DESIGN WORKSHOP AUSTRALIA

22 October, 2025

CERTIFICATE OF VERIFICATION

Additions to existing shop top housing development comprising of a 4-7 storey podium with commercial space on the ground floor, two residential towers that are 11 and 22-storeys from existing ground level including the top floor that houses the communal rooms, and 4-5 levels of basement car parking. The proposal also includes site amalgamation of two lots and strata subdivision at 105 Forest Road and 1A Hill Street, Hurstville. The proposal includes a total of 187 dwellings comprising of 60 x 1-bedroom apartments, 95 x 2-bedroom apartments, 32 x 3-bedroom apartments.

105 Forest Road & 1A Hill Street, Hurstville

This certificate verifies that Robert Gizzi (NSW Registration No 8286)

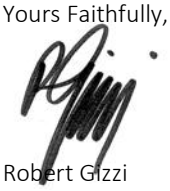
a) personally, directed the additional levels of the above development as architectural director for Design Workshop Australia (DWA) of 81a Princes Highway, Fairy Meadow.

b) the design addresses all requirements as per the Housing SEPP and Section 102 Clause (2) Environmental Planning and Assessment Regulation 2021 are achieved for the development; and

c) the proposed additions do not amend or detract from the design principles for residential apartment development and the objectives in the Apartment Design Guide; and

d) the proposed additions do not diminish or detract from the design quality of the original approved development or compromise the design intent of the original development.

Yours Faithfully,



Robert Gizzi
Director
Registered Architect No: 8286

HOUSING SEPP PRINCIPLES

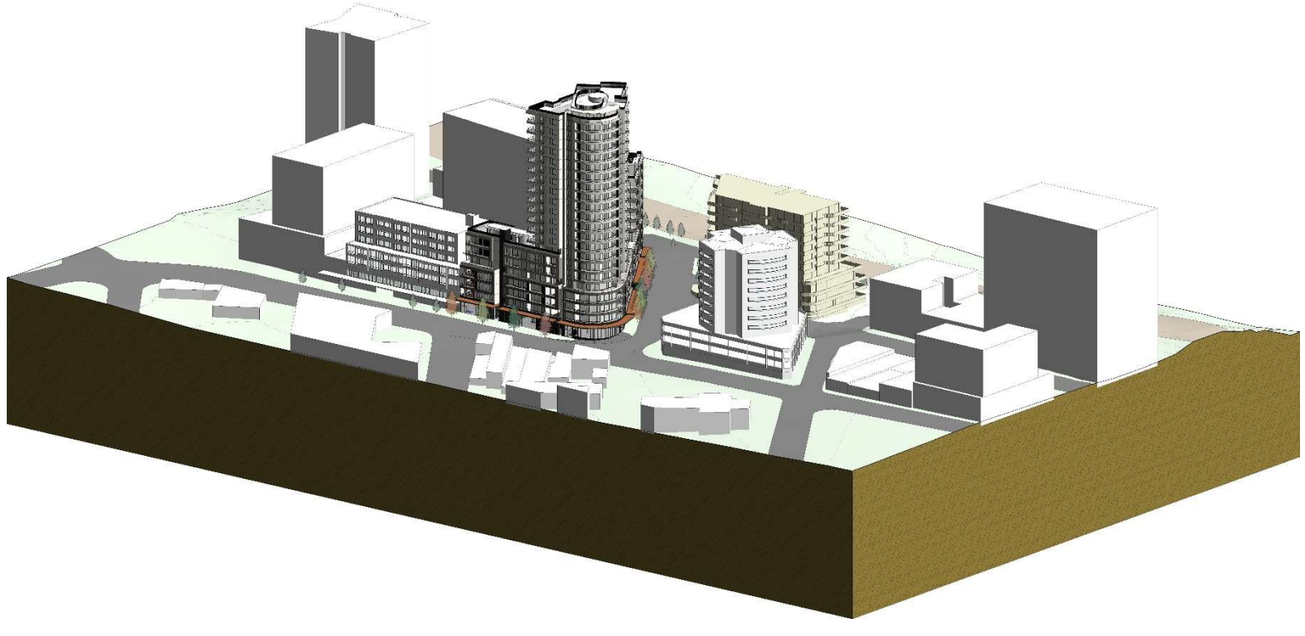
PRINCIPLE 1: CONTEXT & NEIGHBOURHOOD CHARACTER

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.

The proposal has been designed to provide a quality residential building that responds to and utilises the advantages of its context within the Hurstville Town Centre. The surrounding area is characterised by a mix of land uses including residential, light industry, retail and commercial. Additionally, the proposal responds to Principal 1 by providing:

- The existing approved retail entry spaces will be in direct sight from Forest Road & Hill Street to create an address to the street for the tenants and owners and provide comfortable walking distances and access regimes.
- The suites and entries provide visual and physical links to surrounding streetscape and precincts
- The proposal has been developed in relation to the future desired character of the area and responds well to providing a benchmark for future developments.
- The siting of the building responds to its location, specific topographic situation and the varying environmental conditions of the site. These responses result in building form and articulation that will contribute to the streetscape.
- The proposed building is a modern addition to a currently transforming area.
- The proposal creates an address and identity to the prominent corner site.

The proposed building has identified the opportunity for growth within the area and provides an accommodating change to the existing neighbourhood and surrounding areas.



HOUSING SEPP PRINCIPLES

PRINCIPLE 2: BUILT FORM & 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.

An appropriate bulk and scale have been established through comprehensive urban design analysis, particularly in relation to the additional levels permitted under the Housing SEPP.

The proposal provides a sensitive and well-considered response to Principle 2 as follows:

- The proposed building remains appropriate in terms of bulk and height, ensuring a balanced relationship with the surrounding built form and streetscape.
- The overall height and scale align with the desired future character of the area and support the precinct's evolving housing needs.
- The additional levels have been carefully integrated to deliver a positive urban outcome, including:
    - Retaining a strong and consistent street frontage address with suitable scale and articulation, contributing positively to the streetscape.
    - Supporting the future character vision of the area by providing increased housing capacity in a high-demand location.
    - Maintaining effective vertical articulation to avoid visual bulk and enhance the building's form and legibility.
- The increase in bulk and scale is a direct response to the updated provisions of the Housing SEPP, which encourages increased residential capacity in appropriate locations.
- Additional communal open space has been incorporated at Level 1, 7, 10 and roof terrace to maximise landscaped areas and ensure quality shared spaces for residents.
- All additional levels include appropriately scaled balconies to enhance residential amenity, outdoor access, and passive surveillance.
- The proposal continues to make a positive contribution to the streetscape through considered architectural treatment, modulation, and high-quality finishes.
- The apartment layouts have been designed to ensure robust internal amenity, including excellent solar access and natural ventilation, in accordance with the Apartment Design Guide.

HOUSING SEPP PRINCIPLES

PRINCIPLE 1: CONTEXT & NEIGHBOURHOOD CHARACTER

PRINCIPLE 2: BUILT FORM & SCALE

PRINCIPLE 3: DENSITY

PRINCIPLE 4: SUSTAINABILITY

PRINCIPLE 5: LANDSCAPE

PRINCIPLE 6: AMENITY

PRINCIPLE 7: SAFETY

PRINCIPLE 8: HOUSING DIVERSITY & SOCIAL INTERACTION

PRINCIPLE 9: AESTHETICS

HOUSING SEPP PRINCIPLES

PRINCIPLE 3: DENSITY

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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.

The proposed development aligns with the residential density envisioned under the applicable planning controls. Specifically, the gross floor area (GFA) is consistent with the maximum permitted under the Local Environmental Plan (LEP), in addition to the 30% bonus floor space allowance provided for under the Housing SEPP.

