



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

Carlingford

SSDA DESIGN REPORT

CAPIO PROPERTY

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CAPIO Property Group

Nominated Architect:

Vikas Gupta
Architect Registration No. NSW - 11494

1.0 INTRODUCTION

1.INTRODUCTION

1.1 SEARS

Proposal overview:

This 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:
 - 118 Residential apartments across 2 buildings (6 storeys and 9 storeys respectively)
 - Childcare centre located at Level 2
 - Residential lobby
 - 3 levels of basement car parking
 - Associated landscaping and public domain works

1.INTRODUCTION

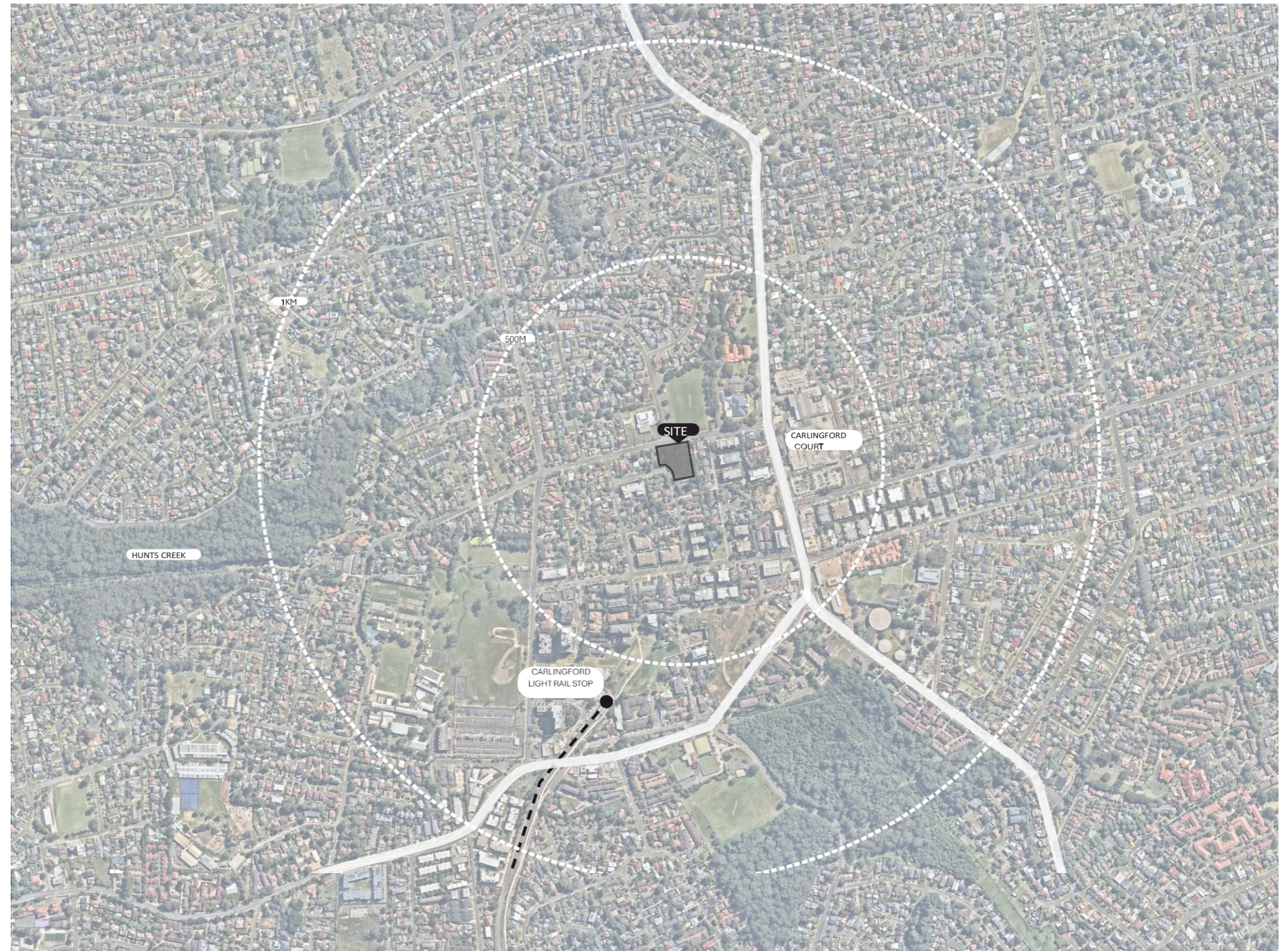
1.2 DEVELOPMENT OVERVIEW

The development responds to its location and future urban context. The role of the 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.



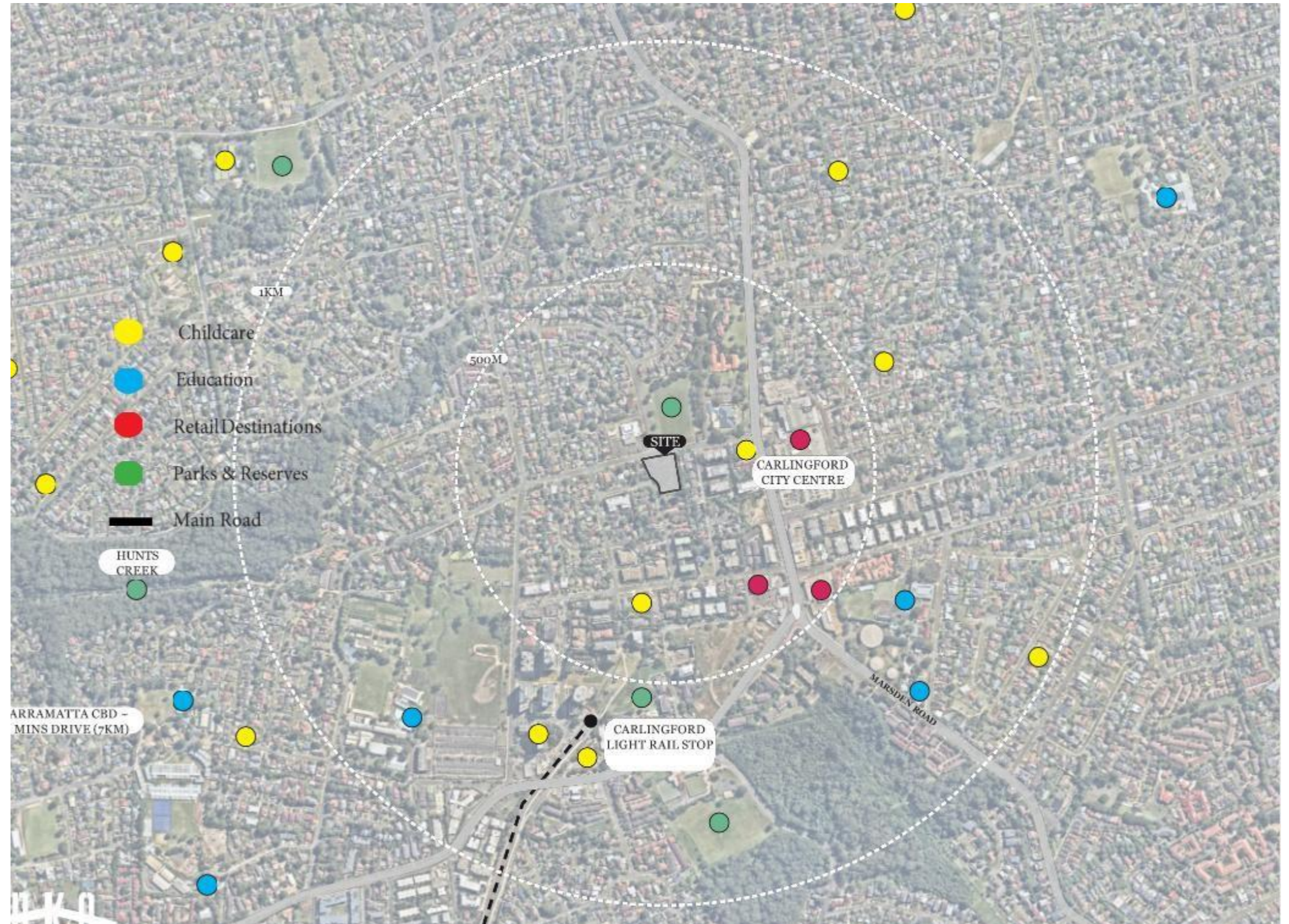
Site location and context within 500m & 1km.

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.INTRODUCTION

1.5 EXISTING & FUTURE CHARACTER



1.INTRODUCTION

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 the 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.

