21/01/2026

Ben Lin
CEO
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Dear Ben,

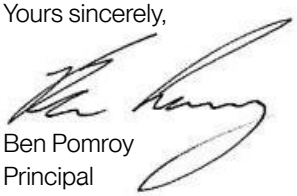
Re: 3B-11 Loftus Street, 1-7 Burton Street, 10-12 Gipps Street – Development Application

I, Ben Pomroy confirm that pursuant to Clause 29 (1 & 2) of the Environmental Planning and Assessment Regulation 2021 (EPA Reg), I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003, as defined by Clause 3 of the EPA Reg.

I directed the design of the proposed development stated above and I provide the accompanying explanation to verify that the proposed development achieves the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 – Design of Residential Apartment Development

I also provide the accompanying summary to verify, in terms of the Apartment Design Guide, how the proposed development achieves the objectives of Part 3 & 4 of that guide.

Yours sincerely,



Ben Pomroy
Principal

| | |
|---|---|
| Nominated Architect (NSW): | Ben Pomroy |
| Registration Number: | 7918 |

Encl. Files
CC. Team



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Architecture
Urban Design
Interiors

# SEPP Housing Design Quality Principles Statement

## 1,3,5,7 Burton Street, 3B-11 Loftus Street, and 10-12 Gipps St, Concord.
## Concord NSW

Project no. 223181 Status SSDA Rev A Date 21/01/2026

## 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.*

Comment:

The subject site is a corner block, bounded by Burton Street, Loftus Street and Gipps Street. It has a total area of about 9,122m2 with its predominant frontage to Burton Street to the east. To the south and southwest of the site is the transition to the town core which contains the future Metro Station, which is under construction.

The site currently consists of 15 standard residential lots, each with a detached dwelling, ranging between one and two storeys and a relatively consistent setback to the street. Reflective of its location within a renewal precinct, buildings within the subject site do not show any recent sign of improvements. The subject site is relatively flat, located near the low point of the Burwood Road ridgeline, with a general fall from west to east.

The site contains no significant environmental features. Existing vegetation is limited to dispersed ornamental plantings with minimal ecological, shading or urban cooling value. Street trees within the immediate frontage provide primarily visual amenity.

The surrounding context is mixed. To the west are predominantly older single and two-storey dwellings, with a small area of poorly resolved medium-density housing along Gipps Street. A villa-style social housing complex adjoins the site to the east. Burton Street is characterised by detached dwellings and older three-storey walk-up apartments, as well as the heritage St Lukes Anglican Church, which provides a strong local landmark and landscaped setting.

To the south is residential development and the Burwood North Metro Station construction site, which will form part of the future town centre. Further south, the Burwood North Precinct is subject to significant urban renewal. The site is adjacent to major open space and recreational assets, including Concord Oval to the east and St Lukes Park and Cintra Park to the north.

Although within the Canada Bay LGA, the site has strong connections to Burwood's retail, employment and transport hubs. It is within 200 m of the Burwood North Metro (under construction), close to rapid bus services on Parramatta Road, local buses on Burwood Road, and within walking distance of Burwood Station. Cycling connectivity is improving and expected to strengthen further as the Burwood–Concord Precinct develops.

The proposed development responds to the existing context and recognises the importance of transitioning between the scale and intensity of Parramatta Road & Burwood Road, to the finer grain, landscaped character. The new building will contribute to the identity of the area with incorporation of high quality landscape and articulated built form to each facade, whilst at the same time will not dominate or be overbearing upon its adjoining neighbours or the streetscape, blending in with the future form.

## 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.*

Comment:

A detailed context study has been undertaken to ensure the proposed development density is appropriate for the site and existing / future urban context, and that the impacts of the increased height are limited. This study identified the following:

The subject site forms part of the Burwood North Planned Precinct, which was originally proposed by Council and later adopted by the Department to accommodate future growth and increased residential density. The proposed site amalgamation and building heights generally align with the draft Council masterplan controls, with an additional 30% uplift to account for the affordable housing provision.

Furthermore, having regard to the existing and proposed tower heights around Burwood Train Station, the proposal appropriately concentrates increased density in close proximity to the future Metro station, consistent with transit-oriented development principles. We have provided extensive analysis of the area to examine the site amalgamation for future potential contextual heights.