The proposal responds to key planning principles as follows:

- Incorporates the additional 30% FSR bonus as permitted by the Housing SEPP to
- support increased housing supply;
- Aligns with the desired future density and built form character of the precinct;
- Provides a balanced and appropriate mix of unit types to meet diverse housing needs;
- The proposed Floor Space Ratio (FSR) has been informed by an urban form analysis, ensuring an appropriate scale and transition to surrounding development.
- Complies with relevant Council planning controls, building envelopes, and guidelines as set out in the Housing SEPP and the Apartment Design Guide (ADG).
- All apartments meet or exceed the minimum size and mix requirements of Georges River Council and the ADG, ensuring high standards of amenity and functionality.

Existing streetscape density taken from 152 Forest Road, Hurstville -as per Visual Impact Analysis provided by AE Design

Proposed streetscape density taken from 152 Forest Road, Hurstville -as per Visual Impact Analysis provided by AE Design

HOUSING SEPP PRINCIPLES

PRINCIPLE 4: SUSTAINABILITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).
Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The proposed Apartments have been designed to maximise thermal performance, enhance occupant amenity, and reduce greenhouse gas emissions—ultimately lowering energy usage and supply costs. The design reflects a strong commitment to Ecologically Sustainable Development (ESD) principles and incorporates the following key initiatives:

- Energy-efficient whitegoods (high-rated dishwashers, etc)
-
- Water-efficient fixtures (very high ratings for toilets, showers and taps) and reduced flow to sewer
- Recycling or reusing (closed loops) of water from fire pump testing.
- Rainwater reuse for irrigation is optional but advised
- Efficient irrigation such as drip irrigation, timers and moisture -sensors for planters and gardens.
- Use of some locally indigenous or “one-drop” water-efficient plants
- Generous deep-soil allocation and planter bed gardens.
- Recycling of construction and demolition waste (over 90% of total waste by mass).
- The use of re-usable formwork for internal floors and core walls on site.
- Paints and floor-coverings with low VOCs, wherever possible.
- Wood products with low formaldehyde (and VOCs), wherever possible.
- Water-based and low-emission paints where possible, for internal 'low-sheen' areas.
- Low-emission and (where practical) water-based paints for internal gloss or semi-gloss finishes.
- Specification of sustainable-timber, where possible, using FSC or PEFC (for structure, trims, etc).
- Motion-sensors and time-based controllers (time clocks) for lights, ventilation, etc.
- Air quality (CO/CO2) monitors for the car park ventilation system control and efficient VSD fans.
- Light-colour roofs, generous vegetation and passive cooling to reduce ‘’urban heat-island effects’’.
- Sensible access to train and bus transport as well as an extensive network of bike paths.
- Generous Bicycle Parking and proposed ‘Travel Kits’ to educate residents
- Use of “Carshare” schemes, electric-car charging and other efficient-vehicle-alternatives
- Reduced topsoil removal, ecosystem renewal and mostly low-water or locally indigenous plants
- Reduced Operating Costs (water, gas, electricity) due to the good ESD, BASIX and NatHERS scores

NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete external wall with R2.7 added
External Walls 2	Metal cladding ext. wall with R2.7 added
External Walls 3	Brick veneer external wall with R2.7 added
Thermal breaks for walls/roofs	R0.2 thermal breaks needed with NatHERS / NCC 2022
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R2.0 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.0 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional acoustic insulation
Party walls 2	Concrete columns, lined plasterboard + optional acoustic insulation
Walls next to lifts/stairs	Concrete walls and plasterboard lining
Internal Walls (in units)	Plasterboard on Studs
Internal Floors (between units/habitable)	Concrete floors, with plasterboard below
External Floors (with basement/air below)	Concrete slab with basement or air below
External Floor Insulation over Cantilever	R2 added under unit rooms over cantilever or basement
Floor Finishes	Tiles - wet areas, carpet - bedrooms, timber – living/dining
Roofs - below balcony/terrace	Concrete roof + R3.8 and foil added under
Penthouses and top floors	Concrete roof + R3.8 and foil added under
Penthouses 2009 and 2010	Concrete roof + R4.8 and foil added under
Roof Colour	Light colour, some medium tiles/vegetation
Skylights for units	None proposed
Window Shading	Eaves and overhangs + Screens as shown (screen fixed)
Weather Stripping	All external doors and windows
Ceilings fans bedrooms 1400 diam or more	Bedroom fans proposed (not for small studies)
Ceilings fan living/dining 1400 diam or more	Living fans proposed (one per living, even large living)
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)

Thermal Comfort Glazing Item	Details
1. Windows type 1 – throughout except 2 units	
Window description type 1	1. Double-glazed and aluminium frames
Windows - U-value	≤ 3.2 awning/bifold, ≤ 2.6 fixed/sliders
Windows – SHGC	0.46 ±5% awning/bifold, 0.53 ±5% fixed/sliders
2. Windows type 2 – balconies 2009, 2010	
Window description type 2	2. Double-glazed and thermal aluminium
Windows - U-value	≤ 2.2 fixed, ≤ 2.2 sliders
Windows – SHGC	0.39 ±5% fixed, 0.39 ±5% sliders

Specifications prepared by GreenPerch Consultants – ESD Report (v5)

HOUSING SEPP PRINCIPLES

PRINCIPLE 5: LANDSCAPE

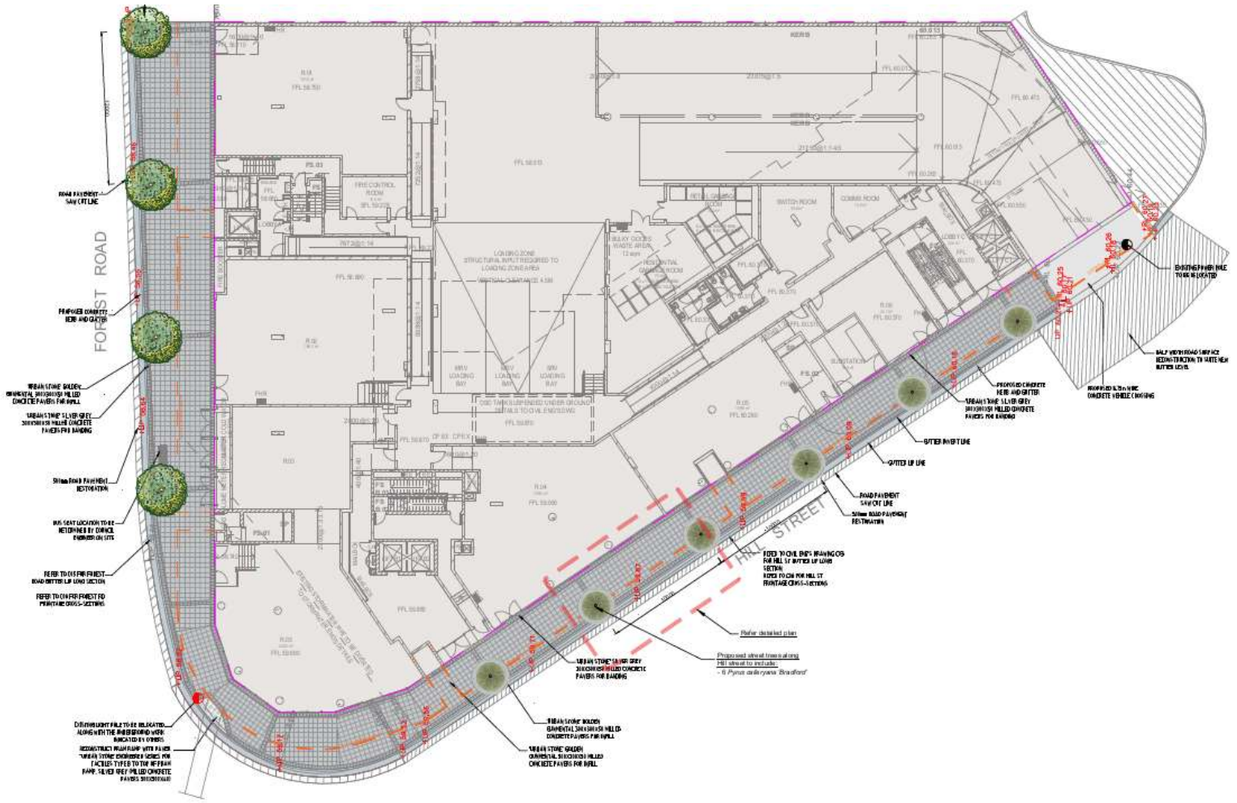
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape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

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours amenity, provides for practical establishment and long-term management.

