

251-257 MAROUBRA ROAD & 133-135 GARDEN STREET
STATE SIGNIFICANT DEVELOPMENT APPLICATION - URBAN DESIGN REPORT

1st April, 2026



Special
Land
Development **SLD**
Bridgewell

BKA
Architecture

ACKNOWLEDGEMENT OF COUNTRY

BKA acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of our land. We pay our respects to their Elders past, present and emerging, and recognise their continuing connection to land, sea and community.

Image source: La Perouse, BKA Architecture



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1.0 Introduction

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1.01 Project Team

Client	BWSLD Maroubra
Job Name	251-257 Maroubra Road & 133-135 Garden Street
Status	SSDA Application
Report Revision	B
Date	03.03.2026
Previous Revision (s)	A - 17.02.2026

BKA Architecture Personnel

John Baker
Founding Director - BKA
Registered Architect 3552 (nominated)

Derrick Chu
Associate - BKA

Rachel Ditton
Senior Project Coordinator - BKA

Access & BCA	Building Innovations Australia
Acoustic	Koikas Acoustics
Arborist	Seasoned Tree Consulting
Architect	BKA Architecture
BASIX & ESD	JHA Engineering
Civil & Stormwater	Smart Structures
Connecting with Country	Artefact Heritage
Ecologist	SLR Consulting
Geotech & PSI	Foundation Earth Science
Groundwater Analysis	JC Geotechnics
Heritage	Curio Projects
Level 3	AAPE
Landscape Architect	Conzept Landscape Architect
Photomontage	Platypus Digit
Planner	Colliers Urban Planning
QS	Mitchell Brandtman
Services Engineering	CBS Engineers
Structural Engineering	ACSES Engineers
Surveyor	RGM Property Surveys
Traffic	Genesis Traffic
Waste	Elephants Foot

1.02 Executive Summary

This design report prepared by BKA Architecture on behalf of BWSLD Maroubra Pty Ltd is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a residential flat building and ground floor childcare facility at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra.

This concurrent Rezoning and SSDA seeks approval for:

- Site preparation works including demolition, bulk excavation and tree removal.
- Construction of a ten-storey residential flat building comprising four levels of basement parking, a childcare centre at ground level, communal open space on level 1, residential apartments on levels 1-9.
- Landscaping.
- Civil infrastructure works, and augmentation of utilities and services.

A detailed description of the proposed development is included in the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning, the Architectural Plans prepared by BKA Architecture, and the other accompanying technical documents that form part of the State Significant Development Application.

Site Description

The Site is located at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra, within the Randwick Local Government Area (LGA). It is situated approximately 210m east of the intersection of

Maroubra Road and Anzac Parade, which forms the core of the Maroubra Junction commercial centre.

It is bounded to the north by Maroubra Road, Garden Street to the west, Garden lane to the south and a residential flat building development to the east. It is legally described as Lots A, B, C, D and E in DP 14198 and Lot D in DP 320521, is irregular in shape and is approximately 3270m² in area.

Existing development on the site includes a mechanic's workshop and four (4) residential dwellings.



Secretary’s Environmental Assessment Requirements

This report has been prepared to respond to the Secretary’s Environmental Assessment Requirements (SEARS) dated 16 July 2025 for SSD-87865706.

Specifically, this report addresses the SEARS outlined in the table adjacent.

Table: SEARs Requirements Addressed in this Report

Issue and Assessment Requirements	Supporting Documentation
6. Built Form and Urban Design Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. If relevant, provide an assessment of the development against: <i>The design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.</i> If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Design Report Design Verification Statement

1.03 Design Verification Statement

SEPP Schedule 9 Design Verification Statement*

Principles outlined in the Housing SEPP and additional provisions have been considered in the assessment and general design of the development. These are outlined below.

Principle 1 Context and neighbourhood character

Principle 2 Built form and scale

Principle 3 Density

Principle 4 Sustainability

Principle 5 Landscape

Principle 6 Amenity

Principle 7 Safety

Principle 8 Housing diversity and social interaction

Principle 9 Aesthetics

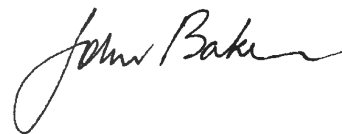
The achievement of the SEPP Schedule 9 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG) issued by NSW Department of Planning, Housing and Infrastructure (DPHI).

I verify that as a Registered Architect, with the NSW Architects Registration Board (Registration No.3552), I, John Baker, have participated in the design and development of this project. I certify that the design has been developed generally in accordance with the design quality principles outlined above.

In conclusion, we believe the proposed development satisfies the matters under the State Environmental Planning Policy Schedule 9 Design principles for residential apartment development as required by Clause 29 of the Environmental Planning and Assessment Regulation 2021 and is generally in accordance with the guidelines and general planning policies.

Yours faithfully,

For and on behalf of BKA architecture



John Baker

Founding Director

Registered Architect 3552

*Refer to the Housing SEPP Schedule 9 Report in the Appendix for further information.

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2.01 Site Context - Sydney

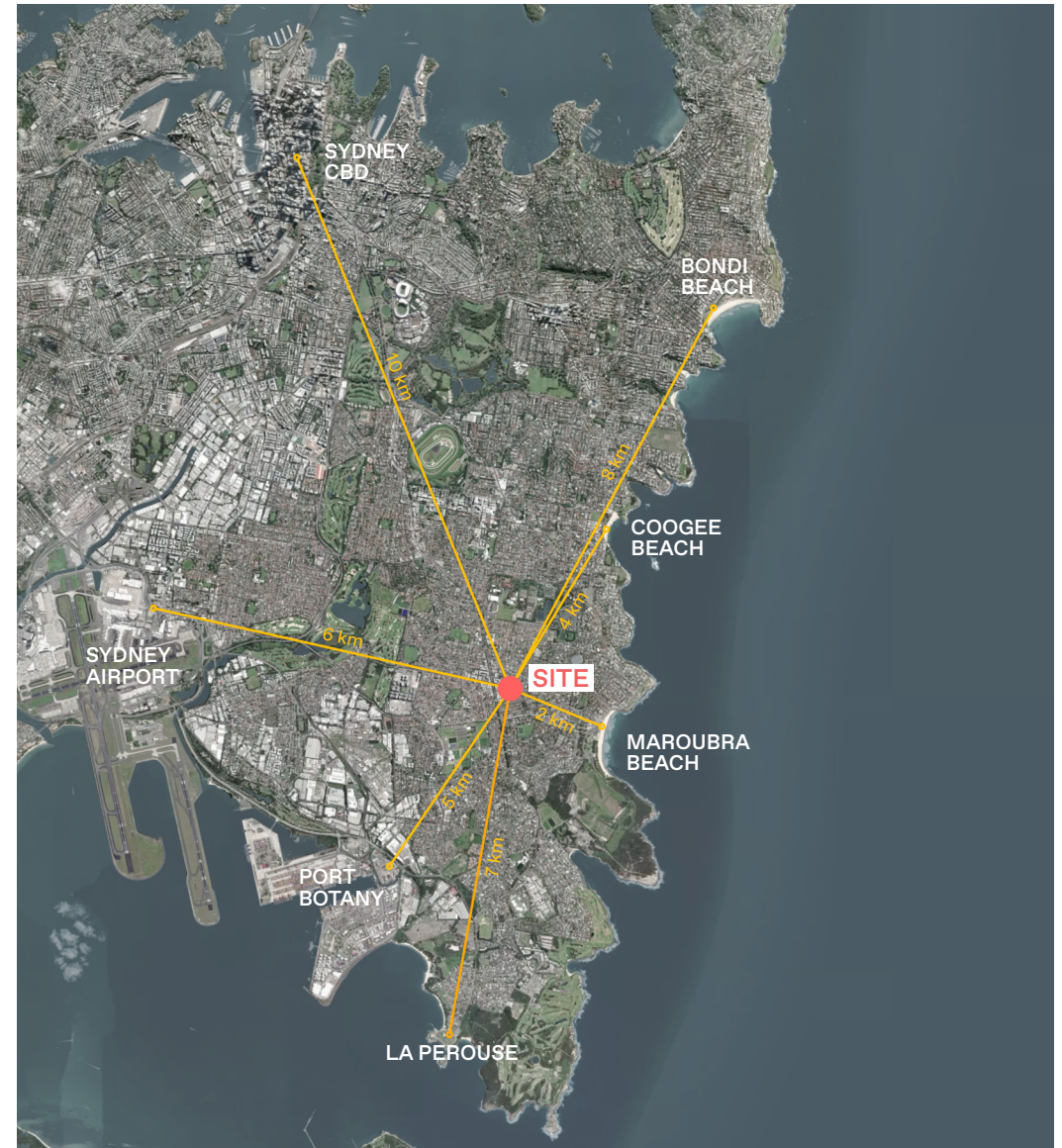
Within the Randwick LGA, the proposal site is a prime location for connecting to the eastern suburbs and central Sydney (10km North West of the CBD). Proximity to Maroubra Junction Town centre (adjacent), numerous coastal beaches (2-8km), Sydney Airport (6km), parklands and school infrastructure make this location ideal for visiting, living and working.

On Dharawal country, the site has connections to the nearby La Perouse Indigenous community and coastal sites.

At 10 storeys high, the building will have views out towards Port Botany, Maroubra Beach and Maroubra Town Centre from the upper levels.



Aerial Photo of the site looking towards Sydney CBD (source: TRG Projects)

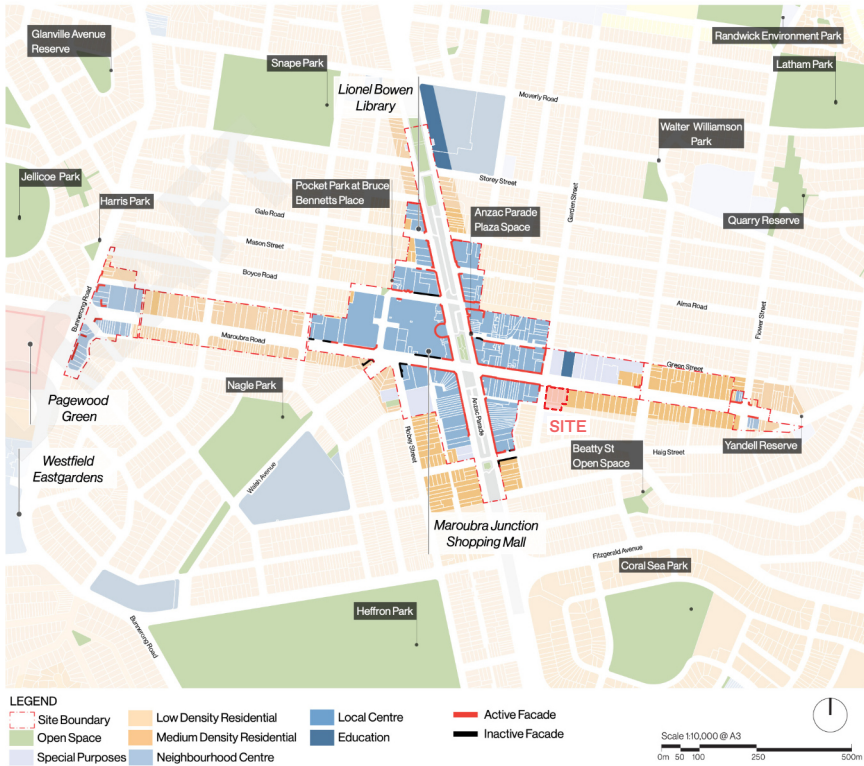


Central Sydney Map of Significant Site Connections (source: BKA)

2.02 Site Context - Maroubra

Maroubra Junction along with East Gardens form 1 of 2 Strategic Centres in the Randwick LGA, with the other being Randwick Health Precinct. Maroubra Town Centre branches out from the junction of Anzac Parade and Maroubra Road, both major transit pathways which connect the LGA and Greater Sydney.

Located approximately 200m East of this junction, the proposal is located in a higher density area characterised by commercial centres and medium to low density housing, all with access to surrounding educational and public facilities.



Maroubra Road Land use, places of interest and open space plan (source: Maroubra Junction Masterplan - Final Draft, Randwick City Council, Group GSA).



Maroubra Cultural Plan (source: Maroubra Junction Masterplan - Final Draft, Randwick City Council, Group GSA).

2.03 Site History - People

Pre-Colonial

The traditional owners and custodians of the land now known as Maroubra are the Bidjigal people of the Dharawal nation. The archaeological consensus is that Aboriginal people have lived in the Sydney region for around 50,000 years.

Rich in natural resources, the region supported larger populations of Indigenous groups, who regularly engaged in hunting and fishing, usually within a certain area. Many clans had shared boundaries but allowed trade, travel and hunting in one another's territory under strict protocols.

Post-Colonial

Following British arrival in 1788 and well into the 1800s, Aboriginal people were still engaging with traditional cultural practices and living freely on Country around Sydney. As colonial settlement expanded however, they were further marginalised and forced to leave or move to camps on the fringe of Sydney such as La Perouse.

Today, La Perouse continues to be a hub for local Aboriginal communities in Sydney, but is now a place to educate and rebuild their language and culture after displacement. Organisations such as the La Perouse LALC and Gujaga Foundation play an active role in Indigenous language and cultural services.

Please refer to the Connecting with Country Report by Artefact Heritage and the Aboriginal Cultural Heritage Assessment Report by Curio Projects for further information.



Watercolour illustration of a group of Aboriginal people fishing, c1790s. Phillip Gidley King. (source: State Library of NSW)



Aboriginal Languages Festival 2025 (source: Gujaga Foundation)

2.04 Site History - Place

In the 1800s Maroubra was largely vacant land and used for large-scale wool-washing. Its ample supply of groundwater and distance from the city made it ideal for this industry. Subdivisions and residential development began in the early 20th century and transformed Maroubra's character from agricultural into low-density suburban residential.

The combined site is bounded by Maroubra road, Garden Street and Maroubra lane. It has largely remained unchanged since the 1950s, and currently comprises four detached residences and an Automotive workshop, with a four storey apartment building along the eastern boundary.

There are 2 local heritage items in proximity to the site. These include the Holy Family Church (I223) on the opposite side of Maroubra Road, and the three storey Inter-War commercial and residential building 'Crossley Court' (I505) located on the opposite side of Garden Street.

Please refer to the Historical Archaeology Baseline Assessment by Curio Projects for further information.



Early aerial imaging of the site from 1943 (source: Historical Archaeology Baseline Assessment, Curio Projects)



Aerial imaging of the site from 2025 (source: MapBox, BKA Architecture)

2.05 Existing Key Buildings



Holy Family Catholic Church



128 Maroubra Rd Apartments



Crossley Court opposite West Corner



Maroubra Autocare (part of subject site)



Maroubra Baptist Church on Garden St



263-265 Maroubra Road Apartments

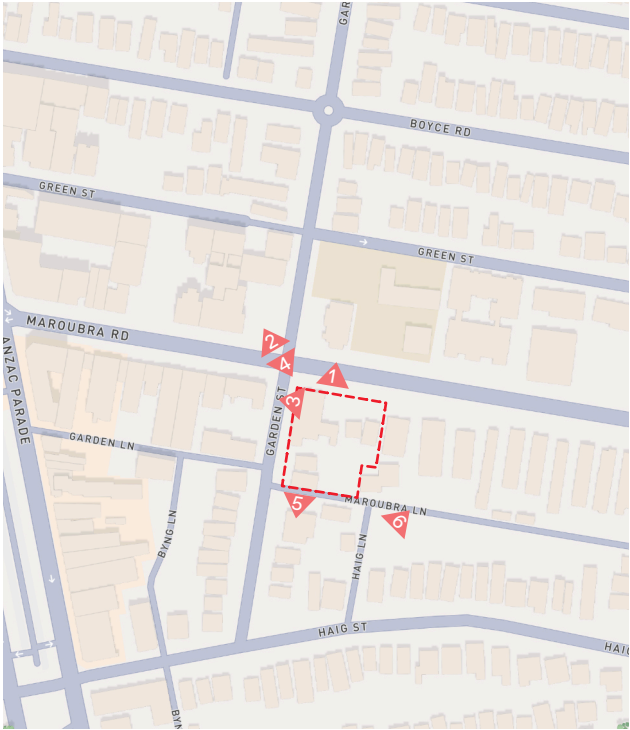


Image Location Map (source: BKA)

2.06 Demographics & Housing

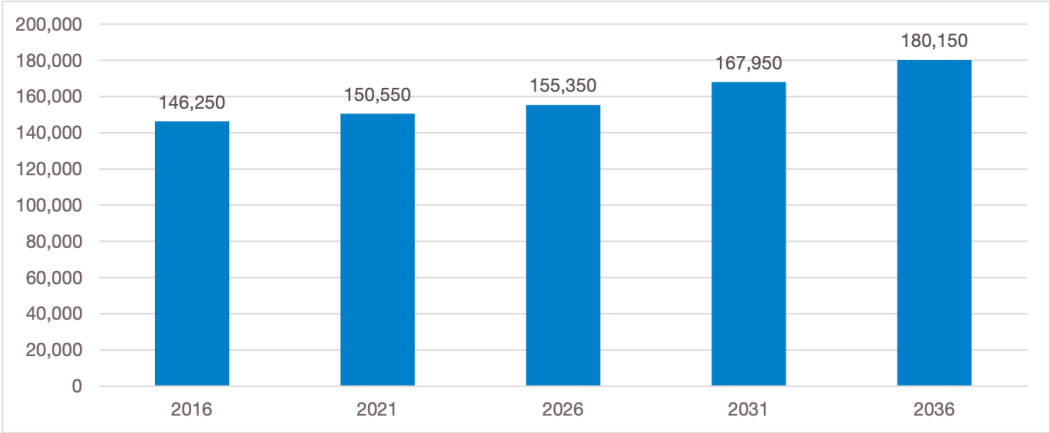
Randwick City Council has released a number of vision and planning documents which outline the demographic and housing expectations for the LGA over the next 10 to 20 years. These formed part of the contextual research for this project, and include:

- Housing Strategy, Randwick City Council
- Local Strategic Planning Statement, Randwick City Council

The NSW Government has projected the Randwick LGA population to grow to 180,000 people by 2036 (154,000 at the time of reporting). This includes a projected 22% increase in family households.

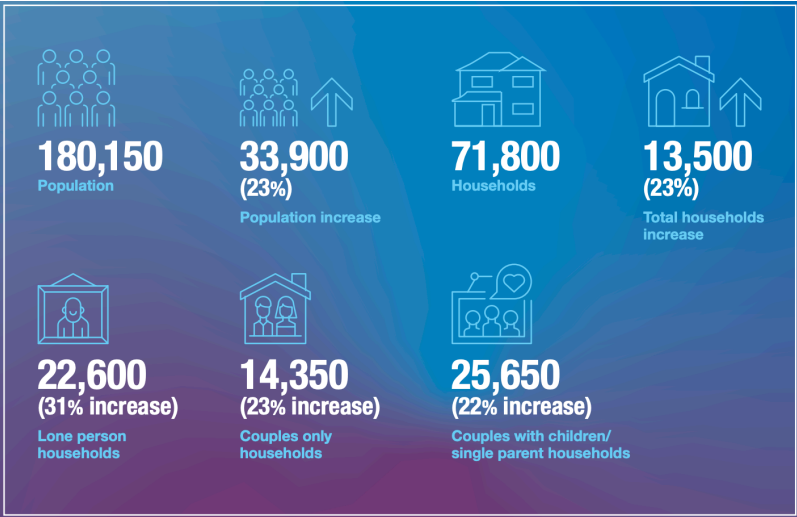
The Housing Strategy Report has identified a decline in 3-bedroom and affordable housing stock, impacting larger and low-income households. To meet growing demand and best serve the community, it calls for more housing diversity, affordability and proximity to amenity in new housing developments.

