

DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE

STATE SIGNIFICANT DEVELOPMENT | SSD-84190958



ACKNOWLEDGEMENT OF COUNTRY

THE DARKINJUNG PEOPLE HAVE CARED FOR THESE LANDS FOR TENS OF THOUSANDS OF YEARS, NURTURING ITS RIVERS, PLANTS, ANIMALS AND KNOWLEDGE SYSTEMS. AS WE DESIGN ON THIS COUNTRY, WE RECOGNISE THEIR ENDURING CONNECTION TO THIS LAND, SEA AND SKY, AND THE RICH CULTURAL HERITAGE THEY BRING TO OUR SHARED COMMUNITY.

WE PAY OUR RESPECTS TO THEIR ELDERS, PAST AND PRESENT AND EXTEND THAT RESPECT TO ALL ABORIGINAL AND TORRES STRAIGHT ISLANDER PEOPLES HERE TODAY.

MAY WE WALK TOGETHER WITH MUTAL RESPECT, LEARNING FROM THE STRENGTH AND WISDOM OF THE DARKINJUNG PEOPLE AND HONOUR THEIR ONGOING CONTRIBUTIONS TO THIS LAND.

PROJECT TEAM

DEVELOPER | CLIENT
PACIFICLINK HOUSING LIMITED.

ARCHITECT
SPACE DESIGN ARCHITECTURE

TOWN PLANNER
WPP

CIVIL ENGINEER
MPC CONSULTING

STRUCTURAL
MPC CONSULTING

BCA
BLACKETT MAGUIRE & GOLDSMITH

MECHANICAL
EVC CONSULTING

LANDSCAPE
OCTOPUS GARDEN DESIGN

SURVEYOR
CLARKE & DOWDLE ASSOCIATES

ACOUSTICS
RAPT CONSULTING

ECOLOGY
DE WITT CONSULTING

BASIX
CONCEPT DESIGNS AUSTRALIA

BUSHFIRE
AEP

ACCESS
PURPLE APPLE ACCESS

GEOTECHNICAL
REGIONAL GEOTECH SOLUTIONS

TRAFFIC
SECA SOLUTION

FLOOD PLANNING
TORRENT CONSULTING

WASTE MANAGEMENT
MRA CONSULTING

ABORIGINAL HERITAGE
ARTEFACT

HERITAGE
CONTEMPORARY HERITAGE

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INTRODUCTION

THIS DESIGN REPORT WILL ADDRESS THE PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR SSD-84190958, AS PER THE KEY ITEMS LISTED BELOW, FORMING PART OF THE SEARS.

ITEM 5 - DESIGN QUALITY

DEMONSTRATE HOW THE DEVELOPMENT WILL ACHIEVE DESIGN EXCELLENCE IN ACCORDANCE WITH ANY APPLICABLE EPI PROVISIONS, AND GOOD DESIGN IN ACCORDANCE WITH THE SEVEN OBJECTIVES FOR GOOD DESIGN IN *BETTER PLACED*.

DESIGN QUALITY PRINCIPLES PER SCHEDULE 9 (SEPP HOUSING 2021) HAVE BEEN ADDRESSED AT THE REAR OF THIS REPORT.

ITEM 6 - BUILT FORM AND URBAN DESIGN

DEMONSTRATE HOW THE PROPOSED BUILT FORM (LAYOUT, HEIGHT, BULK, SCALE, SEPARATION, SETBACKS, INTERFACE AND ARTICULATION) ADDRESSES AND RESPONDS TO THE CONTEXT, SITE CHARACTERISTICS, STREETScape AND EXISTING AND FUTURE CHARACTER OF THE LOCALITY. WHERE RELEVANT EXPLAIN AND ILLUSTRATE THE APPLICATION OF ANY BONUSES UNDER AN EPI.

ITEM 7 - ENVIRONMENTAL AMENITY

ASSESS AMENITY IMPACTS ON THE SURROUNDING LOCALITY, INCLUDING SOLAR ACCESS, VISUAL PRIVACY, VIEW LOSS AND VIEW SHARING, AS WELL AS WIND, LIGHTING AND REFLECTIVITY IMPACTS. A HIGH LEVEL OF ENVIRONMENTAL AMENITY FOR ANY SURROUNDING RESIDENTIAL OR OTHER SENSITIVE LAND USES MUST BE DEMONSTRATED.

PROVIDE A SOLAR ACCESS ANALYSIS OF THE OVERSHADOWING IMPACTS OF THE DEVELOPMENT WITHIN THE SITE, ON SURROUNDING PROPERTIES AND PUBLIC SPACES (DURING WINTER SOLSTICE) AT HOURLY INTERVALS BETWEEN 9AM AND 3PM, COMPARING THE PROPOSED DEVELOPMENT, EXISTING SITUATION AND WHERE APPLICABLE, A DEVELOPMENT WITH NO BONUSES APPLIED.

PROJECT SUMMARY

THIS APPLICATION SEEKS DEVELOPMENT CONSENT FOR THE CONSTRUCTION OF A 6 STOREY RESIDENTIAL FLAT BUILDING PLUS GROUND FLOOR CARPARKING AT 23-25 ASHTON AVENUE, THE ENTRANCE. THE SITE IS MADE UP OF 3 LOTS - 24, 36 AND 37, SECTION 2 DP14230.

ADDRESS	23-25 ASHTON AVENUE, THE ENTRANCE
LAND ZONING	E1 LOCAL CENTRE
HERITAGE	NO HERITAGE OVERLAY
MAXIMUM ALLOWABLE FSR	2.75:1
SITE AREA	2331.9m ² (by calculation)
MAXIMUM ALLOWABLE GFA	6412.73m ²
PROPOSED GFA	3825.75m ²
PROPOSED FSR	1.64:1
COMMUNAL OPEN SPACE	628.44m ² (as defined by ADG) 510.63m ² (as defined by CCC DCP)
YIELD MIX	20 x TWO-BEDROOM UNITS 5 x ACCESSIBLE ONE-BEDROOM UNITS 25 x ONE-BEDROOM UNITS
PROPOSED CAR PARKING	39 SPACES
PROPOSED BIKE STORAGE	26 SPACES
PROPOSED MOTORBIKE PARKING	2 SPACES



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SITE AND CONTEXT



23-25 ASHTON AVENUE, THE ENTRANCE, IS POSITIONED CLOSE TO THE TOWN CENTRE WITHIN WALKING DISTANCE OF AMENITIES AND SERVICES. THE SITE BENEFITS FROM DUAL FRONTAGE, WITH ACCESS FROM ASHTON AVENUE TO THE NORTH, AND FROM CAMPBELL AVENUE TO THE SOUTH.

- 1 THE ENTRANCE
- 2 NORAH HEAD
- 3 LAKE HAVEN
- 4 WYONG
- 5 OURIMBAH
- 6 BATEAU BAY
- 7 TERRIGAL
- 8 GOSFORD
- 9 SOMERSBY FALLS
- 10 PEATS RIDGE

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HISTORICAL CONTEXT

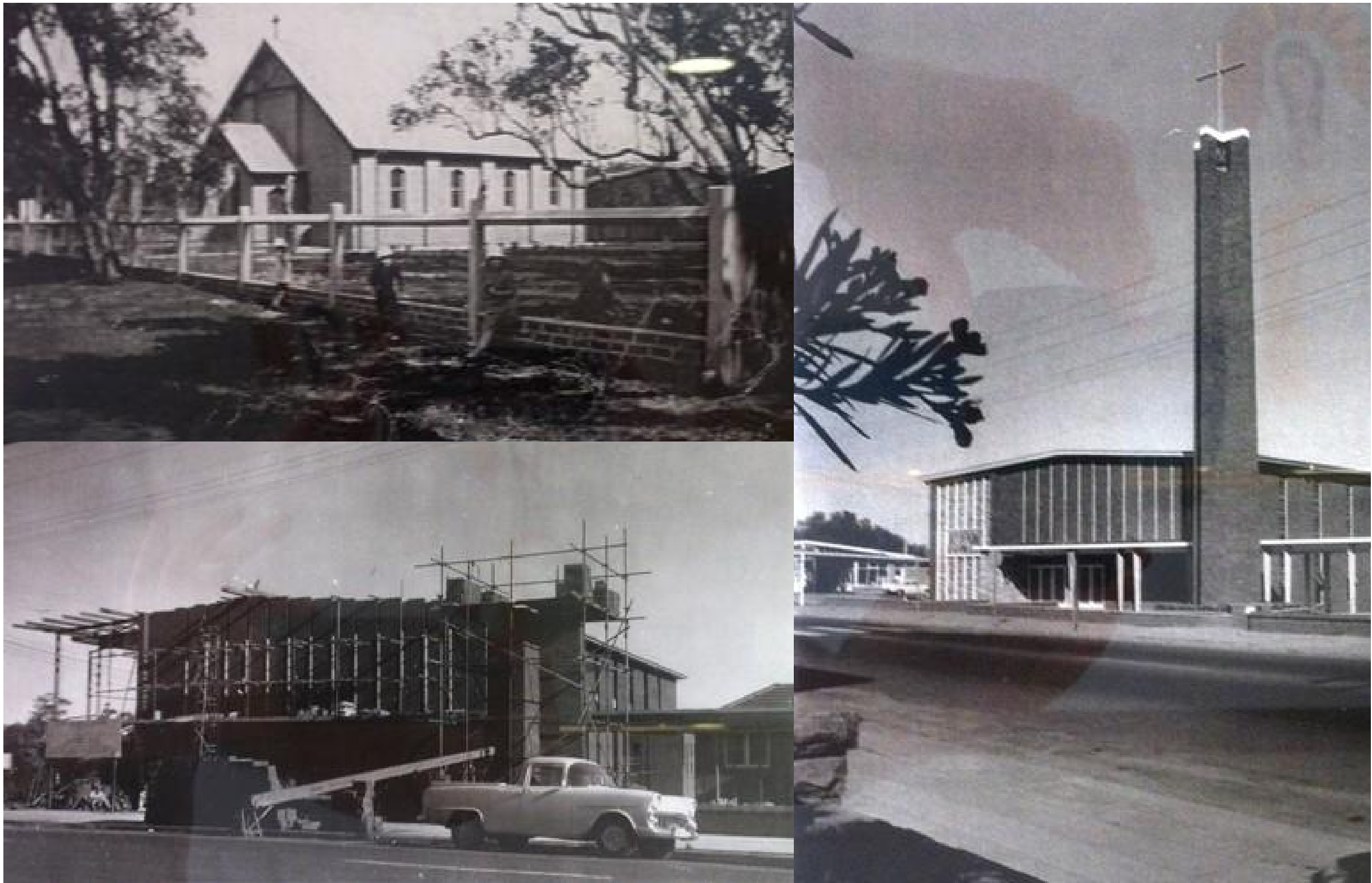


IN 1796, THE PEOPLE OF A FISHING BOAT FORCED ON SHORE IN BAD WEATHER NEAR PORT STEPHENS, MET WITH INDIGENOUS LAND OWNERS WHO DIRECTED THEM ONWARDS TO BROKEN BAY. THE INDIGENOUS PEOPLES EXPLAINED THAT A WHITE WOMAN HAD BEEN SEEN WITH NATIVES TO THE NORTH OF BROKEN BAY, WHICH PROMPTED THE SEARCH FOR MARY MORGAN, AN ESCAPED CONVICT, AND UPON EXPLORATION OF THIS AREA TUGGERAH LAKES WAS DISCOVERED.

HENRY HOLDEN WAS RECEIVER OF THE FIRST LAND GRANT IN THE AREA NOW KNOWN AS THE ENTRANCE, IN 1828. 640 ACRES WAS THEN USED FOR DAIRYING, AND HENRY NAMED THIS PIECE OF LAND "TOWOON"- THE ABORIGINAL WORD FOR THE MATING CALL OF THE WONGA PIGEON. AS THE AREA GREW AND MORE PARCELS OF LAND WERE SUBDIVIDED, HOLIDAYMAKERS BEGAN TO DISCOVER THE BEAUTY OF THE AREA WHICH PROMPTED THE DEVELOPMENT OF TOURISM FACILITIES SUCH AS THE DUNLEITH GUEST HOUSE. EVER SINCE, TUGGERAH LAKES AND THE ENTRANCE HAVE ENJOYED THE BENEFITS OF TOURISM.

LOCAL CHARACTER 01

LOCATED DIRECTLY ACROSS FROM THE SUBJECT SITE, OUR LADY OF THE ROSARY PARISH WAS ESTABLISHED CHRISTMAS DAY, 1925. IN 1952, FATHER BRENNAN SET UP THE FIRST PRESBYTERY AND A CONVENT FOR THE SISTERS OF ST JOSEPH, WHOM WERE THEN INVITED TO START THE FIRST CATHOLIC SCHOOL. IN 1962, THE ORIGINAL CHURCH MADE WAY FOR THE NEW, PRESENT CHURCH WE SEE TODAY, OPENED BY FATHER REYNOLDS AND BLESSED BY ARCHBISHOP JAMES CARROLL. FURTHER ADDITIONS WERE MADE IN 1979, BY FATHER ROBERT BROGAN.



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LOCAL CHARACTER 02



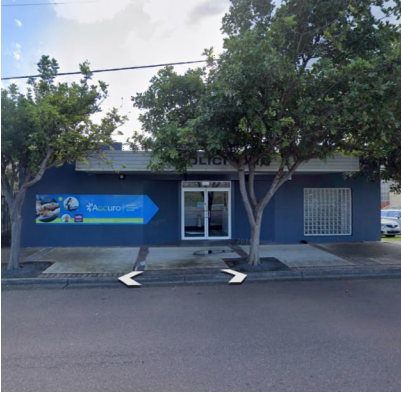
ASHTON AVENUE LOOKING NORTH



ASHTON AVENUE LOOKING SOUTH



THE ENTRANCE ROAD LOOKING EAST



THE ENTRANCE ROAD LOOKING WEST

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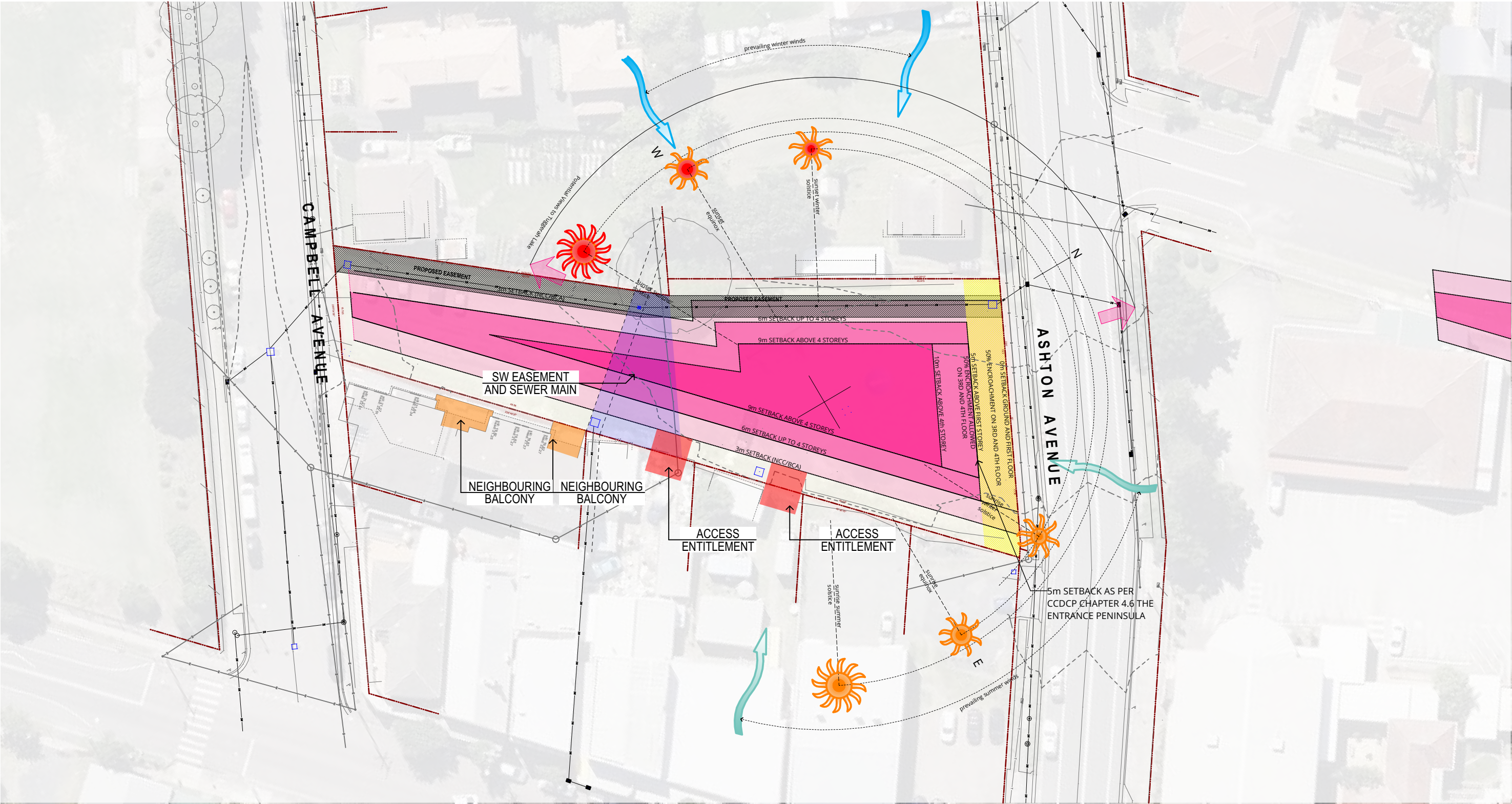
RFB AND MULTI-RESIDENTIAL IN THE AREA