The landscape design is integrated with the building design and arrangements of external public and communal space. The landscape elements proposed play an important role in defining the key space on the site and enhance the occupants' privacy across public-private and communal-private thresholds.

The species to be proposed will be selected in consideration of the climatic conditions on the site, the existing ecosystem, water management on the site and their long-term success in relation to these factors. The proposal addresses principle 5 by providing:

- Appropriate common space and landscaped areas including Level 1 – Dog Park and Covered Pergola BBQ Area, Level 7 – Communal Room featuring BBQ Area and Terraced Gardens Level 10 – Communal Room featuring covered BBQ area and Terraced Gardens , Roof Top – Communal Room featuring covered BBQ Area, Seating and Terraced Gardens
- Sustainable planting species to be selected, that is low maintenance, locally appropriate and available that should also provide good ground cover and canopy shading in summer.
- The landscape has been designed to create a distinction of private and public spaces.
- Co-locating the common open space area with various terraced garden spaces, allowing substantial amounts of planting to be provided in common landscaped areas



Various landscape spaces are provided throughout the building – Refer to Landscape Concept Plan provided by CONZEPT

HOUSING SEPP PRINCIPLES

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident 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 ge groups and degrees of mobility.

The proposal is well-situated within walking distance of the city centre, offering excellent access to public transport, employment opportunities, open spaces, and a range of community facilities and services. Numerous nearby bus stops further enhance connectivity, linking residents to the wider region efficiently.

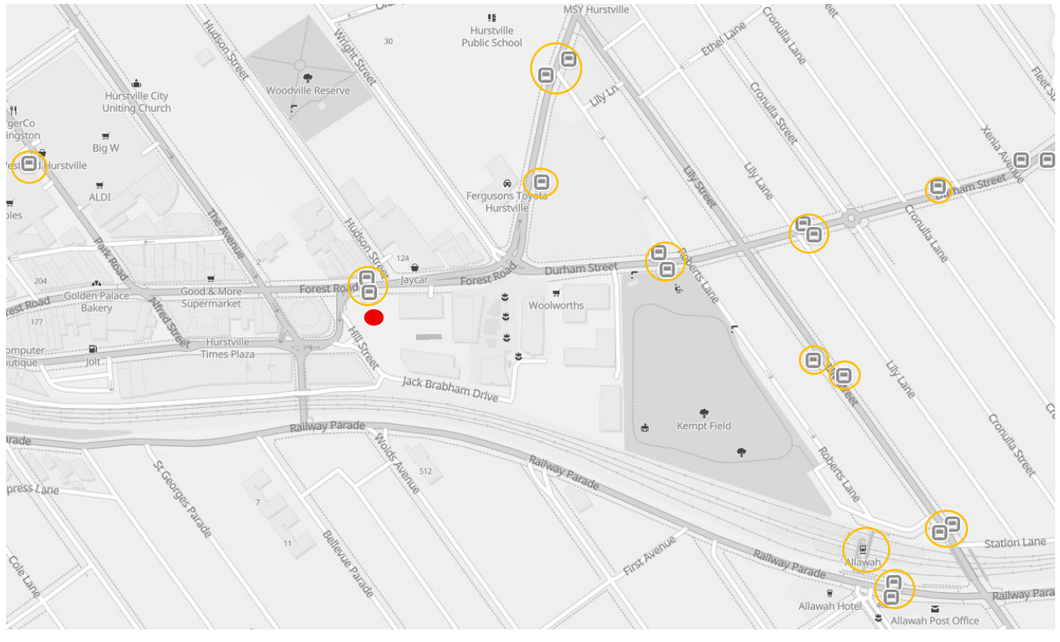
The development has been carefully designed to ensure privacy and amenity for residents and neighbouring properties. This is achieved through the strategic use of landscaping, privacy screens, and appropriate building separation, which together create effective visual and acoustic buffers.

Apartments are oriented and spaced to ensure direct solar access, promoting natural lighting and energy efficiency throughout the day. Window placement has also been considered to maximise cross-ventilation, capturing summer breezes in both the morning and afternoon, which contributes to indoor comfort and reduces reliance on artificial cooling.

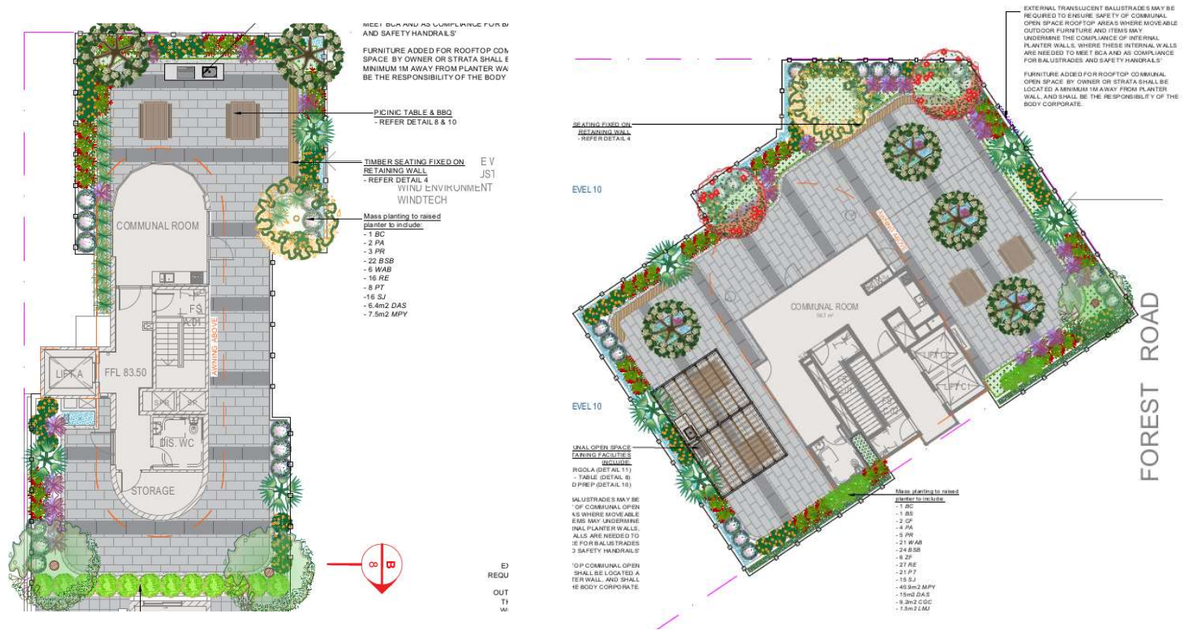
Flexibility and long-term adaptability have been incorporated into the design, with provisions made for adaptable apartments that can respond to changing occupant needs over time, including accessibility requirements.

Internally, the apartments feature spacious living and dining areas that benefit from excellent solar access and open onto large balconies. These balconies not only provide attractive outlooks but also contribute to passive surveillance and a strong visual connection with the surrounding environment.

