

DESIGN REPORT

166-174 BLAXLAND ROAD, RYDE

REV C JUNE 2026



CURZON + PARTNERS

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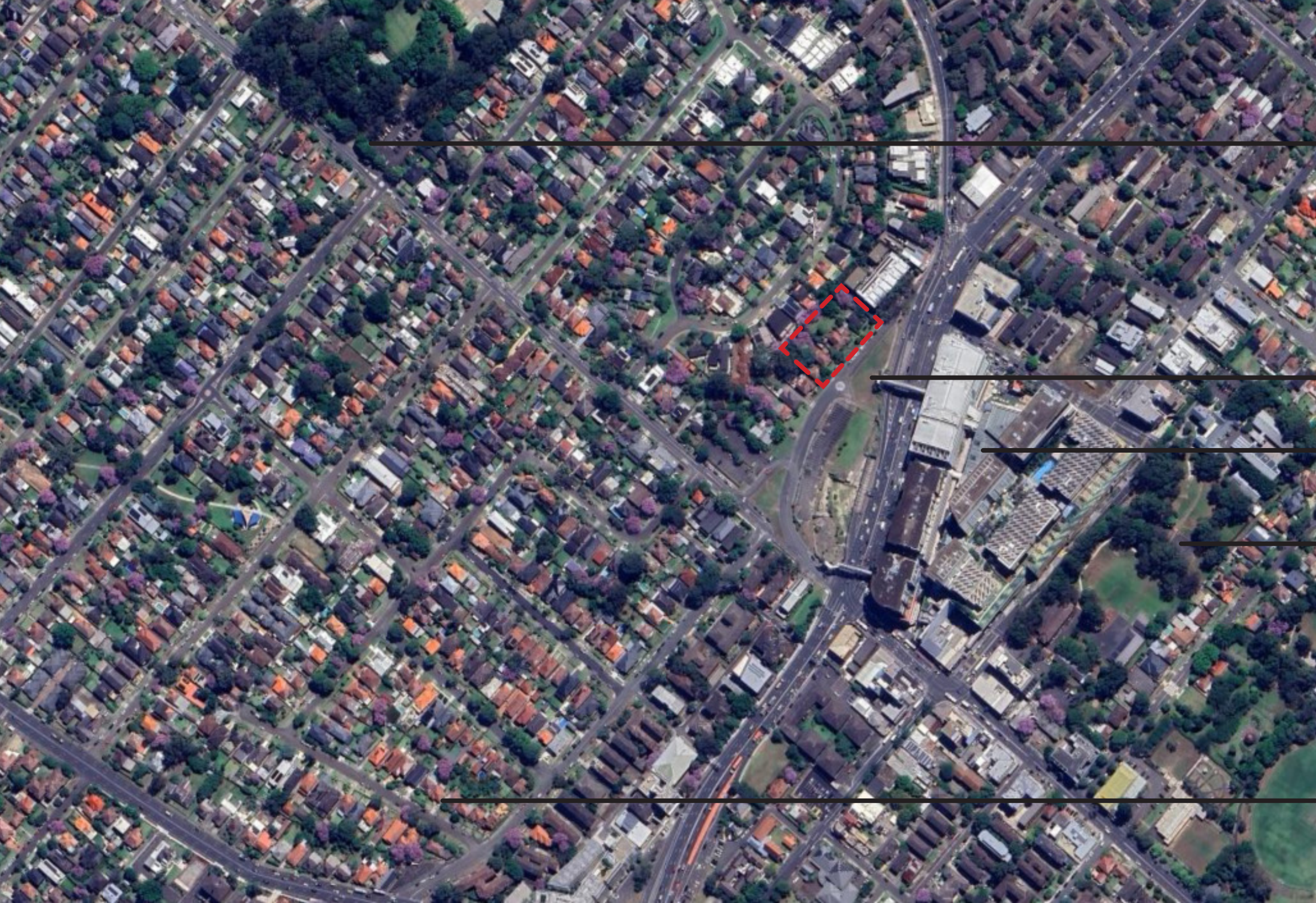
4 APPENDIX



SECTION 1
The Site

Site Analysis

Context Map



TAFE NSW Ryde (600m from site)

Council Owned Land Zoned 75m Height Limit

Top Ryde City Shopping Centre (100m from site)

Ryde Public School (200m from site)

Service Australia (450m from site)

Site Analysis

Existing Aerial Photograph



Site Analysis

Existing Aerial Photograph looking South

The site comprises 166–174 Blaxland Road, Ryde, fronting Blaxland Road and forming part of the Ryde Strategic Centre. Top Ryde City Shopping Centre is located approximately 100m to the east, with Ryde Public School approximately 200m to the east and TAFE NSW Ryde approximately 550m to the north. The surrounding area comprises a mix of residential, commercial, educational and community uses, with good access to public transport and local amenities.



Site Analysis

Existing Aerial Photograph looking South West

The site's location along a major transport corridor and its proximity to key retail, educational and community facilities position it as a strategic development site within the Ryde City Centre.