Amenity:

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

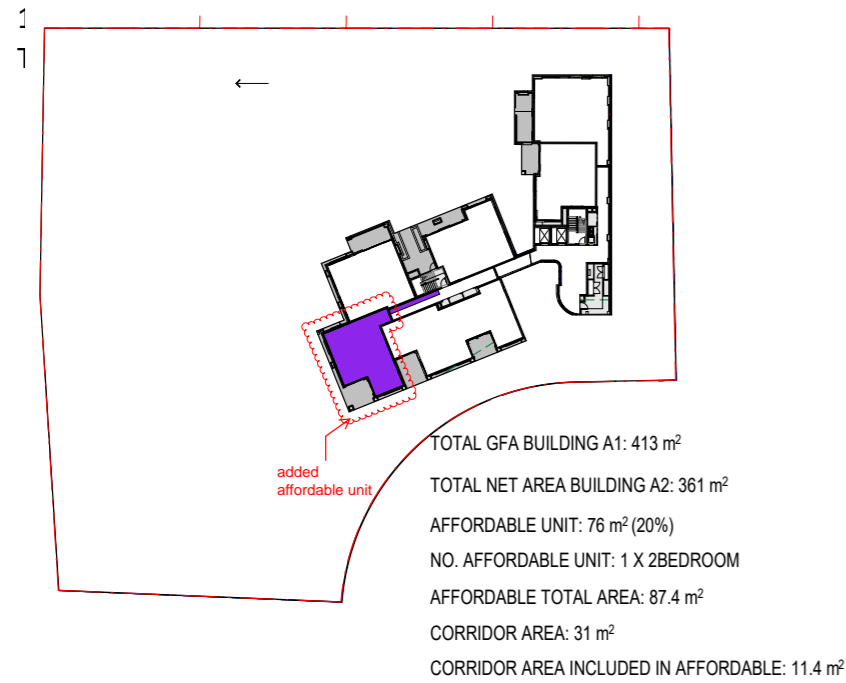
Sustainability:

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

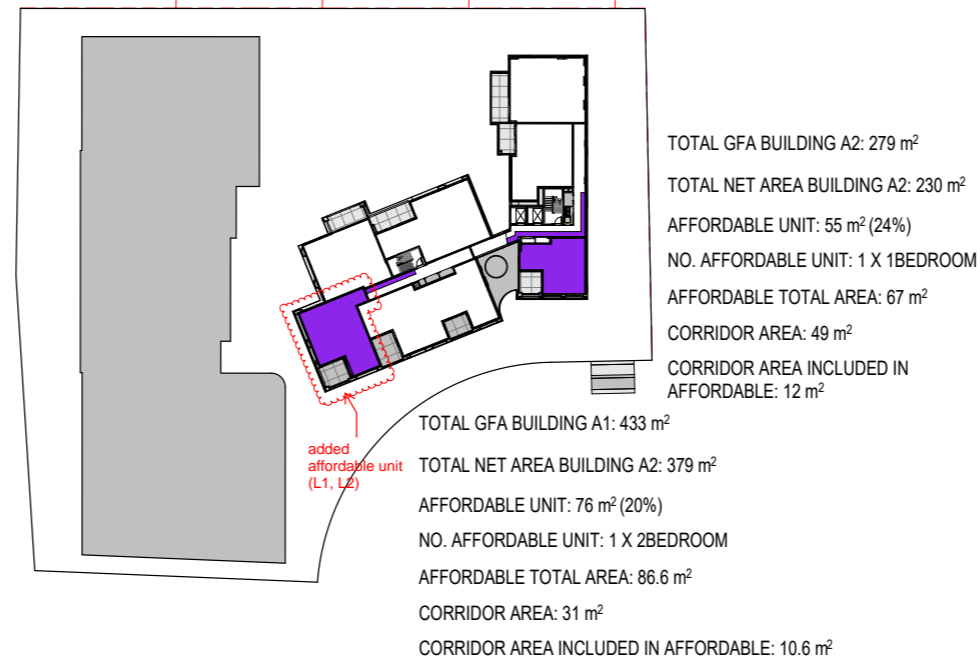
2.0 COMPLIANCE

2.0 COMPLIANCE

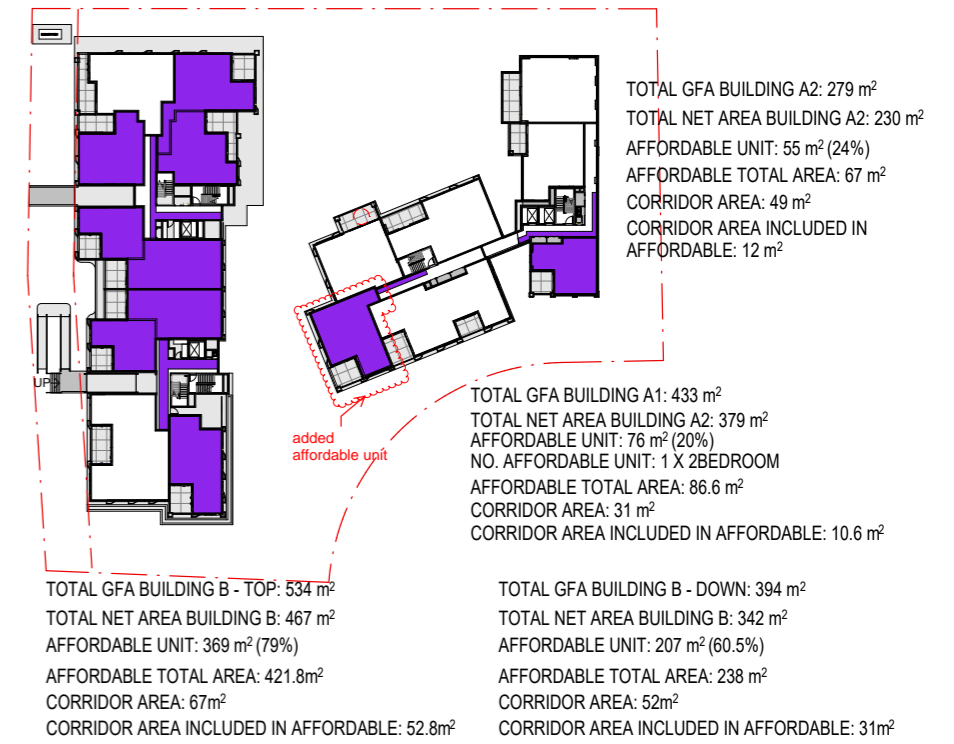
2.1 AFFORDABLE UNITS :



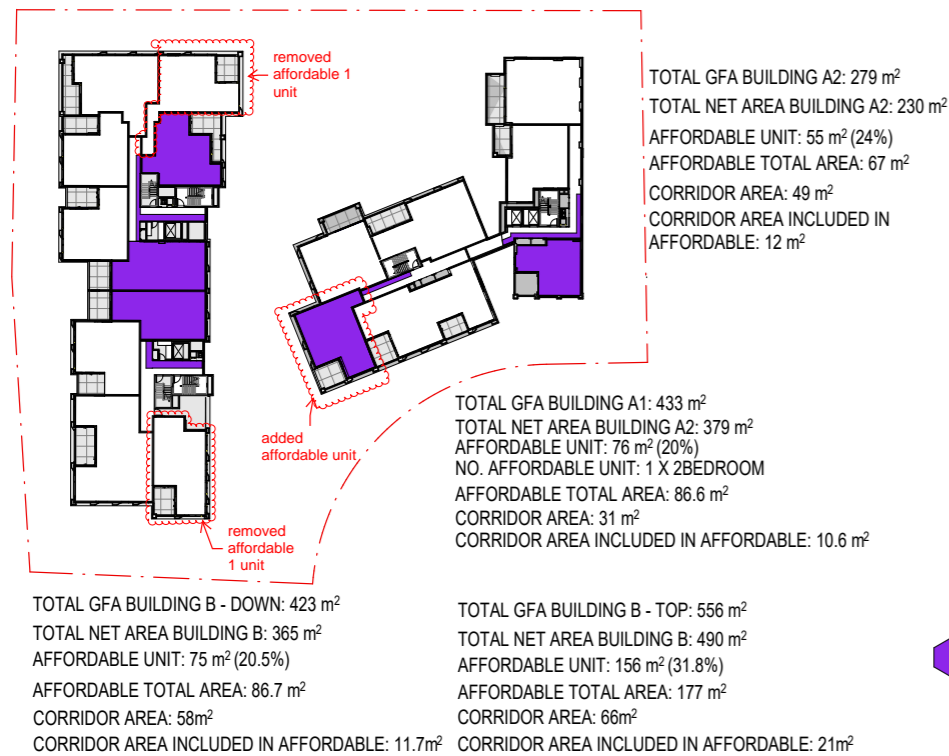
7 GROUND FLOOR PLAN TOTAL AFFORDABLE AREA: 87.4 m²
 1 : 500 NO. AFFORDABLE UNIT: 1 UNIT (G05)