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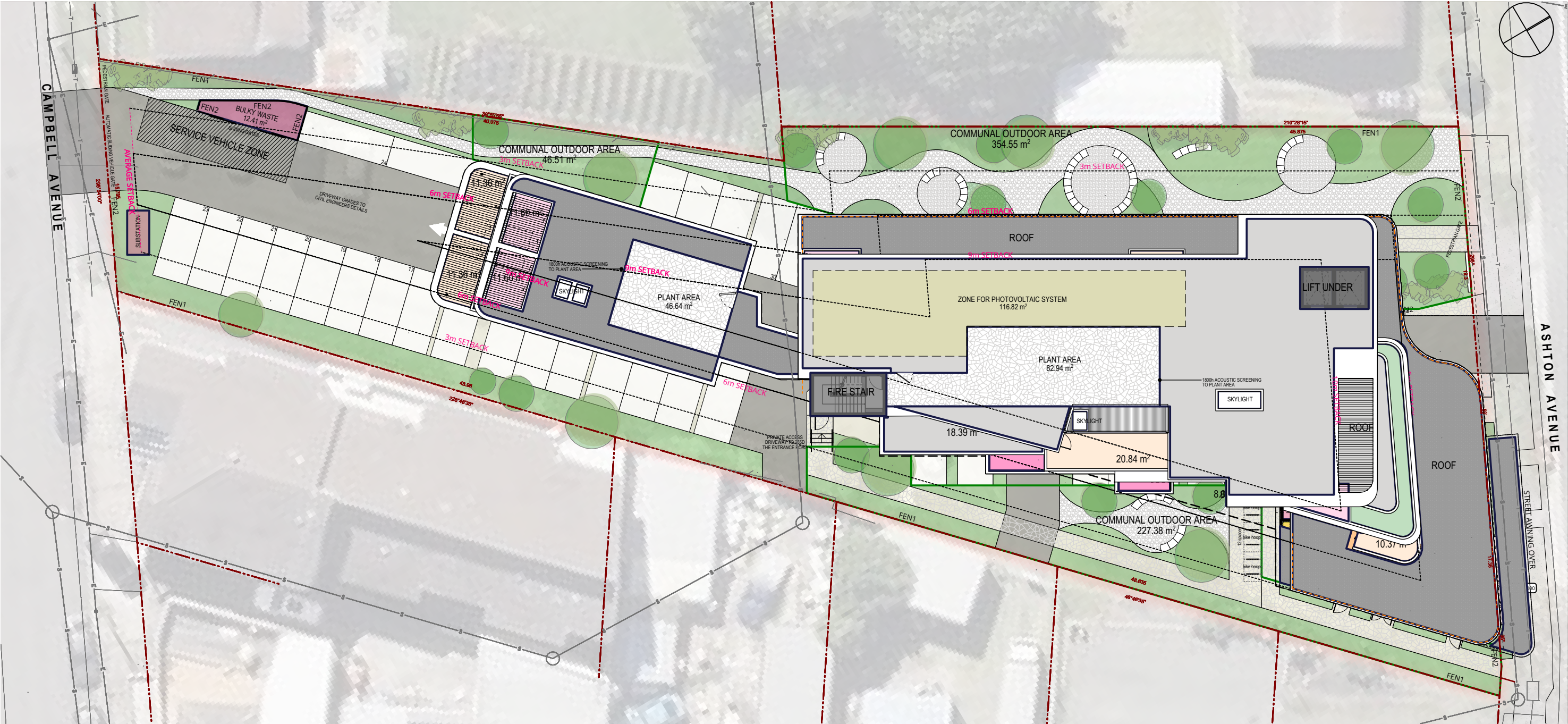
SITE ANALYSIS



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PROPOSED SITE PLAN

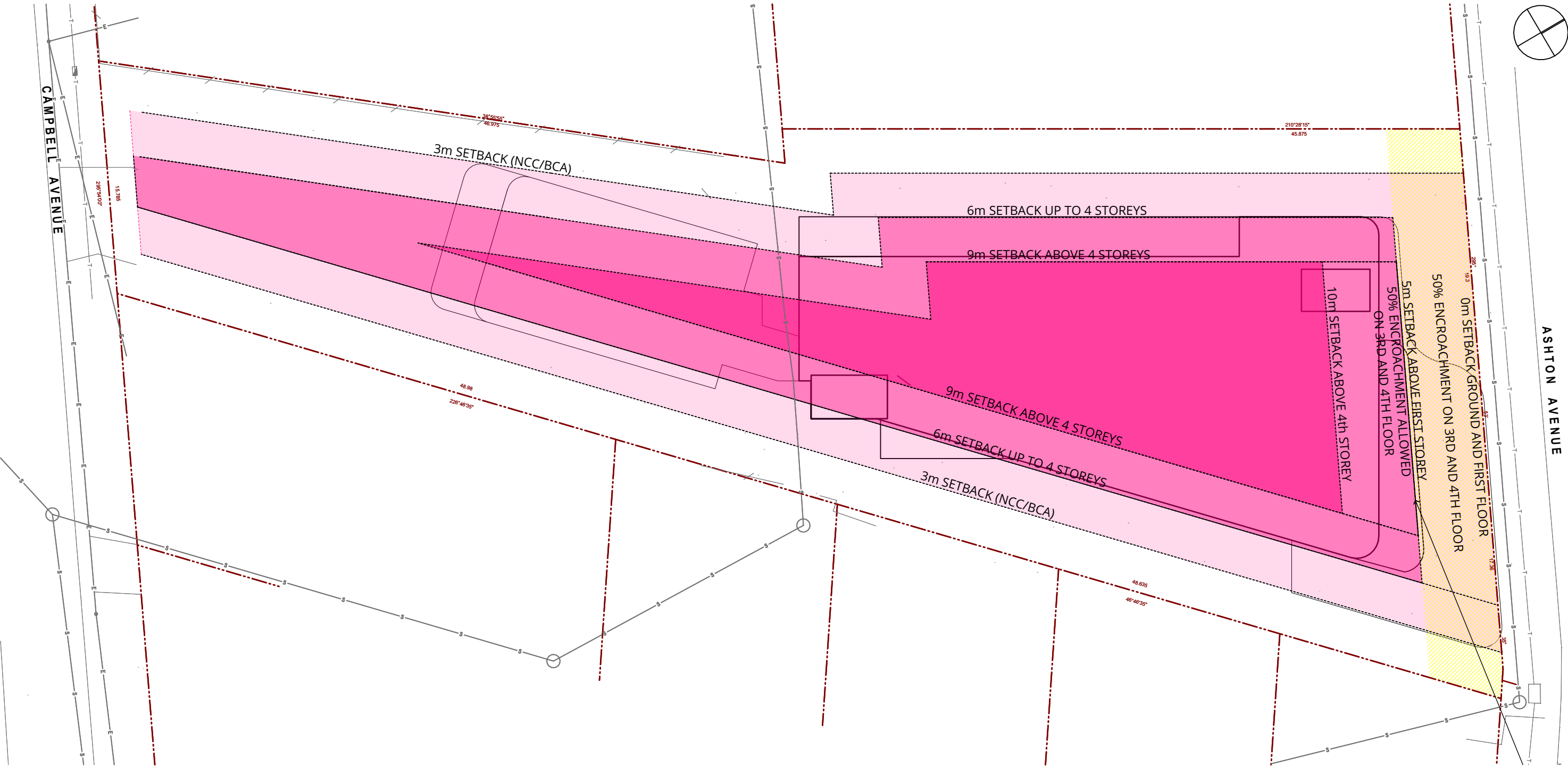


TO DEAL WITH THE SITE'S UNIQUE SHAPE, THE PROPOSAL INCORPORATES TWO BUILDING MASSES, WITH THE MAIN MASS LOCATED TOWARDS THE NORTH. THIS ALLOWS FOR SECURE ACCESS POINTS ON ASHTON AVENUE, WITH A COMMON LIFT LOBBY TO THE WEST. THE NORTHERN FRONTAGE ALSO ESTABLISHES A SETBACK CONSISTENT WITH THE CENTRAL COAST DCP, LEP AND THE APARTMENT DESIGN GUIDE. A SINGLE DRIVEWAY CROSSOVER IS PROPOSED ON BOTH ASHTON AND CAMPBELL AVENUE, WITH PEDESTRIAN ACCESS PATHS LINKING THE TWO ENDS OF THE SITE. A STREET AWNING IS PROPOSED ALONG ASHTON AVENUE, AND ALONG WITH NEW PAVING WILL ALLOW FOR SAFE SITE ACCESS. AS THE SITE NARROWS TOWARDS CAMPBELL AVENUE, THE BUILDING FORM IS ROTATED TO COMPLY WITH SETBACKS AND REDUCE OVERSHADOWING RISKS. THROUGHOUT THE GROUND FLOOR OF THE SITE, VEHICLE PARKING, SERVICES ROOMS AND COMMUNAL OPEN SPACES ARE PROPOSED.

DESIGN REPORT

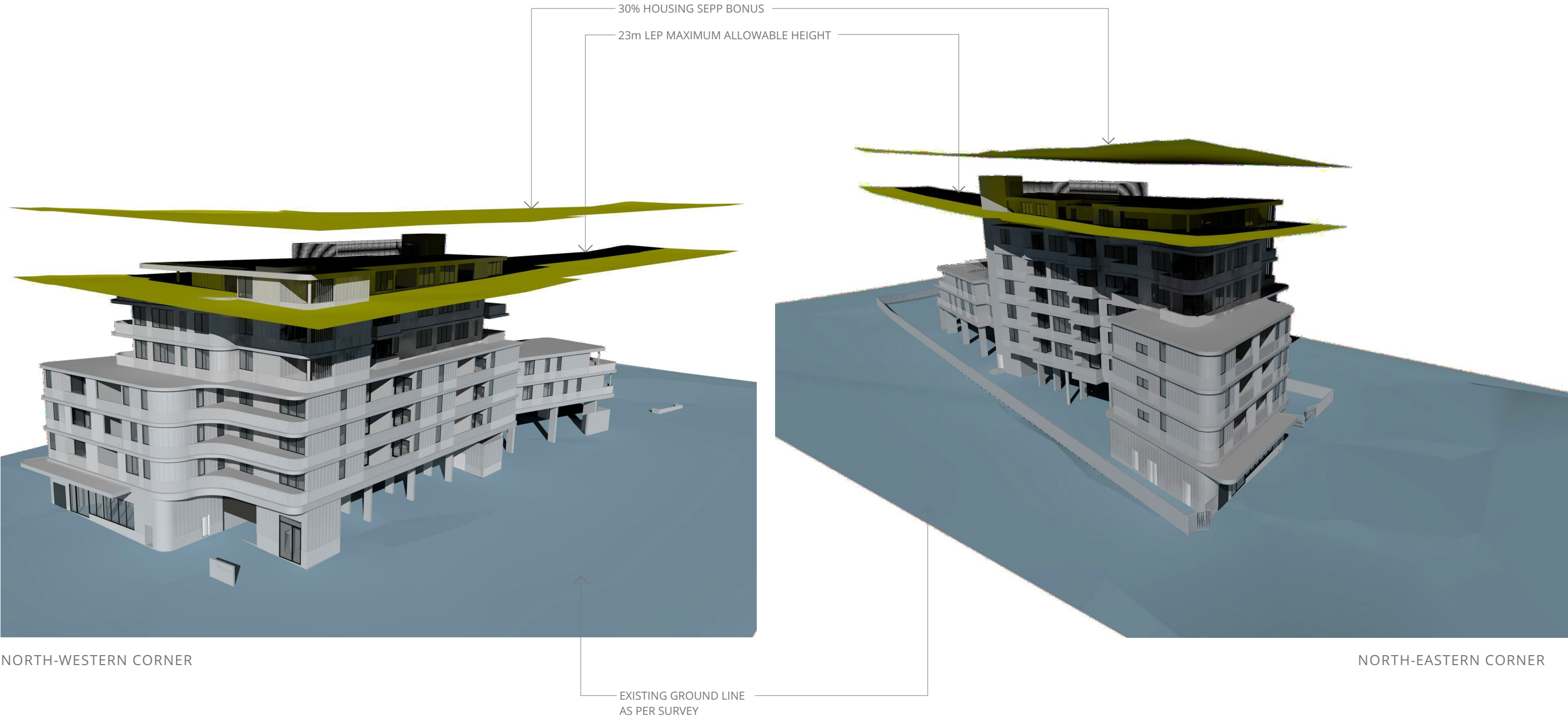
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SETBACK DIAGRAM



SETBACKS HAVE BEEN DERIVED BASED ON THOSE OUTLINED WITHIN THE APARTMENT DESIGN GUIDELINES. WORKING WITH THE UNIQUE CONSTRAINTS OF THE SITE SHAPE, THE PROPOSED BUILDING FORMED HAS BEEN TAILORED TO MEET THESE CONSTRAINTS.

HEIGHT OF BUILDING

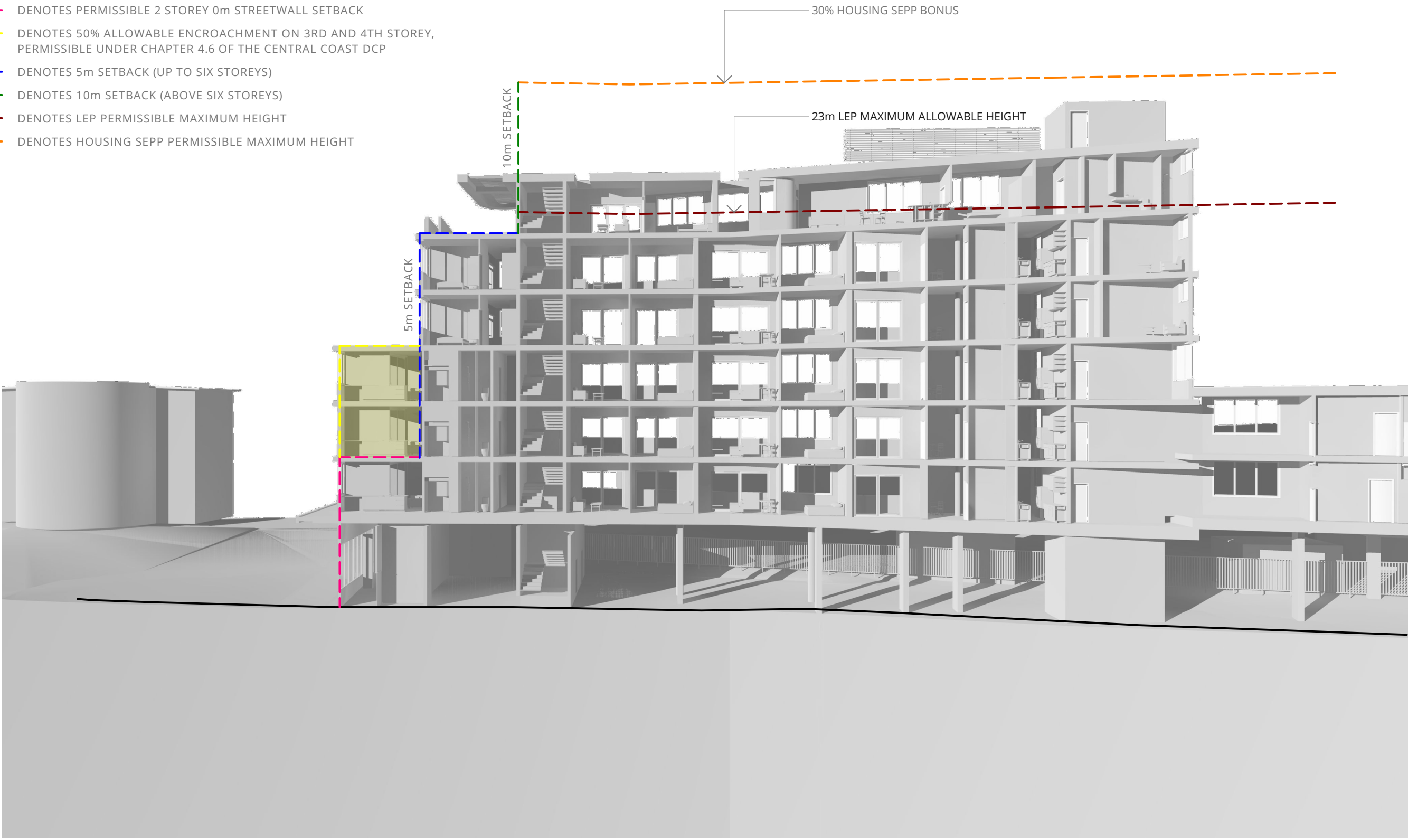


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STREETSCAPE WALL HEIGHT

- DENOTES GROUND PLANE
- - - DENOTES PERMISSIBLE 2 STOREY 0m STREETWALL SETBACK
- - - DENOTES 50% ALLOWABLE ENCROACHMENT ON 3RD AND 4TH STOREY, PERMISSIBLE UNDER CHAPTER 4.6 OF THE CENTRAL COAST DCP
- - - DENOTES 5m SETBACK (UP TO SIX STOREYS)
- - - DENOTES 10m SETBACK (ABOVE SIX STOREYS)
- - - DENOTES LEP PERMISSIBLE MAXIMUM HEIGHT
- - - DENOTES HOUSING SEPP PERMISSIBLE MAXIMUM HEIGHT

