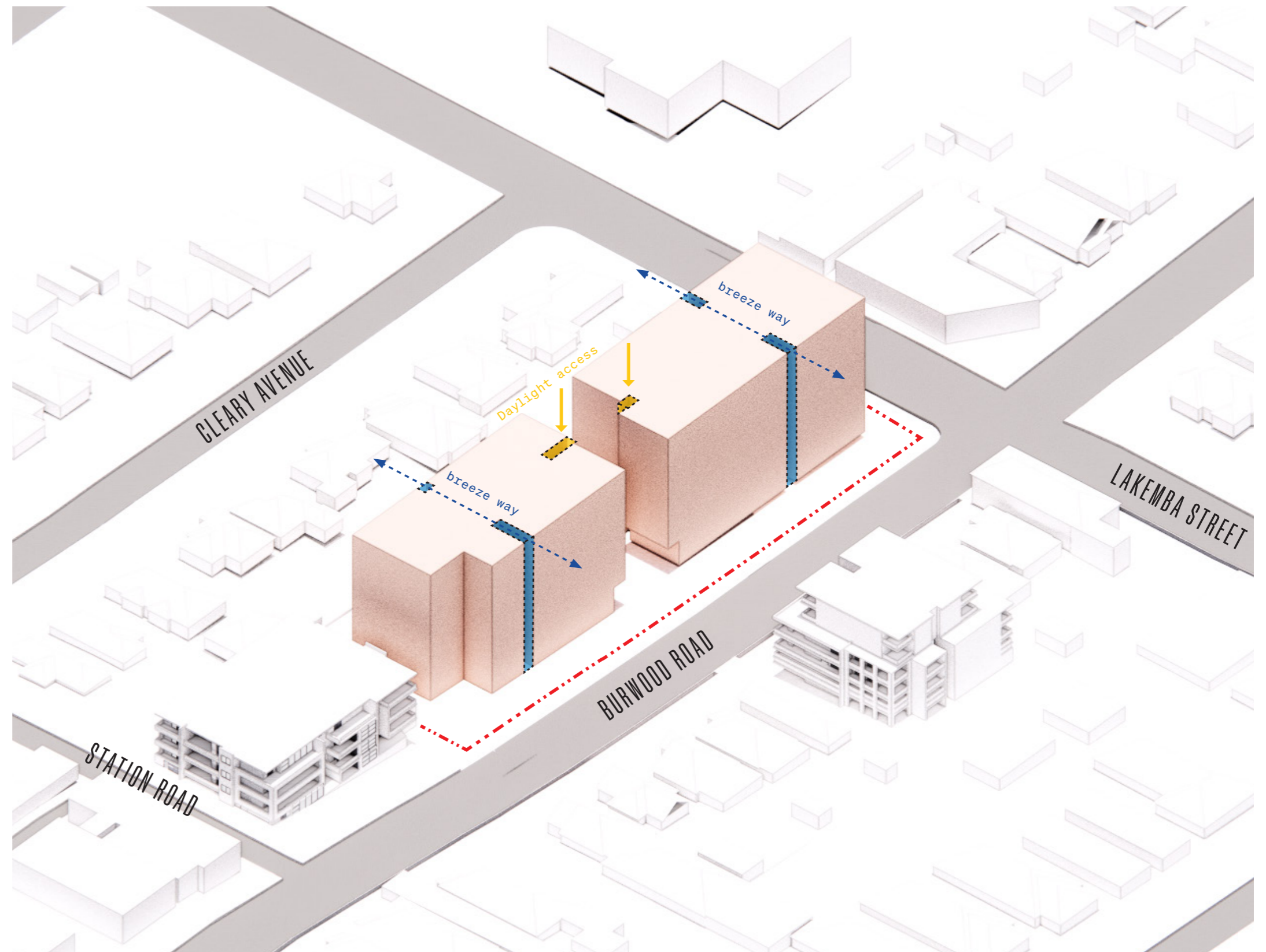
At ground level, the building has been recessed to create an interconnected communal open space with a seamless transition between indoor and outdoor areas.



BREEZE WAY & NATURAL LIGHT

A breezeway is incorporated at the center of each building to enhance cross ventilation for the units and provide natural airflow to the lobby. Where possible, natural light is introduced at each end of the corridor to improve daylight access.

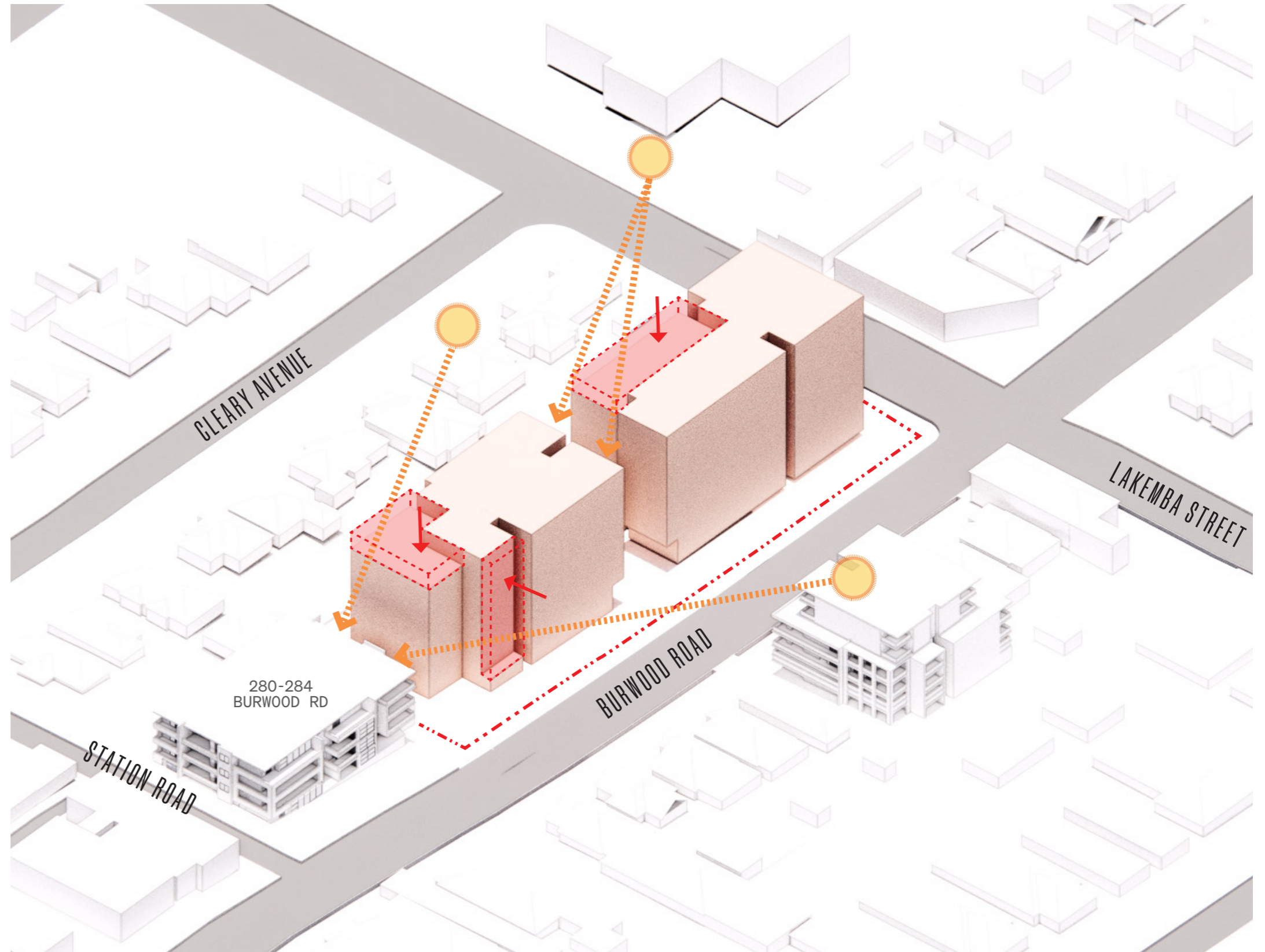
Providing a resting area at the end of the North Building corridor, facing the communal area, enhances resident amenity and strengthens connection.



IMPROVED SOLAR ACCESS

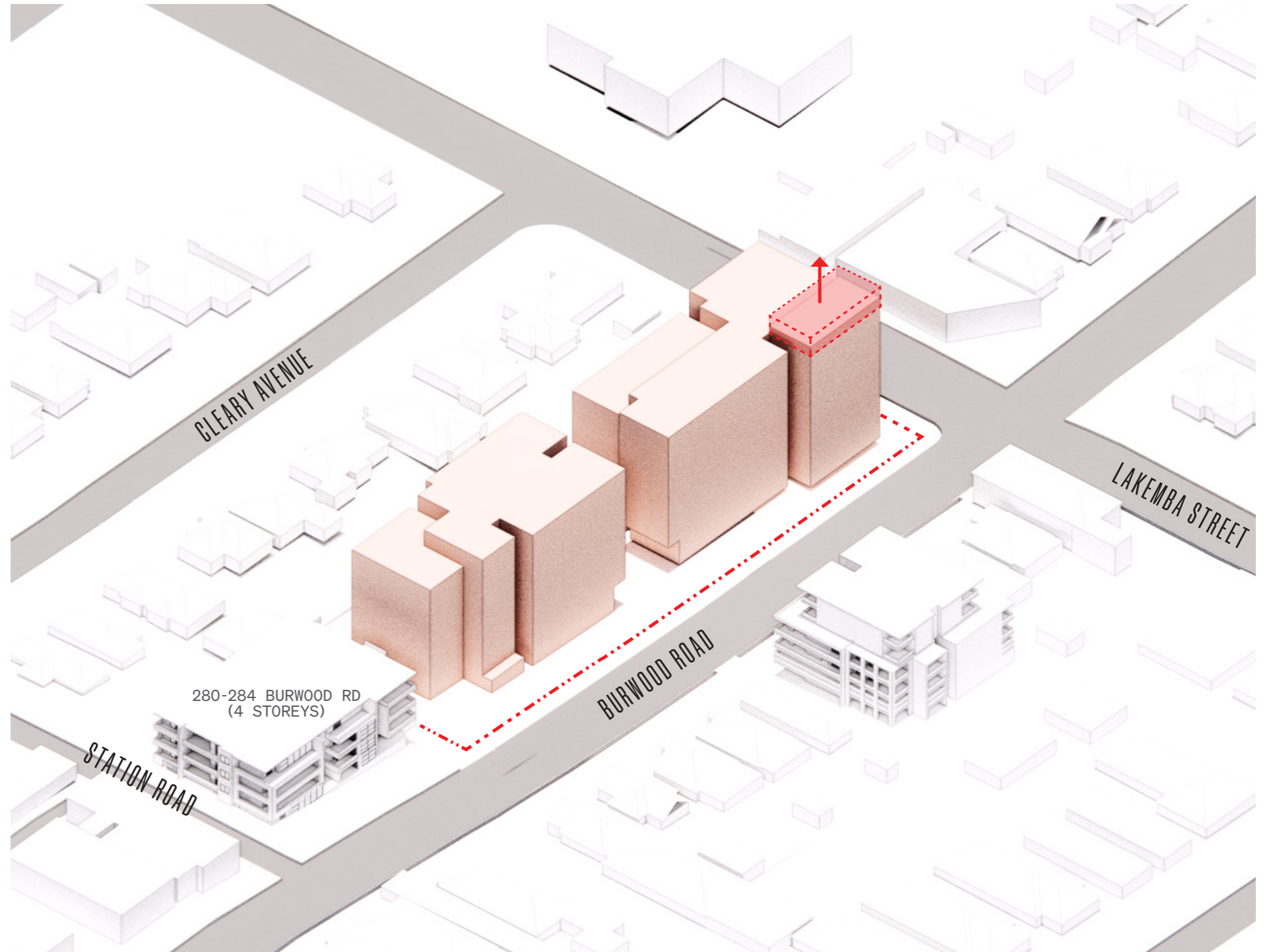
The removal of a portion of the top floor and reduced massing on the SE improves midwinter solar access to neighbouring properties as well as communal open spaces.

Refer Page 89 for detailed Shadow and Solar Study of 280 - 284 Burwood Rd.



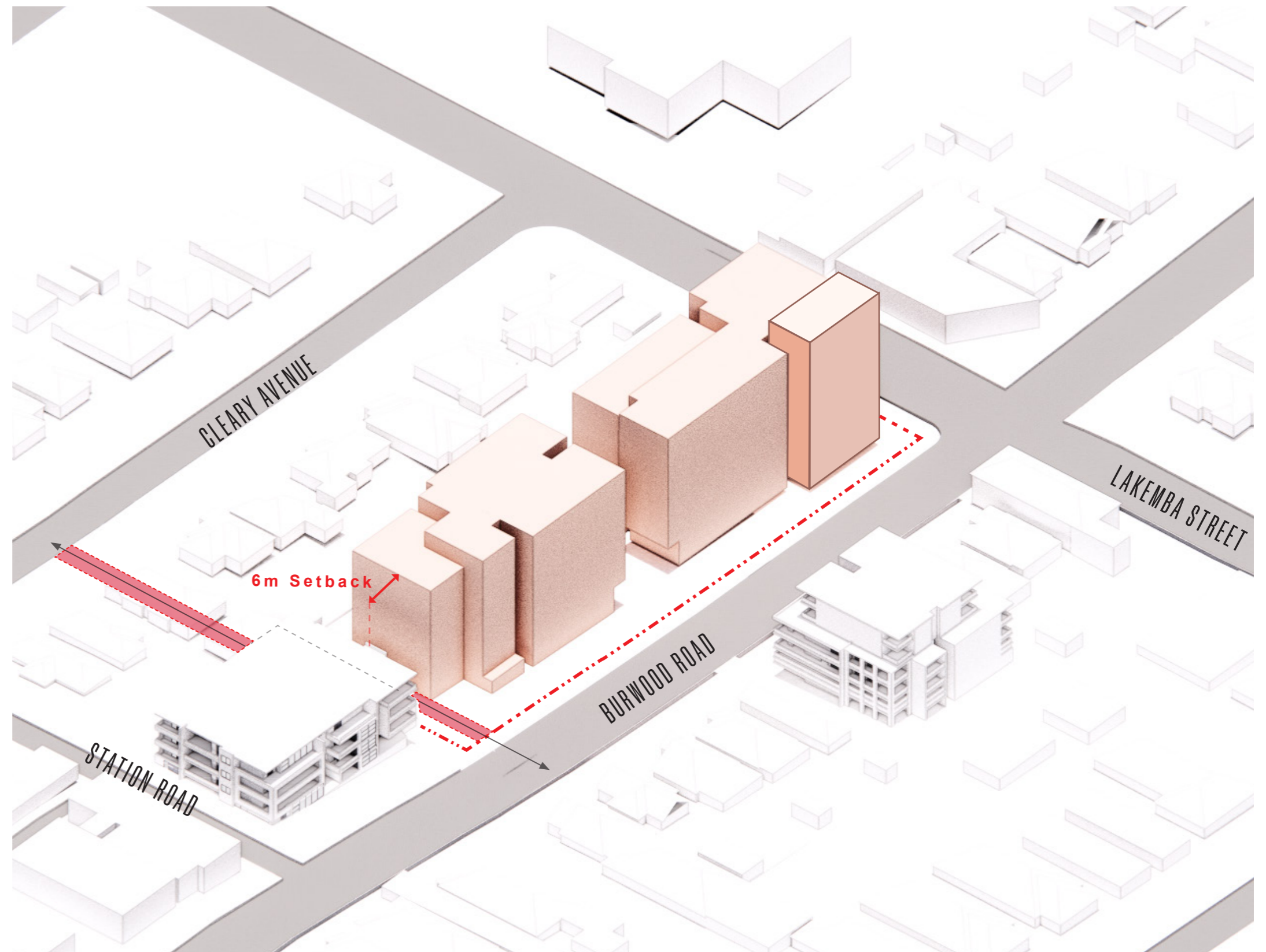
GATEWAY CORNER

To create a northern gateway to the Town Centre, the corner of the building is pushed up, accentuating its presence at the intersection. The higher volume at the northern end of the site stepping down to the south creates a smooth transition from the elevated 4 storey building at 280-284 Burwood Road, and the slight height differences along the proposed street elevation creates rhythm and visual interest.



FUTURE SITE LINK

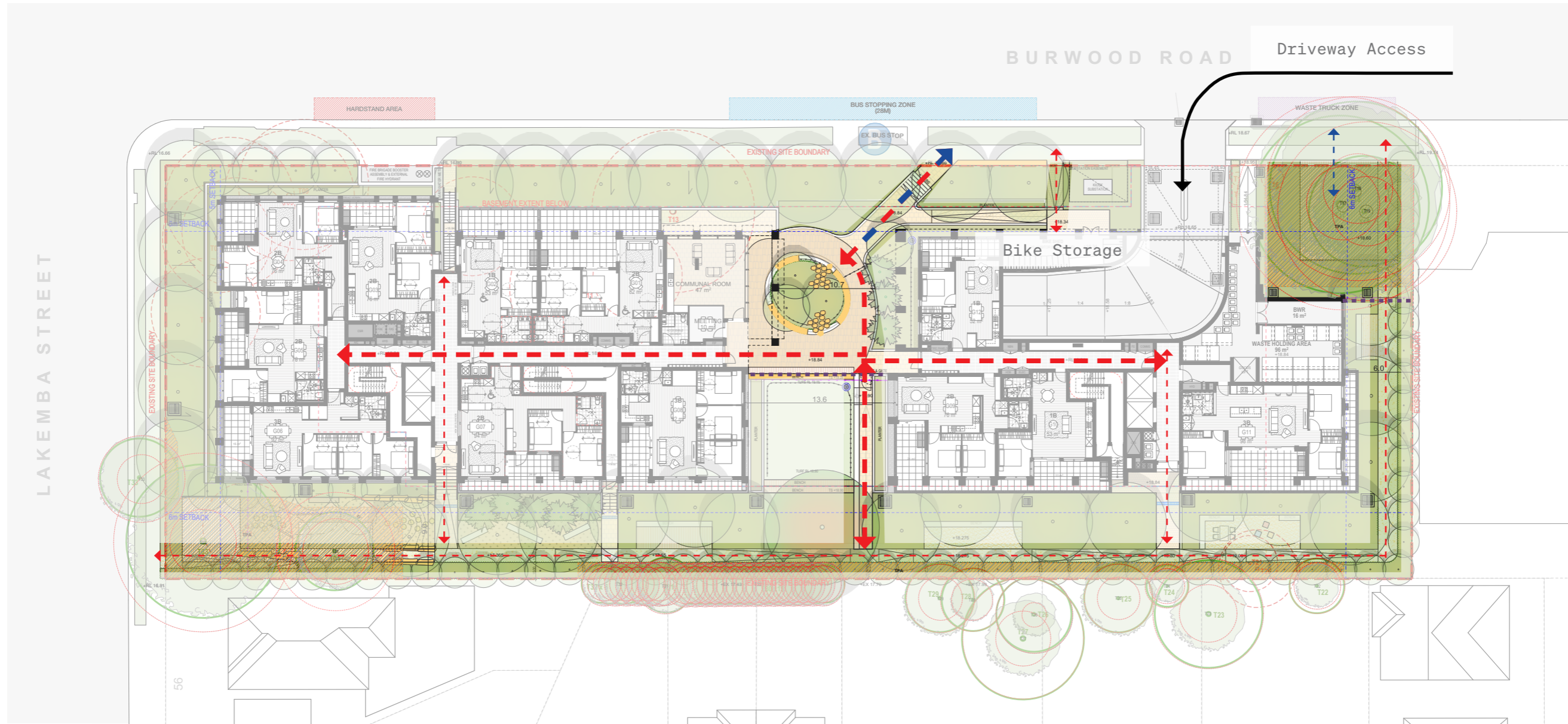
The 6-metre southern setback provides the opportunity for a future through-site link to Cleary Avenue, should the neighbouring properties be redeveloped.



SECTION 05.