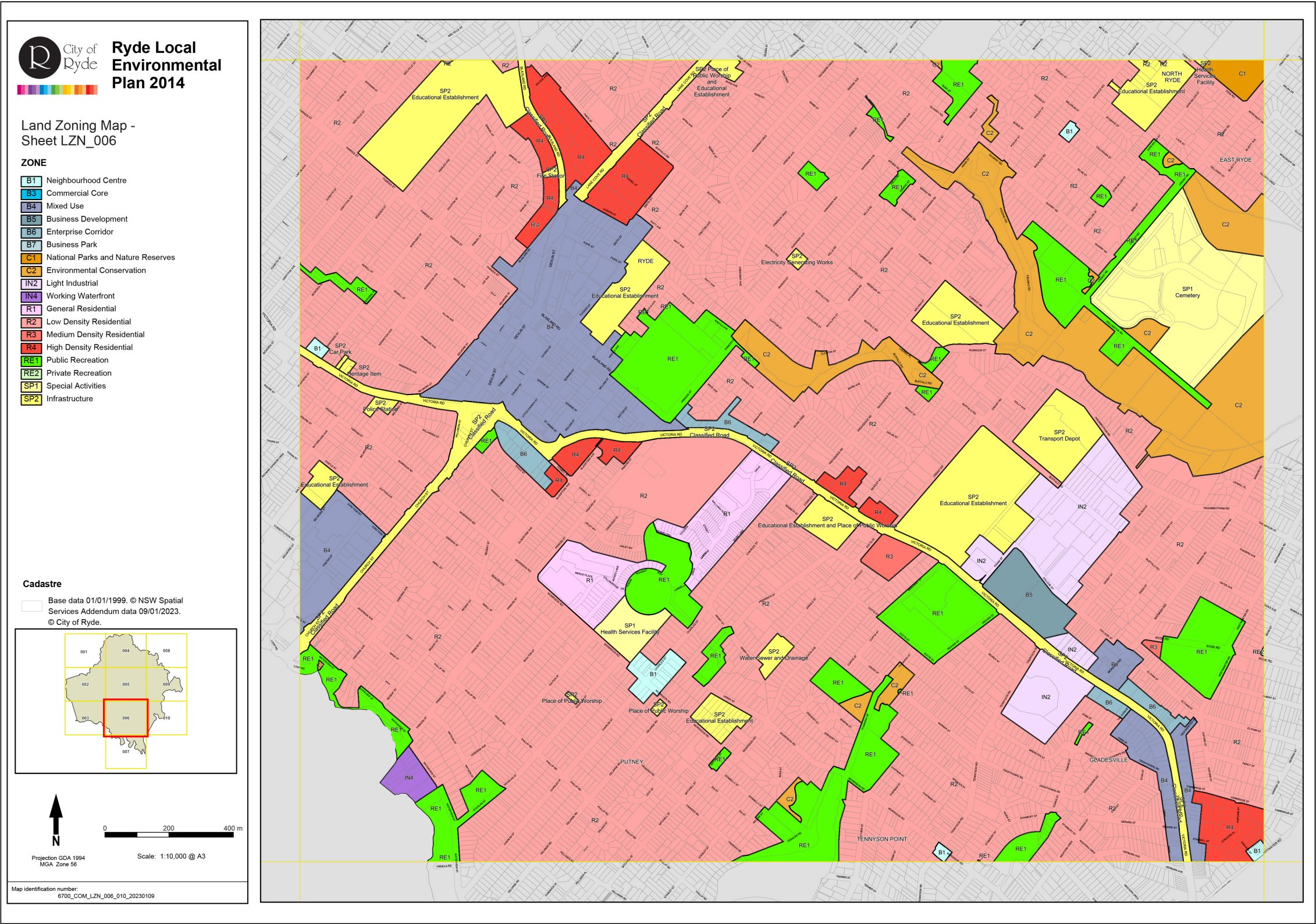


Planning Context



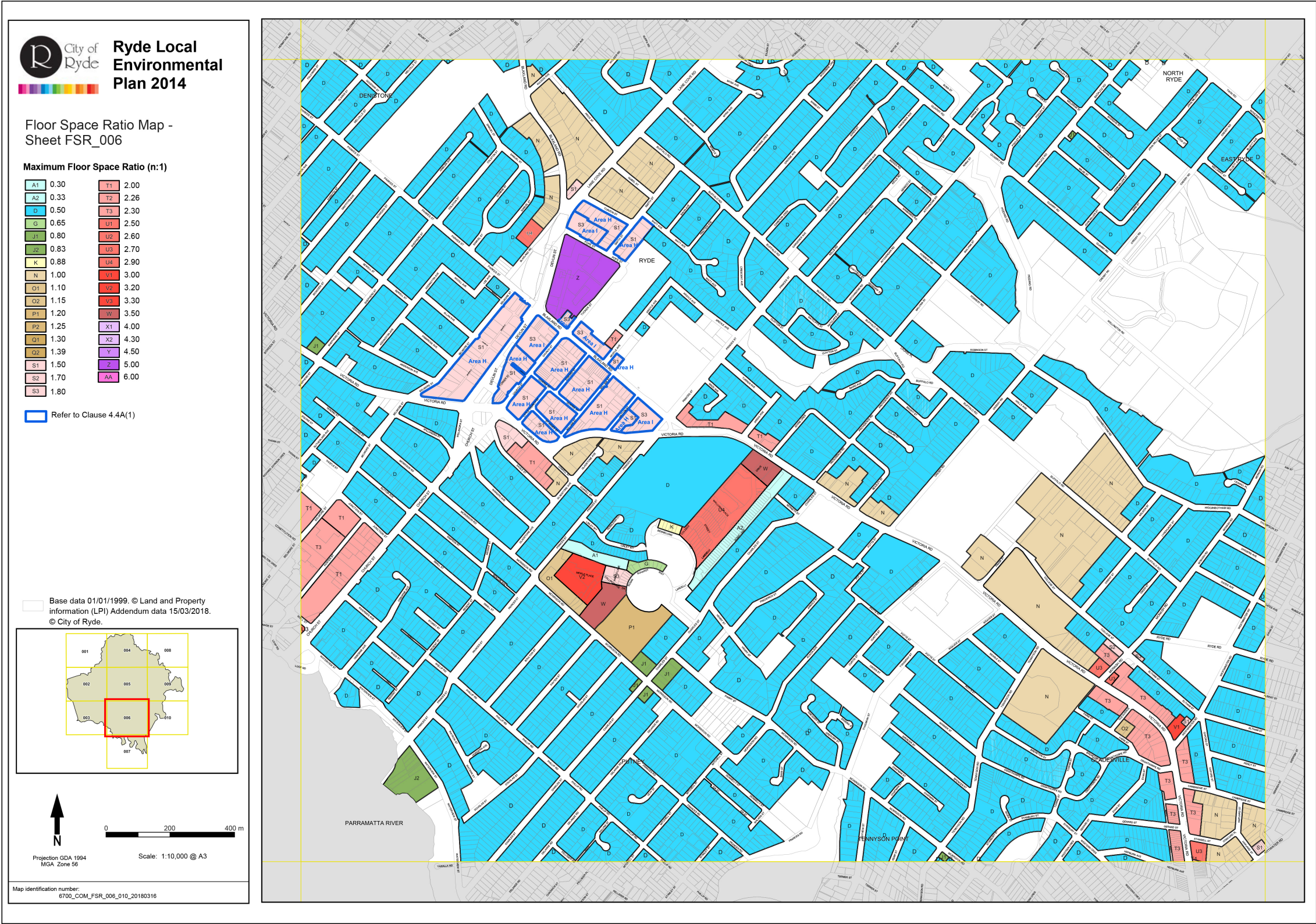
Site Analysis

LEP Land Zoning Diagram



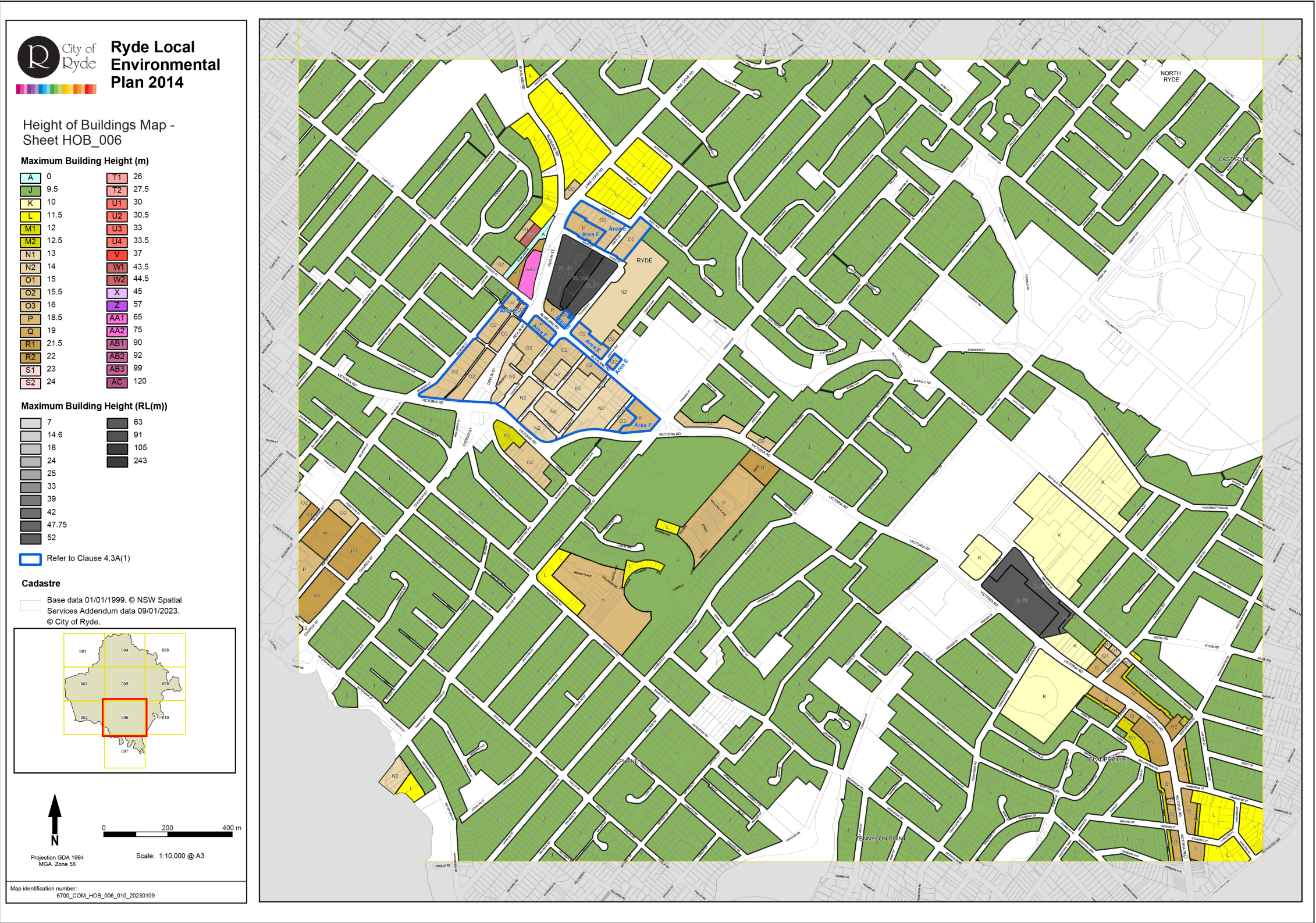
Site Analysis

LEP Floor Space Ratio