Bedrooms have been designed to comfortably accommodate a queen-size bed or two single beds and are complemented by generous wardrobe and storage spaces, ensuring functionality and comfort for a wide range of residents.



External Amenity - Public transport amenity within walking distance from the site



Internal Amenity – Various spaces provided throughout the development

HOUSING SEPP PRINCIPLES

PRINCIPLE 7: SAFETY

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

The design of the development carefully distinguishes between public and private spaces, ensuring that boundaries are clearly defined to prevent unauthorised access and promote a sense of security.

Residential entries are in accessible and visible positions, enhancing both convenience for residents and passive surveillance opportunities. The building layout and positioning of communal areas have been strategically designed to maximize natural observation of public zones, without compromising the privacy of individual apartments.

Apartment layouts have been arranged to allow for overlooking of communal and public areas, ensuring there is constant visual oversight. This approach, combined with active frontages and transparent interfaces, promotes a safe and secure environment. All lobbies and external areas are proposed to be well lit, further contributing to visibility and deterring antisocial behaviour, particularly during evening hours.

Security is reinforced through a range of access control measures. Secure car parking is provided, with controlled entry to basement levels via swipe card access and/or remote-control systems. These measures restrict access to authorized persons only and enhance resident safety. Additionally, recessed or concealed areas have been minimized within the design to eliminate potential hiding spots and improve sightlines throughout the development.

External areas have been planned to maintain clear lines of sight from active building frontages, contributing to a safe and visually open environment.

Overall, the design integrates principles of Crime Prevention Through Environmental Design (CPTED) to create a secure, functional, and welcoming residential community.

HOUSING SEPP PRINCIPLES

PRINCIPLE 8: HOUSING DIVERSITY & SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The proposal addresses Principle 8 by promoting social inclusion, housing diversity, and community engagement through thoughtful design and planning.

A broad range of apartment sizes and layouts—including one-, two-, and three-bedroom units as well as adaptable types—has been incorporated to cater to a wide demographic. This variety allows for homes at differing price points, supporting housing affordability and ensuring the development appeals to people from a range of social and economic backgrounds.

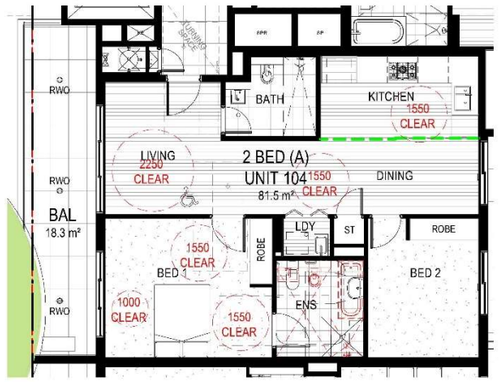
The development will contribute to an optimal increase in residential density, enhancing the vibrancy and activation of the local area without negatively impacting existing social groups or surrounding housing. The anticipated growth in population will support a more dynamic community identity and bring positive economic benefits to nearby businesses by increasing local foot traffic and patronage.

Residents will benefit from generous, well-designed communal areas that are safe, accessible, and landscaped for a range of uses. These shared spaces are intended to foster social interaction and support a sense of community.

Accessible apartment provisions have also been made to ensure inclusivity and long-term suitability for people with varying mobility needs.

The design ensures clear access into and throughout the complex, encouraging use of both on-site amenities and adjacent public and private facilities. Strong visual connections to the surrounding context further integrate the development with the existing urban fabric. In doing so, the proposal not only enhances the quality of life for future occupants but also stands as an example of good urban form and community-focused residential design.

	APPROVED S96#	PROPOSED SSDA
RESIDENTIAL UNIT MIX		
STUDIO	1 UNIT	0 UNITS
1 BEDROOM	38 UNITS	60 UNITS
2 BEDROOM	62 UNITS	95 UNITS
3 BEDROOM	25 UNITS	32 UNITS
TOTAL NO. OF UNITS	126 UNITS	187 UNITS
NO. OF ADAPTABLE UNIT	25 UNITS (20%)	33 UNITS (17.6%)
NO. OF AFFORDABLE HOUSING UNITS	-	30 UNITS (16.0%)



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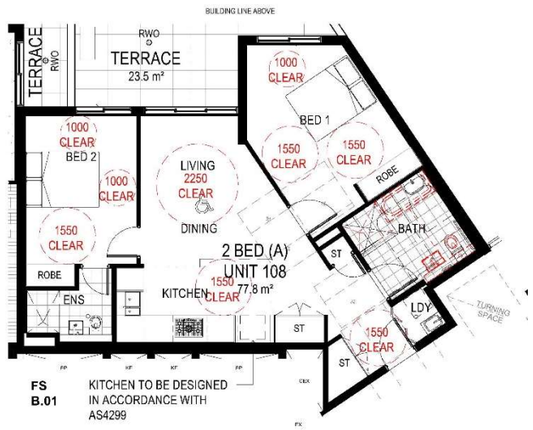

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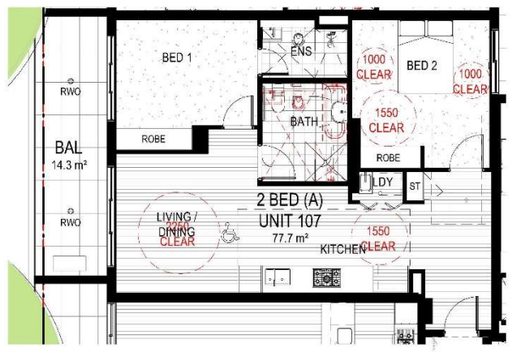

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HOUSING SEPP PRINCIPLES

PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The architectural design and structural form of the building have been carefully considered to respond to both the existing approved building and functional requirements. The buildings' structure reflects a thoughtful balance between its use-driven interior layout and its contextual surroundings, ensuring a harmonious relationship between form and function.

The articulation of the design is shaped by its relationship to both the streetscape and the broader fabric of the ever-changing Arncliffe centre. The proposed built form balances large and small elements, combining solid and void spaces, built and landscaped components, and horizontal and vertical elements.

The building base is modulated to reflect the human scale and integrate with the surrounding street context, contributing to a pedestrian-friendly interface.

Façade detailing further enhances the architectural quality of the proposal. Vertical and horizontal articulation, combined with a rich palette of cladding and panel elements, results in a visually dynamic and modulated exterior. The use of colour and materials is responsive to the surrounding natural and built environment, ensuring the building sits comfortably within its context. Modulated façades, recessed balconies along street frontages help break down the scale of the building and create a sense of visual interest and rhythm.

Overall, the use of proportional variation, refined detailing, and considered articulation strategies contributes to a well-resolved architectural outcome that enhances the streetscape and aligns with the broader vision for Arncliffe's evolving urban character.

