



**15a-15b Moseley Street & 25-31 Donald Street**

**Carlingford**

**SSDA DESIGN REPORT**

CAPIO PROPERTY

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#### CAPIO Property Group

Nominated Architect:

Chenxiao Xu

Architect Registration No. NSW - 11314

# 1. INTRODUCTION

## 1.INTRODUCTION

### 1.1 SEARS

#### Proposal overview:

Design Report has been prepared by Capio Property Group to accompany a detailed State Significant Development Application (SSDA) for the in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. The site made up of six lots.

The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Legal Description
15A Moseley Street, Carlingford	Lot 35 DP 536982
15B Moseley Street, Carlingford	Lot 34 DP 536982
25 Donald Street, Carlingford	Lot 5 DP 35555
27 Donald Street, Carlingford	Lot 33 DP 536982
29 Donald Street, Carlingford	Lot 32 DP 536982
31 Donald Street, Carlingford	Lot 2 DP 35555

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83870463).

#### Development Brief:

- Site preparation works, excavation & tree removal.
- Construction of a mixed-use development comprising:
  - 136 Residential apartments (9 storey)
  - Childcare centre located at Level 2
  - Residential lobby
  - 3 levels of Car parking
  - Associated landscaping and public domain works

## 1.INTRODUCTION

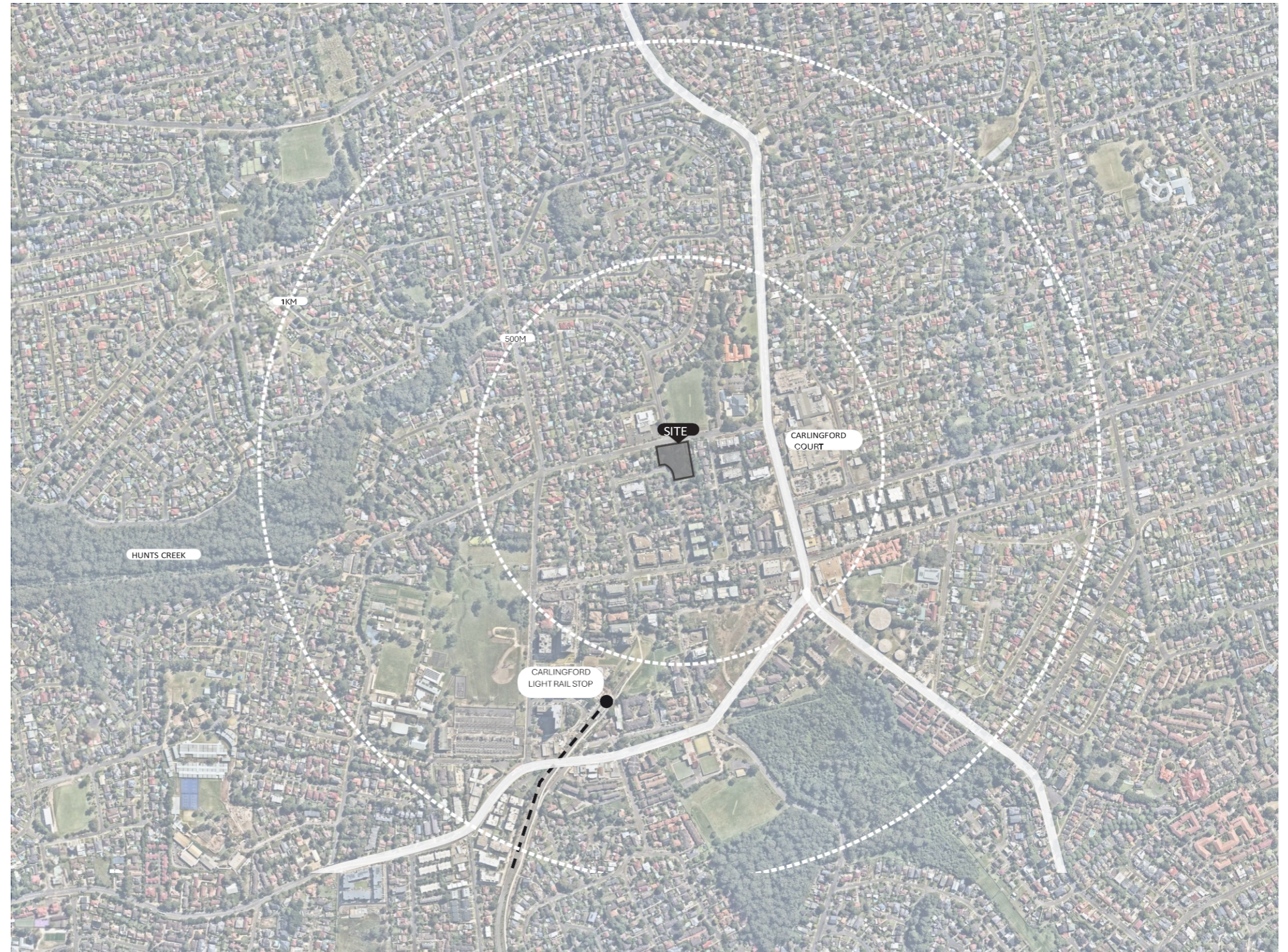
### 1.2 DEVELOPMENT OVERVIEW

The development responds to its location and future urban context. The role of architect is to mediate between the existing condition and the future urban context.

Our design concept provides a framework which responds intelligently and sensitively to its location and relative context. As Carlingford evolves further to meet changing conditions, it is vital that its architecture and built fabric changes in order to preserve and improve on its identity while responding to the needs of a new generation.

The subject site is within the growing City of Parramatta, an area that will undergo a transformation in urban density. The precinct encompasses both existing and planned public transport connections that will help provide a diverse and sustainable community.

The report evaluates the site in relation to the proposed architecture, neighbourhood character, building mass and scale, pedestrian and vehicle connectivity, and amenity to the residents and public.



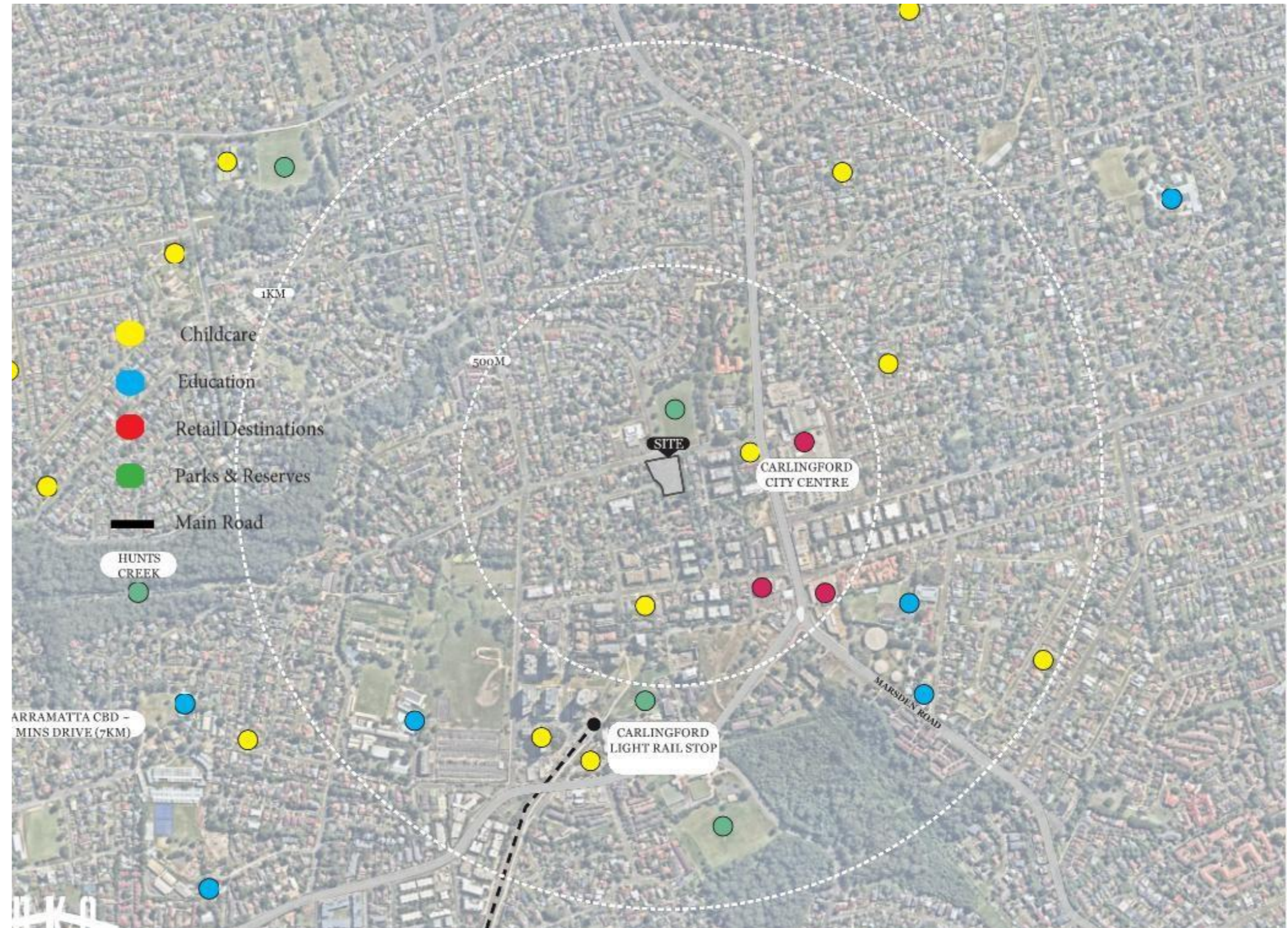
Site location and context within 500m & 1km.

## 1. INTRODUCTION

### 1.3 URBAN CONTEXT

The subject site is located approximately:

- . Carlingford Court Shopping Centre (LMR Town Centre) - 250 m
- . Parramatta CBD - 7 km
- . Existing Carlingford Light Rail - 1km
- . North Rocks Shopping Centre - 2.5km



Site location and context within 500m & 1km.

1.INTRODUCTION

1.4 SURROUNDING CONTEXT



Balaka Falls



Pennant Hills Road



James Ruse Agricultural High School



Carlingford Court



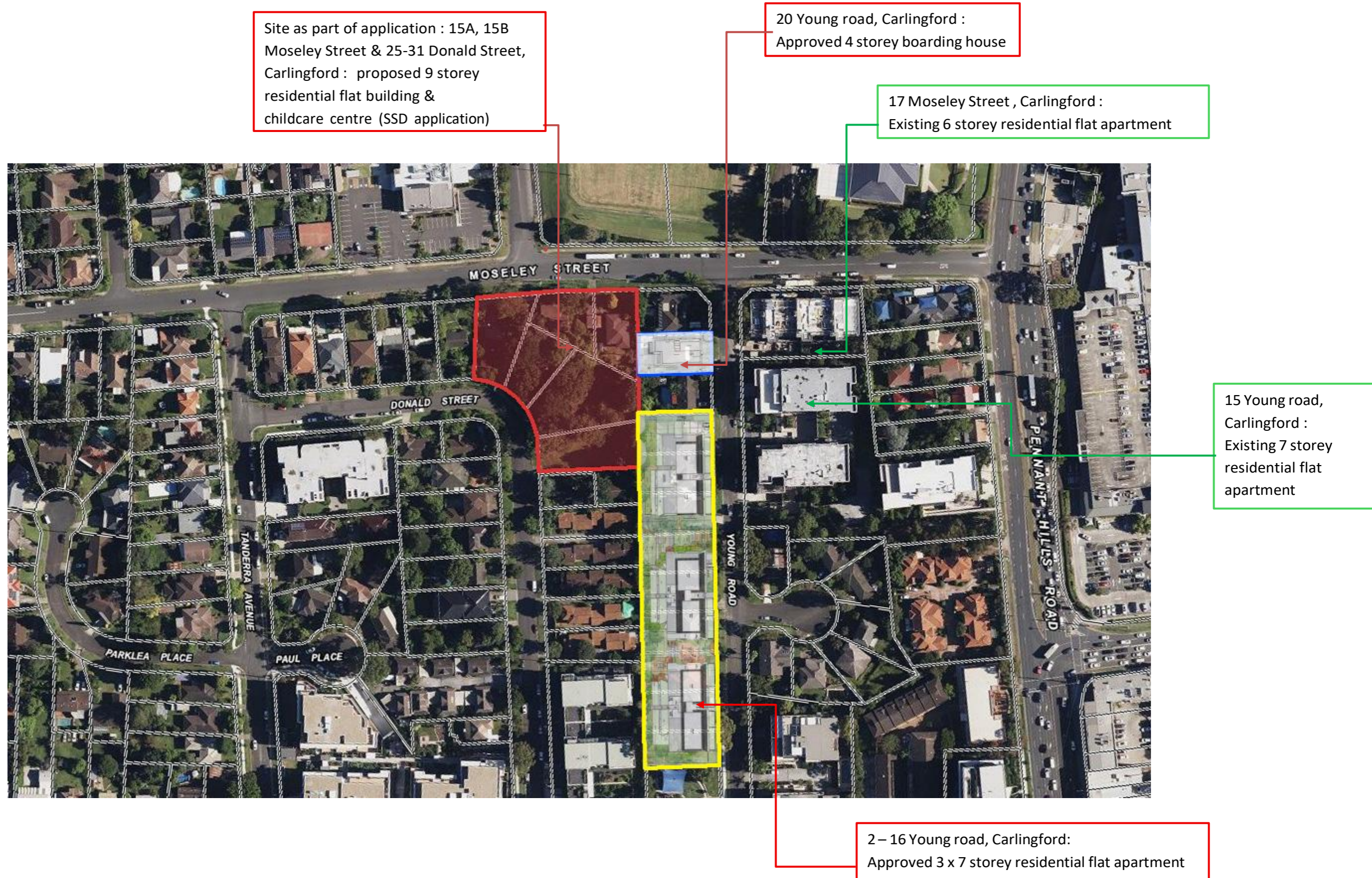
St Paul's Anglican Parish Centre



Harold West Reserve

# 1.0 INTRODUCTION

## 1.4 EXISTING & FUTURE CHARACTER



## DESIGN INTEGRITY PANEL COMMENTS:

All comments from panel have been covered and DA plans approved.

### DCP requirements:

A comprehensive site and context analysis has been undertaken in introduction of this report (items 1.2 – 1.3 – 1.4) to demonstrate how the proposal, including the Housing SEPP bonus, aligns with the Parramatta DCP desired future character while maintaining built form quality, amenity, and landscape outcomes.