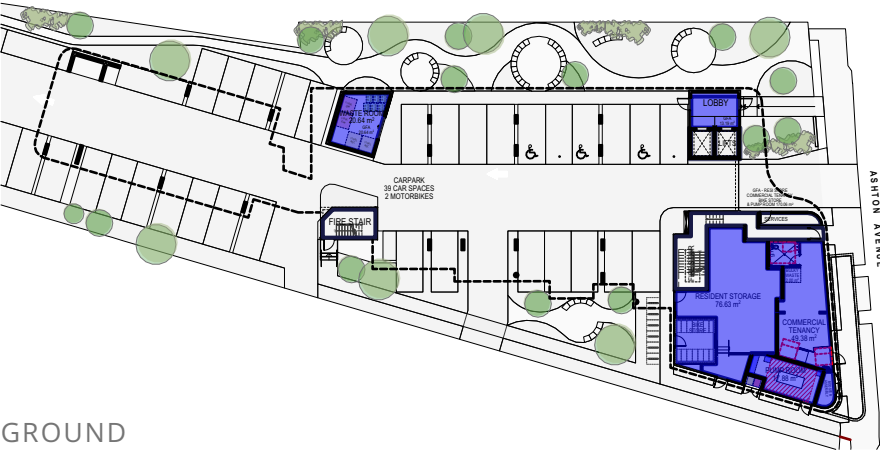


DESIGN REPORT

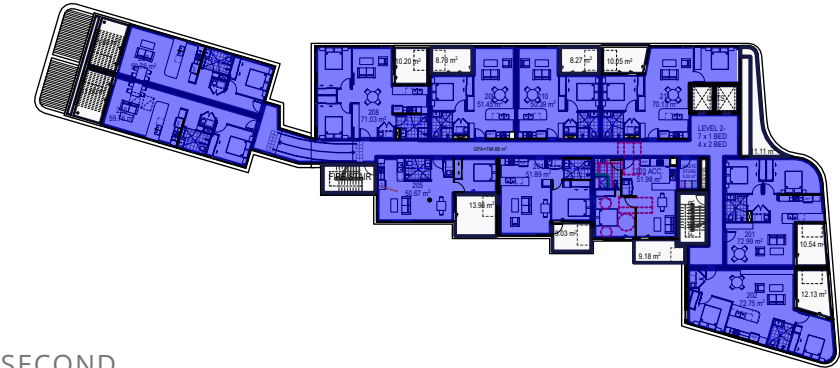
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GFA & FSR



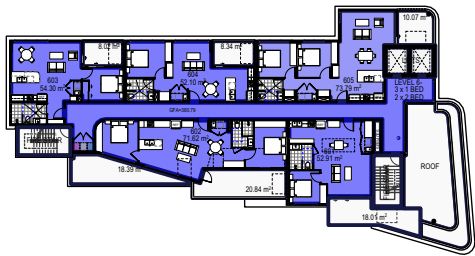
GROUND



SECOND



FOURTH



SIXTH

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FIRST



THIRD



FIFTH

THE SITE IS WITHIN WALKING DISTANCE OF THE ENTRANCE TOWN CENTRE, ALLOWING FUTURE RESIDENTS ACCESS TO PUBLIC TRANSPORT OPTIONS, SERVICES AND AMENITIES, AND IS AN APPROPRIATE DENSITY FOR THE ENTRANCE TOWN CENTRE.

DUE TO THE UNUSUAL SHAPE OF THE SITE, MOST OF THE DENSITY IS FOCUSED TO THE WIDER, ASHTON AVENUE SIDE. AS THE SITE NARROWS TO THE SOUTH (CAMPBELL AVENUE), THE HEIGHT AND MASS OF THE BUILDING REDUCES APPROPRIATELY, TO REDUCE OVERSHADOWING AND COMPLY WITH SETBACKS.

 DENOTES EXTENT OF AREA INCLUDED WITHIN GFA/FSR CALCULATIONS

GFA CALCULATIONS

GROUND FLOOR	203.89m ²
FIRST FLOOR	824.94m ²
SECOND FLOOR	794.68m ²
THIRD FLOOR	653.10m ²
FOURTH FLOOR	484.18m ²
FIFTH FLOOR	484.17m ²
SIXTH FLOOR	380.79m ²

TOTAL CALCULATED GFA 3825.75m²

SITE AREA 2331.9m² (by calculation)

ZONING E1 LOCAL CENTRE

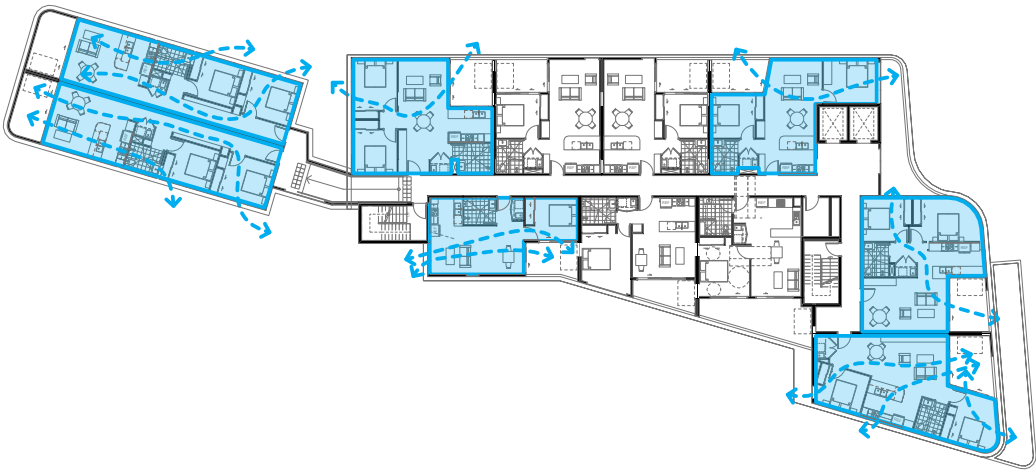
MAX. PERMISSIBLE FSR 2.75:1

MAX. PERMISSIBLE GFA 6412.73m²

PROPOSED FSR 1.64:1

PROPOSED GFA 3825.75m²

SUSTAINABILITY



CROSS VENTILATION

THE UNIQUE SHAPE OF THE SITE PRESENTS CHALLENGES FOR ACHIEVING CROSS VENTILATION IN ALL UNITS, AS THE OPTIONS FOR A LIFT CORE AND LOBBIES ARE LIMITED. THE PROPOSED FLOOR PLATE DESIGN MAXIMISES CROSS VENTILATION TO AS MANY UNITS AS POSSIBLE, ALLOWING MAJORITY DUAL FRONTAGE. IN TOTAL, 66% (33 UNITS) ACHIEVE EFFECTIVE CROSS VENTILATION, REDUCING RELIANCE ON MECHANICAL HEATING AND COOLING.

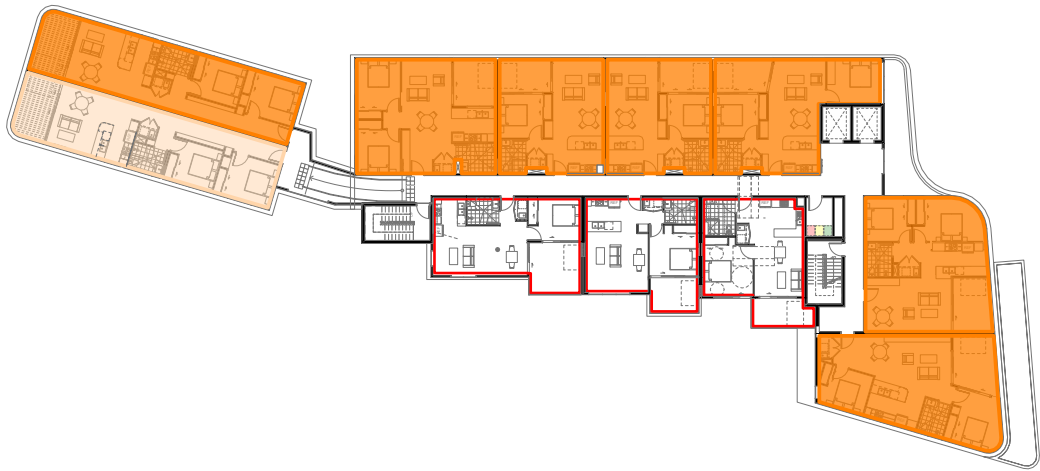
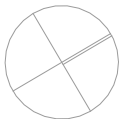


ASPECT

DUE TO THE SITES PROMINENT LOCATION ON THE EDGE OF THE TOWN CENTRE, THERE WILL BE OUTLOOK TO THE NORTH, ALL THE WAY AROUND TO THE SOUTH WEST, WHERE THE SITE WILL HAVE ITS BEST OUTLOOK OVER TUGGERAH LAKE. OVERALL, THE FLOOR PLATES HAVE BEEN DESIGNED TO GIVE EACH UNIT A UNIQUE AND EQUITABLE ASPECT.

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SOLAR ACCESS

AS PER CROSS VENTILATION, THE SHAPE AND ASPECT OF THE SITE PRESENTS CHALLENGES FOR ACHIEVING SOLAR ACCESS IN ALL UNITS. AS THE SHORT SIDES OF THE SITE FACE NORTH-EAST AND SOUTH-WEST, IT IS INEVITABLE THAT UNITS TO THE SOUTH WILL RECEIVE REDUCED SOLAR ACCESS. THE PROPOSED FLOOR PLATE DESIGN MAXIMISES SOLAR ACCESS TO AS MANY UNITS AS POSSIBLE, ALLOWING A TOTAL OF 66% (33 UNITS) TO ACHIEVE 3 HOURS OF SOLAR ACCESS.



SHADING

EACH UNIT HAS ACCESS TO A DEEP BALCONY, WHICH PROVIDES SHADING TO THE MAIN LIVING AREAS IN ORDER TO REDUCE RELIANCE ON HVAC SYSTEMS. IN UNITS WITH LIVING AREAS ON THE EDGE OF THE BUILDING A SMALL VERTICAL WINDOW IS PROVIDED, WHICH REDUCES SOLAR HEAT GAIN THROUGH GLAZING.

ESD SUMMARY



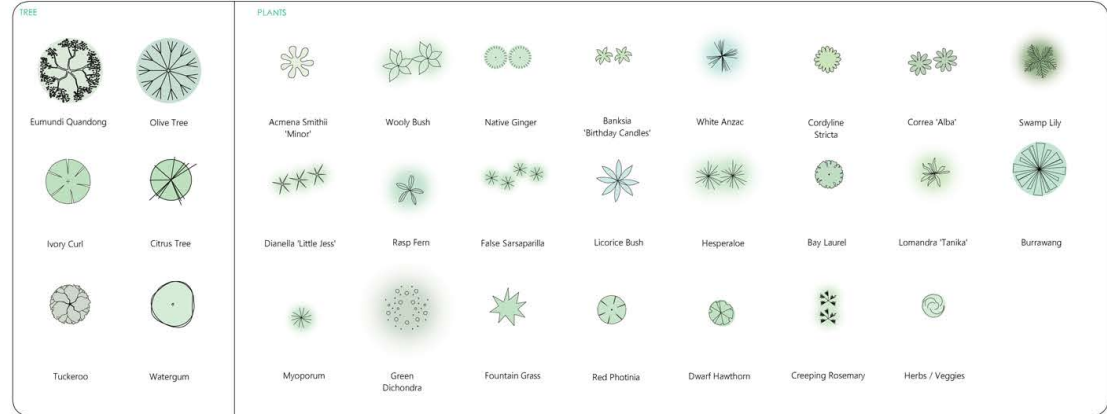
THE PROPOSED DESIGN RESPONDS TO ITEM 15- ECOLOGICALLY SUSTAINABLE DEVELOPMENT OF THE SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) AND SEPP (SUSTAINABLE BUILDINGS) 2022, BY PROPOSING TO DELIVER AN ENERGY-EFFICIENT AND CLIMATE RESILIENT RESIDENTIAL COMMUNITY THAT SUPPORTS NSW'S NET-ZERO TRANSITION WHILE ENHANCING OCCUPANT COMFORT AND LONG-TERM OPERATIONAL PERFORMANCE.

THIS IS DEMONSTRATED THROUGH THE FOLLOWING KEY SUSTAINABILITY COMMITMENTS:-

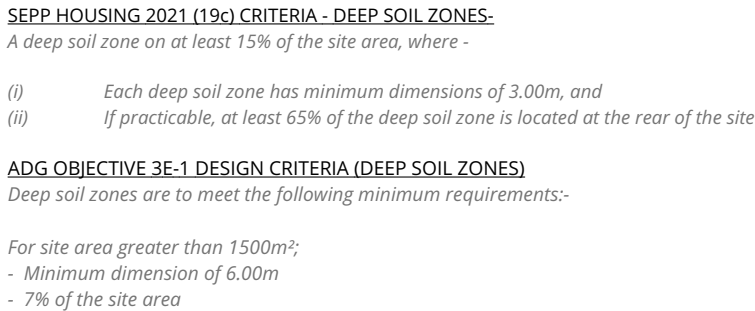
- COMPLIANCE WITH SEPP (SUSTAINABLE BUILDINGS) 2022, ACHIEVING MINIMUM BASIX TARGETS FOR MULTI-RESIDENTIAL DEVELOPMENT (ENERGY >58%, WATER >40%).
- EFFICIENT BUILDING SERVICES DESIGNED TO MINIMISE OPERATIONAL ENERGY DEMAND AND SUPPORT BASIX OUTCOME(S).
- PROVISION FOR ROOFTOP SOLAR PV AND RENEWABLE-READY ELECTRICAL CAPACITY.
- HIGH PERFORMANCE THERMAL ENVELOPE WITH OPTIMISED ORIENTATION, INSULATION AND GLAZING TO LIMIT HEATING AND COOLING LOADS.
- WATER EFFICIENT FIXTURES AND RAINWATER RE-USE FOR IRRIGATION AND MAINTENANCE.
- USE OF LOW-IMPACT DURABLE MATERIALS.
- URBAN HEAT ISLAND MITIGATION THROUGH REFLECTIVE ROOFS, LANDSCAPING AND INCREASED CANOPY COVER.
- CONSTRUCTION STAGE WASTE DIVERSION AND ADOPTION OF CIRCULAR ECONOMY PRACTICES.
- INDOOR ENVIRONMENTAL QUALITY MEASURES PROMOTING NATURAL VENTILATION, DAYLIGHT AND ACOUSTIC COMFORT.

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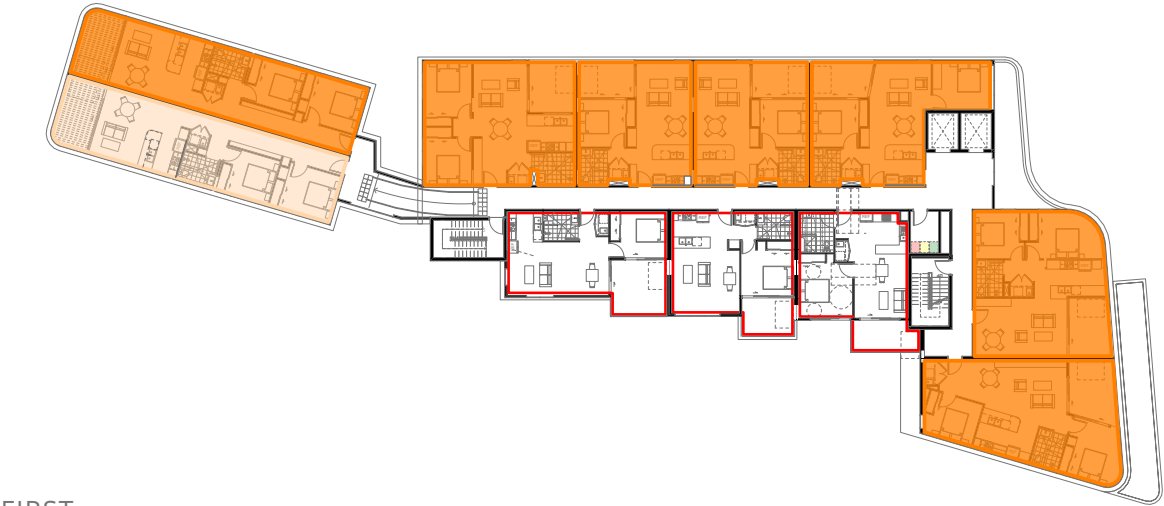
THE PROPOSED LANDSCAPING FOR THE SITE TAKES ADVANTAGE OF ITS DUAL FRONTAGE, AND ALLOWS FOR A SEAMLESS TRANSITION THROUGHOUT. MULTIPLE UNIQUE COMMUNAL AREAS ARE PROVIDED, WITH SEATING AND GARDEN SPACES. AS THE BUILDING RISES, LANDSCAPED ROOFS AND PLANTERS ARE INTEGRATED INTO THE FACADE, PROMOTING A LINK TO THE SITES CONTEXT AND SOFTENING THE BUILT FORM. OUTDOOR AND INDOOR BIKE STORAGE AREAS ARE PROVIDED, TO PROMOTE ACTIVITY.