ARCHITECTURE

SITE ACCESS



KEY

Primary Access 

Secondary Access 

Fence Line 

Public Access 

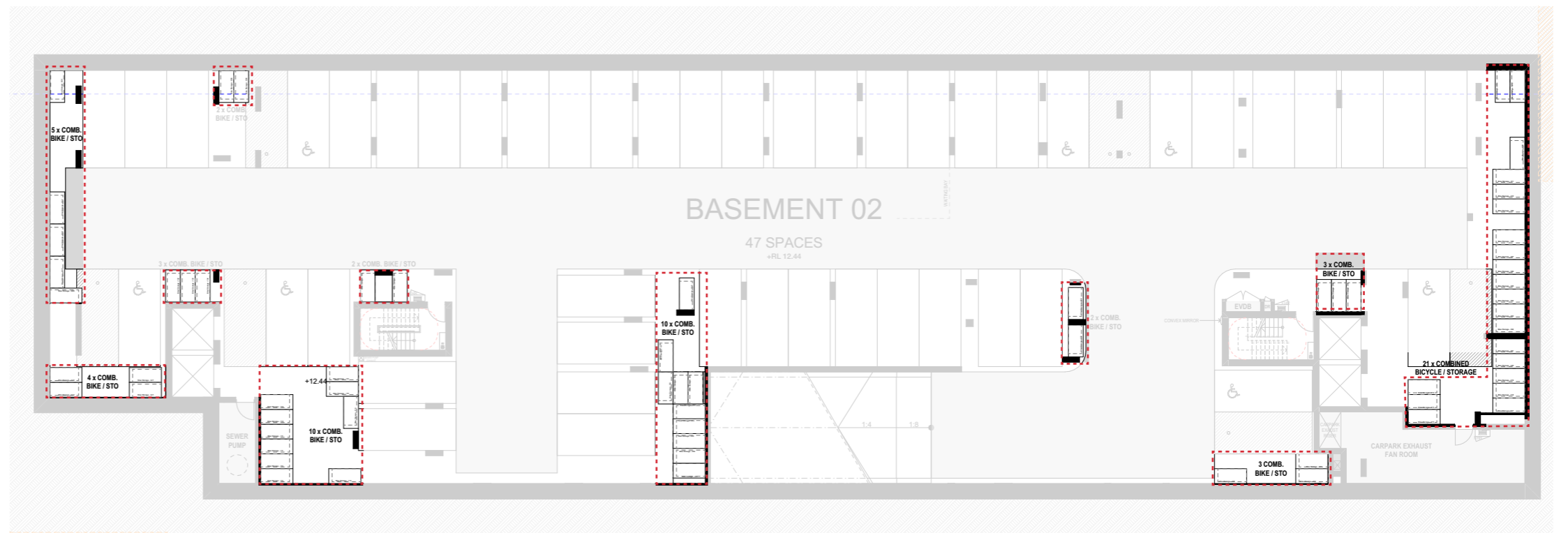
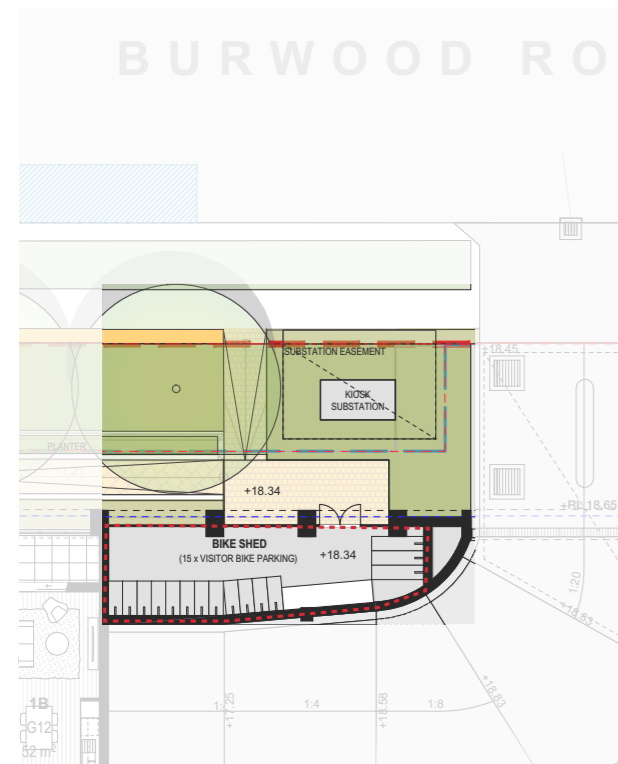
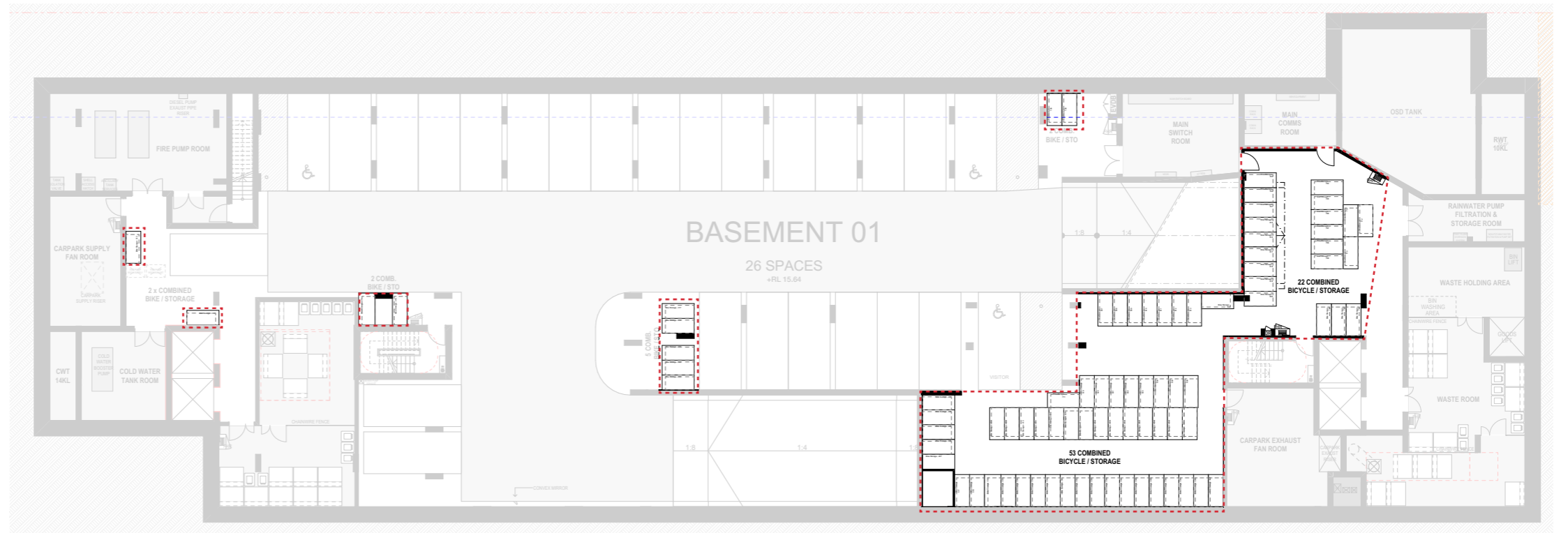
COMMUNAL OPEN SPACE



BICYCLE PARKING

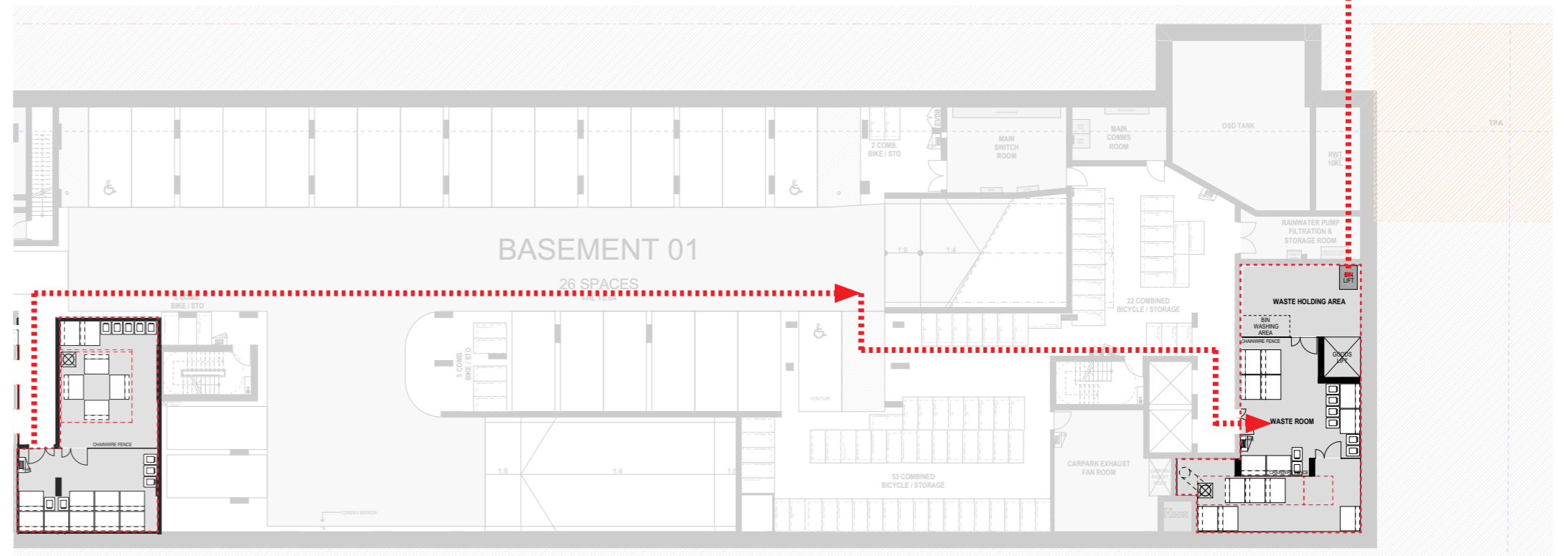
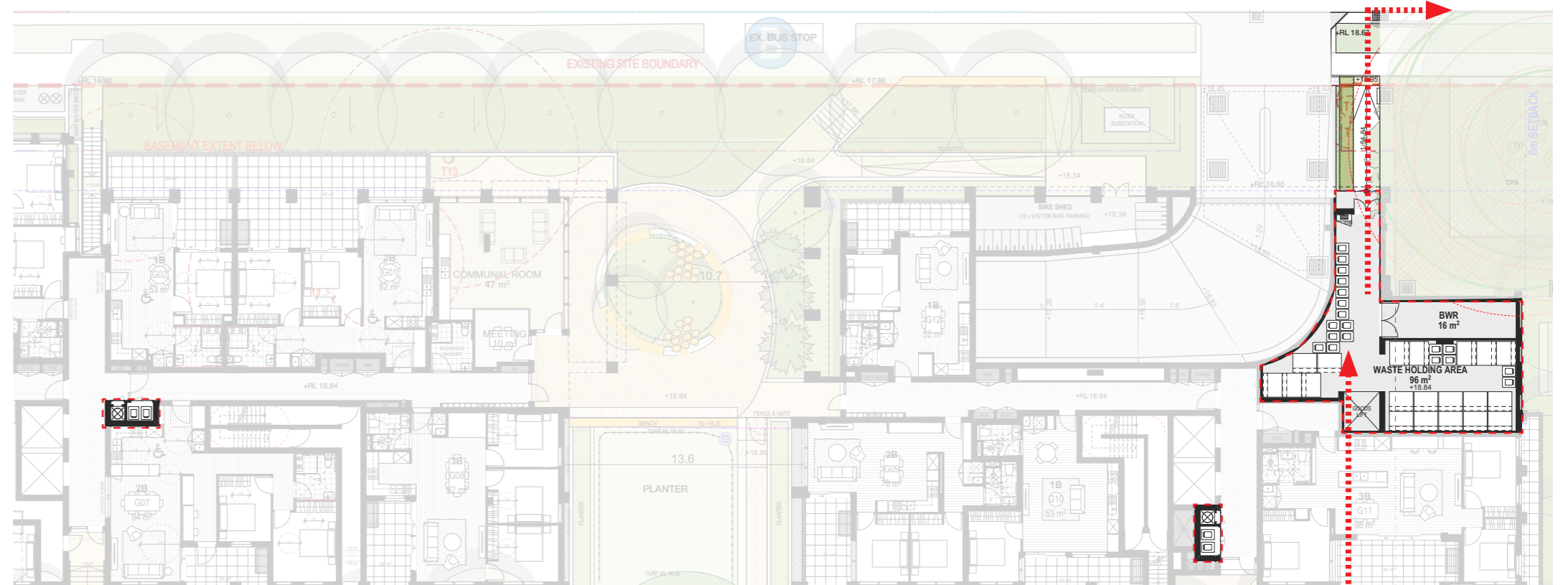
A total of 160 bicycle parking spaces are proposed across Basement Levels 1 and 2 and Ground, providing ample facilities for building occupants. These spaces are strategically located adjacent to lift cores and stair access to ensure convenience and usability.

The design incorporates both short-term parking and long-term storage, enabling secure and well-organized facilities that support sustainable transport choices. In addition, a dedicated bike shed at ground level is provided to further encourage residents to use and maintain their bicycles.



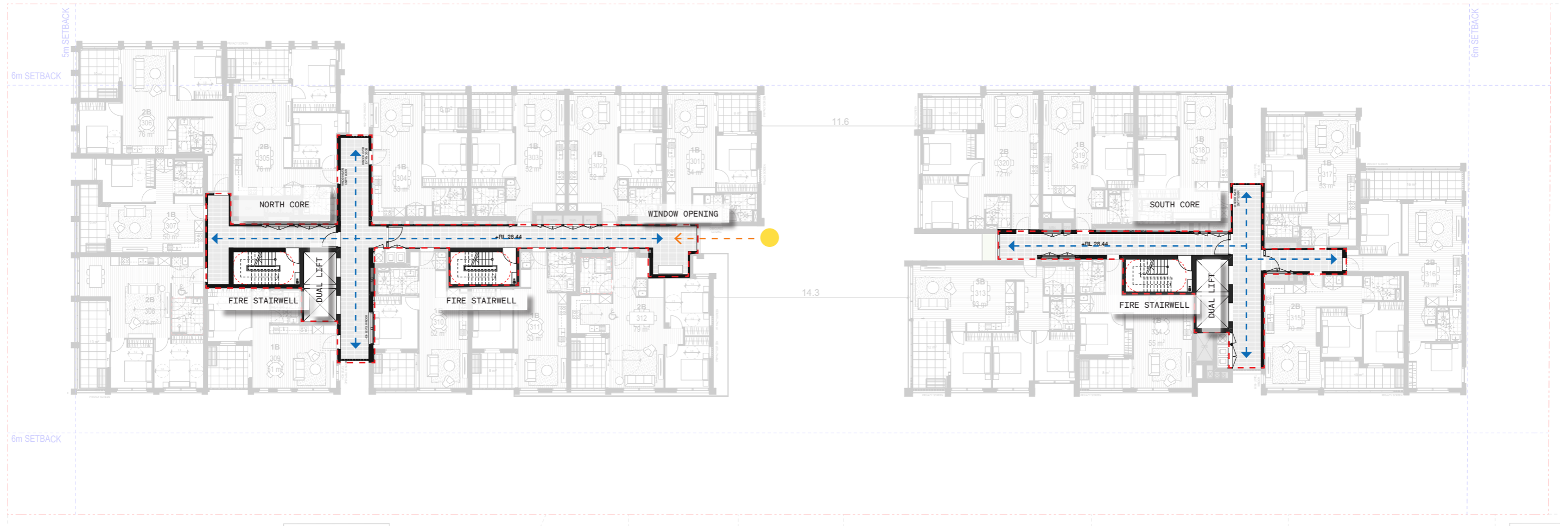
WASTE

Each level is equipped with a dedicated general waste chute, with separate FOGO and recycling bins for residents. Waste from these chutes is collected at Basement 01 within the waste collection area by the building operator. From there, bins are transferred to the waste holding area on waste pickup day via a goods lift. A bulky waste room is also incorporated within the waste holding area. As agreed with the local council, waste service officers will provide Collect and Return services from the kerbside for all waste streams. Further detail is provided in the OWMP.



CIRCULATION CORE

In order to achieve lift redundancy, which is essential for tenants with mobility requirements, there are up to 12 units per core in the north building, noted as the maximum in ADG Design Guidance. The south core, containing 8 units, meets the ADG design criteria. To support the increased number of units in the north core, a communal space has been introduced to enhance resident amenities and improve access to natural light. In addition, open breezeways through the centre of the plan ensures an adequate percentage of apartments achieve natural cross ventilation.



BUILDING SEPARATION

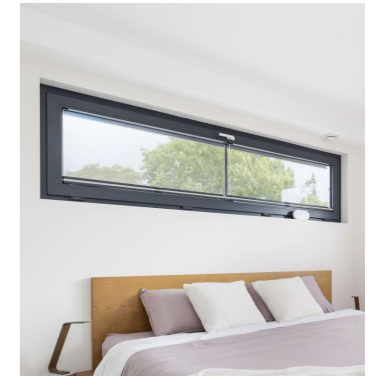
Where minimum ADG recommended building separation distances are not achieved, visual and acoustic privacy is protected with high-level windows, louvred windows or screened balconies. Wherever possible, apartments are planned with living spaces oriented towards the boundaries or the sun, rather than facing one another. Screening to balconies is also provided for additional privacy, where the width of the balcony permits.



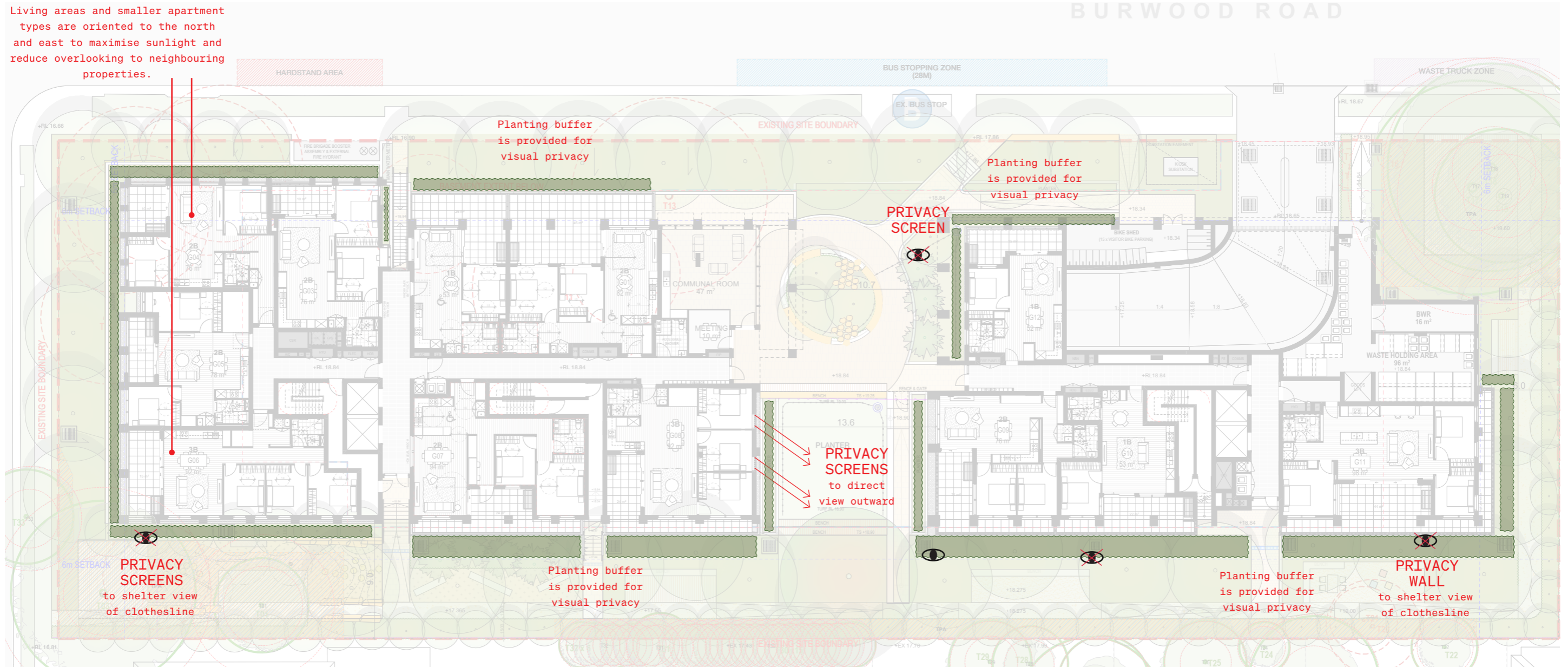
Privacy Screens



Obscured Glazing



High Level Window



Level 01

BUILDING SEPARATION

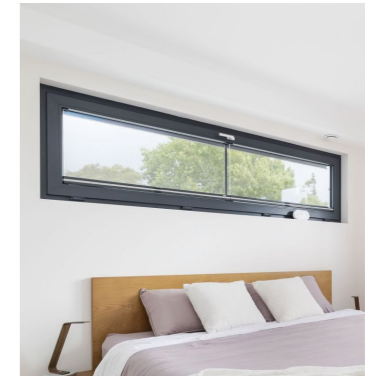
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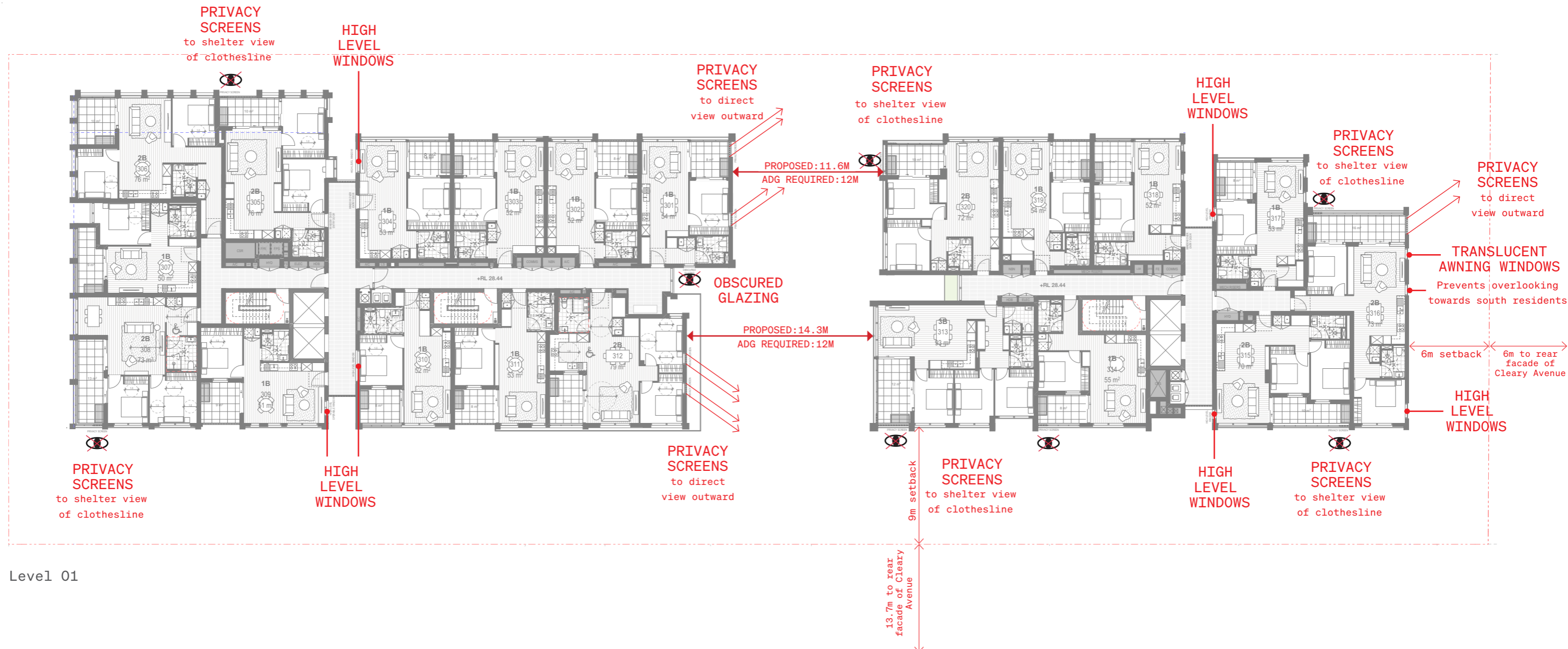
Privacy Screens