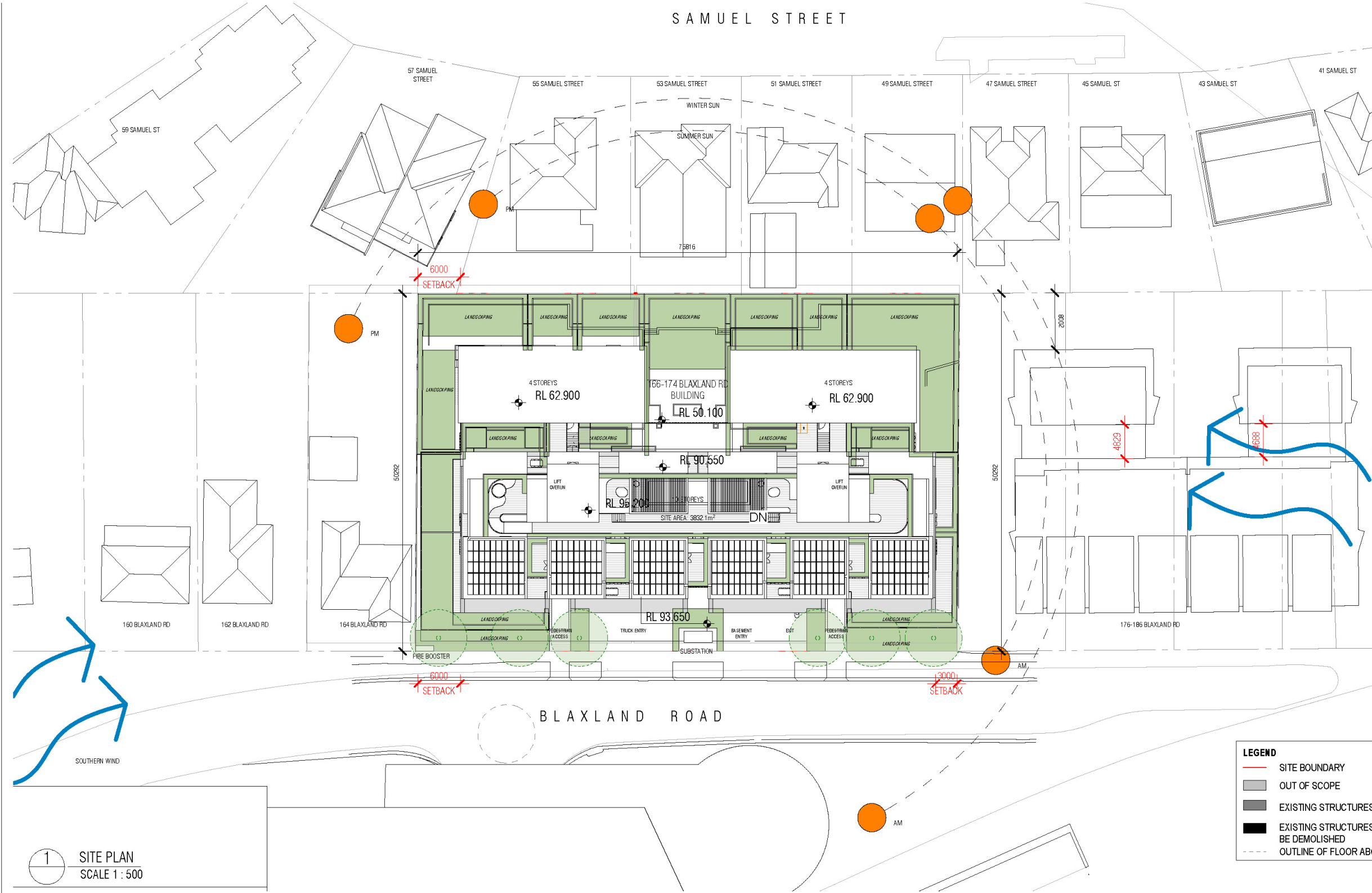
Site Analysis

LEP Building Height Diagram



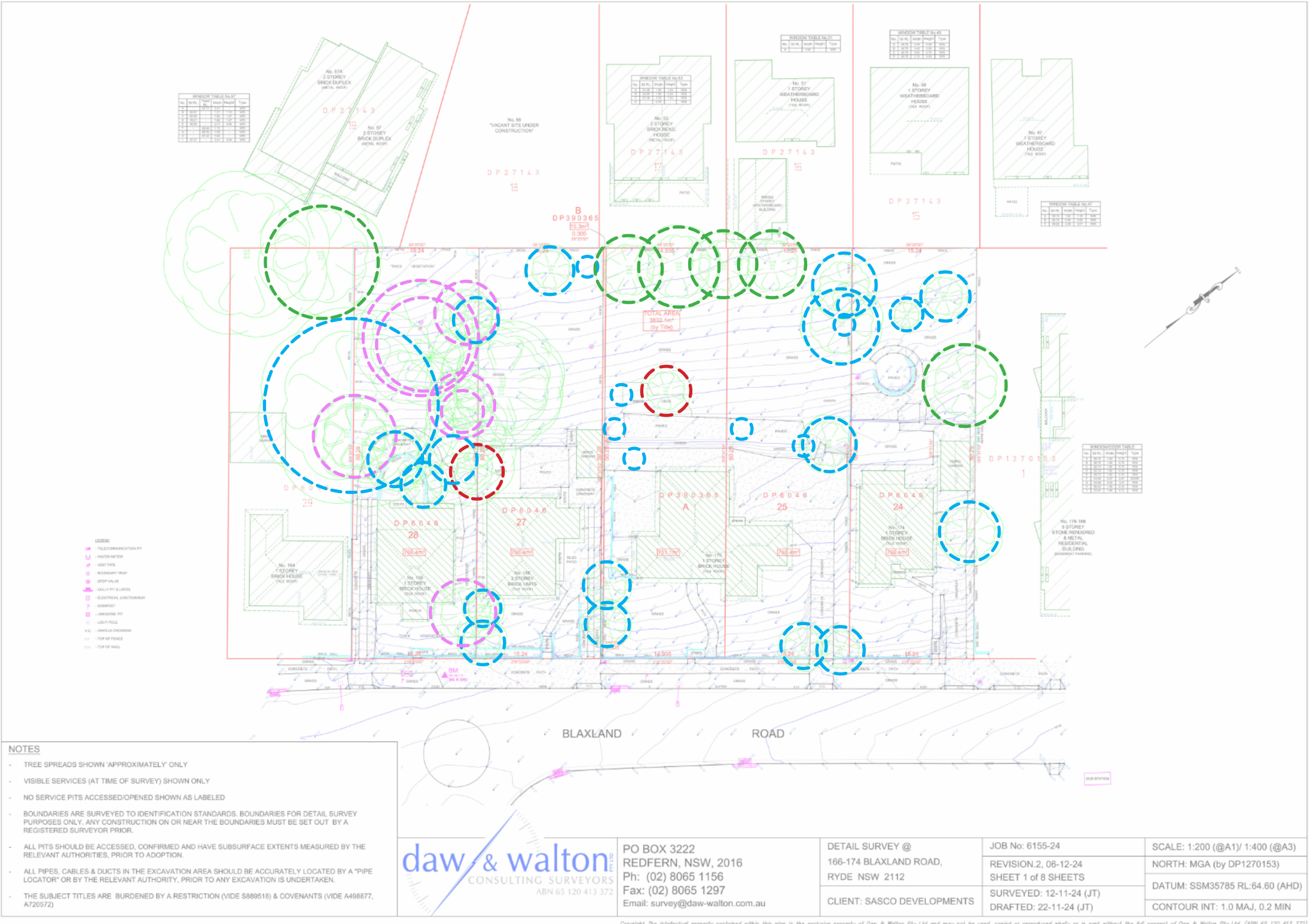
Site Analysis

Site Plan

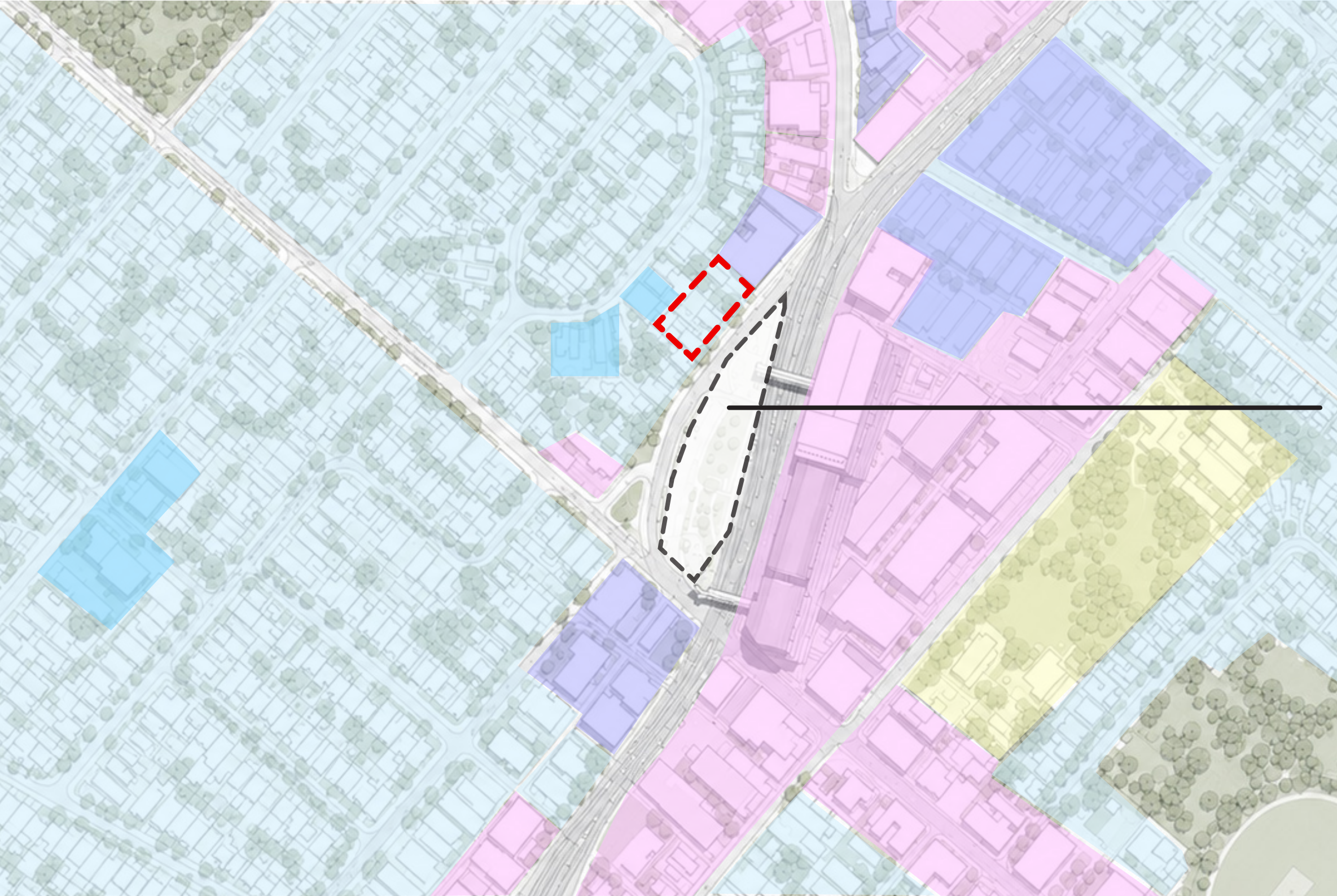


Site Analysis