Built form has been simplified and communal space relocated for solar access. Circulation, basement, and driveway layouts have been refined, and the childcare centre repositioned to enhance amenity and public domain interface.

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### Amenity:

Amenity concerns have been addressed through revised layouts, improved entry sequences, privacy measures, upgraded communal spaces, and the inclusion of ceiling fans throughout.

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### Sustainability:

The updated proposal includes passive design strategies, solar shading, rooftop solar and building electrification, with sustainability commitments embedded in the design development.

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## 2. COMPLIANCE

## 2.0 COMPLIANCE

### 2.1 AFFORDABLE UNITS :

15% OF TOTAL GFA = 2106 SQM (30UNITS) - Approximately 30 units are allocated for the proposed affordable housing. They are located at level ground to level 7. The unit mix as per follow: 9 X 1B + 21 X 2B



## 2.0 COMPLIANCE

### 2.2 GFA:

Site area: 5948 m<sup>2</sup>

Permissible FSR without 30% bonus: 2.2

Permissible FSR with 30% bonus: 2.86

Permissible GFA without 30% bonus: 13085.6

Permissible GFA with 30% bonus: 17011.2



## 2.0 COMPLIANCE

2

### 2.3 BUILDING HEIGHT

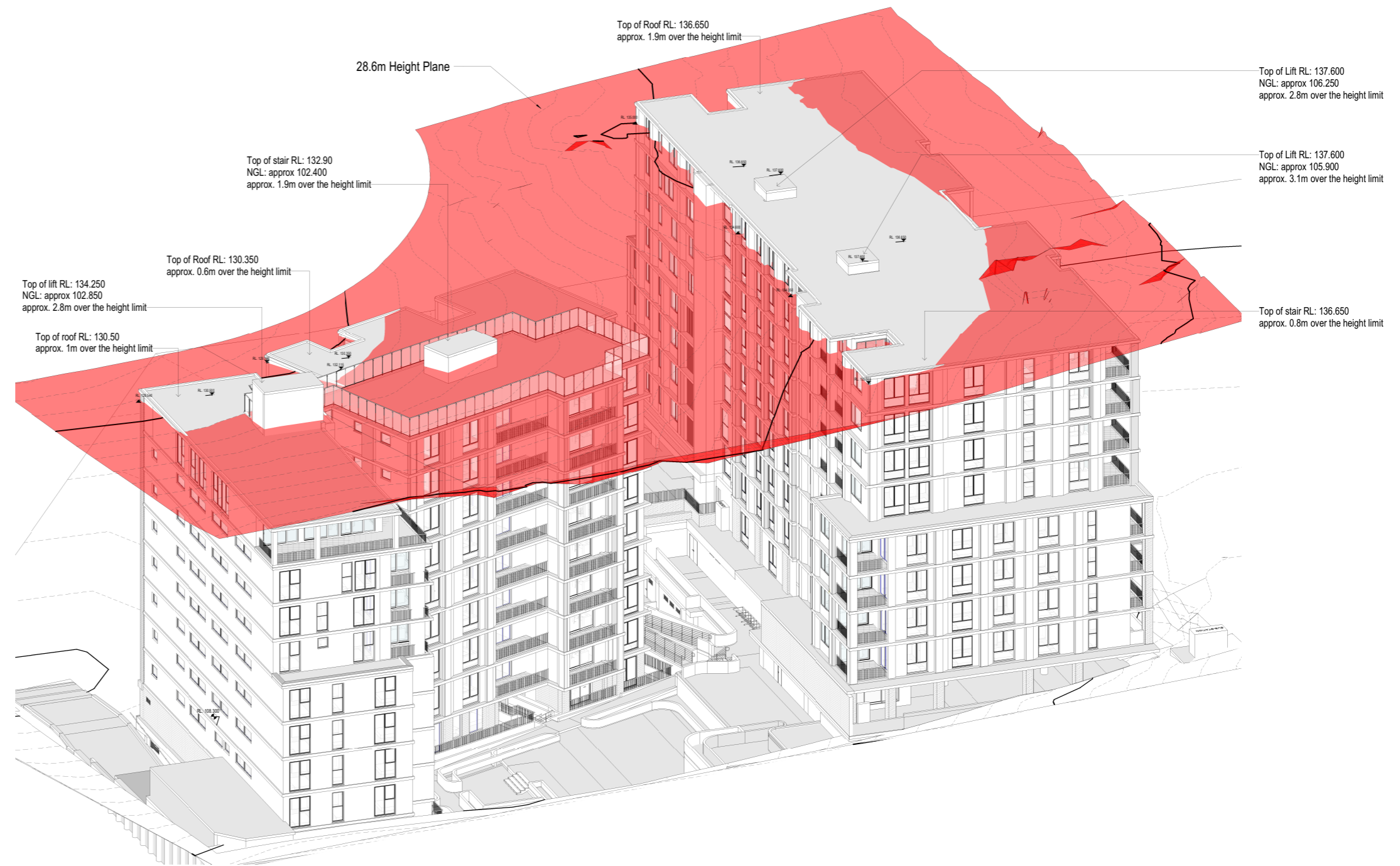
Permissible Height without 30% bonus: 22m

Permissible Height with 30% bonus: 28.6m

Given the sloping nature of the site (approx. 9m from Moseley street to Young road) and existing ground conditions, the design has resulted in minor protrusions beyond the maximum building height plane of max 1.08 % breach.

In response to recent updates to the National Construction Code (NCC), particularly those concerning sustainability and waterproofing requirements, a floor-to-floor height of 3150mm has been incorporated. This allows for sufficient service zones between residential floors while maintaining compliance with the minimum ceiling heights outlined in the Apartment Design Guide (ADG).

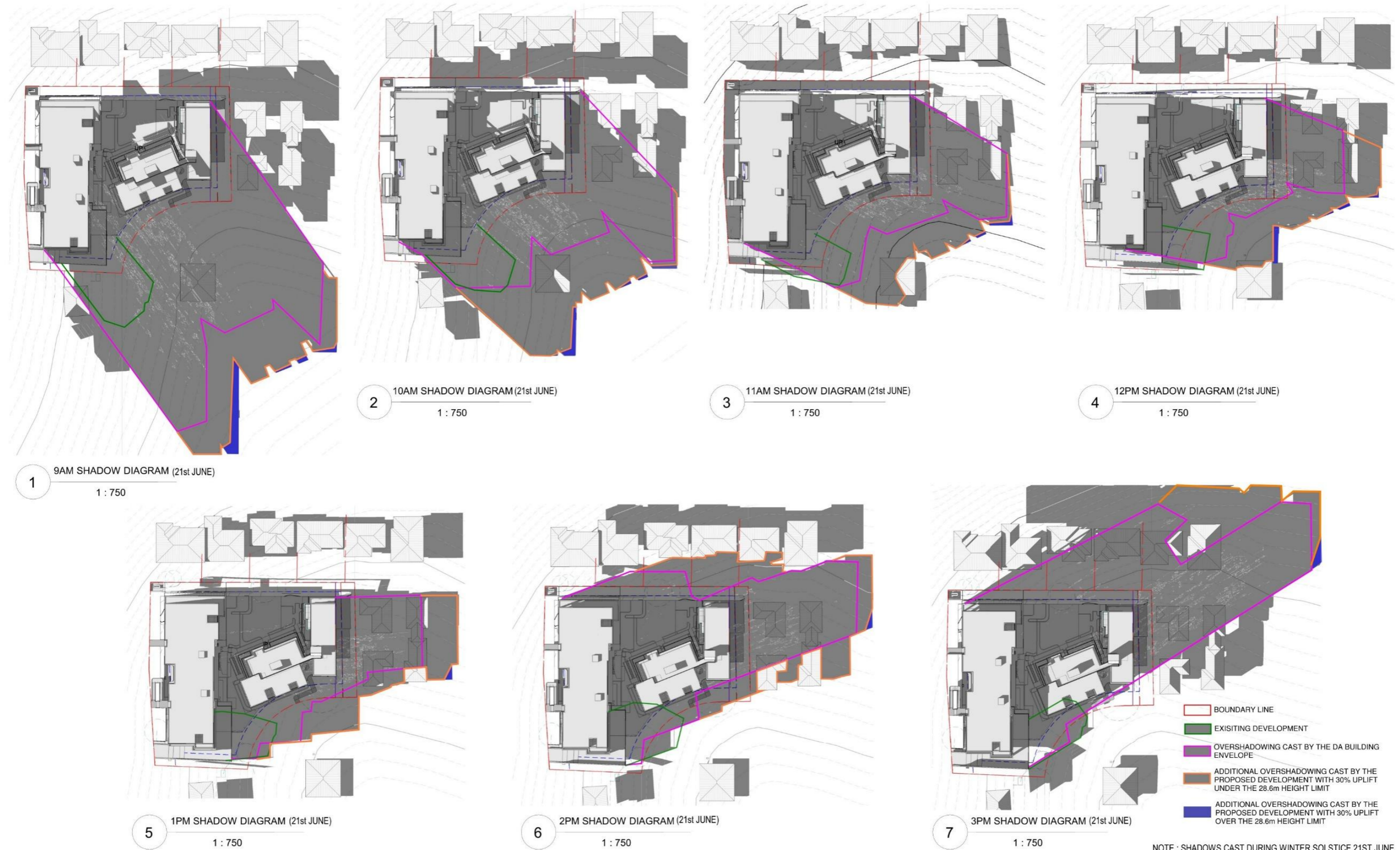
The minor height breach has been carefully assessed and is expected to have only a marginal impact on surrounding development.



3D model for 28.6m Height limit plane

## 2.0 COMPLIANCE

### 2.4 OVER SHADOWING DIAGRAM (21<sup>st</sup> June shadow outline)

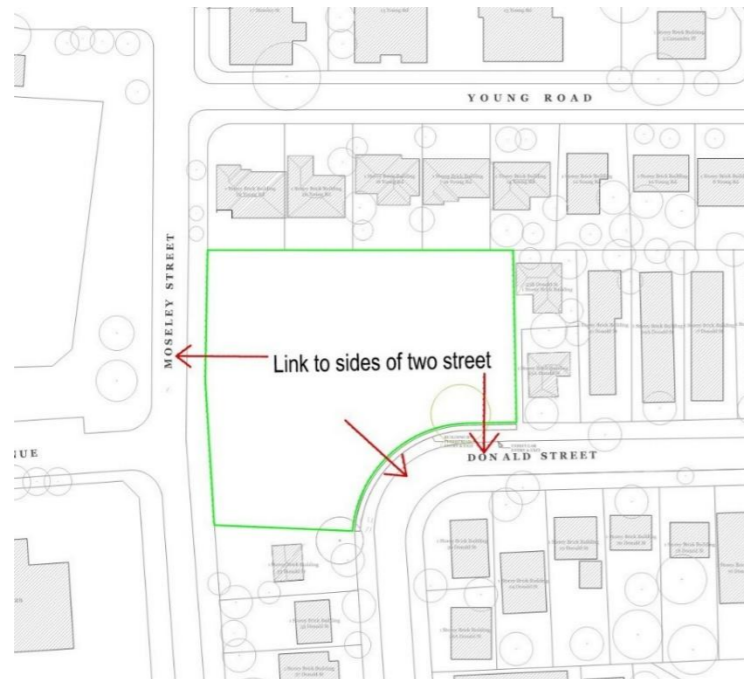


## 2.0 COMPLIANCE

### 2.5 SITE OPPORTUNITIES AND CONSTRAINTS

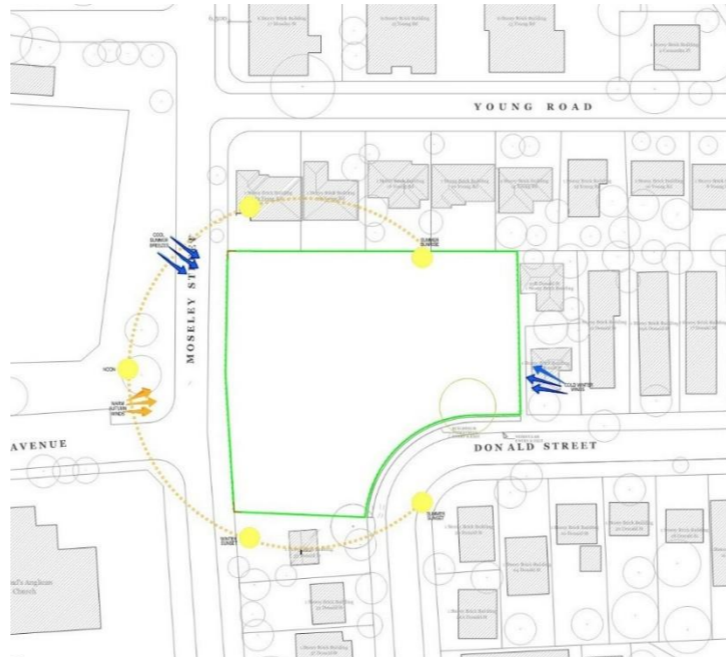
Site benefits from dual street frontages, which enhance opportunities for active ground-floor uses and support the potential for pedestrian links across the site, contributing to a more connected and engaging public realm.