Figure 2: Randwick City Projected Total Population 2016-2036



Source: NSW Department of Planning and Environment 2016

Projected Population Graph, Randwick City (source: Housing Strategy, RCC)



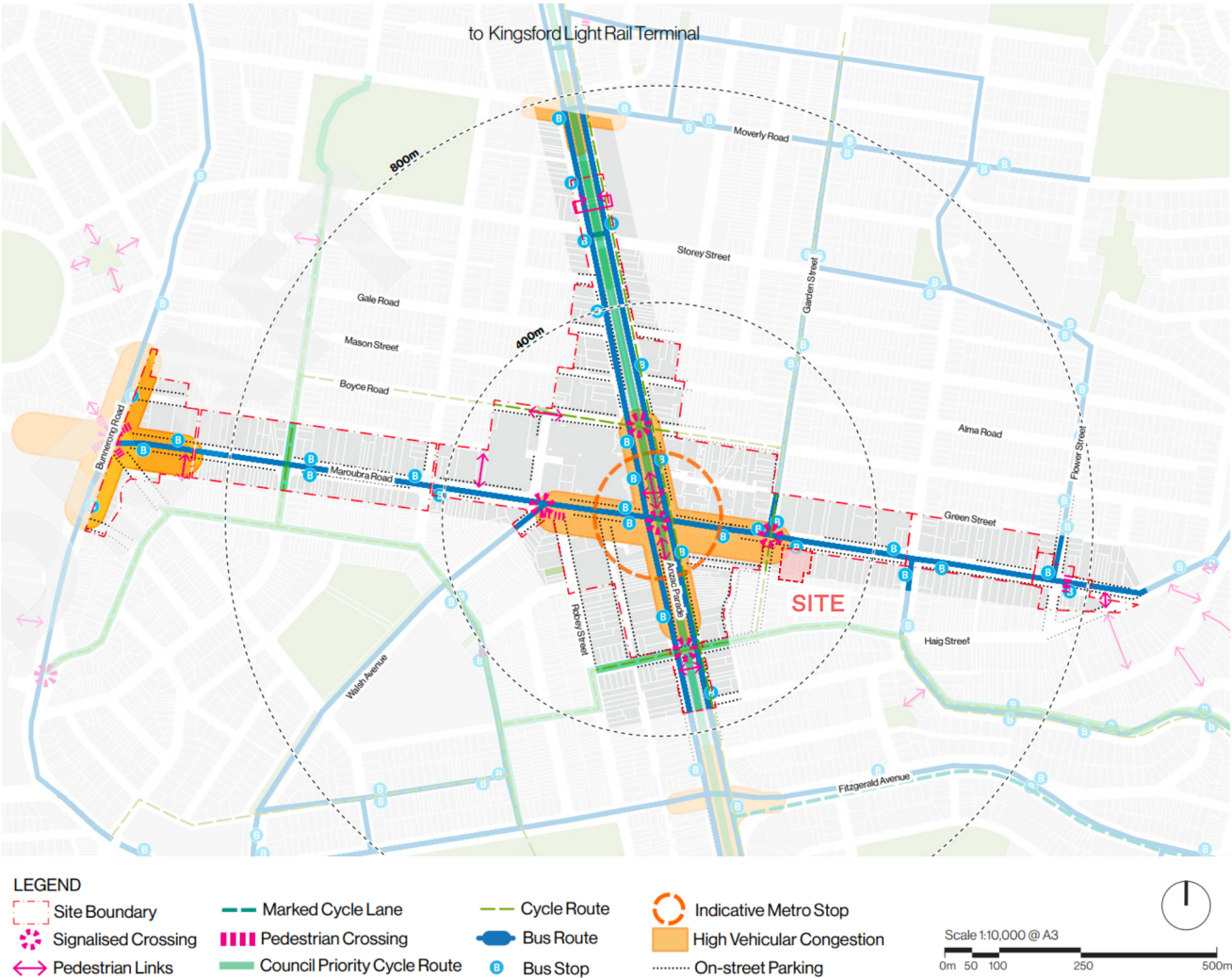
Randwick City Demographics 2036 (source: Local Strategic Planning Statement, RCC)

2.07 Transport Infrastructure

The site has a prominent corner position along a major road with connections to nearby beaches and the Sydney CBD.

The nearby public transport network is primarily buses, along Maroubra Road and Anzac Parade within walking distance of the site. Although there are no train stations accessible on foot, there are bus services which link to the Kingsford Light Rail line L3 (2.4km) and Bondi Junction Train Station (5.4km).

There are no current cycleways in the vicinity of the site, however a bi-directional cycle path is proposed by Randwick City Council in their upcoming Maroubra Junction Masterplan.



Maroubra Transport Plan (source: Maroubra Junction Masterplan - Final Draft, Randwick City Council, Group GSA).

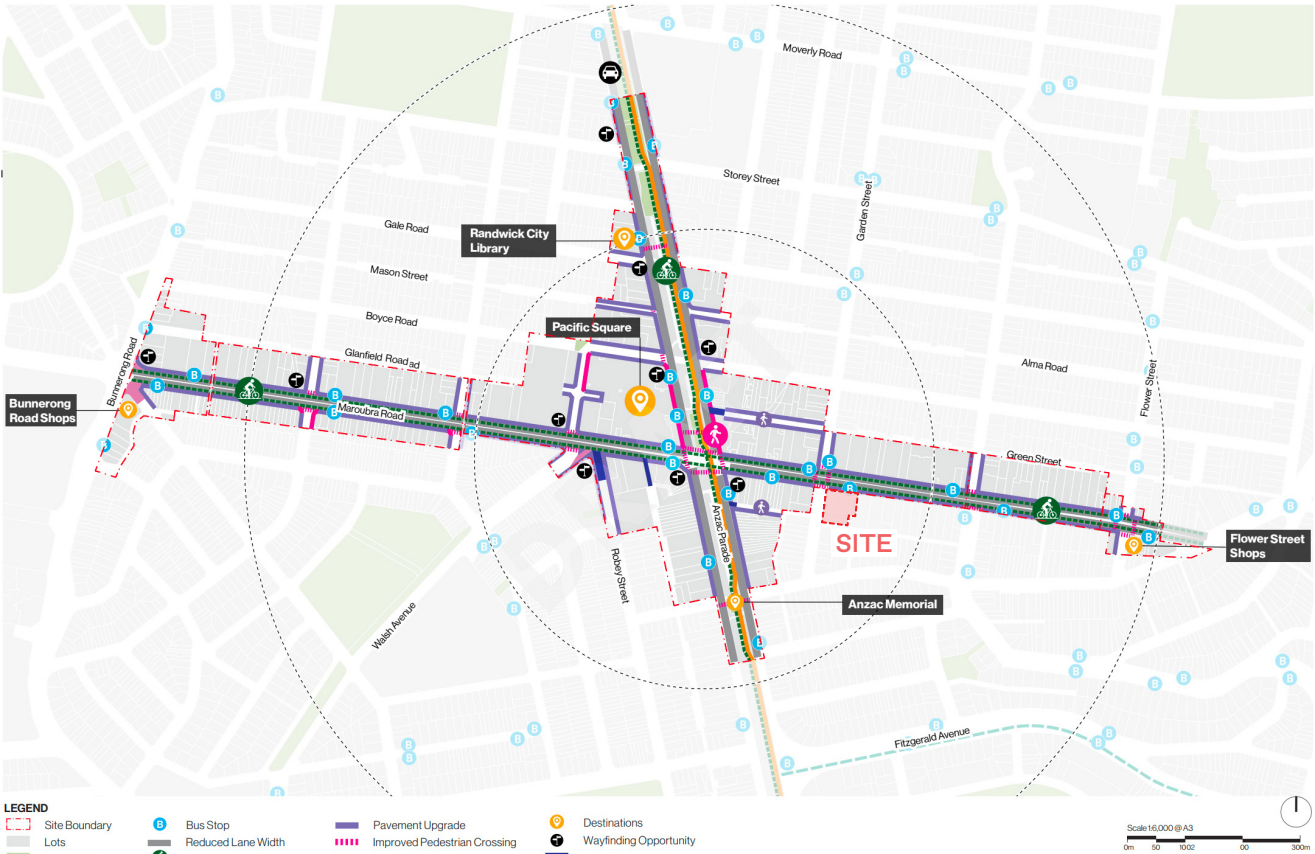
2.08 Future Infrastructure

The Maroubra Junction Masterplan (Draft, by Randwick City Council and Group GSA) and The Integrated Transport Strategy indicate the Council’s aspirations for improving connectivity and transport infrastructure. This includes a noticeable shift from vehicle-centred transport towards more sustainable, pedestrian-based options such as walking and bicycle riding.

Future developments near the Town Centre like the proposed, could directly link with potential upgrades projected in the Council documents. Suggestions from the Masterplan consist of a dedicated cycleway along Maroubra Road and Anzac Parade, widened and consolidated footpaths, and sheltered bus stops.



Artist's Impression of future Maroubra Road Cycle Path (source: Maroubra Junction Masterplan - Final Draft, Randwick City Council, Group GSA).



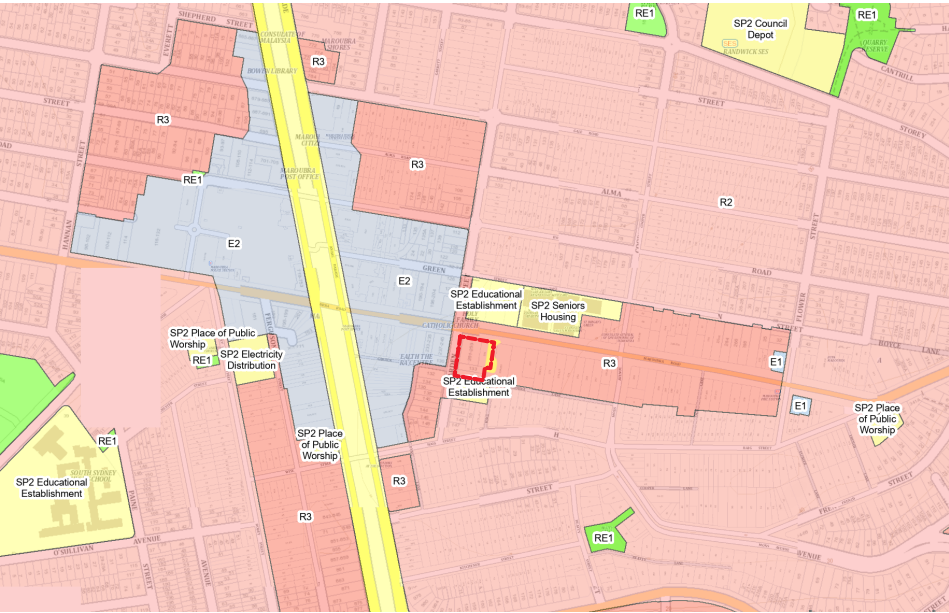
Maroubra Connectivity Initiatives Plan (source: Maroubra Junction Masterplan - Final Draft, Randwick City Council, Group GSA).

2.09 LEP Context

Existing LEP Maps from the Randwick Local Environmental Plan 2012 (modified 2025).

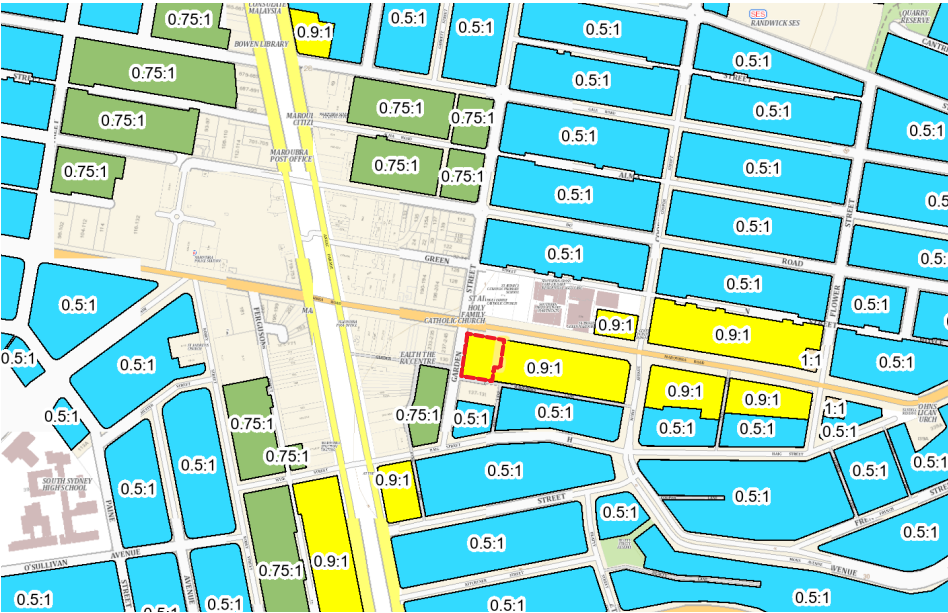
Note: The rezoning proposal concurrent with this application will amend the existing LEP controls to suit residential flat building with an associated childcare centre.

Land Zoning



- E2 - Commercial Centre
- R2 - Low Density Residential
- R3 - Medium Density Residential
- SP2 - Infrastructure
- RE1 - Public Recreation

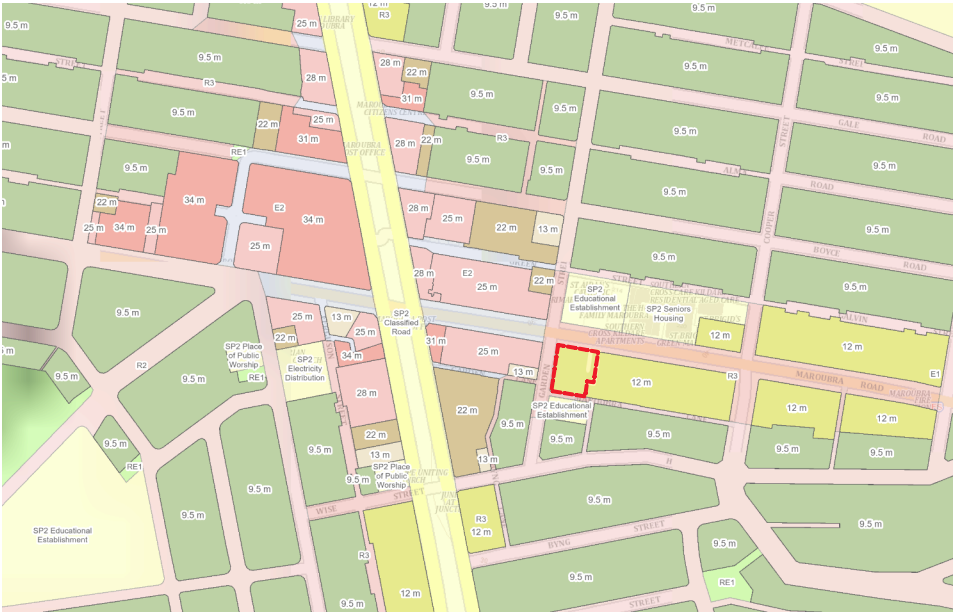
Floor Space Ratio



- D 0.5
- G 0.65
- H 0.7
- I 0.75
- J 0.8
- L 0.9

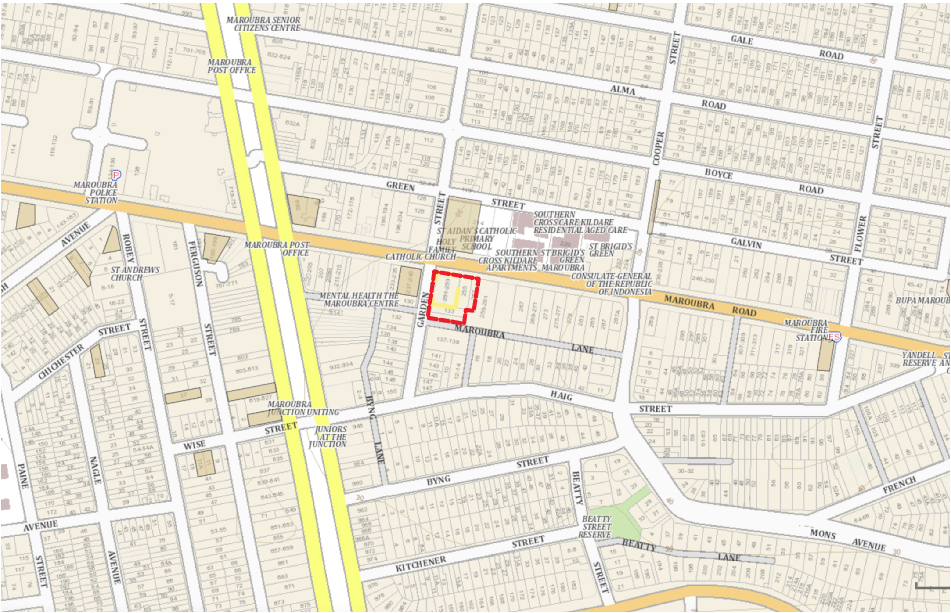
Site Location 

Height of Buildings



Site under current zoning: 12m
Max. Height in Town Centre: 34m

Heritage



- Conservation Area - General
- Aboriginal Place of Heritage Significance
- Item - General
- Item - Archaeological

Site Location 

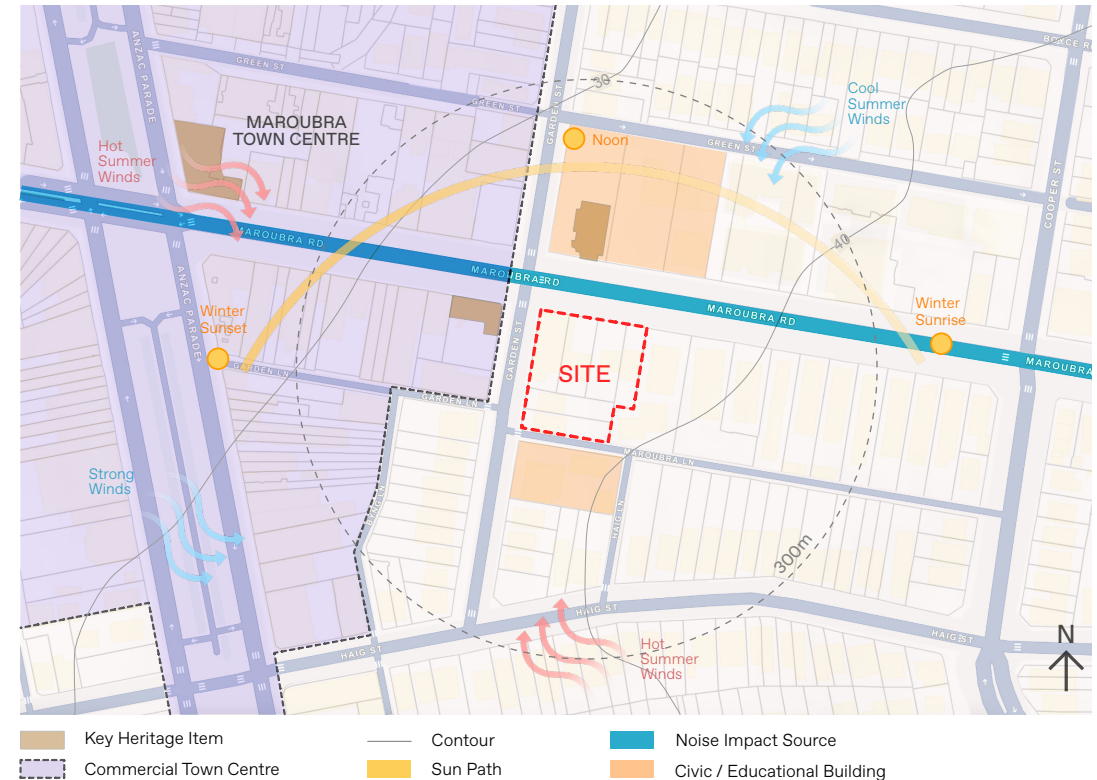
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3.01 Site Conditions & Constraints

The proposal has considered the following key site constraints:

- **Site Topography** - The site moderately slopes downwards from the South-eastern corner to the North-western corner, with a level difference of approximately 4.74m.
- **Shared boundary** - The site is conveniently located adjacent to Maroubra Town Centre and has a prominent corner position at the junction of Maroubra Road and Garden Street. It only has one shared boundary on the eastern side that houses a multi-unit residential development.
- **Surrounding land use** - designed to complement the character of Maroubra's town centre, this gateway proposal features a building scale that matches its surroundings. It integrates residential units above a ground-level childcare centre, fulfilling the strategic objectives of the Randwick City Council Masterplan.
- **Acoustics** - The proximity of a high-volume thoroughfare like Maroubra Road, combined with a ground-level childcare facility, presents a significant acoustic challenge for the building's residential units.
- **Waste management** - Kerbside waste pick-up services along Garden Street provided by Randwick Council.