Obscured Glazing



High Level Window

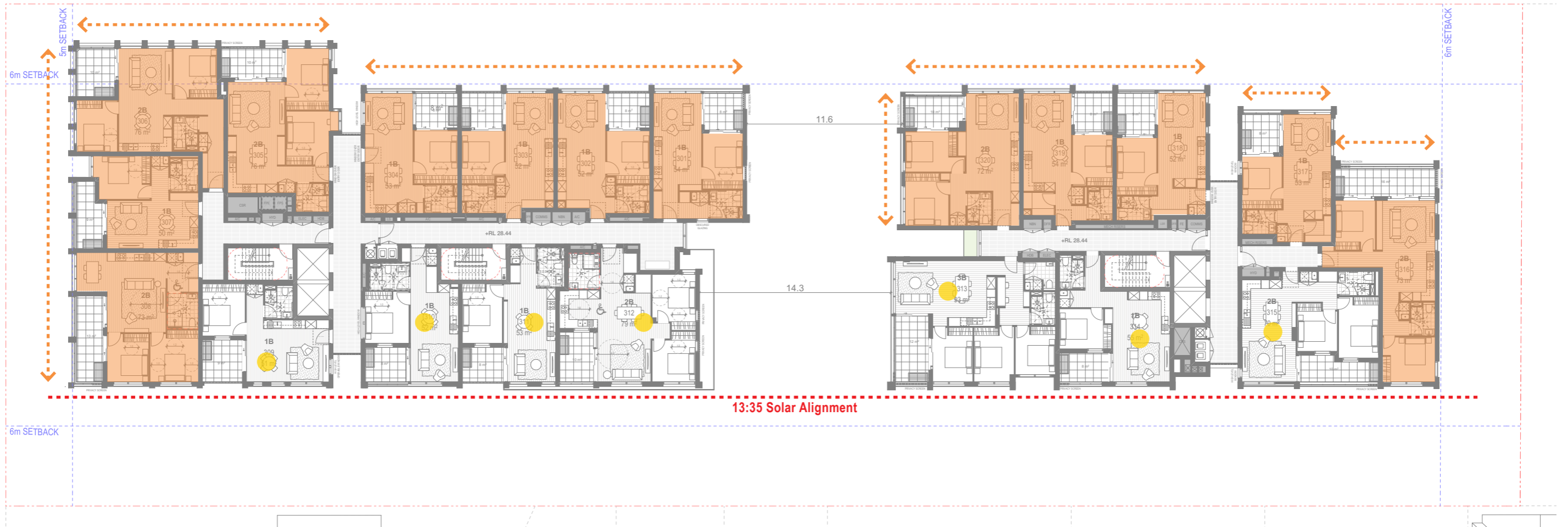


Level 01

SOLAR ACCESS

- 100 apartments achieve 2 hours of solar access from 9:00am to 3:00pm
- 45 apartments achieve 1.5 hours of solar access from 9:00am to 3:00pm

If the hours considered are extended to 9am to 3.35pm, 100% of apartments receive 2 hours of midwinter sunlight.

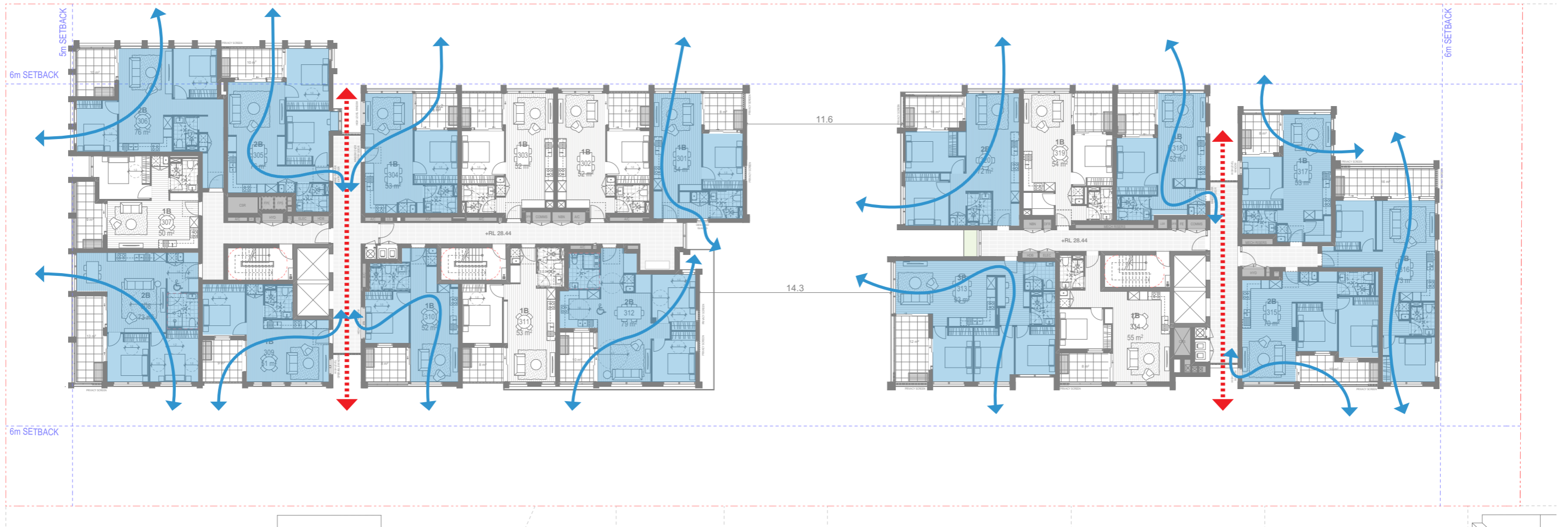


KEY	
+2hrs Solar Access Unit	
+2hrs Solar Access Alignment	
+2hrs Solar Access Unit (13:35-15:35)	
13:35 Solar Alignment	

CROSS VENTILATION

The breezeway design enhances natural cross ventilation throughout the development.

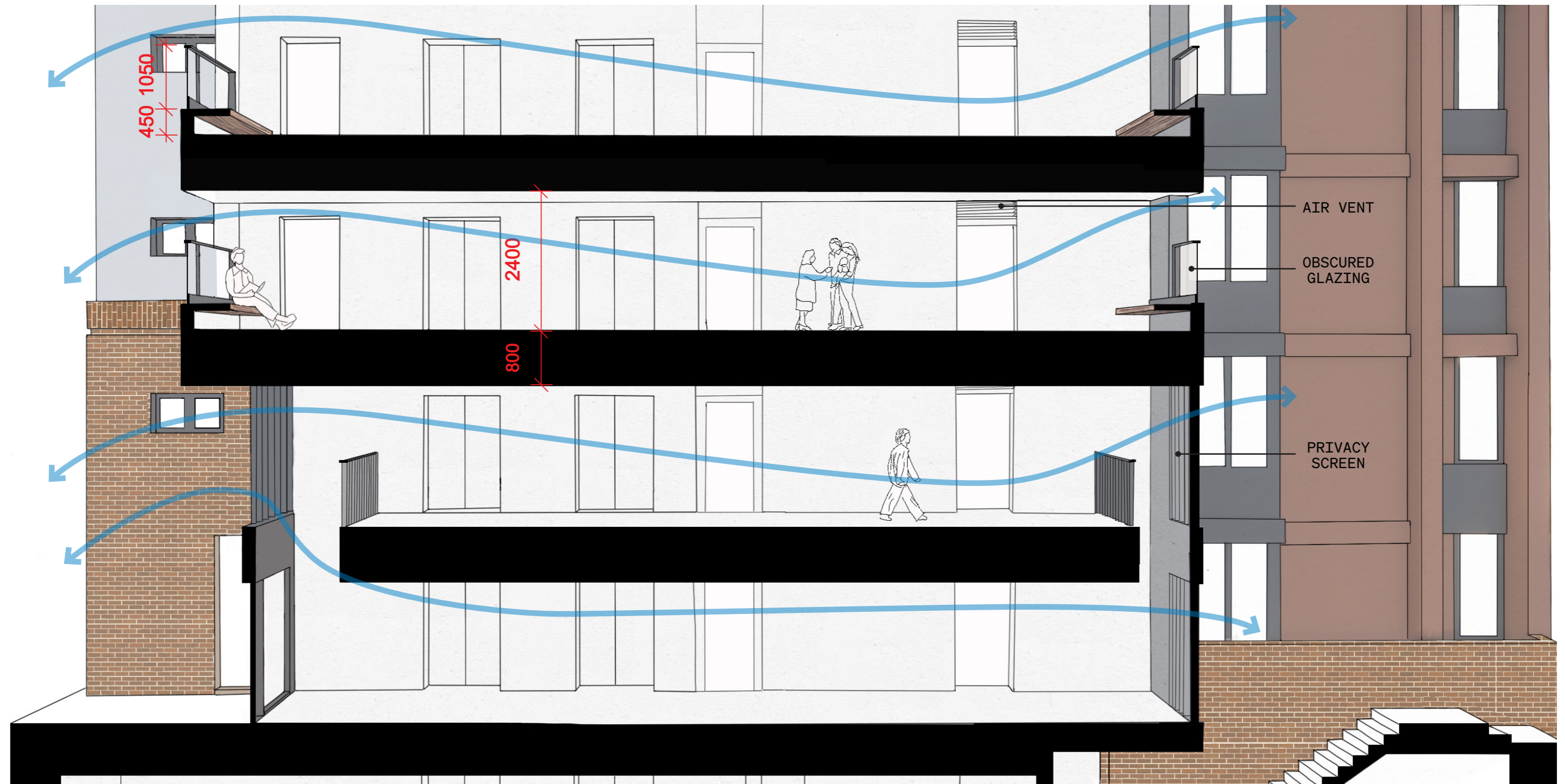
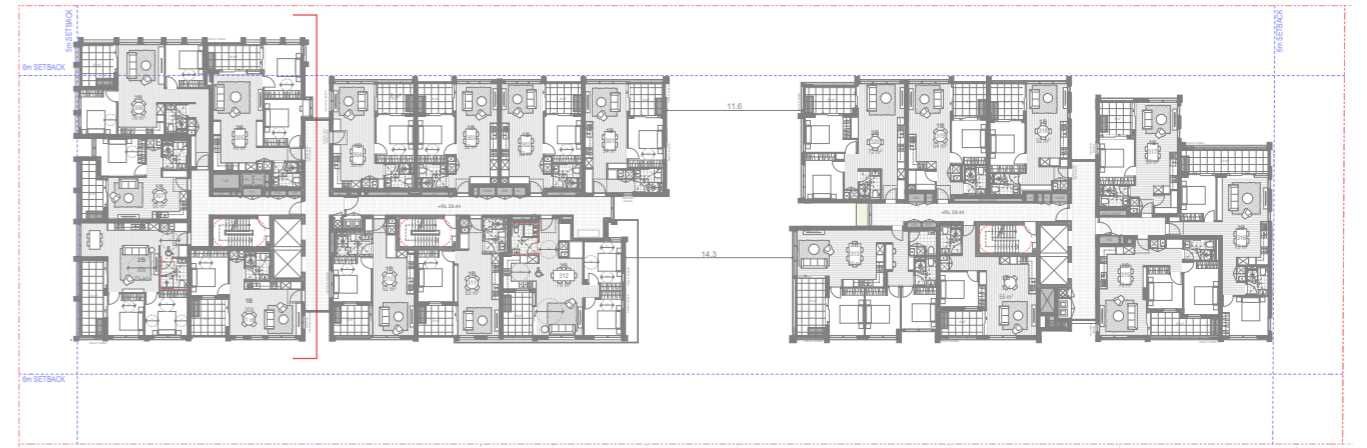
- 100 apartments (69%) achieve ADG cross ventilation requirement



KEY	
Nature cross-ventilation	
Breezeway	
Ventilation Flow	

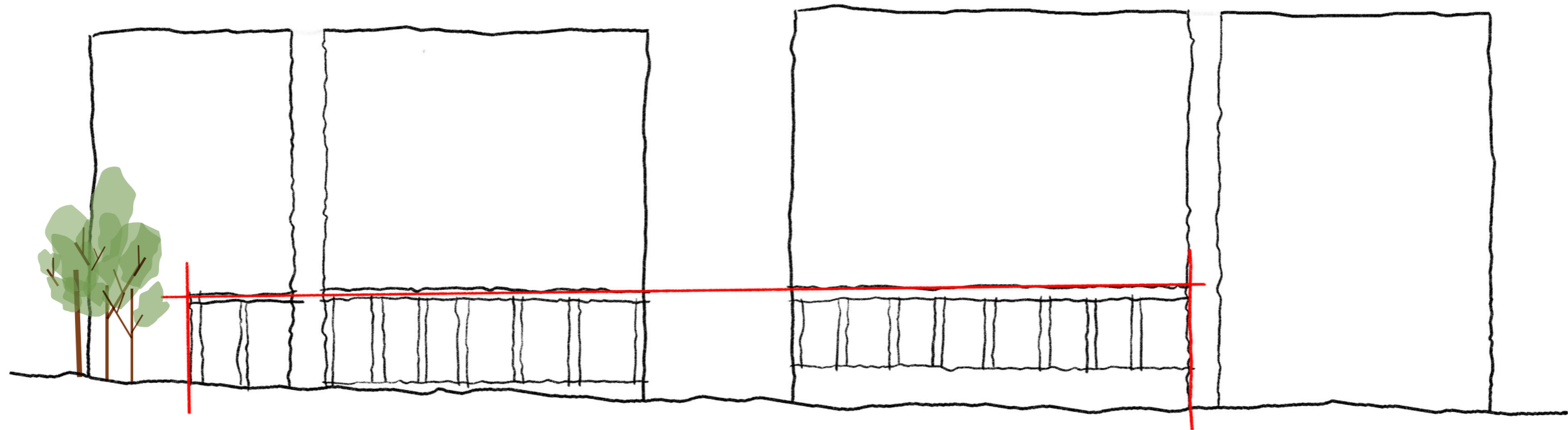
BREEZE WAY

The breezeway lobby divides the north building into two wings, ensuring that no more than seven apartments share a corridor on each level. The open-air breezeway allows for natural ventilation, with each end featuring a 1.5 m-high balustrade and integrated seating to encourage casual interaction among residents.



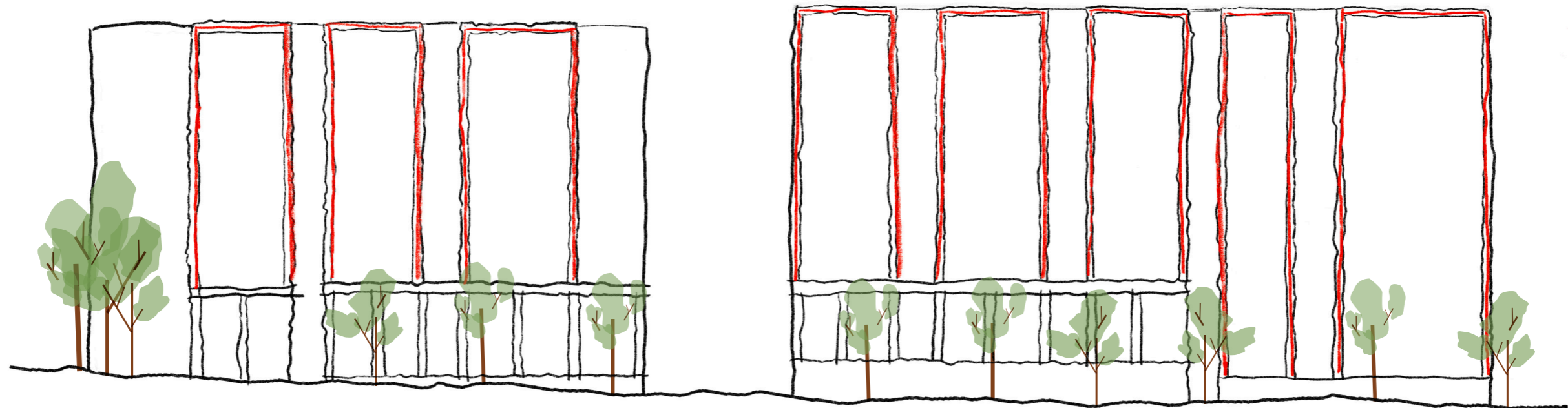
PODIUM - STREET WALL

The street wall is positioned to define the tower podium, anchor the building to the ground, and add a sense of solidity to the base.



VERTICAL VILLAGES

The design creates a vertical village through framing, reducing visual bulk, breaking down scale, and improving light, air, and resident amenity.



HEIGHT VARIATION

Height variation is introduced to create a transition from the lower apartment blocks to the key gateway corner. Recesses between the framing add rhythm and articulation to the facade.



GATEWAY CORNER

The corner element is emphasised with increased verticality to create the 'northern gateway' to the Belmore Town Centre envisaged in Council's masterplan.

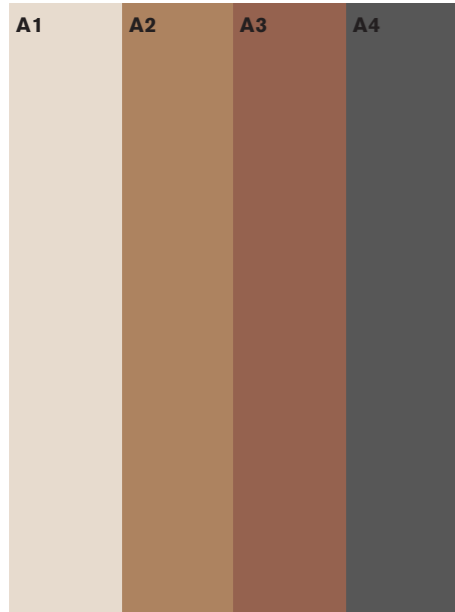


HORIZONTAL ARTICULATION

Horizontal articulation is added to the remaining buildings to visually tie them together and create cohesion across the development.



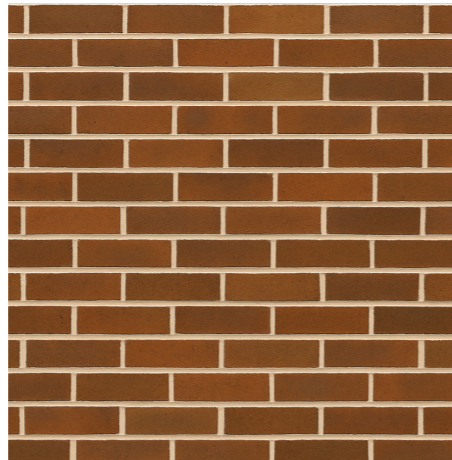
MATERIALITY & PALETTE



A. Pre-finished Panel



B. Concrete Natural



C. Gertrudis Brown Brick



Inspired by bark colours



D. Powder Coat Aluminium





View of proposed development from the north, looking south down Burwood Road towards the Belmore town centre.



View of proposed development from the south-east, looking north down Burwood Road towards the intersection with Lakemba Street.



View of 'Gunya' courtyard at the pedestrian entry from Burwood Road.

SECTION 06.

GROUND PLANE & LANDSCAPE

GUNYAH - A PLACE OF HOME

The landscape design creates a new community in Belmore, providing a place of home and refuge for the residents.

It addresses the site's multiple challenges through carefully modulating spatial experience and by appropriate planting selection.

Strategies include:

- Retaining existing trees that contribute to local character, especially the tallowwood trees at the south-east corner of the site, and the brushbox on the north-western corner of the site. Not only are these trees retained, but they are treated with raised decking that protects the existing root area and provides a publicly accessible gathering place for the community adjacent the footpath.
- Adding new trees and lush understorey planting in the street setbacks, to mitigate noise from the busy roads on two sides of the site, and create a green interface to improve pedestrian amenity and provide filtration for surface runoff.
- Providing strong buffer planting in the southern and western setbacks, to promote privacy and build on mid-block canopy, and ensuring plant selection is suitable for sun or shade conditions.
- Creating amenity for the residents with open lawn spaces to congregate, reflective retreats amongst the planting, nature play for children and gentle walkways navigating the 3 metres of slope across the length of the site.
- Careful manipulation of levels and planting to mask the high ground floor level, raised to achieve PMF clearance, and ensure visual connection between the ground floor terraces and the footpath.
- Creating a central entry courtyard addressed by the common room to establish welcome.



Creating a publicly accessible gathering spot to appreciate the existing trees



Establishing Gunyah as a gateway that responds to place - a meeting place between 2 clans, featuring culturally-significant grass trees

LANDSCAPE CHARACTER



MATERIALS SELECTION

The materiality complements the setting of the site with the use of natural materials such as stone and timber. Recycled bricks used for paving will recall the existing public housing buildings. Consultation with traditional knowledge-holders will continue to ensure initial designing for Country ideas can be implemented in the landscape and architecture with planting, interpretation, artwork and signage.