Multiple frontages, site-through links



Parramatta DCP setback

Cumulative Future Impact



Solar Access

Noise Pollution



Views

## 2.0 COMPLIANCE

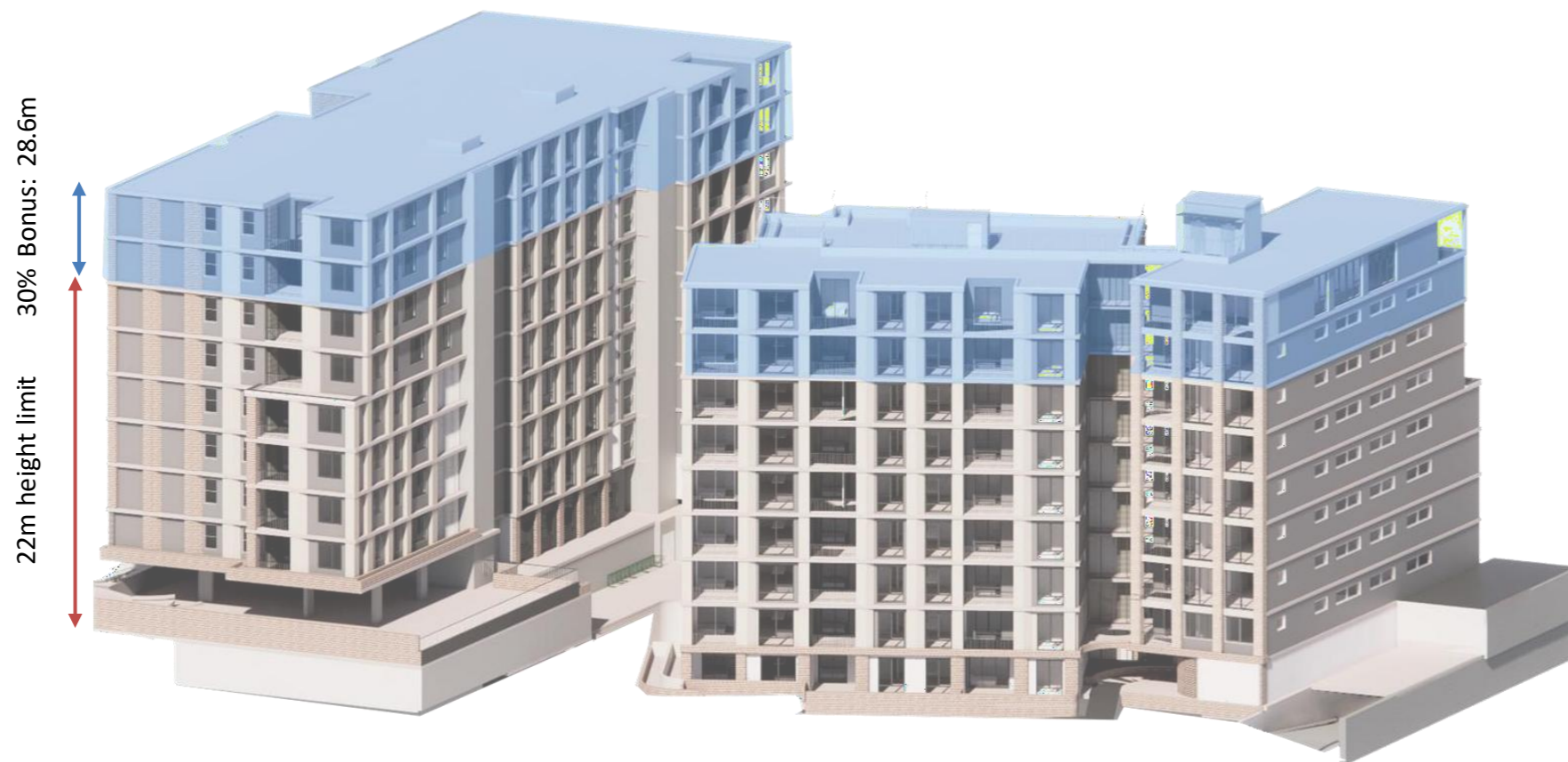
### 2.6 BUILDING FORM

The proposed built form and scale is a considered contextual response that addresses the existing streetscape, orientation, views and density requirements, with two street addresses, the resultant building form maximises street frontage with the intent to orient each apartment's outlook away from the neighbouring side boundaries and out towards desirable street views.

The proposed built form is read as a collection of buildings, with purposeful details expressing individuality.

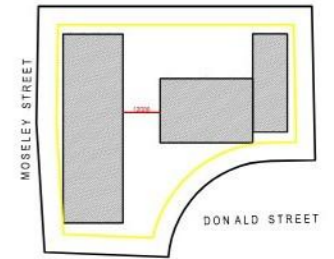
The Donald Street interface is championed by a magnificent existing gum tree, informing a recessed expression with a curved planter and void enhancing the arrival experience.

The proposed affordable housing scheme with Additional 2 storey is consistent with principles of design excellence.

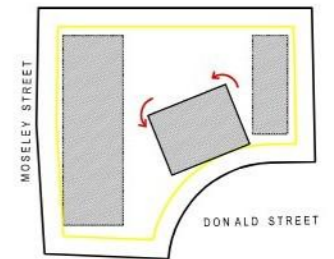


Permissible height 22m + 30% bonus for affordable

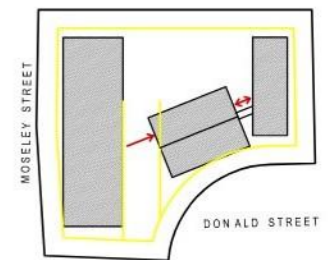
Building separation



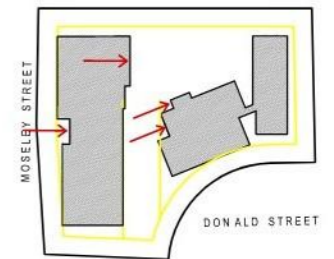
Orientation toward street



Adjusting building shape to achieve clearance



Further adjustment of building shape



Overall shape



## 2.0 COMPLIANCE

### 2.7 VISUAL IMPACT

- Using recesses, balconies, and varied setbacks to create shadow lines and visual interest.
- Choosing materials and finishes that complement the local context—natural tones, textures, and low-reflective surfaces to blend with surrounding environments.
- Retaining existing mature tree and introducing new planting along boundaries and street frontages to screen and soften built form.
- Using planter boxes, and vertical greenery to reduce visual mass and improve integration with natural surroundings
- Highlighting architectural features and landscaping in a controlled way to enhance aesthetics after dark without causing disturbance.



DA Approved – Donald street view



SSD Scheme – Donald street view

## 2.0 COMPLIANCE

### 2.7 VISUAL IMPACT

The proposed development at 15a & 15b Moseley Street and 25–31 Donald Street, Carlingford, is visible from this viewpoint. However, as shown in the adjacent visual montage, the design remains aligned with the intent of the previously approved DA. The added building height primarily affects the view of the sky and does not significantly alter the overall visual impact of the development.

Importantly, the proposed SSDA remains generally within the permitted height envelope and does not exceed the allowable 30% uplift height plane.

These views considered moderately significant due to how often it is seen, the direction from which it is viewed, and the presence of more notable viewpoints in the surrounding area—such as the view from Moseley Street.



DA - Moseley street view



SSD Scheme - Moseley street view

## 2.0 COMPLIANCE

### 2.7 VISUAL IMPACT

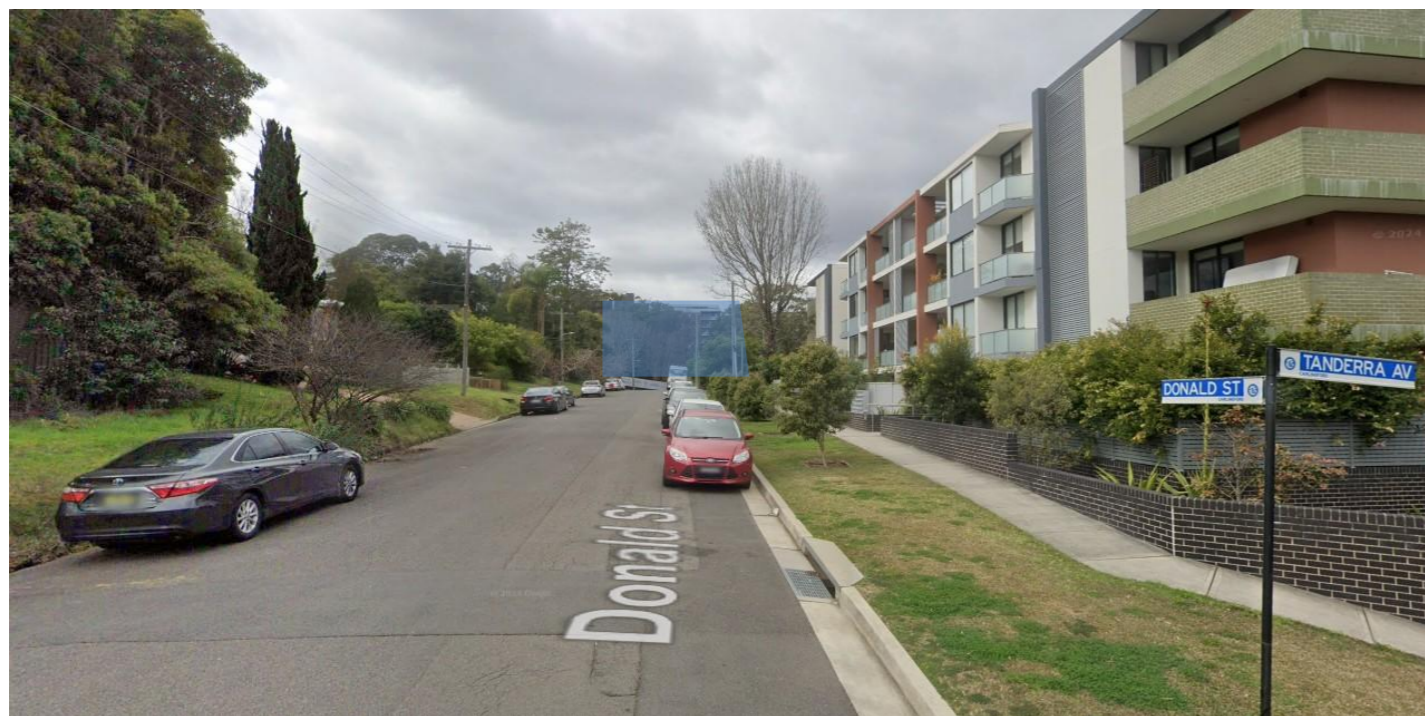
The visual impact of the proposed development is limited due to the site's lower elevation relative to surrounding properties. As the land sits below the natural level of adjacent areas, the building form is less visually prominent in the local context. This reduced height perception helps ensure the development does not dominate the skyline or significantly affect the outlook from neighbouring properties.



View from Vickery Avenue



View from Moseley street



View from Donald street



View from Donald street

## 2.0 COMPLIANCE

### 2.8 COMMUNAL OPEN SPACE

The development prioritises generous, well-designed communal open spaces that foster social connection, recreation, and wellbeing for all residents. These spaces are integrated thoughtfully throughout the site to maximise usability, comfort, and accessibility.

- **Ground-Level Courtyards and Gardens:**  
Landscaped courtyards at ground and podium levels provide lush, green retreats with seating, shaded areas, and child-friendly zones, gym equipment. These spaces encourage casual gatherings, relaxation, healthy, and outdoor activities in a secure environment.
- **Rooftop Gardens and Terraces:**  
Elevated green spaces offer residents panoramic views, gardening opportunities, and quiet places to unwind. Designed with planting beds, seating on rooftop COS enhance urban greening and support biodiversity.
- **Play and Recreation Areas:**  
Dedicated children's play areas within the communal open space support active lifestyles and safe outdoor play adjacent to the on-site childcare centre. Features are designed to be inclusive, catering to various age groups and abilities.
- **Connectivity and Accessibility:**  
Communal open spaces are linked by pedestrian pathways and accessible ramps, ensuring easy movement throughout the site. Thoughtful lighting, seating, and wayfinding support inclusivity and safety for all users.
- **Green Infrastructure Integration:**  
Planting strategies prioritise native and drought-tolerant species to enhance biodiversity, improve microclimates, and support water-sensitive urban design. Rain gardens and permeable surfaces are incorporated to manage stormwater naturally.

This multi-layered approach to communal open space creates vibrant, inviting environments that contribute positively to resident wellbeing, community building, and environmental sustainability.



Communal open space – Central Ground floor

## 2.0 COMPLIANCE

### 2.8 COMMUNAL OPEN SPACE : SOLAR ACCESS



DIRECT SOLAR: 230m<sup>2</sup> /315m<sup>2</sup>  
73 %

1 9AM SHADOW - COS  
1 : 750



DIRECT SOLAR: 230m<sup>2</sup> /315m<sup>2</sup>  
73 %

2 9.30AM SHADOW - COS  
1 : 750



DIRECT SOLAR: 271m<sup>2</sup> /315m<sup>2</sup>  
86 %

3 10AM SHADOW - COS  
1 : 750



DIRECT SOLAR: 258m<sup>2</sup> /315m<sup>2</sup>  
82 %

4 10.30AM SHADOW - COS  
1 : 750



DIRECT SOLAR: 211m<sup>2</sup> /315m<sup>2</sup>  
66 %

5 11AM SHADOW - COS  
1 : 750



DIRECT SOLAR: 139m<sup>2</sup> /315m<sup>2</sup>  
44 %

6 11.30 AM SHADOW - COS  
1 : 750



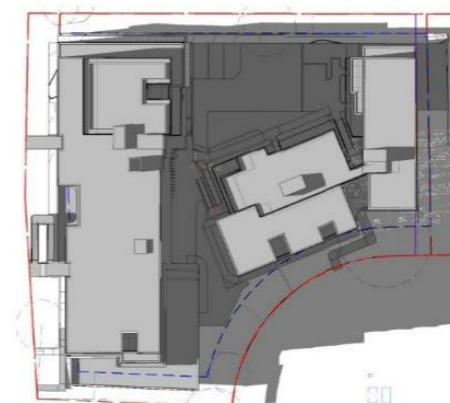
DIRECT SOLAR: 70m<sup>2</sup> /315m<sup>2</sup>  
22 %

7 12PM SHADOW - COS  
1 : 750



DIRECT SOLAR: 12m<sup>2</sup> /315m<sup>2</sup>  
0.3 %

8 12.30 PM SHADOW - COS  
1 : 750



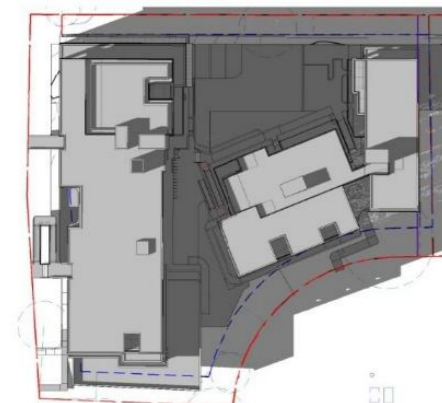
DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

9 1PM SHADOW - COS  
1 : 750



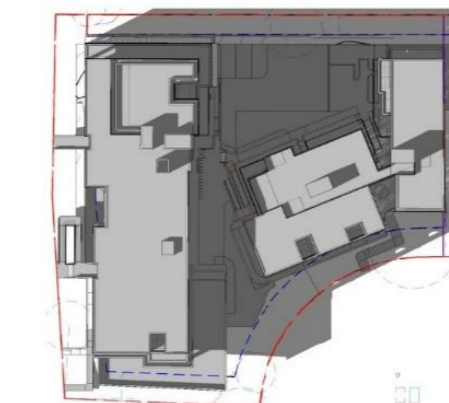
DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

10 1.30AM SHADOW - COS  
1 : 750



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

11 2PM SHADOW - COS  
1 : 750



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

12 2.30PM SHADOW - COS  
1 : 750



DIRECT SOLAR: 0m<sup>2</sup> /315m<sup>2</sup>  
0 %

13 3PM SHADOW - COS  
1 : 750

COMMON OPEN SPACE SHADOW ANALYSIS:

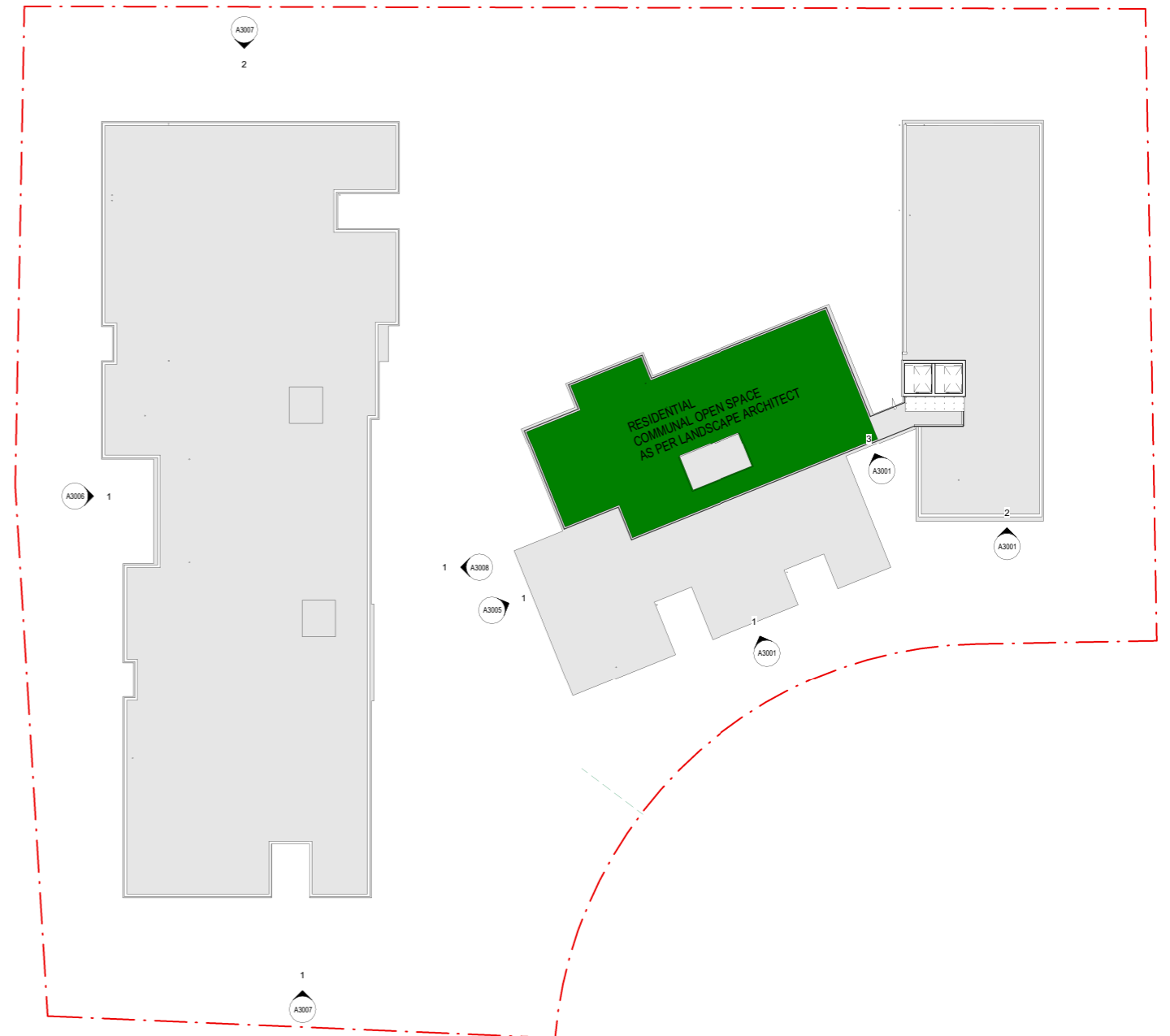
DIRECT SOLAR TO PRIMARY COS AREA  
COMPLAINT: 2 HOURS DIRECT SOLAR ACHIEVED  
9:00am - 11:00 am TO 50% OF PRIMARY COS AREA

ADG requirements: min. 2 hrs direct solar to 50% of  
primary COS area

## 2.0 COMPLIANCE

### 2.8 COMMUNAL OPEN SPACE: area

A generous communal open space measuring approximately 33 metres by 18 metres is provided at ground level. This area has been designed to support resident recreation, relaxation, and social interaction. It includes landscaped zones, seating, and passive recreation opportunities, contributing positively to residential amenity.



1 60. COMMON OPEN SPACE  
1 : 250

2 COMMON OPEN SPACE ROOF LEVEL  
1 : 250

**COMMUNAL OPEN SPACE:**  
 GROUND FLOOR COS AREA: 1245 m<sup>2</sup>  
 ROOF LEVEL COS AREA: 254 m<sup>2</sup>  
 TOTAL COS AREA: 1508 = 25.3%  
 ADG requirements : 25% = 1487 m<sup>2</sup>

# 3. DESIGN QUALITY

### 3. DESIGN QUALITY:

#### NSW DESIGN GUIDELINES

##### 3.1 BETTER PLACED

###### Better Fit

The development respects and responds to its local context—bridging the suburban character of Carlingford with a transitioning high-rise urban form. Building scale, articulation, and setbacks have been carefully considered to create a sensitive interface with surrounding homes while delivering much-needed housing and community uses.

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###### Better Community

Designed to support a vibrant, inclusive community, the project integrates a 76-place childcare centre, publicly accessible open space elements, and generous communal facilities. The layout fosters social connection, safety, and accessibility for residents of all ages and backgrounds.

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###### Better Performance

The proposal prioritises environmental performance through passive solar design, cross-ventilation, deep soil zones, and water-sensitive urban design. Sustainable building materials and energy-efficient systems reduce the carbon footprint while enhancing liveability and long-term operational performance.

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###### Better for People

The development places people at its core—with walkable design, activated street frontages, clear wayfinding, and generous landscaping that encourages outdoor use. Apartment layouts exceed SEPP and ADG standards in daylight, privacy, and amenity, promoting wellbeing and comfort.

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###### Better for Working

With a childcare centre on site and flexible apartment designs that support working from home, the proposal reflects modern work-life needs. High-speed connectivity, quiet communal spaces, and proximity to Carlingford transport links enable convenient, future-ready lifestyles.

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###### Better Value

The project offers enduring value through quality architecture, resilient materials, and low-maintenance landscape solutions. Thoughtful design choices balance upfront cost with long-term savings for residents and owners, while enriching the broader urban fabric.

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###### Better Look and Feel

A refined architectural language—featuring natural materials, articulated façades, and warm, contemporary finishes—gives the development a distinctive and welcoming identity. Landscape design enhances the pedestrian experience and provides a cohesive visual link to the surrounding neighbourhood.

### 3. DESIGN QUALITY:

#### 3.2 GREENER PLACE

##### Principle 1: Integration

The project embeds green infrastructure into every aspect of planning and design, ensuring landscape, water, movement, and built form work as a unified system.

- Deep soil zones and retained mature trees integrate ecological resilience into the building footprint.
- Water-sensitive urban design (WSUD), including permeable ramp & paving and bio-retention areas, is integrated into the stormwater management strategy.
- Streetscape planting, green buffers, and rooftop gardens are woven into the architectural and landscape language—not treated as afterthoughts. Outcome: A development that aligns with broader urban greening objectives and delivers ecological, climatic, and urban performance benefits.

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##### Principle 2: Connectivity

The design contributes to a connected green network, strengthening both ecological and pedestrian links across the neighbourhood.

- Landscaped frontages enhance street-level permeability and visually extend nearby green corridors.
- Habitat-supportive planting creates micro-wildlife connections across parcels.

Outcome: The site becomes part of a green web—linking people and places while also supporting urban biodiversity.

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##### Principle 3: Multifunctionality

Every green element performs multiple roles: environmental, social, and functional.

- Landscaped communal areas are designed for both stormwater detention and resident recreation.
- Trees offer urban heat mitigation, privacy buffering, and aesthetic enhancement.
- Rooftop and courtyard spaces double as productive planters on roof, passive recreation areas, and biodiversity nodes.

Outcome: A resilient, high-performing urban environment where each square metre of green space works harder for people and nature.

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##### Principle 4: Participation

The project helps people feel more connected to nature and encourages them to take pride in their surroundings through thoughtful, welcoming design and opportunities to get involved.

- The childcare centre features outdoor learning environments provide green infrastructure.
- Shared gardens and green courtyards are designed to encourage interaction, education, and resident engagement.
- Design responds to Council’s strategic goals for urban greening.

Outcome: A development that nurtures a sense of ownership, identity, and shared responsibility around greener living

## Connection with Country:

The site is located on the traditional lands of the Bidjigal people, a clan of the Dharug Nation, who are the recognised Traditional Custodians of this part of Greater Western Sydney.

Their deep connection to the land, waterways, and seasonal cycles shaped the area's ecological and cultural history long before urban development.

## Cultural Acknowledgement:

We respectfully acknowledge the Bidjigal people as the original caretakers of the land on which this development is proposed. This area, once rich in natural bushland, creeks, and native flora and fauna, was integral to traditional practices such as food gathering, cultural ceremonies, and community life. The nearby creeks and elevated ridgelines are part of a broader cultural landscape that holds ongoing spiritual and ecological significance.

## Design Response to Country:

This project has sought to respect and reflect the Connection with Country through the following principles:

- **Acknowledging Traditional Custodianship:** The planning and design process recognises the enduring presence and cultural values of the Bidjigal people and the broader Dharug Nation.
- **Landscape Integration:** Plant species native to the region, particularly those used traditionally for food, medicine or cultural purposes, are incorporated into the landscaping to echo the pre-colonial environment.
- **Water Sensitivity:** As water was and remains central to First Nations' cultural and physical systems, the development prioritises Water Sensitive Urban Design (WSUD) principles to manage stormwater, enhance permeability, and reflect the natural hydrology of the site.
- **Materiality and Colour Palette:** Earth-toned, natural finishes such as brick and sand stone and textures have been chosen to reflect the local geology and bushland character, in an effort to ground the built environment in the broader landscape.
- **Community Spaces:** The inclusion of communal open spaces within the development aims to foster social connection and stewardship—values intrinsic to First Nations culture.
- **Education and Recognition:** Opportunities for subtle interpretive elements (e.g., plaques, signage, or artworks in collaboration with local Aboriginal artists or elders) may be explored during detailed design to embed Indigenous knowledge into the built form and public realm.

## Ongoing Commitment:

We recognise that designing with Country is an evolving practice. Engagement with local Aboriginal representatives and stakeholders is encouraged at further stages of the development to deepen the project's cultural responsiveness and ensure it contributes meaningfully to reconciliation and respectful placemaking.



## 4. DESIGN STATEMENT ADG

## 4. Chapter 4 Design Statement:

### ADG Design Quality Principle

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This section assesses the proposal against the **NSW Apartment Design Guide (ADG)**, which supports Schedule 9 of State Environmental Planning Policy (Housing) 2021 and promotes design quality in apartment developments across NSW. The assessment includes:

- A summary of how the design addresses the **nine SEPP design principles**.
- A detailed **compliance table** (at the end of this chapter) evaluating the proposal against the ADG's **key numeric and performance controls**.

- Context & Neighbourhood Character
- Built Form and Scale
- Density
- Sustainability
- Landscape
- Amenity
- Safety
- Housing Diversity and Social Interaction
- Aesthetics

## 4.1 - PRINCIPLE 01

### CONTEXT & NEIGHBOURHOOD CHARACTER

#### Apartment Design Guide (ADG)

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. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

#### Response

The immediate site context includes a variety of residential building types, constructed at different times and each with their own character. The site is within an R4 High Density Residential Zone, surrounded by medium to high density residential development to the south. The north of the site is zoned as R2 with low density development. To the immediate north of the site is Harold West Reserve and St Paul's Anglican Parish Centre.

The proposal has been developed to respond appropriately to these varying types and scales, with a highly articulated building form which is a direct result of the immediate context. The massing will sensitively respond to the existing conditions and is aligned with Council's future plans for the area.

The proposed development is compatible with the built form context of the site, and will contribute to the character of the area immensely.



Site context

## 4.2 - PRINCIPLE 02

### BUILT FORM AND SCALE

#### Apartment Design Guide (ADG)

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

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

#### Response

The proposed built form and scale is a considered contextual response that addresses the existing streetscape, orientation, views, planning and density requirements, with two street addresses, the resultant building form maximises street frontage with the intent to orient each apartment's outlook away from the neighbouring side boundaries and out towards desirable street views.

The proposed built form is read as a collection of buildings, with purposeful details expressing individuality. The Donald Street interface is championed by a magnificent existing gum tree, informing a recessed expression with a curved planter and void enhancing the arrival experience.

The proposed affordable housing scheme with Additional 2 storeys is consistent with principles Of design excellence.



#### 4.3 - PRINCIPLE 03 DENSITY

##### Apartment Design Guide (ADG)

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

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

##### Response

The proposal consists 136 units including 9 one-bedroom, 88 two-bedroom, 22 three-bedroom, 17 four-bedroom apartments and childcare facility. The proposal also includes shared basement parking including 164 residential parking 22 visitor parking 23 childcare parking (12 staff, 11 visitor) along with 117 bicycle parking, there are three half and one full basement level. Each apartment has been carefully planned to ensure high levels of amenity, and is appropriate for the existing and/or future demographic of the area.

The proposal takes into consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings, existing vegetation, and changing streetscape and scale. The residential density of the proposal is sustainable, suitable, and supports this developing nature. The proposal fits in with the context and possesses the ability to be supported by existing and future infrastructure.



#### 4.4 - PRINCIPLE 04

##### SUSTAINABILITY

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

Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

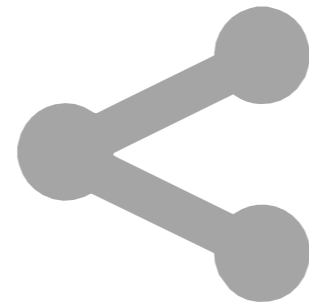
##### Response

The proposed development will reduce the necessity for mechanical heating and cooling with 69.8% of units designed to be cross ventilated. In addition to this, 70.5% of the units will receive 2 hours solar access during winter.



##### Low-energy Lighting

Low-energy lighting will be used throughout the building. Energy Efficient water heaters will also be integrated into the development. Additionally, the proposal will use water saving fixtures and fittings as well as energy efficient lighting, air-conditioning, lifts, and appliances to minimise water and energy loads.