3.02 Site Opportunities

The design capitalises on the following site opportunities:

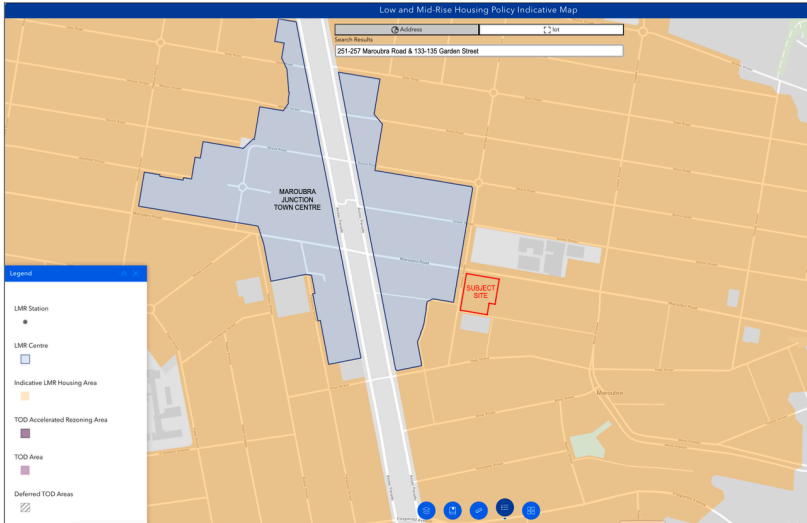
- Reinforcement of Maroubra Road as a Civic Spine: Street activation along Maroubra Road and Garden Street, defining a constant urban edge adjacent to the arterial road
- Transition in scale and purpose between Maroubra Town Centre and the surrounding Residential Areas, noting capacity for future LMR development
- Solar access optimised via shading and apartment orientations
- Enhancement of pedestrian pathways and the public interface via new landscaping (in line with Randwick City Council Masterplan & Urban Elements Manual), design of the facade and entry points
- Improved Environmental Performances through ESD recommendations
- Demographics & Housing Demand: Strong market demand for 2-3 bedroom apartments to support families and down-sizers. There is opportunity to provide families with secure dwellings and family-oriented spaces.



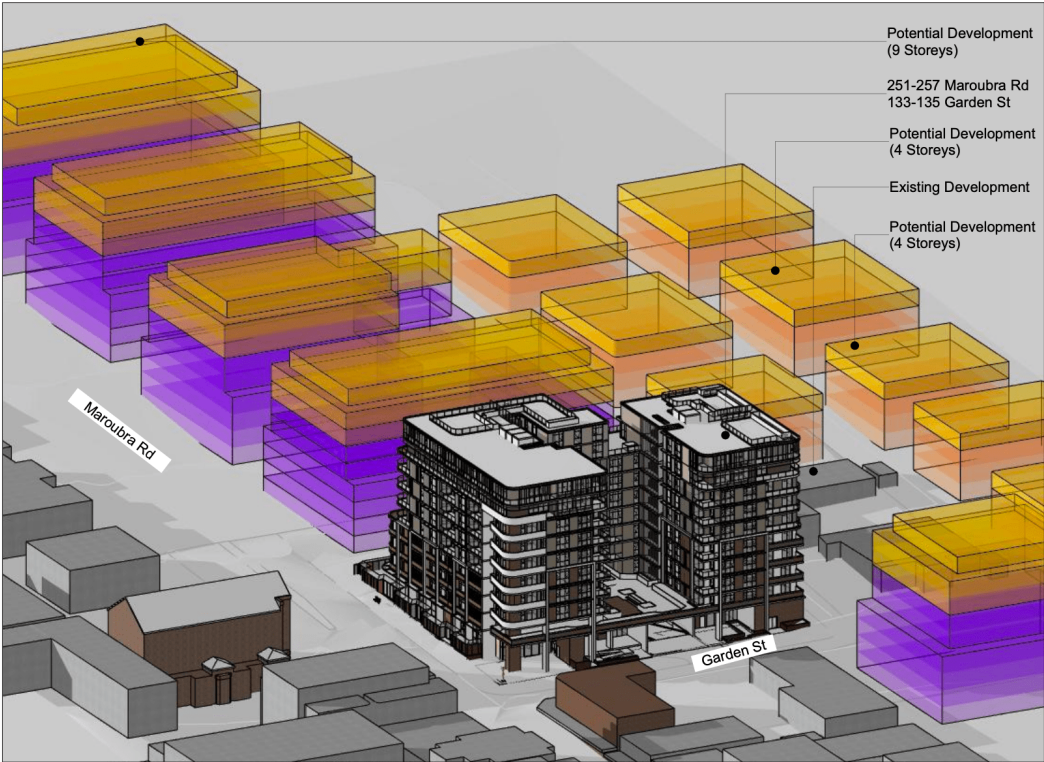
3.03 Future Context Analysis

Analysis of the emerging character of the area has shown the site’s location within a Low to Mid-rise Housing (LMR) zone. Hence, there is potential for surrounding future development submissions with LMR controls, and for Infill Affordable Housing bonuses under the Housing SEPP.

The proposal is in alignment with these future character projections, and considers the impacts on density from potential surrounding Low and Mid-rise housing developments. The increase in density of apartment housing within walking distance of town centre infrastructure and public transport connections is supported by Randwick City Council future planning objectives.



Indicative LMR Housing Map, (source: NSW Government)



Future Character of the Area Site Massing (source: BKA Architecture)

Site Massing Legend:

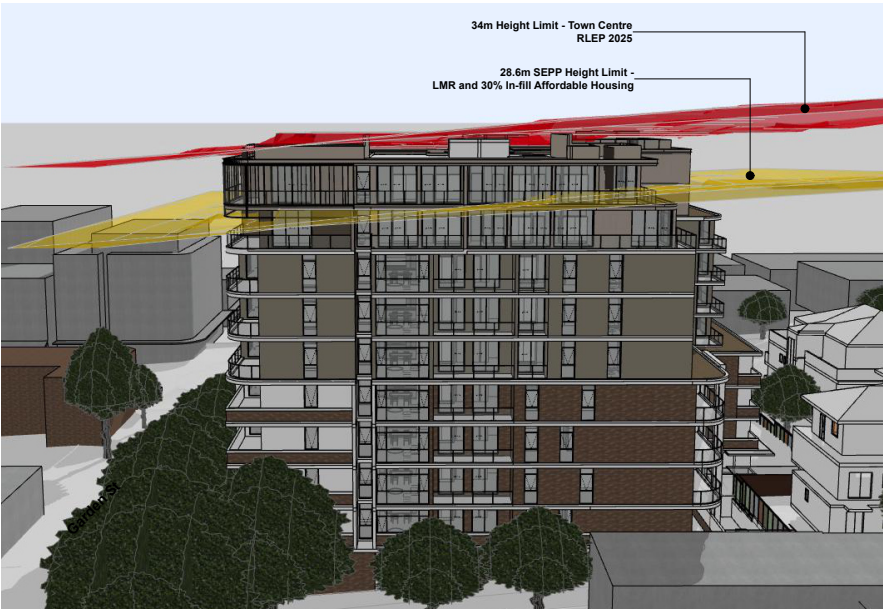
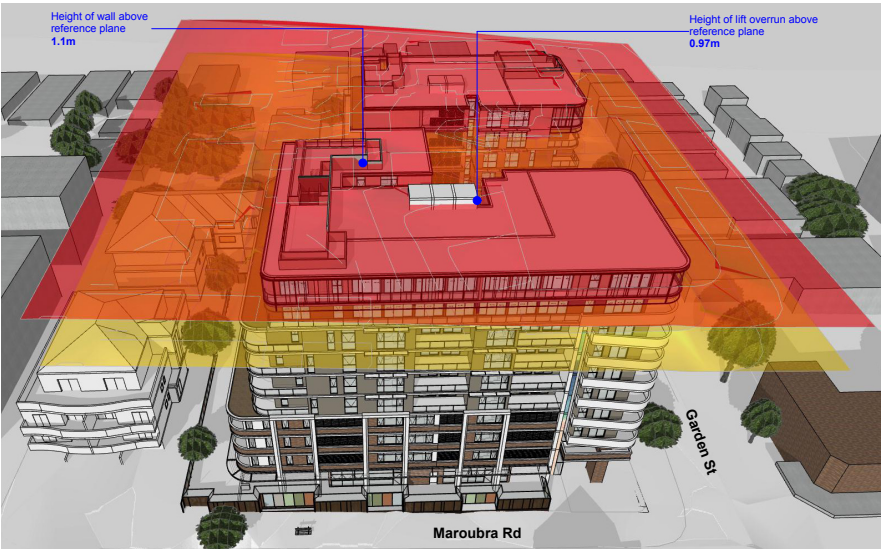
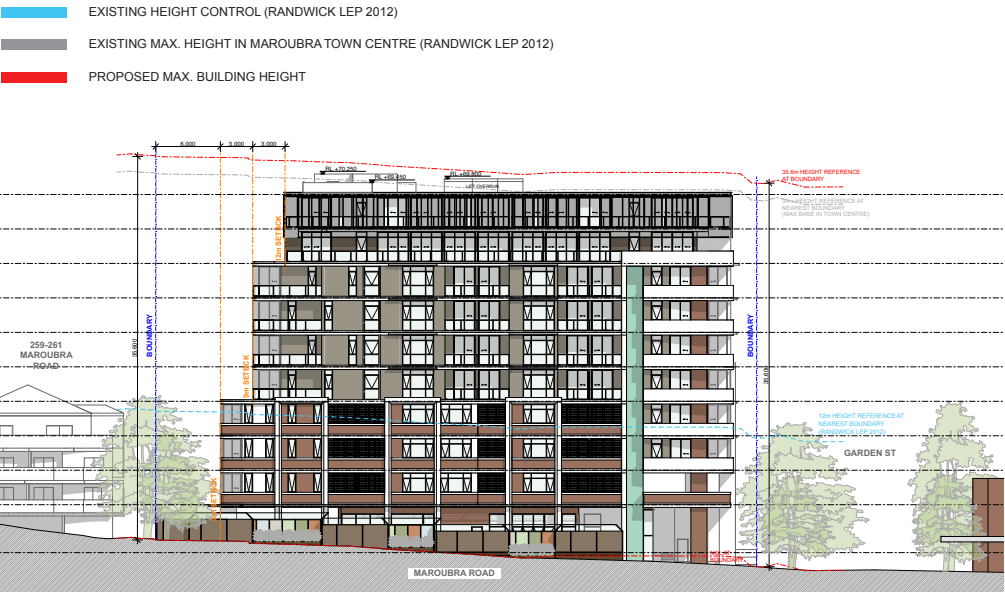
- Indicative LMR Housing Policy R2
- Indicative LMR Housing Policy R3
- 30% Affordable In-Fill Housing SEPP

3.04 Height Plane Reference

The SSD and concurrent rezoning application seeks to amend the Randwick City Council Local Environmental Plan 2012, by amending the maximum building height from 12m to 35.6m.

During the design process, the 34m Maroubra Town Centre maximum was used as a guide. Consideration was also given to the surrounding context, which has the potential to benefit from height uplift via the LMR and Infill Affordable Housing pathways under the Housing SEPP (28.6m).

Only lift cores, services and privacy walls come partially above the 34m reference plane, as demonstrated in the adjacent height analysis diagrams.



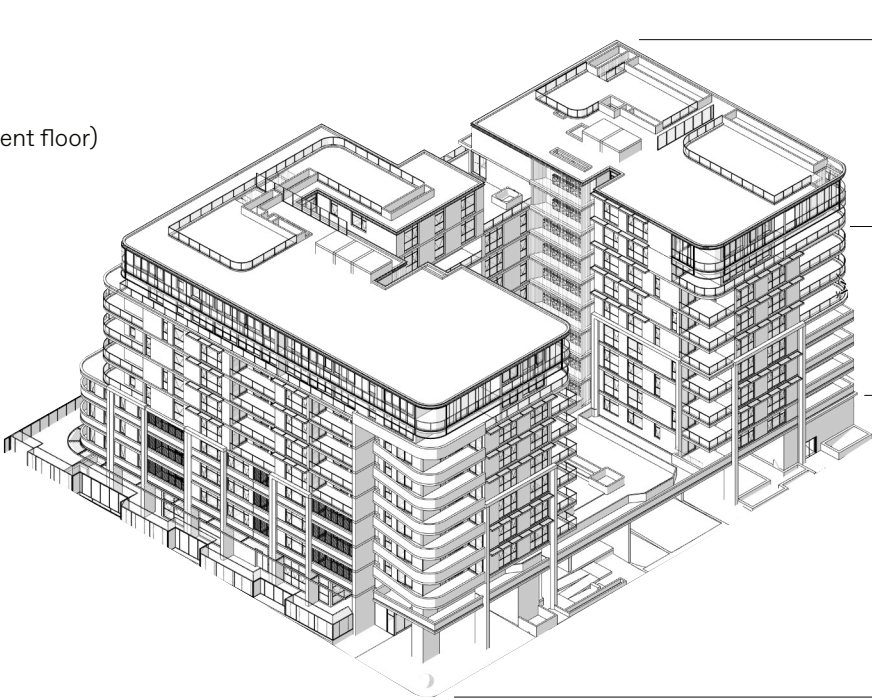
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4.01 Project Programme

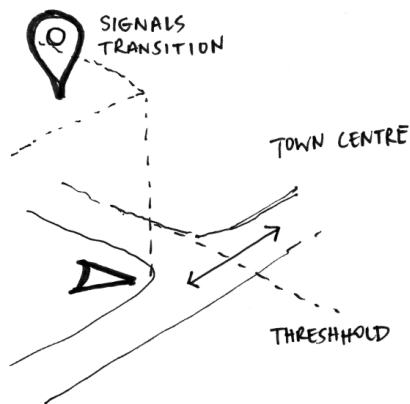
Key Figures

Site Area	3270.1 sqm
FSR	4.02 : 1
GFA (Overall)	13,149.71 sqm
GFA (Residential)	12,258.50 sqm
GFA (Childcare)	891.21 sqm
Maximum Height	35.6m
Floor to Floor Height	3.2m (typical apartment floor)
Total No. of Units	120
Affordable Units	27
Unit Mix	
Studio	15
1 Bedroom	11
2 Bedroom	45
3 Bedroom	43
4 bedroom	6
Car Parking (Residential)	175
Motorbike (Residential)	3
Bicycle Parking (Residential)	80
Communal Open Space	837.17 sqm
Car Parking (Childcare)	28
Bicycle Parking (Childcare)	12 (with End of Trip Facilities)



Roof
Private Terraces
Services
Levels 08 - 09
Penthouses
Sub-Penthouses
Levels 01 - 07
Studios
1 Bed
2 Bed
3 Bed
Communal Open Space (Incl. Playground)
Ground Level
Childcare Centre (120 place)
Residential Lobbies A & B
Driveway to Basement Parking

4.02 Key Design Philosophies



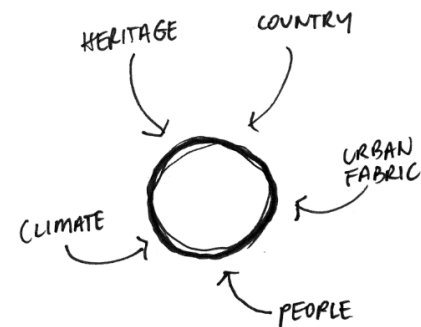
Maroubra Gateway

Just outside the Maroubra Town Centre, the site is an opportunity to signify the transition of scales and act as a “gateway” between commercial and residential uses.



Family-Orientated

Provision of necessary high-density housing and infrastructure suitable for families in Randwick City Council’s largest suburb. These include a larger proportion of 3-4 bedroom apartments, a 120 place childcare, a communal playground for residents, and affordable apartment options.



Contextually Informed

A well-informed design leads to complex, responsive and resonate outcomes. Analysis of the local climate, community, existing urban fabric and the natural environment have been translated into tangible design responses.



Sustainable Design

Sustainability through passive strategies, BASIX commitments and material selections underpin the project.

4.03 Key Architectural Responses

Massing Responds to Context

The overall form is arranged such that a majority of apartments benefit from northern solar. The massing size and scale is manipulated to mirror the surrounding buildings and the height of future higher density housing. Moving upwards, setbacks along the shared boundary step back the building progressively.

Sculptural Expression

The prominent corner of Maroubra Road and Garden Street is distinguished via solid sculptural balconies. Ornamental white banding with contrasting brick work reference the Art Deco heritage facade of Crossley Court opposite.

Material Variety

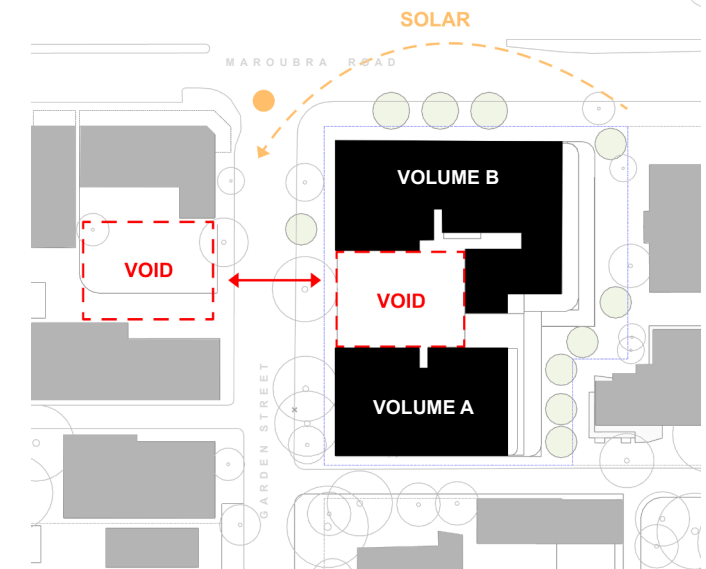
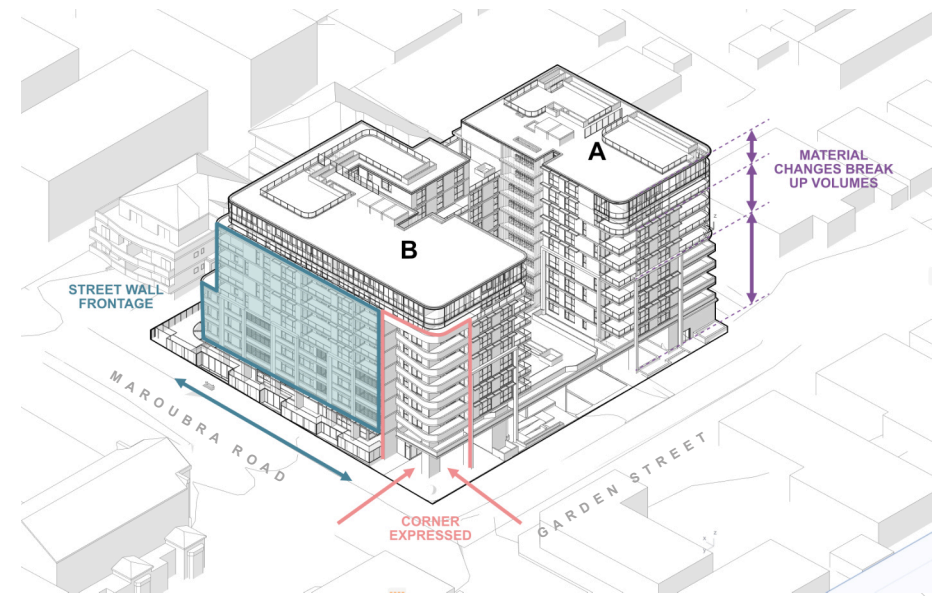
Changes in material help to create visual interest and outwardly signify changes in the interior. There are 3 main transitions between brick, painted concrete and metal cladding / screening.

The Street Wall

The facade along Maroubra road is articulated to present an “urban street wall” frontage that matches the higher density future of Maroubra, and protects residents from noise pollution and dust with winter gardens on the lower levels.

Two Main Volumes

From level 1, the building form is broken into two main volumes, allowing greater apartment access to solar and natural ventilation. The void between them allows for a raised communal area with good visibility to residents and privacy from the street.