Each building form has been developed with careful consideration to visual privacy, acoustic privacy, and solar access to all units, and to mediating visual privacy and overshadowing. The site required rigorous plan studies, leading to the building being designed from the inside-out. Unit orientations manage the constraints of the site by directing aspect to the sun and the views, and ensure every dwelling is treated with equal consideration to amenity. The building facades have been articulated and setback to provide an appropriate level of visual bulk when viewed from surrounding areas and will achieve the desired future character of the area. The orientation maximises view potentials without being dominant to the streetscape or neighbouring lots.

## Principle 3: Density

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

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

Comment:

The site is well positioned to support increased density due to its exceptional access to high-capacity public transport, immediate proximity to Burwood's major employment and retail centre, and strong connections to surrounding open space and community facilities. The significant urban renewal occurring to the south further reinforces the site's strategic role in accommodating growth within an emerging, infrastructure-rich precinct.

At the apartment level, the proposal is capable of delivering a consistently high standard of internal and external amenity. Dwellings can achieve good solar access, natural ventilation, acoustic separation and efficient, functional layouts. These qualities ensure that higher density does not compromise liveability.

The proposal also provides a diverse mix of public, semi-public and private amenity spaces that cater to both residents and the broader community. Large areas of landscaped open space, recreational facilities, and flexible work-from-home and business lounge spaces are distributed throughout the design. These elements activate key parts of the site, enhance arrival and circulation experiences, make productive use of rooftop areas, and help break down the overall built form.

Careful attention has been given to the ground plane and podium interface to ensure a welcoming, human-scaled environment that supports safety, comfort and accessibility.

Together, these factors demonstrate that the proposed increase in density is contextually appropriate, well considered, and fully supported by existing and future infrastructure, allowing the site to positively contribute to the evolving urban character of the precinct.

## Principle 4: Sustainability

*Good design combines positive environmental, social and economic outcomes.*

*Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*

Comment:

The design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Energy efficient building response is developed through passive design and sun control elements. The building design is characterised by exceptional and dynamic qualities of space, natural light, air flow and solar access to achieve high personal comfort and low energy consumption.

The living areas of the apartments have been orientated to maximise sunlight, daylight and natural ventilation. All apartments are accessed from efficient corridors with access to natural light and ventilation. Overall the project has 70% (392) apartments with 2 hours' solar access between 9.00am and 3.00 pm.

85.5% (479) apartments are naturally ventilated, by either cross or corner air flow. All the units have been designed to maximise natural cross ventilation, through the provision of dual aspect units and kitchens within 8 metres of windows. These calculations have factored in that all apartments above 10 storeys are deemed to be cross ventilated. The development will not be reliant upon automatic climate control to provide appropriate amenity for residents.

The carbon footprint is further reduced by high efficiency air conditioning; energy efficient appliances; fittings and services such as water reduction showerheads; dual flush toilets; microwave ovens; and energy efficient hot water systems. A solar panel system has been incorporated within the development to provide power to common area facilities such as lifts and lobbies.

Waste minimisation and recycling strategies have been incorporated into the development.

## 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, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.*

*Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.*

Comment:

Opportunities to maximise the amount of landscape on the site are embedded in the project planning. Deep soil areas have been located to provide maximum benefit to the local area, and to ensure adequate soil volumes to support significant tree planting. Continuous deep soil areas are located on three street frontages, collocated with street planting to ensure the landscaped character of Concord is maintained and enhanced. Deep soil areas along the common boundaries to the west of the subject site provide an opportunity for a landscape buffer between buildings. These areas provide a green outlook for current and future residents of the precinct and offer visual privacy in this urban environment.

Formal landscaping is woven into the design of the ground plane, creating a shared space that is enjoyable to occupy, pass through, and look upon. The landscape design forms both private spaces and larger group areas set amongst structured planting and connects the pedestrian journey across multiple levels throughout the site. The communal areas have been arranged to ensure a diverse range of spaces that enjoy a balance of sunlight and shade across the day. The amenity offered to residents includes outdoor dining and BBQ areas, indoor and outdoor dining, work-from-home facilities, and communal lounges.

The landscape strategy is embedded in the architectural design, creating seamless transitions from inside to out. Planting elements continue up the façade on the lowest levels of both buildings, contributing to the local context and experience of the residents.

Detailed landscape and deep soil calculation sheets are included in the proposal.

## Principle 6: Amenity

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

Comment:

The architectural design provides enhanced amenity through the physical, spatial and environmental qualities of the development. Each apartment has been designed with consideration to its position on the site, access to daylight and direct sun, opportunities for views and outlook, provision of natural ventilation and cross ventilation, balanced with the need for visual and acoustic privacy within and outside the development. All apartments meet or exceed the minimum dimensions and areas set out in the Apartment Design Guide, with efficient layouts that are tailored to anticipated user needs. Additional storage has been provided for all Build to Sell apartments within the basement car park.