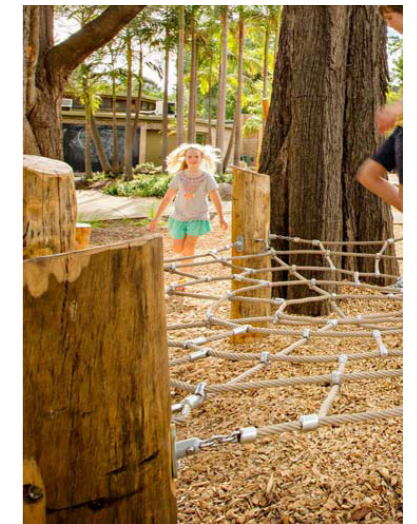
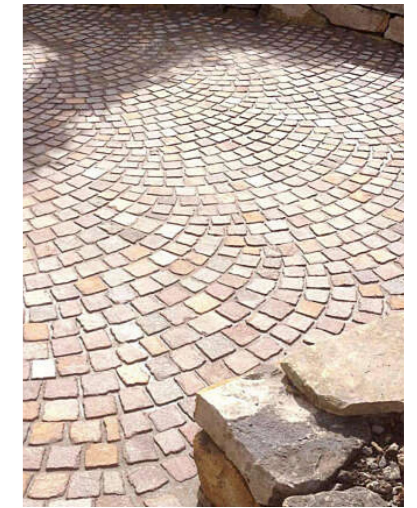
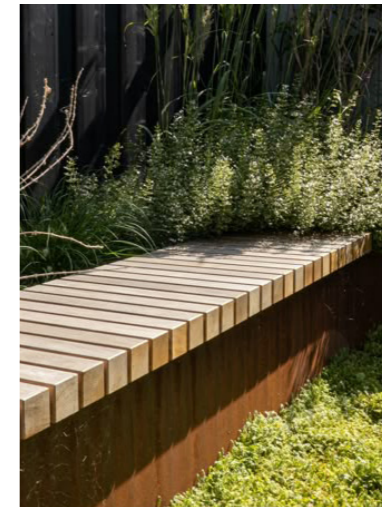
Existing trees and building bricks



Reuse on-site mixed colour bricks for paving



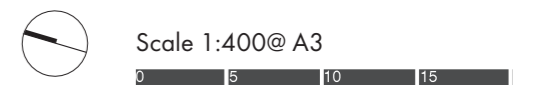
Reuse the removed trees for nature play



LANDSCAPE GROUND LEVEL PLAN



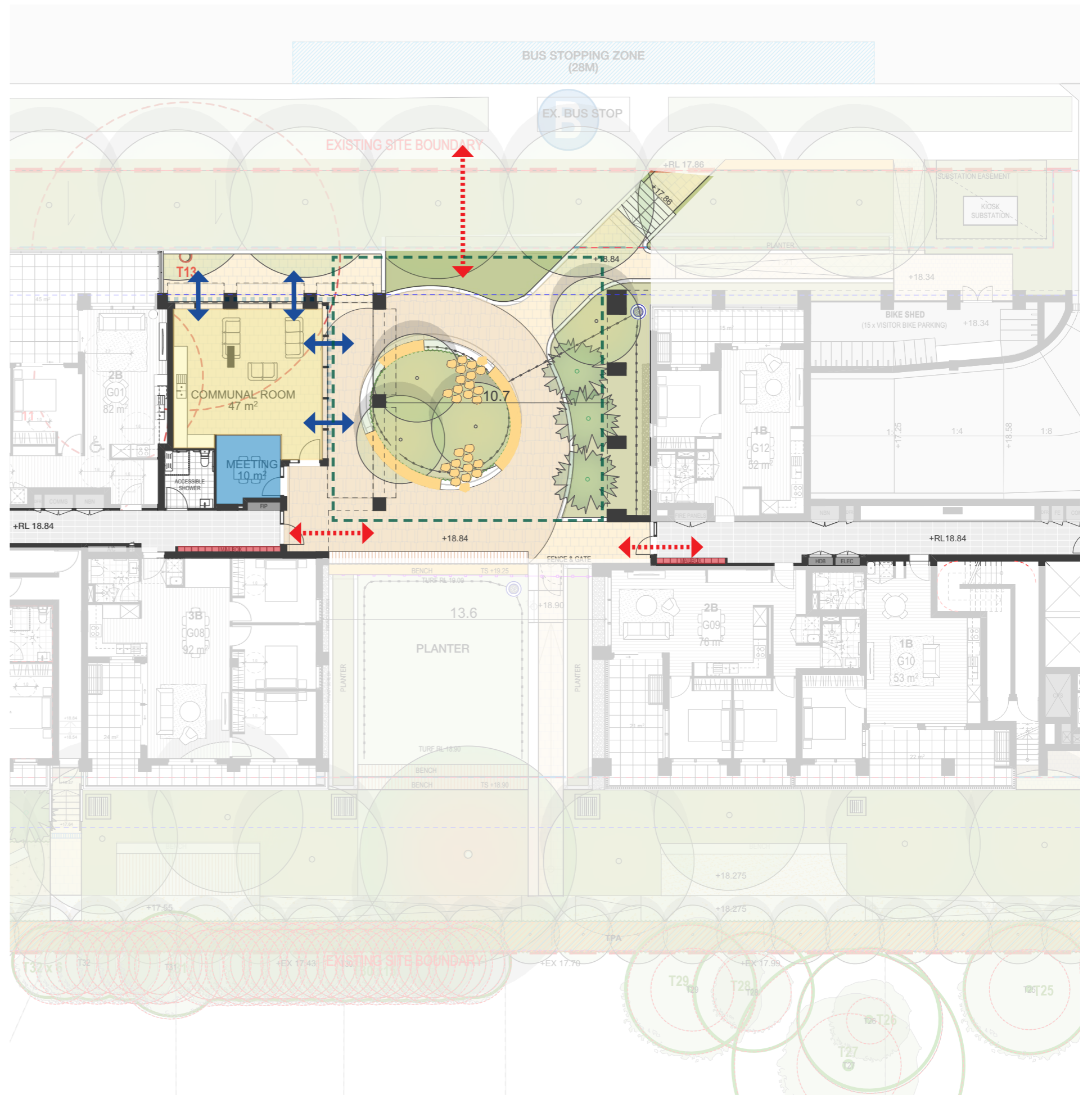
- ① Main pedestrian entry
- ② Gunyah courtyard - gathering spaces
- ③ Extensive landscape buffer for courtyard
- ④ Flexible open lawn with feature tree
- ⑤ Nature play - reusing trees and rocks removed from the site
- ⑥ Passive gathering pocket
- ⑦ Shade garden with ferns
- ⑧ Highlighted raised timber decking space to celebrate the existing trees
- ⑨ Medium trees to provide buffer to burwood road and lakemba street
- ⑩ Small trees in front of private balcony to provide privacy



GROUND LEVEL INTERFACE

The angled main entry path The desire line coming from the town centre and the train station, and trying to keep the stepped entry as close as possible to the walkway entry.

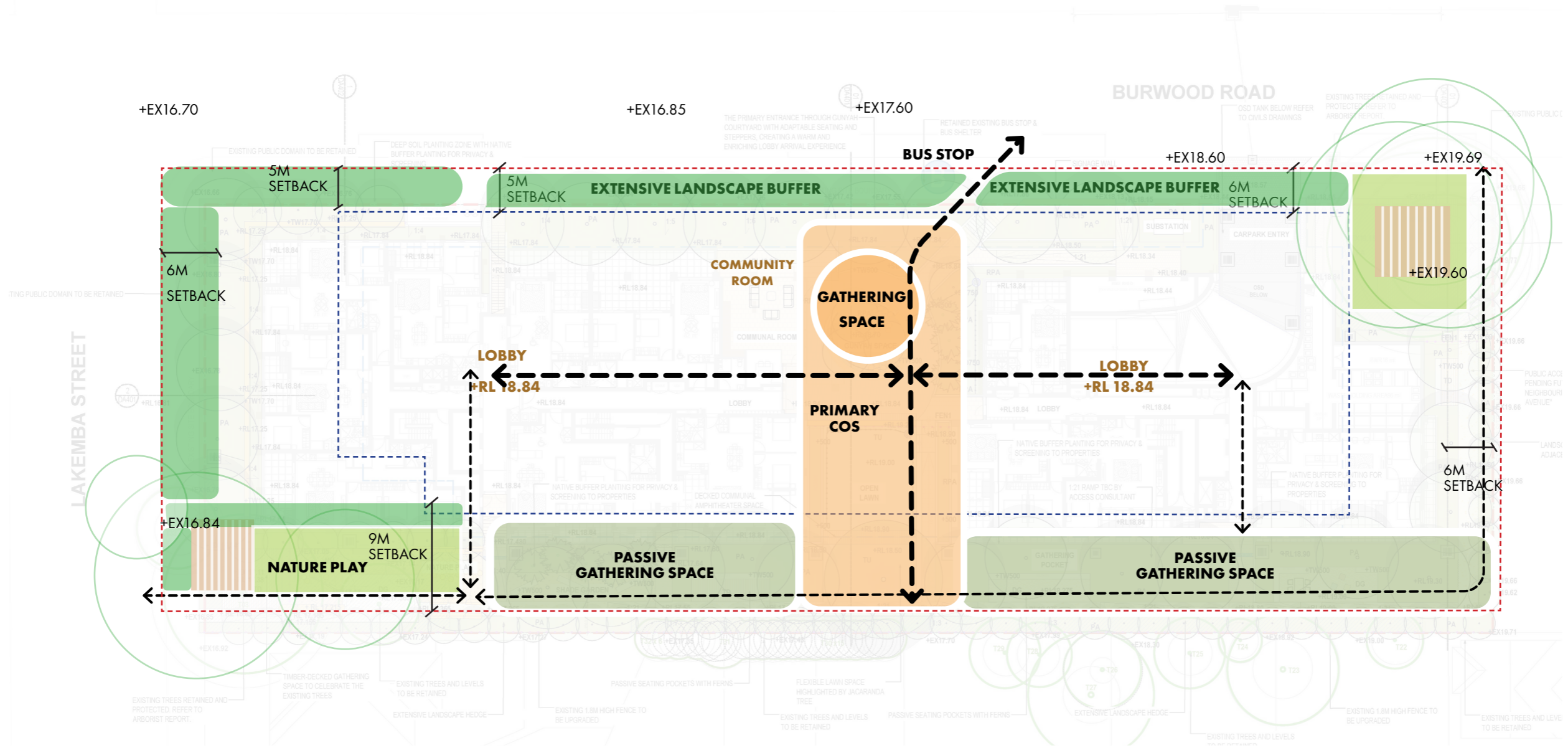
Operable folding doors create a seamless connection between the community rooms and the central outdoor space. Generous glazing maximises solar access and visual connectivity to community rooms. The entry sequence has been carefully considered, with clear access control, letterbox placement, and intuitive way-finding.



KEY

- Community Rooms
- Meeting Room
- Central Gathering Space
- Mail boxes
- Resident Access
- Communal Space Extension
- Folding Door

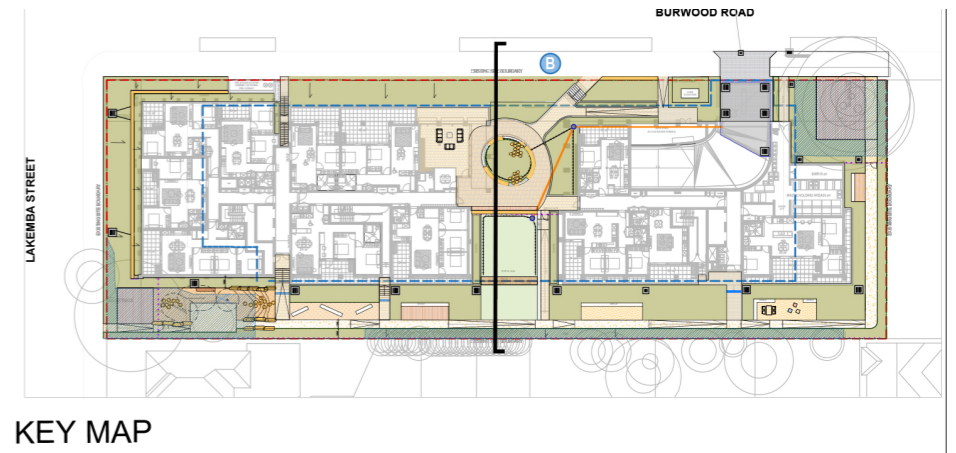
KEY ZONES & PROGRAM



←---→ PRIMARY ACCESS
 ←--→ SECONDARY ACCESS

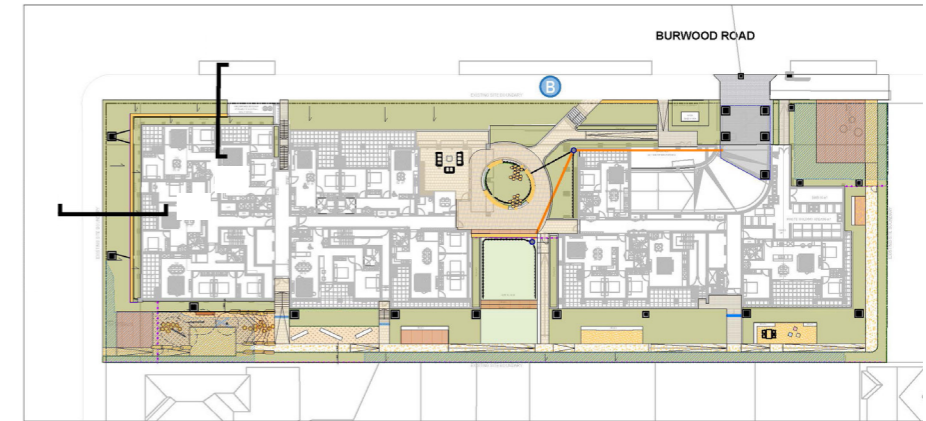
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 0 5 10 15