Tree Study



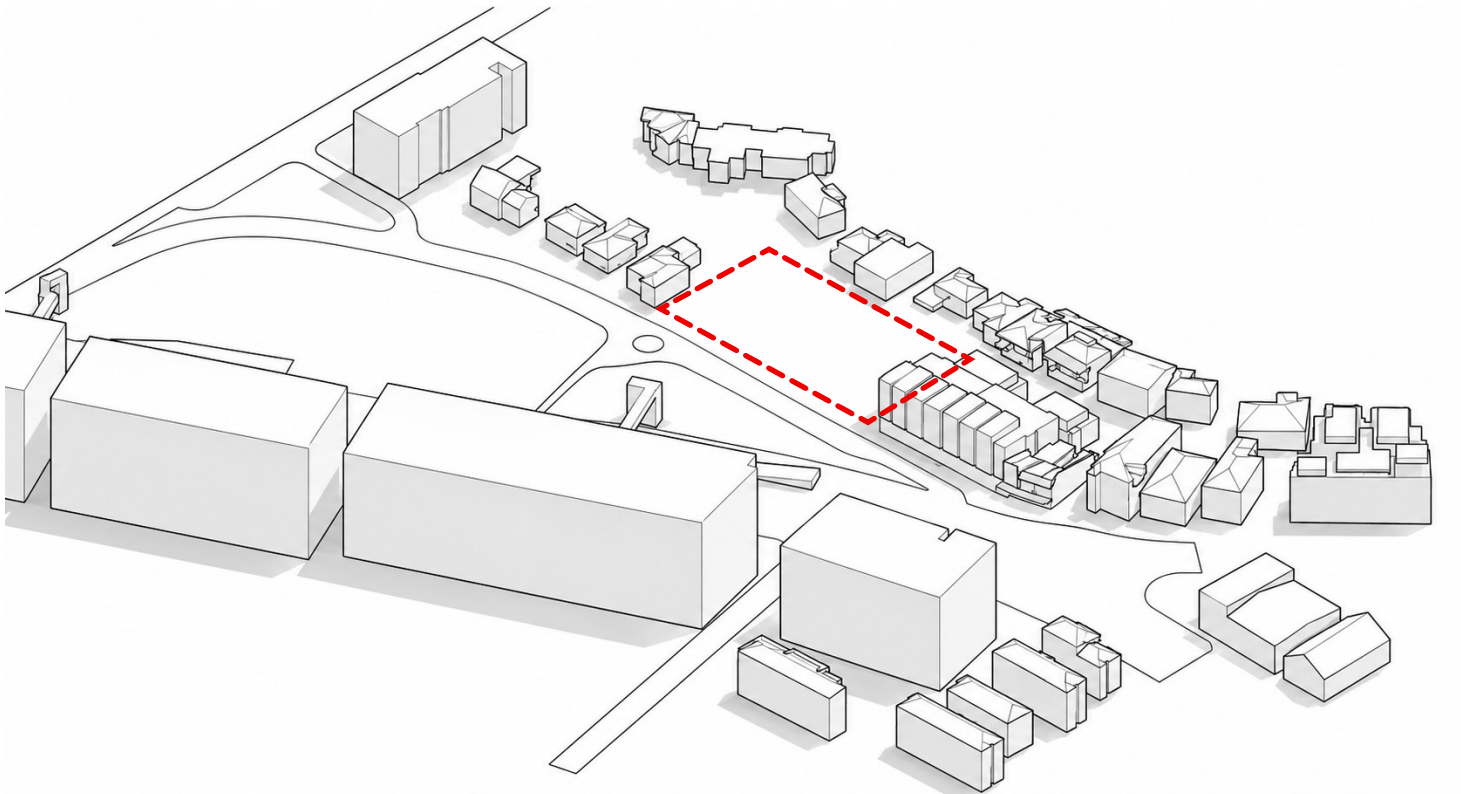
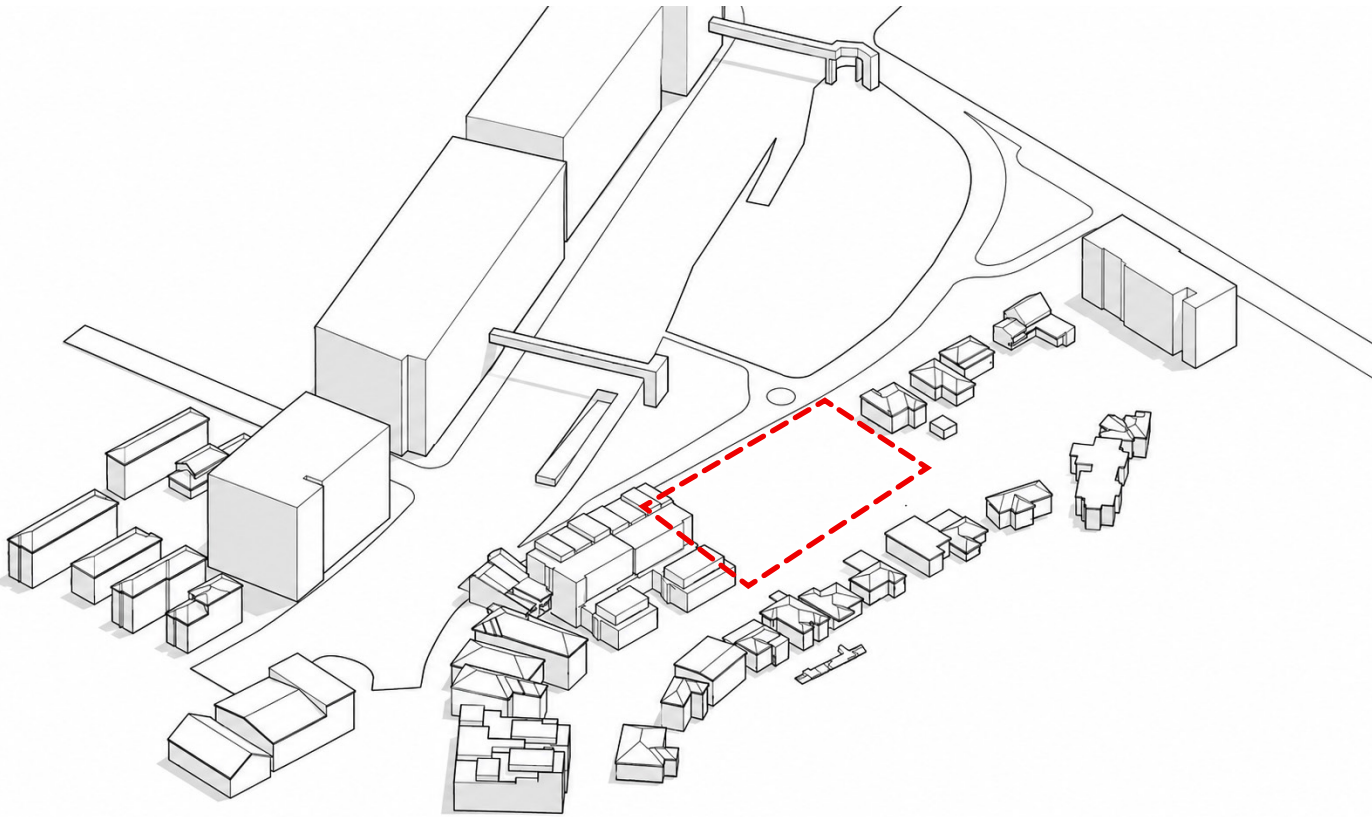
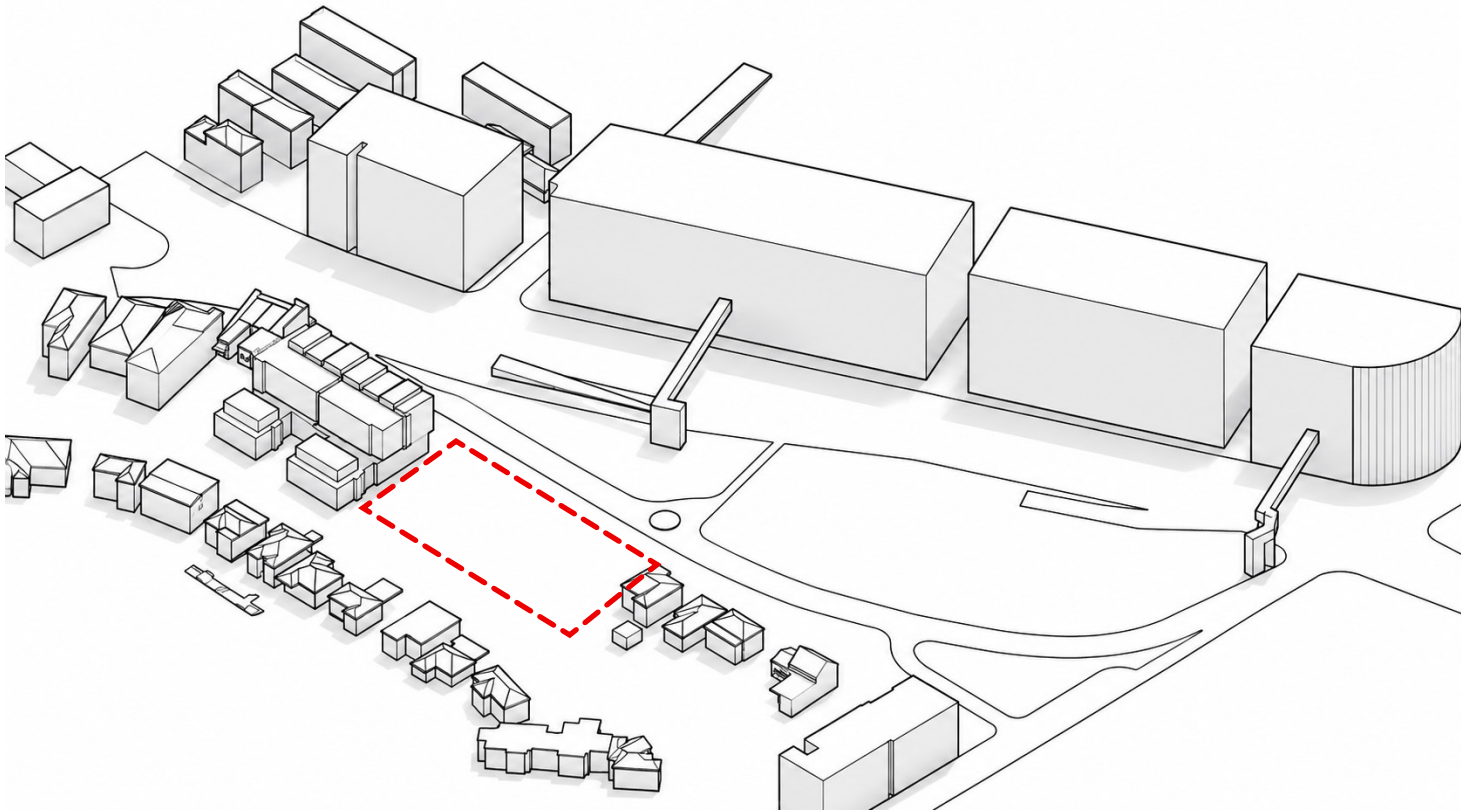
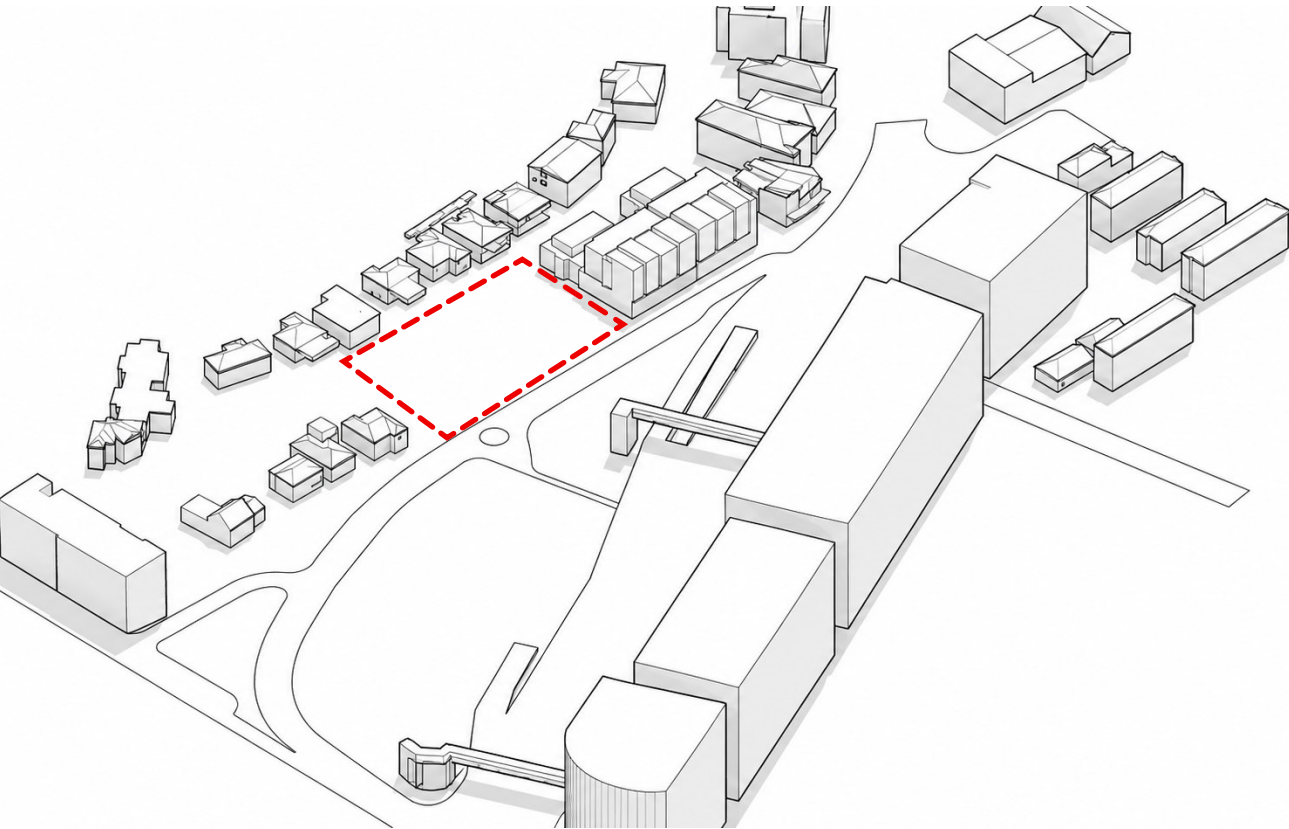
Site Analysis
Existing Use Study