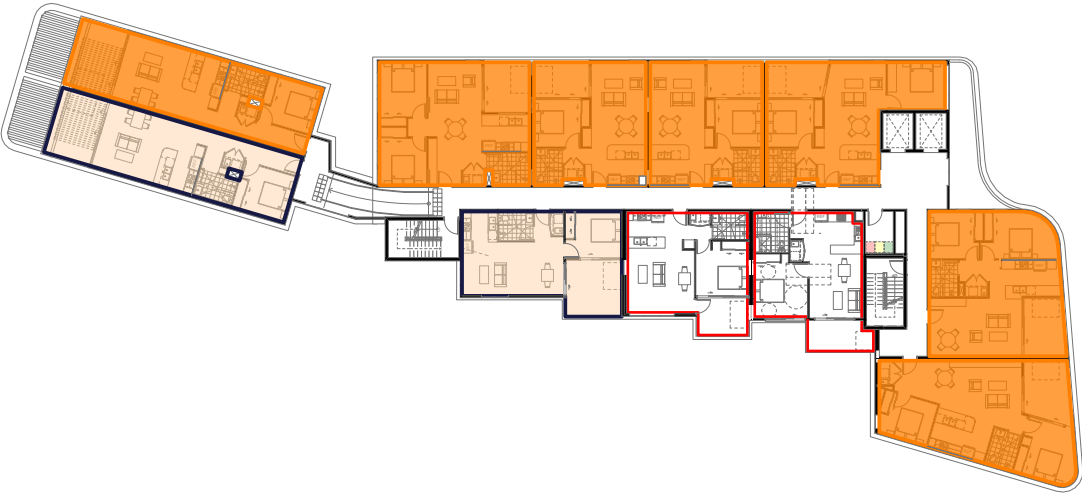
ADG DEEP SOIL REQUIREMENT	7% - 163.24m ²
PROPOSED DEEP SOIL	9% - 205.55m ²

THROUGHOUT THE BUILDING OPPORTUNITY HAS BEEN GIVEN TO ALLOW FOR PLANTING, THROUGH BUILT-IN PLANTERS ON BALCONIES AND PLANTING TO THE STREET AWNING.

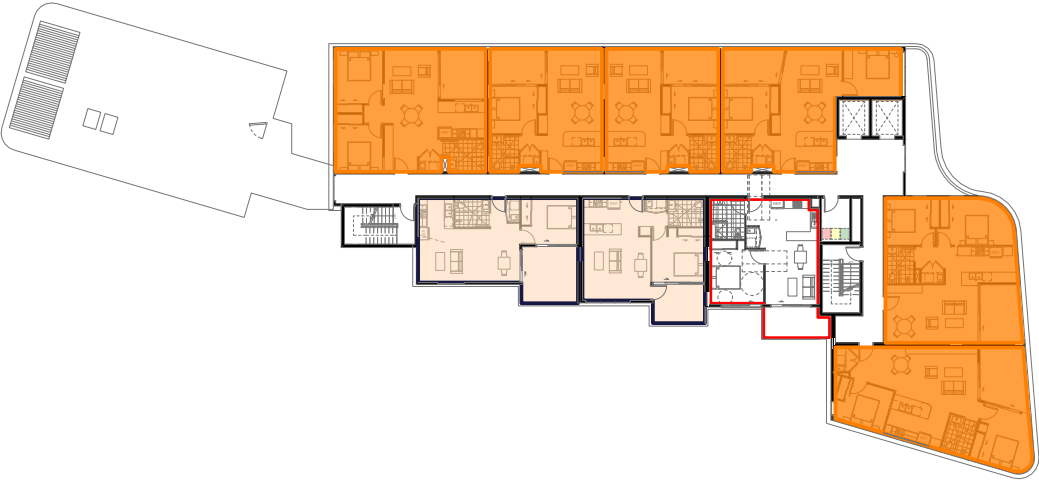
SOLAR ACCESS



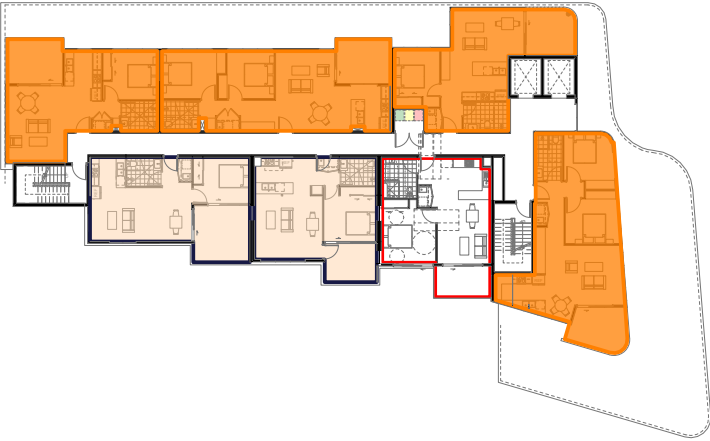
FIRST



SECOND



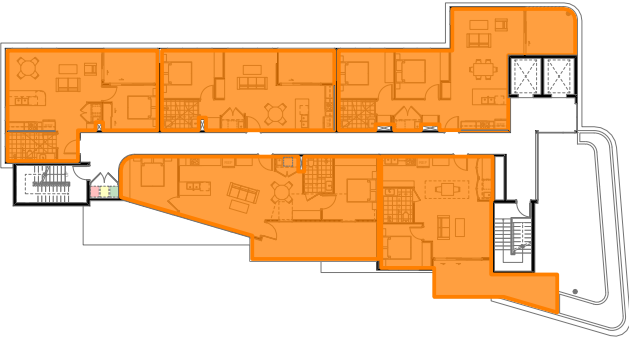
THIRD



FOURTH



FIFTH

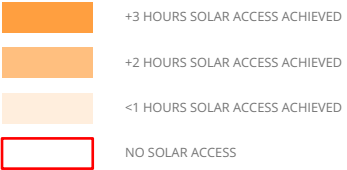


SIXTH

OBJECTIVE 4A-1 DESIGN CRITERIA (SOLAR & DAYLIGHT ACCESS)

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am & 3pm at mid winter.

A maximum of 15% of apartments in a building receive no direct sunlight between 9am & 3pm at mid winter.



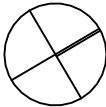
SOLAR ACCESS SUMMARY	
3+ HOURS SOLAR ACCESS	33 UNITS (66%)
2+ HOURS SOLAR ACCESS	00 UNITS
<1 HOURS SOLAR ACCESS	9 UNITS (18%)
NO SOLAR ACCESS	8 UNITS (16%)

PER OBJECTIVE 4A-1, 1 HOUR CAN BE COUNTED IF A MINIMUM 1m² OF DIRECT SUNLIGHT MEASURED AT 1.00m ABOVE FLOOR LEVEL IS ACHIEVED FOR AT LEAST 15 min.

DUE TO THE IRREGULAR SHAPE OF THE SITE AND THE ORIENTATION, ACHIEVING COMPLIANT SOLAR ACCESS IS SIGNIFICANTLY PROBLEMATIC.

LOCATING APARTMENTS ON THE NORTHERN AND EASTERN SIDES OF THE SITE HAS BEEN PRIORITISED TO THE EXTENT POSSIBLE GIVEN THE CONSTRAINTS. THERE ARE 3 APARTMENTS ON EACH LEVEL WHICH FACE SOUTH. WHILST THESE APARTMENTS DON'T ACHIEVE COMPLIANT SOLAR ACCESS, THEY ARE AFFORDED VIEWS ACROSS THE ENTRANCE ROAD AND POTENTIAL WATER VIEWS FOR THE UPPER LEVELS

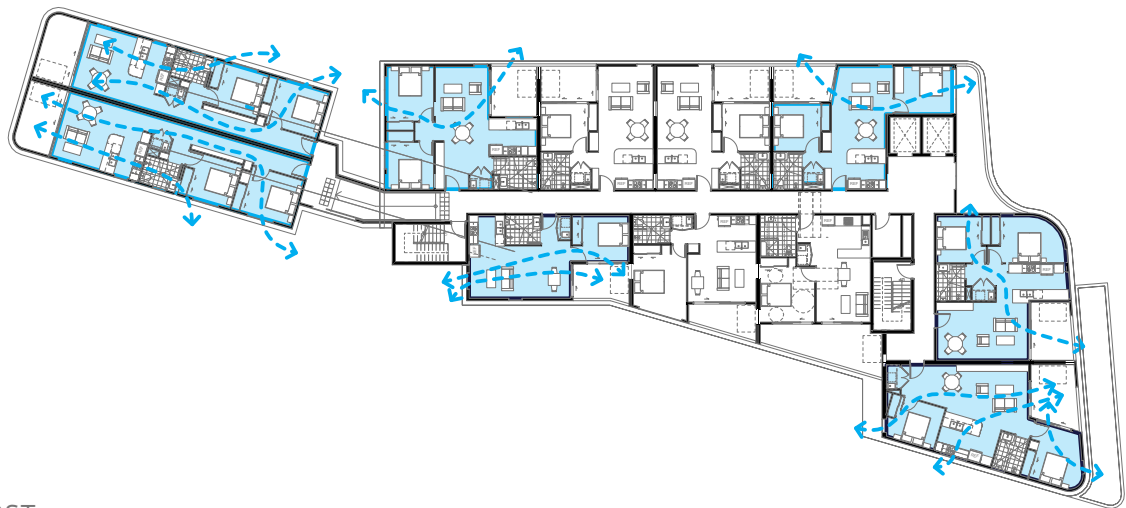
OF THE APARTMENTS WHICH DON'T ACHIEVE SOLAR ACCESS:
- 9 APARTMENTS ACHIEVE A SMALL AMOUNT OF SUNLIGHT (LESS THAN 1 HOUR BETWEEN 9AM AND 3PM). ALL OF THESE APARTMENTS ALSO ACHIEVE SUNLIGHT FROM SUNRISE TO 9AM
- IT IS ALLOWABLE FOR 15% OF APARTMENTS TO NOT RECEIVE ANY SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE. THIS EQUATES TO 7.5 APARTMENTS OUT OF THE PROPOSED 50 APARTMENTS. 8 APARTMENTS DO NOT ACHIEVE ANY DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN THE PROPOSED LAYOUT. THIS IS CONSIDERED ACCEPTABLE DUE TO THE SHAPE OF THE SITE AND THE ORIENTATION. ALL OF THE APARTMENTS WHICH DON'T ACHIEVE THE SOLAR ACCESS WILL RETAIN GOOD AMENITY DUE TO THE BORROWED NATURAL LIGHT AVAILABLE THROUGH THE OVERSIZED WINDOWS.



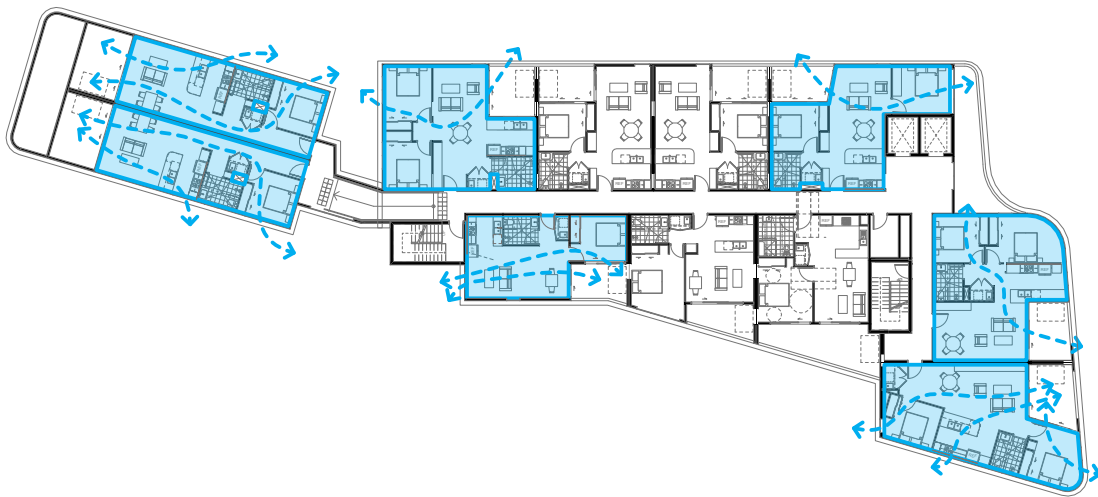
DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
STATE SIGNIFICANT DEVELOPMENT | SSD-84190958

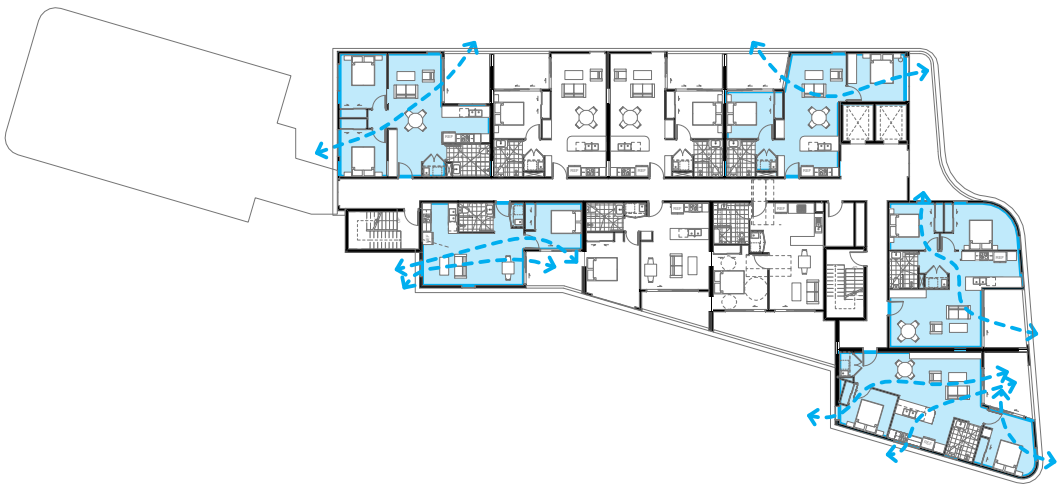
CROSS VENTILATION



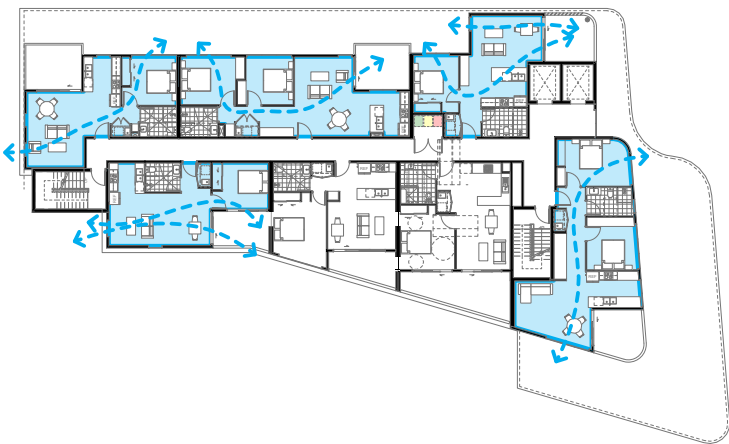
FIRST



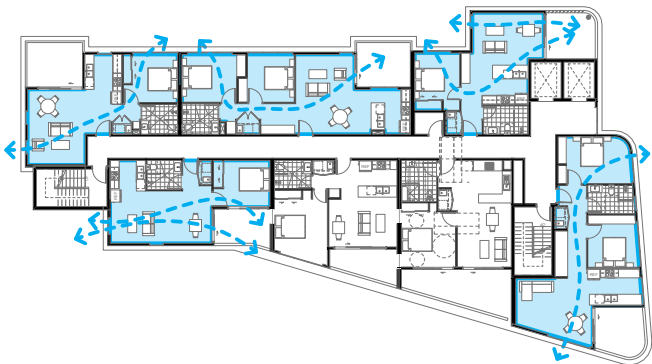
SECOND



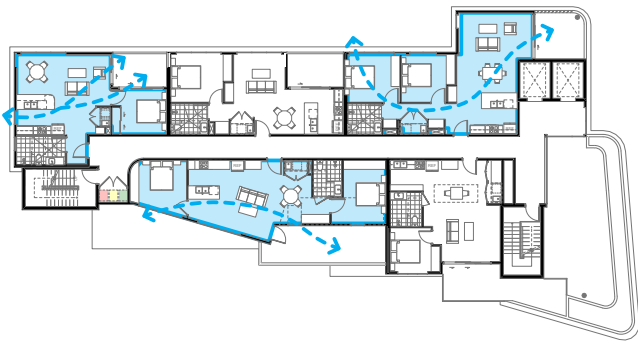
THIRD



FOURTH



FIFTH



SIXTH

**OBJECTIVE 4B-3 DESIGN CRITERIA
(NATURAL VENTILATION)**

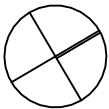
At least 60% of apartments are naturally cross ventilated. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

- APARTMENT ACHIEVING CROSS VENTILATION
- CROSS VENTILATION PATH

CROSS VENTILATION SUMMARY	
COMPLIANT	32 UNITS (64%)

DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
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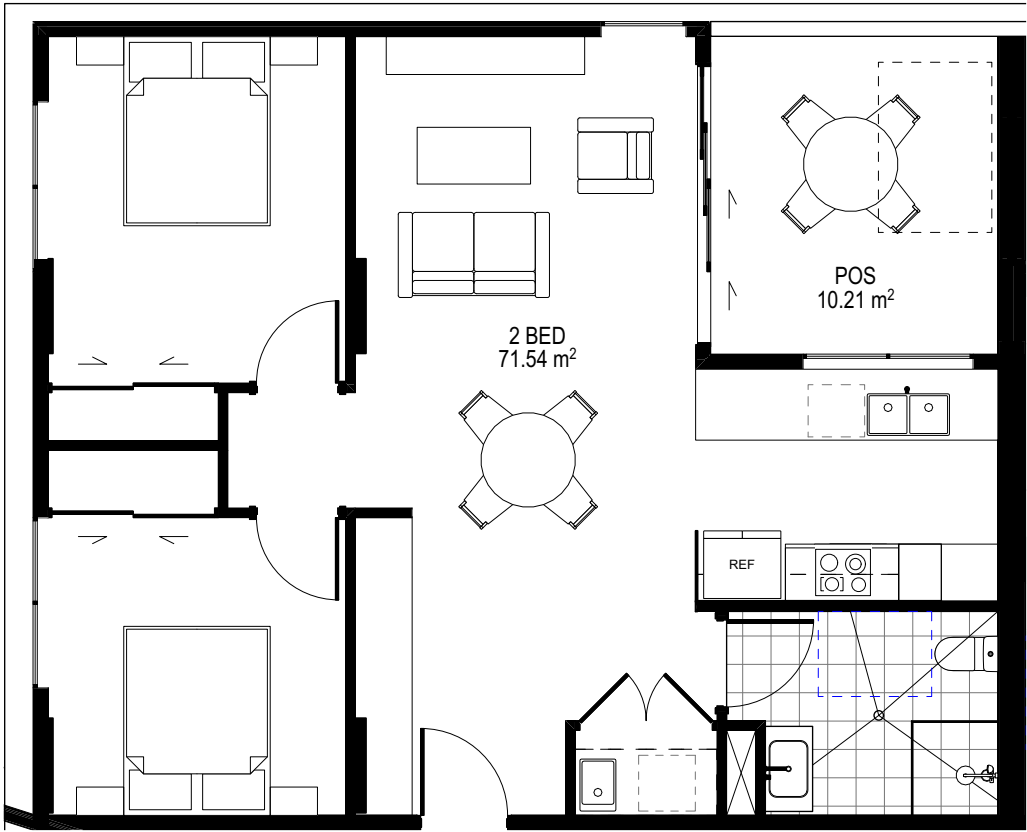
APARTMENT LAYOUT

THE PROPOSED FLOOR PLATES COMPRISE A VARIETY OF 1 AND 2 BEDROOM APARTMENT TYPES, DUE TO THE SITE'S UNIQUE SHAPE. WHERE POSSIBLE, UNITS ARE NATURALLY CROSS VENTILATION AND HAVE ACCESS TO ADEQUATE SUNLIGHT.

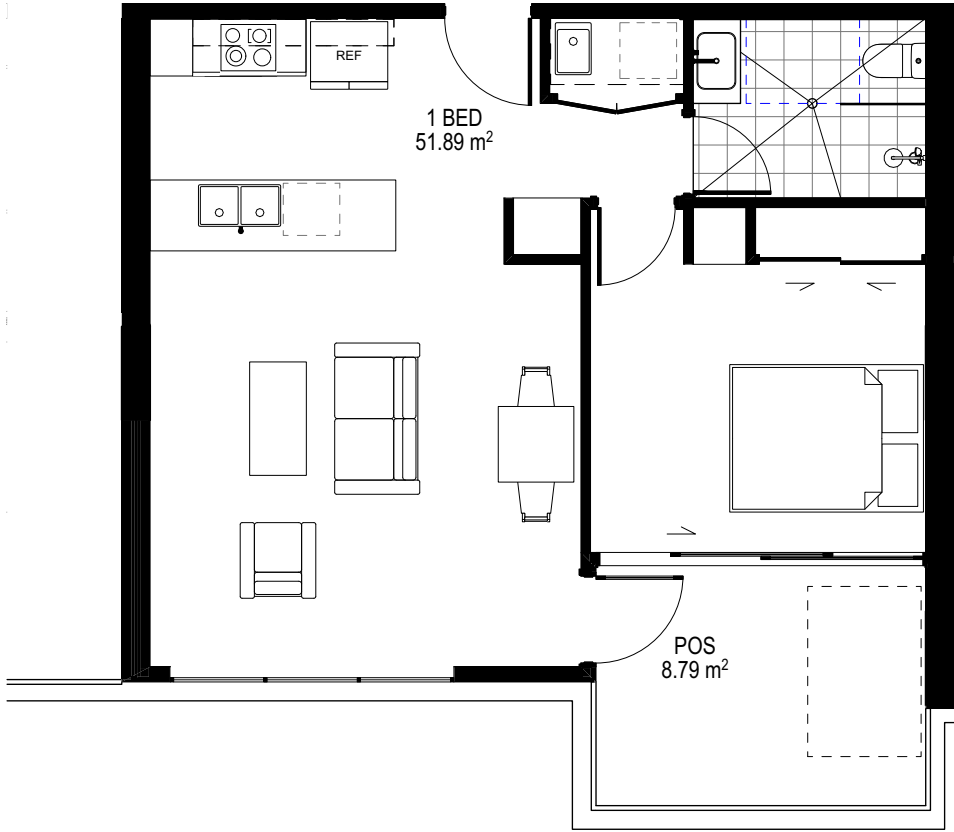
TO MEET ADG COMPLIANCE, EACH APARTMENT HAS ACCESS TO A PRIVATE OUTDOOR SPACE, SIZED ACCORDING TO NUMBER OF BEDROOMS. THE PRIMARY LIVING AREAS ARE LOCATED ADJACENT THESE AREAS, WITH LARGE SLIDING DOORS OR GLAZED SWING DOORS GIVING RESIDENTS THE ABILITY TO FILTER THEIR VENTILATION AND SUNLIGHT AMOUNTS AS NECESSARY.

EACH APARTMENT MEETS THE MINIMUM STORAGE REQUIREMENTS, AND WHERE BASEMENT STORAGE IS PROVIDED OVER 50% OF THE MANDATORY STORAGE AMOUNT IS PROVIDED WITHIN THE UNIT.

THE APARTMENTS ARE ACCESSED THROUGH A LIFT CORE LOCATED TOWARDS THE FRONT OF THE SITE, ENABLING FOR BETTER PLANNING AS THE SITE TIGHTENS TOWARDS CAMPBELL AVENUE. TWO FIRE STAIR SHAFTS ARE PROVIDED TO MEET FIRE SAFETY REQUIREMENTS AND THE REAR STAIR WILL BE DESIGNED AS A GENERAL ACCESS STAIR TO ALLOW RESIDENTS TO WALK BETWEEN THEIR LEVEL AND THE CARPARK.



TYPICAL 2 BEDROOM APARTMENT



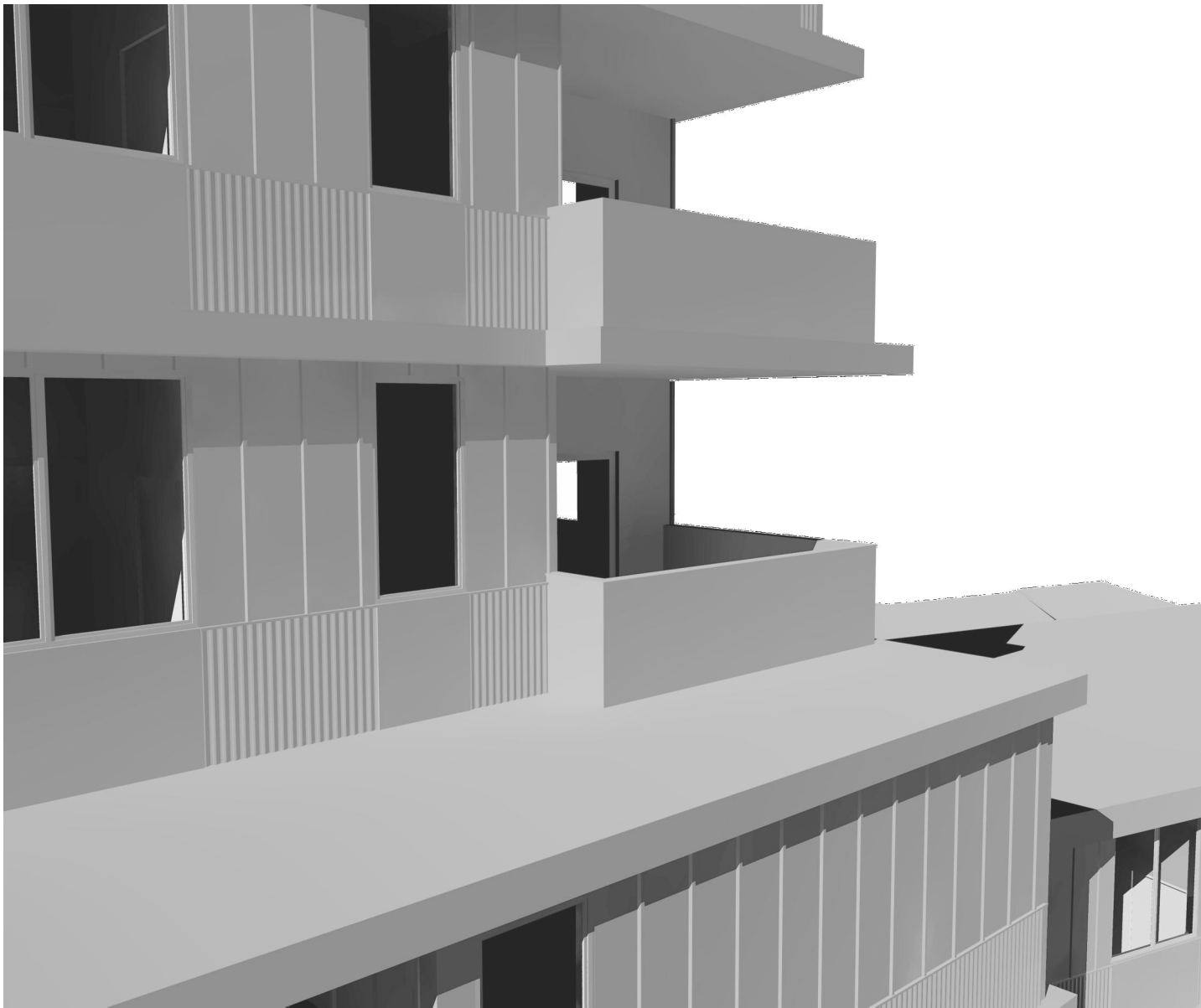
TYPICAL 1 BEDROOM APARTMENT

DESIGN REPORT

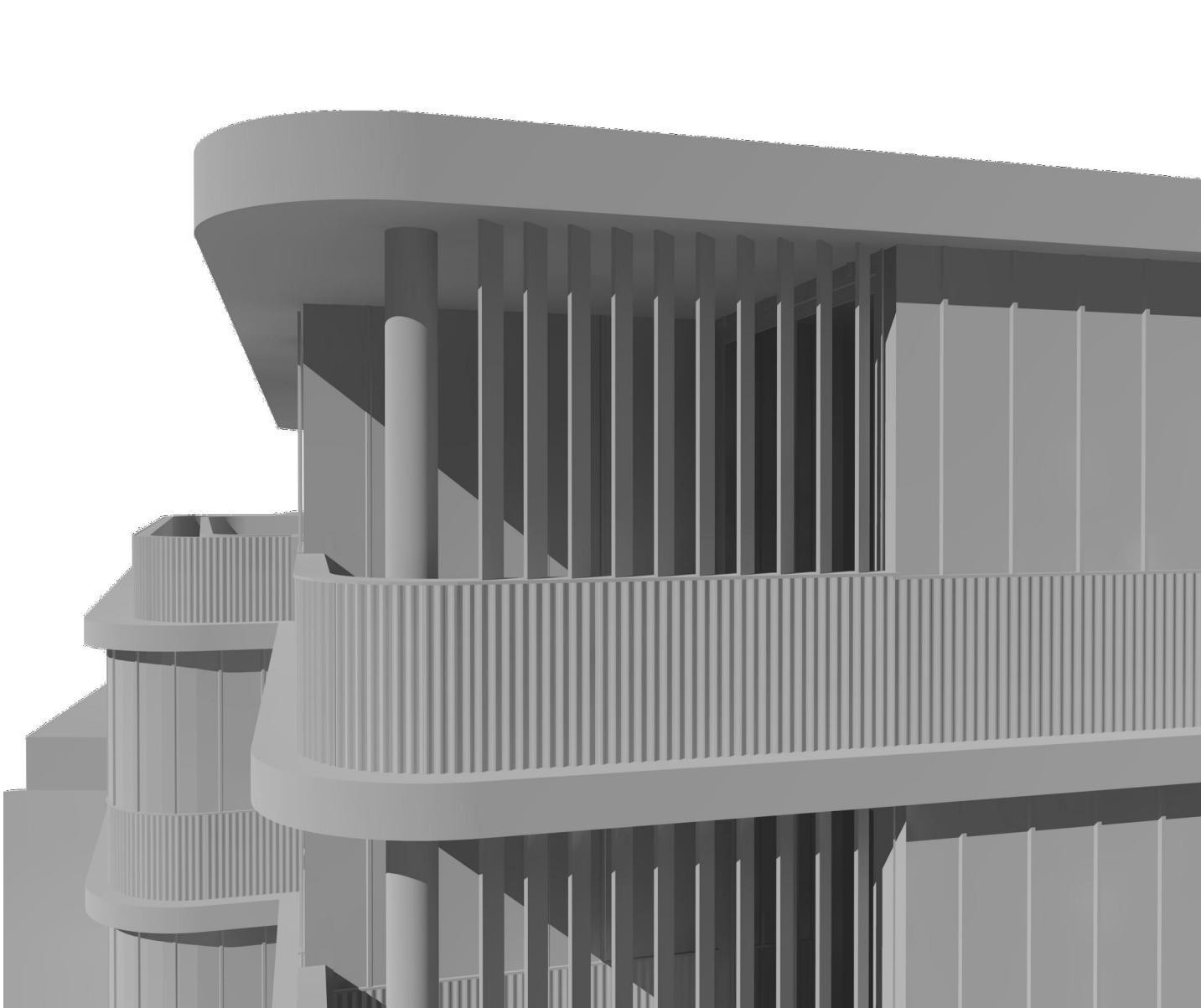
RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
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PRIVACY

EACH APARTMENT HAS BEEN DESIGNED TO ENABLE ADEQUATE PRIVACY BOTH BETWEEN DWELLINGS AND TO NEIGHBOURING PROPERTIES. VERTICAL BLADE SCREENING HAS BEEN INCORPORATED WHERE IT IS POSSIBLE TO LOOK OVER ADJOINING PROPERTIES FROM PRIVATE OUTDOOR SPACES, WHICH ALSO PROTECTS THE UNIT FROM HARSH WESTERN SUN. IN OTHER CIRCUMSTANCES, HABITABLE ROOMS ARE EITHER SET BACK FROM THE BUILDING LINE, OR PROVIDED WITH A WINDOW SHAPED AND SIZED TO MINIMISE OVERLOOKING. ALONG THE WESTERN AND EASTERN BOUNDARIES, OPENINGS HAVE BEEN MINIMISED OR SET BACK, TO CREATE FURTHER SEPARATION FROM THE ADJOINING PROPERTIES. WHERE OPENINGS HAVE THE POTENTIAL TO FACE TOWARDS ANOTHER DWELLING, TRANSLUCENT GLAZING OR SCREENING WILL BE PROVIDED.