SECTION THROUGH ENTRY COURTYARD AND GUNYAH SPACE

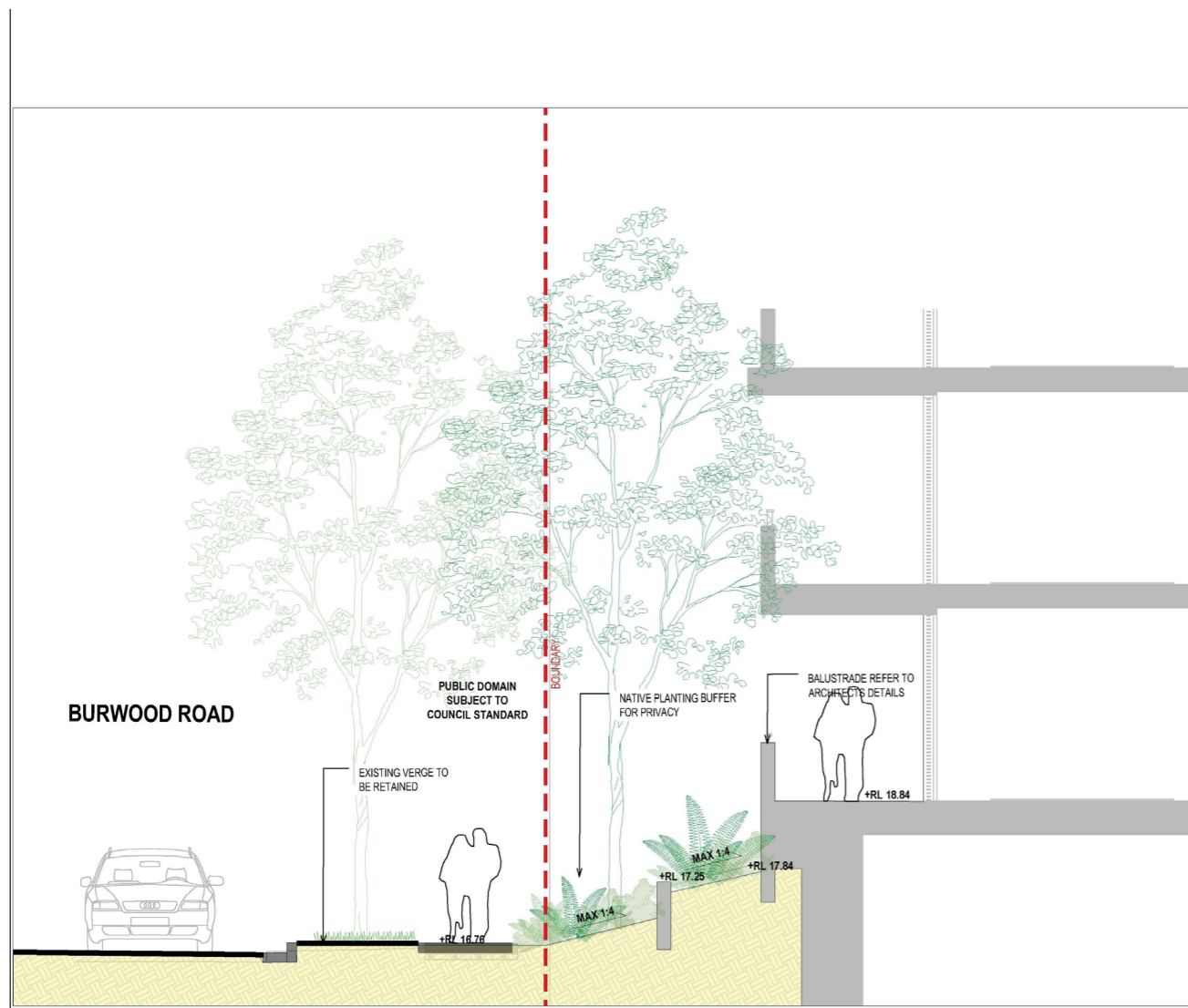


Scale 1:100@ A3
0 1 2 3 4

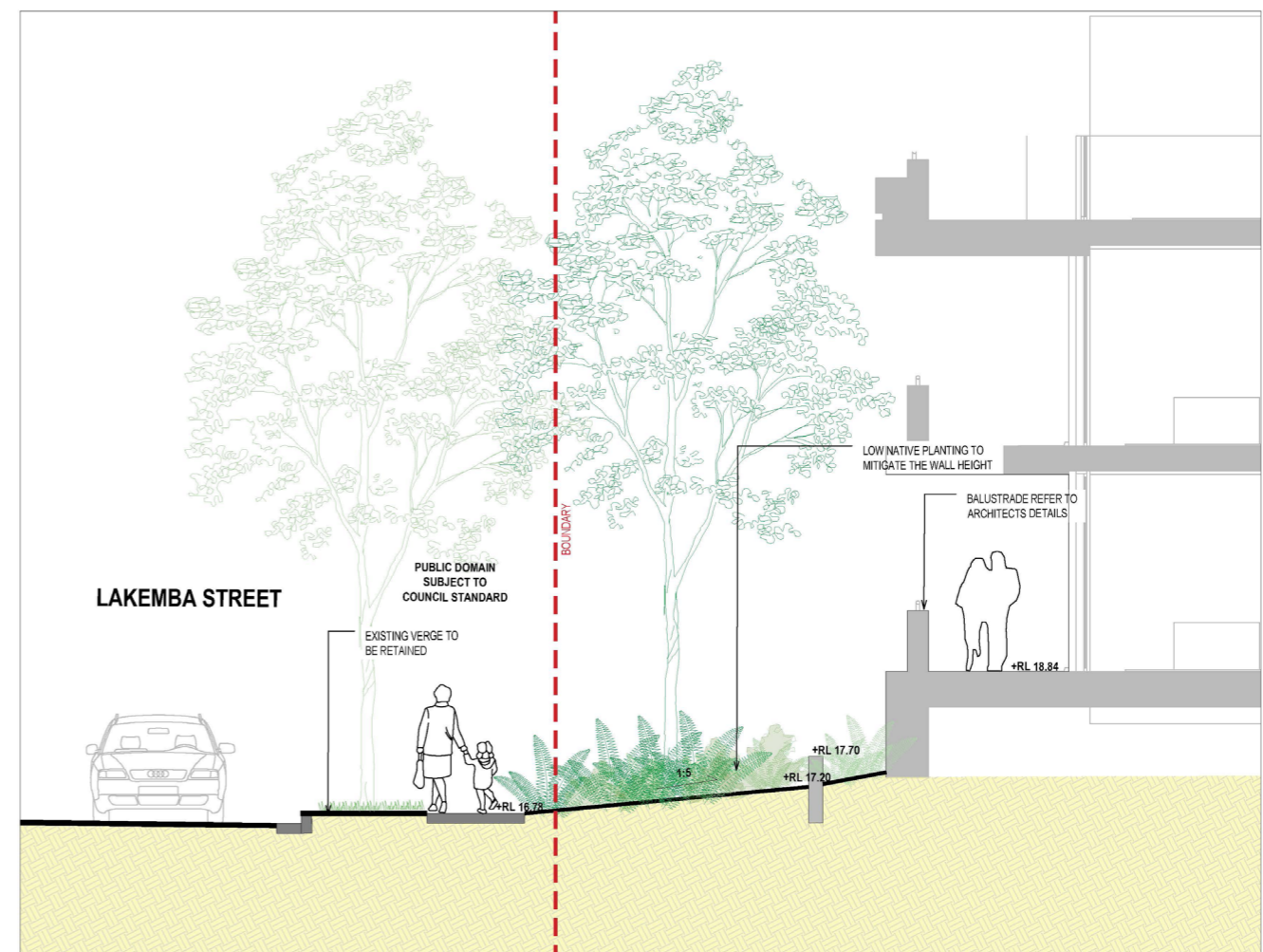
SECTIONS THROUGH STREET INTERFACE AT NORTHERN CORNER OF SITE



KEY MAP



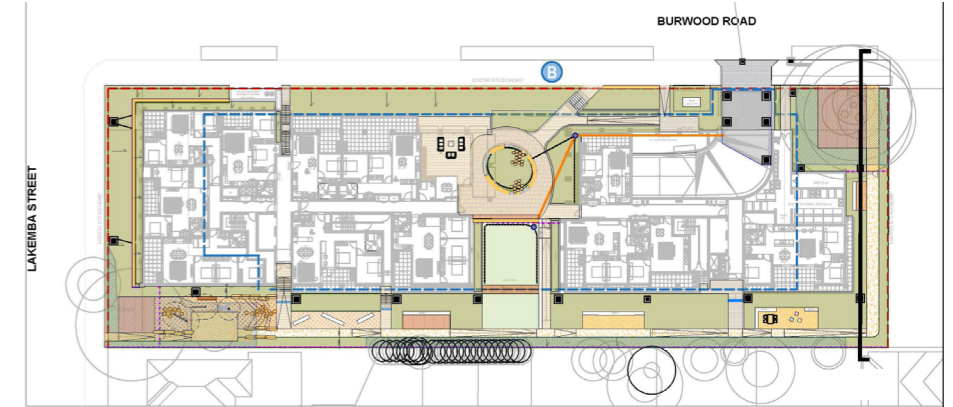
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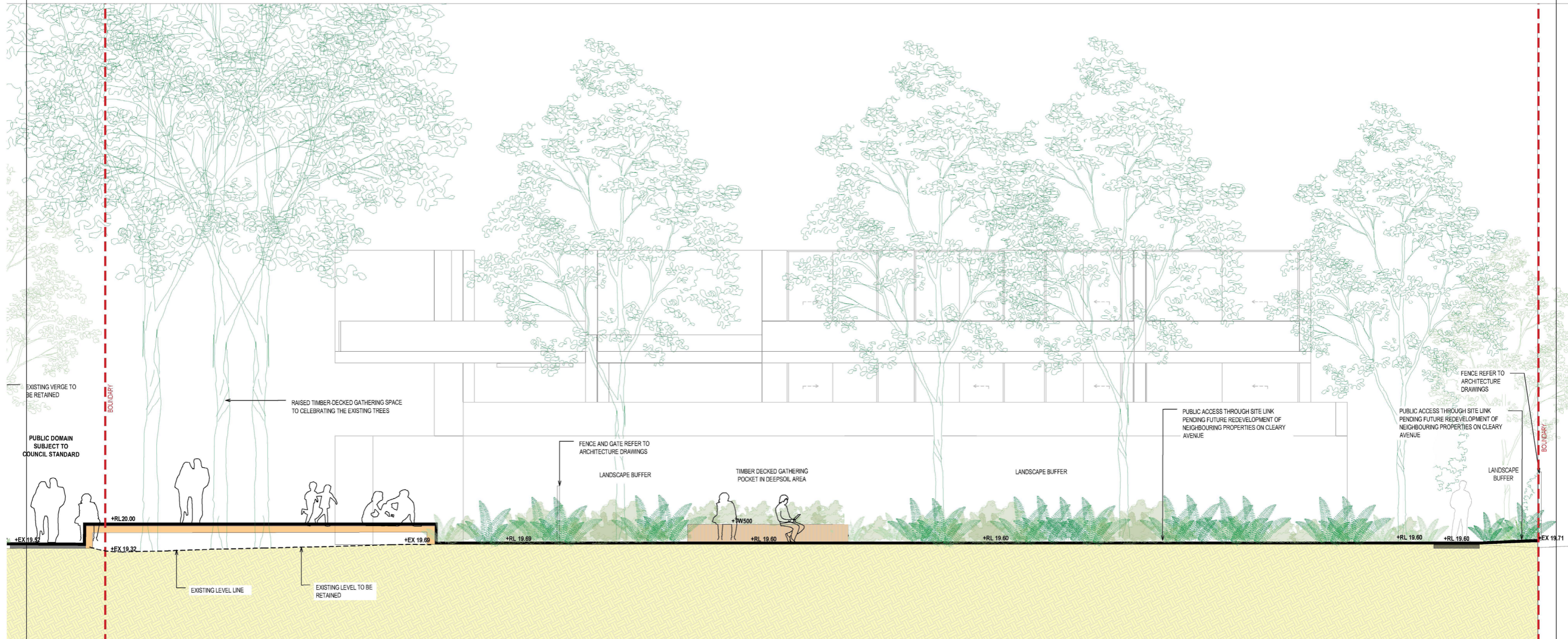
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SECTION THROUGH SOUTHERN SETBACK LOOKING TOWARDS 280-284 BURWOOD ROAD



KEY MAP



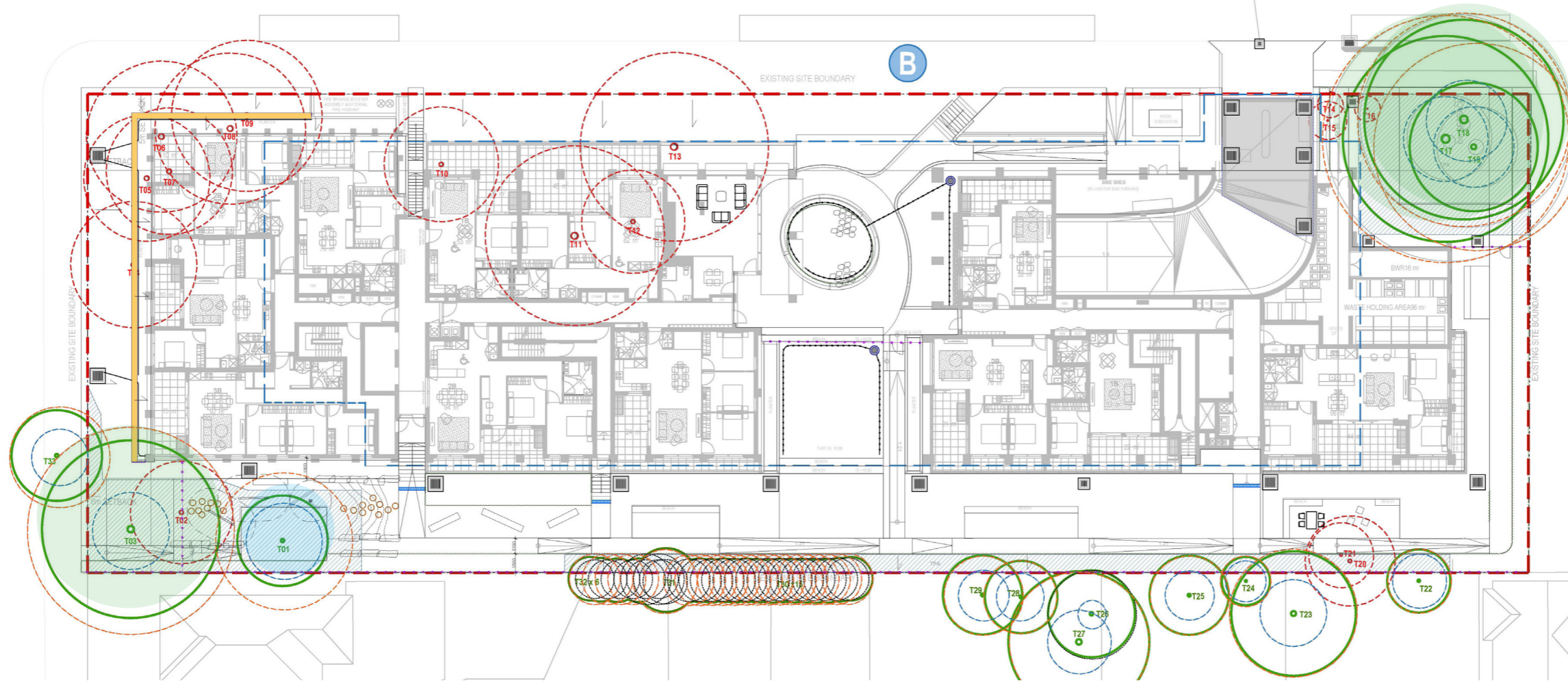
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EXISTING TREE MANAGEMENT

BURWOOD ROAD

LAKEMBA STREET



Retention value legend

- High retention value tree
- Moderate retention value tree
- Tree Protection area

Tree Management legend

- Tree to be retained
- Tree to be removed
- Basement line

- The trees retained on site are high and moderate value retention trees
- Trees outside the boundary (on neighbouring properties or in the street verge) will be retained and protected.



PLANTING PALETTE

TREES



- Backhousia citriodora
- Corymbia ficifolia
- Banksia integrifolia
- Cyathea cooperi
- Tristaniopsis laurina
- Melaleuca linariifolia

The species selection includes those recommended by Canterbury Bankstown Council & Homes NSW Resilient Landscape Guide, as well as species that arose from our consultation with Traditional Knowledge Holders as part of Connecting with Country.

UNDERSTOREY PLANTING MIX TYPE 1 - FULLSUN



- Correa alba
- Banksia robur
- Westringia fruticosa
- Callistemon viminalis
- Chamelaucium ciliatum
- Brachyscome White
- Pennisetum alopecuroides
- Chamelaucium ciliatum
- Myoporum parvifolium

UNDERSTOREY PLANTING MIX TYPE 2 - PART SHADE



- Alcantarea imperialis
- Strelitzia nicolai
- Helichrysum petiolare
- Liriope muscari
- Crovia exalata
- Lomandra longifolia
- Isotoma fluviatilis
- Dietes grandiflora
- Senecio serpens

UNDERSTOREY PLANTING MIX TYPE 3 - SHADE TOLERANT



- Asplenium nidus
- Philodendron xanadu
- Alpinia caerulea
- Cissus antarctica
- Dichondra repens
- Viola hederacea

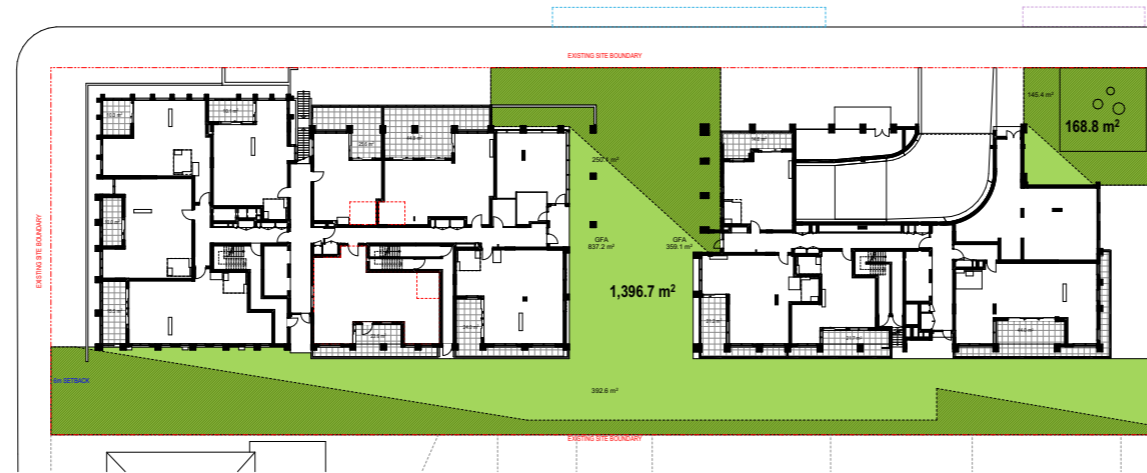
COS, DEEP SOIL, LANDSCAPED AREA DIAGRAM

The proposed improvement of communal open space, deep soil, and landscaped areas aims to enhance the overall amenity and environmental quality of the development.

Increasing communal open space provides opportunities for social interaction, better daylight access, and improved natural ventilation, contributing to residents' wellbeing.

Expanding deep soil zones supports the growth of large canopy trees, improves site permeability, and enhances biodiversity.

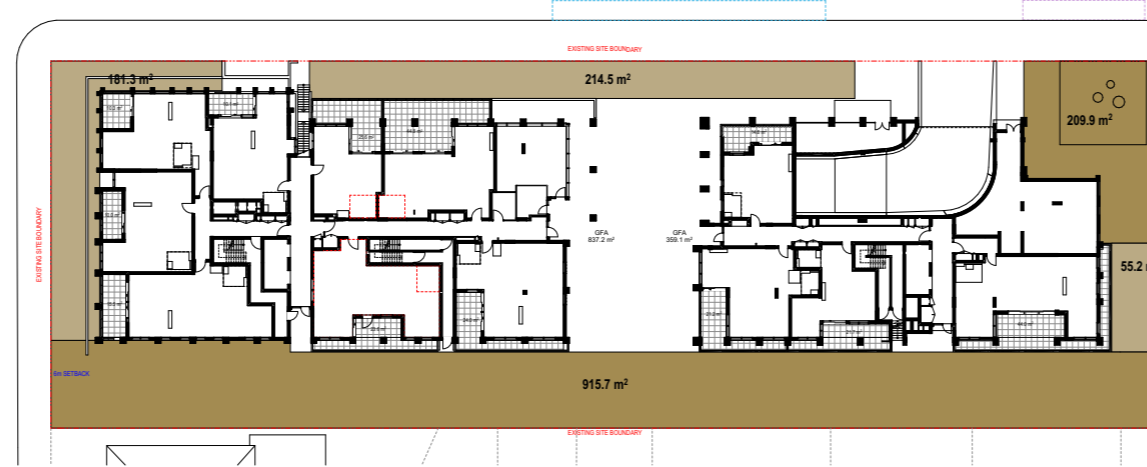
Enhancing landscaped areas helps to soften the built form, provide visual relief, and create a more comfortable and attractive environment that positively contributes to the streetscape and urban character.



Communal Open Space Diagram

Communal Open Space	
Total	1,565.58m ² (36.1%)
COS - 50% SOLAR ACCESS	
Total	788.12m ² (50.6%)

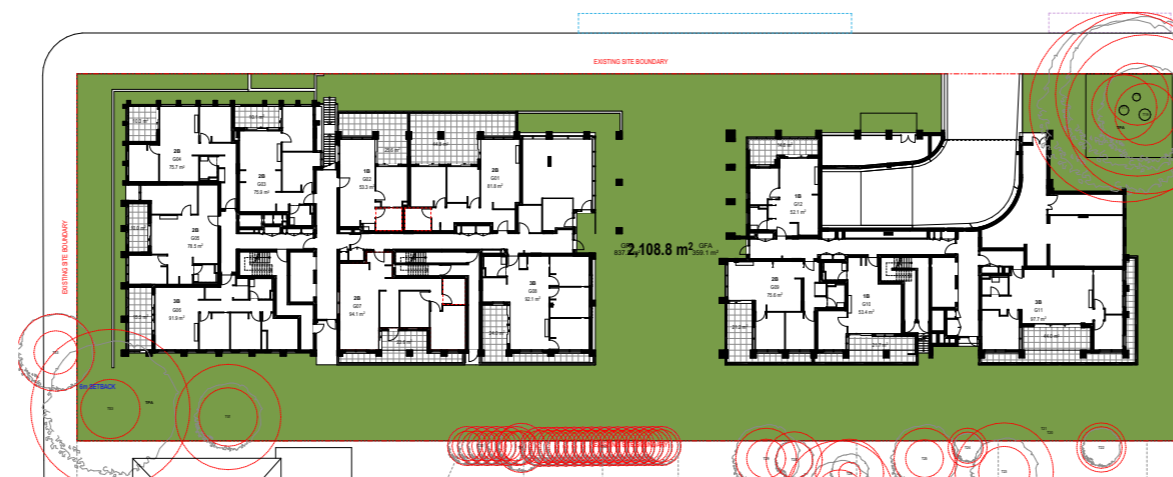
KEY	
Communal Open Space	
50% of COS Solar	



Deep Soil Diagram

Deep Soil - 3m	
Total	451.01m ² (7.7%)
Deep Soil - 6m+	
Total	1,125.59m ² (22.5%)
Deep Soil - Total	
Total	1,125.59m ² (30.2%)

KEY	
Deep Soil - 6m+	
Deep Soil - 3m	



Landscaped Area Diagram

Landscaped Area	
Ground Level	2,108.84m ² (48.5%)

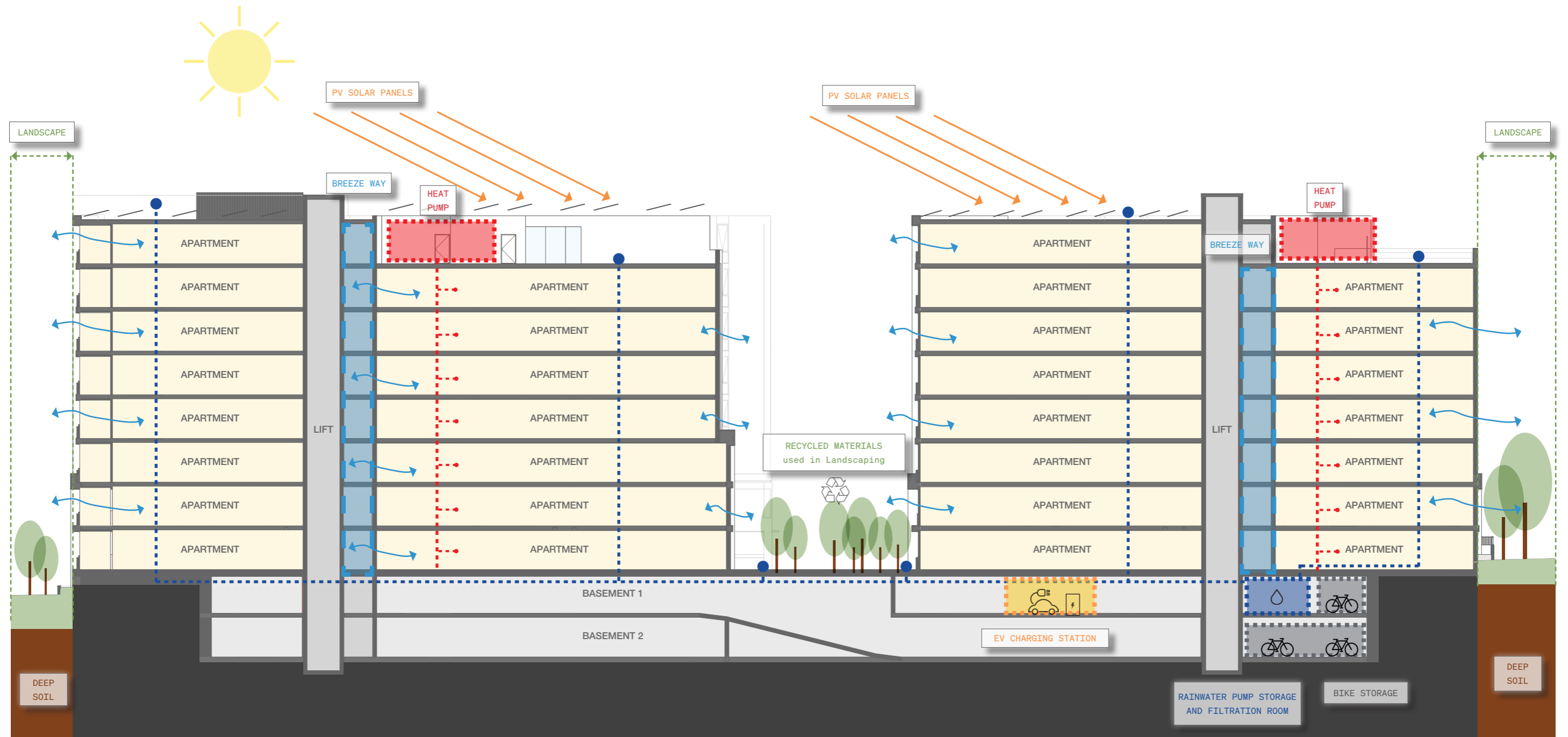
KEY	
Landscaped Area	

SECTION 07.

SUSTAINABILITY

SUSTAINABILITY SUMMARY

The all-electric development incorporates sustainable design strategies including rainwater harvesting for irrigation, PV panels to offset energy costs, communal hot water, and EV charging for cars and bicycles. A breezeway enhances natural cross-ventilation, while recycled site materials are reused in landscaping. The landscaped area has been maximised to increase tree canopy and provide larger deep soil zones.



APPENDIX A.

BETTER PLACED PRINCIPLES

BETTER PLACED PRINCIPLES

RESPONSE

OBJECTIVE 1: BETTER FIT CONTEXTUAL, LOCAL AND OF ITS PLACE

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

The site is located on Burwood Road, Belmore, where the urban context is transitioning from the high-density area near Belmore Station to lower density development. The area is characterised by established street trees, local parks, and waterways that shape the neighbourhood's identity. The terrain is generally gently sloped, and the design responds to the natural fall while also framing key views along Burwood Road and Lakemba Street.

The proposal responds to the future context envisaged for the Belmore Local Centre, and addresses the ever-growing demand for housing in the area.

- Delivers additional affordable housing near public transport, shops and houses.
- Responds to the surrounding context by aligning with the planning vision to create additional density while minimising negative amenity impacts.
- Provides generous communal open spaces for residents, fostering family gatherings and community interaction.

OBJECTIVE 2: BETTER PERFORMANCE SUSTAINABLE, ADAPTABLE AND DURABLE

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

Our proposal aims for optimal sustainability outcomes by delivering strong environmental performance, future-proofing the development, and enhancing community well-being.

Sustainability strategies address water, waste, energy, materials, and social and community outcomes. The landscape integrates low-maintenance native species to restore local ecology.

The site is well-served by public transport, making commuting convenient for residents and visitors. Multiple bus routes along Burwood Road provide direct connections to surrounding suburbs and Sydney's CBD, while the nearby train station, just five minutes away, offers easy access to the city. When the metro opens from Belmore in a few years, the commute into the city will be only 20mins.

Parking is minimised in line with Housing SEPP requirements, reducing potential excavation and ensuring efficient use of building space for services and storage. The driveway is located above the Probable Maximal Floor (PMF) level to mitigate potential flooding, maximising resilience and creating a more durable and robust outcome.

OBJECTIVE 3: BETTER FOR COMMUNITY INCLUSIVE, CONNECTED AND DIVERSE

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

The primary aim of this proposal is to provide social and affordable housing, offering a range of options for all economic segments and addressing social disparity and displacement. The diversity of housing type is complemented by a variety of communal open spaces where residents can gather and socialise. The built form is designed to be individually distinctive while maintaining cohesion across the development.

The proposal allocates 60% of dwellings as social housing at LHA Gold Level and 40% as affordable housing at LHA silver Level, both designed to accommodate all generations, including seniors. The central ground level courtyard enhances community inclusion between the buildings and gentle walkways are incorporated across the site to achieve equitable access.