THANK YOU

APARTMENT DESIGN GUIDE

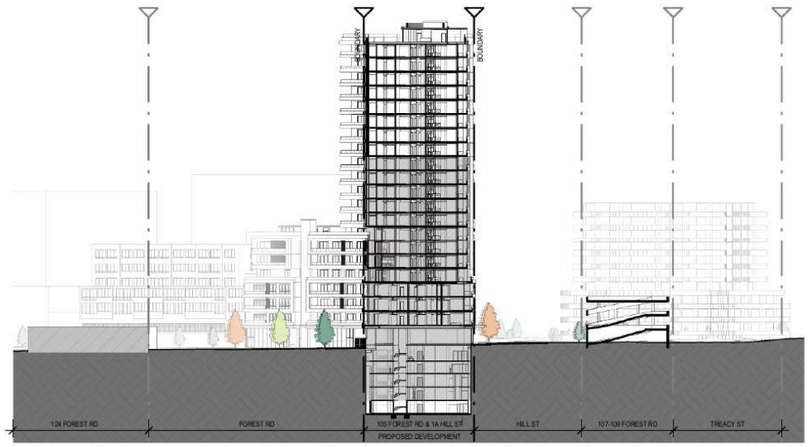
ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE ANALYSIS

ADG COMPLIANCE ANALYSIS

ITEM	DESIGN CRITERIA	RESPONSE	COMPLIANCE
PART 1 IDENTIFYING THE CONTEXT			
1A Apartment Building Types	Perimeter block apartments are suited to urban areas and are often integrated into street blocks. This building type is a key component of most European cities and its compact form achieves comparably high urban densities. Typically, perimeter block apartments have elongated plans and apartments are generally arranged along a corridor, with a single or multiple cores depending on the building length. They range from four to nine storeys and are best used when: • an increase in residential density is desired • a clear definition and continuous street wall edge is desired • active frontages with commercial and/or retail uses are encouraged at lower levels (see shop top apartment building type) • towers and tall buildings are not desired.	The development sits within the local town centre of Hurstville. The site is within walking distance of the local shopping centre, train station and bus stops. The proposed amendments to the existing DA approved development, consist of an additional Basement parking level (5 in total), increase of 61 units – 19 which will be affordable housing. Pedestrian activity is activated at ground level via the existing approved entries to the retail suites. The proposal will create an increase in much needed residential stock in the area. The proposal presents a strong, organic perimeter block apartment tower form.	✓
1B Local Character & Context	Good design responds and contributes to its context. Context is everything that has a bearing on an area and comprises its key natural and built features. Context also includes social, economic and environmental factors. The desired future character can vary from preserving the existing look and feel of an area to establishing a completely new character based on different uses, street patterns, subdivisions, densities and typologies. The planning process establishes the appropriate location for residential apartment development by determining land use and density in proximity to transport, employment, services, land form and environmental features. Within this framework, the specific characteristics of a place or its setting will inform design decisions. Common settings for residential flat buildings include: • strategic centres • local centres • urban neighbourhoods • suburban neighbourhoods.	Site analysis and local context analysis is provided in the architectural plans. The surrounding area is currently undergoing significant change with higher density developments currently in varying stages of construction within the Forest Road precinct. The site is zoned MU1 Mixed Use. The site is located within walking distance of multiple bus stops, Hurstville Railway Station and the local Shopping Centres. Active street frontage in the form of retail spaces is maintained to the Ground floor which will clearly define the public promenade and increate activity in the area.	✓

1C Precincts & Individual Sites	Precincts are characterised by large land parcels or a group of larger sites undergoing extensive change. These sites often need to be restructured to support a change of land use mix, building height and density. Precinct plans typically incorporate new streets and infrastructure, through-site links and public open spaces that relate in scale, location and character to the local context. The subdivision of large land parcels into smaller ones assists in creating a finer urban grain and achieving greater diversity in building design. It can also assist with the staging of redevelopment.	The surrounding area is characterised by a mix of land uses including residential and commercial buildings The area has undergone significant changes in recent times, the proposed amendments to the development will form part of a larger response to the future desired character of the area. The proposed amendments have been designed to maintain the integration with the adjacent and surrounding developments.	✓

ITEM	DESIGN CRITERIA	RESPONSE	COMPLIANCE
PART 2 DEVELOPING THE CONTROLS			
2A Primary Controls	Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.	The building responds to the future desired character of the area and provides a precedent for future developments The proposed amendments respond to the future desired character of the area and will provide a boost to housing availability in the area. The proposal has sought feedback from and adhered to requirements for NSW State Planning, Apartment Design Guide, Housing SEPP.	√
2B Building Envelopes	A building envelope is a three-dimensional volume that defines the outermost part of a site that the building can occupy. Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location.	The bulk, scale and siting are generally compliant with the envelope controls and have been developed through urban design analysis. The bulk and scale are a representation of the future and desired character of the area. The proposed amendments include for an addition 10.1% (19 Units) of affordable housing to the development. The building envelope has a bulk and scale which is appropriate to the existing surrounding developments as well as future development in the area, the scale of the building provides a precedent for the location and is appropriate for such a prominent envelope. Particular care has been taken in creating a landmark for the area, extensive analysis has been undertaken to ensure the building is in keeping with the existing surrounding environment but also being a future precedent for the area.	√
2C Building Height	Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenities and in response to landform and heritage.	The building height was derived from undertaking detailed site, urban and contextual analysis of the site and the surrounding areas. The height includes the bonus for affordable housing scheme. The architectural documentation shows the height plane in the context of the streetscape as well as clearly defining the increase in areas from the previous approved documentation.  SITE SECTION E 1 : 800	√

2D Floor Space Ratio

Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on.

The GFA should fit comfortably within the building envelope as the envelope needs to also account for building elements and service areas that are not included in the GFA definition and to allow for building articulation.

Ensure that development aligns with the optimum capacity of the site and the desired density of the local area.

Provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.

The amendments include an FSR of 6.39:1 and a GFA of 16,828.0m2.

The building amendments are well articulated and responsive to the context and surrounds.

SITE AREA	2,634 sqm	
	APPROVED S96#	PROPOSED SSDA
FSR/GFA	4.29 : 1 / 11,303 sqm	6.39 : 1 / 16,828.0 sqm
NO. OF RESIDENTIAL UNITS	126	187
COMMERCIAL / RETAIL AREA	815 sqm	882.9 sqm

✓

2E Building Depth

Building depth influences building circulation and configuration and has a direct relationship to internal residential amenity by determining room depths, which in turn influences access to light and air. For residential development in general, narrower building depths have a greater potential to achieve optimal natural ventilation and daylight access than deeper floor plates. Depths of mixed-use buildings transition from deeper commercial and retail uses at the lower levels to narrower building depths for the residential uses at upper levels.

Ensure that the bulk of the development relates to the scale of the desired future context.

Ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.

The amendments bulk and scale is in keeping with the surrounding development and provides a precedent for other surrounding sites in the area.

The additional levels form an elongated tower that complements the existing, approved lower levels, which anchor the building to the streetscape. Architectural elevations illustrate a progressive reduction in building depth as the tower rises.

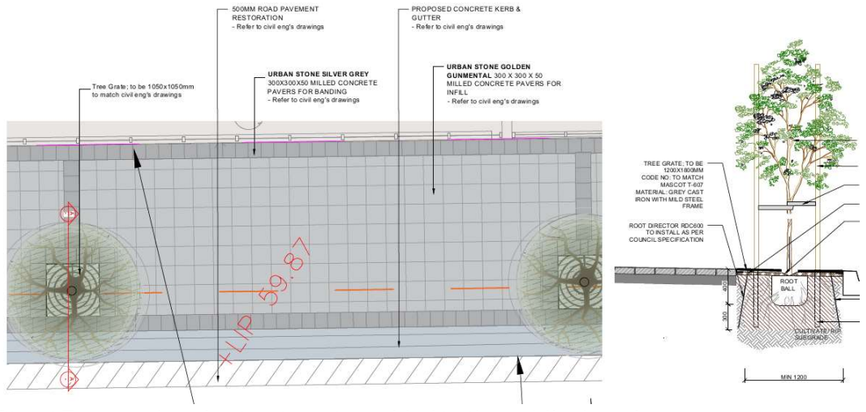
Detailed solar access compliance analysis has been included in the architectural drawing package.

Building depths and apartment layout all comply with the Apartment Design Guide.

Existing and proposed context and streetscape drawings are provided as part of the architectural documentation.