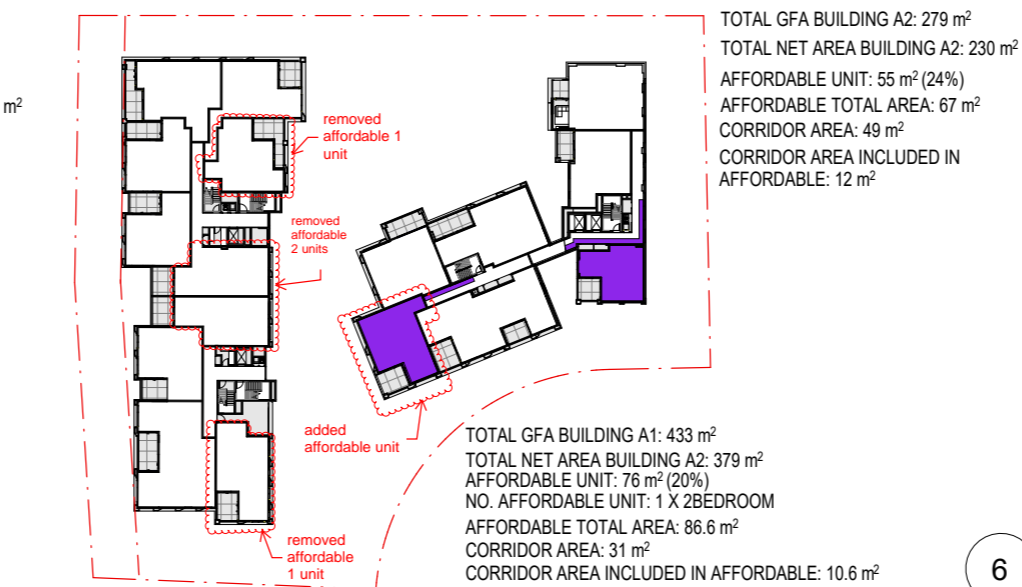
1 LEVEL 1 - 2 FLOOR PLAN TOTAL AFFORDABLE AREA: 307.2 m²
 1 : 500 NO. AFFORDABLE UNIT: 4 UNIT (105 - 107 - 205 - 207)



3 LEVEL 3 FLOOR PLAN TOTAL AFFORDABLE AREA: 813.4 m²
 1 : 500 NO. AFFORDABLE UNIT: 10 UNITS (305,307,308,309,310,311,312,314,315,316)

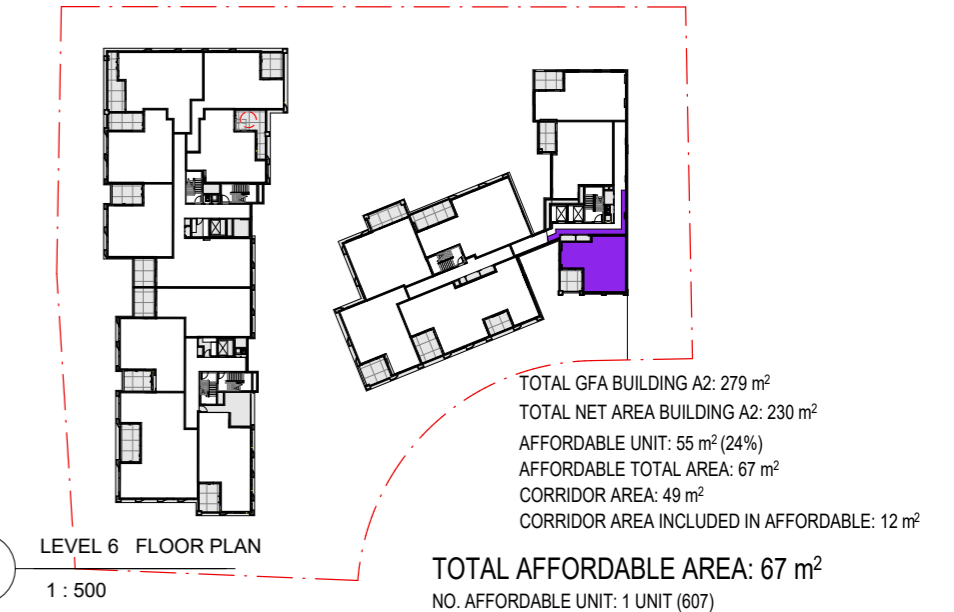


4 LEVEL 4 FLOOR PLAN TOTAL AFFORDABLE AREA: 417.3 m²
 1 : 500 NO. AFFORDABLE UNIT: 5 UNITS (405,407, 409, 410, 411)



5 LEVEL 5 FLOOR PLAN TOTAL AFFORDABLE AREA: 153.6 m²
 1 : 500 NO. AFFORDABLE UNIT: 2 UNITS (505, 507)

■ AFFORDABLE UNIT = 23 UNITS = 1846m² (15.07%)
 STAGE 1: G05 - 105 - 107 - 205 - 207 - 305 - 307 - 405 - 407 - 505 - 507 - 607
 STAGE 2: 308 - 309 - 310 - 311 - 312 - 314 - 315 - 316 - 409 - 410 - 411



6 LEVEL 6 FLOOR PLAN TOTAL AFFORDABLE AREA: 67 m²
 1 : 500 NO. AFFORDABLE UNIT: 1 UNIT (607)

TOTAL GFA: 12242 m ²	(incl. part corridor) PROPOSED AFFORDABLE GFA: 1846 m ²
REQUIRED 15% AFFORDABLE GFA: 1836.3 m ²	(incl. part corridor) PROPOSED AFFORDABLE UNITS: 23 UNITS (15.2%)
UNIT MIX: 8 X 1BEDROOM - 15 X 2BEDROOM	
STAGE 1: 12 UNITS (922.5 m ²)	STAGE 2: 11 UNITS (923.5)
STAGE 1: 12 UNITS (52%)	STAGE 2: 11 UNITS (48%)

2.0 COMPLIANCE
2.2 GFA:

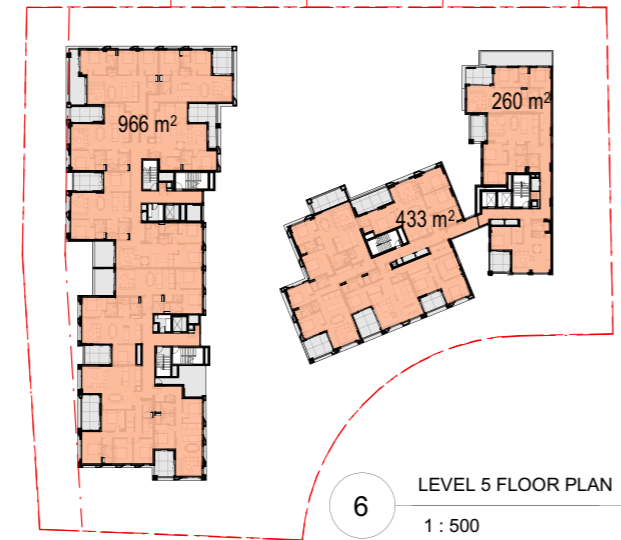
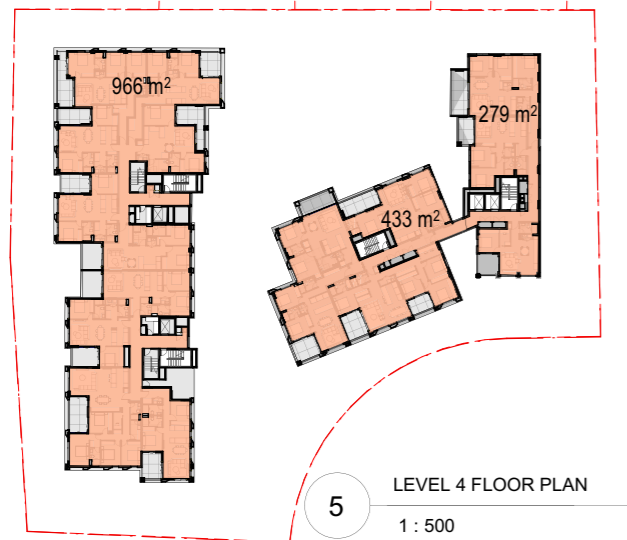
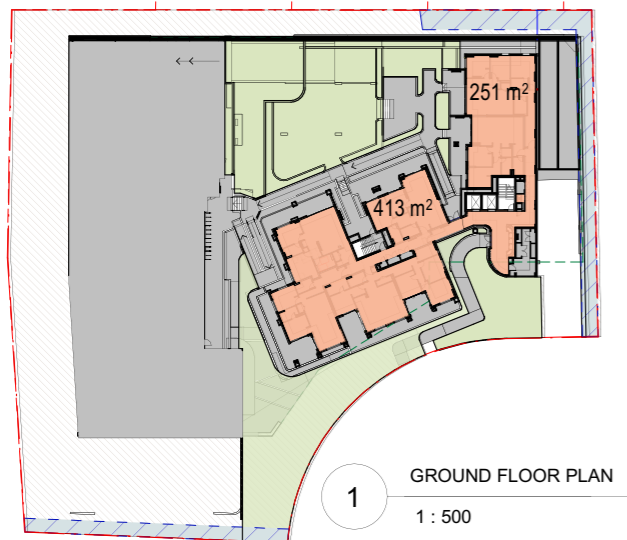
Site area: 5,948 m²