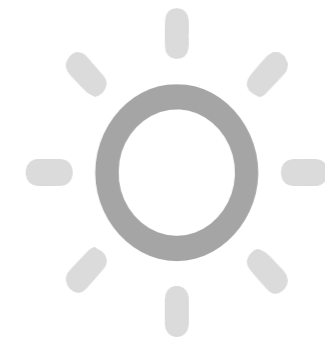
##### Natural Ventilation

69.8% of units feature cross-through layouts that are also dual aspect and located to the corner of the building, and are therefore naturally cross ventilated. Sufficient volumes of fresh air through the apartments will create a comfortable indoor environment that reduces the need and dependency on mechanical ventilation and air-conditioning, responding to the local climate.



##### BASIX Targets

Through the strategies outlined above, the proposal will achieve at least the minimum NSW Benchmark Consumption for energy and water.



##### Passive Solar Design

Apartments subjected to excessive solar gain and heat loss will be recessed behind balconies to minimise summer solar heat gain and shield apartments from harsh summer sun. Winter daylight will penetrate deep into the interior of by ways of balconies.

#### 4.5 - PRINCIPLE 05 LANDSCAPE

##### Apartment Design Guide (ADG)

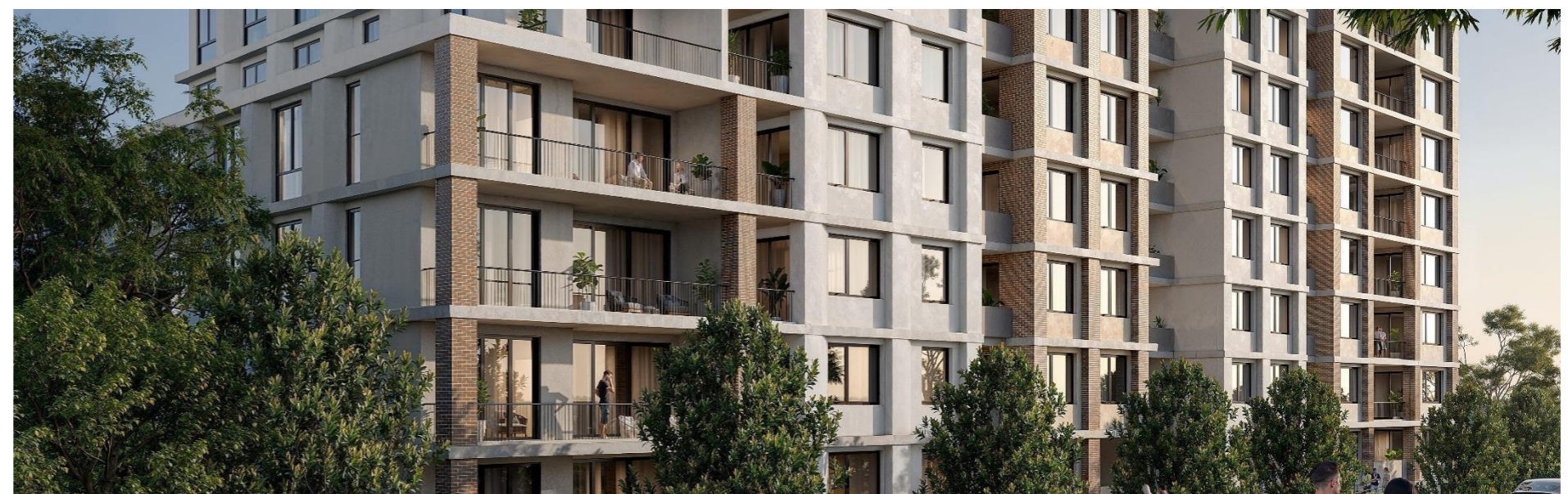
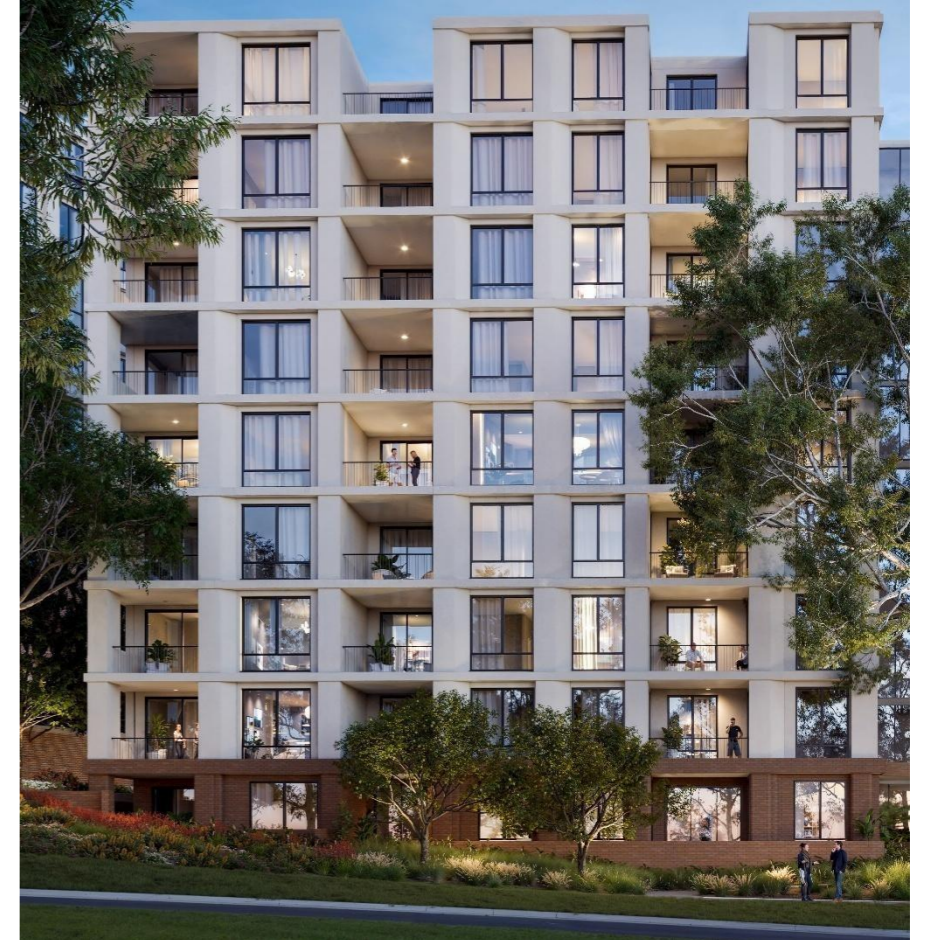
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

##### Response

Landscaped edges at ground level and raised planters provides a visual buffer that enhances the streetscape character and establishes a clearly identifiable, engaging and welcoming entry for residents into both lobby areas.

Apartments on the ground floor enjoy extensive terrace areas fronting Donald Street and the internal communal open space, perfect for families and those with pets.

The communal open space encourages personal and group activity, with outdoor spaces tailored to exercise and coming together as a community. Utilising the site's significant slope, generous landscaping through tiered seating and planters has been provided to ensure privacy from the residents to neighbours and the childcare facility.



#### 4.6- PRINCIPLE 06

##### AMENITY - SOLAR ACCESS

###### Apartment Design Guide (ADG)

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.

###### Response

Due consideration has been given to solar access, cross ventilation, indoor and outdoor spaces, visual and acoustic privacy, efficient layouts, outlook and storage areas. Parking for residential and childcare, recycling and waste storage areas are provided across the basement levels. The proposed development is aligned to provide maximum amenity to a majority of the dwellings, with most units demonstrating northern or eastern aspect. The proportion of all units that achieve minimum 2 hours of sunlight into living room windows between 9am and 3pm during mid-winter complies with the constraints outlined in the ADG. In terms of natural cross ventilation, the development reaches a compliance at 60%. Balconies are designed to provide usable outdoor space whilst maintaining privacy between units, as well as ensuring good solar penetration and ventilation to each unit. The design proposal complies with SEPP criteria and thus provides a high level of amenity to all apartments.



#### 4.6 - PRINCIPLE 06

##### AMENITY - SOLAR ACCESS

###### Solar Access

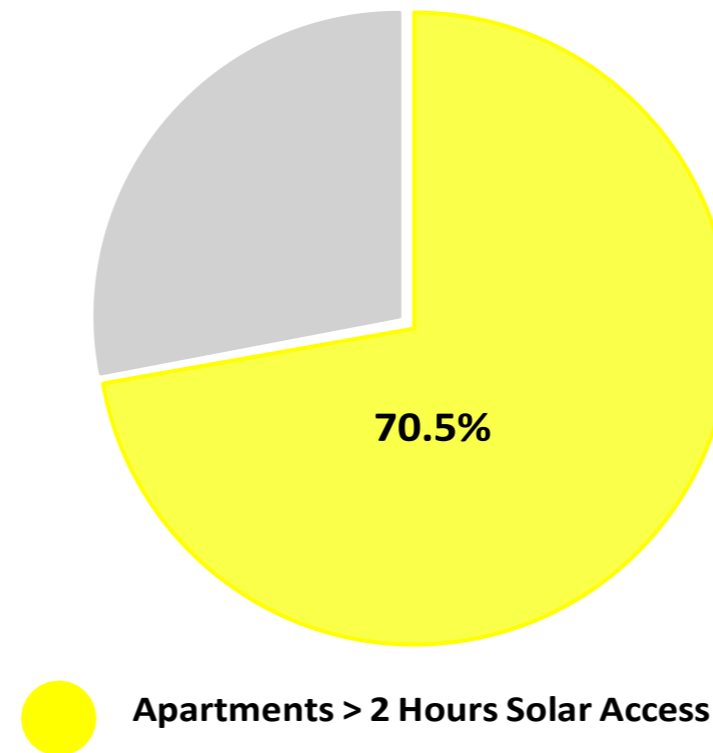
The proposed development is designed to provide the maximum amenity to all of the dwellings, with consideration to the significant slope of the site.

The design maximises the amount of natural daylight received by each unit. The proportion of all units that achieve a minimum 2 hours of sunlight between 9am - 3pm mid winter is 96 units of 136 units 70.5% and no solar compliance for 15 units of 136 units 11%.

In order to minimise amenity impacts on adjacent properties and the broader neighbourhood.

The following considerations demonstrate how the design team has responded to key amenity issues:

#### 2 Hours Solar Access



###### Solar Overshadowing:

- The built form sets, generous setbacks—including 6–9m front and side setbacks—create space for light penetration and prevent excessive shadowing on adjacent buildings. The orientation of buildings and courtyards aligns with solar access principles, ensuring that at least 70% of apartments receive direct sunlight to living rooms and private open space.

###### Visual Privacy:

- Visual privacy between apartments and adjoining properties is protected through a combination of Compliant building separation distances (as per ADG guidelines) & use of fencing, dense planting, and level changes to limit sightlines into neighbouring lots and between dwellings. Where necessary, obscure glazing and blade walls are used to reduce direct views into habitable rooms and private open spaces.

###### View Sharing:

- The uppermost residential levels are **recessed** from the primary façade lines to soften the building’s visual bulk and preserve existing views where possible. These **upper-level setbacks** reduce visual intrusion and are particularly effective along the Donald Street frontage, helping to maintain view.

###### Wind:

- The buildings are articulated and broken into two volumes, with central courtyards and side setbacks that disrupt wind tunnels and reduce downdrafts at pedestrian level. Entry zones and common open spaces are designed as sheltered areas, providing protected courtyards screened by landscape elements and built form. This ensures comfort and usability of outdoor areas in varying wind conditions.

###### Lighting:

- All outdoor and entry lighting is designed with low-spill, downward-facing fixtures to minimise light pollution and glare onto neighbouring properties. Night-time lighting is controlled and focused on key areas such as entrances, pathways, and communal spaces—enhancing safety while protecting residential amenity

###### Reflectivity:

- The development uses low-reflective, matte-finish materials across external façades, glass, and roofing elements to avoid glare and visual disturbance to adjacent dwellings and streets.