✓

2F Building Separation	Building separation is the distance measured between building envelopes or buildings. Separation between buildings contributes to the urban form of an area and the amenity within apartments and open space areas. Minimum separation distances for buildings are: 9 storeys and above – 12-24m Up to 8 storeys – 9-18m Up to 4 storeys – 6-12m	Building separation requirements are generally in accordance with the apartment design guide. Dimensions are provided on the architectural documentation (refer to site plan and site elevations).	✓
2G Street Setbacks	Street setbacks establish the alignment of buildings along the street frontage, spatially defining the width of the street. Determine street setback controls relative to the desired streetscape and building forms, for example: • Define a future streetscape with the front building line • match existing development • step back from special buildings • retain significant trees • in centres the street setback may need to be consistent to reinforce the street edge • consider articulation zones accommodating balconies, landscaping etc. within the street setback • use a setback range where the desired character is for variation within overall consistency, or where subdivision is at an angle to the street • manage corner sites and secondary road frontages	The proposed amendments have been sited to fit the future and desired character of the surrounding area and precinct. The setbacks are maintained as per the existing approved development. The additional shadow of the building falls into the street and surrounds and has a limited impact on adjacent properties (refer to shadow diagrams). Carparking on site is provided in the underground basement levels for residents and visitors.	✓
2H Side & Rear Setbacks	Side and rear setbacks govern the distance of a building from the side and rear site boundaries and are related to the height of the building. • provide access to light, air and outlook for neighbouring properties and future buildings • provide for adequate privacy between neighbouring apartments • retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites • manage a transition between sites or areas with different development controls such as height and land use.	The setbacks will remain as per the existing approved development. Tower depth tapers and provides adequate setbacks from existing and proposed developments on adjacent sites.	✓

ITEM	DESIGN CRITERIA	RESPONSE	COMPLIANCE
PART 3 SITING THE DEVELOPMENT			
3A Site Analysis	Site analysis is an important part of the design process and should be undertaken at the outset of a project to inform the design principles. Development proposals need to illustrate that design decisions are based on careful analysis of the site conditions and relationship to the surrounding context.	A detailed site analysis plan, survey plan and written analysis are provided as part of the architectural documentation. The site sits within an area undergoing considerable change and will create a future desired character for the area.	√
3B Orientation	Orientation is the position of a building and its internal spaces in relation to its site, the street, the subdivision and neighbouring buildings. Building orientation influences the urban form of the street and building address. Designing the site layout to maximise northern orientation is an important consideration, but it must be balanced with: - responding to desired streetscape character - promoting amenity for both the proposed development and neighbouring properties - providing for the enjoyment of significant views - retaining trees and locating open spaces - responding to the topography and contextual constraints such as overshadowing and noise.	The buildings orientation has been maintained as per the existing DA approval and addresses the site corner to create a street address and identity. The units are orientated to also maximise solar access to living spaces and minimise overshadowing to adjacent buildings. The development will create an appropriate street address and responds to the existing and proposed context within the streetscape.	√
3C Public Domain Interface	The public domain interface is the transition area between the apartment building, its private or communal space at the street edge and the public domain. The interface of the development contributes to the quality and character of the street. Subtle variations through planting and fencing can create an attractive and active public domain with a pedestrian scale.	The public domain has been maintained as per the original DA approval. The activated street frontage and public domain will provide a positive link to the streetscape.  Street Trees and paving treatment provided to the public domain	√

3D Communal & Public Open Spaces	Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings. It also contributes to the appeal of a development and the wellbeing of residents. Communal open space has a minimum area equal to 25% of the site Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	Communal open space provided to is 1539.2m2 (58.45%). Communal Open Space provided are as follows: Level 1 – Dog Park and Covered Pergola BBQ Area Level 7 – Communal Room featuring BBQ Area and Terraced Gardens Level 10 – Communal Room featuring covered BBQ area and Terraced Gardens Roof Top – Communal Room featuring covered BBQ Area, Seating and Terraced Gardens The communal and private open spaces address all relevant requirements of the Code, with appropriate landscape treatment of communal open space, terraces and private balconies.	√
3E Deep Soil Zones	Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.	355m2 (13.4%) of Deep soil is provided on the podium in the form of deep planters and terraced zones as per the original approved development application.	√
3F Visual Privacy	Visual privacy balances site and context specific design solutions with views, outlook, ventilation and solar access. The adjacent context, site configuration, topography, the scale of the development and the apartment layout all need to be considered.	The amendments allow for adequate setbacks, separation and screening to adjoining properties, which have been maintained as per the existing approved building. Room layouts and balcony locations minimise overlooking. Refer to architectural documentation for setback dimensions	√
3G Pedestrian Access & Entries	Good pedestrian access delivers high quality, equitable, safe and pleasant walking environments along the street, into the development and to individual apartments. Pedestrian access and entries must be priorities over vehicle access. Access, entries and pathways are accessible and easy to identify Building entries and pedestrian access connects to and addresses the public domain. Large sites provide pedestrian links for access to streets and connections to destinations	All dwellings have lift and stair access. Fire egress is by way of Fire isolated stairs, accessible on all levels of the building. The building entry has been maintained as per the existing approved envelope and designed to provide an appropriate, identifiable, secure and safe accessible entry. Separate entries are provided for pedestrians and vehicles. Mailboxes are provided in appropriate, secure locations proximate to the lobby area.	√

3H Vehicle Access

The location, type and design of vehicle access points have significant impacts on the streetscape, the site layout and the building facade design. It is important that vehicle access is integrated with site planning from an early stage to balance any potential conflicts with traffic patterns, streetscape elements and safe pedestrian access.

Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.

Vehicle access to the development is maintained as per the existing development application. An additional level of basement is provided to accommodate the additional units. ✓

There is adequate separation from the proposed driveway to surrounding intersections. Cars will enter and exit the basement car park via Hill Street.

Loading vehicles and trucks will enter and exit via Hill Street. Refer to traffic documentation.

Pedestrian and vehicular entries are provided for separately.

3J Bicycle and Carparking

Integrating car parking within apartment buildings has a significant impact on site planning, landscape and building design. Onsite parking can be located underground, above ground within a structure or at grade.

The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments (GTGD), or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.

Parking and facilities are provided for other modes of transport. Car park design and access is safe and secure.

All car, motorbike and bicycle parking are provided in the basements. ✓

Carparking and bicycle parking numbers are provided below as well as the architectural documentation PN2867-DA-0.03 –(H) DATA SHEET

	APPROVED S96 #	PROPOSED SSDA
CAR PARKING		
STUDIO, 1 & 2 BEDROOM (1 space per unit)	101 SPACES (incl. 24 adaptable parking)	155 SPACES (incl. 36 adaptable parking)
3 BED (2 spaces per unit)	50 SPACES (incl. 1 adaptable parking)	64 SPACES (incl. 1 adaptable parking)
VISITOR (1 space per 5 units)	18 SPACES (incl. 1 adaptable parking)	38 SPACES (incl. 1 adaptable parking)
COMMERICAL / RETAIL (1 space per 60 sqm)	23 SPACES (incl. 1 adaptable parking)	15 SPACES (incl. 1 adaptable parking)
LOADING BAY	3 SPACES	3 SPACES
CAR WASH BAY	1 SPACE	1 SPACE
TOTAL NO. OF CARSPACE PROVIDED	196 SPACES	273 SPACES

BICYCLE PARKING		
RESIDENTIAL (1 space per 3 apartments)	42 SPACES	63 SPACES
COMMERCIAL (1 space per 300 sqm)	3 SPACES	5 SPACES
VISITOR (1 space per 12 apartments)	-	20 SPACES
TOTAL NO. OF BICYCLE PARKING SPACES	45 SPACES	88 SPACES

ITEM	DESIGN CRITERIA	RESPONSE	COMPLIANCE

PART 4 – DESIGNING THE BUILDING

4A Solar and Daylight Access

Solar and daylight access are important for apartment buildings, reducing the reliance on artificial lighting and heating, improving energy efficiency and residential amenity through pleasant conditions to live and work.