BETTER PLACED PRINCIPLES

RESPONSE

OBJECTIVE 4: BETTER FOR PEOPLE SAFE, COMFORTABLE AND LIVEABLE

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

This development provides housing in close proximity to public infrastructure, including the train station, retail centres, and bus stops. Multiple pedestrian access points to building entries improve convenience and accessibility for residents.

The design of pedestrian access and communal areas has integrated Crime Prevention Through Environmental Design (CPTED) principles with passive surveillance available to all common areas and public spaces from balconies and habitable space windows. A highly active ground plane with clear site lines positively contributes to the safety of the neighbouring streets, as well as creating a welcoming and safe place to live for future residents.

The apartments have been designed to achieve a high level of efficiency and functionality, complying with ADG standards for natural cross-ventilation, solar access, storage, deep soil, and communal open space. The incorporation of breezeways and end-of-corridor windows allows natural light and ventilation to penetrate deep into the building, enhancing environmental performance and creating a brighter, more comfortable living environment.

OBJECTIVE 5: BETTER WORKING FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE

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

Designing with purpose shifts the focus from market demands to the needs of the people who will live in the spaces. Floor plans are refined for usability and functionality, placing people at the centre of the design process and creating spaces that are inclusive, accessible, and supportive of well-being.

Purpose-driven design provides communal areas for recreation, socialisation, and community events, fostering interaction, a sense of belonging, and an enhanced quality of life.

The project also emphasises the efficiency of the built form to maximise spatial utility and quality. Strategies include optimising building cores to minimise dead-end corridors, enhancing natural ventilation through orientation and design, and applying passive design principles to reduce energy consumption and environmental impact.

OBJECTIVE 6: BETTER VALUE CREATING AND ADDING VALUE

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

Prioritising functional design over unnecessary embellishments streamlines resources, ensuring cost efficiency without sacrificing quality. This approach maximises the utility of every architectural element, enhancing the overall value of the design. Streamlining the design provides economic benefit but also provides a legible design language that can be understood by all.

The ground plane is the most impactful part of the site, so emphasis is placed on reducing site coverage and maximising open space. Thoughtful placement of buildings and amenities enhances the accessibility and appeal of communal areas. The building represents a sound investment in social infrastructure, providing homes for those most in need, and at the same time, the generosity of the design and the way it contributes to the street ensures benefits to the surrounding community.

BETTER PLACED PRINCIPLES

RESPONSE

OBJECTIVE 7: BETTER LOOK AND FEEL ENGAGING, INVITING AND ATTRACTIVE

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

Legibility is a key design principle that enhances both the aesthetic quality and clarity of the built form. The project adopts simple and logical massing strategies that enable intuitive way-finding and clear spatial orientation, maintaining a cohesive and consistent architectural expression throughout the development.

At the heart of the site, a central opening forms a welcoming gesture leading into the Gunyah space, a communal sanctuary that offers moments of stillness and reflection within the development. This space extends the public realm inward, creating a place of public refuge that feels more intimate and protected than the street, while remaining accessible to all. Along Burwood Road, the decking wraps around significant existing site trees, providing a shaded and inviting place for rest, pause, and social interaction, while reinforcing the connection between the street and the site's communal spaces.

Material selection plays a crucial role in defining the project's character and sense of place. Brick is used where the building is most in contact with the pedestrian, introducing warmth, texture, and a homely quality that enhances the human experience at ground level. Above, a complementary palette of robust, pre-finished materials ensures durability and visual consistency, reinforcing the development's timeless and cohesive architectural identity.

APPENDIX B.

HOUSING SEPP & ADG COMPLIANCE

HOUSING SEPP SCHEDULE 9 DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

RESPONSE

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

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

The site is located on a gentle slope at the intersection of Burwood Road and Lakemba Street, offering a prominent corner position within the precinct. The landscape features several significant trees, including three Tallwood specimens on the southwest corner and two additional trees, a Brush Box and a Crepe Myrtle, which contribute to the site's established green character and visual amenity.

The proposal contributes positively to the local context by responding to the future context for the Belmore local centre. The development will provide a substantial number of affordable housing units, helping to address the housing shortage across Sydney. A central ground level communal open space offers a gathering area for residents, and publicly-accessible seating decks are provided around existing trees on the north-west and south-east for use adjacent to the street by the community.

PRINCIPLE 2: BUILT FORM AND SCALE

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

The proposal responds to the Bankstown-Canterbury Council's future planning vision. The surrounding area is currently characterised by single residential dwellings and medium density apartments, but is planned to evolve to a higher density residential area..

The proposed building forms are considered contextual responses that appropriately address the streetscape, orientation, views, planning and density requirements.

The proposed development is composed of two distinct building masses, with a central courtyard provided as communal open space helping to break up the overall massing and enhance visual and spatial permeability.

A key move in the massing was to emphasise the prominent corner at the intersection of Burwood Road and Lakemba Street, creating a gateway to the Belmore town centre. Separately, a central communal open space, the Gunyah Space, is established for residents to gather. This strategy significantly enhances resident amenity, with communal spaces occupying more than 25% of the site.

PRINCIPLE 3: DENSITY

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

The proposal delivers a development of appropriate density and scale, consistent with developments along Burwood Road and aligned with Council's future planning vision.

The site's overall density has been moderated to enhance amenity for both residents and neighbouring properties - the building envelope (height and FSR) has deliberately not been filled in order to reduce amenity impacts to neighbours.

Generous communal open spaces on the ground level are complemented by a carefully designed landscaped interface with the street.

The building height is varied, with a reduction at the southern corner to improve solar access to neighbouring properties and minimize any potential impacts.

HOUSING SEPP SCHEDULE 9 DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

RESPONSE

PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

Our proposal strives for optimal sustainability outcomes through making good choices in building systems and materials, maximising amenity and minimising energy usage by exploiting natural cross ventilation and daylight, as well as clothes drying on balconies.

The key targets of proposed design includes:

- 7 Star NATHERS
- High performance envelope with natural cross ventilation
- PV cells on the roof which cover common area energy needs and contribute to offsetting tenant bills
- Rainwater harvesting and reuse of irrigation
- Provision of infrastructure to support EV charging of cars and bicycles
- Reduced parking to reduce excavation
- Minimisation of construction waste through use of prefabricated building elements
- Minimisation of waste to landfill through incorporating facilities to sort waste at source
- All electric building
- Native & endemic planting for low water use and to encourage bird and insect life
- Open and amendable common circulation to encourage walking and community interaction for wellbeing

Strategies are implemented for sustainable lifestyle, water, waste, energy, materials, social and community impact.

Low maintenance native species are reintroduced into the proposed landscape to preserve and rejuvenate the ecology of the area.

PRINCIPLE 5: LANDSCAPE

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

Landscape is a key component of the proposal, and has been integrated with the built form to provide significant amenity to residents. The narrative of Country is integral to the landscaping concept.

Carefully designed landscaping is used to create diverse spaces and micro-climates to enhance habitat and biodiversity. The landscape contributes to the sharing of First Nation perspectives of place and site, using Indigenous species.

The extended setback to the rear encourages the provision of mid-block deep soil and tree canopy in line with the landscape character of the suburb. Existing significant trees on the site and in the street are retained and protected in the proposal.

PRINCIPLE 6: AMENITY

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

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

The apartments have been carefully designed to optimise efficiency and functionality, maximizing compliance with ADG standards for natural cross ventilation, solar access and storage. Planning creates good connections between living spaces and private open space, with enlarged private open space in ground floor apartments.

The site orientation limits means mid-winter solar access is not available to the long western elevation until 1.35pm, but the design maximises available solar after this time by pushing forward living spaces and private open space, and limiting projections that might otherwise block the sun.

The design exceeds ADG requirements for deep soil areas and communal open space, reflecting the high level of amenity incorporated throughout the development.

HOUSING SEPP SCHEDULE 9 DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

RESPONSE

PRINCIPLE 7: SAFETY

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

The proposed development enhances the safety of neighbouring streets while creating a welcoming and secure environment for future residents. The design incorporates high levels of street, passive, and public surveillance, with clear sight lines through the development along Burwood Road and Lakemba Street.

Active frontages along all street edges improve the public domain and support enhanced surveillance. Building entries and ground-level spaces are well-lit at night and designed to comply with relevant Australian Lighting Standards. Clear secure lines assist territorial reinforcement, which promotes safety and security.

Vehicular and pedestrian access points are clearly separated, with the pedestrian entry distinct and safely positioned apart from vehicle circulation. Clear secure lines assist territorial reinforcement, which promotes safety and security.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

The proposal is comprised of 145 apartments in total with a mix of 1, 2 and 3 bed apartments responding to the demand profile.

The breakdown is as follows:

North Building - NCC Livable Housing Design Voluntary Standard

(equivalent to LHA Gold level)

- 1 Bed : 51 units

- 2 Beds: 30 units

- 3 Beds: 6 Units

South Building - NCC Livable Housing Design Standard

(equivalent to LHA Silver level)

- 1 Bed : 30 units

- 2 Beds: 20 units

- 3 Beds: 8 Units

All apartments meet ADG minimum areas.

A high level of amenity is afforded to the building with a high percentage of livable apartments to allow ageing in place, which is very important for the social tenants, 93% of whom are on the pension. In addition, 20% of the new social homes are capable of compliance with Schedule 4 of the Housing SEPP, i.e., seniors housing, with increased circulation space and latchside clearances to suit tenants using wheelchairs.

PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The massing of the proposal has been designed to reduce bulk and maximise outlook of units with a timeless and low maintenance façade that incorporates sustainable development practices. The use of durable materials for the building's façade will ensure longevity and reduce maintenance costs.

Section 3 and 5 of the Design Report provide more detail on the way the building form and detail respond to the location and existing and desired future character of Belmore.

ADG COMPLIANCE

Summary of compliance with the key Apartment Design Guide 'Design Criteria' – 270-278 Burwood Road, 54 Lakemba Street, Belmore NSW 2192			
Control	ADG Design Criteria	Compliance	Complies?
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 4,281 m² Required Communal open space: 1,070 m ² (25 %) Proposed Communal open space: 1,552m² (36 %) Communal open space is provided on Ground Level.	Compliance Achieved Refer page 48 for compliance diagrams in the urban design report
	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).	50% of the principal communal open space is proposed to receive 2 hours of direct sunlight between 9am and 3pm mid-winter. Site area: 4,281 m² Proposed Communal Open Space: 1,566m ² (37 %) Proposed 50% Solar Access COS: 788m ² (51 %)	Compliance Achieved Refer page 48 for compliance diagrams in the urban design report.
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m ² – 6m	Site area: 4,281 m² Required Deep soil: 300m² (7 %) Proposed Deep soil: 1,078 (23 %)	Compliance Achieved Refer page 48 for compliance diagrams in the urban design report.
3F Visual Privacy	Up to four storeys/12 meters <ul style="list-style-type: none"> 6 meters to the boundary between habitable rooms/balconies 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters <ul style="list-style-type: none"> 9 meters to the boundary between habitable rooms/balconies 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters <ul style="list-style-type: none"> 12 meters between habitable rooms/balconies 6 meters between non-habitable rooms 	Overall, visual privacy is achieved throughout the development. The design complies with the ADG requirements for building separation to ensure visual privacy at the site boundary. Due to site constraints, the recommended 18m separation between levels 4 and 7 is not achieved. However, the inclusion of visual privacy screens ensures that visual privacy is maintained for these levels, mitigating potential privacy impacts.	Variation Sought Refer page 45 for building separation explanation in the urban design report.
3J Bicycle and Car Parking	The minimum car parking rates from Housing SEPP are as follows: Minimum for affordable housing – 0.4 space per 1 bed, 0.5 spaces per 2 beds, 1 space per 3 beds, Minimum for non-affordable housing – 0.5 space per 1 bed, 1 space per 2 beds, 1.5 space per 3 beds,	Parking numbers are compliant with the requirements of the Housing SEPP for affordable housing in an accessible area. In addition, 1x visitor space has been provided for client service visits.	Compliance Achieved Refer page 42 for detail in the urban design report.
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Minimum number of apartments with 2hrs solar access required: 102 Proposed: 100 (69%) - 100 units achieve 2.0 hours of solar access from 9:00am to 3:00pm. - 45 units achieve 1.5 hours of solar access from 9:00am to 3:00pm. - 45 units achieve 2.0 hours of solar access from 9:00am to 3:35pm. Although the site orientation is restricted by the street's solar alignment of 13:35, the design develops to maximise solar performance within these limitations.	Variation Sought Refer Architectural Drawing DA400-406 for eye of the sun diagrams and DA 501 for compliance diagram.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Maximum of 22 apartments can receive less than 15 minutes of midwinter solar access between 9am and 3pm Proposed: 0 (0%)	Compliance Achieved Refer Architectural Drawing DA400-406 for eye of the sun diagrams and DA 501 for compliance diagram.
4B Natural Ventilation	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.	Number of Apartments in the first 9 storeys - 145 Cross Ventilated Apartments: 100/145 apartments (69%)	Compliance Achieved Refer DA 502 for compliance diagram.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	There are no cross through apartments proposed in the development	Not Applicable

ADG COMPLIANCE

Summary of compliance with the key Apartment Design Guide 'Design Criteria' – 270-278 Burwood Road, 54 Lakemba Street, Belmore NSW 2192			
Control	ADG Design Criteria	Compliance	Complies?
4C Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> 2.7m for habitable rooms 2.4m for non-habitable rooms double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area attic spaces – 1.8m at edge of room with a minimum 30degree slope <p>in mixed use areas – 3.3m for ground and first floor</p>	<p>Proposed 2.7m habitable Proposed 2.4 m non habitable</p>	Compliance Achieved
4D-1 Apartment Size + layout	<p>Minimum Apartment sizes:</p> <ul style="list-style-type: none"> 70m² for two bedrooms; and 90m² for three bedrooms. <p>Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms</p>	All apartments comply with minimum ADG apartment sizes.	Compliance Achieved
	<p>Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrowed from another room</p>	Compliance Achieved	Compliance Achieved
4D-2 Apartment Size + layout	<p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p> <p>Open plan layouts (where living, dining and kitchen are combined habitable room depth from the window is 8m</p>	Compliance Achieved	Compliance Achieved
4D-3 Apartment Size + layout	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).</p>	Compliance Achieved	Compliance Achieved
	<p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>	Minimum dimensions provided	Compliance Achieved
	<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments 	<p>3.6m minimum provided for 1 bed apartments 4m minimum provided for 2 & 3 bed apartments</p>	Compliance Achieved
	<p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</p>	There are no cross through apartments proposed in the development	Not Applicable
4E Private open space and balconies	<p>Apartments are to have the following balcony dimensions:</p> <ul style="list-style-type: none"> Studio – 4 sqm 1br – 8sqm with min.2m depth 2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth 	<p>Compliance Achieved</p> <p>Private open spaces are generally larger than minimum sizes to accommodate clotheslines</p>	Compliance Achieved
	<p>Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.</p>	All ground level apartments include a courtyard of at least 15m ²	Compliance Achieved
4F Common circulation and spaces	<p>The maximum number of apartments off a circulation core on a single level is eight.</p>	<p>The maximum number of apartments accessed from a single core per level is 12 which only occurs in North Core. South Core achieves the design criteria of 8 apartments off a circulation space. Lift redundancy is provided to every level, as required for social housing, without compromising building efficiency or residential amenity.</p>	Variation Sought
	<p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	The proposed development is less than 10 storeys.	Not Applicable
4G --	<ul style="list-style-type: none"> Studio apartments require 4m² of storage area One bedroom dwellings require 6m³ of storage area 	At least 50% of the storage can be provided on the apartments. Zones for basement storage have been included on the basement levels	Compliance Achieved

ADG COMPLIANCE

AMENITY

Refer Architectural Drawing DA500 - 508 for complinace diagrams.

Solar Access

- 9:00am - 3:00pm	69% - 100 units
- 9:00am - 3:35pm	100%- 145 units
No Solar Access	0% - 0 units
Cross Ventilation	69% - 100 units
Deep soil > 6m	23% - 1,126 m ²
Deep soil > 3m	8% - 451 m ²
Communal Open Space	31% - 1,577 m ²

APARTMENT MIX

Refer Architectural Drawing DA507 for apartment matrix.

1 Bed - Social	51 - 59%
2 Bed - Social	30 - 34%
3 Bed - Social	6 - 7%
Total Social	87 units
1 Bed - Affordable	30 - 52%
2 Bed - Affordable	20 - 34%
3 Bed - Affordable	8 - 14%
Total Affordable	58 units

FSR

Refer Architectural Drawing DA500 for GFA diagrams.

Site Area

Site Area	4,281 m ²
Allowable FSR (DPHI TOD control +30% AH Bonus)	3.35:1
Allowable GFA	13,913 m ²
Proposed FSR	2.61:1
Proposed GFA	11,169 m ²

APPENDIX C.

SHADOW IMPACT STUDY & HEIGHT ASSESSMENT

HEIGHT PLANE ANALYSIS 28.6M

Height plane based on Department of Planning, Housing and Infrastructure TOD controls + Affordable Housing 30% height bonus available under the Housing SEPP.



HEIGHT PLANE ANALYSIS 43M

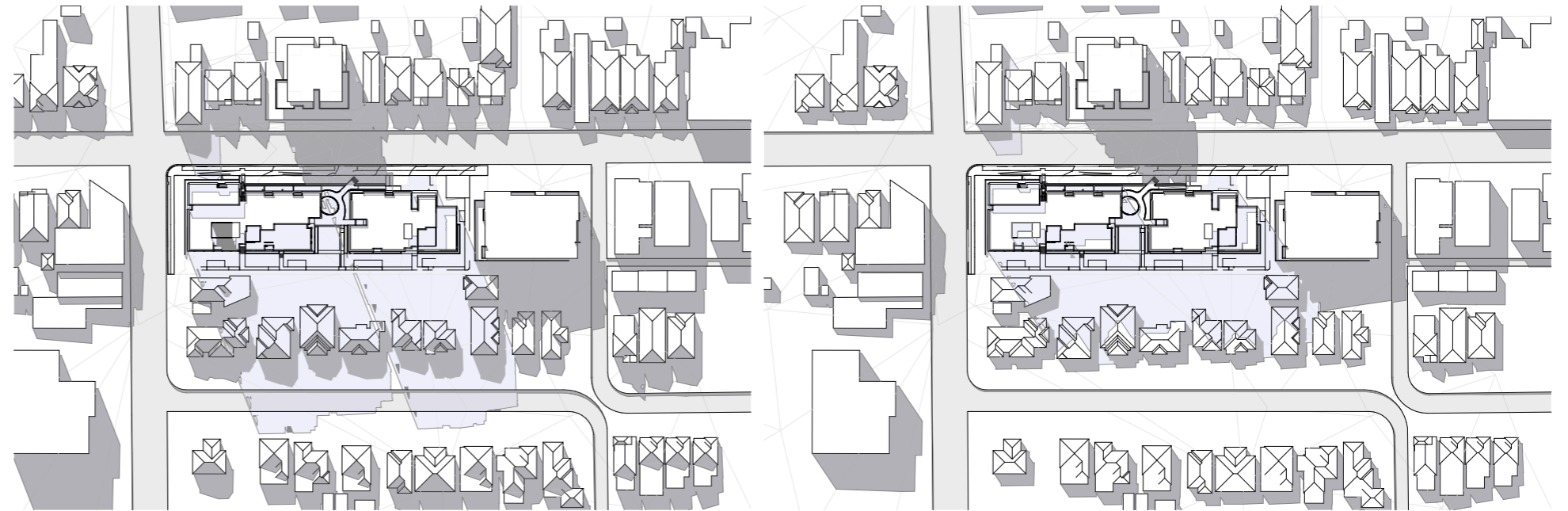
Height plane based on Council's exhibited TOD alternative controls.



SHADOW DIAGRAMS

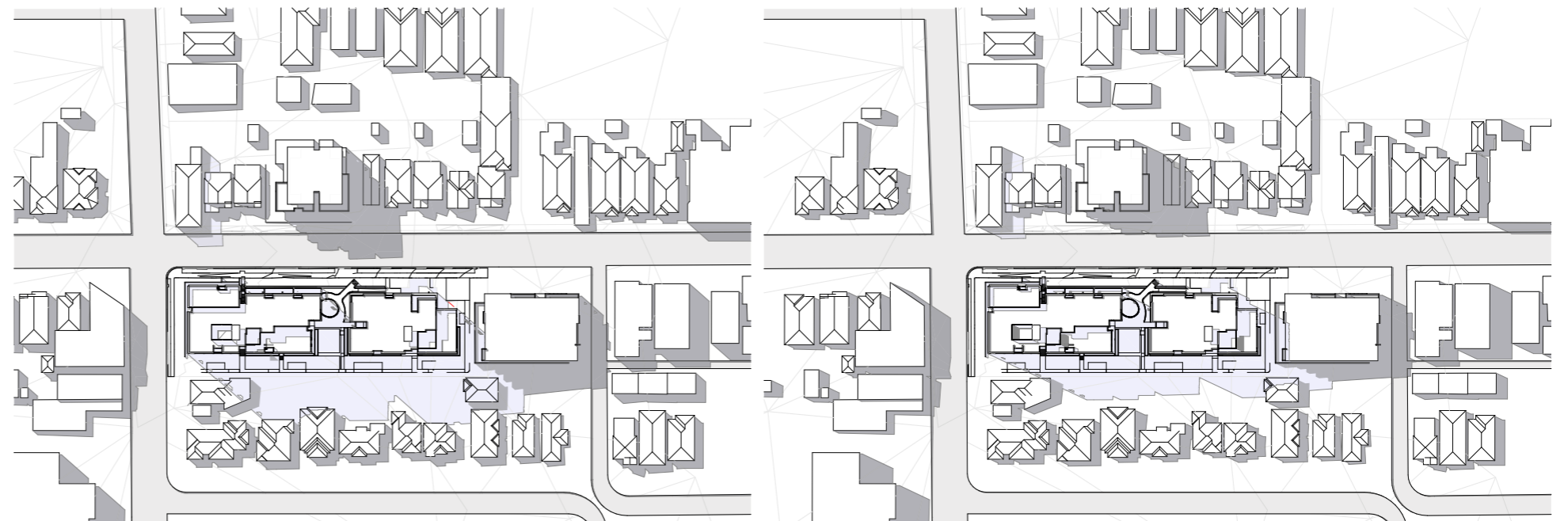
The proposed design creates shadowing on the apartments to the south and the dwellings to the west.