Permissible FSR (LMR Outer Area): 1.5 : 1

Permissible FSR (LMR + 30% In-fill Affordable Housing Bonus): 1.95 : 1

Permissible GFA (LMR): 8,922sqm

Permissible GFA (LMR + 30% In-fill Affordable Housing Bonus): 11,598.6sqm



RESIDENTIAL GFA: 11832 m²
 CHILDCARE GFA: 410 m²
TOTAL GFA: 12242m²
SITE AREA: 5948 m²
FSR: 2.05 : 1

2.0 COMPLIANCE
2.3 BUILDING HEIGHT

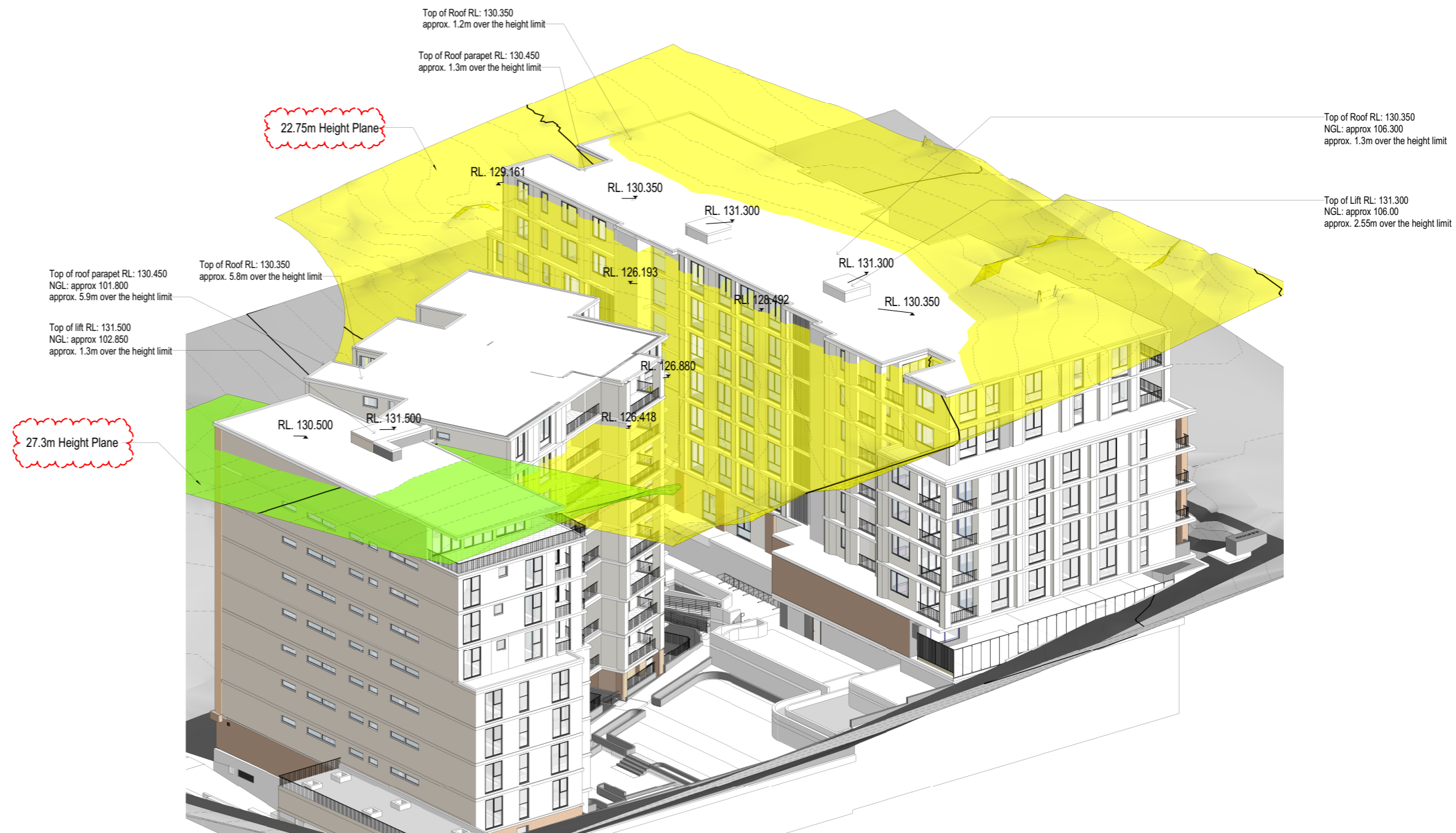
Permissible Building Height:
 No. 15a, 15b, 27, 29, 31_ 17.5m (LMR Outer Area)
 No. 25_ 21.0m (LEP)

Permissible Building Height with 30% In-fill
 Affordable Housing bonus:
 No. 15a, 15b, 27, 29, 31_ 22.75m
 No. 25_ 27.30m

Given the sloping nature of the site (approx. 9m from Moseley street to Donald street) 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), specifically those relating to sustainability and waterproofing requirements, a floor-to-floor height of 3,150mm 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).

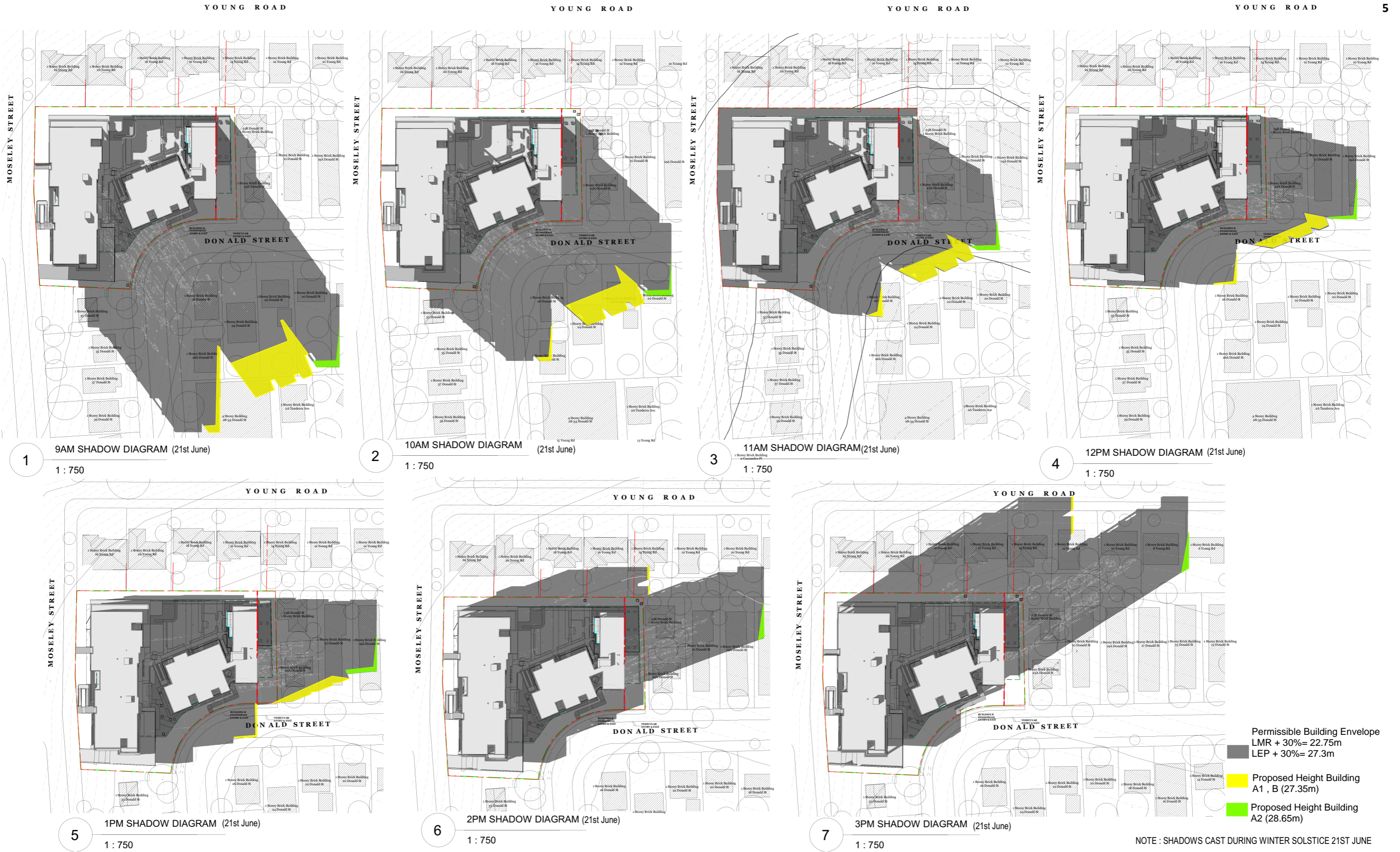
The minor height breach has been carefully assessed and is expected to have only a marginal impact on surrounding development.