Design response diagrams (source: BKA Architecture)

4.04 Design Precedents



Moore Park Gardens, Sydney, AJC



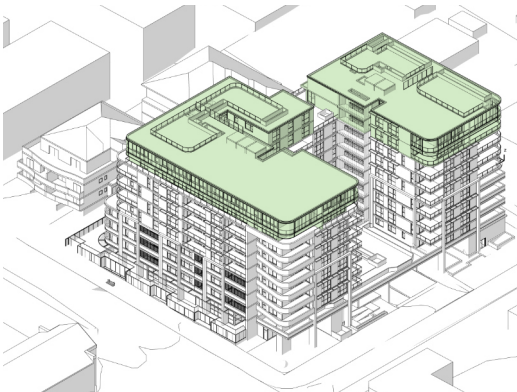
**sculptural corner and
material contrast used to
articulate built form**



The Harrington Collection, Sydney, FJC



**contemporary, high-end
material palette with
floating penthouse level**



Two Houses, The Hague, Alvaro Siza



**masterful response to
context using materials,
form & interface with the
public domain**



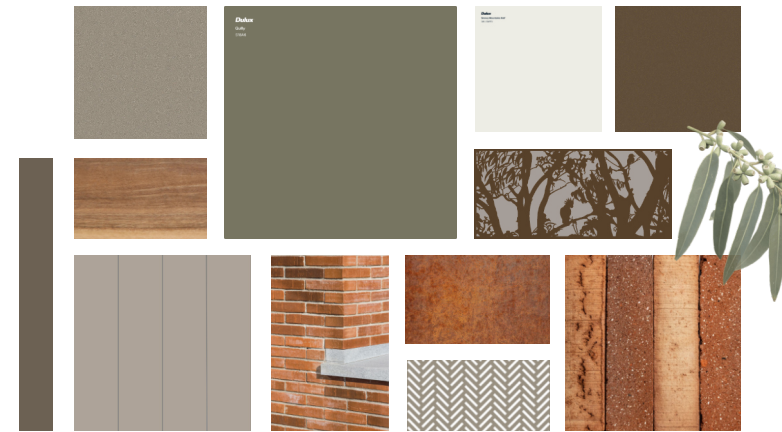
4.05 Connecting with Country

Artefact Heritage and Environment connected the project team with traditional knowledge holders who provided guidance on Connecting with Country. A guided tour at La Perouse LALC on 27 November 2025 by Uncle Rod & Uncle Lloyd gave essential background on the La Perouse Indigenous community, native and endemic species, their environmentally sensitive placement, and special attention to the linguistic work being done by the Gujaga Foundation for the revival of Dharawal language.

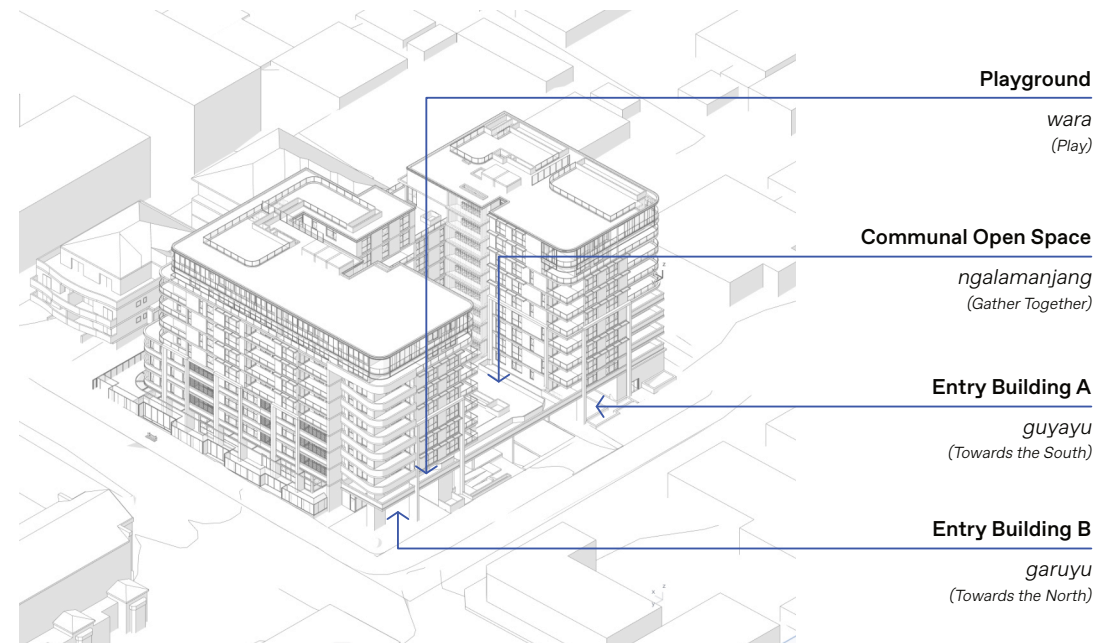
Following consultations, the key concepts below have been consciously implemented in the proposal:

- Native planting prioritised
- Local knowledge sharing with Gujaga Foundation and La Perouse Indigenous Community
- Dharawal language integration through place naming of communal areas
- Naturalistic material palette inspired by Country and the surrounding urban context

Please refer to the Connecting with Country Report by Artefact Heritage for further information.



External Material Palette inspired by native colours and textures (source: BKA Architecture)



Suggested Naming of Key Areas from Gujaga Foundation (source: BKA Architecture)

4.06 Heritage Approach

- The material palette is partly inspired by the nearby heritage items. In particular, the brick selection blends similar reds, browns, and sand colours
- Ornamental white banding inspired by Crossley Court is used in combination with the brick
- The 7-storey vertical feature tile recess responds to the Cathedral opposite
- Contrasting materials break down the building massing and respond to the scale of neighbouring properties including the heritage items

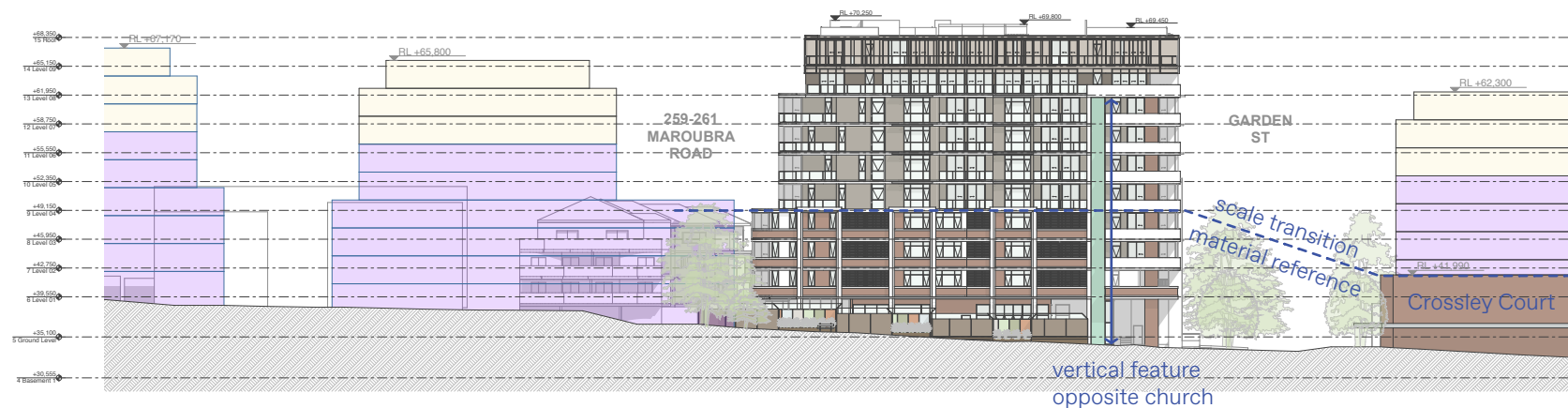
New brick Palette
drawn from
Heritage Items



Holy Family Catholic Church, Item I223



Crossley Court, Item I505



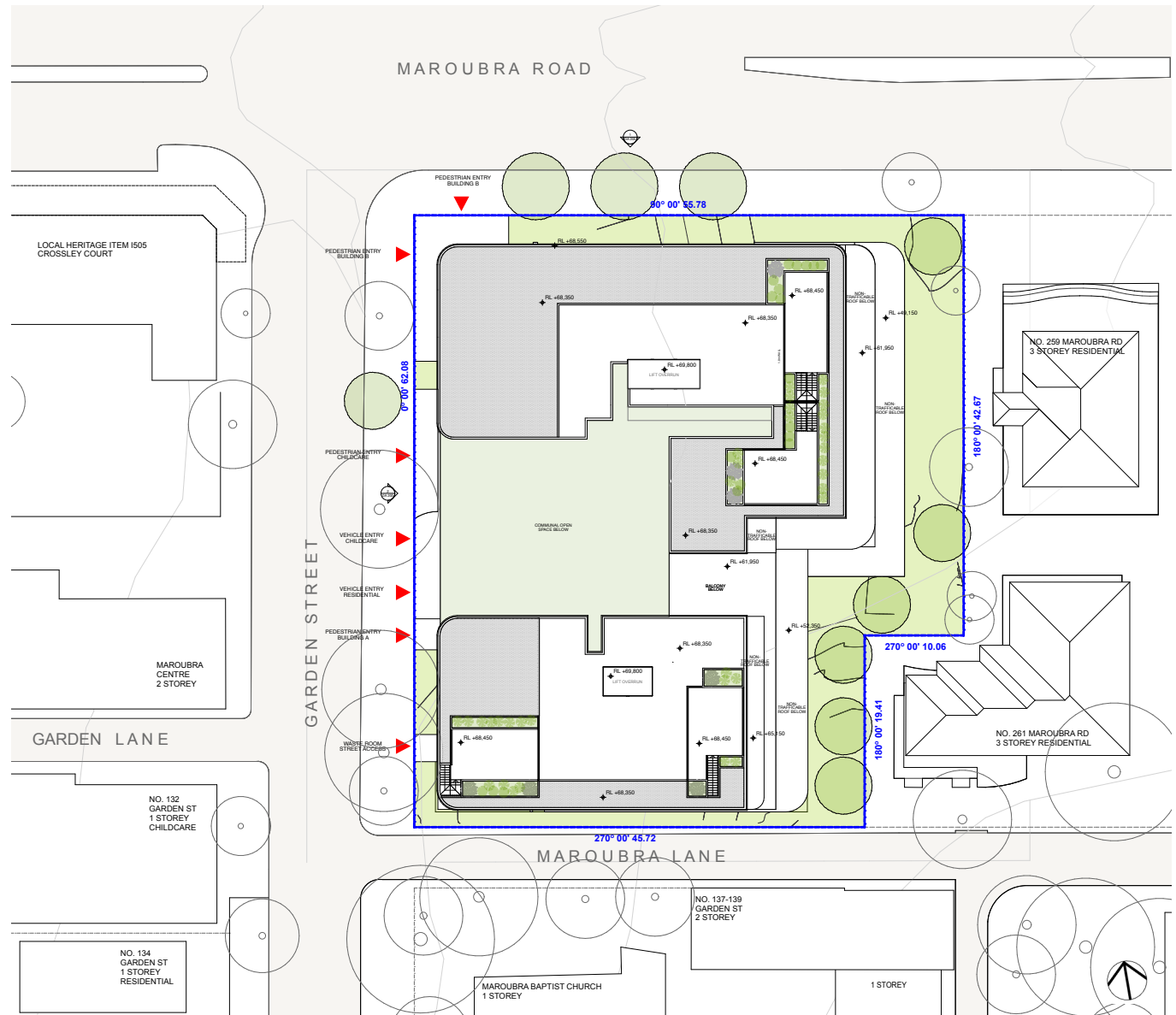
(source: BKA Architecture)

5.0 Architectural Proposal

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5.01 Access

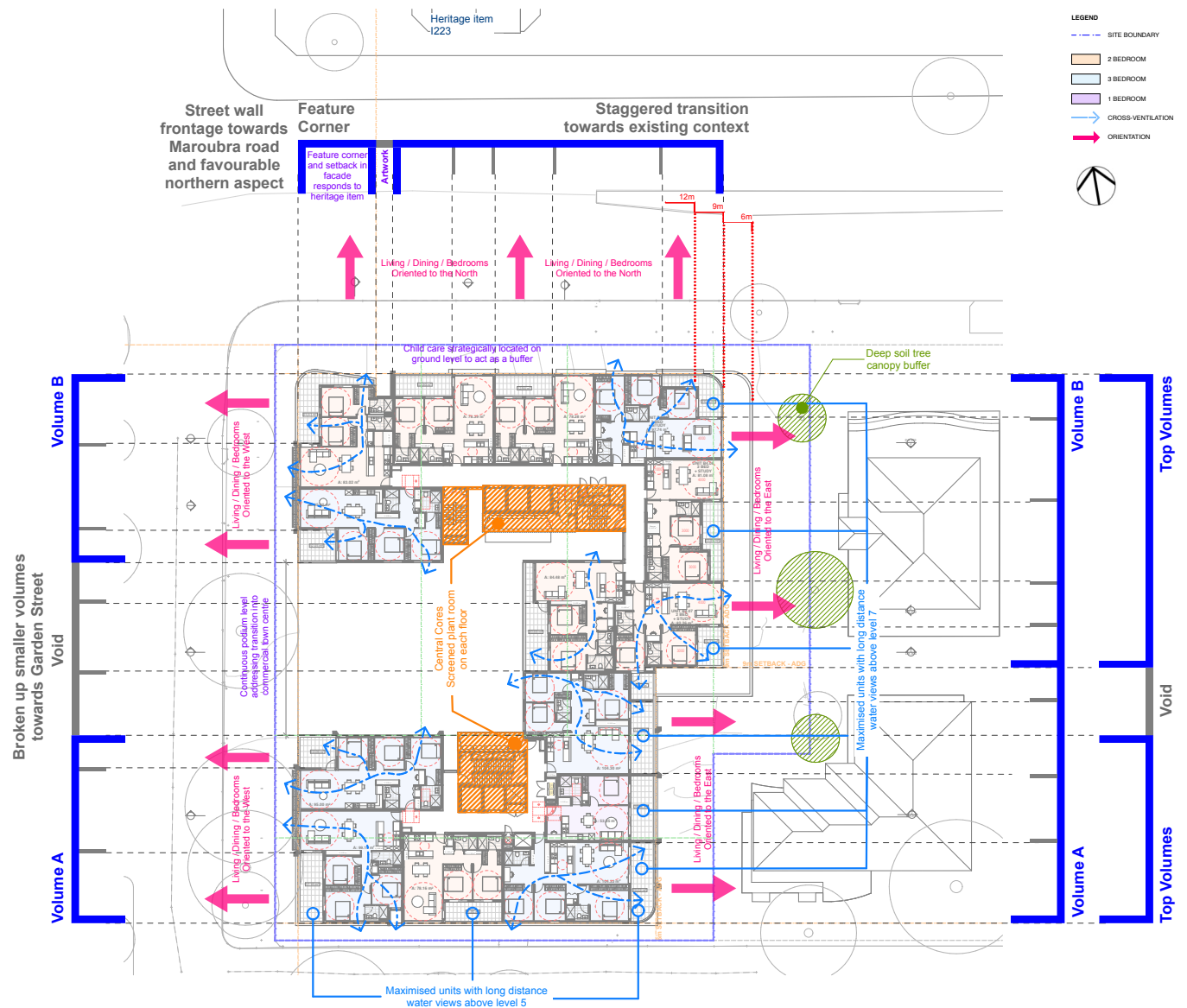
- Floor to Floor height of 4.45m creates a larger scale on the ground level for legible street access
- Sculptural corner emphasises pedestrian access points
- Vehicle access off Garden Street to direct traffic away from Maroubra Road, including separate parking for the Childcare Centre
- Removal of existing driveway access off Maroubra Road will positively impact traffic flow and allow for reinstatement of nature strips adjacent to the existing bus stop
- Consolidation of vehicle and pedestrian pathways on Garden Street improves street connectivity
- Residential lobbies are secure and clearly visible from the street with floor to ceiling glazing



Site plan showing key pedestrian and vehicle entries (source: BKA Architecture)

5.02 Circulation

- The building has 2 separate circulation cores for the residential component, with 1 for each Volume (A & B)
- Apartments branch off 2m wide corridors, with egress distances to comply with the NCC
- Each apartment unit has been carefully designed to provide a defined sense of entry into the open living spaces with privacy separation from the bedrooms
- Circulation within the apartments is efficient, maximising the available usable area. Every habitable room has appropriately sized windows.



Planning Analysis Diagram (source: BKA Architecture)

5.03 Setback Analysis

The building responds to the existing surrounding setbacks by adopting street frontages off Maroubra Road and Garden Street that promote a consistent streetscape.

Maroubra Road - 3m

To the west in the Town Centre, there are existing 0m setbacks with varied distances to the East (2.8 - 7.3m). The proposed 3m setback sits roughly between these and follows the DCP maximum.

Garden Street - 2.4m

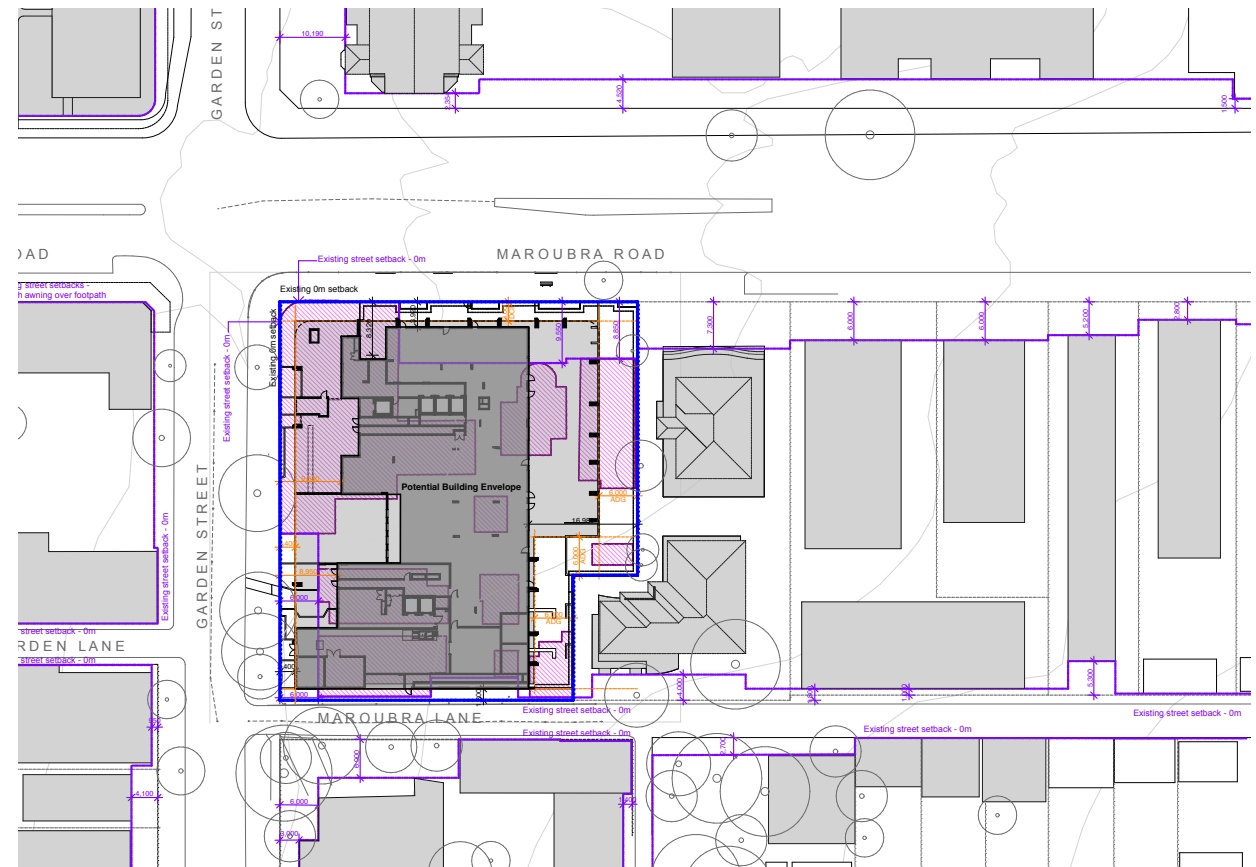
Nearby existing setbacks along Garden Street are varied and irregular (0-6m). 2.4m is proposed as a midway point that allows for protection of the street canopy.