- There is some impact to the south apartments, refer to Shadow Impact Analysis of 280-284 Burwood Rd at page 88 of this report for detail
- All residential dwellings at west gain full solar access to their COS from 1pm.



June 9AM

June 10AM



June 11AM

June 12PM

KEY



Existing shadow



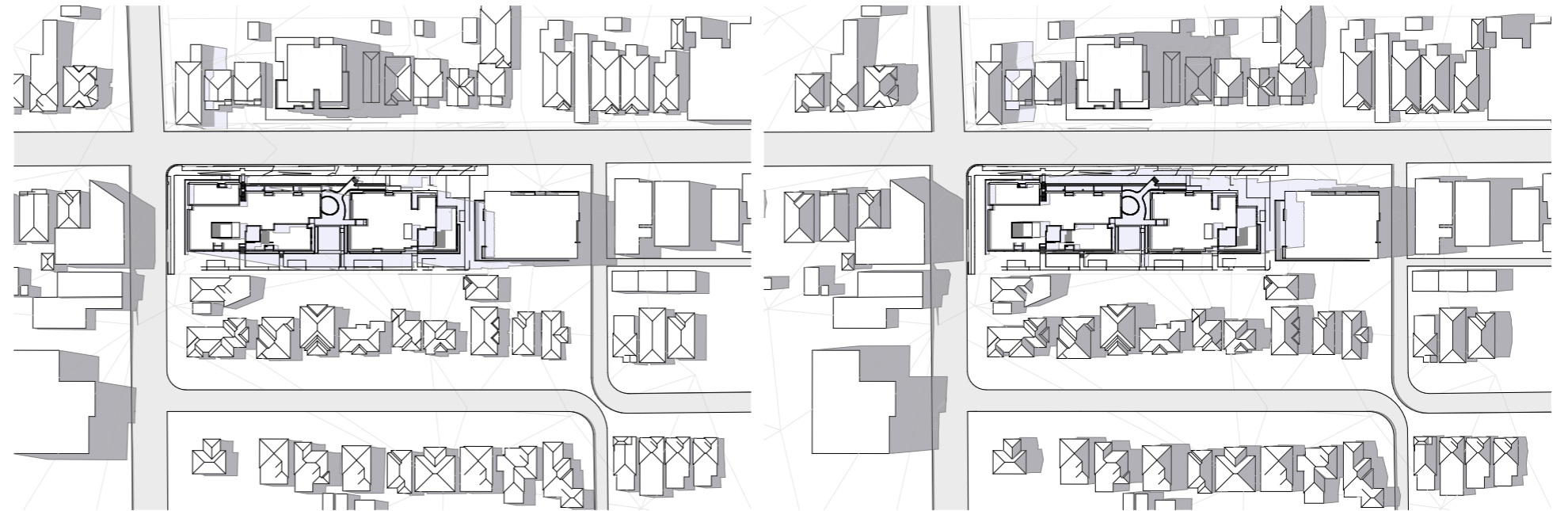
Shadow casted by proposal



SHADOW DIAGRAMS

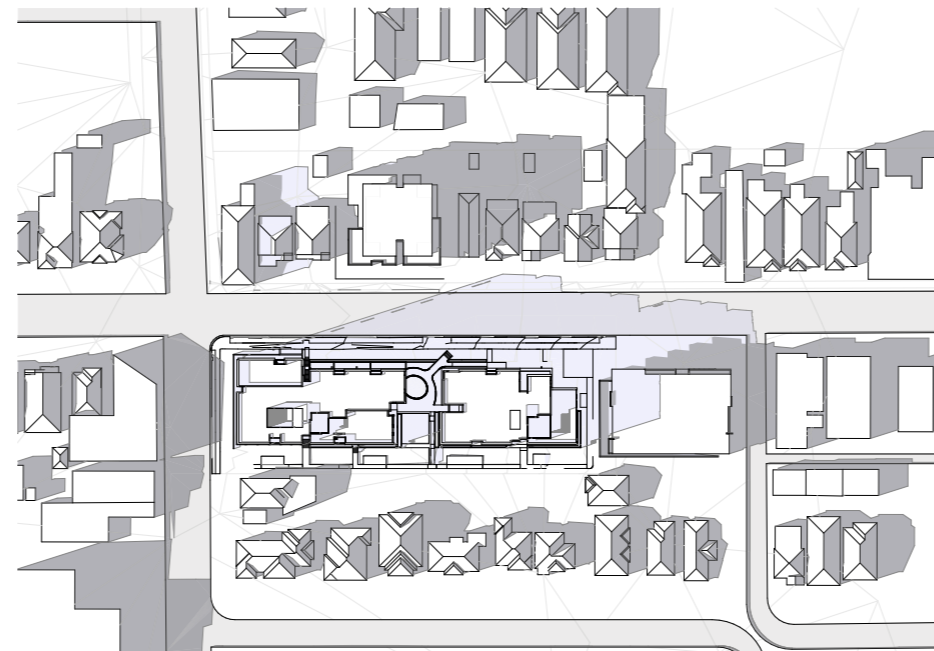
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- All residential dwellings at west gain full solar access to their COS from 1pm.



June 1PM

June 2PM



June 3PM

KEY



Existing shadow



Shadow casted by proposal



SHADOW IMPACT ANALYSIS

280-284 BURWOOD RD



LOCATION PLAN

Level	Unit Number	Scheme	Solar Access			Compliance
			From	To	Total Solar Access	
G	G04	Existing	12:00	15:00	3 Hours	Compliant
		Allowable Massing	14:00	15:00	1 Hour	Non - Compliant
		Proposed Massing	13:30	15:00	1.5 Hour	Non - Compliant
G	G05	Existing	10:30	15:00	4.5 Hours	Compliant
		Allowable Massing	-	-	0 Hour	Non - Compliant
		Proposed Massing	10:30	11:30	1 Hour	Non - Compliant
1	104	Existing	12:00	15:00	3 Hours	Compliant
		Allowable Massing	13:30	15:00	1.5 Hour	Non - Compliant
		Proposed Massing	13:30	15:00	1.5 Hour	Non - Compliant
1	105	Existing	10:30	15:00	4.5 Hours	Compliant
		Allowable Massing	-	-	0 Hour	Non - Compliant
		Proposed Massing	10:30	11:30	1 Hour	Non - Compliant
2	204	Existing	12:00	15:00	3 Hours	Compliant
		Allowable Massing	13:30	15:00	1.5 Hours	Non - Compliant
		Proposed Massing	13:30	15:00	1.5 Hours	Non - Compliant
2	205	Existing	10:30	15:00	4.5 Hours	Compliant
		Allowable Massing	-	-	0 Hour	Non - Compliant
		Proposed Massing	10:30	11:30	1 Hour	Non - Compliant
3	304	Existing	11:00	15:00	4 Hours	Compliant
		Allowable Massing	13:30	15:00	1.5 Hour	Non - Compliant
		Proposed Massing	13:15	15:00	1.75 Hour	Non - Compliant
3	305	Existing	10:30	15:00	4.5 Hours	Compliant
		Allowable Massing	-	-	0 Hour	Non - Compliant
		Proposed Massing	10:30	11:30	1 Hour	Non - Compliant

KEY

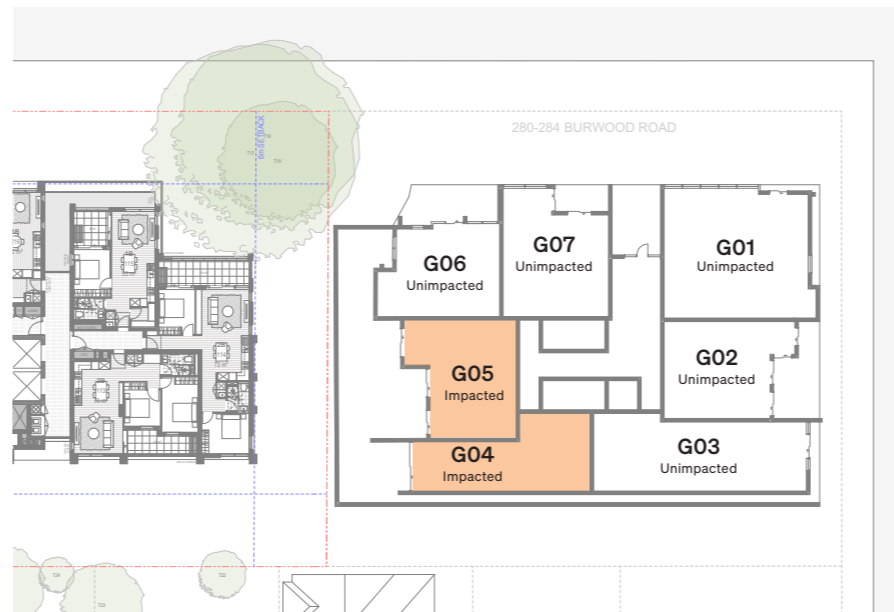
2 Hours Before/
Less than 2 Hours After



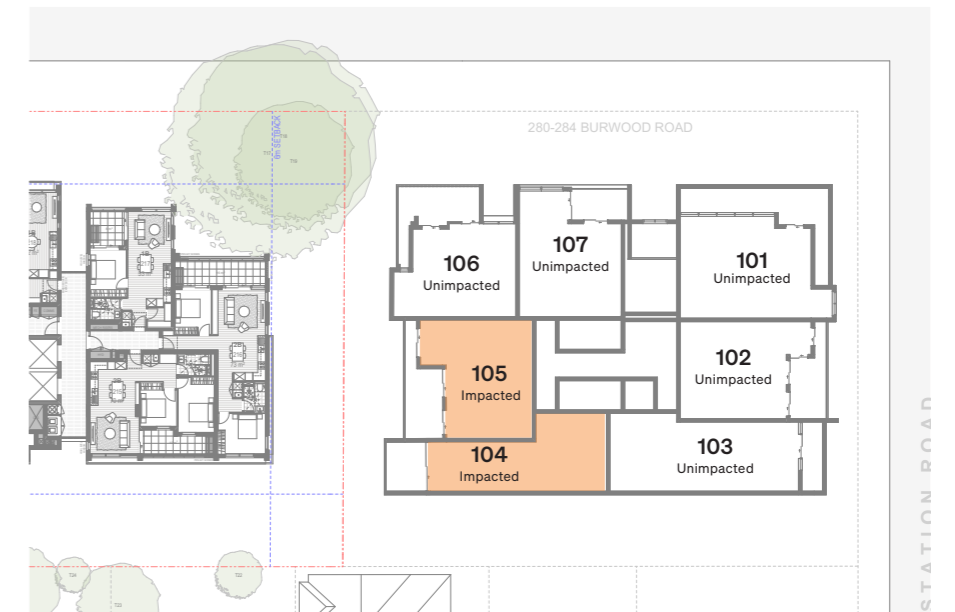
The proposed design creates shadowing on the apartments to the south and the dwellings to the west.

- There is some impact to the south apartments, refer to Shadow Impact Analysis of 280-284 Burwood Rd at page 88 of this report for detail
- All residential dwellings at west gain full solar access to their COS from 1pm.

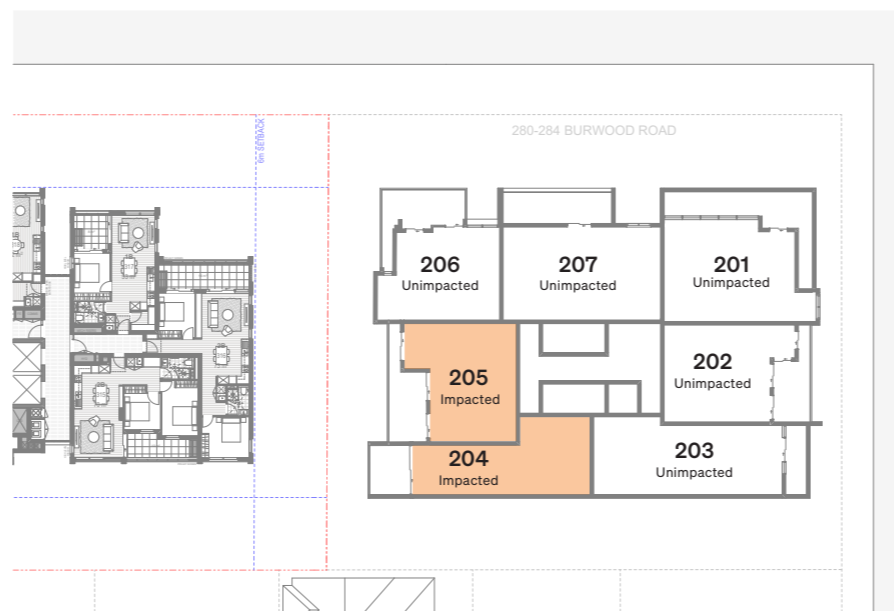
(Note that unit layout of 280-284 is based on the assumption from internet search)



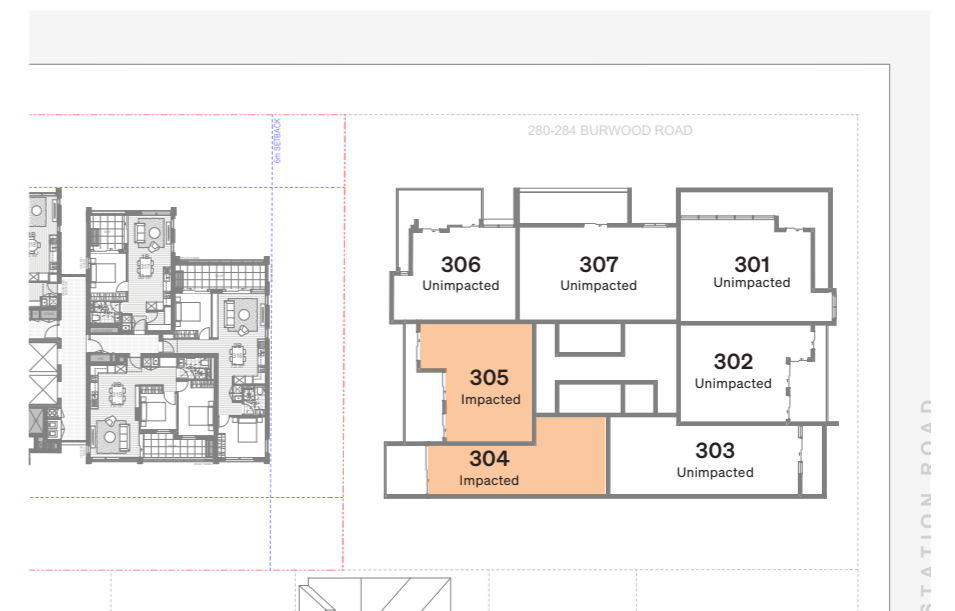
280-284 Burwood Rd - Ground Level



280-284 Burwood Rd - Level 01



280-284 Burwood Rd - Level 02



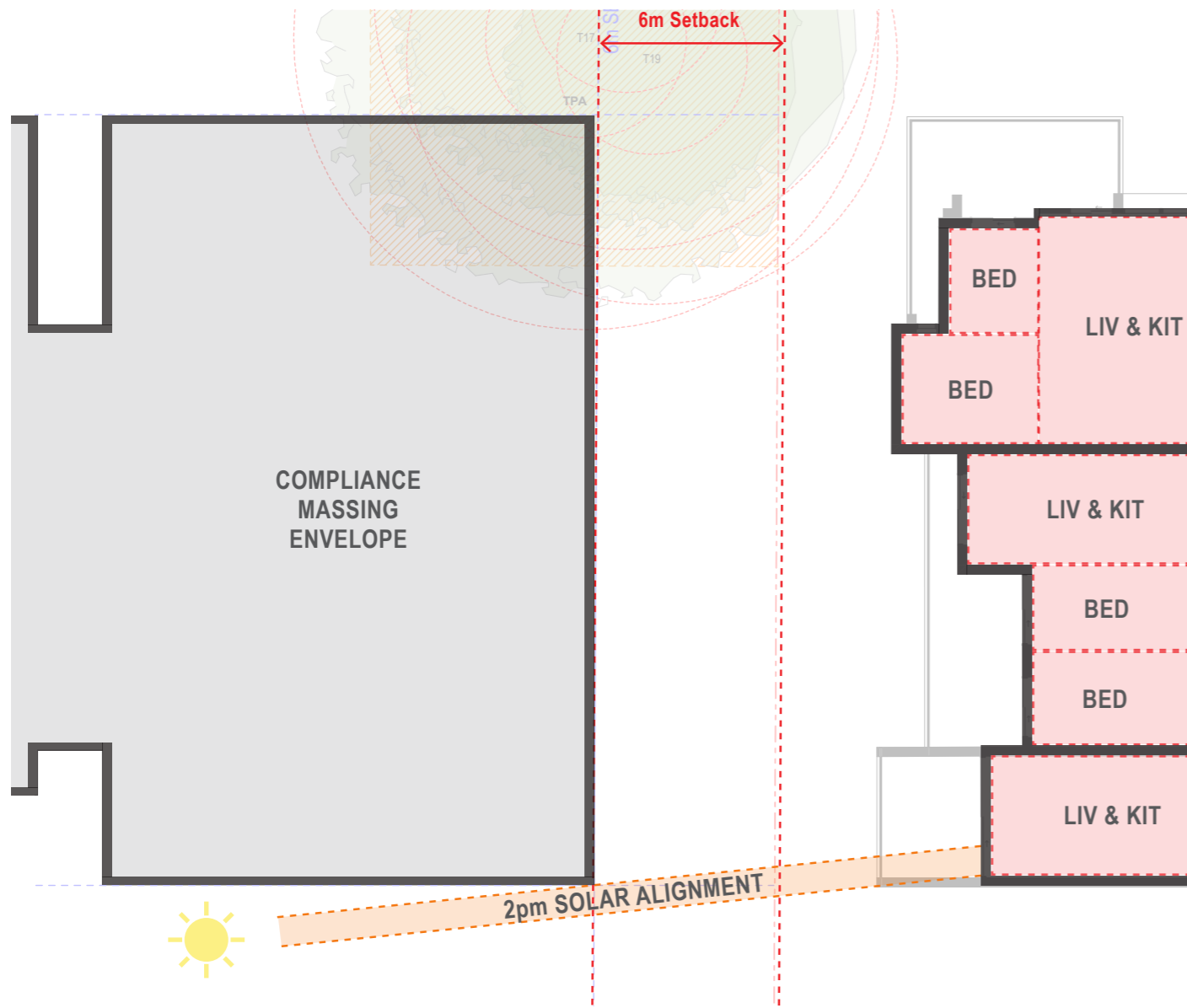
280-284 Burwood Rd - Level 03

SOLAR ACCESS ANALYSIS

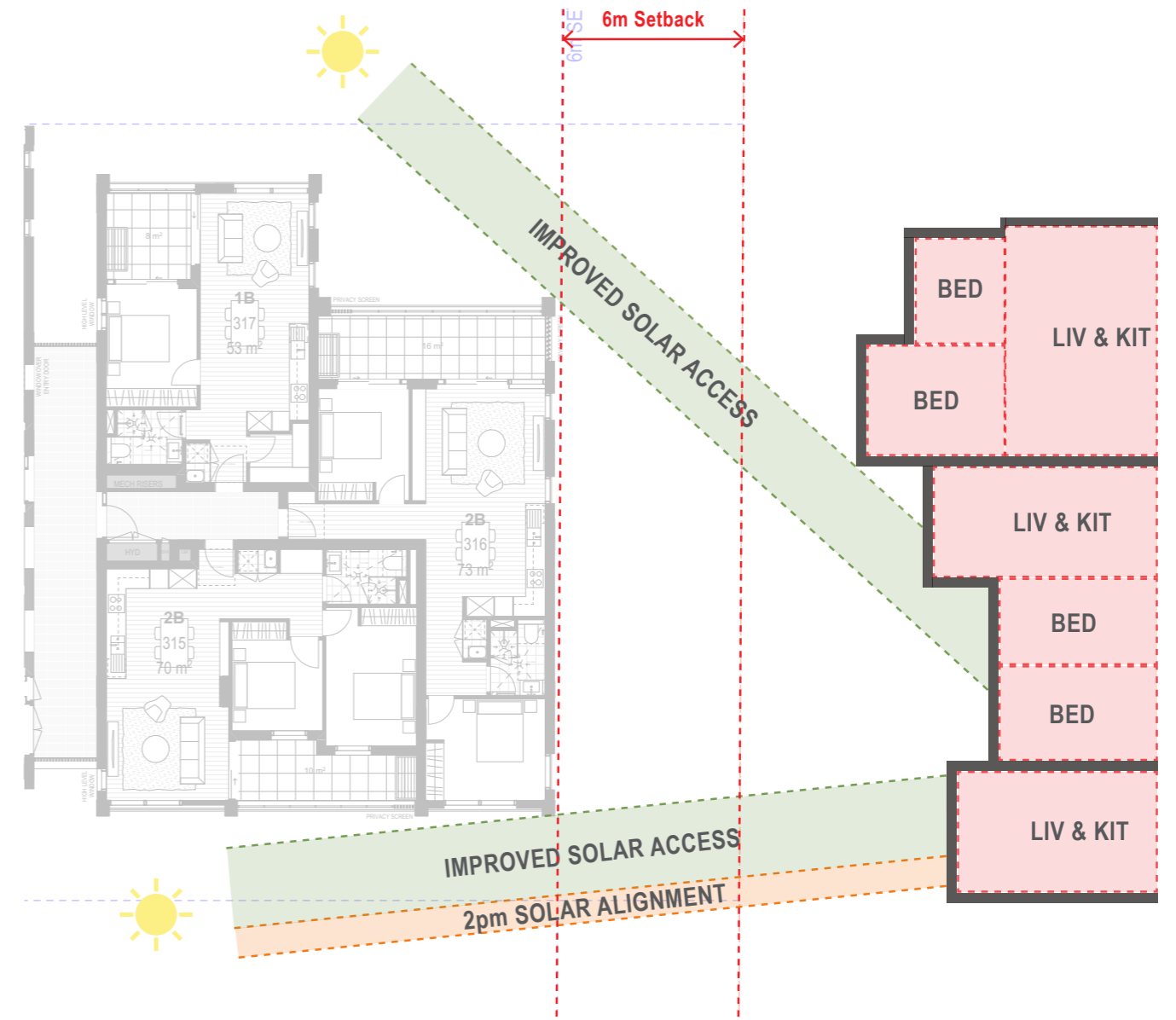
280-284 BURWOOD RD

Compared to the compliant massing envelope, the proposed design provides improved solar access to the southern apartment block during both the morning and afternoon periods.