Service areas have been designed to ensure a high-quality resident experience through ease of use and minimising impact of building operation throughout the project life cycle. Car, motorbike, and bicycle parking is located in the basement, accessible via lift to each building, with separate loading and servicing facilities.

## 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.*

Comment:

The design of the development optimises safety and security, both internal to the development and to the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management. Communal areas are located at street level to provide activation to along Loftus Street, supported by the passive surveillance provided by lower level apartments overlooking the public domain.
The pedestrian entry points are highly visible from both the internal area of the development and the public domain which will allow safe access and egress to and from the building.
The development has been designed with clear delineation between public, communal, and private space to encourage safe and comfortable movement through the site.
Controlled vehicular access to the building is provided by secure car park access from Burton Street and Loftus Street with direct access from the car park to the lift lobbies for residents and visitors. The loading dock and servicing areas are accessed off the same entry points minimising the effect on street frontage.

## Principle 8: Housing Diversity and Social Interaction

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.*

*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.*

Comment:

All residential units and basement parking areas are accessible by lift, and close regard has been made in the design to ensure that an appropriate number of units could be adopted to suit the needs of people with disabilities or the elderly.

The building offers a variety of apartment configurations ranging from compact studios and 1-bedroom apartments, to large two storey, terrace style apartments on the ground floor. The unit mix includes studios, 1-bed, 2-bed, 2-bed + mpr, 3-bed, 3-bed + mpr and 4-bed.

A variety of communal spaces are provided including internal and external spaces both at ground level, and on the common roof top area.

## Principle 9: Aesthetics

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

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

Comment:

An appropriate and cohesive composition of building elements, materials, textures and colours has been selected to reflect the natural palette and human scale of the surrounding neighbourhood. The design promotes visual interest and avoids blank, unarticulated walls, while carefully addressing acoustic and privacy requirements.

Overall Architectural Approach
The three buildings have been designed as a coordinated ensemble. A consistent base palette, shared material selection and aligned detailing across the lower levels ensure they are read as a unified development. At the same time, subtle variations in form and articulation respond to differences in scale, orientation and outlook, giving each building its own identity.

Building A
Building A presents a refined, elegant façade to the street, with a consistent balcony pattern that supports activation, shading and privacy. Articulation along the building length—through shifts in form, detailing and materiality—creates a strong vertical expression. This approach also highlights key entry points and responds to the distinct conditions of both the street and park frontages.

Buildings B & C
Buildings B and C adopt a predominantly horizontal architectural language to reinforce their panoramic outlook and maximise engagement with 360-degree views. Horizontal

elements are paired with strategic vertical components and varied floorplates at upper levels to reduce perceived bulk, enhance shading on east and west façades, and introduce an elegant  visual profile.

Contribution to Future Character

Collectively, the buildings will make a positive contribution to the desired future character of the area. The development's materiality, proportions and carefully articulated forms ensure it sits comfortably within the evolving urban context, offering a contemporary yet contextually sensitive response.