Maroubra Lane - 1.8m

Recently developed, 263-265 Maroubra Road apartments widen the footpath along the laneway as per the Maroubra Masterplan. The proposal matches this with 1.8m side setback.

Shared Eastern Boundary - 6 to 12m

The building follows the ADG setbacks and steps back 6 to 12m as the building moves up in height.



Ground Floor Setback Analysis (source: BKA Architecture)



Generally, the built form has been crafted to minimise the visual privacy impacts over existing adjacent residential developments, applying the principles and setback requirements of the Apartment Design Guideline '3F-1 Visual Privacy'.

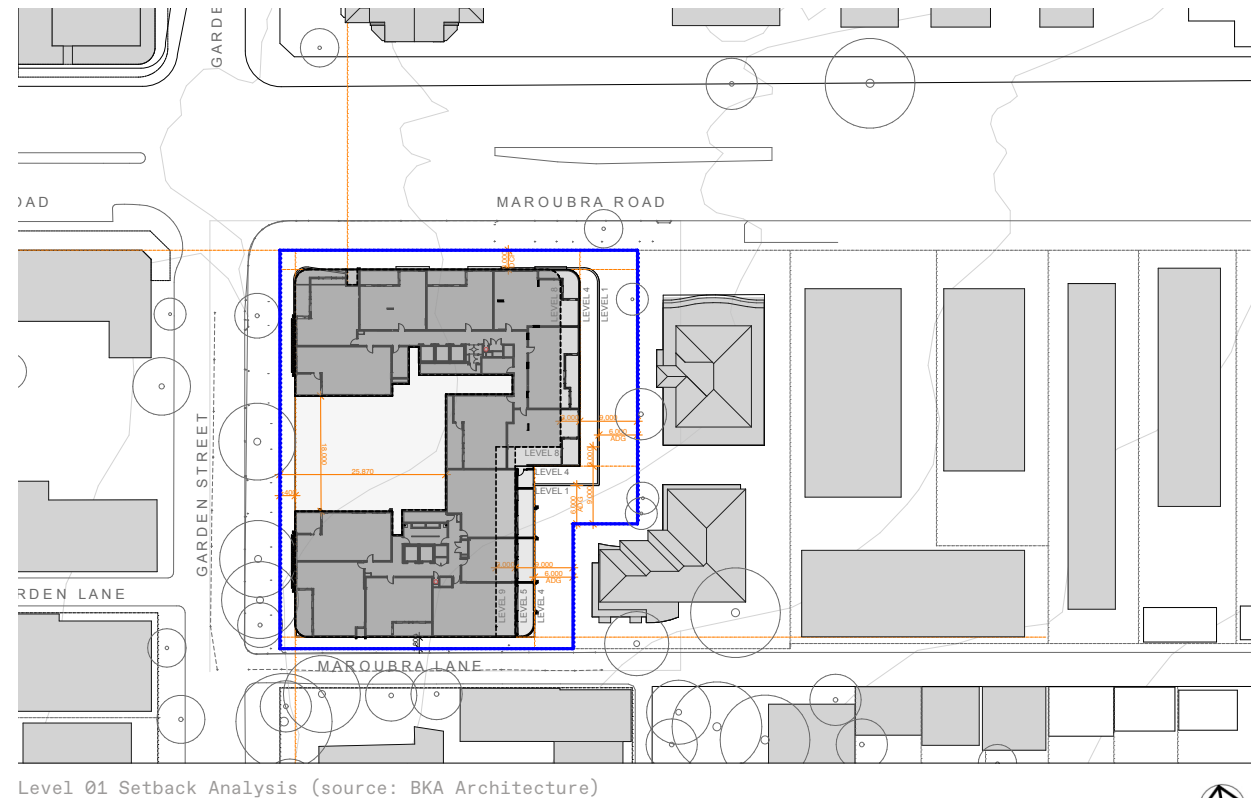
3F-1 Visual Privacy

Visual privacy is achieved on the upper levels via a greater setback between buildings of 18m in lieu of the recommended 12m.

Visual Privacy for units on level 1 utilise landscaping and screening to provide a buffer between the Communal Open Space and the Residents.

Shared Eastern Boundary - 6 to 12m

The building follows the ADG setbacks and steps back 6 to 12m as the building moves up in height.

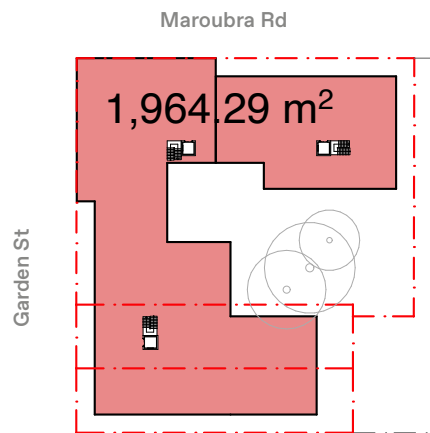


Level 01 Setback Analysis (source: BKA Architecture)



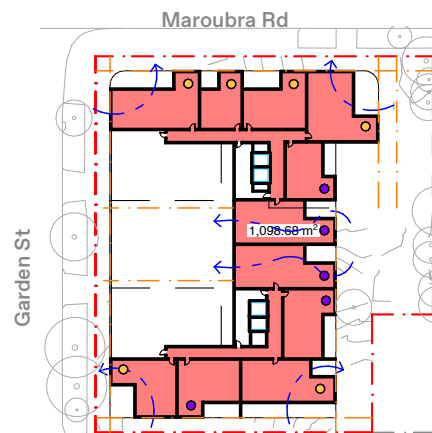
5.04 Design Development - Planning

Initial site investigations saw the design evolve through iterative testing of the building layout in response to the urban context and site capacity, balancing amenity, solar access, planning controls, planning efficiency, and yield.



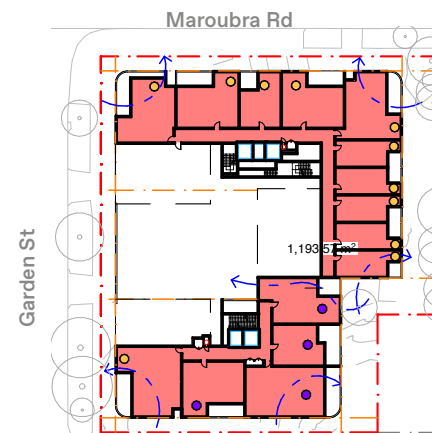
Design Iteration 01

The initial layout responded to the street frontage and emphasised the established prominent corner at the junction of Maroubra Road and Garden Street. Applied setbacks, maximum GFA and solar to apartments and voids were considered.



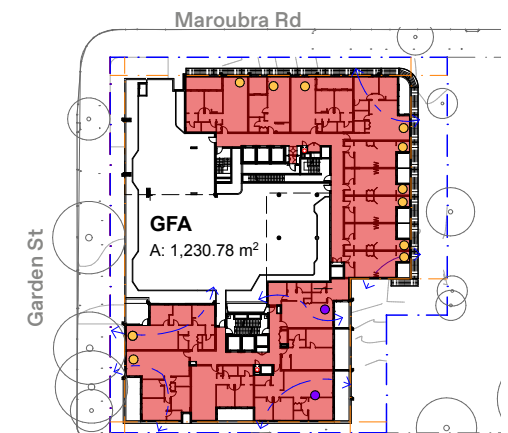
Design Iteration 02

The building orientation was flipped in response to the urban void opposite Garden Street, to reduce overshadowing of neighbours and to improve solar access to apartments. A podium level on the first floor was introduced, resulting in a more private communal open space. Apartment arrangement and massing were rationalised to create two volumes which became separated for privacy and articulation.



Design Iteration 03

Core placement, apartment layout and circulation were further developed, with emphasis on efficiency, solar aspect, maximising central courtyard space, and improving communal amenity. Ground floor development explored opportunities for landscaping and entry.



Design Iteration 04

Further detail was added with the addition of services coordination, shading elements and smaller layout changes. An apartment was shifted from the North-West to provide a view corridor toward the heritage cathedral from the communal open space.



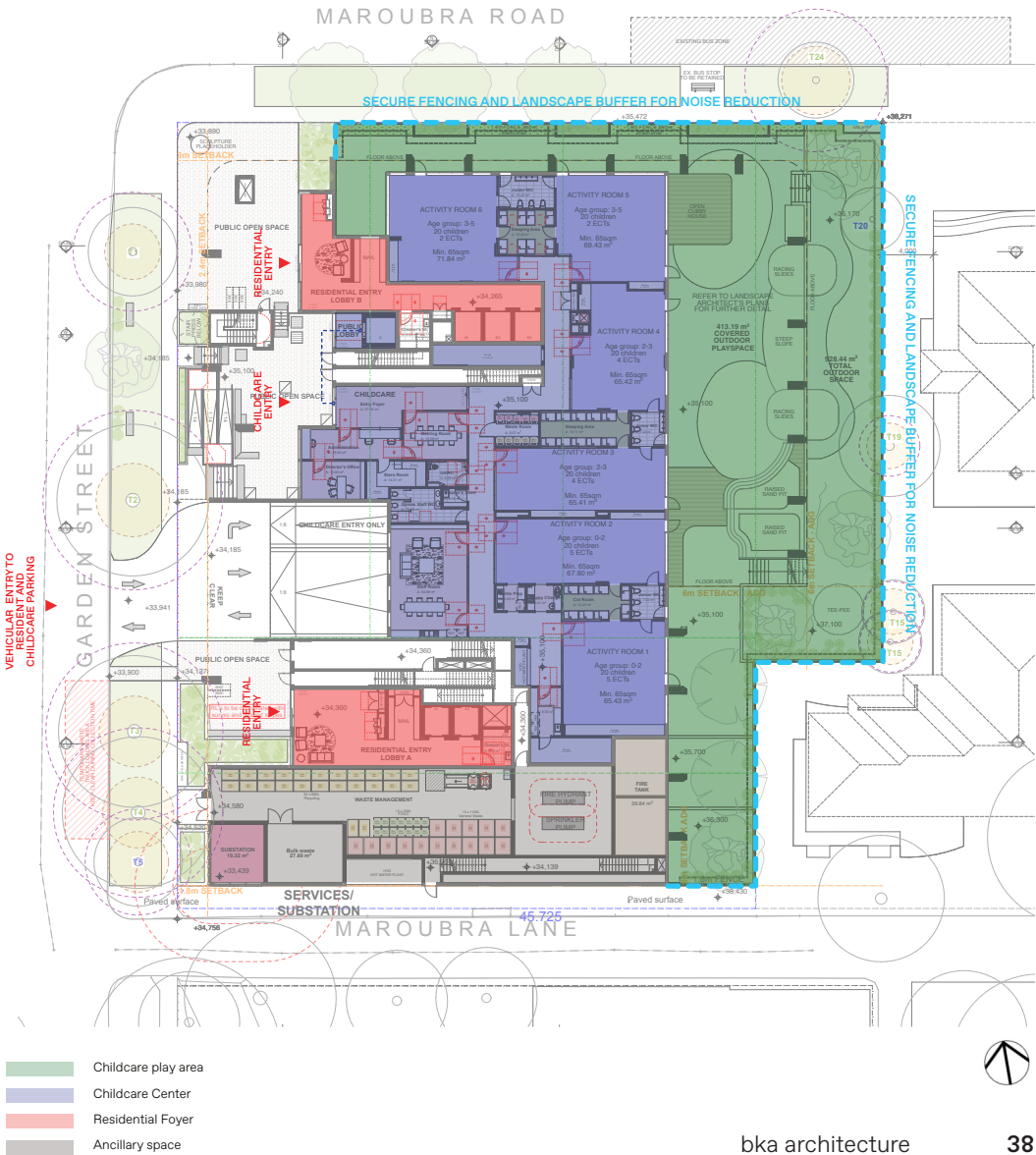
5.05 Design Development - Ground Plane

Design development studies on the ground floor have been undertaken to analyse and respond to the site context and surrounding streetscape. These studies informed the location and hierarchy of building entires, including the placement of the Childcare facilities and residential lobbies.

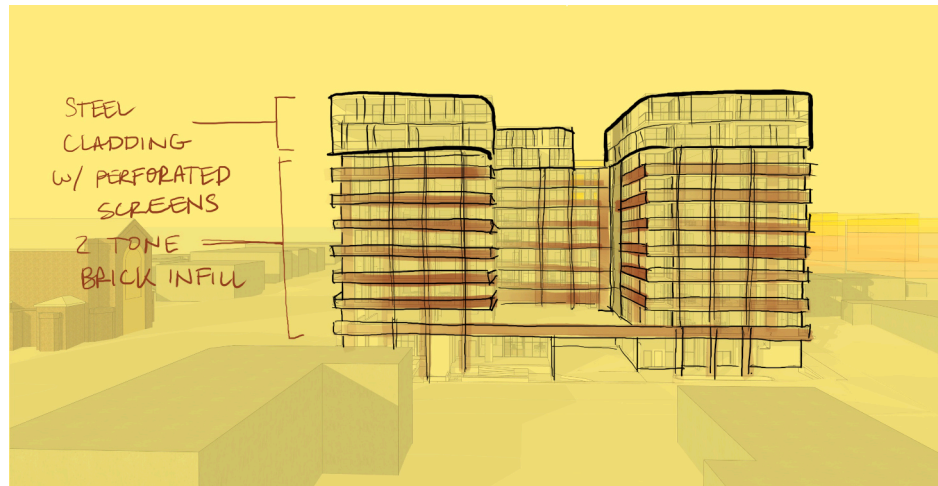
The Childcare spaces are oriented to maximise the north-east solar aspect, with high acoustic fencing and landscaping buffers employed to mitigate impacts from the main road and adjoining neighbours. Layouts have been developed to comply with the NSW Childcare Guidelines.

Back of house services are located along the southern boundary of Maroubra lane, taking advantage of it's low traffic single lane character and reduced sunlight.

The Childcare facility addresses the prominent Garden street frontage and is clearly defined from the residential entries aiding in the activation on street level. Vehicular access for both residential and childcare is via Garden Street to minimise congestion and traffic impacts along Maroubra Road.

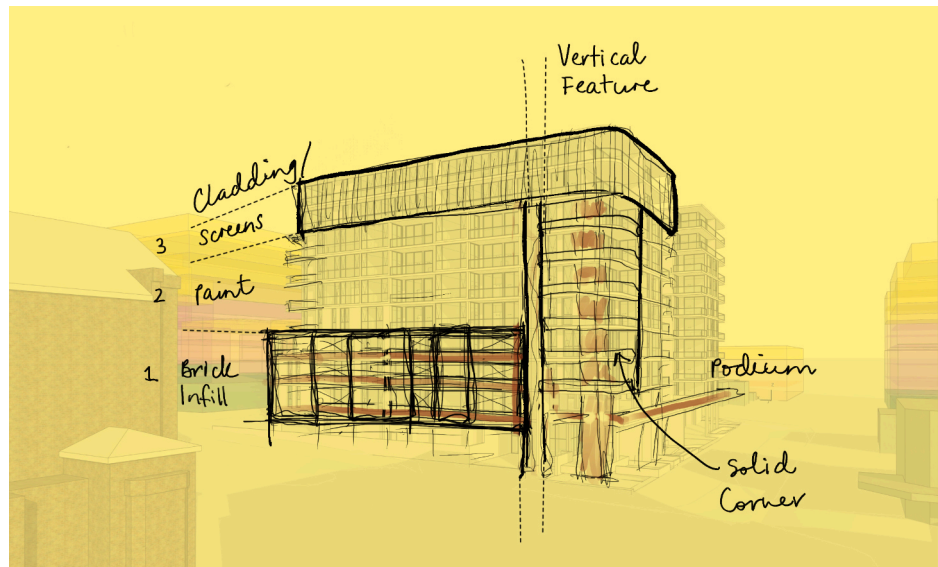


5.06 Design Development - Facade



Facade Sketch Iteration 1

The façade is articulated by horizontal and vertical articulation, with heavy, earthy materials grounding the base. The use of brickwork and glazing create depth and contrast at each level, while a lightweight screen at the top gives the building a floating expression and crown.



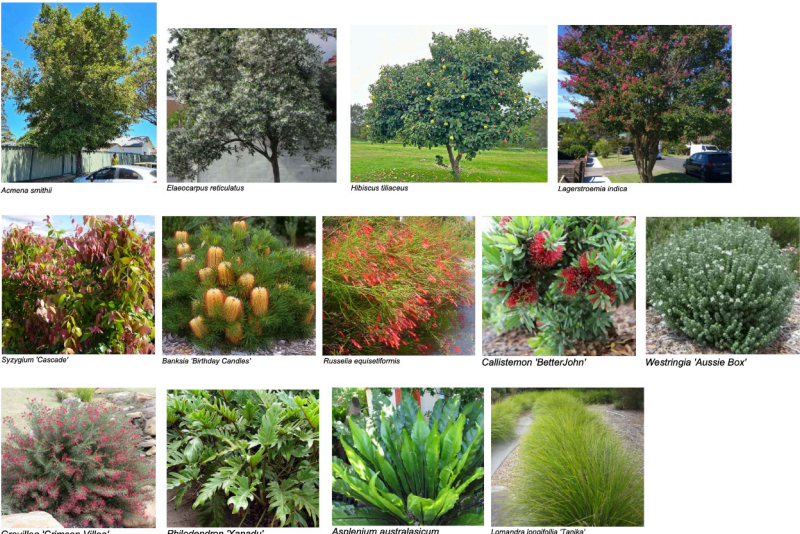
Facade Sketch Iteration 2

The façade is further articulated by acknowledging adjacent building heights and context. An expressive vertical corner element has been added to reference the nearby church, while a considered hierarchy of materials reinforces this relationship and strengthens the building's architectural presence.

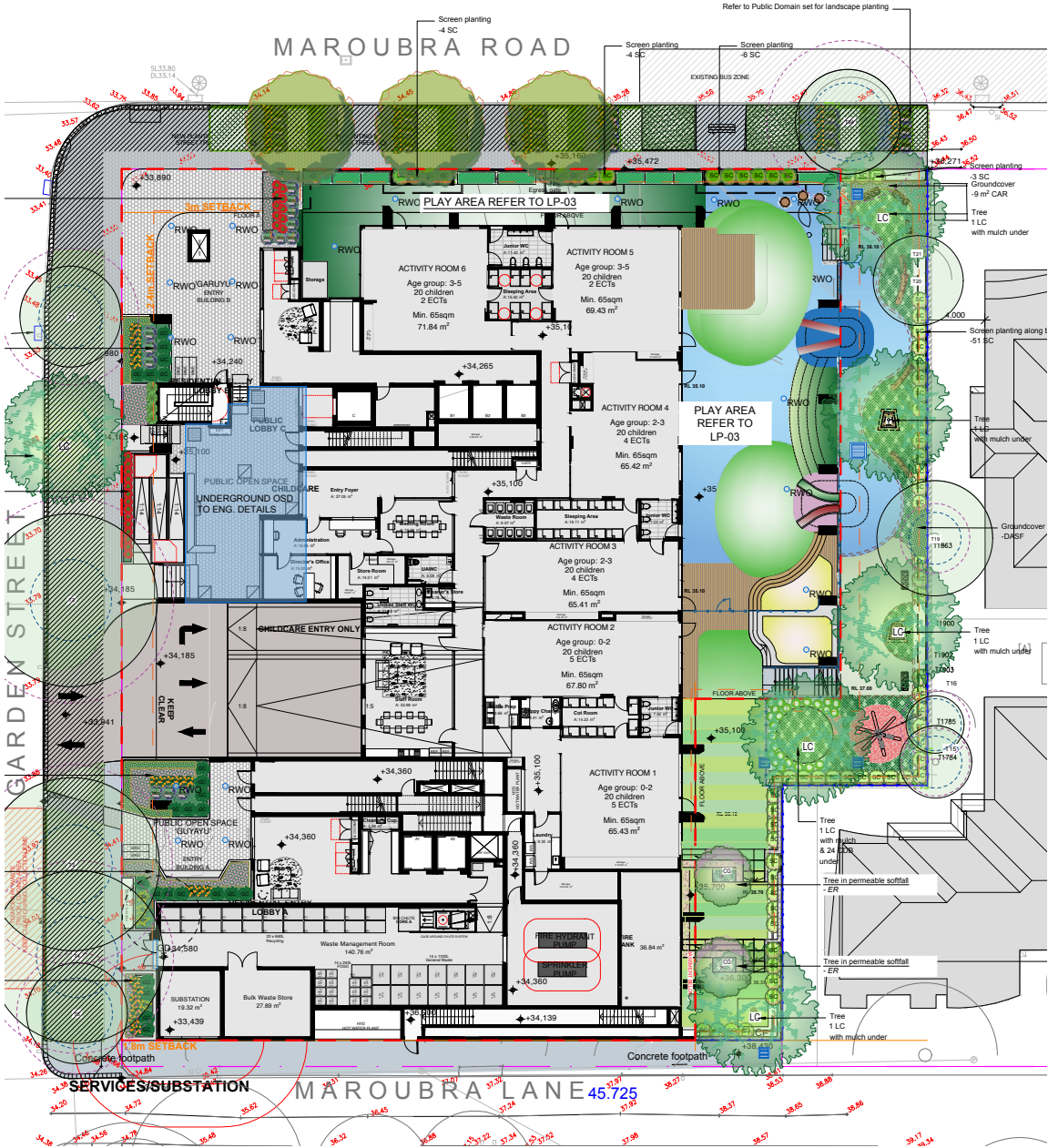
5.07 Landscaping

- Urban greening via new landscaping to street, paved public plazas, childcare play areas and communal open spaces and rooftops
- Planting species selected are largely native and suited to the local ecology
- Large 6m wide deep soil area along the shared eastern boundary

Please refer to the Landscaping Drawing Set by Concept Landscape Architects for further information.