Council Owned Land Zoned 75m Height Limit

- SINGLE STORY RESIDENTIAL
- DOUBLE STORY RESIDENTIAL
- RESIDENTIAL UNITS
- SCHOOL
- FACTORY
- COMMERICAL PREMISE

Site Analysis
Existing Built Form Study



Site Analysis
Pedestrian and Vehicle Movement

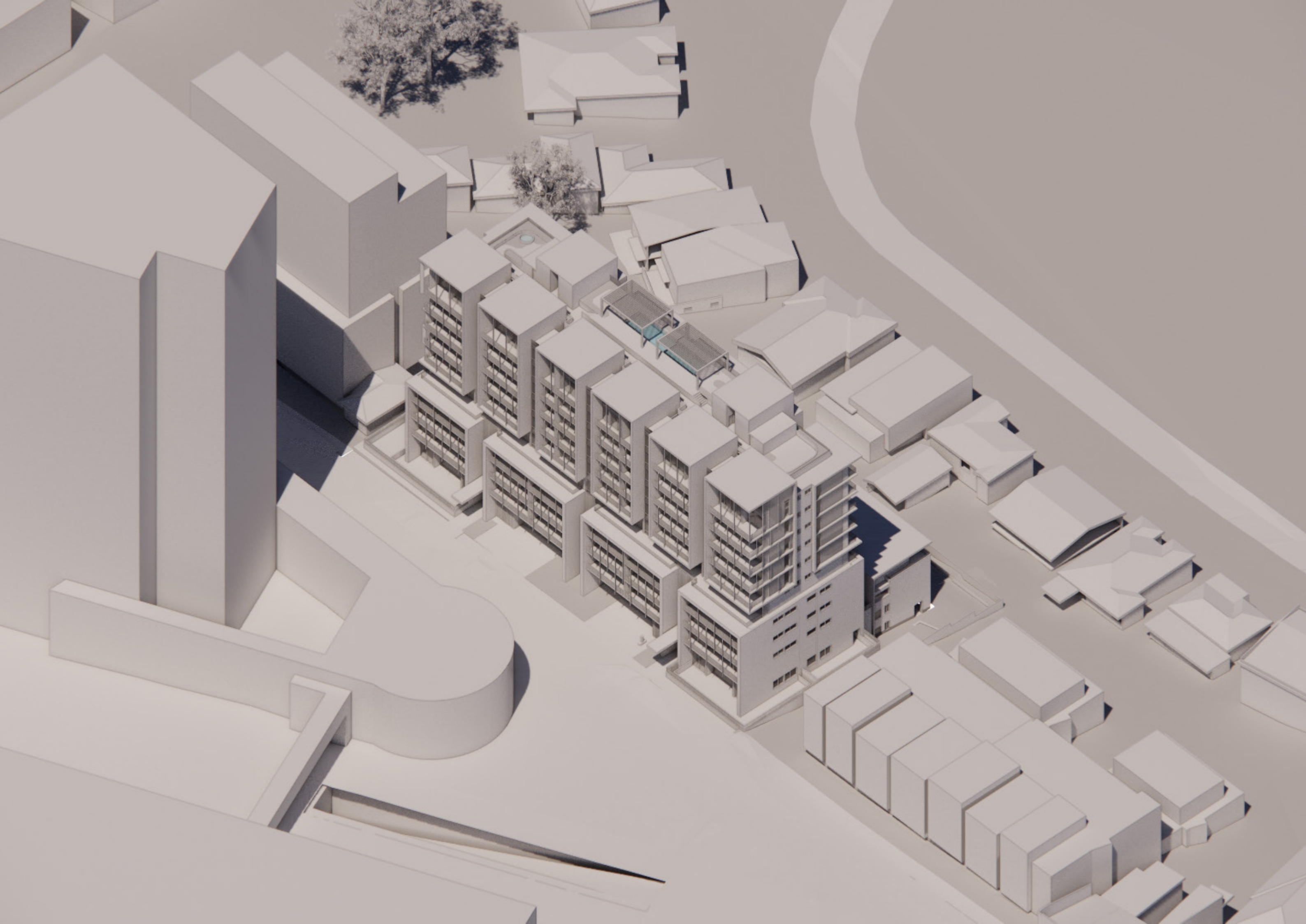


- CAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BUS CIRCULATION
- ROADS
- BUS STOPS
- FOOTPATHS

Site Analysis
Contour and Open Space Study



- LEGEND
- CONTOUR LINES
- LANDSCAPE

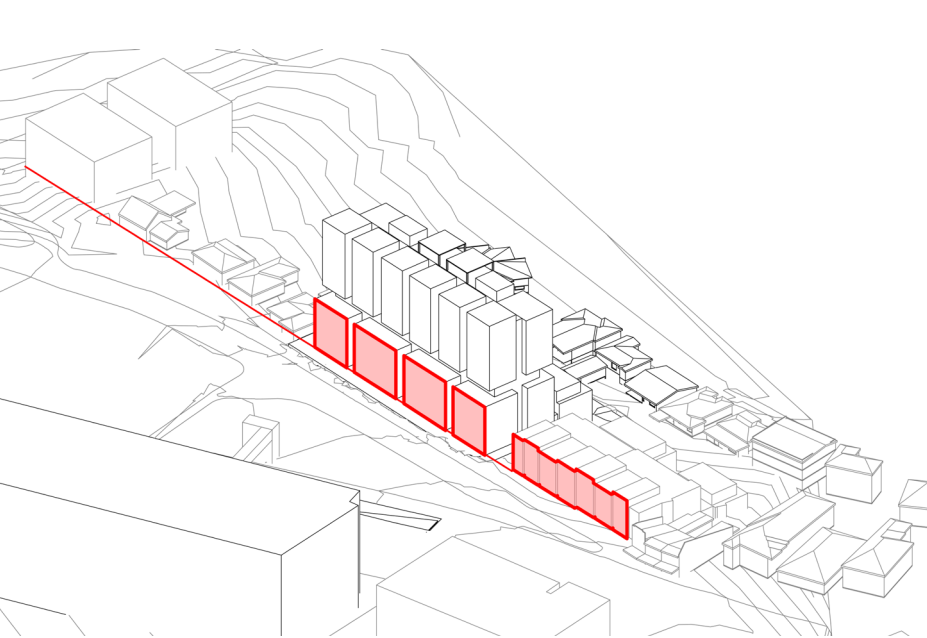


SECTION 2

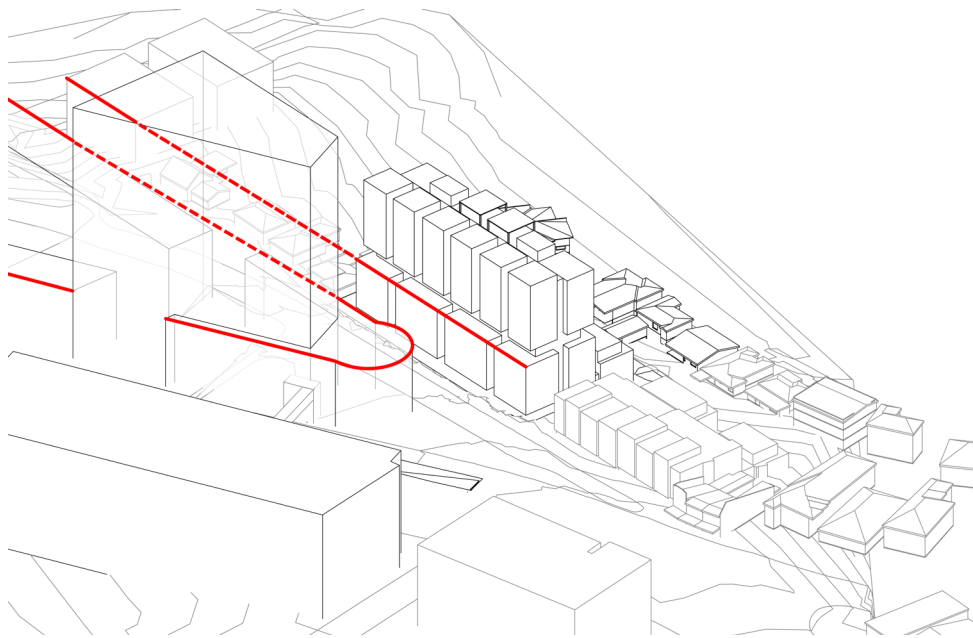
Urban Design

Urban Concept Diagrams

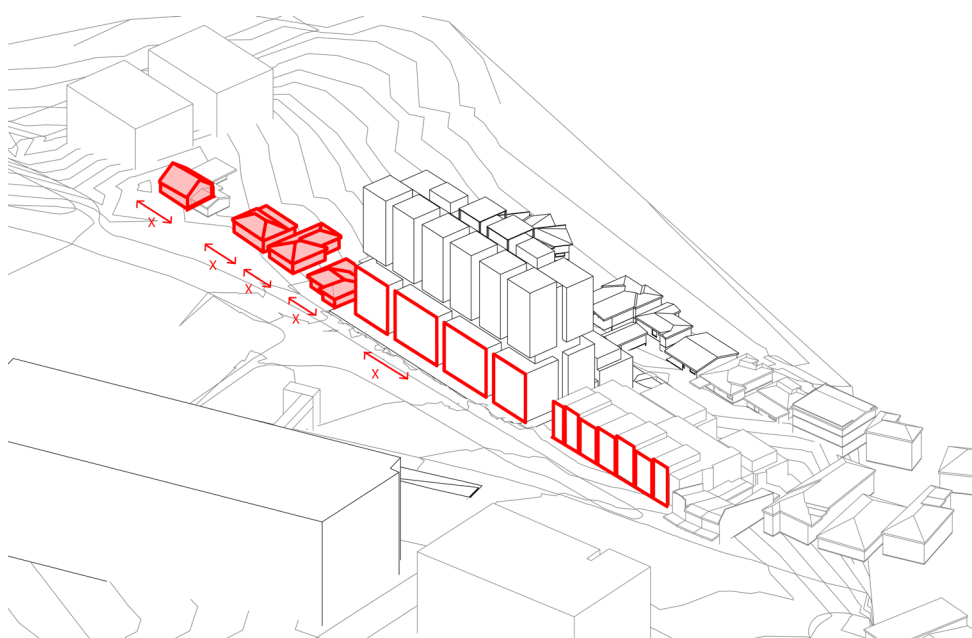
Urban Concept Diagrams



Podium setback aligns with adjacent built form



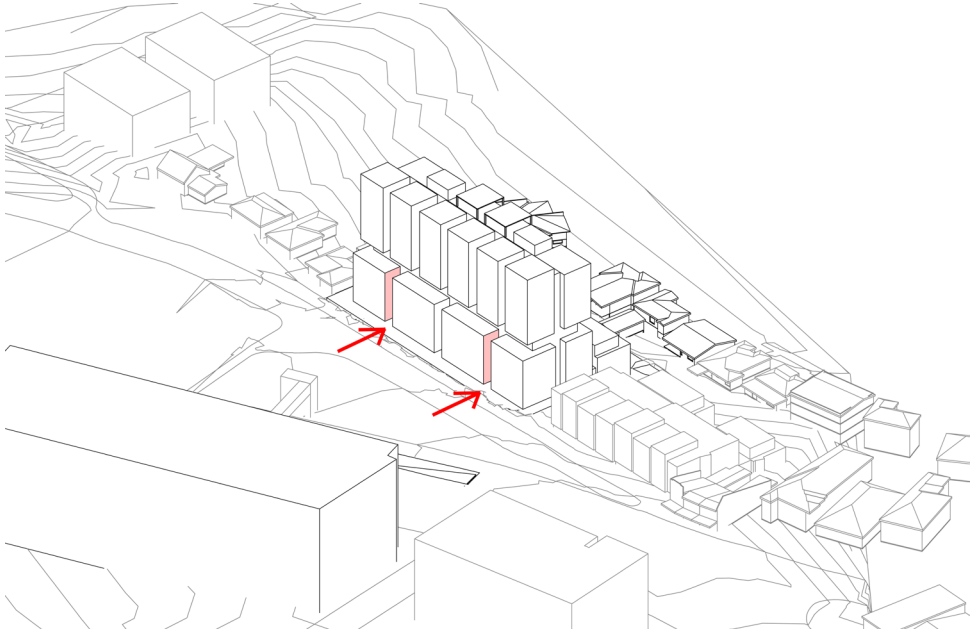
A 4 story podium aligning with the future context



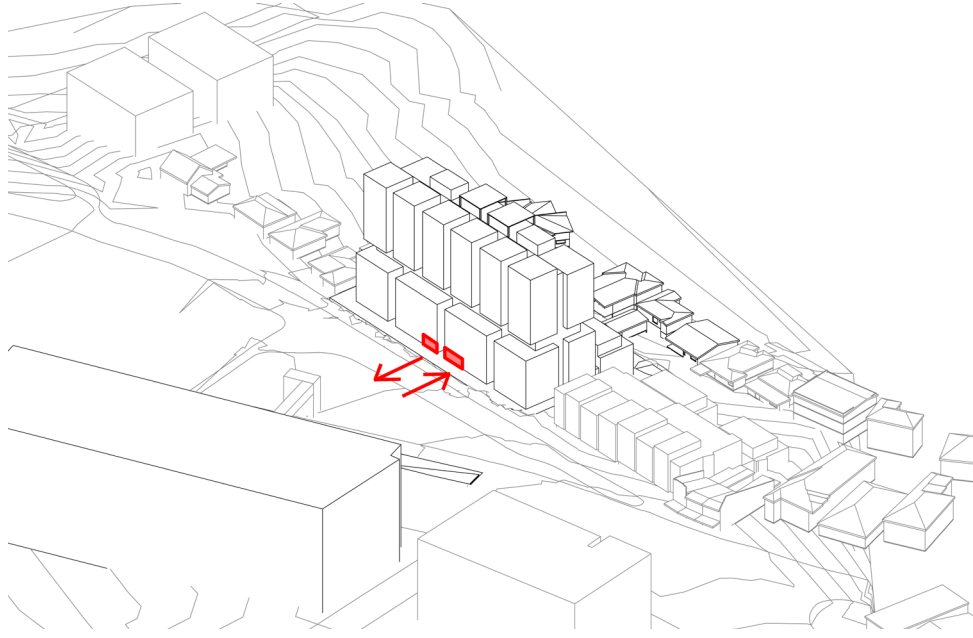
The Podium has been articulated to adopt a fine grain rythem to response to the existing context and descale the built form