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

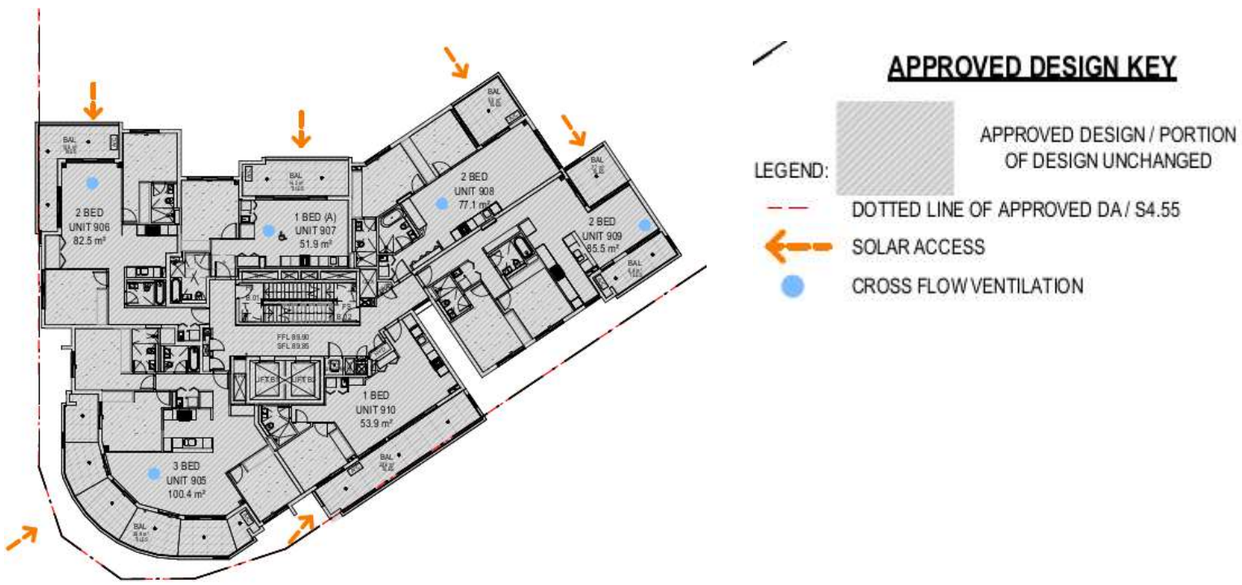
Daylight access is maximised where sunlight is limited.

Design incorporates shading and glare control, particularly for warmer months.

The orientation approved under the existing Development Application (DA) has been maintained.

The layout of units and strategic placement of windows ensures good access to natural daylight.

Over 70% of the total units meet the solar access requirements in accordance with the Apartment Design Guide (ADG), with 145 units (77.54%) achieving compliance.



✓

4B Natural Ventilation

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning.

All habitable rooms are naturally ventilated.

The layout and design of single aspect apartments maximises natural ventilation.

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

The natural ventilation requirements have been addressed as follows:

Open plan unit layouts have been designed to maximise natural ventilation.

Over 60% of total units (129 units) required to achieve compliance (ADG).

✓

4C Ceiling Heights	Ceiling height is measured internally from finished floor level to finished ceiling level. The height of a ceiling contributes to amenity within an apartment and the perception of space. Well-designed and appropriately defined ceilings can create spatial interest and hierarchy in apartments. Ceiling height achieves sufficient natural ventilation and daylight access. Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. Ceiling heights contribute to the flexibility of building use over the life of the building.	Minimum floor to ceiling height of 2.7m is provided to the main living areas and habitable rooms of each unit. Ceiling heights are noted on all architectural documentation.	✓
4D Apartment Size and Layout	The layout of an apartment establishes the way rooms of different functions are arranged and located, the size of the rooms, the circulation between rooms and the degree of privacy for each room. The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	The development provides a range of 1, 2 and 3-bedroom units which is considered appropriate for the local market. The units are an appropriate mix for the local market and allow for modifications over time. All units provide appropriate kitchen and storage facilities (refer to storage schedule). Units allow for adequate solar access and natural ventilation and have living rooms within 8m of a window.	✓
4E Private Open Space and Balconies	Private open spaces are outdoor spaces of the apartment, including balconies, courtyards and terraces, which enhance the amenity and indoor/outdoor lifestyle of residents. They capitalise on New South Wales's temperate climate, providing an area for external activities and an extension of living spaces. Apartments provide appropriately sized private open space and balconies to enhance residential amenity. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. Private open space and balcony design maximises safety.	Each unit has access to at least one private balcony or courtyard and common open space. Generous balconies are provided adjacent to the living areas in all units and designed to be an extension of the living areas. Terraced gardens are provided to certain 3-bedroom apartments located on Levels 1 & 4 of the development.	✓

4F Common Circulation and Spaces	Common circulation and spaces within a building are shared communally by residents. They include lobbies, internal corridors and external galleries, vertical circulation such as lifts and stairs, as well as community rooms and other spaces. Common circulation spaces achieve good amenity and properly service the number of apartments. Common circulation spaces promote safety and provide for social interaction between residents.	The proposed internal circulation has been designed to meet the requirements of the Code by incorporating generous and articulated circulation spaces that offer visual interest and outlooks to outdoor areas and the street. Robust materials are used throughout these areas to ensure durability and quality. Additionally, circulation spaces are well-lit with natural light, featuring both east- and west-facing glazing that enhances daylight access and strengthens the connection to the public domain.	√
4G Storage	Adequate storage is an important component of apartment design. It is calculated by volume as opposed to floor area and should be provided proportionally to the size of the apartment. Adequate, well-designed storage is provided in each apartment. Additional storage is conveniently located, accessible and nominated for individual apartments.	Storage has been provided in accordance with ADG requirements within apartments and basement garage areas which provide secure storage for individual use (refer to storage schedule in architectural documentation	√
4H Acoustic Privacy	Acoustic privacy is about protecting sound transmission between external and internal spaces, between apartments and communal areas and between apartments within a building. Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated within apartments through layout and acoustic treatments.	The proposed development complies with the requirements of the BCA. Party walls have been designed with the minimum RW rating according to BCA. The majority of the apartment layouts provide similar rooms adjoining each other where possible. Noise from external sources will be treated to ensure compliance with Council's requirements.	√
4K Apartment Mix	Apartment mix refers to the percentage of apartments with different numbers of bedrooms in a development. The number of bedrooms is directly related to floor area which in turn determines the yield that can be generated on the site. A range of apartment types and sizes is provided to cater for different household types now and into the future. The apartment mix is distributed to suitable locations within the building.	The development provides a range of 1, 2 and 3-bedroom units which is considered appropriate for the local market.	√

	APPROVED S96 #	PROPOSED SSDA
RESIDENTIAL UNIT MIX		
STUDIO	1 UNIT	0 UNITS
1 BEDROOM	38 UNITS	60 UNITS
2 BEDROOM	62 UNITS	95 UNITS
3 BEDROOM	25 UNITS	32 UNITS
TOTAL NO. OF UNITS	126 UNITS	187 UNITS
NO. OF ADAPTABLE UNIT	25 UNITS (20%)	33 UNITS (17.6%)
NO. OF AFFORDABLE HOUSING UNITS	-	30 UNITS (16.0%)