rothelowman

# Apartment Design Guide Objectives – Part 3 & 4

## 1,3,5,7 Burton Street, 3B-11 Loftus Street, and 10-12 Gipps St, Concord NSW

Project no. 223181 Status SSDA Rev A Date 21/01/2026

| Revision | Date | Notes – *Revisions are noted in bold italics* |
|---|---|---|
| A | 21/01/2026 | DA Submission |
| | | |
| | | |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| **Part 3 Siting the Development** | | | | |
| **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 surrounding context* | | Yes | An extensive site analysis, site concept and masterplan has been completed based on a multi-layer urban design and contest study. Further details are available in the Architectural Design Report |
| **Orientation** | *Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development* | | Yes | The proposed buildings are sited with consideration to existing alignments on all three street frontages, with an increased setback along the west towards the residential uses.<br>Considerable landscape buffers have been allowed for providing adequate street setbacks and differing levels of privacy to ground floor uses.<br>The larger towers have been orientated to north to optimise the solar access to ensure most units get direct sun in mid-winter. |
| | *Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter* | | Yes | The proposed buildings are sited to minimise overshadowing to all neighbouring properties, locating the taller towers central to the site providing substantial setbacks to the east and west.<br>The proposal aims to balance street interface junctions, addressing & holding key street corners while considerate of neighbouring properties.<br>Refer shadow diagrams in Urban design Report |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| **Public Domain Interface** | *Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security* | | Yes | Access from the public streets to the building entries are clear and legible, providing safe access to the proposed development. |
| | *Objective 3C-2 Amenity of the public domain is retained and enhanced* | | Yes | The public domain of both adjacent streets is enhanced with increased landscaping and activation through lobby entries, private terrace and publicly accessible greenspace. The building entries are legible and all services, loading and car parking, where possible, are located in secure zones behind screening. |
| **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* | *Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)*<br>*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)* | Yes | The communal open space meets the 25% minimum as identified in the architectural package. The communal open space will include high quality landscaping and place making features such as plantings, bench seating, water features, dining and terraces promoting high amenity and useability of the space.<br>The communal spaces are dispersed evenly across the different buildings, providing range of differing spaces at ground level, on top of the podium, within the tower and rooftop spaces.<br>Greater than 50% of the principal useable parts of the communal open space achieve a minimum of 2 hours direct sunlight between 9:00 am and 3:00pm – Refer compliance diagrams in Urban design Report. |
| | *Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting* | | Yes | Communal open spaces provide a selection of sub-spaces with varying uses, to allow for simultaneous use by multiple groups. The architectural package and landscape architect's drawings articulate the open space and landscaping strategy. |
| | *Objective 3D-3 Communal open space is designed to maximise safety* | | Yes | Communal open spaces are clearly defined and legible with open areas. Ground floor and podium terrace space overlooked by upper level apartments providing passive surveillance. |
| | *Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood* | | - | N/A |

| | Objective | Design Criteria | | | Objective Achieved | Comment |
|---|---|---|---|---|---|---|
| **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:* | | | Yes | The deep soil area equals 35% of the site area, which exceeds the required minimum. This includes 15% of the site area provided in zones with a minimum dimension of 6m.<br>The deep soil zones will host significant tree plantings along with other planting on structures in other parts of the site. The proposed buildings are carefully surrounded by landscaped areas, a continuous 6m wide zone along the west provides green buffer to the low scape existing residential dwelling, and also facilitates future greening when the adjacent site are amalgamated and developed. Substantial areas of the site have been assigned to publicly accessible green spaces promoting community engagement throughout the precinct.<br>The formal deep soil zones are supplemented by structured planting with appropriately scaled tree and plant species. The extent of deep soil is presented in the architectural package.<br>Refer compliance diagrams in Urban Design Report |
| | | *Site Area* | *Min Dimensions* | *Deep Soil Zone (% of Site Area)* | | |
| | | *Less than 650m²* | *-* | *7%* | | |
| | | *650m² - 1500m²* | *3m* | | | |
| | | *Greater than 1500m²* | *6m* | | | |
| | | *Greater than 1500m² with significant tree cover* | *6m* | | | |
| **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*<br>*Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room* | *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:* | | | Part | Overall, the proposal seeks to meet the minimum separation between buildings. The siting and orientation of the buildings result in providing excellent access to amenity and views across the three buildings and separation to adjoining sites.<br><br>Building C has been angled to align with the Loftus street front and oriented away from the adjacent dwellings. The separation between Building B and C averages to be greater than 18m, however due to the angled siting of the buildings there is encroachment on the southern end to 11m, habitable rooms in building B facing the stair core & public corridor of Building C |
| | | *Building Height* | *Habitable rooms and balconies* | *Non-habitable rooms* | | |
| | | *Up to 12m (4 storeys)* | *6m* | *3m* | | |
| | | *Up to 25m (5-8 storeys)* | *9m* | *4.5m* | | |