(Note that unit layout of 280-284 is based on the assumption from internet search)



Compliance Massing Envelope and Solar Study

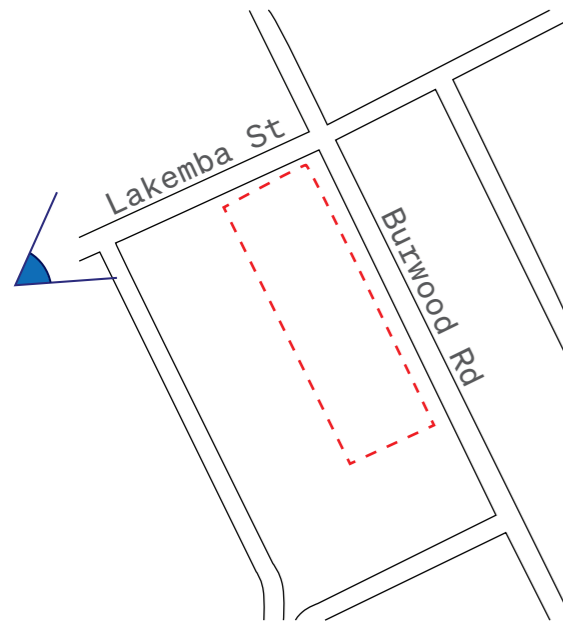





Proposed Layout and Solar Study

APPENDIX D.

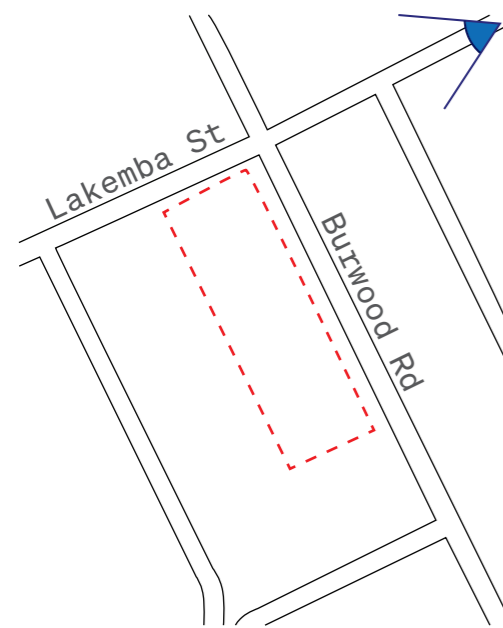
VIEW IMPACT ANALYSIS

VIEW FROM LAKEMBA STREET (WEST TO EAST)

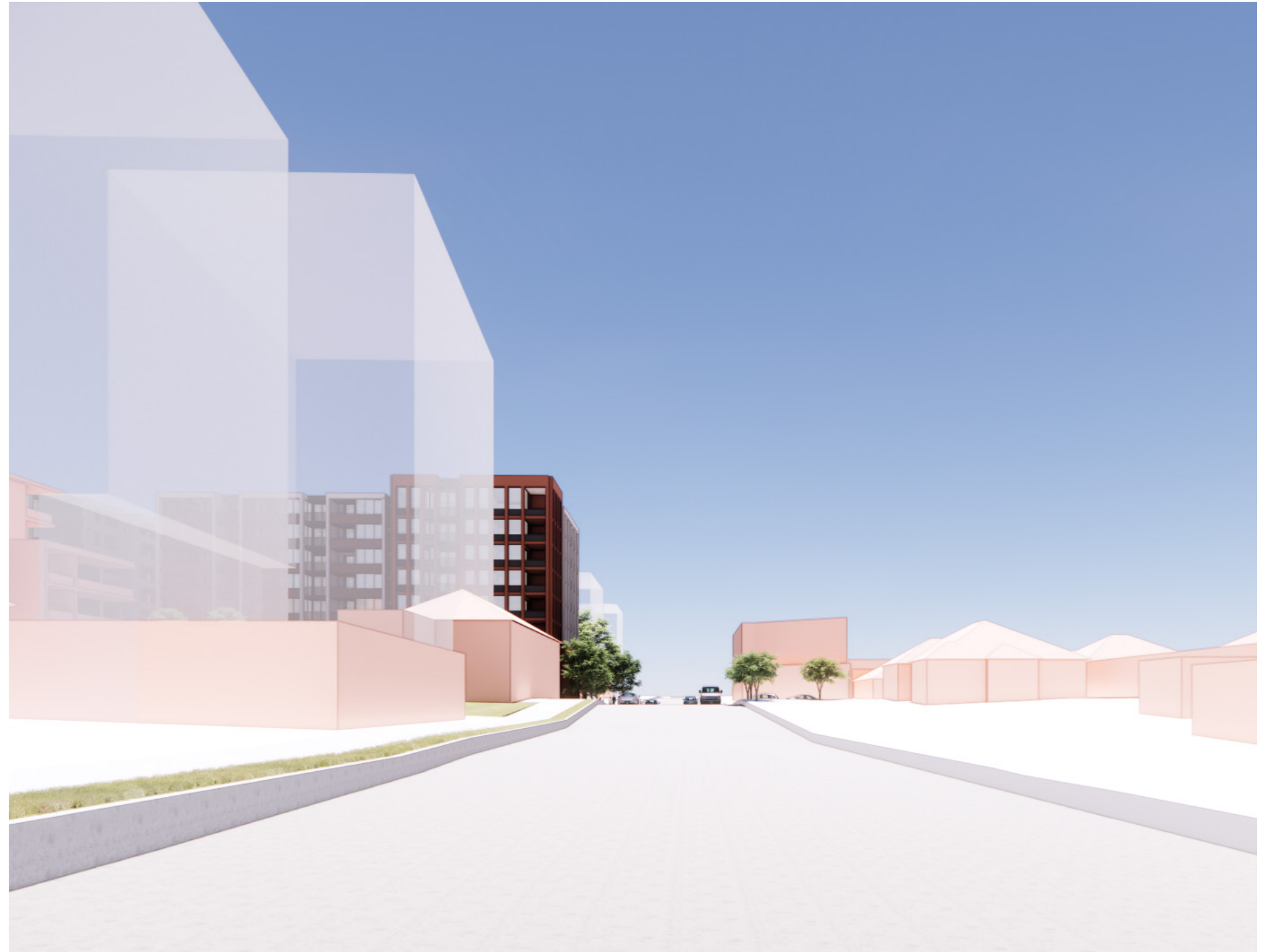


KEY	
Existing Context	
Future Built Form	
Site	

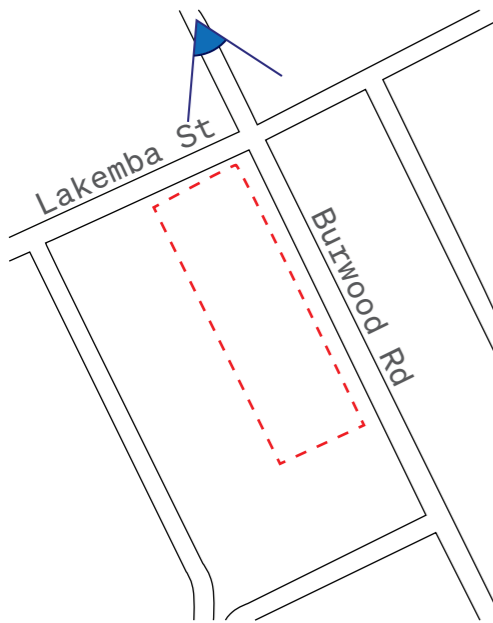
VIEW FROM LAKEMBA STREET (EAST TO WEST)



KEY	
Existing Context	
Future Built Form	
Site	



VIEW FROM BURWOOD ROAD (NORTH TO SOUTH)



KEY	
Existing Context	
Future Built Form	
Site	



VIEW FROM BURWOOD ROAD (SOUTH TO NORTH)



KEY	
Existing Context	
Future Built Form	
Site	



APPENDIX E.
SDRP RESPONSE TABLE

SDRP #1 DESIGN ADVICE

Comments	Response
Connecting with Country	
1 Maintain a focussed response that considers that not everything known about Country needs to be included in the project. Be selective and refine the recommendations to ensure they are deliverable and will be enduring and impactful for Country.	Selected recommendations have been developed in the proposed response: 1. Embedding Country based narrative into landscape design. 2. Fostering community connection through communal open space. 3. The keyword of the desing is “Connection”
2 Demonstrate how initiatives for Country are manifest in the design.	Massing developed to accomodate the both central courtyard space and ample gathering space at rear of the site. Landscape design developed to deliever CwC recommendation
3 Provide a strategy for how these initiatives will be delivered by Homes NSW and/or the C	Implementation starety outlined in SDRP presentation.
4 Refer to the Connecting with Country framework (2023) and case studies available on the GANSW website as necessaryw	Noted
Site Strategy and landscape	
5 The Burwood Street interface is important to set the long-term development ambition of the precinct. Its active, pedestrian-friendly character is a desired urban outcome. a. provide a street frontage that is active and permeable. Consider introducing retail tenancy at the northern corner of the building b. incorporate public art into the street interface to enhance public engagement c. further refine the street interface including the level changes, frontboundary wall/ fence to maximise opportunities for soft landscaping and striking a balance between privacy and passive surveillance, whilst avoiding screening d. prioritise pedestrian amenity and safety by minimising conflict withvehicles and servicing.	Pedestrian-friendly interfaces foster a vibrant and active community environment for both residents and the broader public. Publicly accessible spaces, such as the western deck and central courtyard, encourage gathering and interaction while maximising deep soil zones to support healthy landscape growth. The landscaping design strikes a careful balance between privacy and openness, creating a sense of separation between pedestrian pathways and residential dwellings while maintaining visual and social connection. The social enterprise bike shed contributes to street activation by promoting regular use throughout the day. It offers a practical amenity for residents and supports sustainable transport choices for the wider community. A dedicated bike repair bench further enhances its functionality, providing opportunities for skill-sharing, casual interaction, and community engagement, while strengthening passive surveillance and safety along the street frontage. The Landscape concept and design has been developed for SDRP 2 presentation package to address the comments raised.
6 Further refine the proposal for the open space on the southeastern corner of the site. This space is framed by inactive edges and might benefit from being publicly accessible and open to the Burwood Street 24/7 so as to contribute to the public life of the street. Consider alternative fencing strategies, the landscape approach and opportunities for public art.	A decking space is proposed at the southeastern corner of the site, designed to be publicly accessible at all times. This space will contribute to the vibrancy of the street by supporting continuous public activity and engagement throughout the day and night.

SDRP #1

DESIGN ADVICE

	Comments	Response
7	<p>Develop site access and fencing strategy that clearly delineates between private, communal and public spaces.</p> <p>a. retain flexibility in the planning of the central communal area to allow for its potential future conversion into a through site link .</p> <p>b. ensure a balance between gathering space and circulation.</p>	Site access and fencing strategy has been developed as per comments.
8	<p>Adopt an ambitious canopy cover target maximising mid-block vegetation</p> <p>a. retain existing street trees wherever appropriate.</p> <p>b. Introduce well-established trees within the central gathering area.</p>	Massing and landscape design has been developed as per comments.
9	<p>Further develop the landscape concept for the western side of the site to address:</p> <p>a. a clear strategy for accessing and utilising different spaces incorporating universal design principles.</p> <p>b. the quality and amenity of the diverse communal open spaces.</p>	Landscape and ground level plan has been developed as per comments.
	Architecture	
10	<p>Minimise shadow impact on the neighbours; single-residential buildings to the west and multi-residential building to the north.</p> <p>a. continue rigorous testing of the shadow impact on the neighbouring building to the south. Include detailed analysis in the future presentations.</p>	Multiple options of massing has been studied to reduce the shadow impact on the neighbours. As a result, southern part of each buildings were reduced by 1-storey to mitigate the shadow impact.
11	<p>Improve the efficiency of the planning and amenity of the apartments by reducing the size of the floor plates. The number of units per core (currently 12 in the northern and 9 in the southern building) should be reduced.</p>	The design provides lift redundancy to every level, meeting the requirements of social housing while maintaining building efficiency and residential amenity.
12	<p>The introduction of breezeways providing daylight and cross ventilation is supported. To achieve better amenity, it is recommended that the team:</p> <p>a. revisit the width of the N-S breezeway on the southern corner. The current design renders it impractical. If greater width cannot be achieved omit the slot and incorporate this width into the unit areas to improve internal amenity.</p> <p>b. further develop and refine privacy and access strategies.</p>	Increasing the southern boundary setback and minimising encroachment along the western boundary will enhance solar access for neighbouring properties, improving daylight penetration and overall amenity. The southern light well has been removed due to its impracticality, allowing for a more efficient and functional building layout.
13	<p>Strengthen the connection between the ground floor community rooms and the central gathering space.</p> <p>a. design the community rooms as physically, socially and environmentally permeable spaces: open, flexible and allowing for easy interaction between people and the outdoor area.</p> <p>b. widen, if possible, the central break between buildings to further enhance the quality of communal open space.</p>	The landscape and ground level plan have been developed in response to the received comments. Efforts have been made to widen the central courtyard as much as possible to enhance the quality of the communal open space and improve overall residential amenity.
14	<p>Ensure the communal open spaces achieve the minimum required solar access.</p>	Landscape area diagram provided.

SDRP #1

DESIGN ADVICE

	Comments	Response
15	Further refine the concept of the expressive break between buildings so that it is generous and welcoming and avoids a canyon effect for pedestrians entering central communal space. Carefully consider the entry sequence including access control, letter boxes etc	The building separation increased to reduce the canyon effect at the central courtyard and The entry sequence has been carefully designed to ensure clear access control, intuitive wayfinding, and convenient letterbox placement, supporting both functionality and user experience..
16	Build on the presented idea of robust materiality to refine massing, colour and materials strategies.	The design has been developed to enhance the sense of robust materiality through the use of varying ochre tones and a clearly defined brick podium.
Sustainability		
17	Establish an ambitious sustainability agenda for the project that is embedded in the architecture and landscape design.	Sustainability strategy diagram provided.
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.	Efforts were made to maximise cross-ventilation through the use of breezeways and careful consideration of solar access. However, the site's orientation naturally limits direct solar access to the western façade.
19	Deliver ample bike parking for all building occupants in an accessible and visible location.	Each unit is provided with bicycle storage in the basement, while an additional bike shed with visitor parking is located at ground level.
20	Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Sustainability strategy diagram provided.
21	Develop a waste management strategy in consultation with Council.	Discussions were held with the Council to develop an appropriate waste management strategy.

SDRP #1 DESIGN ADVICE

	Comments	Response
12	<p>In addition to addressing the advice above, provide the following information at the next session:</p> <ul style="list-style-type: none"> a. Further developed architectural and landscape drawing set, including: <ul style="list-style-type: none"> - floor plans of all levels - site sections and 3d drawings to enable a full understanding of the project - response to topography and flood constraints - detailed sections at key interfaces to the building, openspaces, and streetscape - updated analysis drawings showing the relationship toneighbours, including overshadowing - detailed analysis of the shadow impact on the existing buildingto the south of the proposal b. a table of ADG compliance c. a strategy for sustainability including how the project will contribute toNSW’s Net Zero goals for 2050 d. outcomes of ongoing discussions with Council and where relevanttother government agencies. 	<p>All of drawings and study has been developed for SDRP 2 presentation package to address the comments raised.</p>

SDRP #2

DESIGN ADVICE

Comments		Response
Connecting with Country		
1	Further develop the landscape strategy to offer diverse experience of place. Aim for increasing the use of indigenous plant species and creating varied spatial experiences that reflect the character and stories of Country.	The landscape has been developed to use indigenous plant species and offering diverse experience throughout the site including gathering pocket, nature play and street decking.
2	Maintain ongoing engagement with local Knowledge Holders as necessary to enable the above outcomes and continue to refer to the Connecting with Country framework (2023) and case studies available on the GANSW website	Noted
Site Strategy and landscape		
3	Ensure that the publicly accessible open space at the Burwood Road southern corner is welcoming and well-connected. Minimise the impact of services and basement entry as these elements disconnect the space and compromise its quality. Ensure the following: <ul style="list-style-type: none"> a. rationalise the waste room entry location to reduce service-related disruption and reconsider the landscaping proposals in Burwood Road to ensure a resilient public domain that is not impacted by waste bins. b. strengthen the identity of the landscape design to better consider wall treatment (discourage graffiti), planting, lighting, shade, seating, and permeability. These elements should work together to reinforce the space's function as a public gathering point and elevate its amenity. 	A raised decking area is proposed at the southern corner to create a welcoming space and strengthen the interface with the street. The locations of the car park entry and waste holding area have been carefully designed to align with the PMF level. The landscape design provides shaded seating areas for both residents and the public, while sections of the paving use decomposed granite to enhance permeability.
4	Demonstrate how CPTED principles are embedded in the design, with a particular focus on the southern elevation services area. Minimise concealment opportunities (around the substation) and enhance passive surveillance	The southern elevation services area has been developed to minimise concealment opportunities particularly around the substation, through improved lighting, clear sightlines, and low-height landscaping. Passive surveillance is enhanced by positioning windows and active frontages overlooking the area, ensuring consistent visual connection and safety for residents and pedestrians.
5	Review the site access and fencing strategy to ensure that public and private spaces are clearly defined and feel safe and secure: <ul style="list-style-type: none"> a. review the fence line and ensure that it is integrated with the landscape strategy, particularly along Lakemba Street and the associated children play areas. b. refine the landscape battering concept to prevent unauthorised access to ground floor apartment terraces. 	The site access and fencing strategy have been reviewed to ensure a clear distinction between public and private spaces, enhancing safety and security. The fence line has been refined to integrate seamlessly with the landscape design, particularly along Lakemba Street and around the children's play areas. The landscape battering concept has also been adjusted to prevent unauthorised access to ground-floor apartment terraces while maintaining a visually open and welcoming streetscape.

SDRP #2

DESIGN ADVICE

Comments	Response
Architecture	
<p>6 The scheme relies on the ventilation of units through the breezeway to achieve ADG cross ventilation requirements. This approach might not be practical as windows and doors are in areas of high pedestrian traffic and are unlikely to be left open. This is likely to be exacerbated by acoustic requirements for performance managed solutions that might limit passive air circulation. It is therefore critical to maximise cross-ventilation to the greatest extent possible. Apply all available design strategies, passive and active, to enhance airflow and natural cooling:</p> <ul style="list-style-type: none"> a. consider reducing the number of apartments per floor plate b. incorporate multiple operable high-level windows and louvres c. ensure design strategies are performance-based. Cross ventilation should be demonstrated through spatial testing and not assumed. 	<p>The layout has been refined to maximise natural ventilation by optimising unit orientation, increasing the number of operable windows and louvres, and enhancing airflow through the breezeway. Acoustic performance considerations will be carefully balanced with ventilation requirements to maintain comfort without compromising amenity.</p>
<p>7 Review the apartment layouts and ensure they are furnishable, functional and provide good amenity. Confirm that 1-bedroom units facing Burwood Road comply with ADG requirements, with adequate living room dimensions.</p>	<p>All apartment layouts have been reviewed and refined to improve functionality, furnishing flexibility, and overall amenity. Each apartment has been verified to meet the minimum requirements of the ADG.</p>
<p>8 Reconsider the proportions of the built form articulation to better integrate with the emerging streetscape character and celebrate the gateway into the Belmore town center:</p> <ul style="list-style-type: none"> a. continue to express the verticality of the building through slots and recessing, ensuring that columns and fins do not impact solar access b. further accentuate the height of the building on the corner of Burwood Road and Lakemba Street. Explore opportunities to strengthen the corner’s architectural expression through variation in scale, rhythm, and proportion. Work on the idea of material differentiation to reinforce its identity. c. test options for a varied datum line along Burwood Road with some sections potentially reaching up to 4 storeys to avoid a monotonous street elevation. 	<p>The vertical expression of the building has been strengthened through the use of slots and recesses. The corner massing at Burwood Road and Lakemba Street has been further developed to enhance its architectural prominence through variations in scale, rhythm, and material differentiation. In addition, a two-storey podium has been introduced to create a more dynamic and engaging street frontage.</p>
<p>9 Rework the southern elevation of the building that currently presents as overly solid. Consider the following:</p> <ul style="list-style-type: none"> a. introducing windows into bathrooms to facilitate natural ventilation. b. introducing oblique relief or articulation to break up massing c. providing window openings to the living room to break up the blank wall facing the potential through site link and provide passive ventilation. 	<p>Windows have been introduced to living area and bedroom to facilitate natural ventilation and ambient natural lighting with the articulation to break up the blank wall.</p>
<p>10 Carefully review material selection to enhance depth, rhythm, and durability, particularly to support articulation of the podium and building corners. Avoid painted render; instead, use integral colour finishes.</p>	<p>Low-maintenance finishes such as precast concrete and aluminium panels have been selected to ensure long-term durability and reduced upkeep.</p>

SDRP #2 DESIGN ADVICE

Comments	Response
Sustainability	
11 As the design develops, demonstrate an ambitious strategy that encompasses the operational aspects of the building and is embedded in the architecture.	Landscape strategy diagram provided.

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