Urban Concept Diagrams

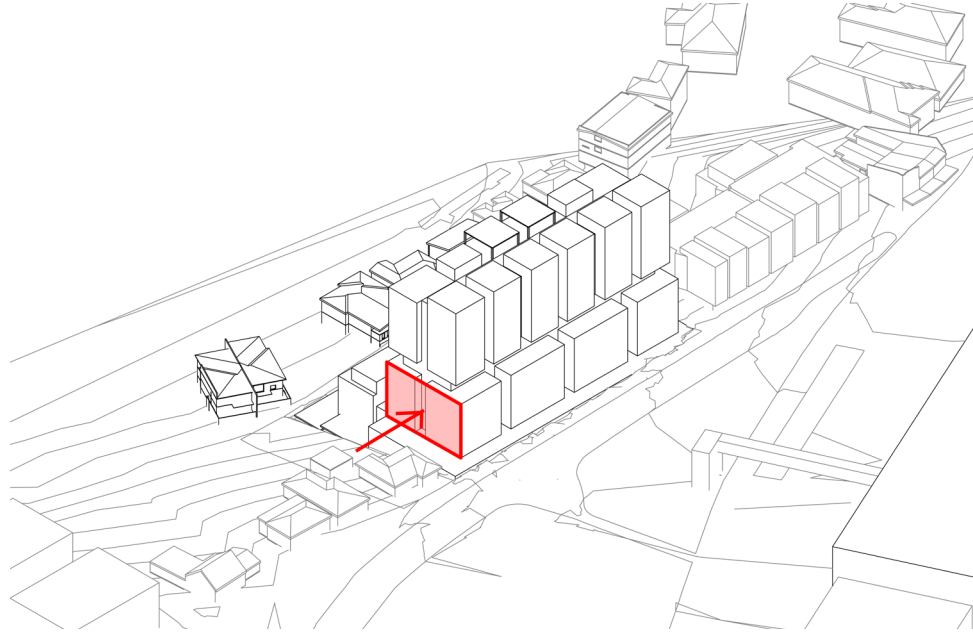
Urban Concept Diagrams



New residential entries located between the podium rythem



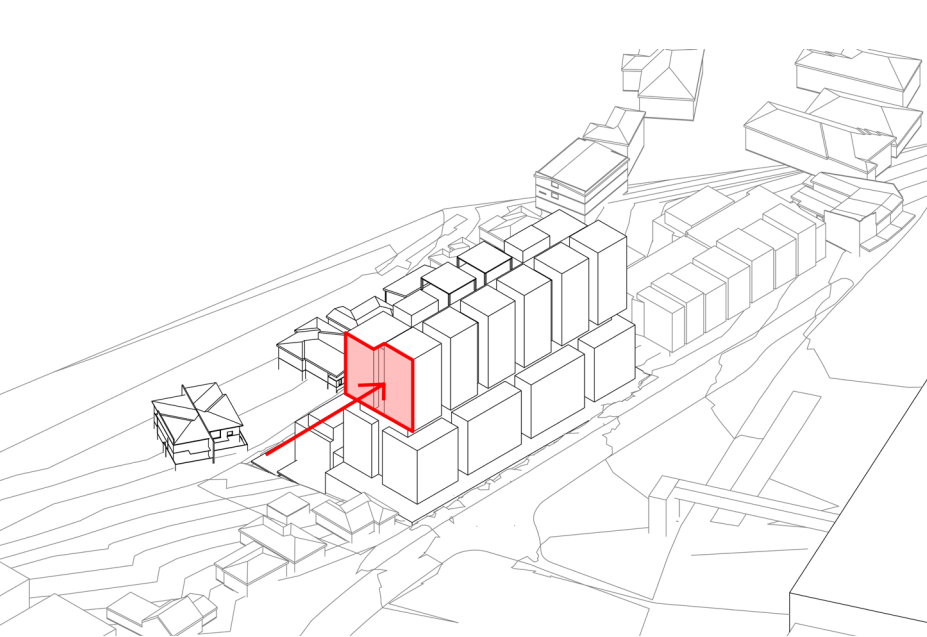
The carpark entry and loading dock are intergrated within the built form



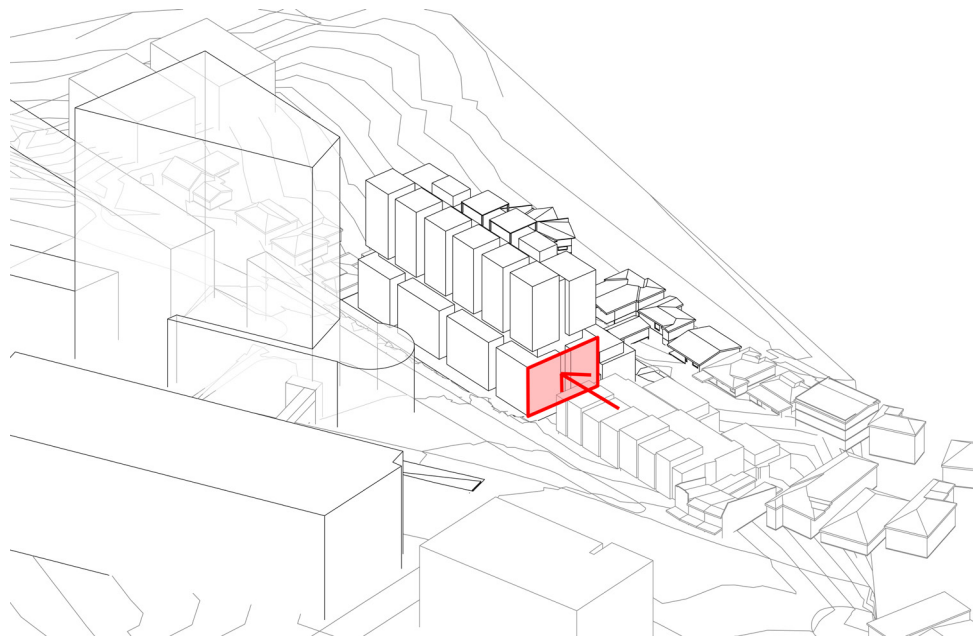
The southern podium has been setback 6m from the southern boundary to create a generous seperation

Urban Concept Diagrams

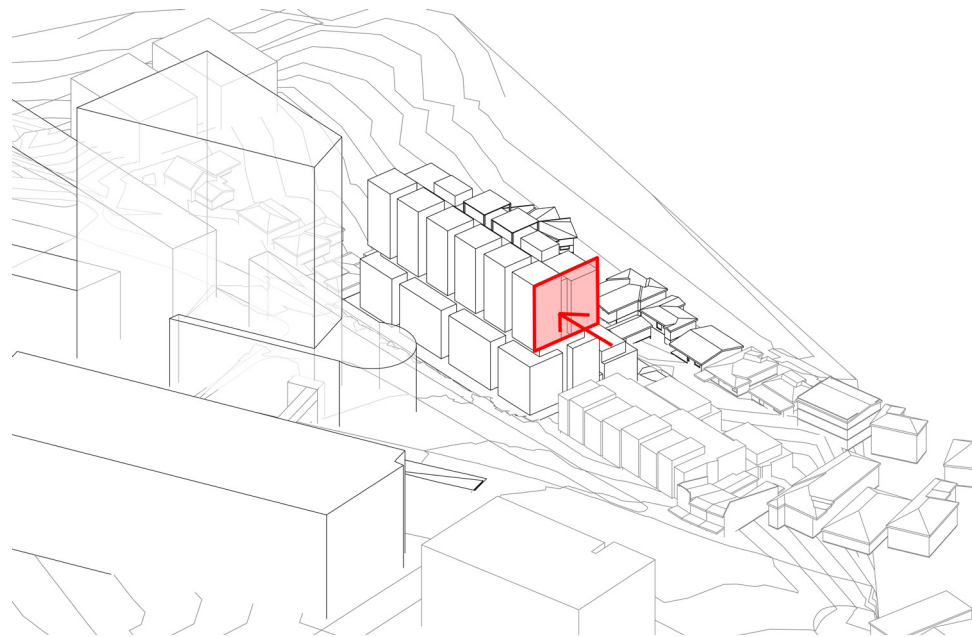
Urban Concept Diagrams



Upper podium setback to create a friendly condition to the south



The northern podium has been setback 6m from the boundary to create a generous separation