3D model showing 22.75m and 27.3mm Building Height plane

2.0 COMPLIANCE

2.4 OVER SHADOWING DIAGRAM (21st June shadow outline)

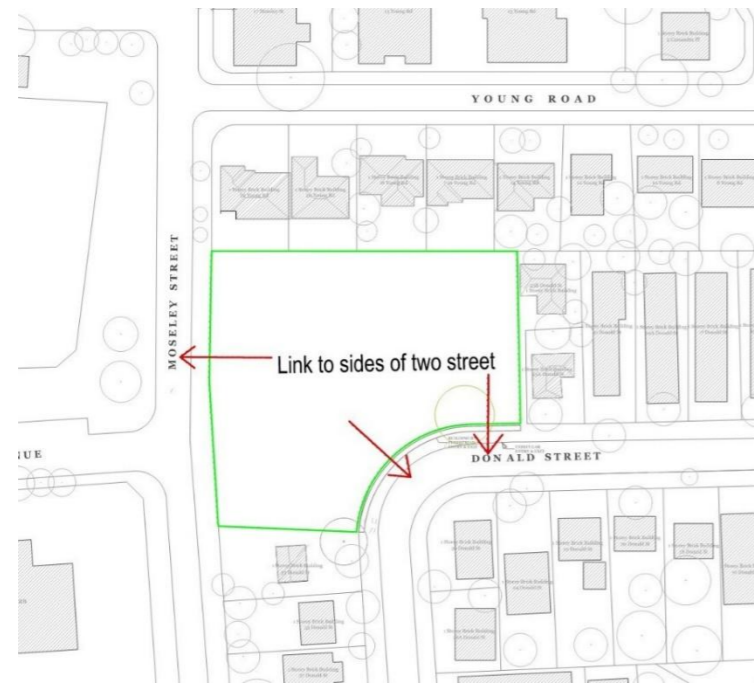


2.0 COMPLIANCE

2.5 SITE OPPORTUNITIES AND CONSTRAINTS

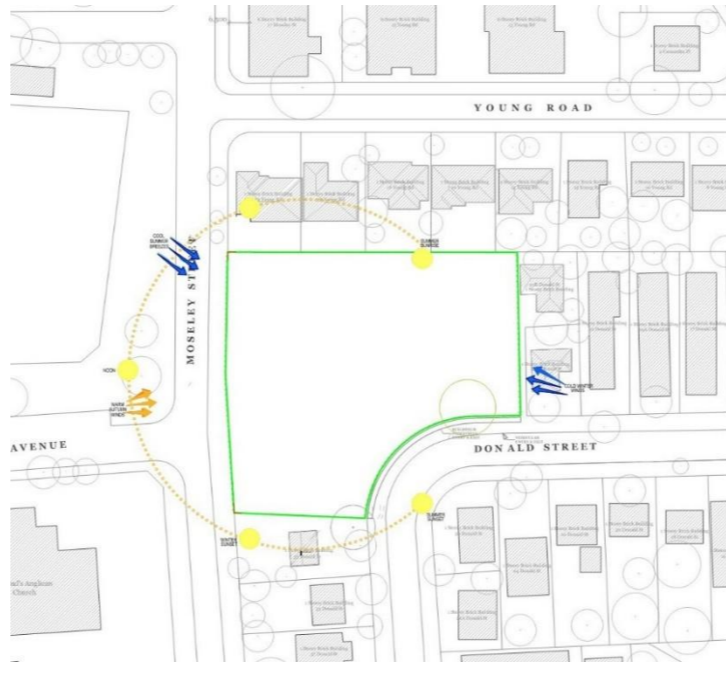
The site benefits from dual street frontages, which enhance opportunities for active ground-floor uses and support the potential for pedestrian links across the site, contributing to a more connected and engaging public realm.

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.

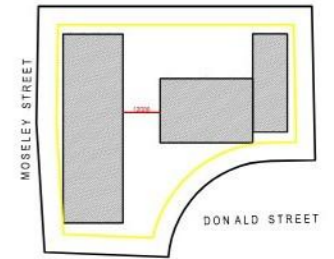
The Donald Street interface is championed by a magnificent existing gum tree, informing a recessed expression with a curved planter and void enhancing the arrival experience.

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

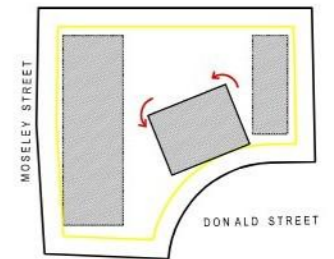


Permissible height + 30% bonus for in-fill affordable housing

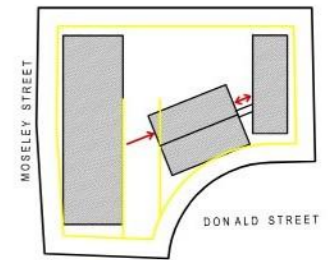
Building separation



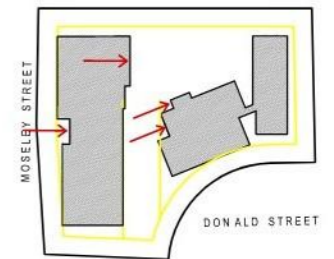
Orientation toward street



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 prominently visible along Moseley Street due to the open spaces and lack of built form across the street. However, as shown in the adjacent visual montage, the proposed 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 along the Moseley Street frontage.

These views are 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.



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.
- **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.

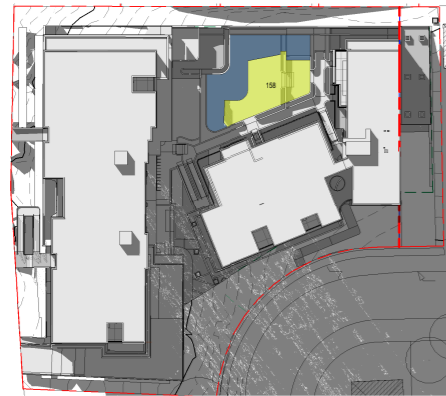
This multi-layered approach to communal open space creates vibrant, inviting environments that contribute positively to resident wellbeing, community building, and environmental sustainability.