Planting Selections (source: Concept Landscape Architects)



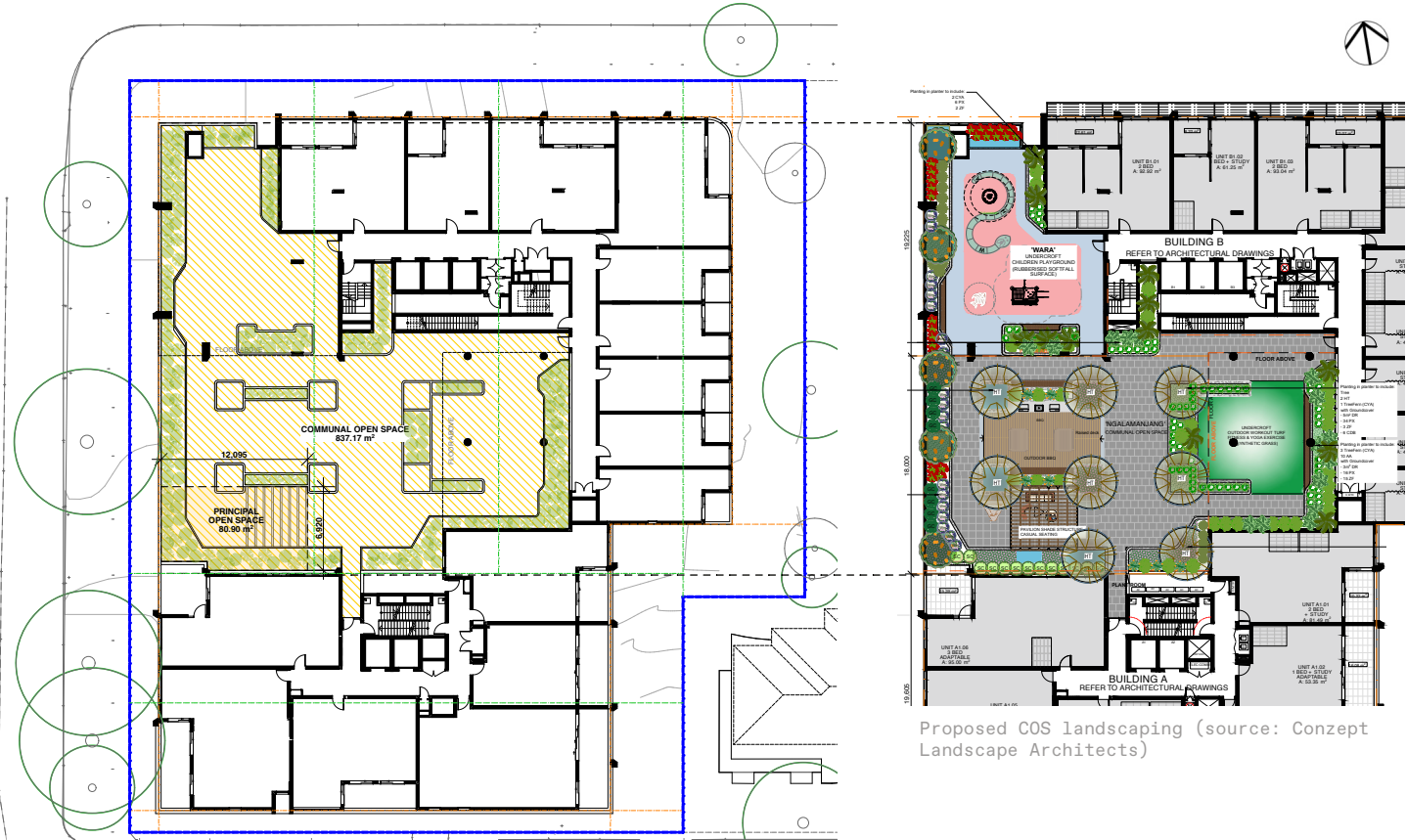
Ground Floor Landscaping Plan (source: Concept Landscape Architects)

5.08 Communal Open Space

The communal open space is located on level 1 with extensive landscaping. It is accessible, and offers secure and comfortable places for rest, activity, and gathering, with an adequate level of visual privacy.

Apartments facing the communal open space in the inner courtyard will enjoy outlooks to the landscaped areas while contributing to passive surveillance.

The principal communal open space receives 2 hrs of direct sunlight to 50% or more of its area on the Winter Solstice between 1pm to 3pm.



COS Plan (source: BKA Architecture)

Proposed COS landscaping (source: Concept Landscape Architects)

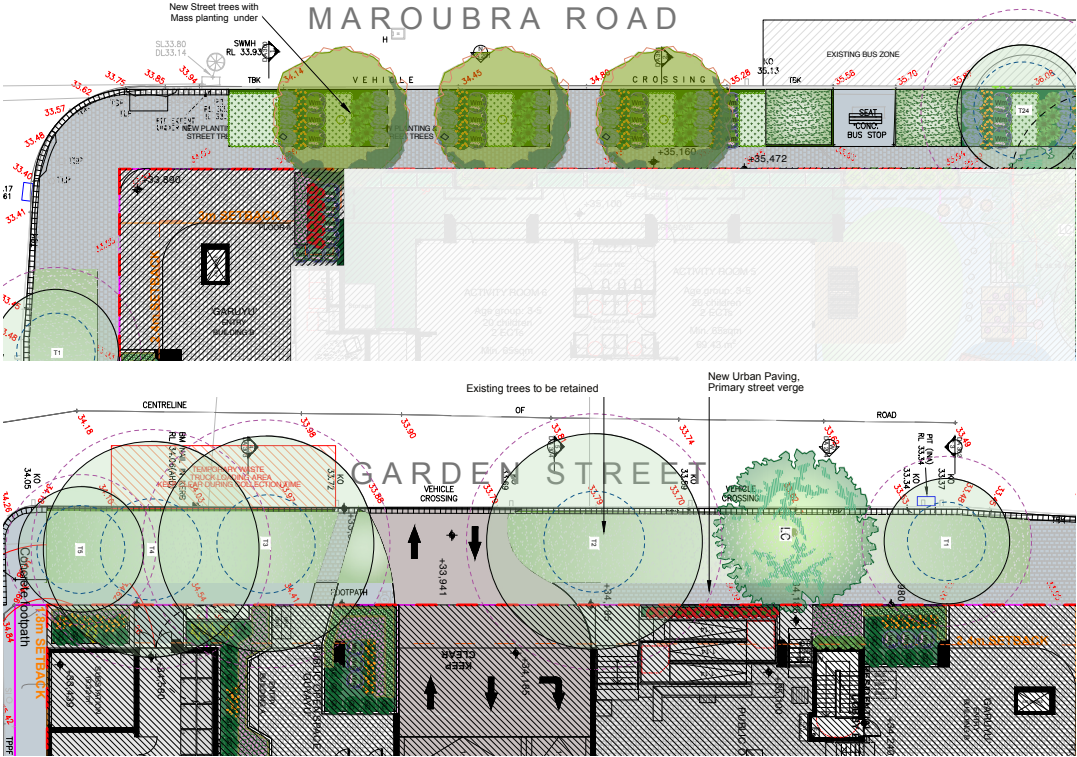
5.09 Public Interface

New urban features along the street and public open spaces are proposed which align with Randwick City Council’s Maroubra Junction Masterplan and The Urban Design Elements Manual, including:

- Footpaths & Paving
- Low Maintenance Street Furniture
- Lighting
- Additional Street Trees & Landscaping
- Feature Tile Wall Display



Artist's Impression of future Maroubra Road Streetscape (source: Maroubra Junction Masterplan - Final Draft, Randwick City Council).



Proposed Street Landscaping (source: Concept Landscape Architects)



Street Material Palette guided by RCC’s Urban Design Elements Manual

5.10 Unit Amenity Summary

Room sizes and dimensions

Room sizes are generous, often above the minimum ADG requirements, with adequate size for a king bed if desired. Ceiling heights are beyond the 2.4 minimum required in the Building Code of Australia (BCA), with a floor-to-floor height of 3200mm.

Solar Access

73% of living areas and 70% of private open spaces receive at least 2hrs of direct sunlight on the Winter Solstice between 9am and 3pm. The principal part of the communal open space in the western corner receives at least 2hrs of sunlight to 50% of its area between 1pm and 3pm on the 21st June.

Cross - Ventilation

Natural cross ventilation is achieved in 64% of units through the emphasis placed on double aspect and corner apartment arrangement. Apartment depths do not exceed 18m.

Outlook and Open Space

Units facing East can enjoy long distance water views to Maroubra Beach, while those with outlook to the North take advantage of the northern winter sun and look towards the heritage Catholic Church. South facing units are also maximized with long distance water views to Port Botany. West facing units enjoy the view of Garden Street towards the town centre and the Communal Open space below.

Affordability

27 out of the 120 units are allocated to affordable housing.

Visual & Acoustic Privacy

Visual and acoustic privacy is achieved via the following:

- Dense existing and proposed tree canopy
- Metal awnings on bedroom windows protect views from separate dwellings, neighbours and the Childcare play area
- External perforated metal privacy screens (some operable)
- Compliant habitable and non-habitable room setbacks
- Screen planting is used to separate apartment units from the communal open space on the first level
- Deep balconies set back from the façade, obstructing views between the apartments
- All common walls in units will be built to the standards required for acoustic privacy in the Building Code of Australia. The configuration of units within the building also serves to maximize acoustic privacy between dwellings

Accessibility

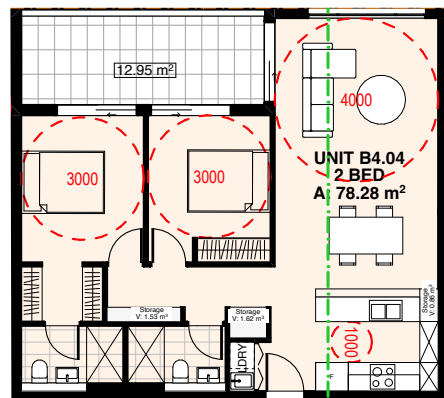
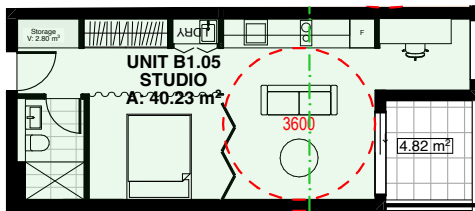
Ease of access for all age groups and degrees of mobility – 20% are Adaptable Units, in accordance with AS4299. The principal communal open space, is accessible to age groups and degrees of mobility via continuous pathways compliant with the BCA for accessibility. Stretcher lift access is provided to all levels of the building. The street entry to the site and the boardwalks around the development are ramped to AS 1428.1 code requirements.

Public Amenity

Ample landscaping within all setbacks offers amenity to the streetscape and overlooking neighbouring developments.

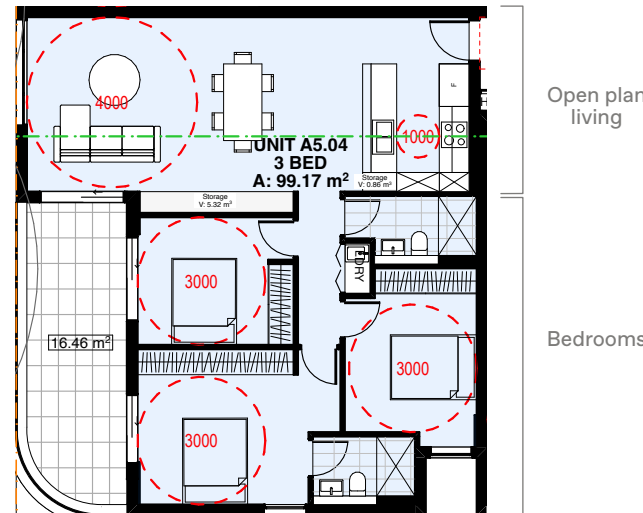
5.11 Apartment Layout Methodology

Studio layout example



2 bedroom layout example

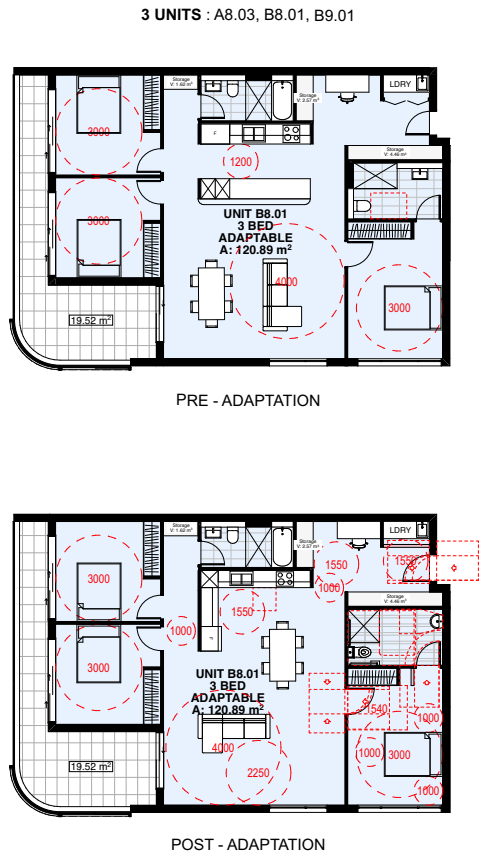
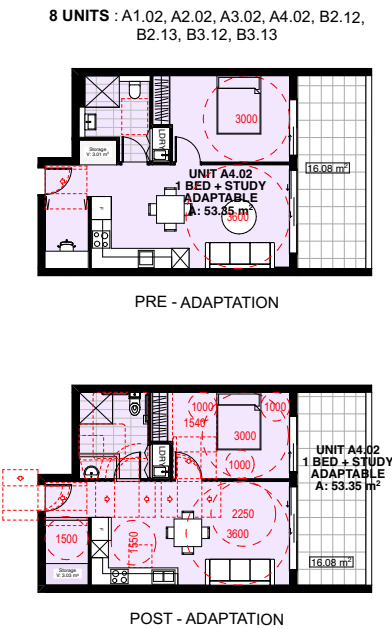
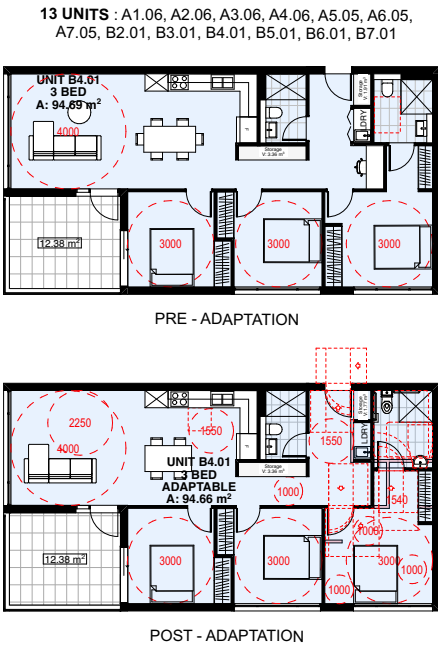
3 bedroom layout example



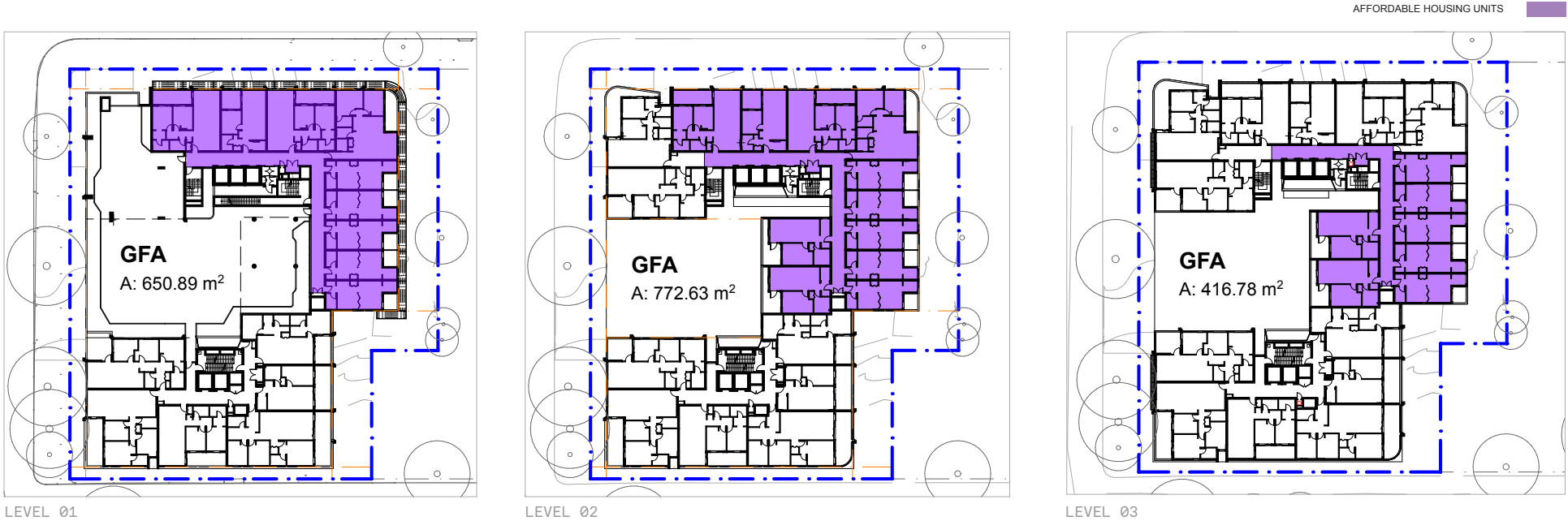
- 1 Bed / 2 Bed / 3 Bed / 4 bed apartment layouts share a common arrangement of an open plan living space connecting to a balcony and private bedrooms
- Studios have flexible bi-folding partitions and curtains for a varied means of adapting the space
- All bedrooms and living areas have access to natural lighting via external glazing
- Minimum room widths and heights, storage allowances and private open spaces designed as per the Apartment Design Guide - refer to 7.01 ADG Compliance Table
- Efficient planning to minimise dedicated circulation areas

5.12 Adaptable Housing

As per the Randwick City Council DCP, 20% of units are adaptable to AS4299 standards, without compromising the amenity of the apartment. The 24 adaptable units can be broken down into 3 different typologies, as shown in the diagrams below. Refer to the Access Compliance Report by Building Innovations Australia for further information.