4L Ground Floor Apartments	Ground floor apartments offer the potential for at-grade landscaped private open spaces and direct access from the street. They also provide opportunities for the apartment building and its landscape to respond to the human scale of the streetscape. On steep sites they may be located over different floors of the building stepping down the site. Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents.	There are no Ground Floor Residential Apartments. Street frontage is activated by the pedestrian activity to the Commercial / Retail spaces, lobbies and public domain.	√
4M Facades	The design of facades contributes greatly to the visual interest of the building and the character of the local area. Facades that face the street have an impact on the public domain, while side and rear facades often influence the amenity of neighbouring buildings and communal and private open spaces. Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the façade.	The existing DA-approved colour scheme will be maintained. A schedule of materials and finishes has been included on all elevations in the architectural drawing package.	√
4N Roof Design	The roof is an important element in the overall composition and design of a building. Quality roof design provides a positive addition to the character of an area and can form an important part of the skyline. Roofs also provide opportunities for open space where appropriate and can add to the sustainability performance of a building. Roof treatments are integrated into the building design and positively respond to the street. Opportunities to use roof space for residential accommodation and open space are maximised Roof design incorporates sustainability features.	The roof design allows for concealed/plant equipment and the inclusion of solar panels. The communal open space is maintained to the roof level.	√

4O Landscape Design	Landscape design includes the planning, design, construction and maintenance of all external spaces. Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity.	The development will consist of numerous landscaped areas in the form of terraced balcony spaces, planter boxes, landscaped dog park and communal open spaces. The landscaped areas contribute to the streetscape in the form of courtyard and balcony planting, consisting of sculptural planting and paving features. Refer to landscape architects' documentation provided with submission.	✓
4P Planting on Structures	Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas. Common ways of planting on structures include green roofs, green walls, raised planters and roof top gardens. Plants grown in these situations are subject to a range of environmental stressors that affect both the health and vigor of the plants. Appropriate soil profiles are provided Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.	Appropriate planting is provided and integrated with landscaped area around the development. There is extensive planting and dog park to Level 1, Terraced gardens on level 1, Level 4, Level 6 and Rooftop.	✓

4Q Universal Design

Universally designed apartments are safer and easier to enter, move around and live in. They benefit all members of the community, from young families to older people, their visitors, as well as those with permanent or temporary disabilities.

Universal design features are included in apartment design to promote flexible housing for all community members

A variety of apartments with adaptable designs are provided.

Apartment layouts are flexible and accommodate a range of lifestyle needs.

Entry to the building components, including main street entry and lift and stair access from the basement parking levels is via Hill Street.

Stair and lift access are provided to all units.

Fire egress is provided via stairs and are accessible on all levels, designed to comply with BCA requirements.

Refer to access report completed by ABS.

✓

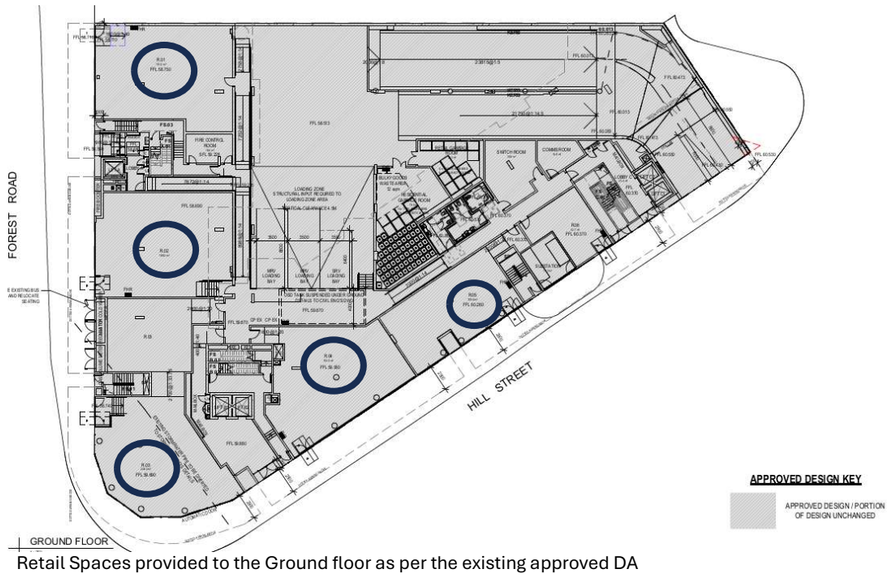
4S Mixed Use

Mixed use development includes multiple uses in one building.
In areas zoned for mixed use development building design should allow for a range of non-residential uses. Where the location or site constraints are not suited for retail uses, the design should accommodate other uses such as commercial offices.

Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.

Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.

The retail spaces on the ground floor have been maintained as per the existing approved DA.



Retail Spaces provided to the Ground floor as per the existing approved DA

✓

4T Awnings & Signage

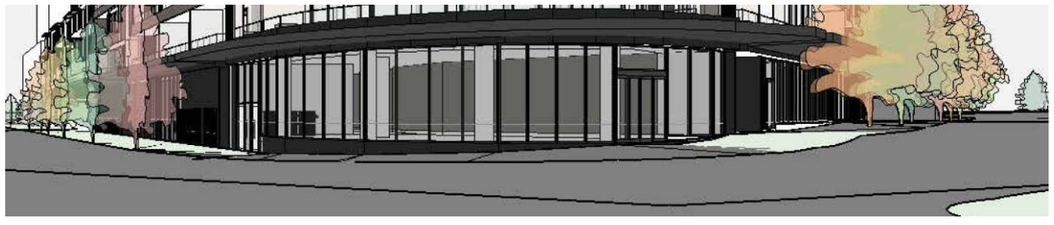
Awnings are prominent streetscape elements requiring considerable design attention. Continuous awnings encourage pedestrian activity along streets and in conjunction with active frontages, support and enhance the vitality of the local area.

Awnings are well located and complement and integrate with the building design.

Signage responds to the context and desired streetscape character.

Appropriate awning and lighting are provided to the building entry.

Awning shape responds to the building and the surrounding streetscape character and is well integrated into the building design.



Ground Floor Awning provided to the perimeter of the ground floor public domain

✓

4U Energy Efficiency	Passive environmental and energy efficient design is about the ability of an apartment to manage thermal performance (thermal comfort) and daylight access, providing increased amenity to occupants and reducing energy costs. Development incorporates passive environmental design. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Adequate natural ventilation minimises the need for mechanical ventilation.	The proposed residential units have been designed for optimal energy efficiency. Refer Basix Assessment, ESD Report and Nathers Certificates provided by GreenPerch Consulting.	✓
4V Water Management and Conservation	Water sensitive urban design is the integrated management of water in urban areas. It takes into account all of the elements of the urban water cycle including potable (drinking quality) water, rainwater, wastewater, stormwater and groundwater. Potable water use is minimised. Urban stormwater is treated on site before being discharged to receive waters. Flood management systems are integrated into site design.	The proposed residential units have been designed for optimal energy efficiency.	✓
4W Waste Management	The minimisation and effective management of domestic waste from apartments contributes to the visual and physical amenity of the building as well as limiting potentially harmful impacts on the environment. Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. Domestic waste is minimised by providing safe and convenient source separation and recycling.	Waste management report has been included within the development completed by Elephants Foot Consulting.	✓

4X Building Maintenance	Careful design and material selection can reduce the long-term maintenance obligations of apartment development. In addition, effective maintenance of the development ensures the longevity of buildings, sustaining the value of the property and reducing the life-cycle cost to owners. Building design detail provides protection from weathering. Systems and access enable ease of maintenance. Material selection reduces ongoing maintenance costs.	Maintenance has been addressed as follows: The roof space is accessible for maintenance only with the provision of service ladders to comply with Australian Standards and OH&S. Materials will be durable and cleanable. Landscape elements are appropriate for the site condition, with the selection of hardy, low maintenance plantings and paving.	✓

THANK YOU