DEEP BALCONIES AND BUILDING FORM SETBACKS PROVIDE FURTHER SEPARATION TO ADJOINING PROPERTIES



VERTICAL BLADE SCREENING BOTH PROTECTS FROM WESTERN SUN AND PROVIDES PRIVACY

DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
STATE SIGNIFICANT DEVELOPMENT | SSD-84190958

GROUND FLOOR SECURITY



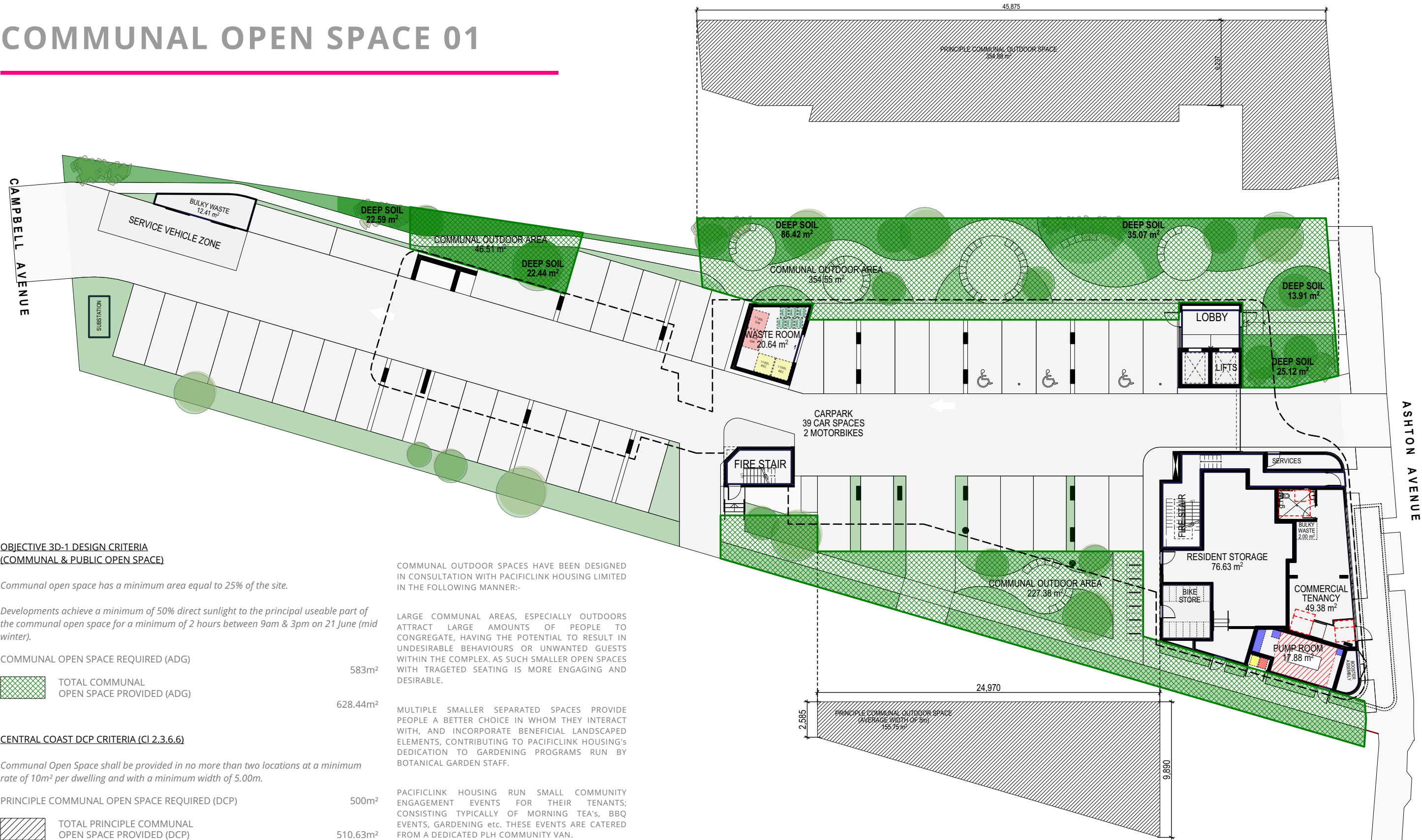
- FEN1 1800mm HIGH COLORBOND FENCE
- FEN2 1800mm HIGH PALISADE STYLE FENCING
- 1 GATED PEDESTRIAN ACCESS ROUTES
- 2 VEHICULAR ACCESS ROLLER SHUTTER / SLIDING GATE
- 3 SECURE RESIDENT LOBBY
- 4 ACCESS-CONTROLLED SERVICES ROOMS

THE IMMEDIATE SURROUNDING AREAS TO THE SITE ARE DIFFICULT FOR PEDESTRIAN ACCESS. THE PROPOSED DEVELOPMENT SEEKS TO ENHANCE THE STREETScape, WITH A NEW FRONT FOOTPATH AND ASSOCIATED STREET TREES, AND NEW WAYFINDING. ACCESS-CONTROLLED PEDESTRIAN AND VEHICLE GATES ARE PROPOSED TO ENHANCE RESIDENT SAFETY, WITH THE MAIN LIFT LOBBY PROVIDING ANOTHER POINT OF SECURITY. SERVICES ROOMS ARE LOCATED ON THE GROUND FLOOR, INCLUDING RESIDENT STORAGE AND BICYCLE PARKING, WHICH WILL FORM PART OF THE SITES ACCESS CONTROL.

DESIGN REPORT

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COMMUNAL OPEN SPACE 01



OBJECTIVE 3D-1 DESIGN CRITERIA (COMMUNAL & PUBLIC OPEN SPACE)

Communal open space has a minimum area equal to 25% of the site.

Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am & 3pm on 21 June (mid winter).

COMMUNAL OPEN SPACE REQUIRED (ADG)

TOTAL COMMUNAL OPEN SPACE PROVIDED (ADG)	583m ²
TOTAL COMMUNAL OPEN SPACE PROVIDED (ADG)	628.44m ²

CENTRAL COAST DCP CRITERIA (CI 2.3.6.6)

Communal Open Space shall be provided in no more than two locations at a minimum rate of 10m² per dwelling and with a minimum width of 5.00m.

PRINCIPLE COMMUNAL OPEN SPACE REQUIRED (DCP)

TOTAL PRINCIPLE COMMUNAL OPEN SPACE PROVIDED (DCP)	500m ²
TOTAL PRINCIPLE COMMUNAL OPEN SPACE PROVIDED (DCP)	510.63m ²

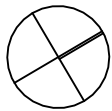
COMMUNAL OUTDOOR SPACES HAVE BEEN DESIGNED IN CONSULTATION WITH PACIFCLINK HOUSING LIMITED IN THE FOLLOWING MANNER:-

LARGE COMMUNAL AREAS, ESPECIALLY OUTDOORS ATTRACT LARGE AMOUNTS OF PEOPLE TO CONGREGATE, HAVING THE POTENTIAL TO RESULT IN UNDESIRABLE BEHAVIOURS OR UNWANTED GUESTS WITHIN THE COMPLEX. AS SUCH SMALLER OPEN SPACES WITH TRAGETED SEATING IS MORE ENGAGING AND DESIRABLE.

MULTIPLE SMALLER SEPARATED SPACES PROVIDE PEOPLE A BETTER CHOICE IN WHOM THEY INTERACT WITH, AND INCORPORATE BENEFICIAL LANDSCAPED ELEMENTS, CONTRIBUTING TO PACIFCLINK HOUSING'S DEDICATION TO GARDENING PROGRAMS RUN BY BOTANICAL GARDEN STAFF.

PACIFCLINK HOUSING RUN SMALL COMMUNITY ENGAGEMENT EVENTS FOR THEIR TENANTS; CONSISTING TYPICALLY OF MORNING TEA'S, BBQ EVENTS, GARDENING etc. THESE EVENTS ARE CATERED FROM A DEDICATED PLH COMMUNITY VAN.

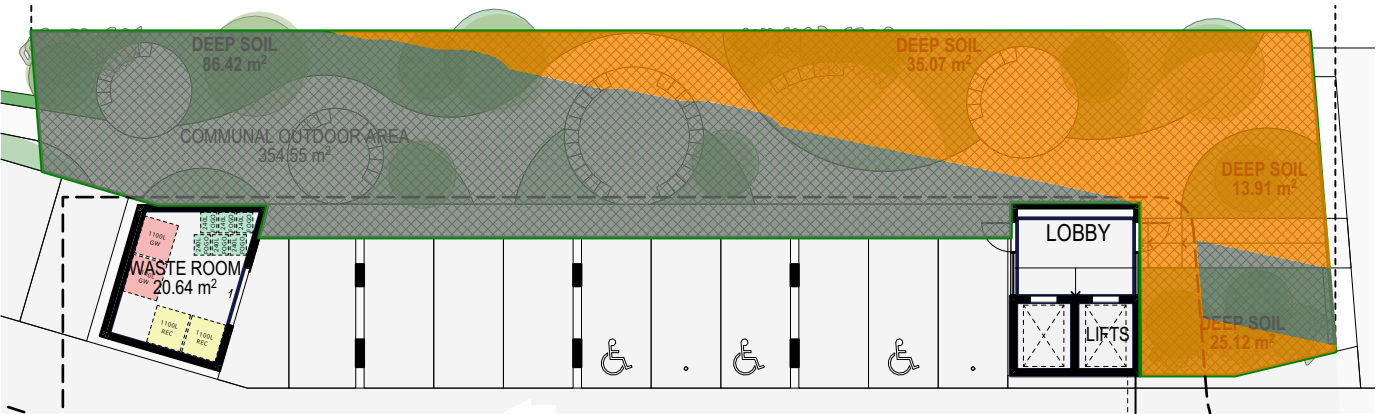
TO THE WESTERN SIDE OF THE SITE, A WIDE COMMUNAL OPEN SPACE PROVIDES GENEROUS LANDSCAPED SPACES FOR RESIDENTS TO ENJOY PASSIVE RECREATION. AMPLE SOLAR ACCESS AND SEATING OPTIONS ALLOWS FOR THE SPACE TO BE USED FLEXIBLY. A DEDICATED SITE ACCESS POINT IS PROVIDED FROM ASHTON AVENUE, ALLOWING FOR CONVENIENT ENTRY FOR RESIDENTS. THE LIFT LOBBY IS DIRECTLY ACCESSED FROM THE OPEN SPACE, ENSURING PASSIVE SURVEILLANCE AND WAYFINDING. ON THE EASTERN SIDE, A MORE SHELTERED COMMUNAL OPEN SPACE PROVIDES RESIDENTS OPTIONS TO INTERACT OR TO RETREAT TO A PRIVATE SPOT. THE PROPOSED OPEN SPACES ACHIEVE THE MINIMUM SOLAR REQUIREMENT AS LISTED IN THE ADG, WHERE 50% OF DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3PM ON 21 JUNE (MID WINTER).



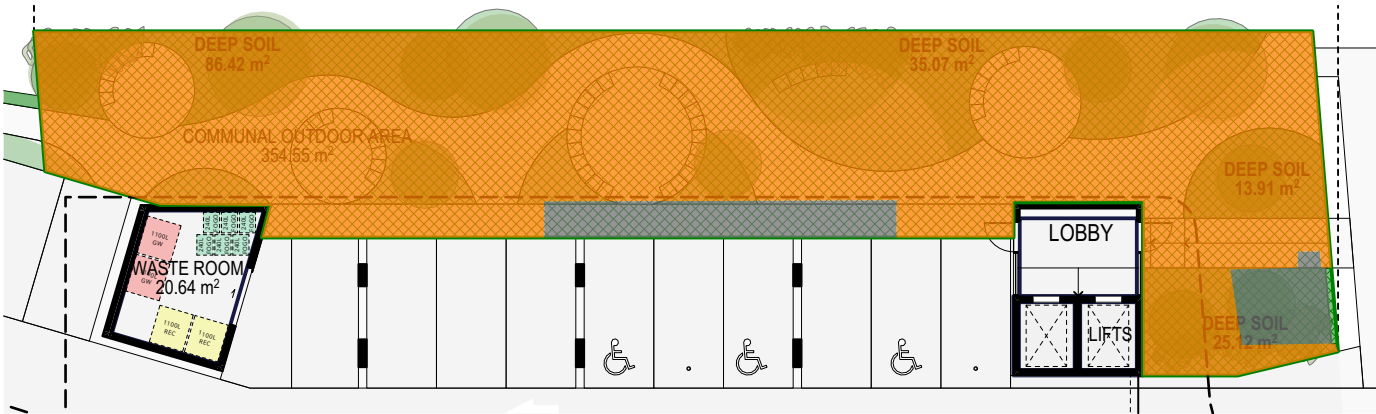
DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
STATE SIGNIFICANT DEVELOPMENT | SSD-84190958

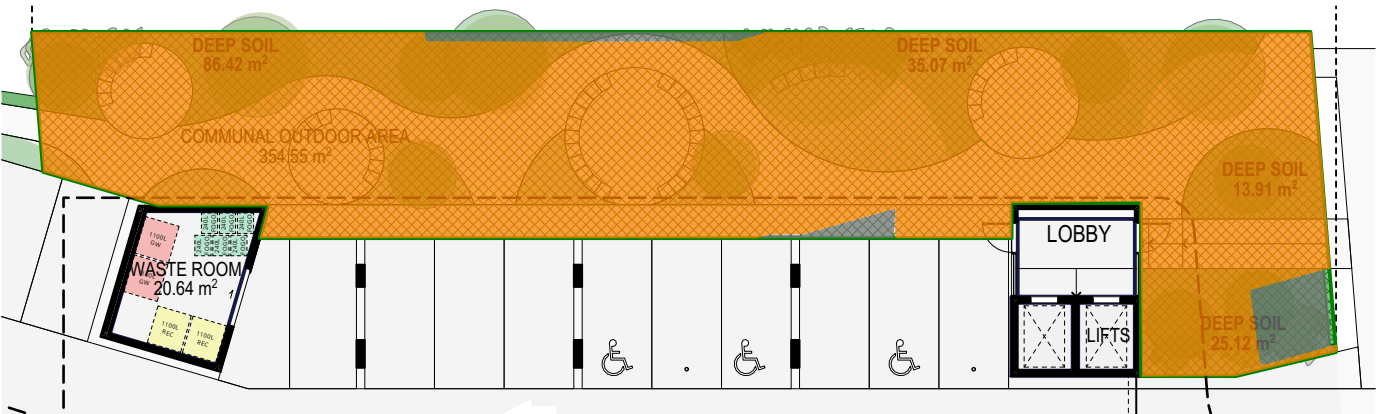
COMMUNAL OPEN SPACE 02



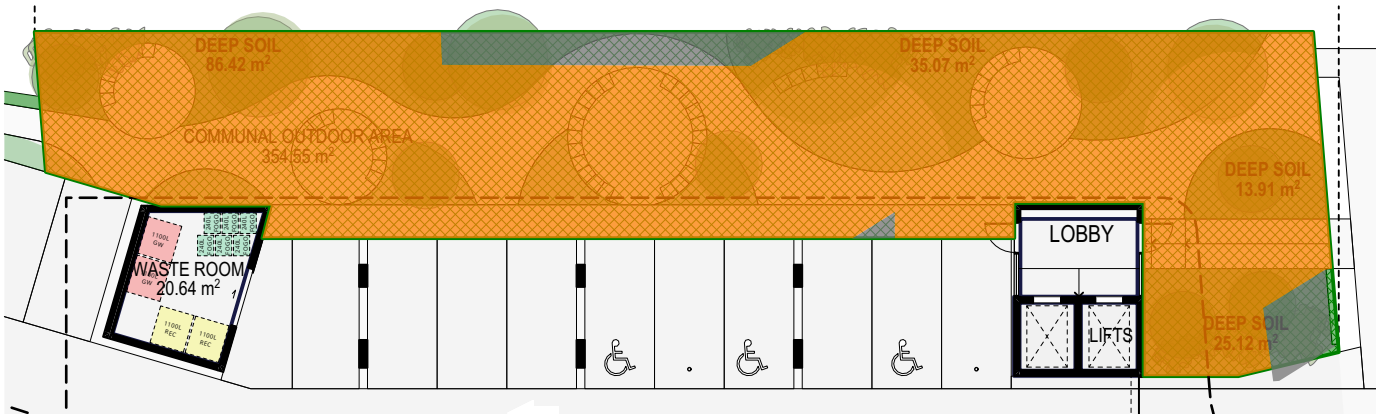
21 JUNE at 0900



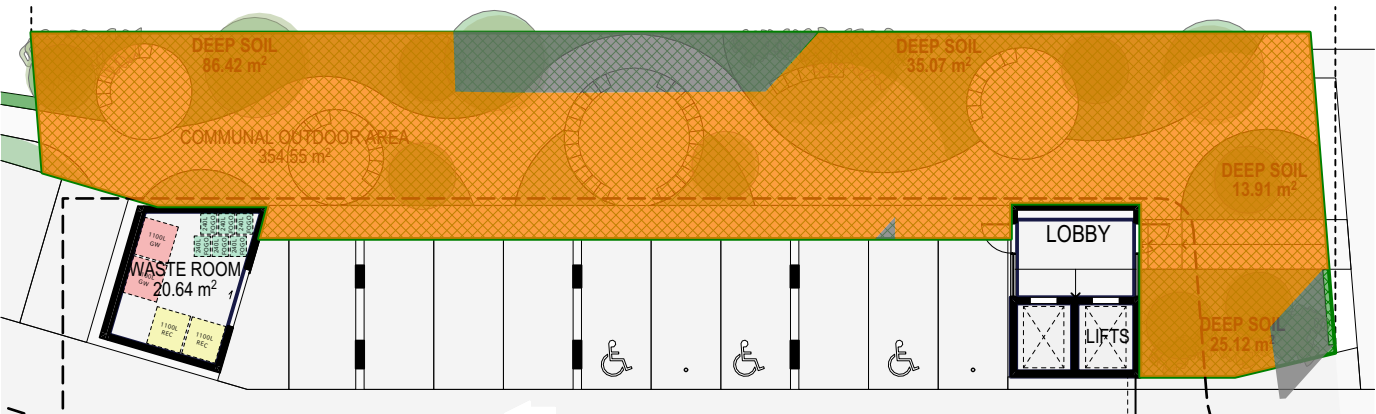
21 JUNE at 1000



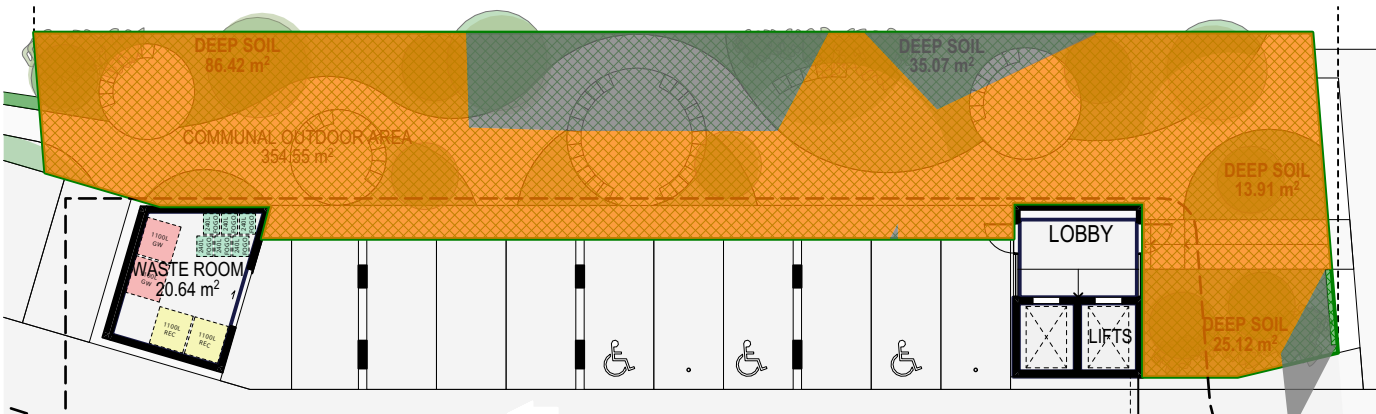
21 JUNE at 1100



21 JUNE at 1200



21 JUNE at 1300



21 JUNE at 1400

- OUTDOOR SPACE RECEIVING DIRECT SUNLIGHT
- OUTDOOR SPACE IN SHADOW

FACADE CONCEPT



OUR LADY OF THE ROSARY PARISH, A HISTORIC BRICK CHURCH BUILT CIRCA 1962, HAS A DISTINCT CURVED BRICK AND GLAZED WALL THAT FACES TOWARD THE NORTH-WEST, AND PROMINENT ANGLED TALL WINDOWS DOWN THE SOUTHERN SIDE. THIS LANGUAGE HAS BEEN DRAWN UPON DUE TO ITS IMMEDIATE CONNECTION TO THE SITE.