Communal open space – Central Ground floor

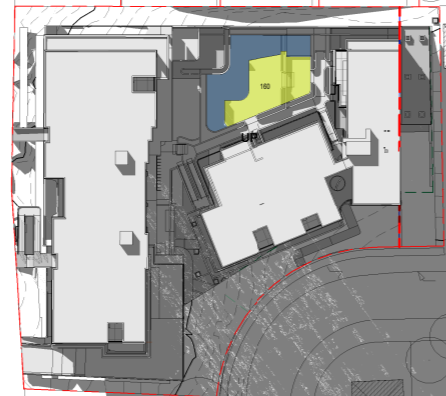
2.0 COMPLIANCE

2.8 COMMUNAL OPEN SPACE : SOLAR ACCESS



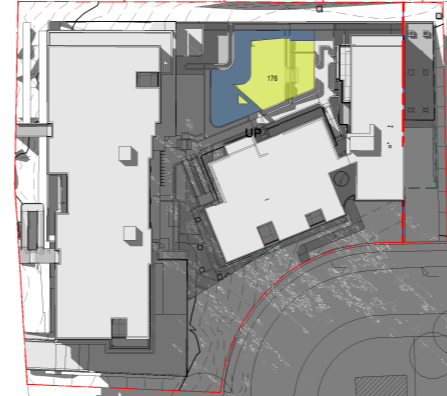
DIRECT SOLAR: 158m² /315m²
50.1 %

1 9AM SHADOW - COS (21st JUNE)
1 : 750



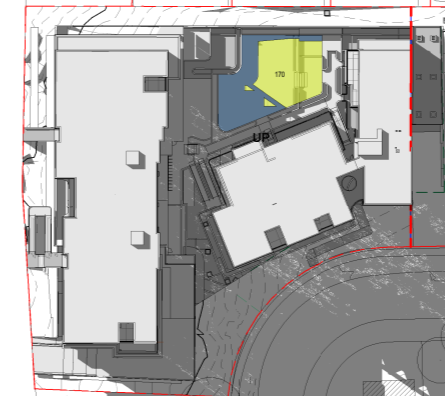
DIRECT SOLAR: 160m² /315m²
50.7 %

2 9.30AM SHADOW - COS (21st JUNE)
1 : 750



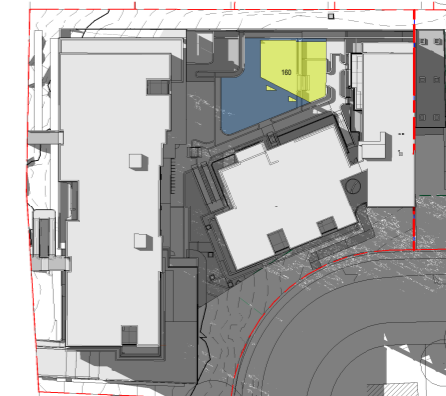
DIRECT SOLAR: 178m² /315m²
56 %

3 10AM SHADOW - COS (21st JUNE)
1 : 750



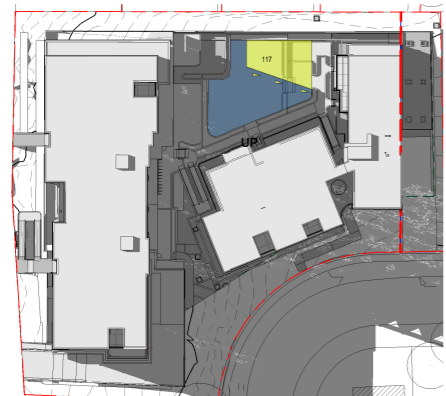
DIRECT SOLAR: 170m² /315m²
54 %

4 10.30AM SHADOW - COS (21st JUNE)
1 : 750



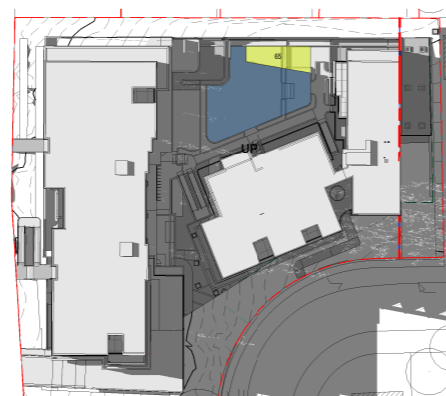
DIRECT SOLAR: 160m² /315m²
50.8 %

5 11AM SHADOW - COS (21st JUNE)
1 : 750



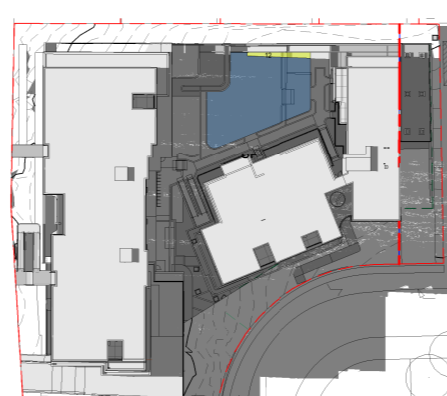
DIRECT SOLAR: 117m² /315m²
37 %

6 11.30 AM SHADOW - COS (21st JUNE)
1 : 750



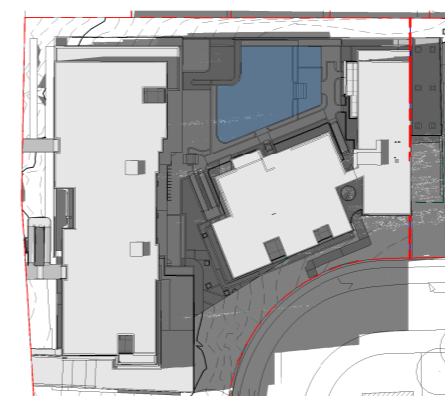
DIRECT SOLAR: 65m² /315m²
20.6 %

7 12PM SHADOW - COS (21st JUNE)
1 : 750



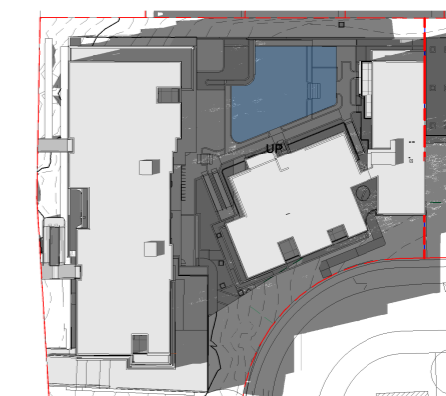
DIRECT SOLAR: 12m² /315m²
0.3 %

8 12.30 PM SHADOW - COS (21st JUNE)
1 : 750



DIRECT SOLAR: 0m² /315m²
0 %

9 1PM SHADOW - COS (21st JUNE)
1 : 750



DIRECT SOLAR: 0m² /315m²
0 %

10 1.30AM SHADOW - COS (21st JUNE)
1 : 750



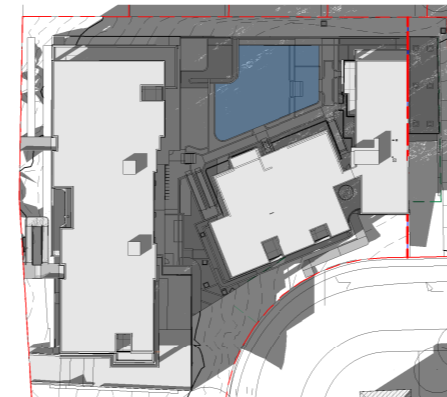
DIRECT SOLAR: 0m² /315m²
0 %

11 2PM SHADOW - COS (21st JUNE)
1 : 750



DIRECT SOLAR: 0m² /315m²
0 %

12 2.30PM SHADOW - COS (21st JUNE)
1 : 750



DIRECT SOLAR: 0m² /315m²
0 %

13 3PM SHADOW - COS (21st JUNE)
1 : 750

COMMON OPEN SPACE SHADOW ANALYSIS:

- PRIMARY COS AREA : 315m²
- SOLAR ACCESS

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

REQUIREMENTS: MIN. 2 HRS DIRECT SOLAR TO
50% OF PRIMARY COS AREA

PROPOSED COMPLIANCE: 2HRS ACHIEVED
9am: 50.1%
9.30am: 50.6%
10am: 56%
10.30am: 54%
11am: 50.8%

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

COMMUNAL OPEN SPACE:
 GROUND FLOOR COS AREA: 1508 m² (25.3%)
 ADG requirements : 25% = 1487 m²

3.0 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.

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.

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.

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.

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.

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.

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.

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.

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.

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

3.3 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.

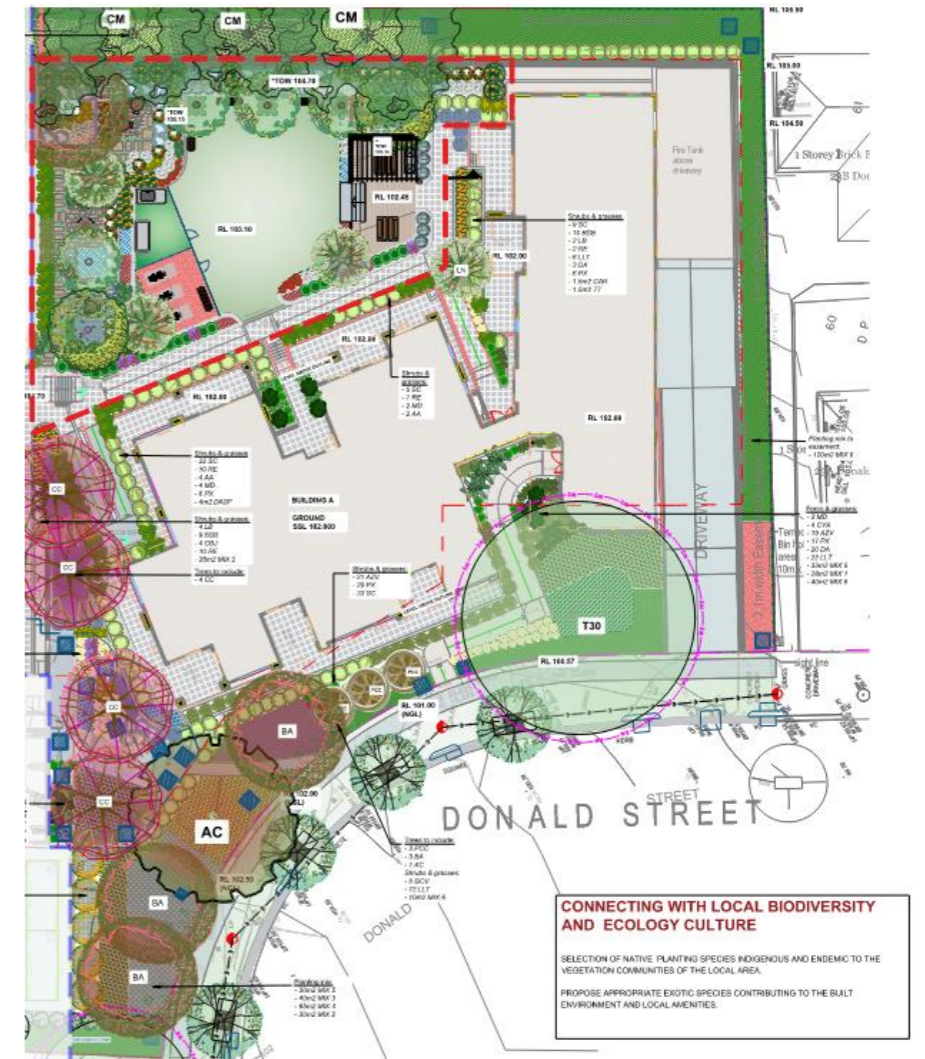
Design Response to Country:

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 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



4.0 DESIGN PRINCIPLES STATEMENT

4. Design Principles Statement:

ADG Design Quality Principle

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

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

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 storeys is consistent with principles of design excellence.