5.13 Affordable Housing



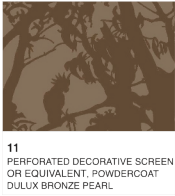
The affordable housing has been allocated across three lower levels with good access to solar, private balconies with solid balustrades and the communal open space facilities. As requested by the housing provider, the affordable unit mix is diversified between studios, 1 and 2 bedroom typologies.

78% of affordable apartments receive at least 2 hours of solar between 9am and 3pm on the Winter Solstice.

Key Figures

Total Affordable Housing GFA required - 1838.78 sqm	
Total Affordable Housing GFA provided - 1840.30 sqm (15%)	
Total Apartments	120 Apartments
Affordable Housing	27 Apartments
Studio	15 (55.6%)
1 Bed	7 (25.9%)
2 Bed	9 (33.3%)

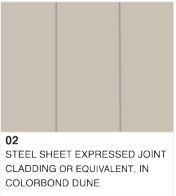
5.14 External Finishes



11 PERFORATED DECORATIVE SCREEN OR EQUIVALENT, POWDERCOAT DULUX BRONZE PEARL



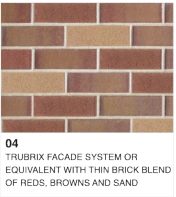
01 PERFORATED HERRINGBONE SCREEN OR EQUIVALENT, POWDERCOATED IN DULUX NICKEL PEARL



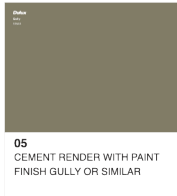
02 STEEL SHEET EXPRESSED JOINT CLADDING OR EQUIVALENT, IN COLORBOND DUNE



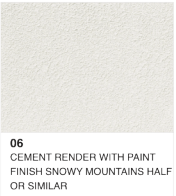
03 CEMENT RENDER WITH PAINT FINISH JASPER OR SIMILAR



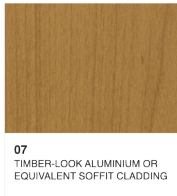
04 TRUBRIX FACADE SYSTEM OR EQUIVALENT WITH THIN BRICK BLEND OF REDS, BROWNS AND SAND



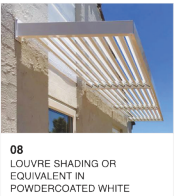
05 CEMENT RENDER WITH PAINT FINISH GULLY OR SIMILAR



06 CEMENT RENDER WITH PAINT FINISH SNOWY MOUNTAINS HALF OR SIMILAR



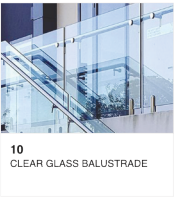
07 TIMBER-LOOK ALUMINIUM OR EQUIVALENT SOFFIT CLADDING



08 LOUVRE SHADING OR EQUIVALENT IN POWDERCOATED WHITE



09 ALUMINIUM POWERCOATED FRAMES OR EQUIVALENT IN DULUX BRONZE PEARL



10 CLEAR GLASS BALUSTRADE



12 COLOURED ACOUSTIC PANEL FENCE

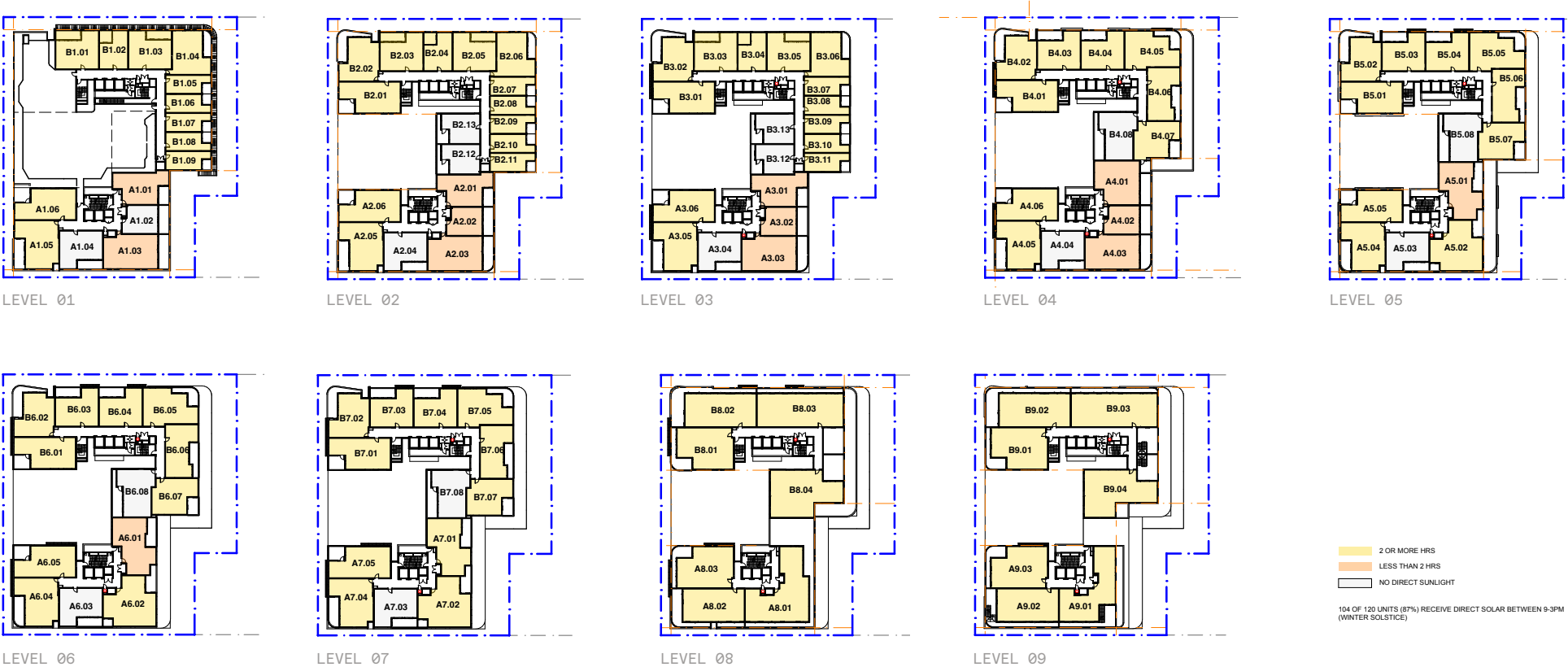


13 FEATURE WALL TILE

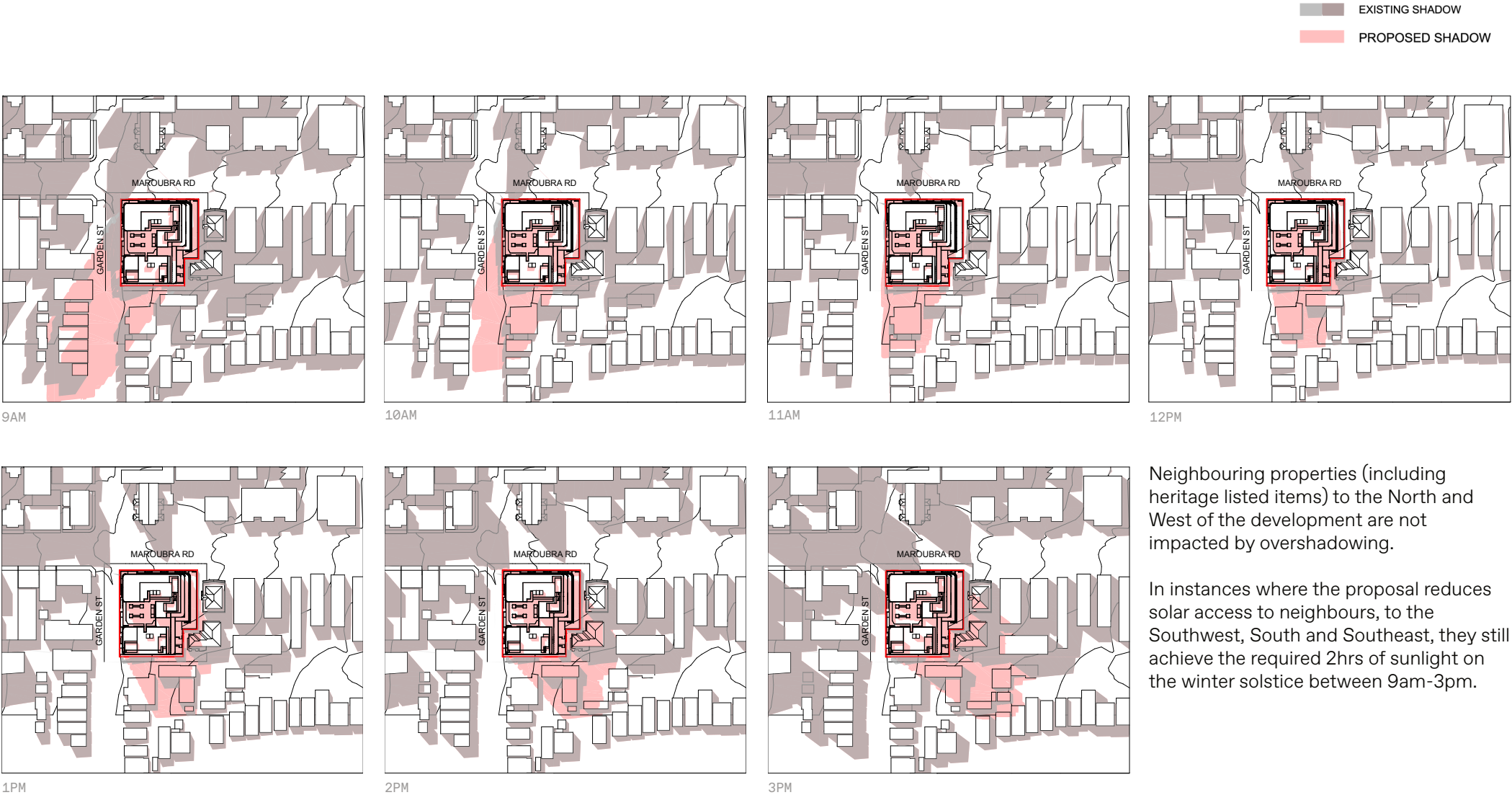
5.15 Solar Access

87% of apartments receive direct solar access between 9am-3pm on the Winter solstice, with 73% receiving at least 2 hours of solar to their living area.

Refer to drawings DA 003, DA 700 to DA 706 for solar analysis and the ADG compliance Table.



5.16 Shadow Diagrams



Neighbouring properties (including heritage listed items) to the North and West of the development are not impacted by overshadowing.

In instances where the proposal reduces solar access to neighbours, to the Southwest, South and Southeast, they still achieve the required 2hrs of sunlight on the winter solstice between 9am-3pm.

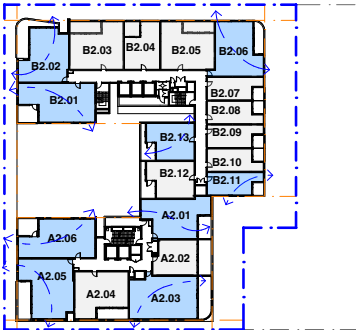
5.17 Natural Ventilation

64% of apartments achieve natural cross ventilation.

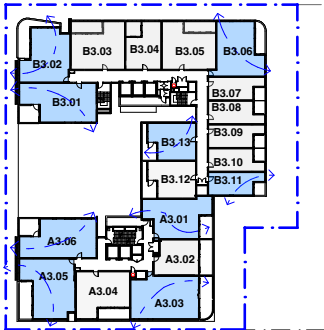
Refer to drawings DA 004 and the ADG compliance Table.



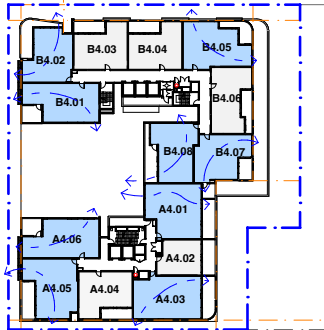
LEVEL 01



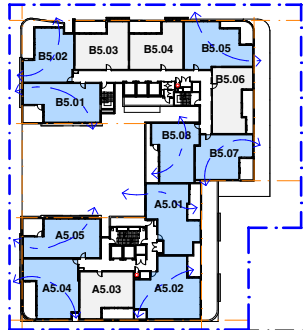
LEVEL 02



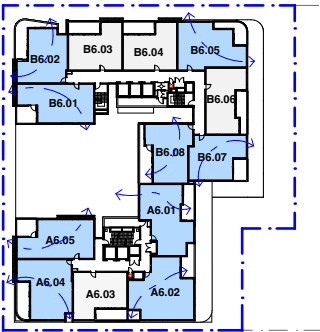
LEVEL 03



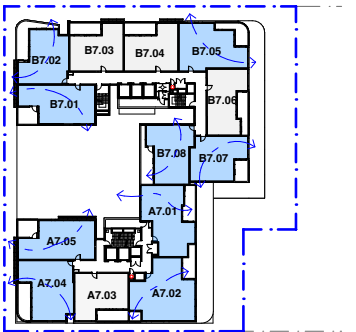
LEVEL 04



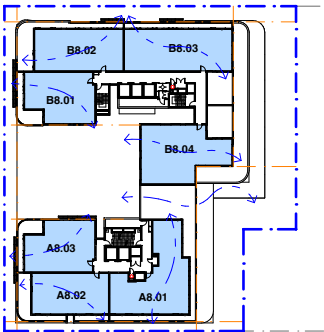
LEVEL 05



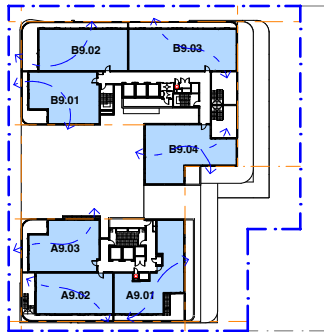
LEVEL 06



LEVEL 07



LEVEL 08



LEVEL 09

ACHIEVE CROSS VENTILATION
77 OF 120 UNITS ACHIEVE CROSS VENTILATION (64.17%)

5.18 Visual Impact Assessment Summary

Refer to the Final Visual Impact Assessment by Colliers Urban Planning for analysis findings.



Summary of Visual Impact Assessment Locations (source: BKA)

Images from the assessment (below) indicate an acceptable level of visual impact on the surroundings, on the basis that it's greater scale is aligned with the future character of the area, draws on existing characteristics and contributes to the legibility of Maroubra's Town Centre.



1a. Maroubra Junction Town Centre view - Existing



1b. Maroubra Junction Town Centre view - Proposed



2a. Maroubra road view - Existing



2b. Maroubra road view - Proposed



1a. Garden street view - Existing



1b. Garden street view - Proposed



2a. Anzac parade and Wise s intersection view - Existing



2b. Anzac parade intersection view - Proposed

5.19 Perspectives



Photomontage View from Maroubra Road & Garden Street (source: Platypus Digit)



Photomontage View from Maroubra Road towards the Town Centre (source: Platypus Digit)

5.20 Design Excellence

In accordance with the design excellence Clause 6.11 in the Randwick LEP 2012, we believe the development meets the following design objectives, as demonstrated by this report:

- a. a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved
- b. the form and external appearance of the development will improve the quality and amenity of the public domain
- c. responds to the environmental and built characteristics of the site and achieves an acceptable relationship with other buildings on the same site and on neighbouring sites
- d. meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resource, energy and water efficiency, renewable energy sources and urban heat island effect mitigation
- e. does not detrimentally impact on view corridors and landmarks



6.0 ESD Initiatives

Environmentally Sustainable Initiatives Table	57
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6.01 Environmentally Sustainable Initiatives Table

Proposed	- Solar Access: 73% of apartments receive a minimum of 2 hours sunlight on June 21 (exceeds ADG minimum of 70%). - Cross Ventilation: Achieved in 64% of apartments (exceeds ADG minimum of 60%). 7 NatHERS Star average across the development. 6 NatHERS Star for individual apartments. - Materials: Use of low-impact materials to reduce embodied carbon. - Renewable Energy: Maximising on-site renewable energy generation. - Rainwater recapture for landscaping reuse. - Showers: 4 Star WELS minimum - Taps: 5 Star WELS minimum - Waste Management: Minimum 80% of construction and demolition waste diverted from landfill. - Universal design elements including accessible toilets, step-free entries, and compliant circulation paths to ensure equitable access
Passive Design	- Orientation: Prioritised North/East-facing apartments for optimal solar access. - Shading: Inclusion of shading elements and high performance glazing reduce energy use and minimise omissions. - Insulation: Use of high-efficiency insulation to improve thermal performance and reductions in energy consumption and greenhouse gas emissions. - Glazing: Specified low U-value and SHGC glazing to reduce heat gain in summer and heat loss in winter. - Thermal Mass: Promoted through use of brick and concrete materials. - Natural Ventilation: Cross-ventilation and visual connection to landscaped outdoor areas to enhance occupant comfort and productivity.

Indoor Environmental Quality

- Acoustic treatments, biophilic elements, low-VOC materials, and thermal comfort controls to support health and wellbeing.
- Low-VC materials reduce the release of harmful chemicals.
- Strong connection to nature via landscaping, views, and solar access.
- Full compliance with the ADG
- Maximise Natural Ventilation and Daylight for reduced reliance on mechanical cooling.
- High-efficiency air filtration systems for improved air quality and healthier indoor environment for occupants.

Materials

- Use of materials with low embodied carbon and recycled content.
- Reduced Portland cement in concrete mixes by incorporating industrial waste products such as fly ash.
- Use of reclaimed water in cement mixes.
- Use of manufactured sand in cement mixes to reduce natural resource extraction.
- Selection of responsibly sourced steel from accredited makers and fabricators.
- Use of FSC or AFS certified timbers for responsible forestry practices.
- Selection of Best Practice Certified PVC products.
- Use of low/zero VOC materials where practicable to improve indoor air quality.
- Application of light-coloured materials to mitigate the Urban Heat Island Effect.
- Preference for Australian-made materials where practicable to support local industry and reduce transport emissions

Energy Conservation

- Optimising energy consumption through High-efficiency HVAC systems, LED lighting with controls, rooftop solar PV, and comprehensive sub-metering.
- Load reduction via passive design, building fabric improvements, maximising use of natural lighting and ventilation
- Use of renewable resources.

Solar Power & Renewables

- Solar PV system distributed across the roof.
- Heat pump technology.
- EV charging infrastructure provided.

Water conservation, Rainwater & Reuse

- Rainwater harvesting, WELS-rated fixtures, and strategies to reduce potable water demand and improve stormwater quality.
- Water fixtures with minimum 4 & 5 Star WELS ratings.
- Native and water efficient species.

7.0 ADG Compliance

ADG Compliance Table

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7.01 ADG Compliance Table

SCHEDULE 9 OF THE HOUSING SEPP 2021

Design Quality of Residential Apartment Development

The proposal has been assessed against the guidelines of the Apartment Design Guide (last reviewed in 2015)*.

	Objective	Design Criteria	Consideration	Compliance
Part 3A: 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.	Each element in the Site Analysis Checklist should be addressed	Site analysis provided in the Architectural drawing package and Urban Design Report. Refer to DA006 & DA007.	Yes
Part 3B: Orientation				
Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development		Adjacent to Maroubra town centre, the development has been sized appropriately based on its use and integration with the street. The building addresses Maroubra Road through an articulated façade with shaded awnings, decorative fencing, street landscaping and a public open square at the corner. The development has been orientated to maximise solar access to all living areas and private open spaces where possible. Bedrooms have largely been set back from the façade for better privacy, acoustics and shading. Refer to drawing DA017.	Yes
Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter		Neighbouring properties (including heritage listed items) to the North and West of the development are not impacted by overshadowing. In instances where the proposal reduces solar access to neighbours, to the Southwest, South and Southeast, they still achieve the required 2hrs of sunlight on the winter solstice between 9am-3pm. Refer to Shadow Diagrams DA710 to DA713.	Yes
Part 3C: Public Domain Interface				
Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security		There are no apartments on ground level. Street landscaping, public open squares, and decorative childcare fencing provide an articulated but secure transition between public and private. Proposed safety design measures include adequate outdoor lighting and landscaping, clear sight lines and public seating to the street and near entrances.	Yes

*Table extracted from BKA's Housing SEPP Schedule 9 Report. Refer to 8.0 Appendix for further detail.