| | Objective | Design Criteria | | | Objective Achieved | Comment |
|---|---|---|---|---|---|---|
| | | *Over 25m (9+ storeys)* | *12m* | *6m* | | Refer Urban design Report for more information |
| | *Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space* | | | | Yes | The comprehensive solar and view analysis has allowed for the building to be sited, and heights modulated, to take advantage of keys views and solar access. Privacy between apartments has been considered in the building separation and internal space planning. |
| **Pedestrian Access and Entries** | *Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain* | | | | Yes | All apartment lobbies address the streets. Care has been taken to create legible and permeable access for pedestrians throughout the development |
| | *Objective 3G-2 Access, entries and pathways are accessible and easy to identify* | | | | Yes | Canopies serve to express the entry points to the site and to the lift lobbies. Pathways through the communal space provide clear and legible access to the lobbies. |
| | *Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations* | | | | Yes | The design creates a connected ground floor link for residents between the three main street frontages, and the main communal open space. |
| **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* | | | | Yes | Northern Site:<br>Car park and loading is consolidated to a single point of access from Loftus Street to minimise interruption to street frontages. The vehicle access point is clear and legible, and separate to the pedestrian entries.<br><br>Southern Site<br>Car park and loading is consolidated to a single point of access from Burton Street to minimise interruption to street frontages. The vehicle access point is clear and legible, and separate to the pedestrian entries. |
| **Bicycle and Car Parking** | *Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas* | *For development in the following locations:* | | | Yes | BTR: Car parking has been provided in accordance with the Housing Sepp (2021) requirements as is detailed in the Traffic Report. |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | | *on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or*<br>*on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre*<br>*the minimum car parking 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*<br>*The car parking needs for a development must be provided off street.* | | BTR: Car parking has been provided in accordance with the City of Canada Bay DCP (2022) category B requirements as is detailed in the Traffic Report. |
| | *Objective 3J-2 Parking and facilities are provided for other modes of transport* | | Yes | Northern Site<br>Secure bicycle parking and motorcycle parking is provided in the basements in accordance with Canada Bay DCP.<br><br>Southern Site<br>202 secure bike parks with bike share facilities |
| | *Objective 3J-3 Car park design and access is safe and secure* | | Yes | The car parks are secured with electronic, automated doors triggered by residents. The aisles are clear and unobstructed with clear lines of site to fire stairs and to lift entrances. |
| | *Objective 3J-4 Visual and environmental impacts of underground car parking are minimised* | | Yes | The levels of the building are set from the lower topographical points to minimise any visual and overshadowing impacts of the building. The car park layout is efficient with double-loaded aisles and consolidated ramping |
| | *Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised* | | - | N/A |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | *Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised* | | Yes | The above ground parking has been carefully enclosed to minimise visual impact. Sleeving 3 aspects (north, east and southern) with apartments mitigates visual bulk. Considered screening and planting has been provided to enclose the carpark.<br>Larger floor to floor heights have been proposed to promote future adaption to either residential or commercial uses. |
| Solar and Daylight Access | *Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space* | *Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas* | Yes | Overall, the proposal meets the minimum requirements for sunlight to living rooms and private open space between 9am & 3pm in midwinter.<br><br>Buildings B & C – Build to Sell Development.<br>85% of all living space and terrace achieves two hours of solar access between 9am and 3pm in midwinter.<br><br>Building A – Build to Rent development.<br>Tailored to providing smaller product, the proposal seeks to provide variety in amenity, prioritising amenity for the dwelling, which means either the living space or private open space receives access to direct sunlight. Strictly speaking, 57% of the of all living space and terrace achieves two hours of solar access between 9am and 3pm in midwinter. This is greatly increased if we extend the hours from 8am to 4pm.<br><br>Please refer to a breakdown of solar access in the urban design report. |
| | | *In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter* | N/A | |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | | *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter* | Yes | The built form has been specifically sited to provide the best amenity possible across the three buildings. There are 3 units across the development receive no direct sun between 9am and 3pm, which equates to less than 1% |
| | *Objective 4A-2 Daylight access is maximised where sunlight is limited* | | Yes | Generous windows have been provided to multiple aspects of units with limited solar access to ensure high indoor amenity. |
| | *Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months* | | Yes | The proposal uses a range of features to provide shading and control glare during the warmer months. Care full consideration of window to wall ratio, protruding vertical mullions and extended slab projections along the west and west provide passive shading year-round. |
| Natural Ventilation | *Objective 4B-1 All habitable rooms are naturally ventilated* | | Yes | Openable windows are proposed for all bedrooms, living rooms and multi-purpose rooms. Where study nooks are provided, they have generous opening to the primary living space. |
| | *Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation* | | Yes | Single aspect apartments are designed with open-plan layouts, wide frontages and large openings to balconies to maximise natural ventilation |
| | *Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents* | *At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.*<br>*Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed* | Yes | The proposal is in exceedance of the minimum cross ventilation numbers at 85%. Please refer to a breakdown of cross-ventilation per unit in the architectural package<br>Apartment depths are limited to less than 12m to habitable rooms for all single-aspect apartments. Cross-through apartments do not exceed 18m measured glass line to glass line. |
| | | *Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line* | | |