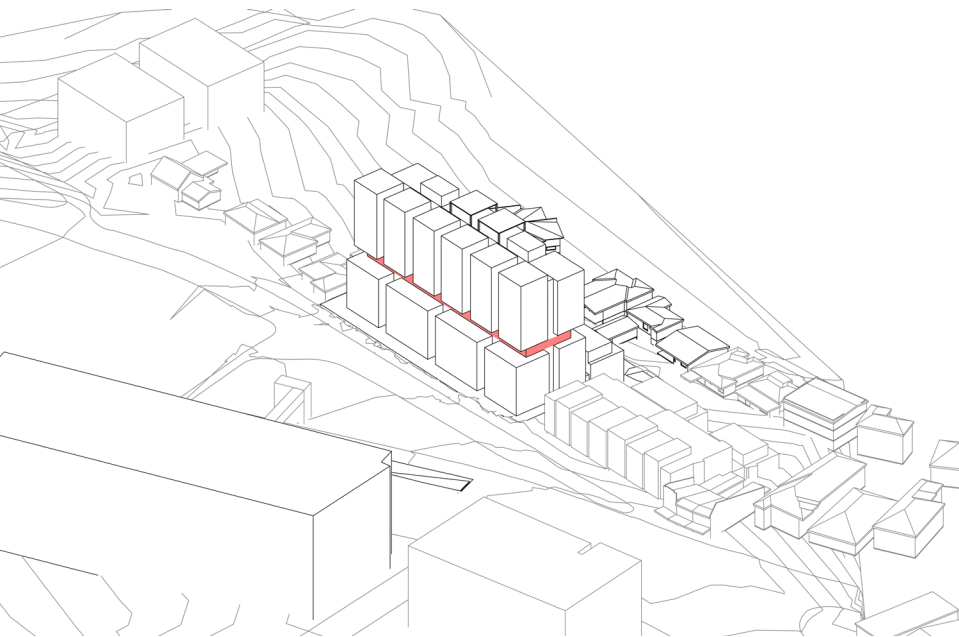


Upper podium setback to create a friendly condition to the south

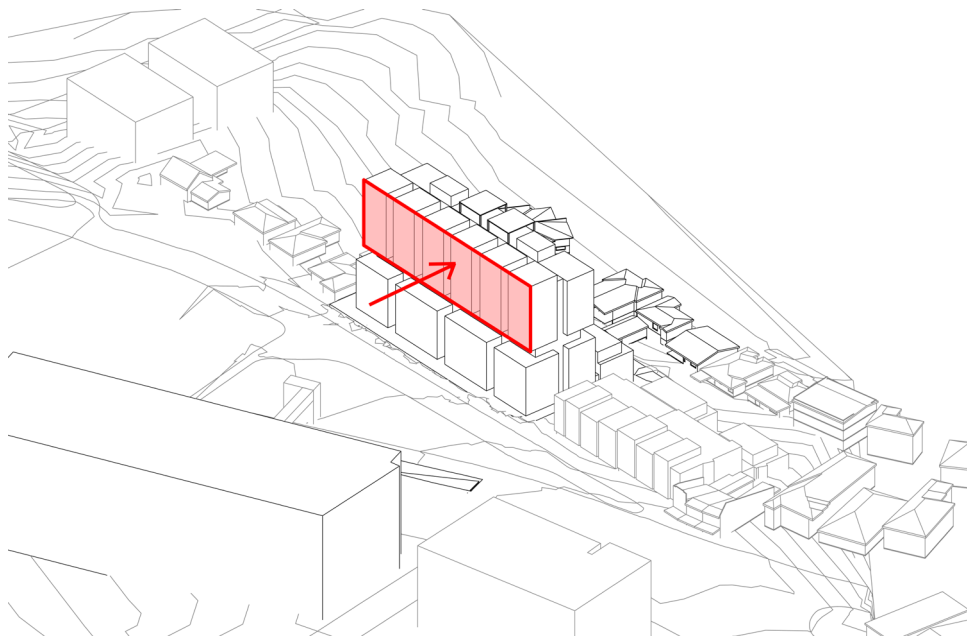


Urban Concept Diagrams

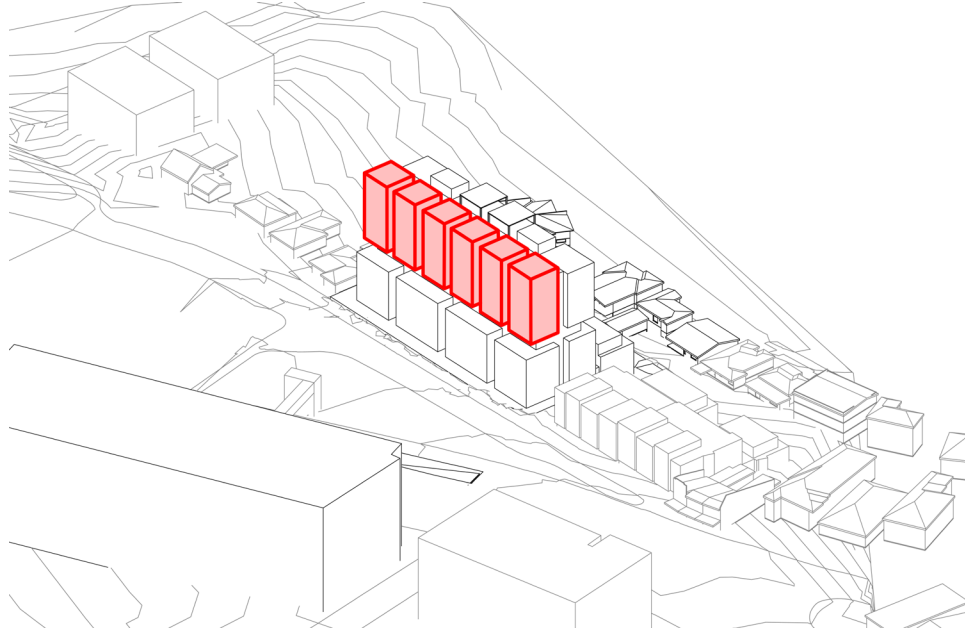
Urban Concept Diagrams



Recessed waistline articulating the upper podium



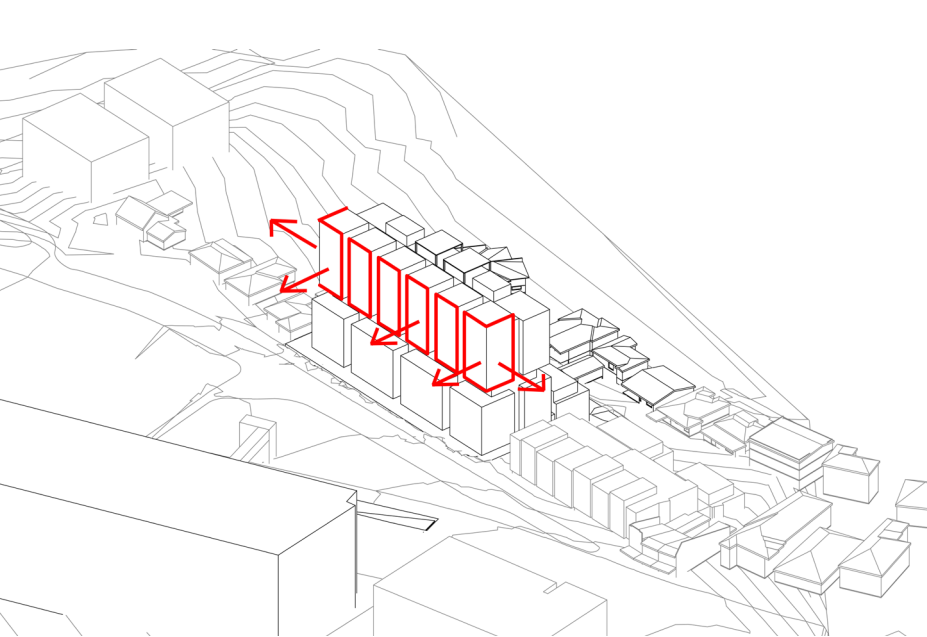
Upper podium setback from street front



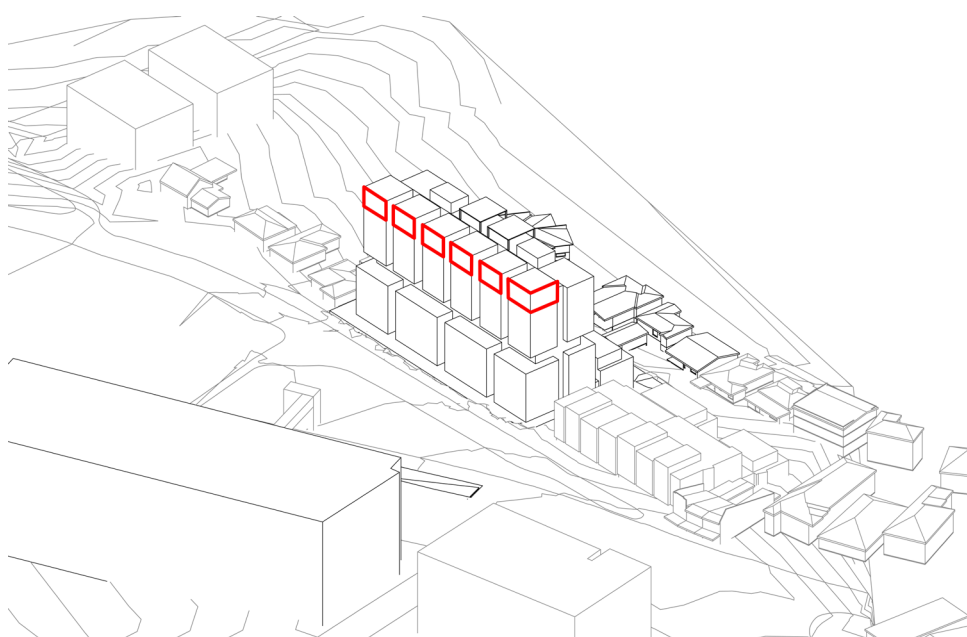
The upper podium has been broken down to a series of sky pavilions to further descale the building

Urban Concept Diagrams

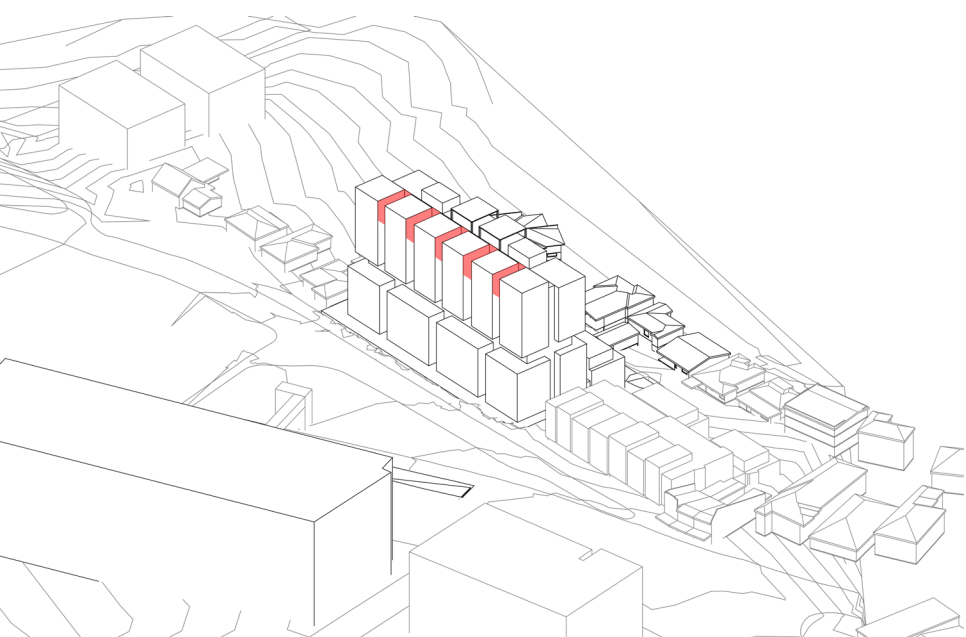
Urban Concept Diagrams



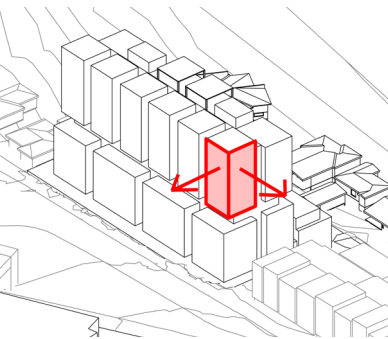
The sky pavilions have been design to address the different orientations and respond by turning the corners



The upper two levels of the sky pavilions have been articulated to create a two storey recessed condition with a canteliverd element to further differentiate the crowning of the building

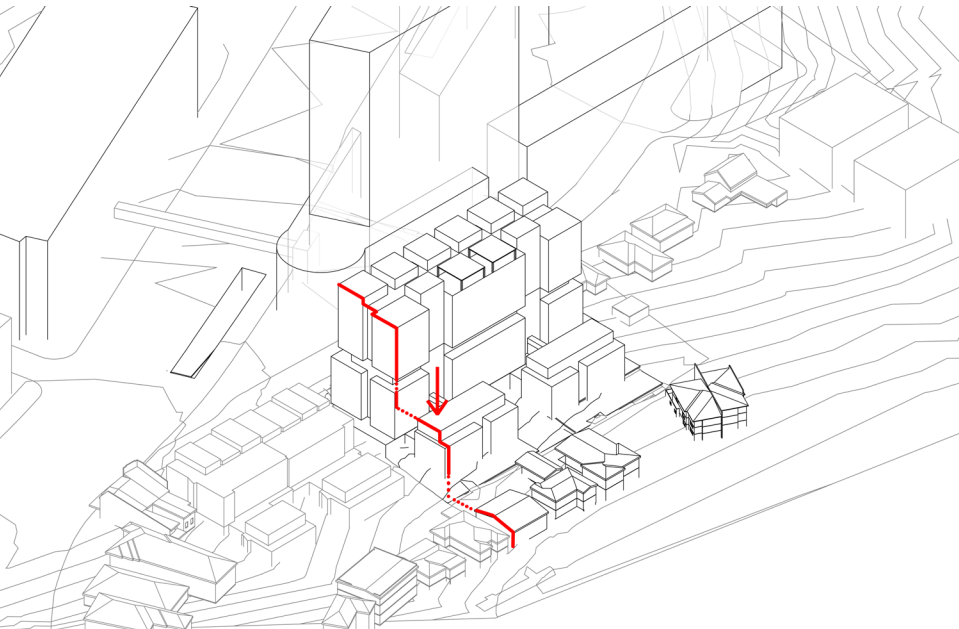


The sky pavillion mezzezine extends beyond the main built form to create an articulated rooftop form

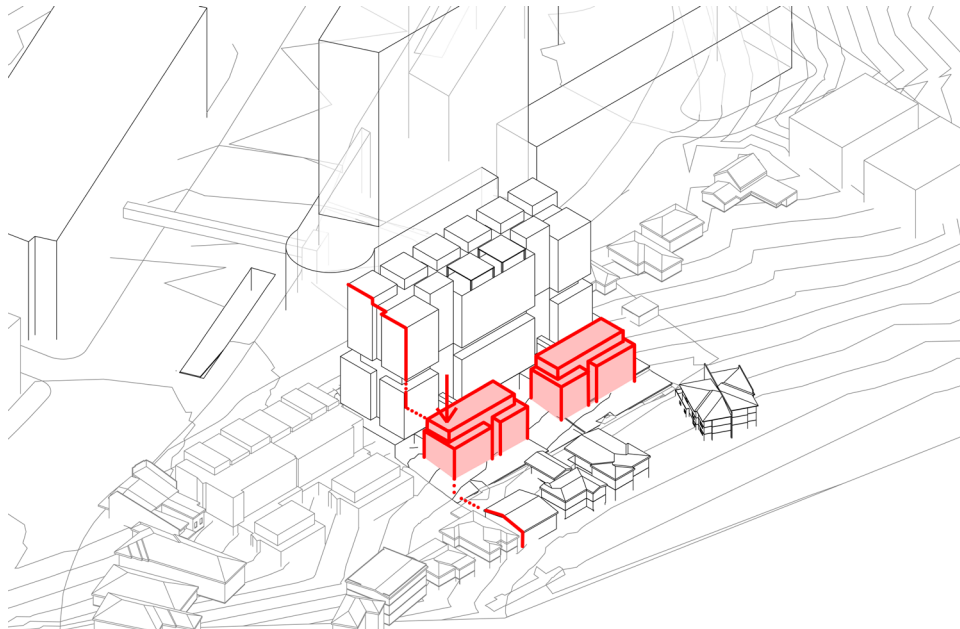


Urban Concept Diagrams

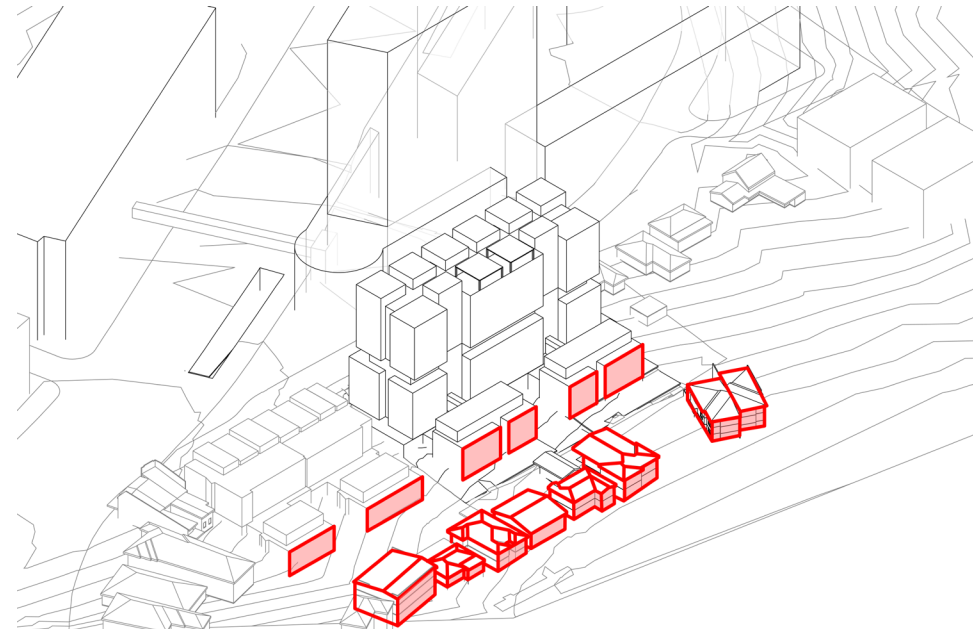
Urban Concept Diagrams



The built form responds to the change in topography and has been seperated into a series three buildings which transition in height.