4.3 - PRINCIPLE 03 DENSITY

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

Appropriate densities are 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 118 units including nine (9) one-bedroom, Seventy-four (74) two-bedroom, twenty (20) three-bedroom, fifteen (15) four-bedroom apartments and a childcare facility.

The proposal also includes shared basement car parking; including 167 residential spaces, 22 visitor spaces, 23 childcare spaces (consisting of 12 staff and 11 visitor spaces) along with 105 resident bicycle parking spaces. There are three half levels, 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, changing streetscape, and scale. The residential density of the proposal is sustainable, suitable, and supports this developing nature. The proposal fits in with its context and possesses the ability to be supported by existing and future infrastructure.

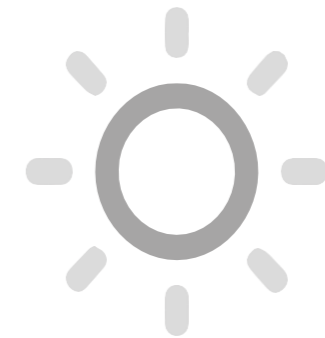
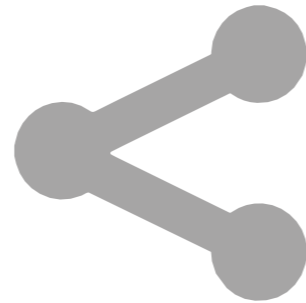


4.4 - PRINCIPLE 04

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 72.9% of units designed to be cross ventilated. In addition to this, 70% 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

72.9% 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

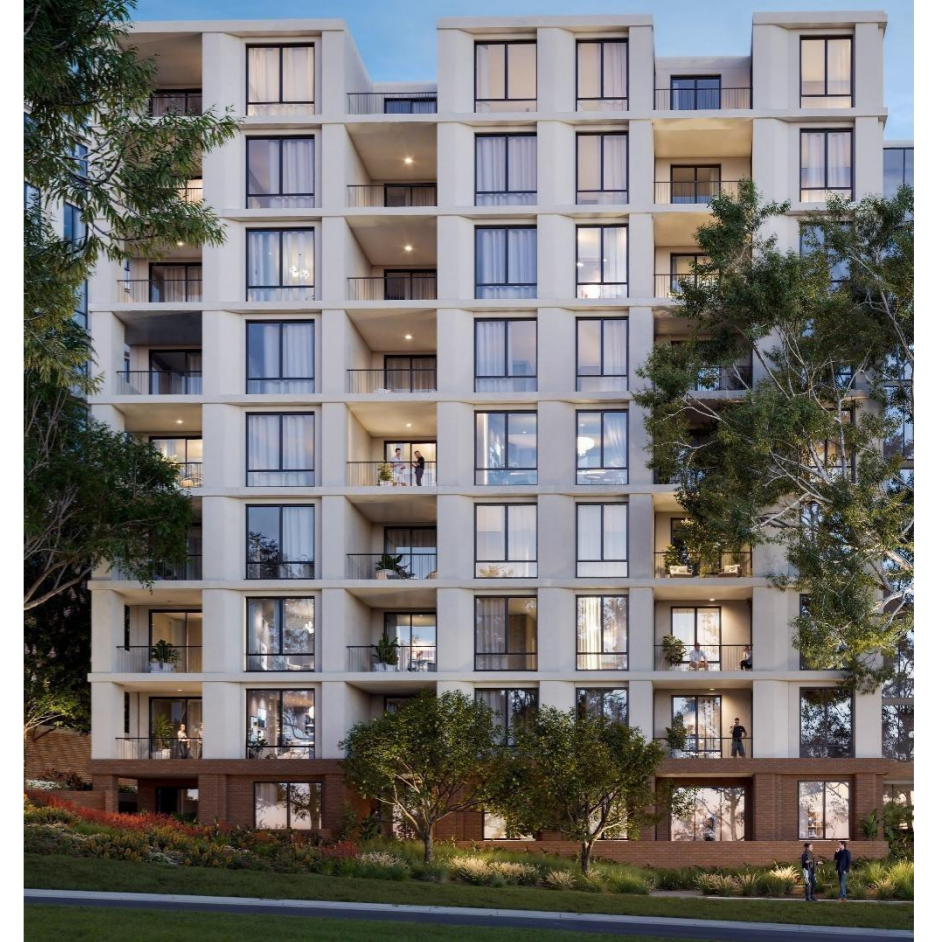
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible 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

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 72.9%. 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

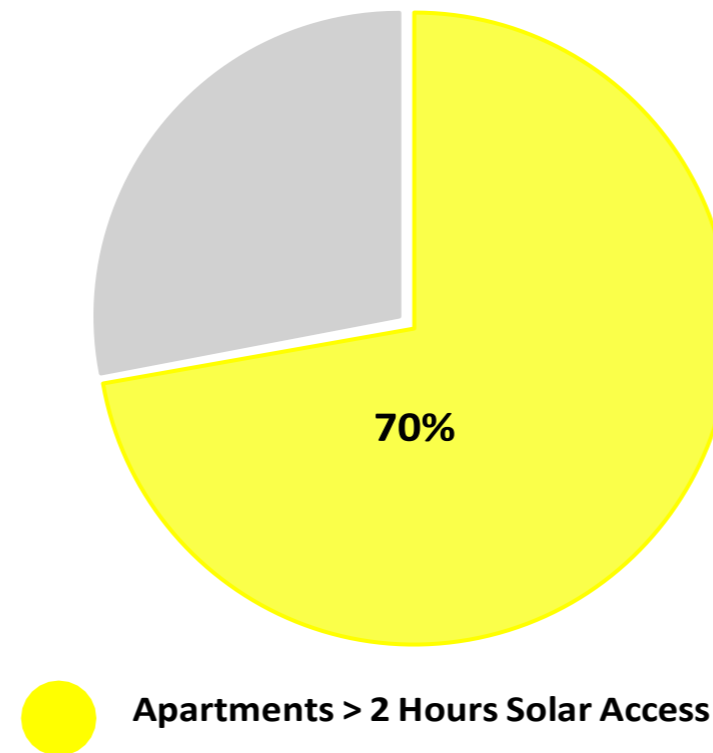
The proposed development is designed to provide the maximum amenity to all of the dwellings, with consideration to the significant slope of the site.

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 83 units of 118 units (70%) and no solar compliance for 18 units of 118 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



STAGE 1 - (A1, A2) SOLAR		
UNIT NO.	2HRS SOLAR	NO SOLAR
G01	X	
G02	X	
G03	X	
G04		
G05		X
G06		X
101	X	
102	X	
103		
104		
105		X
106		X
107		
201	X	
202	X	
203	X	
204		
205		X
206		X
207		
301	X	
302	X	
303	X	
304		
305		X
306		X
307		
401	X	
402	X	
403	X	
404		
405		X
406		X
407		
501	X	
502	X	
503	X	
504	X	
505		X
506		X
507		
601	X	
602	X	
603	X	
604	X	
605		
606		X
607		
701	X	
702	X	
703	X	
704	X	
705	X	
706		
707		
801	X	
802	X	
803	X	
804	X	
805		
60 UNITS	31 UNITS (55%)	13 UNITS (21%)

STAGE 2 - (B) SOLAR		
UNIT NO.	2HRS SOLAR	NO SOLAR
308	X	
309		X
310	X	
311	X	
312	X	
313	X	
314	X	
315	X	
316	X	
317	X	
408	X	
409		X
410	X	
411	X	
412	X	
413	X	
414	X	
415	X	
416	X	
417	X	
508	X	
509		X
510	X	
511	X	
512	X	
513	X	
514	X	
515	X	
516	X	
517	X	
608	X	
609		X
610	X	
611	X	
612	X	
613	X	
614	X	
615	X	
616	X	
617	X	
708	X	
709		X
710	X	
711	X	
712	X	
713	X	
714	X	
715	X	
716	X	
806	X	
807		
808	X	
809	X	
810	X	
811	X	
812	X	
813	X	
814	X	
58 UNITS	52 UNITS (91%)	5 UNITS (8%)