| | Objective | Design Criteria | | Objective Achieved | Comment |
|---|---|---|---|---|---|
| **Ceiling Height** | *Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access* | *Measured from finished floor level to finished ceiling level, minimum ceiling heights for apartment and mixed-use buildings are:* | | Yes | The floor-to-floor heights of the building allow 2.7m ceilings to all living areas and bedrooms. |
| | | *Habitable Rooms* | *2.7m* | | |
| | | *Non-Habitable* | *2.4m* | | |
| | | *For 2 Storey Apartments* | *2.7m for main living area floor*<br>*2.4m for second floor, where its area does not exceed 50% of the apartment area* | | |
| | | *Attic Spaces* | *1.8m at edge of room with a 30-degree minimum ceiling slope* | | |
| | | *If located in mixed use areas* | *3.3m for ground and first floor to promote future flexibility of use* | | |
| | *Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms* | | | Yes | Bulkheads are to be minimised as much as possible, with bulkheads typically limited to kitchens and corridors. |
| | *Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building* | | | Yes | 2.7m ceilings are maximised throughout the units |
| **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* | *Apartments are required to have the following minimum internal areas:* | | Part | Please refer to the plans in the architectural package<br><br>Hassle Street wording |
| | | *Apartment Types* | *Minimum Internal Area* | | |
| | | *Studio* | *35m²* | | |
| | | *1 Bedroom* | *50m²* | | |

| | Objective | Design Criteria | | Objective Achieved | Comment |
|---|---|---|---|---|---|
| | | *2 Bedroom* | *70m²* | | |
| | | *3 Bedroom* | *90m²* | | |
| | | *The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.*<br>*A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each* | | | |
| | | *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* | | | |
| | *Objective 4D-2 Environmental performance of the apartment is maximised* | *Habitable room depths are limited to a maximum of 2.5 x the ceiling height* | | Yes | Unit layouts and facades have been considered together to provide good distribution of natural light. Living and dining rooms generally have a maximum depth of 8000mm, supported by 2700mm ceilings. |
| | | *In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window* | | Yes | |
| | *Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs* | *Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)* | | Yes | Room sizes meet or exceed minimum dimensions in all units. Some eat in kitchens are provided and therefore widths are inconsistent with living rooms. |
| | | *Bedrooms have a minimum dimension of 3m (excluding wardrobe space)* | | Yes | |
| | | *Living rooms or combined living/dining rooms have a minimum width of:*<br>*3.6m for studio and 1-bedroom apartments*<br>*4m for 2- and 3-bedroom apartments* | | Yes | |

<table>
<tr><th></th><th>Objective</th><th>Design Criteria</th><th>Objective Achieved</th><th>Comment</th></tr>
<tr><td></td><td></td><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>Yes</td><td></td></tr>
<tr><td rowspan="8">Private Open Space and Balconies</td><td rowspan="7">Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td colspan="3">All apartments are required to have primary balconies as follows:</td><td>Yes</td><td>Please refer to the plans in the architectural package</td></tr>
<tr><td>Dwelling type</td><td>Minimum Area</td><td>Minimum Depth</td></tr>
<tr><td>Studio</td><td>4m$^3$</td><td>-</td></tr>
<tr><td>1 bedroom</td><td>8m$^3$</td><td>2m</td></tr>
<tr><td>2 bedrooms</td><td>10m$^3$</td><td>2m</td></tr>
<tr><td>3+ bedrooms</td><td>12m$^3$</td><td>2.4m</td></tr>
<tr><td colspan="3">The minimum balcony depth to be counted as contributing to the balcony area is 1m</td></tr>
<tr><td colspan="3">For apartments 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.</td><td>Yes</td><td>Please refer to the plans in the architectural package</td></tr>
<tr><td colspan="3">Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</td><td>Yes</td><td>All primary balconies and terraces are located adjacent to a living space.</td></tr>
</table>