THROUGHOUT THE ENTRANCE, APARTMENT BUILDINGS HAVE USED CURVED BALCONIES AND FORMS TO LINK TO HISTORIC ELEMENTS SUCH AS THE CHURCH, WHILE ALSO REFERENCING THE RELAXED FEEL OF THE SUBURB. THROUGH CURVED FLOOR PLATES AND BALCONIES, THE PROPOSAL RESPONDS TO ITS CONTEXT.



THE ENTRANCE IS LOCATED WITHIN A STRETCH OF POPULAR BEACHES WHICH ATTRACT HOLIDAYMAKERS AND RESIDENTS ALIKE. THE PROPOSAL DRAWS ON THE COASTAL TOWN FEEL, AND RESPONDS THROUGH A SOFTENING MATERIAL PALETTE AND CURVED ELEMENTS.



ON THE WESTERN SIDE OF THE PENINSULA, TUGGERAH LAKE PROVIDES A BACKDROP FOR PUBLIC PATHS AND RESERVES. THESE SPOTS PROVIDE REFUGE FROM THE TOWN CENTRE, AND THE PROPOSAL SEEKS TO EMULATE THIS FEELING THROUGH GENEROUS LANDSCAPING AND OUTDOOR SPACES.

DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
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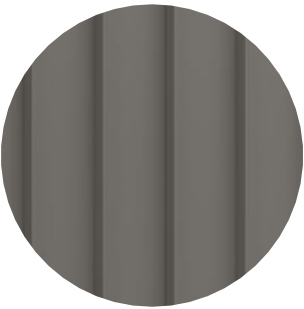
MATERIALITY



ALUMINIUM TIMBER-LOOK SOFFITS AND SCREENS PROVIDE WARMTH AND TEXTURE



LIGHT-COLOURED ALUMINIUM CLADDING ENABLES A VISUAL CHANGE TO HELP RECESS THE FORM AS THE BUILDING STEPS



DARK-COLOURED ALUMINIUM CLADDING FORMS PART OF THE BASE AND DISTINGUISHES THE CONCRETE FLOOR PLATES



EXPOSED CONCRETE CREATES A SOLID BASE FOR THE REST OF THE FORM TO BUILD ON

DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
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PERSPECTIVES 01



EXISTING CONTEXT



PERMISSIBLE ADJOINING CONTEXT

PERSPECTIVE FROM ASHTON AVENUE LOOKING NORTH

DESIGN REPORT

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PERSPECTIVES 02



EXISTING CONTEXT

PERSPECTIVE FROM ASHTON AVENUE LOOKING NORTH-EAST



PERMISSIBLE ADJOINING CONTEXT

DESIGN REPORT

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PERSPECTIVES 03



EXISTING CONTEXT

PERMISSIBLE ADJOINING CONTEXT

PERSPECTIVE FROM CAMPBELL AVENUE LOOKING SOUTH

 DENOTES ADJOINING DWELLING AND SHED PROPOSED TO BE DEMOLISHED UNDER MODIFIED APPROVAL - DA/557/2022A (18 CAMPBELL AVENUE)

DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
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Better fit
contextual, local
and of its place



Better performance
sustainable, adaptable
and durable



Better for community
inclusive, connected
and diverse



Better for people
safe, comfortable
and liveable



Better working
functional, efficient
and fit for purpose



Better value
creating and
adding value



Better look and feel
engaging, inviting
and attractive

DESIGN OBJECTIVES - BETTER PLACED 02



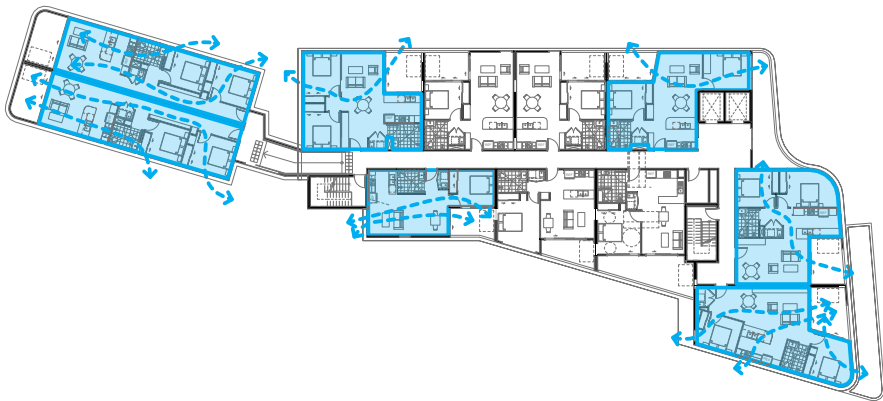
Better fit
contextual, local
and of its place

THROUGH THE USE OF CONTEXTUALLY APPROPRIATE MATERIALS, CAREFUL MASSING AND CONNECTION TO THE STREETScape, THE PROPOSAL RESPONDS TO THE BETTER FIT OBJECTIVE. THE BUILDING STEPS AND SHIFTS TO ENABLE IT TO SIT COMFORTABLY WITHIN ITS SETTING, AND THE RECESSED GROUND FLOOR PORTION ENCOURAGES COMMUNITY INTERACTION.



Better performance
sustainable, adaptable
and durable

THE PROPOSAL COMMITS TO IMPROVING RESIDENT AMENITY THROUGH PASSIVE DESIGN. 66% OF THE APARTMENTS ACHIEVE THE ADG SOLAR ACCESS AND CROSS VENTILATION REQUIREMENTS, WHICH ALLOWS RESIDENTS HIGH LEVELS OF NATURAL LIGHT AND REDUCES RELIANCE ON MECHANICAL COOLING. LOW-MAINTENANCE, HARDY MATERIALS ARE PROPOSED TO ENSURE DURABILITY AND LONGEVITY OF THE BUILDING.



DESIGN OBJECTIVES - BETTER PLACED 03



**Better for community
inclusive, connected
and diverse**

23-25 ASHTON AVENUE PROVIDES AN OPPORTUNITY TO FOSTER DIVERSITY AND SOCIAL RESILIENCE, THROUGH 50 WELL-DESIGNED UNITS - 60% (30 UNITS) PROPOSED TO BE DESIGNATED AS AFFORDABLE HOUSING, AND ASSOCIATED COMMUNAL OUTDOOR SPACES FOR RESIDENTS. BY INTEGRATING THESE HOMES INTO THE WIDER COMMUNITY THROUGH GOOD DESIGN, THE PROJECT INCREASES RESIDENTS AMENITY AND ALLOWS A SENSE OF EQUITY TO BE FORMED.



**Better for people
safe, comfortable
and liveable**

THROUGH THOUGHTFUL PROVISIONS OF COMMUNAL OPEN SPACE AND WELL DESIGNED LANDSCAPING, THE PROPOSAL PRIORITISES RESIDENT COMFORT, SAFETY AND GENERAL AMENITY. THESE SPACES ALLOW FOR RELAXATION AND COMMUNITY INTERACTION, WHILE OFFERING OPPORTUNITIES FOR RESIDENTS TO BE ACTIVE AND ENJOY THEIR HOME. THE PROPOSAL CREATES 50 NEW APARTMENTS CLOSE TO SERVICES, TRANSPORT AND PUBLIC SPACES.



DESIGN REPORT

RESIDENTIAL DEVELOPMENT AT 23-25 ASHTON AVENUE, THE ENTRANCE
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Better value
creating and
adding value

THE PROPOSAL AIMS TO DELIVER HIGH-QUALITY, HIGH VALUE HOMES. THE SITES NORTH-SOUTH ASPECT ALLOWS FOR EASE OF ACCESS TO LOCAL SERVICES, AMENITIES AND RECREATION, AND THE DEVELOPMENT CREATES HOMES THAT WILL REQUIRE MINIMAL MAINTENANCE, ALLOWING RESIDENTS TO BE PROUD OF WHERE THEY LIVE. OVERALL, THE DEVELOPMENT ADDS SOCIAL, ENVIRONMENTAL AND ECONOMIC BENEFITS FOR BOTH RESIDENTS AND THE LOCAL COMMUNITY.



Better working
functional, efficient
and fit for purpose

THE PROPOSAL RESPONDS TO THE ZONING AND PROGRAMMATIC REQUIREMENTS OF THE SITE, ALLOWING FOR A DEVELOPMENT THAT WILL BE ADAPTABLE AND FLEXIBLE FOR FUTURE USE. GENEROUS FLOOR-TO-FLOOR HEIGHTS MEANS THAT WHILE THE DESIGN IS FIT FOR IT'S CURRENT PURPOSE, IT CAN BE CONVERTED TO OTHER USE CASES IN THE FUTURE.





**Better look and feel
engaging, inviting
and attractive**

THE PROPOSED FORM RESPONDS TO IT'S CONTEXT, WHILE CREATING A BUILDING THAT IS ENGAGING AND PLAYFUL. THE LOOK AND FEEL DRAWS INSPIRATION FROM THE COASTAL CHARACTER OF THE SUBURB, AND BUILDS UPON THIS WITH ROBUST, LOW-MAINTENANCE MATERIALS. THE CURVED SLAB EDGES AND BALCONIES SOFTENS THE MASS OF THE BUILDING, INVITING INTERACTION BETWEEN THE PUBLIC AND PRIVATE SPACES. LANDSCAPED PLANTERS AT THE HIGH LEVELS CONTRIBUTES TO THE GREENING OF THE BUILDING, AND THE CONTEMPORARY DESIGN LANGUAGE RESULTS IN A PROPOSAL THAT IS BOTH ATTRACTIVE AND DURABLE.



DESIGN VERIFICATION STATEMENT

Wednesday, 22 April 2026

NSW Department of Planning, Housing and Infrastructure

23-25 Ashton Avenue, The Entrance. NSW. 2261
State Significant Development Application

DESIGN VERIFICATION STATEMENT

This Architectural Design Report has been prepared by **SDA** as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential flat building incorporating in-fill affordable housing at 23–25 Ashton Avenue, The Entrance (the Site).

The report addresses the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-84190958) and documents the architectural design response developed in accordance with the provisions of the Housing SEPP 2021.

The Site comprises 2,331.9 sqm of land with frontages to Ashton and Campbell Avenues respectively within the Central Coast Local Government Area. The proposal seeks consent for the demolition of existing paving and redundant infrastructure, and the construction of a new residential flat building with on-grade parking, including the provision of 30 affordable housing to be managed by Pacificlink Housing a registered Community Housing Provider.

- The development includes:
- Demolition of existing paving and redundant infrastructure and site preparation works;
 - Construction of on-grade car parking, building services and commerical tenancy;
 - Construction of a residential flat building comprising a mix of dwelling types;
 - 60% of dwellings to be designated as affordable housing in accordance with the Housing SEPP;
 - Landscaped communal open space and deep soil planting.

This report concludes that the proposed development achieves a high standard of architectural design quality, responds appropriately to the site’s topography and context, and satisfies the intent of the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021.

Pursuant to Clause 29 of the Environmental Planning and Assessment Regulation 2021, I declare that I am a qualified designer, being a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2021.

I directed the overall architectural design of the development and confirm that the design achieves the relevant design quality principles and has been prepared in accordance with the applicable planning framework and SEARs requirements.

Yours sincerely,



James Clarence
Director | Space Design Architecture
Senior Registered Architect NSW 7927
Design Practitioner (Architectural) - DEP0001458

DESIGN VERIFICATION STATEMENT

APARTMENT DESIGN GUIDELINE OBJECTIVES (PART 3) | RESPONSE

PART 3 - SITTING THE DEVELOPMENT			
OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surround context.	Complies	<i>The proposal seeks the opportunity to combine 3 allotments to development a residential flat building. The overall presence along 23-25 Ashton Avenue will be in line with the Council future desired character. The proposal has considered neighbouring properties (both existing and proposed) with adequate setbacks.</i>
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Complies	<i>The building aligns with the desired future character of the area and reinforces the character of the neighbourhood through materiality, with units orientated to achieve maximum solar access.</i>
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter.	Complies	<i>The building form(s) have been informed by the objectives of the building envelope controls outlined within the ADG. Overshadowing is minimised.</i>
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	Complies	<i>The residential access point has been carefully and appropriately located for legibility for residents and visitors; the residential lobby will be designed to control access and to appropriately separate circulation routes. Street facing apartment windows and balconies are located to provide passive surveillance over the public domain.</i>
	Objective 3C-2 Amenity of the public domain is retained and enhanced.	Complies	<i>The proposal adds to the public domain by enhancing the street experience through materiality and vegetation. Single point for vehicular access mitigates traffic congestion and maximises safety.</i>
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping:- 1. Communal open space has a minimum area equal to 25% of the site. 2. Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am-3pm on 21 June (mid winter).	Complies	<i>A total of 628.44 (26.9%) of the site area of principal communal open space has been provided The principal communal open space receives in excess of 2 hours of solar access between 9am-3pm.</i>
	Objective 3D-2 Communal open space is designed to allow for a range of activities, responding to site conditions and be attractive and inviting.	Complies	<i>Communal outdoor spaces have been designed in consultation with Pacific Link Housing Limited in the following manner:- Large communal areas, especially outdoors attract large amounts of people to congregate, having the potential to result in undesirable behaviours or unwanted guests within the complex. Smaller open spaces with targeted seating is more desirable. Multiple smaller separated spaces provide people a better choice in whom they interact with, and incorporate beneficial landscaped elements, contributing to Pacific Link Housing Limited's dedication to gardening programs run by Botanical Garden staff. Pacific Link Housing Limited run small community engagement events for their tenants; consisting typically of morning tea's, BBQ events, gardening etc. These events are catered from a dedicated community van.</i>
	Objective 3D-3 Communal open space is designed to maximise safety.	Complies	<i>As per 3D-2 as designed in consultation with Pacific Link Housing Limited, multiple smaller spaces create better resident interaction and maximises safety.</i>
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. Deep Soil Zones are to meet the following minimum requirements:- Site Area Greater than 1500m²; 6.00m minimum dimension, achieving 7% of the site area.		<i>The proposal includes 205.55m² of deep soil zone (8.88% of the site area), exceeding the minimum requirements outlined within the ADG.</i>

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:- Up to 12m (4 storeys) 6m (Habitable & Balconies) 3m (Non-Habitable) Up to 25m (5-8 storeys) 9m (Habitable & Balconies) 4.5m (Non-Habitable)	On Merit	<i>The proposed setbacks are generally consistent with ADG requirements as reasonably practical, given constraints of the site shape.</i>
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balances outlook and views from habitable rooms and private outdoor spaces.	Complies	
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	Complies	<i>Main entry (Ashton Avenue) creates a clearly defined private and public domain.</i>
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify.	Complies	<i>Access designed in accordance with required standards.</i>
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.	Complies	<i>Pedestrian access points to the North & South of the site (Ashton & Campbell Avenues).</i>
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies	<i>The strategic placement of a single point for vehicular access and one way driveway mitigates traffic congestion and maximises safety.</i>
Bicycle and Car Parking	Objective 3J-1 Carparking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. For developments in the following locations:- <i>On sites that are within 800mm of a railway station or light rail stop in the Sydney metropolitan area; or</i> <i>On land zoned, and within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.</i> The minimum carparking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant Council, whichever is less. The car parking needs for a development must be provided off street.	Complies	<i>Vehicle parking is provided at rates recommended by the traffic report as prescribed within the Housing SEPP 2021.</i>
	Objective 3J-2 Parking and facilities are provided for other modes of transport	Complies	
	Objective 3J-3 Car park design and access is safe and secure.	Complies	
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.	N/A	
	Objective 3J-5 Visual and environmental impacts of on-grade carparking are minimised.	Complies	
	Objective 3J-6 Visual and environmental impacts of above ground enclosed carparking are minimised.	N/A	