● SOLAR ANALYSIS 2HRS SOLAR COMPLIANCE: 83/118 = 70.3%
 ADG REQUIREMENTS : 70%

● SOLAR ANALYSIS NO SOLAR COMPLIANCE: 18/118 = 15%
 ADG REQUIREMENTS : 15%

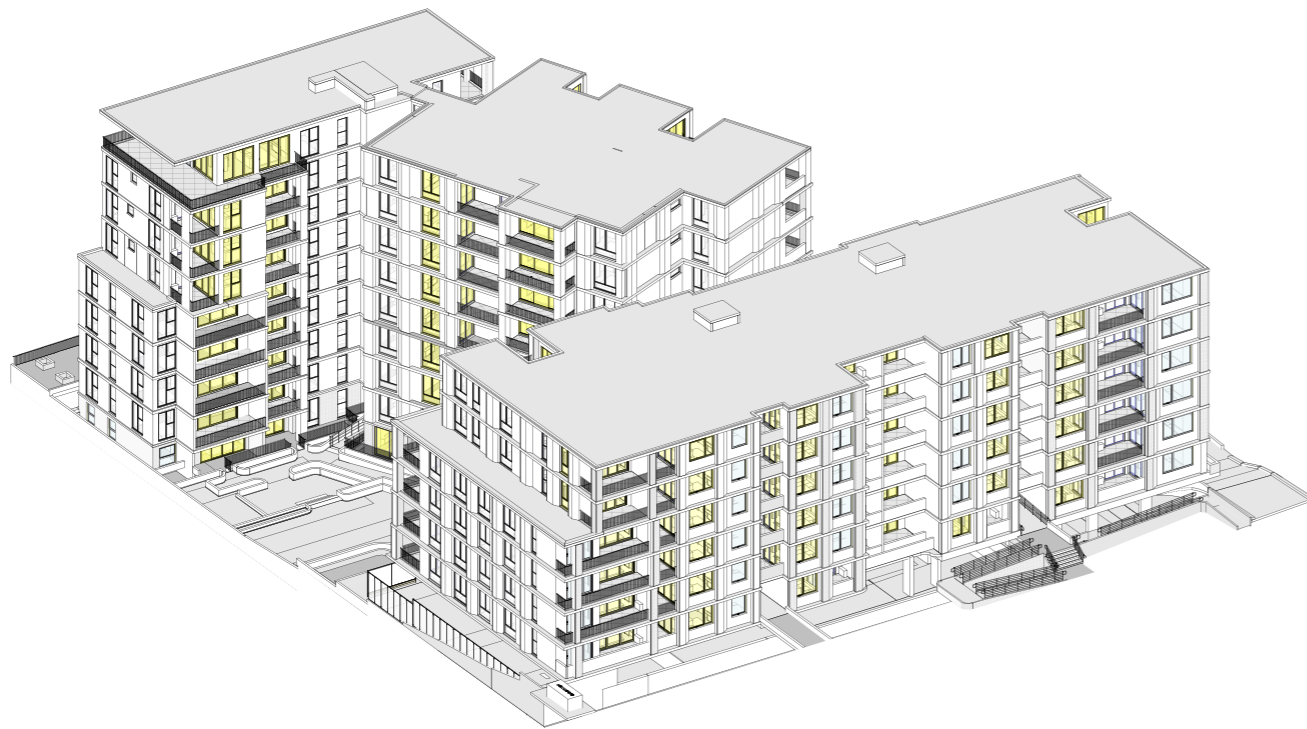
4.6 - PRINCIPLE 06
AMENITY - SOLAR ACCESS



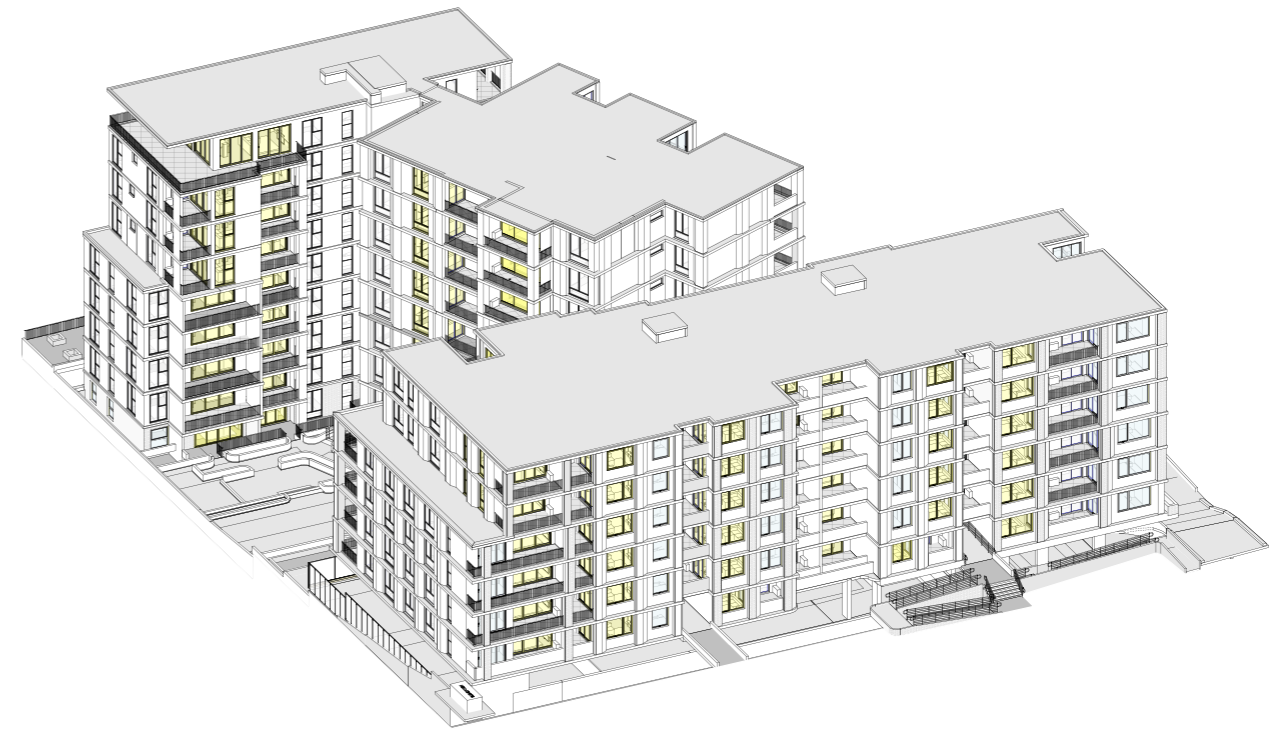
1 SUN-EYE 9am - 21st JUNE



2 SUN-EYE 9.30am - 21st JUNE



3 SUN-EYE 10am - 21st JUNE

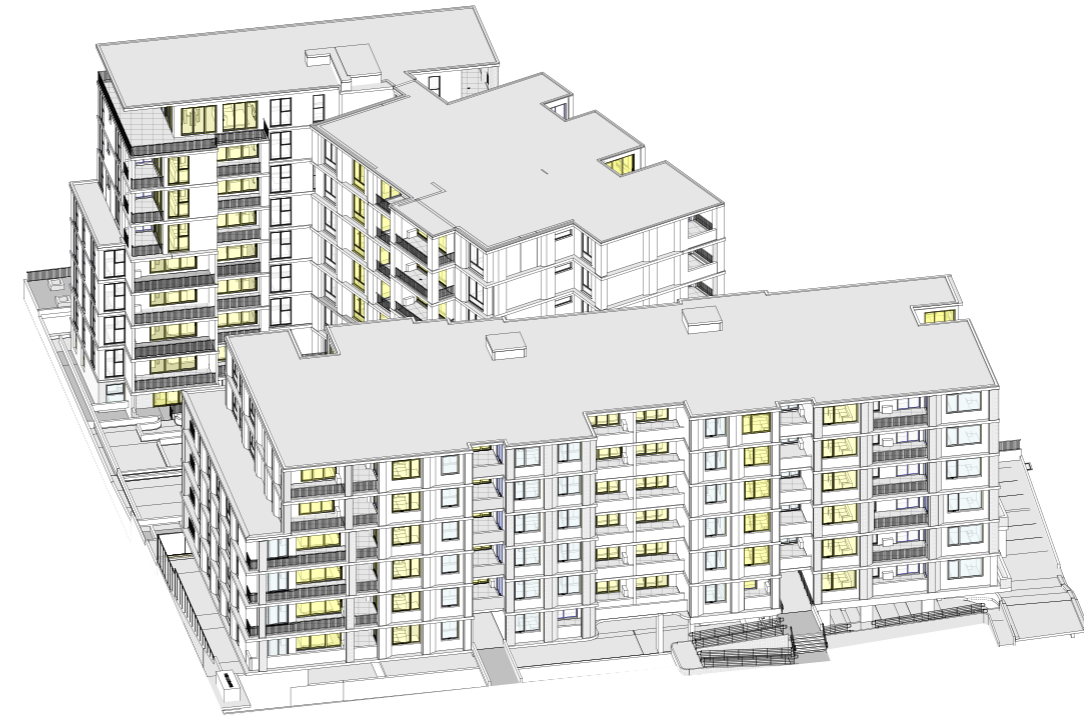


4 SUN-EYE 10.30am - 21st JUNE

4.6 - PRINCIPLE 06
AMENITY - SOLAR ACCESS



2 SUN-EYE 11am - 21st JU



1 SUN-EYE 11.30am - 21st JUN



3 SUN-EYE 12pm - 21st JUNE



4 SUN-EYE 12.30pm - 21st JUNE