| | Objective | Design Criteria | | Objective Achieved | Comment |
|---|---|---|---|---|---|
| | *Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building* | | | Yes | The balconies form an integral part of the building design. |
| | *Objective 4E-4 Private open space and balcony design maximises safety* | | | Yes | All balconies can meet the minimum safety provisions |
| Common Circulation and Spaces | *Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments* | *The maximum number of apartments off a circulation core on a single level is eight* | | Yes | The maximum number of units off a single core on any level is 8.<br><br>Building A<br>Two cores comprising of 2 lifts has been provided in Building A to accommodate a maximum of 14 dwellings per floor plate. The circulation space benefits from natural light from two directions. The 2 cores serve 318 apartments<br><br>Building B<br>A single core comprising of 3 lifts serves have been provided.<br><br>Building C<br>A single core comprising of 2 lifts serves have been provided<br><br>The development is well served by lifts overall, with 9 lifts serving 560 units, and average of 63 units per lift. We have engage a vertical transport engineer to confirm suitable wait times. |
| | | *For buildings of 10-storeys and over, the maximum number of apartments sharing a single lift is 40* | | Part | |
| | *Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents* | | | Yes | The ground floor lobbies have been designed to allow a direct, clear and legible access from the street. |
| 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:* | | Part | Within the Build to Sell (Building B & C) component all apartment storage meets or exceeds the minimum standard. Most units have more than 50% of the storage internal to the unit. Each apartment also has a basement storage cage. |
| | | *Dwelling Type* | *Storage size volume* | | |