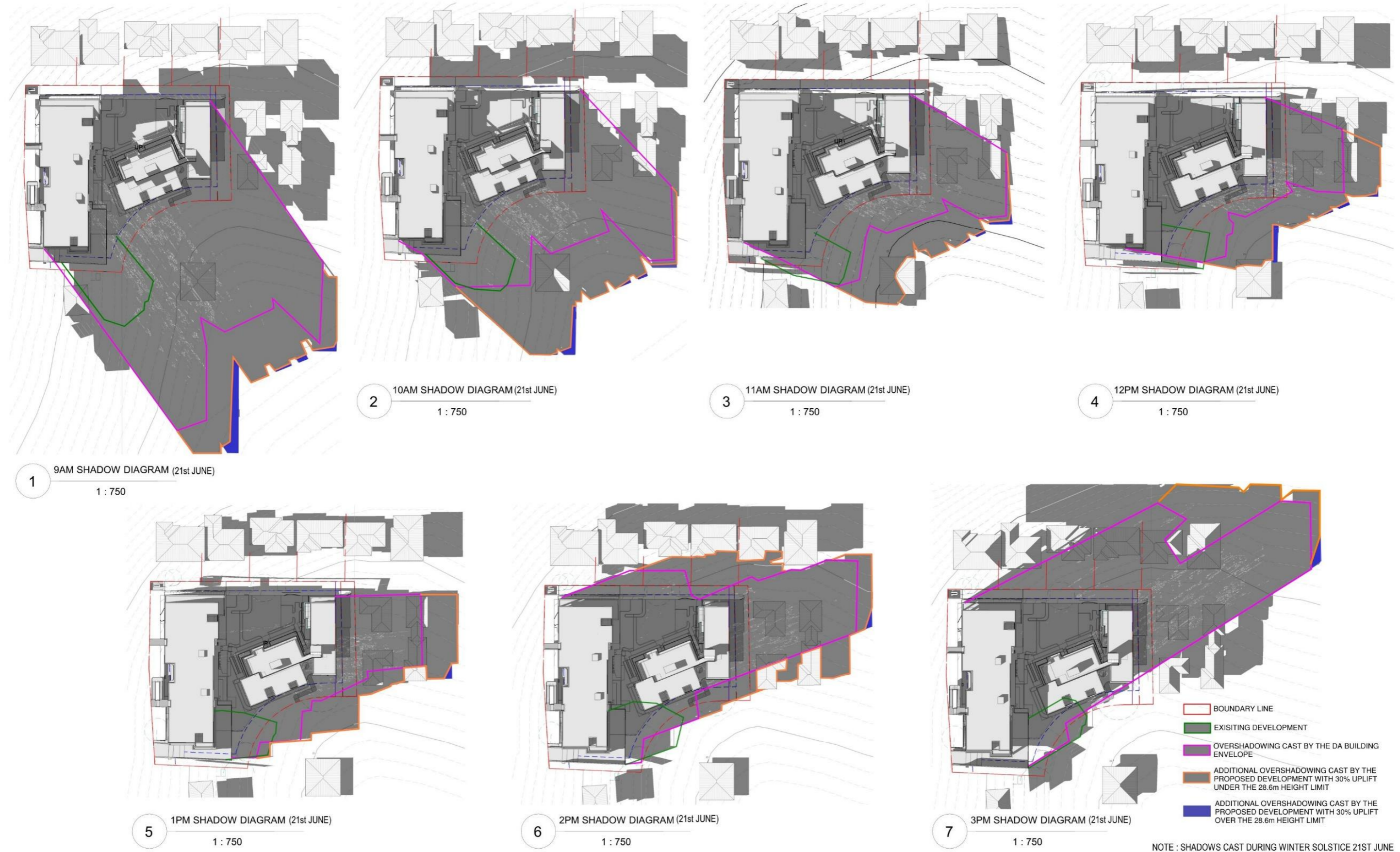
4.6 - PRINCIPLE 06

AMENITY - SOLAR ACCESS



4.6 - PRINCIPLE 06

AMENITY – SHADOW DIAGRAM



#### 4.6 - PRINCIPLE 06

##### AMENITY - VENTILATION

###### Apartment Design Guide (ADG)

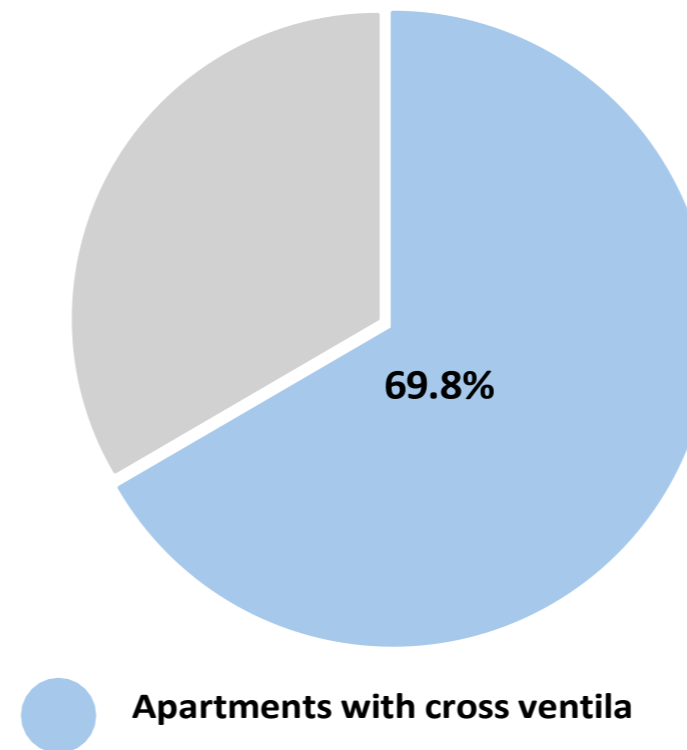
Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope.

###### Response

The development consists of cross-over dual aspect apartments with open plan layouts, which allows the proposed building to achieve a high percentage of well-ventilated units.

Outlined by the State Environmental Planning Policy - Apartment Design Guide, a minimum of 60% of total apartments within the first 9 storeys require cross-ventilation. The proportion of dwellings which achieve cross-ventilation for 95 units of 136 units is 69.8%.

#### Cross Natural Ventilation



4.6 - PRINCIPLE 06

AMENITY – VENTILATION



**CROSS VENTILATION ANALYSIS**  
**CROSS VENTILATION UNITS:**  
 95/136 = 69.8 %  
 ADG REQUIREMENTS : 60%

4.6 - PRINCIPLE 06

AMENITY – SCHEDULE

Unit	Affordable	solar 2hrs - Living room	No solar	ventilation
G01		✓		✓
G02		✓		
G03		✓		✓
G04			✓	✓
G05			✓	✓
G06			✓	✓

101		✓		✓
102		✓		
107	✓			✓
103		✓		✓
104				✓
105			✓	✓
106				✓

201		✓		✓
202		✓		
207	✓			✓
203		✓		✓
204				✓
205			✓	✓
206				✓

301		✓		✓
302		✓		
307	✓			✓
303		✓		✓
304				✓
305			✓	✓
306				✓

401		✓		✓
402		✓		
407	✓			✓
403		✓		✓
404				✓
405			✓	✓
406				✓

501		✓		✓
502		✓		
507	✓			✓
503		✓		✓
504				✓
505			✓	✓
506				✓

601		✓		✓
602		✓		
607	✓			✓
603		✓		✓
604				✓
605				✓
606				✓

701		✓		✓
702		✓		
707	✓			✓
703		✓		✓
704				✓
705				✓
706				✓

801		✓		✓
802		✓		✓
803				✓
804				✓
805		✓		✓

Unit	Affordable	solar 2hrs- Living room	No solar	ventilation
308	✓	✓		✓
309	✓		✓	
310	✓	✓		✓
311	✓	✓		✓
312	✓	✓		✓
313		✓		✓
314	✓	✓		
315	✓	✓		
316	✓	✓		
317		✓		✓

408	✓	✓		✓
409	✓		✓	
410	✓	✓		✓
411	✓	✓		✓
412	✓	✓		✓
413		✓		✓
414		✓		
415		✓		
416		✓		
417		✓		✓

508	✓	✓		✓
509	✓		✓	
510	✓	✓		✓
511	✓	✓		✓
512	✓	✓		✓
513		✓		✓
514		✓		
515		✓		
516		✓		
517		✓		✓

608	✓	✓		✓
609	✓		✓	
610	✓	✓		✓
611	✓	✓		✓
612	✓	✓		✓
613		✓		✓
614		✓		
615		✓		
616		✓		
617		✓		✓

708		✓		✓
709			✓	
710		✓		✓
711		✓		✓
712				✓
713		✓		✓
714		✓		
715		✓		
716		✓		

806		✓		✓
807			✓	
808		✓		✓
809		✓		✓
810		✓		✓
811		✓		✓
812		✓		
813		✓		
814		✓		

901		✓		✓
902			✓	
903		✓		✓
904		✓		✓
905		✓		✓
906		✓		✓
907		✓		
908		✓		
909		✓		

1001		✓		✓
1002		✓		
1003		✓		✓
1004		✓		✓
1005		✓		✓
1006		✓		✓
1007		✓		
1008		✓		
1009		✓		

Affordable units	
1 bedroom	9
2 bedroom	21

4.6 - PRINCIPLE 06

AMENITY – AFFORDABLE UNITS



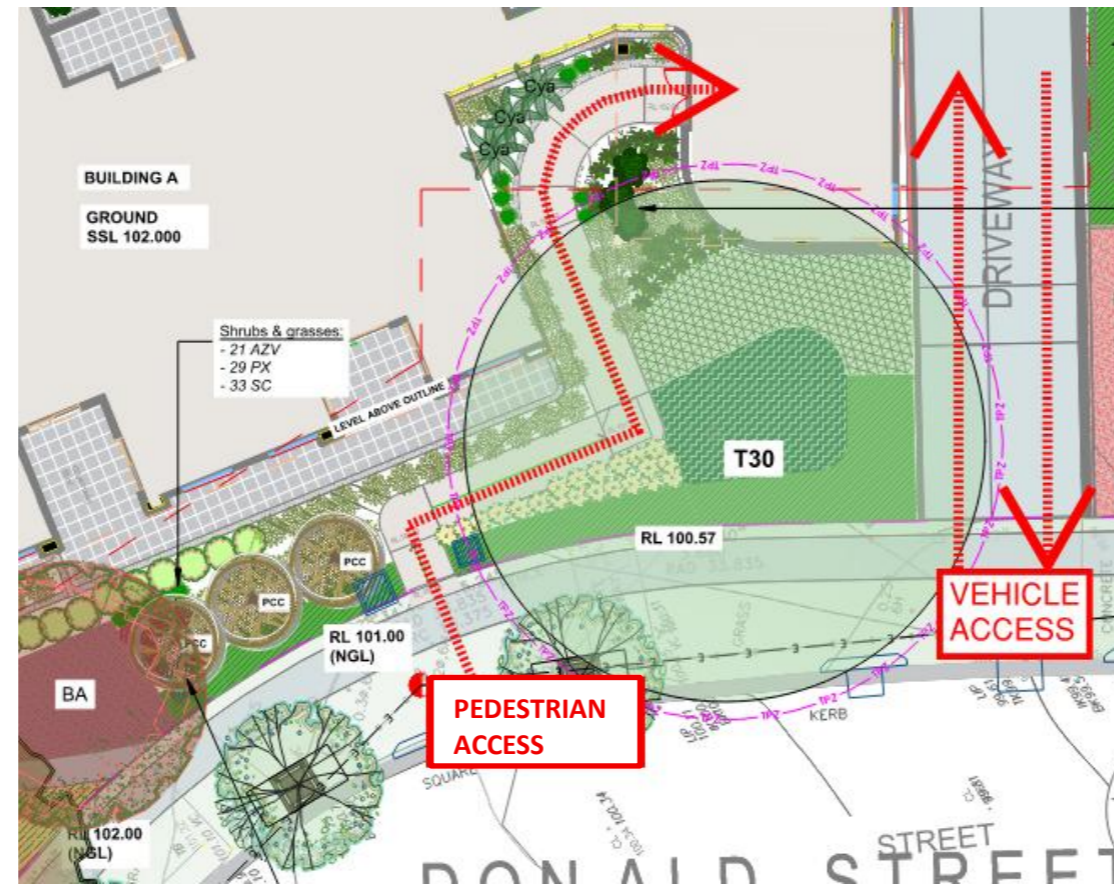
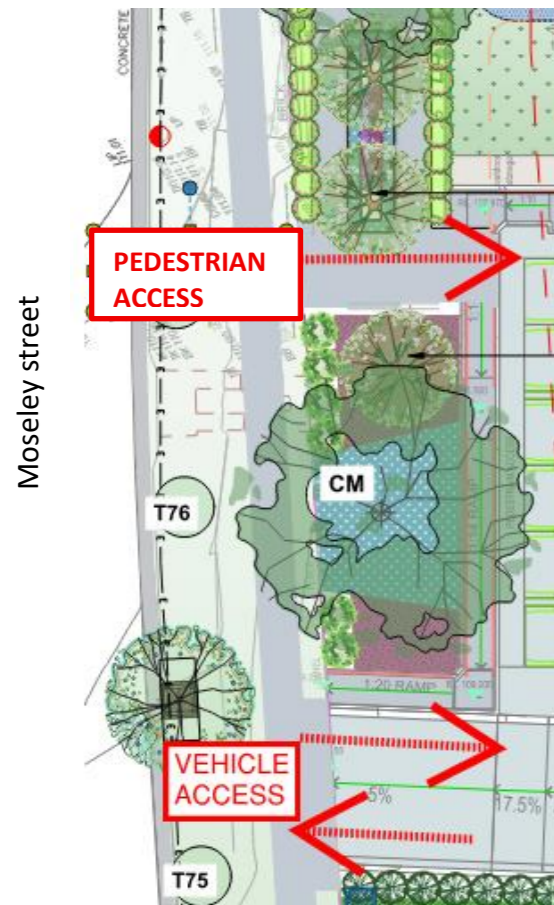
AFFORDABLE UNIT = 30 UNITS = 2129m<sup>2</sup> (15.1%)

107 - 207 - 307 - 407 - 507 - 607 - 707 - 308 - 309 - 310 - 311 - 312 - 314 - 315 - 316 - 408 - 409 - 410 - 411 - 412 - 508 - 509 - 510 - 511 - 512 - 608 - 609 - 610 - 611 - 612

#### 4.6 - PRINCIPLE 06

##### Building access:

- Main pedestrian entries to both the residential and childcare components are provided at street level from both Donald Street and Moseley Street, enhancing legibility and universal access.
- Internal lift and stair access connects ground level to upper residential levels and the basement
- The proposal activates both Donald Street and Moseley Street frontages with clearly defined building entries, low-scale landscaping.
- This publicly accessible path will be landscaped, well-lit, and overlooked by active building edges for safety and comfort, aligning with Council's urban design objectives for connected communities
- The vehicle access strategy has been revised to separate childcare and residential entries for improved safety, legibility, and operational efficiency.
- The shared basement levels are secure, with access controls for residents and appropriate wayfinding for visitors



#### 4.6 - PRINCIPLE 06

#### Unit Layout:

- Apartments are designed with generous layouts, balconies, and natural light, with private courtyards enhancing resident quality of life.



3Bedroom unit layout:  
Area: 96 sqm



2Bedroom unit layout:  
Area: 75 sqm

#### 4.6 - PRINCIPLE 06

##### AMENITY – STORAGE

###### Response

A minimum 6m<sup>3</sup> of storage required is provided for 1 Bedroom Units. 8m<sup>3</sup> for 2 Bedroom Units and 10m<sup>3</sup> for 3 Bedroom Units.

minimum of 50% of the storage required is provided in each unit through storage cupboards with the remainder 50% provided in storage cages located within the basement, easily accessible from the lift cores.

###### LIFT:

Lift access is provided to all levels of the development, ensuring full vertical circulation between the basement, ground floor, and upper residential levels. The lift is centrally located with access to maximum of 5 units per level, which covers 34 to 40 units for each lift to provide convenient and equitable access for all users, in compliance with accessibility.

Architectural plan allows for 1400mm width and 2000mm depth for car lift along with 2150mm width and 2360mm depth for lift shaft allow for minimum 12 people. Detailed lift specifications will be provided during the construction documentation stage.



Highlighted internal storage in floor plan

#### 4.7 - PRINCIPLE 07

##### SAFETY

###### Apartment Design Guide (ADG)

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.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

###### Response

The proposal has considered safety from first principles to ensure public interfaces are legible and open, entries and windows are designed to assist with passive surveillance, and these design initiatives are supplemented by appropriate lighting and security systems.

Lobby entries to the buildings are accessed from both Moseley Street & Donald Street. Pedestrian access for the childcare is from Donald Street. It is positioned to promote a shared, clearly identifiable entrance that increases passive surveillance and safety to the development. Lobby entries will have a security gate at the entrance point, be well-lit at night to provide extra safety measures. Large windows and corner balconies further encourage views towards public and communal spaces.

Furthermore, all external spaces will have multiple clear sight lines without obstacles, low shrub planting to reduce view obstruction and all paths will be well-lit at night time and designed to meet relevant Australian Lighting Standards.



## 4.8 - PRINCIPLE 08

### HOUSING DIVERSITY & SOCIAL INTERACTION

#### Apartment Design Guide (ADG)

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

#### Response

The proposed development has been designed with a high level of social contribution in mind, not only to its residents, but to the local community. On ground level, safe and activated areas for visitors and residents to meet and interact will be provided.