	Objective	Design Criteria	Consideration	Compliance
Objective 3C-2	Amenity of the public domain is retained and enhanced		A clear separation will be maintained between public and private realms through architectural design and landscape buffers, while providing surveillance between the two. Access to units will be secured for residents only. Car parking, bicycle storage and storage cages are clearly defined within the basement and secure. Refer to Landscape Consultant's drawings.	Yes
Part 3D: 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 - 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)	The proposal has a large communal open space on the 1st level with an area of 837.17 sqm. This is over the required minimum 25% of site area. The principal communal open space, located in the southwestern corner, receives the required 2 hours of direct sunlight to at least half its area between 1-3pm. Refer to drawing DA012 for analysis.	Yes
Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The communal space allows for a variety of activities for both individual and group gatherings. The space is landscaped throughout and incorporates a BBQ area, fitness turf, shade structures, seating and a children's playground. Refer to Landscape Consultant's drawings.	Yes
Objective 3D-3	Communal open space is designed to maximise safety		Located on level 1, there is clear separation of the communal open space from the street with passive surveillance from apartment windows and balconies above. Visual privacy is maintained to level 1 units via screen planting and screens where required.	Yes
Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Public open space with seating, landscaping and bicycle parking is provided at the ground level entries to the residential lobbies and childcare centre – all spaces are highly visible, and landscape buffers provide amenity without compromising safety.	Yes
Part 3E: Deep Soil Zones				

	Objective	Design Criteria	Consideration	Compliance															
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: <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td>7%</td></tr><tr><td>650m² – 1,500m²</td><td>3m</td><td></td></tr><tr><td>greater than 1,500m²</td><td>6m</td><td></td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td><td></td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² – 1,500m ²	3m		greater than 1,500m ²	6m		greater than 1,500m ² with significant existing tree cover	6m		A large deep soil zone with new and existing trees is in the childcare outdoor play area to the east. At 422.46sqm, the deep soil exceeds the minimum percentage required at 12.9%. Refer to drawing DA011.	Yes
Site area	Minimum dimensions	Deep soil zone (% of site area)																	
less than 650m ²	-	7%																	
650m ² – 1,500m ²	3m																		
greater than 1,500m ²	6m																		
greater than 1,500m ² with significant existing tree cover	6m																		
Part 3F: Visual Privacy																			
Objective 3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	• Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable rooms & balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see table). Design Guidance Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.	Building Height	Habitable rooms & balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	Building separations between neighbours and the development comply with the rear and side boundary setbacks outlined in the ADG (6, 9 and 12m). Between the two building volumes on the site, there is a more than adequate separation of 18m. Refer to drawing DA013 for Setback Analysis.	Yes			
Building Height	Habitable rooms & balconies	Non-habitable rooms																	
up to 12m (4 storeys)	6m	3m																	
up to 25m (5-8 storeys)	9m	4.5m																	
over 25m (9+ storeys)	12m	6m																	
				Design Guidance – N/A															

	Objective	Design Criteria	Consideration	Compliance
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		The objectives of visual privacy Part 3F.2 are achieved through: • A combination of landscape screening and planters • External metal awnings, shading and metal screens which prevent overlooking between apartments and the childcare • Primary living spaces largely orientated towards open space to the North, West and East • The configuration of deep-set, stacked balconies which reduce sightlines between floors and neighbouring balconies • Internal privacy of living rooms is often preserved through balconies located in front	Yes
Part 3G: Pedestrian access and entries				
Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain		Residential lobbies and the childcare entry are clearly legible from the corner of busy Maroubra Road and direct pedestrian and vehicular traffic along Garden Street.	Yes
Objective 3G-2	Access, entries and pathways are accessible and easy to identify		Public open spaces, accessible footpaths and landscaping delineate each of the entries on Garden Street. Good lighting and ample glazing at these entries contribute to wayfinding and surveillance.	Yes
Objective 3G-3	Large sites provide pedestrian links for access to streets and connection to destinations		N/A	N/A
Part 3H: 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		Existing driveways have been consolidated to remove traffic congestion along Maroubra Road and free up additional street parking. A widened driveway along Garden Street provides separate vehicle access to childcare and residential basement parking. A Waste collection zone for Council pickup is located further along Garden Street near Maroubra Lane. Refer to the Traffic consultant report.	Yes
Part 3J: 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: on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	The site is located along public bus routes on Maroubra Road, is adjacent to Maroubra town centre and has connections to light rail via Anzac Parade. Basement off-street parking allowances comply with rates from the Guide to Traffic Generating Developments and the Randwick Council DCP. Refer to the Traffic consultant report.	Yes

	Objective	Design Criteria	Consideration	Compliance
		<i>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</i> <i>The car parking needs for a development must be provided off street</i>		
Objective 3J-2	Parking and facilities are provided for other modes of transport		Secure motorbike and bicycle parking, with end of trip facilities for the childcare have been provided in the basement as per Randwick Council DCP.	Yes
Objective 3J-3	Car park design and access is safe and secure		Facilities within the car park including storage areas and 1 x car wash bays are clearly visible, accessible and well lit. The circulation area around lifts and stairs is clearly defined and line marked.	Yes
Objective 3J-4	Visual and environmental impacts of underground car parking are minimised		Excavation has been minimized to 4 basement levels which are efficiently designed. Ventilation grills from underground have been integrated and obscured in the street landscaping.	Yes
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised		N/A	N/A
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	N/A
Part 4A: 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 - 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 - A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	73% of living areas and 70% of private open spaces receive at least 2hrs of sunlight on the Winter Solstice between 9am and 3pm. 87% of apartments receive direct solar access to any internal room on the Winter Solstice between 9am and 3pm. Refer to drawings DA 003, DA 005 & DA 700 to DA 706 for Solar Analysis.	Yes
Objective 4A-2	Daylight access is maximised where sunlight is limited		Units are designed to maximise natural daylight, through large windows and balconies. Light coloured internal finishes are proposed for the apartments.	Yes

	Objective	Design Criteria	Consideration	Compliance
Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		Deep set balconies provide shading in Summer but allow Winter sun to penetrate. Additional horizontal awnings on the north and west facades provide shading in Summer. Movable screens to the top two levels offer shading flexibility. Double glazing is proposed to improve thermal performance where required.	Yes
Part 4B: Natural Ventilation				
Objective 4B-1	All habitable rooms are naturally ventilated		Operable doors and windows maximise ventilation opportunities for all habitable rooms.	Yes
Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		Room depths are suited to cross-ventilation. The amount of single aspect apartments has been limited.	Yes
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. 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 - Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	More than 64% of the apartments are cross ventilated. All habitable living rooms experience some form of ventilation. Cross-through depths do not exceed 18m. Refer to drawings DA 004 & DA 005.	Yes
Part 4C: Ceiling Heights				

	Objective	Design Criteria	Consideration	Compliance										
Objective 4C-1	Ceiling height achieves sufficient natural ventilation and daylight access	• Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Min Ceiling Height for Apartments and mixed use buildings <table><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	Habitable rooms	2.7m	Non-Habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 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	Proposed ceiling heights for all habitable rooms in the apartments are min. 2.7m and non-habitable are at a min. height of 2.4m.	Yes
Habitable rooms	2.7m													
Non-Habitable	2.4m													
For 2 storey apartments	2.7m for main living area floor 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		As Above. Bulkhead locations will be coordinated above non-habitable areas such as kitchens and bathrooms.	Yes										
Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building		N/A No apartments are on the ground level. For the childcare centre, a floor to soffit height of 4.2m is provided, and for the residential lobbies 5m. The residential storeys (Levels 1 – 9) have a floor to floor height of 3.2m.	N/A										

Part 4D: Apartment Size and layout

	Objective	Design Criteria	Consideration	Compliance										
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: <table><tr><th>Apartment Type</th><th>Min internal area</th></tr><tr><td>Studio</td><td>35m2</td></tr><tr><td>1 bedroom</td><td>50m2</td></tr><tr><td>2 bedroom</td><td>70m2</td></tr><tr><td>3 bedroom</td><td>90m2</td></tr></table> - The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each 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	Apartment Type	Min internal area	Studio	35m2	1 bedroom	50m2	2 bedroom	70m2	3 bedroom	90m2	All apartments comply with the minimum internal areas. Circulation within the apartments is efficient, maximising the available usable area. Every habitable room has large windows. Refer to drawing DA 005.	Yes
Apartment Type	Min internal area													
Studio	35m2													
1 bedroom	50m2													
2 bedroom	70m2													
3 bedroom	90m2													
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 - In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	N/A All units are open plan and combine Kitchen/Living/Dining areas. They are not deeper than 8m from a window.	N/A 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) - Bedrooms have a minimum dimension of 3m (excluding wardrobe space) - Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments - The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Master bedrooms and other bedroom sizes meet and sometimes exceed minimum dimension requirements. All living rooms also meet the minimum 4m width in 2, 3, and 4 bedroom units. For studios and 1-bedroom units, living areas satisfy the required 3.6m width. Refer to floor plans.	Yes										
Part 4E: Private Open Space and Balconies														

	Objective	Design Criteria	Consideration	Compliance															
Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	- All apartments are required to have primary balconies as follows: <table><thead><tr><th>Dwelling type</th><th>Min Area</th><th>Min depth</th></tr></thead><tbody><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3 bedroom</td><td>12m²</td><td>2.4m</td></tr></tbody></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m - 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 15m² and a minimum depth of 3m	Dwelling type	Min Area	Min depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3 bedroom	12m ²	2.4m	All balconies are sized to comply with the ADG table. Only 1 apartment has a private open space on a podium – unit A1.06, which complies with 15sqm and 3m depth. Refer to drawing DA 005.	Yes Yes
Dwelling type	Min Area	Min depth																	
Studio	4m ²	-																	
1 bedroom	8m ²	2m																	
2 bedroom	10m ²	2m																	
3 bedroom	12m ²	2.4m																	
Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		Balconies have been positioned adjacent to living room areas and are sized for solar access.	Yes															
Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		A variety of balustrade types are proposed including solid concrete spandrels, winter gardens along Maroubra Road and glazed balustrades on upper levels. Solid balconies are concentrated on the lower levels for greater visual and acoustic privacy. Balcony design is well integrated and responds to the surrounding character and building heights.	Yes															
Objective 4E-4	Private open space and balcony design maximises safety		Balcony design and balustrade heights comply with the NCC and discourage climbing opportunities.	Yes															
Part 4F: 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 - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	All of Core A, and Levels 4 – 9 Core B comply with the 8-unit maximum off circulation cores (ADG criteria). Corridor spaces are generous at up to 2m wide and are naturally lit. The level 1 Volume B core only complies with the ADG design guidance maximum of 12 units. Level 2 and 3 Volume B do not comply with the 8 or 12 unit maximum with 13 units branching off the core. The additional unit can be justified by the level comprising of smaller apartment types as per the affordable housing provider's preference. This non-compliance is mitigated by the L-shaped layout of the corridor with shorter arms that have ample natural light and ventilation. At 10 storeys high, the proposal has two lift cores, and two main entry lobbies on GF. Core A has 2 lifts	Yes Yes – Design Guidance only No Yes															

	Objective	Design Criteria	Consideration	Compliance										
			and services 45 apartments. Core B has 3 lifts and services 75 apartments. Each apartment has access to elevators and fire stairs as per the NCC.											
Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		Residential entries are legible from the street and well-lit. Lobby seating and mail areas are open with clear sight lines.	Yes										
Part 4G: 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: <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m3</td></tr><tr><td>1 bedroom</td><td>6m3</td></tr><tr><td>2 bedroom</td><td>8m3</td></tr><tr><td>3+ bedroom</td><td>10m3</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size volume	Studio	4m3	1 bedroom	6m3	2 bedroom	8m3	3+ bedroom	10m3	Each apartment has been provided with generous internal and basement storage facilities meeting the minimum requirements. Refer to table DA 005.	Yes
Dwelling type	Storage size volume													
Studio	4m3													
1 bedroom	6m3													
2 bedroom	8m3													
3+ bedroom	10m3													
Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Storage in the basement is secure, clearly allocated and does not impede access to car parking spaces.	Yes										
Part 4H: Acoustic Privacy														
Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout		Acoustic control measures such as childcare fencing, enclosure of building services, winter gardens and high-performance glass have been proposed. Refer to the adopted recommendations in the Acoustic Consultant report.	Yes										
Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments		Room typologies inside the apartments are grouped together to mitigate noise impacts. Acoustic seals to doors and low noise penetration materials are proposed within the apartments.	Yes										
Part 4J: Noise and Pollution														

	Objective	Design Criteria	Consideration	Compliance
Objective 4J-1	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i>		The proposal is adjacent to Maroubra Town Centre and is bounded by two roads, a laneway and 1 shared boundary. Solid façade construction is concentrated at the lower levels for better acoustic privacy, and winter gardens along busy Maroubra Road reduce traffic noise impacts. ADG setbacks are followed along the eastern boundary currently shared with 3-4 storey apartments. Refer to the adopted recommendations in the Acoustic Consultant report.	Yes
Objective 4J-2	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>		Acoustic performance glazing, solid and enclosed balconies, and absorptive fencing and soffits shield residents from noise pollution.	Yes
Part 4K: Apartment Mix				
Objective 4K-1	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i>		The apartment mix is varied with a higher concentration of 2 and 3+ bedroom units suited to families. The apartment mix includes: • 15 x studios • 11 x 1 bedrooms • 45 x 2 bedrooms • 43 x 3 bedrooms • 6 x 4 bedrooms	Yes
Objective 4K-2	<i>The apartment mix is distributed to suitable locations within the building</i>		Different apartment types are located to achieve successful façade composition, to optimise solar access and to provide efficient space distribution.	Yes
Part 4L: Ground floor apartments				
Objective 4L-1	<i>Street frontage activity is maximised where ground floor apartments are located</i>		There are no apartments on ground floor.	N/A
Objective 4L-2	<i>Design of ground floor apartments delivers amenity and safety for residents</i>		There are no apartments on ground floor.	N/A
Part 4M: Facades				
Objective 4M-1	<i>Building facades provide visual interest along the street while respecting the</i>		Façade composition is varied and in proportion. Materials help to distinguish a strong base, getting lighter in colour and density as they move up the building.	Yes

	Objective	Design Criteria	Consideration	Compliance
	<i>character of the local area</i>		Design elements respond to the local character and datum lines, including two heritage items located opposite the development (Crossley Court and Holy Family Catholic Church).	
Objective 4M-1	<i>Building functions are expressed by the facade</i>		The corner of Maroubra Road and Garden Street is accentuated by contrasting materials and sculptural curved balconies. Apartments are expressed externally with party walls, slabs and exposed structures.	Yes
Part 4N: Roofs				
Objective 4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street</i>		The roof appearance from the ground is minimised by setbacks. Service elements are integrated into the design and are hidden from roof terraces and from below.	Yes
Objective 4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised</i>		Lines of sight between private roof terraces are minimised by strategically placed privacy walls, screening and planters. The terraces are setback to reduce acoustic and visual impact to levels below. Balustrades reduce climbing opportunities.	Yes
Objective 4N-3	<i>Roof design incorporates sustainability features</i>		The roof incorporates several zones for solar panels, taking advantage of the northern site orientation. Refer to drawing DA 107 and the BASIX statement.	Yes
Part 4O: Landscape Design				
Objective 4O-1	<i>Landscape design is viable and sustainable</i>		Planting is largely native species and is well suited to the climate with reduced maintenance requirements. Refer to the Landscape Consultant's drawings.	Yes
Objective 4O-2	<i>Landscape design contributes to the streetscape and amenity</i>		The landscape responds to the existing site topography which has been maintained around existing trees and where appropriate. New street trees add to the street canopy, and hard and soft landscaping along Maroubra Road and Garden Street contribute to urban greening (material selections in alignment with Randwick Council's masterplan). All existing street trees and their protection zones are maintained.	Yes
Part 4P: Planting on structures				
Objective 4P-1	<i>Appropriate soil profiles are provided</i>		Appropriate plants and soil profiles are provided for planting on structures. Refer to the Landscape Consultant's drawings.	Yes
Objective 4P-2	<i>Plant growth is optimised with appropriate selection and maintenance</i>		As Above	Yes

	Objective	Design Criteria	Consideration	Compliance
Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces		As Above	Yes
Part 4Q: Universal Design				
Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members		20% of all units are adaptable, in line with Randwick Council DCP universal design requirements. The communal open space is accessible to all age groups and degrees of mobility via pathways compliant with the BCA for accessibility. Lift access is provided to all levels of the building. The street entry to the site and the pathways around the development are designed to AS 1428.1 code requirements.	Yes
Objective 4Q-2	A variety of apartments with adaptable designs are provided		Adaptable units are designed in accordance with AS4299 and AS1428.1, and accessible basement parking is provided. Refer to drawing DA 108.	Yes
Objective 4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs		Open plan apartments offer flexible living space with separate bedrooms. Various layouts and sizes are provided.	Yes
Part 4R: 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	N/A
Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	N/A
Part 4S: Mixed Use				
Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		A 120-place childcare is provided on the ground floor and addresses Maroubra Road with decorative acoustic fencing and staggered planting. Landscaping along Maroubra Road and Garden Street provide public amenity and highlight building entries.	Yes
Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is		The Childcare pedestrian entry and services are separate from residential areas. The basement parking driveway has a dedicated entry for childcare pick-ups/drop-offs to reduce impacts to residents.	Yes

	Objective	Design Criteria	Consideration	Compliance
	maximised for residents			
Part 4T: Awnings and Signage				
Objective 4T-1	Awnings are well located and complement and integrate with the building design		The louvre awning above the childcare outdoor play area is well-integrated and provides visual privacy and partial shading.	Yes
Objective 4T-2	Signage responds to the context and desired streetscape character		Signage will be incorporated into the development design to allow appropriate street address and identification.	Yes
Part 4U: Energy Efficiency				
Objective 4U-1	Development incorporates passive environmental design		The building incorporates passive environmental design principles including natural heating and cooling through solar access and cross-ventilation. Good natural lighting and large balconies for clothes drying reduce energy consumption.	Yes
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Balcony setbacks and external shading reduce solar impacts in Summer (particularly to the North and West Facades) and allow passive solar heating in Winter. Appropriate building insulation and glazing placement and performance has been designed to achieve good passive thermal comfort.	Yes
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation		Cross-ventilated apartments reduce air-conditioning usage for cooling. Open plan layouts facilitate airflow. All habitable rooms have openable windows/doors for access to natural ventilation.	Yes
Part 4V: Water Management & Conservation				
Objective 4V-1	Potable water use is minimised		Fittings used for the project will be carefully selected to minimise water usage (min. 4 -5-star WELS ratings). Native plants have been used extensively in landscaping to reduce watering requirements. Refer to BASIX certificate, Landscape design and Stormwater drawings included with this submission.	Yes
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters		Stormwater is passed through a filter screen in the OSD tank prior to discharge.	Yes

	Objective	Design Criteria	Consideration	Compliance
Objective 4V-3	Flood management systems are integrated into site design		The OSD tank is located under paving and is coordinated with the landscaping context. The site is not located in a flood zone.	Yes
Part 4W: Waste Management				
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		A garbage collection room is located on the Ground Floor next to the laneway. It is designed to allow for easy bin manoeuvring between the storage area and collection points. A separate bulk waste store is provided. Refer to the Waste Management Plan.	Yes
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling		Both apartment volumes have been provided with a waste chute, and a recycling bin cupboard off the main circulation of each level. Communal FOGO waste rooms are provided in Basement 1. The childcare has its own internal waste room for separate handling.	Yes
Part 4X: Building Maintenance				
Objective 4X-1	Building design detail provides protection from weathering		Materials have been chosen for their high durability and low maintenance, including aluminium windows and awnings, in situ concrete and metal sheet cladding. Expressed structure provides overhangs to protect walls.	Yes
Objective 4X-2	Systems and access enable ease of maintenance		Glazing placement allows some to be cleaned from the inside. Building maintenance systems will be incorporated to the roof and façade where necessary.	Yes
Objective 4X-3	Material selection reduces ongoing maintenance costs		As Above	Yes

8.0 Appendix

Housing SEPP Schedule 9 Report

Architectural SSDA Drawing Set

8.01 Housing SEPP Schedule 9 Report

8.02 Architectural SSDA Drawing Set