| | Objective | Design Criteria | | Objective Achieved | Comment |
|---|---|---|---|---|---|
| | | *Studio* | *4m³* | | As part of the BTR concessions available within the SEPP, a proportion of the dwellings in the scheme do not provide the minimum storage areas within the individual apartment.<br><br>Greater than 80% of the units meet the minimum internal storage within the apartment.<br><br>Please refer to a per-unit schedule of internal storage sizes in the architectural package |
| | | *1 bedroom* | *6m³* | | |
| | | *2 bedrooms* | *8m³* | | |
| | | *3+ bedrooms* | *10m³* | | |
| | | *At least 50% of the required storage is to be located within the apartment* | | | |
| | *Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments* | | | Yes | Secure basement storage is clearly and accessibly located in the car park. |
| **Acoustic Privacy** | *Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout* | | | Yes | Care has been taken to avoid major acoustic clashes.<br>Both loading docks are either full enclosed or acoustically treated screening to minimise noise transfer. |
| | *Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments* | | | Yes | Care has been taken to co-locate similar room types where possible and to use buffers, such as wardrobes, between different spaces. |
| **Noise and Pollution** | *Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings* | | | N/A | |
| | *Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission* | | | Yes | Please refer to the acoustic report for details |
| **Apartment Mix** | *Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future* | | | Yes | The building provides a mix of studio to four-bedroom apartments to meet market needs. A range of apartments are provided with additional multi-purpose rooms to further diversify housing choice within the development. |
| | *Objective 4K-2 - The apartment mix is distributed to suitable locations within the building* | | | Yes | Apartment types are mixed throughout the building and across the levels |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| **Ground Floor Apartments** | *Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located* | | Yes | At ground level, individual apartment terrace entries are proposed where possible to further activate the street frontage. |
| | *Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents* | | Yes | A mix of layered landscape, fencing and walls provides a permeable and varied street frontage that allows casual surveillance of the streets and the building entries. |
| **Facades** | *Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area* | | Yes | Care has been taken to ensure proportionally-balanced-buildings which fit within the grain of the surrounding existing and future context. A consistent palette of materials is applied in different ways to each façade to respond to its unique opportunities and constraints. |
| | *Objective 4M-2 Building functions are expressed by the facade* | | Yes | Each of the facades pursues a different agenda of expressing solid/void, pattern and materiality to address privacy, solar access and views. The macro-forms of each tower are reflected in the detailing and fenestration, expressing the internal layout through a hierarchy of openings. |
| **Roof Design** | *Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street* | | Yes | The roof forms are consistent with the language of the façade. |
| | *Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised* | | Yes | The communal open space strategy has been developed to optimise the offering for residents and surrounding neighbours.<br>Building A has a dedicated communal space on the rooftop in addition to podium and ground floor offering, including roof top basketball court, where overlooking to neighbours can be minimised while maintaining solar access.<br>Building B & C benefits from an extensive ground plane communal area and external podium top external communal space which allows visual and acoustic impacts to be adequately managed. |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | | | | Roof tops of the three buildings have been dedicated to low-impact services such as solar panels and hot water plant. The proximity of adjacent residential developments that overlook the roof of Building C has led to this more appropriate design response to the roof top condition. |
| | *Objective 4N-3 Roof design incorporates sustainability features* | | Yes | Roof areas will be intensively thermally insulated to maximise passive thermal comfort in the upper-most apartments. The flat roof allows for provision of a solar panel system.<br><br>Locating the communal spaces for Building B and C on ground and podium has freed up the entirety of the roof for solar panels to maximise sustainable energy generation. |
| Landscape Design | *Objective 4O-1 Landscape design is viable and sustainable* | | Yes | The landscape design has a focus on amenity with the inclusion of key place making elements such as seating and terraces. Simple design elements, high quality materiality of hardscaping along with an appropriate mix of native and introduced plant species will be a long lasting, easy to maintain landscape which can be adapted to suit a variety of uses over time. |
| | *Objective 4O-2 Landscape design contributes to the streetscape and amenity* | | Yes | The landscape design maximises the amenity of the communal open space by balancing planted areas with areas for residents to relax or interact.<br>The streetscape landscape design provides layered plantings to allow an appropriate transition between public and private spaces |
| Planting on Structures | *Objective 4P-1 Appropriate soil profiles are provided* | | Yes | The landscape design has been carefully designed to be integral to the public realm and activate the streetscape with links to indigenous histories. The streetscape landscape design provides layered plantings to allow an appropriate transition between public and private spaces. The landscaped area on the |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | | | | along Loftus Street offers a space for the broader community to enjoy. |
| | *Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance* | | Yes | Setbacks are provided along each site boundary, with a large zone along Loftus Street and the western boundary to afford generous deep soil areas for trees and lower planting. This is supplemented with extensive on-structure planters with trees alongside lower planting zones and shrubs in appropriately sized bases. |
| | *Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces* | | Yes | Landscape design includes a variety of plantings to soften the communal open space areas. |
| Universal Design | *Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members* | | Yes | 27% of apartments are capable of achieving the Liveable Housing Guidelines silver level. Please refer to a per-unit schedule of LHG compliance in the architectural package |
| | *Objective 4Q-2 A variety of apartments with adaptable designs are provided* | | Yes | 12.5% of the units are adaptable with accessible car space. There are a mix of adaptable apartment types. Please refer to access report for justification |
| | *Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs* | | Yes | The design offers a diverse range of apartment types and layouts |
| Adaptive Reuse | *Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place* | | - | N/A |
| | *Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse* | | - | N/A |
| Mixed Use | *Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement* | | - | N/A |
| | *Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents* | | - | N/A |
| Awnings and Signage | *Objective 4T-1 Awnings are well located and complement and integrate with the building design* | | Yes | The entry doorways are recessed in the building form, allowing the floor above to act as an awning for provision of weather protection. |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | *Objective 4T-2 Signage responds to the context and desired streetscape character* | | Yes | Building identification signage will be located at each of the building entries. |
| Energy Efficiency | *Objective 4U-1 Development incorporates passive environmental design* | | Yes | Passive environmental design features are embedded in the masterplan concept. The positioning, orientation and articulation of each building ensures optimum use of sun, shade and breezes throughout the year.<br>Passive environmental design features are provided in the development such as large tree planting and shade structures in the landscape for reduction of temperature. |
| | *Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer* | | Yes | Apartments in development are primarily oriented east and west, where they benefit from direct sunlight in winter, while deep balconies provide shade in summer.<br>Careful consideration of solid upturns within the façade design aids in providing shade from the high summer sun. |
| | *Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation* | | Yes | Operable windows are provided throughout |
| Water Management and Conservation | *Objective 4V-1 Potable water use is minimised* | | Yes | Refer to BASIX assessment |
| | *Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters* | | Yes | Refer to civil engineer's details |
| | *Objective 4V-3 Flood management systems are integrated into site design* | | - | N/A |
| Waste Management | *Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents* | | Yes | Waste management is handled entirely within the building envelope to minimise impact on the streetscape |
| | *Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling* | | Yes | Separate recycling facilities are provided. Refer to Waste Management Report |
| Building Maintenance | *Objective 4X-1 Building design detail provides protection from weathering* | | Yes | Robust finishes have been selected for maintenance and high durability. Façade detailing has been carefully considered to ensure long lasting quality. |
| | *Objective 4X-2 Systems and access enable ease of maintenance* | | Yes | Most of the plant and services are located within the building form. A small area of roof top plant will be |

| | Objective | Design Criteria | Objective Achieved | Comment |
|---|---|---|---|---|
| | | | | accessed from the roof terrace.<br>A façade access strategy for maintenance access and cleaning will be implemented. |
| | *Objective 4X-3 Material selection reduces ongoing maintenance costs* | | Yes | Where possible, high durability, pre-finished, or natural-finish materials are proposed for building facades. This is of particular importance to Community Housing Providers where the nature of the offering requires materials to be robust and long lasting. |