Balconies overlook and enable interaction with users of the public domain, increased safety and activation. Below, basement car parking is provided to residents and childcare that also serves as a space for storage and bicycle parking. The high levels of amenity to each generously proportioned dwelling will cater for a range of households and help diversify the residents of the development.



Apartment unit mix

## 4.9 - PRINCIPLE 09

### AESTHETICS

#### Apartment Design Guide (ADG)

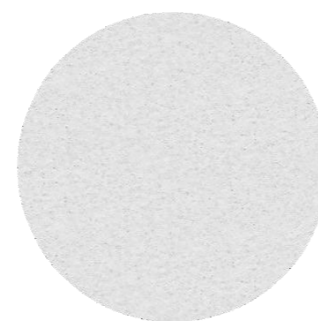
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future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

#### Response

The development proposes an improved sense of place through a variety of architectural expression, enduring materials and detailing quality. The proposal considers scale through setbacks, projection and a hierarchy of elements. The integration of landscape softens the appearance and experience of the building to create a memorable and distinctive architecture that is both unique to place and place defining.

#### Materials, Colours and Textures

The building utilises dark-coloured brick at ground level to ground the building with generous planting adding a soft offset to the building. Brick detailing at the Donald Street entrance heightens the arrival experience. On the levels above, light- coloured render and angled details are used to break-up the built form and articulate the facade through shadow play. The taller form incorporates light-coloured vertical brick elements to express individuality. The use of durable materials for the building's façade will ensure longevity and reduce maintenance costs.



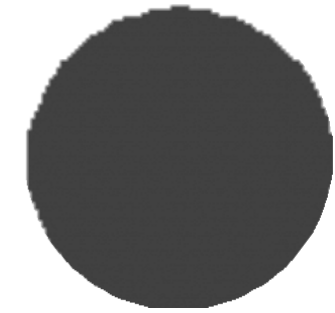
Light Neutral Render



Dark Brick



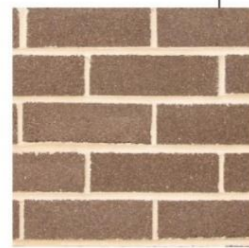
Light Brick



Black Metal



EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



EF - 03  
Light Neutral Finish



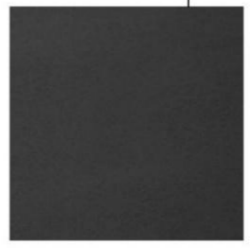
EF - 04  
Medium Neutral Finish



EF - 05  
Dark Neutral Finish



EF - 06  
Dark Grey Finish



EF - 07  
Powercoat Black Finish



EF - 08  
Glazing

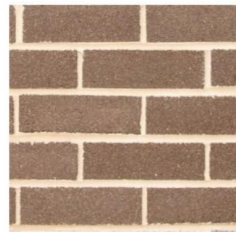


EF - 09  
Toughened Safety Glass

4.9 - PRINCIPLE 09



EF - 01  
Light Brick 01



EF - 02  
Dark Brick 02



EF - 03  
Light Neutral Finish



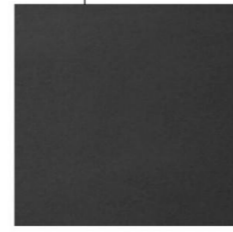
EF - 04  
Medium Neutral Finish



EF - 05  
Dark Neutral Finish



EF - 06  
Dark Grey Finish



EF - 07  
Powercoat Black Finish



EF - 08  
Glazing



EF - 09  
Toughened Safety Glass

COMPLIANCE SCHEDULE OF UNITS:

Building A1 & A2

Building	Unit	Level	Type	Area m <sup>2</sup>	Adaptable	LHA	Affordable	Carspace	Balcony WxL =m <sup>2</sup>	St m <sup>3</sup> (Internal)	St m <sup>3</sup> (external)
Building A 2 - 9 storey	G01	Ground	3B	99				✓	3.2W x 6.4L = 20	5	5
Building A 2 - 9 storey	G02	Ground	2B	76				✓	4.2Wx 8L =20	4	4
Building A 1 - 9 storey	G03	Ground	2B	78		✓		✓	(3.4W x 7L) + (2W x 5.2L) = 30	4	4
Building A 1 - 9 storey	G04	Ground	2B	80	✓			✓	(2.1W x 11L) + (1.1W + 8.7L) = 30	4	4
Building A 1 - 9 storey	G05	Ground	2B	75				✓	(3.5W X 5.5L) + (1.7W x 7. 9L) =30	4	4
Building A 1 - 9 storey	G06	Ground	4B	127				✓	(3W X 5.6L) + (3.3W x 4.2L)=50	5	5
Building A 2 - 9 storey	101	Level1	3B	99				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	102	Level1	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	107	Level1	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	103	Level1	3B	96		✓		✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	104	Level1	2B	80	✓	✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	105	Level1	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	106	Level1	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	201	Level2	3B	99				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	202	Level2	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	207	Level2	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	203	Level2	3B	96		✓	✓		2.4W X 6L = 14	5	5
Building A 1 - 9 storey	204	Level2	2B	80	✓	✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	205	Level2	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	206	Level2	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	301	Level3	3B	99				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	302	Level3	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	307	Level3	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	303	Level3	3B	96		✓		✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	304	Level3	2B	80	✓	✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	305	Level3	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	306	Level3	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	401	Level4	3B	99				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	402	Level4	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	407	Level4	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	403	Level4	3B	96		✓		✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	404	Level4	2B	80	✓	✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	405	Level4	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	406	Level4	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	501	Level5	2B	82				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	502	Level5	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	507	Level5	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	503	Level5	3B	96		✓		✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	504	Level5	2B	80	✓	✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	505	Level5	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	506	Level5	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	601	Level6	2B	82				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	602	Level6	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	607	Level6	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	603	Level6	3B	96		✓		✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	604	Level6	2B	80	✓	✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	605	Level6	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	606	Level6	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	701	Level7	2B	82				✓	2.4W x 6.9L = 15	5	5
Building A 2 - 9 storey	702	Level7	2B	76				✓	2.2W x 4.1L = 10	4	4
Building A 2 - 9 storey	707	Level7	1B	55			✓		2.7W x 3L =8	3	3
Building A 1 - 9 storey	703	Level7	3B	96		✓		✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	704	Level7	2B	80		✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	705	Level7	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	706	Level7	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5
Building A 2 - 9 storey	801	Level8	3B	185				✓	(3.8W x 12.9L) + (2.2W x 9.3L)=82	5	5
Building A 1 - 9 storey	802	Level8	3B	96				✓	2.4W X 6L = 14	5	5
Building A 1 - 9 storey	803	Level8	2B	80		✓		✓	2.2W X 5.4L = 11	4	4
Building A 1 - 9 storey	804	Level8	2B	75				✓	2.9W X 3.5L =10	4	4
Building A 1 - 9 storey	805	Level8	4B	127				✓	(3.1W x 3.9L) + (2.4W x 3.3L)=20	5	5

unit Mix	
1bed room	9
2 bedroom	88
3 bedroom	22
4 bedroom	17

Affordable units	
1 bedroom	9
2 bedroom	21

GFA m <sup>2</sup> (residential levels)	13,631
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COMPLIANCE SCHEDULE OF UNITS:

Building B

C

Building	Unit	Level	Type	Area m <sup>2</sup>	Adaptable	LHA	Affordable	Carpark	Balcony WxL=m <sup>2</sup>	St m <sup>3</sup> (internal)	St m <sup>3</sup> (external)
Building B - 9 storey	308	Level3	2B	85			✓	✓	3.1 W x 3.6 L =11	4	4
Building B - 9 storey	309	Level3	2B	76	✓	✓	✓	✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	310	Level3	2B	80	✓	✓	✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	311	Level3	2B	75			✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	312	Level3	2B	80			✓	✓	2.9W x 4.1L =12	4	4
Building B - 9 storey	313	Level3	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	314	Level3	1B	52				✓	2.9W x 3.2L = 8	4	3
Building B - 9 storey	315	Level3	1B	52			✓	✓	2.9W x 3.3L =12	4	3
Building B - 9 storey	316	Level3	2B	76			✓	✓	2.4W x 5L =10	4	4
Building B - 9 storey	317	Level3	3B	98				✓	(2.4W x 4.3L) + (1.2W x 4.1L)=16	5	5
Building B - 9 storey	408	Level4	2B	85			✓	✓	3.1 W x 3.6 L =11	4	4
Building B - 9 storey	409	Level4	2B	76	✓	✓	✓	✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	410	Level4	2B	80	✓	✓	✓	✓	2.9W x 4.1 L = 12	4	4
Building B - 9 storey	411	Level4	2B	75			✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	412	Level4	2B	80			✓	✓	2.9W x 4L =12	4	4
Building B - 9 storey	413	Level4	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	414	Level4	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	415	Level4	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	416	Level4	2B	76				✓	2.4W x 5L =10	4	4
Building B - 9 storey	417	Level4	3B	98				✓	(2.4W x 4.3L) + (1.2W x 4.1L)=16	5	5
Building B - 9 storey	508	Level5	2B	85			✓	✓	3.1 W x 3.6 L =11	4	4
Building B - 9 storey	509	Level5	2B	76	✓	✓	✓	✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	510	Level5	2B	80	✓	✓	✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	511	Level5	2B	75			✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	512	Level5	2B	80			✓	✓	2.9W x 4L =12	4	4
Building B - 9 storey	513	Level5	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	514	Level5	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	515	Level5	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	516	Level5	2B	76				✓	2.4W x 5L =10	4	4
Building B - 9 storey	517	Level5	3B	98				✓	(2.4W x 4.3L) + (1.2W x 4.1L)=16	5	5
Building B - 9 storey	608	Level6	2B	85			✓	✓	3.1 W x 3.6 L =11	4	4
Building B - 9 storey	609	Level6	2B	76	✓	✓	✓	✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	610	Level6	2B	80	✓	✓	✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	611	Level6	2B	75			✓	✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	612	Level6	2B	80			✓	✓	2.9W x 4L =12	4	4
Building B - 9 storey	613	Level6	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	614	Level6	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	615	Level6	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	616	Level6	2B	76				✓	2.4W x 5L =10	4	4
Building B - 9 storey	617	Level6	3B	98				✓	(2.4W x 4.3L) + (1.2W x 4.1L)=16	5	5
Building B - 9 storey	708	Level7	3B	107				✓	2.4W x 5L = 12	5	5
Building B - 9 storey	709	Level7	2B	76	✓	✓		✓	(2.8W x 4.2L) + (1.2W x 4.1L) = 16	4	4
Building B - 9 storey	710	Level7	2B	80	✓	✓		✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	711	Level7	2B	75				✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	712	Level7	2B	81				✓	2.95 W x 3.7L = 10.8	4	4
Building B - 9 storey	713	Level7	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	714	Level7	2B	75				✓	2.8W X 3.6 L = 10	4	4
Building B - 9 storey	715	Level7	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	716	Level7	2B	76				✓	2.8 Wx 4.6L=13	4	4
Building B - 9 storey	806	Level8	3B	107				✓	2.4W x 5L = 12	5	5
Building B - 9 storey	807	Level8	2B	76	✓	✓		✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	808	Level8	2B	80	✓			✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	809	Level8	2B	75				✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	810	Level8	2B	81				✓	2.95 W x 3.7L = 10.8	4	4
Building B - 9 storey	811	Level8	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	812	Level8	2B	75				✓	2.8W X 3.6 L = 10	4	4
Building B - 9 storey	813	Level8	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	814	Level8	2B	76				✓	2.8 x 4.6 =13	4	4
Building B - 9 storey	901	Level9	3B	107				✓	2.4W x 5L = 12	5	5
Building B - 9 storey	902	Level9	2B	76	✓			✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	903	Level9	2B	80	✓			✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	904	Level9	2B	75				✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	905	Level9	2B	81				✓	2.95 W x 3.7L = 10.8	4	4
Building B - 9 storey	906	Level9	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	907	Level9	2B	75				✓	2.8W X 3.6 L = 10	4	4
Building B - 9 storey	908	Level9	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	909	Level9	2B	76				✓	2.8 x 4.6 =13	4	4
Building B - 9 storey	1001	Level10	3B	107				✓	2.4W x 5L = 12	5	5
Building B - 9 storey	1002	Level10	2B	76				✓	(2.8 x 4.2) + (4.1 x 1.2) = 16	4	4
Building B - 9 storey	1003	Level10	2B	80				✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	1004	Level10	2B	75				✓	2.9W x 4.1L = 12	4	4
Building B - 9 storey	1005	Level10	2B	81				✓	2.95 W x 3.7L = 10.8	4	4
Building B - 9 storey	1006	Level10	4B	135				✓	2.7 W x 5.3 L = 14	5	5
Building B - 9 storey	1007	Level10	2B	75				✓	2.8W X 3.6 L = 10	4	4
Building B - 9 storey	1008	Level10	2B	75				✓	2.8 W x 4.3 L = 12	4	4
Building B - 9 storey	1009	Level10	2B	76				✓	2.8 x 4.6 =13	4	4

unit Mix	
1bed room	9
2 bedroom	88
3 bedroom	22
4 bedroom	17

	Affordable units	
	1 bedroom	9
	2 bedroom	21

GFA m <sup>2</sup> (residential levels)	13,631
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Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Communal open space: 1508 m <sup>2</sup> (25.3%) Compliance achieved
	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).	Communal open space sunlight achieving 50% for minimum 2hrs. Refer to page SSD403 of Architectural plans Compliance achieved
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone	Site area: 5948 m <sup>2</sup> Required Deep soil: 892 m <sup>2</sup> (15%) Proposed Deep soil: 1042m <sup>2</sup> (17.5%) Compliance achieved
3F Visual Privacy Building separation	Up to four storeys/12 meters <ul style="list-style-type: none"> <li>6 meters to the boundary between habitable rooms/balconies</li> <li>3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters</li> <li>9 meters to the boundary between habitable rooms/balconies</li> <li>4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters</li> <li>12 meters between habitable rooms/balconies</li> </ul> 6 meters between non-habitable rooms	Setback lines provided in Architectural plans.  Compliance achieved
4ASolar+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: 96/136 units (70%) Proposed: 96/136(70.5%)  Compliance achieved
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.	Minimum number of cross-ventilated dwellings required: 95/136 (60%) Cross Ventilated Apartments: 95/136 apartments (69.8%)  Compliance achieved
4C Ceiling heights	Minimum ceiling heights are as follows: <ul style="list-style-type: none"> <li>2.7m for habitable rooms</li> <li>2.4m for non-habitable rooms</li> <li>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</li> </ul>	Proposed 2.7m habitable– Compliance achieved  Proposed 2.4 m non habitable – Compliance achieved