DESIGN REPORT

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DESIGN VERIFICATION STATEMENT

APARTMENT DESIGN GUIDELINE OBJECTIVES (PART 4) | RESPONSE

PART 4 - DESIGNING THE BUILDING			
OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Solar Access and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am-3pm at mid winter in the SYdney metropolitan area and in the Newcastle and Wollongong local government areas. 2. In all other areas, living rooms and private outdoor spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am-3pm at mid winter. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am-3pm at mid winter.	<i>On Merit</i>	<i>Due to the irregular shape of the site and orientation, achieving compliant solar access is significantly problematic.</i> <i>Locating apartments on the southern and eastern sides of the site has been prioritised to the extent possible given the constraints. There are 3 apartments on each level which face South. Whilst these apartments don't achieve compliant solar access, they are afforded views across the entrance road and potential water views for the upper levels.</i> <i>Of the apartments which don't achieve solar access:</i> <i>- 9 apartments achieve a small amount of sunlight (less than 1 hour between 9am-3pm). all of these apartments also achieve sunlight from sunrise to 9am.</i> <i>- It is allowable for 15% of partments to not receive any sunlight between 9am-3pm on the winter solstice. This equates to 7.5 apartments out of the proposed 50 apartments.</i> <i>- 8 apartments do not achieve any direct sunlight between 9am-3pm in the proposed layout. This is considered acceptable due to the shape of the site and orientation. All of the apartments which don't achieve the solar access will retain good amenity due to the borrowed natural light available through oversized windows.</i>
	Objective 4A-2 Daylight access is maximised where sunlight is limited.	<i>On Merit</i>	<i>Building evelopes have been designed to minimise the quantity of apartments with no direct sunlight at mid winter.</i>
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	<i>Complies</i>	<i>The extent/depth of balconies will create shading to living areas during the warmer months. Outside of these areas, excessively sized windows have been minimised.</i>
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated.	<i>Complies</i>	<i>Operable windows and doors are provided to allow ADG and BCA requirements for natural ventilation to be met.</i>
	Objective 4B-2 The layout and design of single aspect apartments maximise natural ventilation.	<i>Complies</i>	
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows natural ventilation. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	<i>Complies</i>	<i>32/50 (64%) of apartments achieve natural ventilation meeting the requirements of the objective.</i> <i>Cross through apartments do not exceed 18m.</i>
Ceiling Heights	Objective 4C-1 Ceiling heights achieve sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:- Apartments and mixed use buildings; 2.70m (Habitable) 2.40m (Non-Habitable) If located in mixed use areas:- 3.60m for ground and first floor to promote flexibility of use. These minimums do not preclude higher ceilings if desired.	<i>Complies</i>	<i>Ceiling heights are proposed at 2.70m in living rooms and bedrooms - with 2.40m ceiling heights for kitchens and laundries as required to achieve plumbing falls.</i>
	Objective 4C-2 Ceiling heights increase the sense of space in apartments and provides for well proportioned rooms.	<i>Complies</i>	<i>Internal layouts have well proportioned rooms to maximise the feeling of spaciousness.</i>
	Objective 4C-3 Ceiling heights contribute to the flexibility of a building use over the life of the building.	<i>Complies</i>	<i>Every floor to floor conforms to the ADG, 2.70m habitable rooms and 2.40m non-habitable rooms.</i>

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. 1. Apartments are required to have the following minimum internal areas:- <i>Studio = 35m²</i> <i>1 bedroom = 50m²</i> <i>2 bedroom = 70m²</i> <i>3 bedroom = 90m²</i> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² . 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	<i>Complies</i>	<i>All apartments are equal to or larger than the minimum sizes required by the ADG.</i> <i>Refer Development Summary table on Architectural Drawing DD008 for apartment areas.</i>
	Objective 4D-2 Environmental performance of the apartment is maximised. 1. Habitable room depths are limited to a maximum of 2.5x the ceiling height. 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	<i>Complies</i>	<i>Habitable room depths have been design to not exceed 2.5x the ceiling height.</i> <i>Open plan layout depth do not exceed 8m from a window.</i>
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs. 1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobes). 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space). 3. Living rooms or combined living/dining rooms have a minimum width of:- <i>3.6m for studio and 1 bedroom apartments</i> <i>4.0m for 2 and 3 bedroom apartments</i> 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	<i>Complies</i>	<i>Master bedrooms abd bedrooms provided meet or are larger than the minimum size required.</i> <i>Apartments meet ADG minimum requirements for living/dining room widths.</i> <i>All cross through apartments are at least 4m in width.</i>
	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity. 1. All aptmnts are required to have primary balconies as follows:- <i>Studio = 4m²</i> <i>1 bedroom = 8m² (min 2m depth)</i> <i>2 bedroom = 10m² (min 2m depth)</i> <i>3 bedroom = 12m² (min 2m depth)</i> <i>3+ bedroom = 12m² (min depth 2.4m)</i> The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. For apartment at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	<i>Complies</i>	<i>All apartment balconies are equal to or larger than the minimum sizes required by the ADG.</i> <i>Refer Development Summary table on Architectural Drawing DD008 for balcony areas.</i> <i>No ground level apartments have been proposed.</i>
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.	<i>Complies</i>	<i>Balconies are located in front of adjacent to living spaces.</i>
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	<i>Complies</i>	<i>The balconies are an integral part of the building facade, incorporating horizontal and vertical Architectural features.</i>
	Objective 4E-4 Private open space and balcony design maximises safety.	<i>Complies</i>	<i>Design and detailing of balconies avoid opportunites for climbing and falls.</i>

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PART 4 - DESIGNING THE BUILDING			
OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of units. 1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	On-Merit	Whilst levels 2 and 3 exceed this number, two lifts and 2 stairs sets have been provided to adequately service the number of units on these plates. In addition, glazing at each end of the common circulation spaces allows natural light and ventilation into these zones.
	Objective 4F-2 Common circulation spaces promote safety and provide social interaction between residents.		
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:- Studio = 4m³ 1 bedroom = 6m³ 2 bedroom = 8m³ 3+ bedroom = 10m³ At least 50% of the required apartment storage is to be located within the apartment.	On Merit	All apartments provide equal to or exceed the minimum ADG storage requirements. Apartments 206, 207, 503, and 603 have less than 50% of their storage insdie the apartment. All other apartments have greater than 50% of storage located within the apartment. Refer Development Summary table on Architectural Drawing DD008 for apartment storage calculations.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.	Complies	Adequate setback, in conjunction with balcony locationshave been designed to minimise noise transmission between apartments. Internal apartment layouts have been designed to ensure wherever possible, non-habitable rooms act as a noise buffer to common corridors.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	Complies	Internal apartment layouts have been designed to ensure wherever possible, non-habitable rooms act as a noise buffer to common corridors.
Noise and Pollution	Objective 4J-1 In noisy or hostile environments, the impacts of external noise and pollution are minimised through careful siting and layout of buildings.	Complies	Balcony openings in the facade have been carefully considered in regards toheight, width and materiality to assist with acoustic design from external sources.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Complies	Facade materials and opening locations have been carefully considered within the development to minimise impacts of noise transmission.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and in the future.	Complies	A mixture of 1 and 2 bedroom apartments have been provided.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building.	Complies	A variety of apartment types have been provided within each floor plate.
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	N/A	No ground floor apartments are proposed
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	N/A	No ground floor apartments are proposed
Facades	Objective 4M-1 Building facades provide visual interest along the street, while respecting the character of the local area.	Complies	The facade draws on surrounding character/context, expressed in varying complimentary ways to define the desired future context of the area.
	Objective 4M-2 Building functions are expressed by the facade.	Complies	The building entry is clearly defined and separated from the ground floor commercial tenancy by the driveway. Elevations are rational, responding to their intended use.

Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Complies	The uppermost roof design maintains a consistent detail, complimenting the intended design aesthetic for the building.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Complies	Rooftop access has not been provided within the proposed design for residents, however common open space has been allocated on the Ground Floor level.
	Objective 4N-3 Roof design incorporates sustainability features.	Complies	Refer ESD report for details
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable.	Complies	Refer Landscape design.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity.	Complies	
Planting on Structures	Objective 4P-1 Appropriate profiles are provided.	Complies	Refer Landscape design.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Complies	
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	Complies	
Universal Design	Objective 4Q-1 Universal design features are included in apartment designs to promote flexible housing for all community members.	Complies	Open plan living and adaptable apartments have been provided throughout the development to promote flexible housing.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided.	Complies	a variety of apartment types and bedroom numbers are available within the development in accordance with the Community Housing Providers model of accomodation. 5 accessible apartments are also provided
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Complies	a variety of apartment types and bedroom numbers are available within the development in accordance with the Community Housing Providers model of accomodation. Pacific Link Housing Limited Operate a number of facilities across the Central Coast and are experts in delivering Community and Affordable Housing
Adaptive Reuse	Not Applicable		
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Complies	The proposed commercial tenancy provides passive street surveillance during daylight hours and links the development to other Commercial Facilities in the area
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Complies	Residential levels of the development are well integrated on the upper levels above the commercial tenancy.
Awnings and Signage	Objective 4T-1 Awnings are well located and compliment and integrate with the building design.	Complies	The street awning at ground level follows the Architectural language, being consistent with the general design aesthetic of the building. Signage is to be limited to building identification, navigation and statutory, designed in a manner to fit harmoniously with the Architecture and a positive precinct contribution.
	Objective 4T-2 Signage responds to the context and desired streetscape character.	Complies	
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design.	Complies	Natural light is maximised to habitable rooms, with operable doors and windows contributing to passive design aspects. These measures in conjunction with roof top solar panels, reduces the reliance on the use of artifical heating/cooling/lighting needs.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transer in summer.	Complies	
	Objective 4U-3 Adequate natural ventilation measures minimise the need for mechanical ventilation.	Complies	
Water Management and Conservation	Objective 4V-1 Potable water use is minimised.	Complies	Refer BASIX and ESD reports for details.
	Objective 4V-2 Urban Stormwater is trated on site before being discharged to receiving waters.	Complies	Refer civil/stormwater design details.
	Objective 4V-3 Flood management systems are integrated into the site design.	Complies	Refer to civil/flood reports for details
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenities of the residents.	Complies	Waste holding room is located centrally to the building at ground floor level and obscured by the building, minimising impacts on streetscape.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Complies	Waste rooms are provided on each level as requested within the Waste Management Report.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering.	Complies	The facade is detailed to provide overhangs to prevent staining, protect walls below.
	Objective 4X-2 Systems and access enable ease of maintenance.	Complies	Access to all maintenance areas is provided.
	Objective 4X-3 Material selection reduces ongoing maintenance costs.	Complies	Durable, robust and low-maintenance materials are proposed externally to the facade.

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DESIGN VERIFICATION STATEMENT

DESIGN QUALITY PRINCIPLES - COMPLIANCE STATEMENT (SEPP HOUSING 2021, SCHEDULE 9)

PRINCIPLE 1	PRINCIPLE 2	PRINCIPLE 3	PRINCIPLE 4	PRINCIPLE 5
CONTEXT AND NEIGHBOURHOOD CHARACTER	BUILT FORM AND SCALE	DENSITY	SUSTAINABILITY	LANDSCAPE
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.	Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.	Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.	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.	Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.
The development has been specifically designed to respond to a unique existing contextual environment and also a desired future character of the area. Massing, facade proportions and streetscape rhythms reflecting those of a similar typology in the local vernacular.	The scale and proportion of the built form has been developed based on detailed analysis of the area and adjoining context, and to respond to the future desired character of the area.	The development provides an increase in density aligning to the desired future character as outlined by Central Coast Council.	Sustainability is embedded through passive design strategies, including optimal orientation, cross ventilation and solar shading. Deep balconies and highperformance glazing moderate solar gain and reduce reliance on mechanical systems.	Landscape design has been undertaken by Octopus Garden Design, having been developed alongside the Architectural design. The design approach to the overall development has been to provide a landscaped edge to the commerical tenancy, ground floor carparking and communal outdoor space(s).
As the development progresses upwards upper levers are setback from those below to reduce bulk and scale and not dominate the streetscape with a large and bulky flat style of Architecture.	The subject site is zoned E1 'Local Centre' and as such provides shop top housing through provision of a commercial space on the ground floor front Ashton Avenue. Driveway entry to the site is via Ashton Avenue and exiting on Campbell Avenue to minimise traffic flow impacts and removing the need for reversing out onto the street.	The multi-storey 'shop top housing' approach provides high levels of residential amenity in a housing form. Additional dwellings in this area provides high quality residences in close proximity to local bus routes, schools and shopping centres, to assist in sustaining local businesses by increasing patronage in the area.	Landscape and water-sensitive design measures support urban cooling, biodiversity and long-term environmental performance, aligning with the sustainability objectives of the Housing SEPP.	The landscaped areas within the development have been designed to act as a 'community garden' arrangement to allow the residents to develop a sense of community within the complex, and give them the opportunity to congregate in a comfortable and inviting shared environment.
Differentiation in robust low-maintenance cladding selections, mixes of proportions, setbacks in the facades, combined with recessed balconies combine to create a visually interesting facade with an active street frontage. The active street frontage provides passive surveillance to the street and promotes a visible live/work/play atmosphere.	The generally horizontal proportions of the building mass have been broken down into a larger and smaller mass (larger fronting Ashton Avenue, smaller towards Campbell Avenue) to introduce an articulation of the facade and assist in minimising privacy and overshadowing concerns to the adjoining neighbouring properties.	Furthermore, the location of the development is in close proximity to the commercial centre of the area, schools and recreational facilities, meaning that reliance on cars can be reduced as residents can easily walk to these locations or utilise public transport.	The communal landscaped spaces provides a buffer between the development and neighbouring sites and allows the residents a space to congregate and make their own.	Low-water use and salt-tolerant native plant species have been prioritised throughout the landscape design to reduce long-term maintenance requirements and improve resilience to the coastal environment while creating a sense of local place. Varities of ground covers and shrubs provide visual screening and suppress weed growth, with balcony gardens incorporating spillover planting designed to cascade over the facade edges, providing an additional softening to the Architectural mass.

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DESIGN QUALITY PRINCIPLES - COMPLIANCE STATEMENT (SEPP HOUSING 2021, SCHEDULE 9)

PRINCIPLE 6	PRINCIPLE 7	PRINCIPLE 8	PRINCIPLE 9
AMENITY	SAFETY	HOUSING DIVERSITY AND SOCIAL INTERACTION	AESTHETIC
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. 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.	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.	Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.	Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.
<u>Ceiling Heights</u> Ceiling heights are proposed at 2.70m in living rooms and bedrooms - with 2.40m heights for kitchens, bathrooms and laundries as required to achieve plumbing falls. All room dimensions exceed the minimum sizes proposed under the Housing SEPP.	The proposal incorporates CPTED principles to promote safety and security. Building entries are clearly defined and visible from the public domain, with lobbies and circulation areas designed for passive surveillance.	The proposal provides a total of 50 units consisting of:- 25 x 1 Bedroom Units 05 x 1 Bedroom Accessible Units 20 x 2 Bedroom Units	The existing streetscape within Ashton and Campbell Avenues provides a varied context for the proposed development. Whilst there are minimal residential flat buildings in close proximity to the development site, the proposal looks to achieve the future desired character intended by Council, by increasing density and height in a responsible way.
<u>Natural Ventilation</u> Natural cross ventilation has been provided to 32 units (64%), providing high levels of resident amenity.	Commercial ground floor activities provides passive surveillance and facade activation at street level to Ashton Avenue during business hours. Balconies, and living room windows on the upper levels of the development provide additional night time passive surveillance of the public domain, maximising security and safety.	With 60% (30 Units) proposed to be designated as affordable housing, the proposal responds to the social needs of the residents in the area and those wishing to move into the area.	The development has been designed to compliment the changing character of the area, broken down to a larger mass fronting Ashton Avenue, and a reduced/smaller mass towards Campbell Avenue to minimise privacy and overshadowing impacts to its adjoining existing neighbours.
<u>Solar Access</u> A detailed assessment of solar access has been undertaken throughout the design process. The proposed development provides 3+ hours of direct sunlight to 33 units (66%) between the hours of 9am-3pm on the 21st June.		The location of the proposed development is in close proximity to the commercial centre of the area, ensuring that excellent access to shopping, schools and recreational facilities are available to the residents.	Forms have been further broken down with recessed balconies and robust low-maintenance materiality variation to add detail and contrast within the Facade.
<u>Visual and Acoustic Privacy</u> Careful consideration of window locations, balcony screening ensures that visual and acoustic privacy is maintained.		Communal spaces have been designed in consultation with Pacificlink Housing to provide smaller separated and well landscaped spaces to allow a better choice in whom residents interact with (as larger spaces can attract larger crowds with the potential to result in undesirable behaviours).	
<u>Storage</u> Storage areas both within and externally to the units has been provided to meet the requirements of the Housing SEPP.			
<u>Layout Efficiency</u> Internal circulation has been minimised in all apartments, with detailed consideration of kitchens, laundries and bathroom layouts to ensure long term livability.			
<u>Access</u> Equitable access is provided from the Ashton Avenue street entry to all levels via the lift. Equitable access is provided to communal outdoor areas so as to allow usage by all residents. In addition, 5 of the proposed units have been designed and allocated as Accessible units.			

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