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
4D-1 Apartment Size + layout	Minimum Apartment sizes: <ul style="list-style-type: none"> <li>70m<sup>2</sup> for two bedrooms; and</li> <li>90m<sup>2</sup> for three bedrooms. Add an 5m<sup>2</sup> for additional bathrooms</li> </ul> Add an 12m <sup>2</sup> for additional bedrooms	Minimum proposed 1 bedroom unit area: 50sqm Minimum proposed 2 bedroom unit area: 75sqm Minimum proposed 3 bedroom unit area: 95sqm  Compliance achieved
	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	Windows provided for all habitable rooms with a minimum area of 10% of room areas  Compliance achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth from the window is 8m	Proposed habitable room height minimum is 2.7m Refer to Architectural sections. Compliance achieved
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	All master bedroom area are minimum 10 sqm - Compliance achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All bedroom area are minimum 9sqm. Compliance achieved
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> <li>3.6m for studio and 1 bedroom apartments</li> <li>4m for 2 and 3 bedroom apartments</li> <li></li> </ul>	Living area width are minimum 3.6m for 1 bedroom units and 4m for 2, 3 & 4 bedroom units.  Compliance achieved
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All units minimum width are more than 4m. Compliance achieved
4E Private open space and balconies	Apartments are to have the following balcony dimensions: <ul style="list-style-type: none"> <li>1br – 8sqm with min.2m depth</li> <li>2br – 10sqm with min. 2m depth</li> <li>3br – 12sqm with min. 2.4m depth</li> </ul>	All balconies area meet the requirements and compliance achieved <ul style="list-style-type: none"> <li>1br – 8sqm with min.2m depth</li> <li>2br – 10sqm with min. 2m depth</li> <li>3br &amp; 4br – 12sqm with min. 2.4m depth</li> </ul>
	Ground level apartments should contain a minimum of 15m <sup>2</sup> of open space, with a minimum dimension in one direction of 3m.	Minimum courtyard area is 20sqm - Compliance achieved
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	Maximum apartment with single core is 5 - Compliance achieved
4G Storage	<ul style="list-style-type: none"> <li>Studio apartments require 4m<sup>2</sup> of storage area</li> <li>One bedroom dwellings require 6m<sup>3</sup> of storage area</li> <li>Two bedroom dwellings require 8m<sup>3</sup> of storage area.</li> <li>Three bedroom dwellings require 10m<sup>3</sup> of storage area.</li> </ul>	at least 50% of the apartment's storage is provided within the apartment itself. The total combined storage areas provided for each dwelling meets the minimum areas required. Compliance achieved.

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
<b>3G Pedestrian Access and Entries</b>	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	Building entrances and pedestrian paths connect directly to the street – compliance achieved
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify	All building entrances are easy to identify, using setbacks and design features to make them stand out – compliance achieved
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	Connecting pathways linked 2 streets through the building – compliance achieved
<b>4L Ground Floor Apartments</b>	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	Ground floor apartments facing street provided with courtyard and planters promoting passive surveillance and contributing to a vibrant streetscape – compliance achieved
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Security fences and screen planters provided for ground floor units – compliance achieved
<b>4M Facades</b>	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Use of vertical and horizontal modulation, recessed balconies, and varied materials to reduce visual bulk and add architectural interest – compliance achieved
	Objective 4M-2 Building functions are expressed by the façade	Use of vertical and horizontal modulation, recessed balconies, and varied materials to reduce visual bulk and add architectural interest – compliance achieved
<b>4Q Universal Design</b>	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	28/136 units that is 20% LHA units provided – compliance achieved
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	21/136 units that is 15% adaptable units provided – compliance achieved
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Studies and media room provided for most of units – compliance achieved

# 5. CHILDCARE DESIGN

## 5.0 Childcare Planning Guideline

The proposed child care centre within the development has been designed to align with the **Child Care Planning Guideline 2021**, ensuring a safe, accessible, and high-quality environment for children, staff, and families. Key compliance measures include:

### 1. Location and Streetscape Integration

- The centre is now located at level 2 of building B with easy access to the Moseley street level, also solar access, safety, and public domain interface.
- Its placement allows for passive surveillance, and safe drop-off and pick-up points.

### 2. Indoor and Outdoor Space Requirements

- The design provides adequate indoor learning areas (minimum 3.25m<sup>2</sup> per child) and outdoor play space (minimum 7m<sup>2</sup> per child), in accordance with Regulation 107 and 108 of the Education and Care Services National Regulations.
- Outdoor play areas are north-facing and receive solar access, with shade structural slab incorporated to ensure all-weather usability.



Childcae indoor play area

## 5.0 Childcare Planning Guideline

### 3. Access and Safety

- Safe and separate pedestrian access is provided via ramp, warning sign, speed limit sign will be provided nearby driveway and pedestrian entry will be supervised by childcare staff during rush hours.
- The centre is clearly identifiable, with an accessible and secure entry point.
- Internal circulation supports supervision and child safety, in line with best practice design for early learning environments.

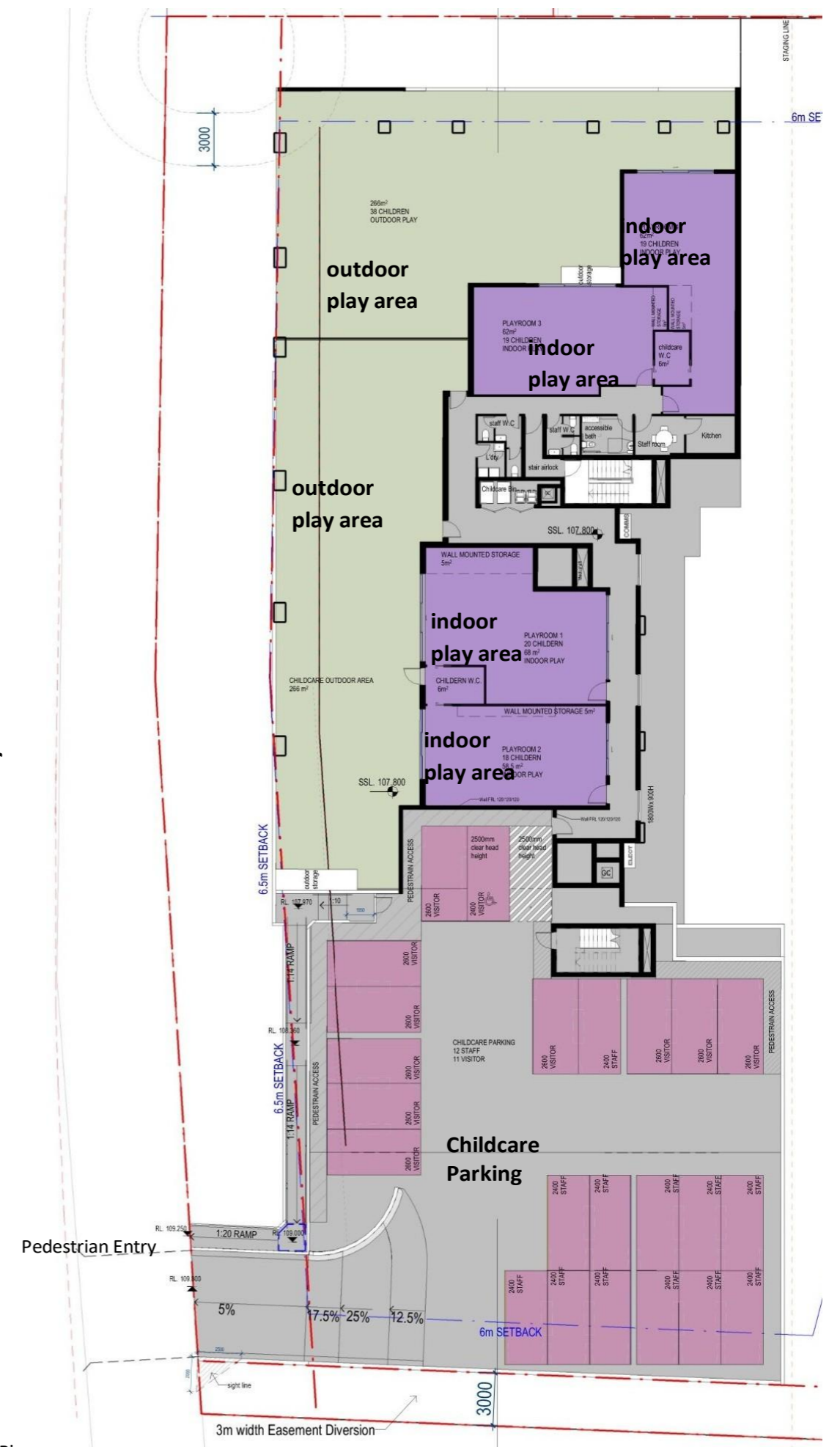
### 4. Acoustic and Amenity Considerations

- The child care facility will be provided appropriate acoustic and lights treatments to manage indoor and outdoor sound levels and lighting amenity.
- Retaining walls, landscape buffers and fencing are included to ensure privacy, noise mitigation, and safety.

### 5. Compliance with National Quality Framework

- The layout will support delivery of care under the National Quality Framework (NQF), providing flexible learning spaces, outdoor connections, and efficient staff movement.

Moseley Street



Childcare Floor Plan

# 6. DRAWINGS

# 6.0 ARCHITECTURAL DRAWINGS



Parking brief in Lower basement, upper basement & ground floor parking: 164 residential parking spaces including 21 accessible parking + 22 visitor parking including 2 accessible and 1 carwash bay  
 Bicycle parking: 106 residential parking + 11 visitor parking , in total 117 bicycle parking provided. Motorbike parking: 5 motor bike parking provided.



6.0 ARCHITECTURAL DRAWINGS



## 6.0 ARCHITECTURAL DRAWINGS



1 NORTH ELEVATION - SSD  
1 : 200



2 SOUTH ELEVATION - SSD  
1 : 200

## 6.0 ARCHITECTURAL DRAWINGS

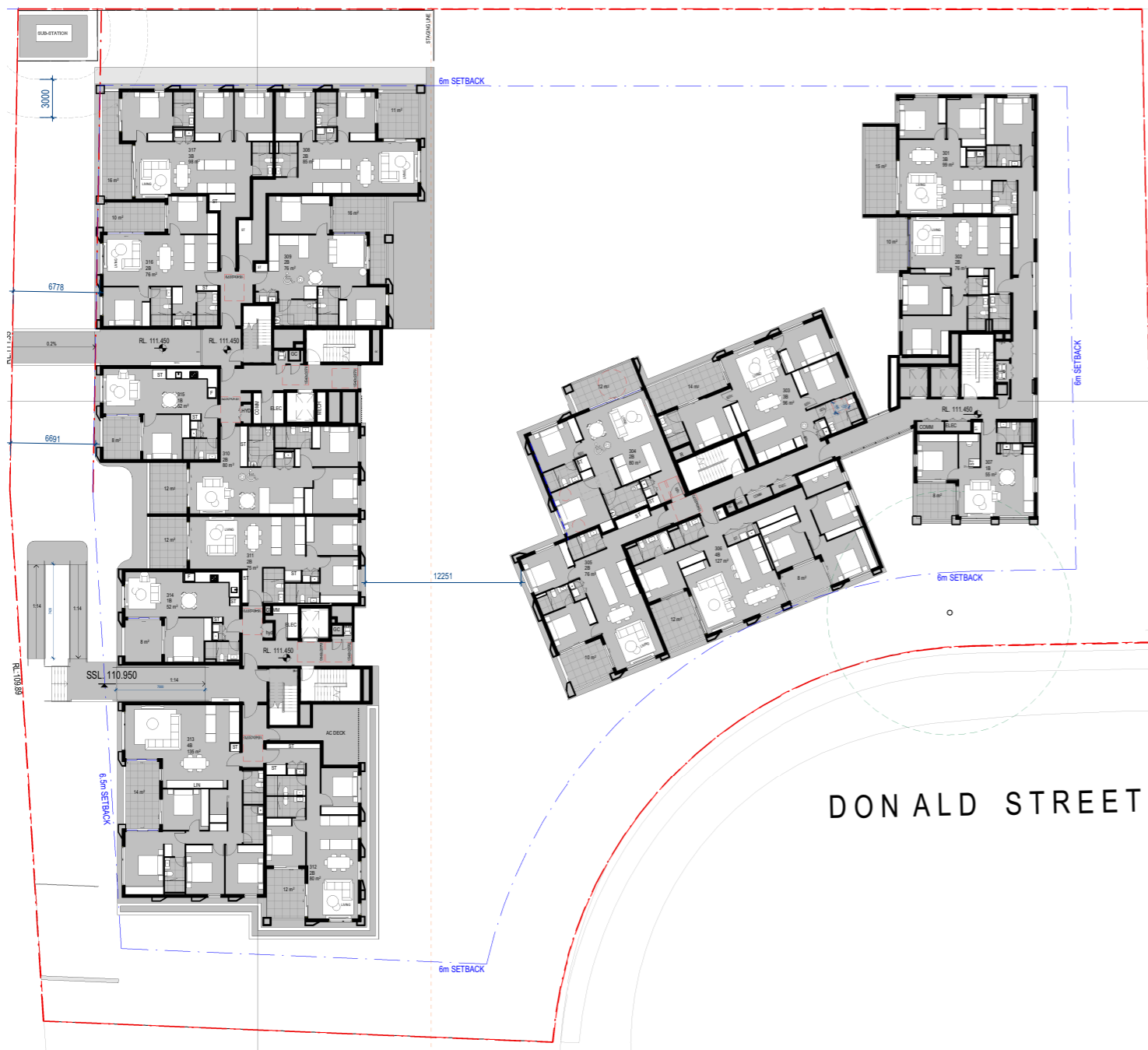


1 EAST ELEVATION - SSD  
1 : 200



2 WEST ELEVATION - SSD  
1 : 200

6.0 ARCHITECTURAL DRAWINGS  
SETBACK



## DESIGN VERIFICATION STATEMENT

### 15a - 15b Moseley Street & 25 - 29 Donald Street, Carlingford, NSW 2118

I Chenxiao Xu hereby declare that the project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP (Housing) 2021 and EP&A Clause 29.

Capio property group verify that the design quality principles set out in Schedule 9, Design quality principles of the State Environmental Planning Policy (Housing) 2021 – Design Quality of Residential Apartment Development and EP&A Clause 29- Residential Apartment Development are achieved for the proposed development described in the following document.

**Nominated Architect:**

**Chenxiao Xu**



**Architect Registration No. NSW – 11314**