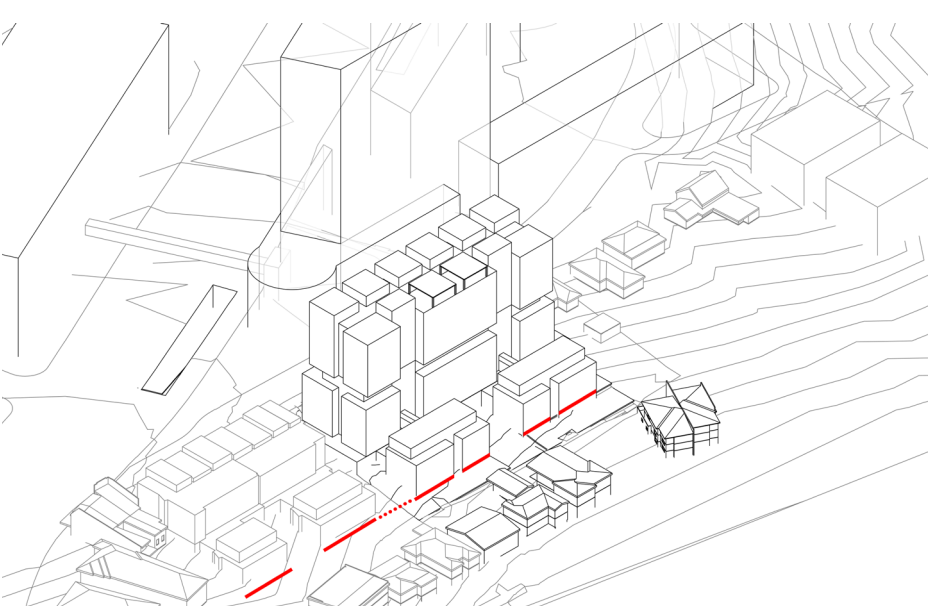
The rear transition buildings have been developed as two small three storey plus rooftop in response to the transition to the R2 residential neighbourhood.



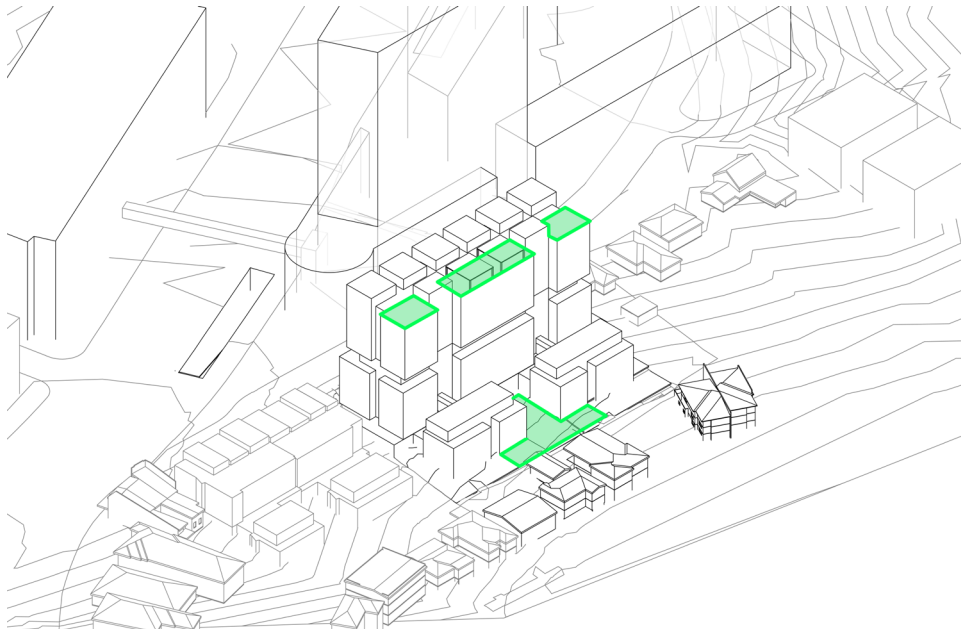
The rear transition buildings have been further descaled in response the adjacent urban pattern to create a friendly relationship.

Urban Concept Diagrams

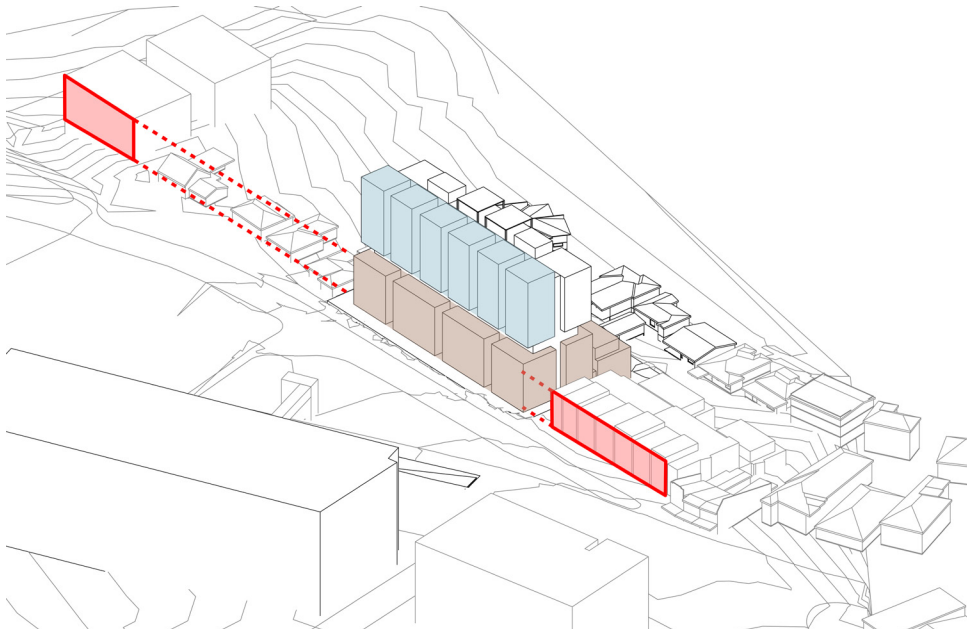
Urban Concept Diagrams



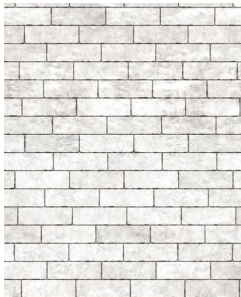
The transition buildings has been setback 8m from the boundary and align with adjcent developments.



Communal open space has been located on the top of the building the maximise access to solar and views, while also allowing positive seperate to the joining neighbours. The transitional building enjoy their own communal space on the lower ground.



A masonry podium has been adopted to reflect the adjcent residential material language. The upper podium adopted a glass expression as the building transitions skywards.



Masonry Podium

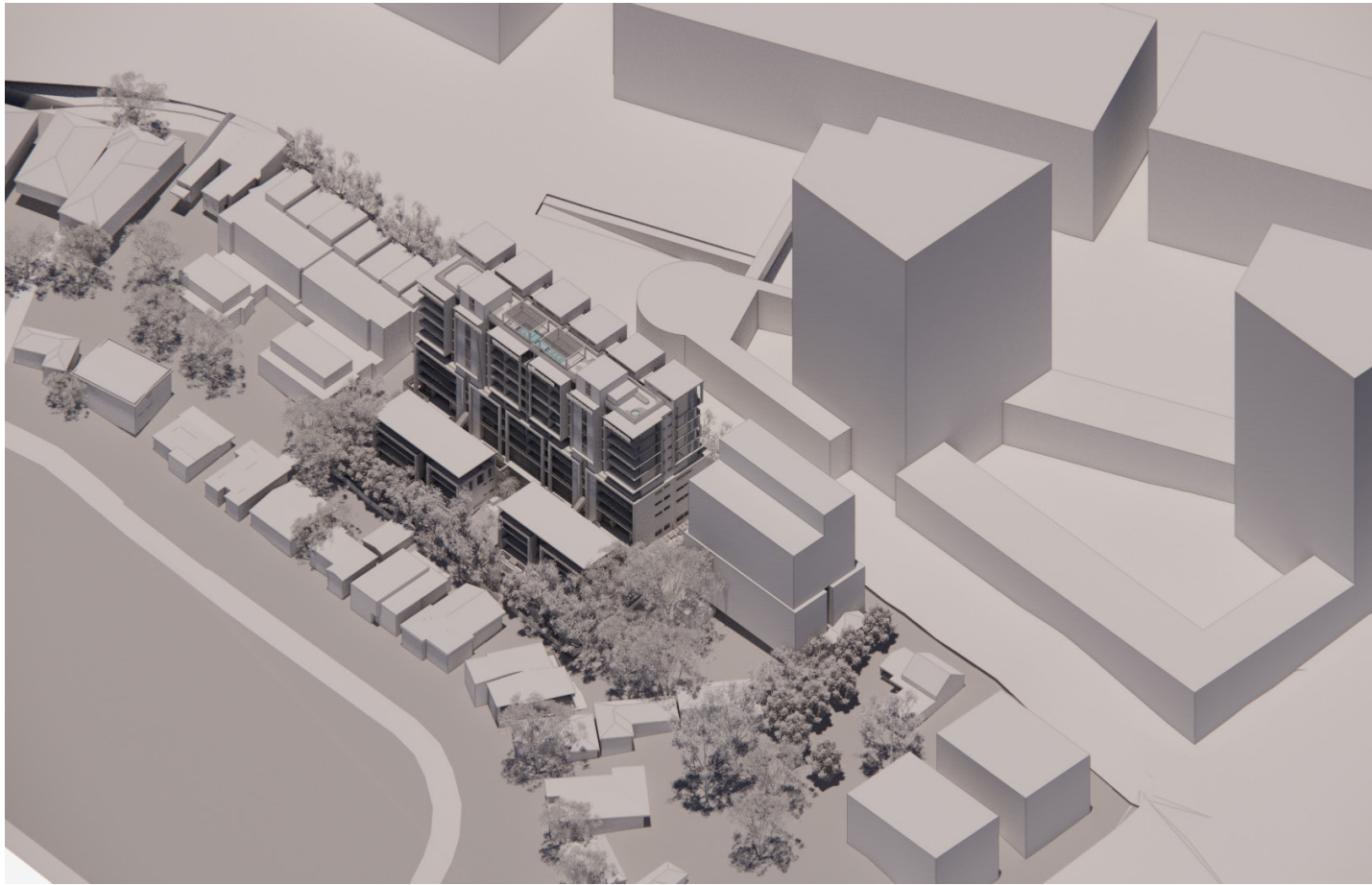


Rough Cast Render

Urban Diagrams
Existing and Future Context

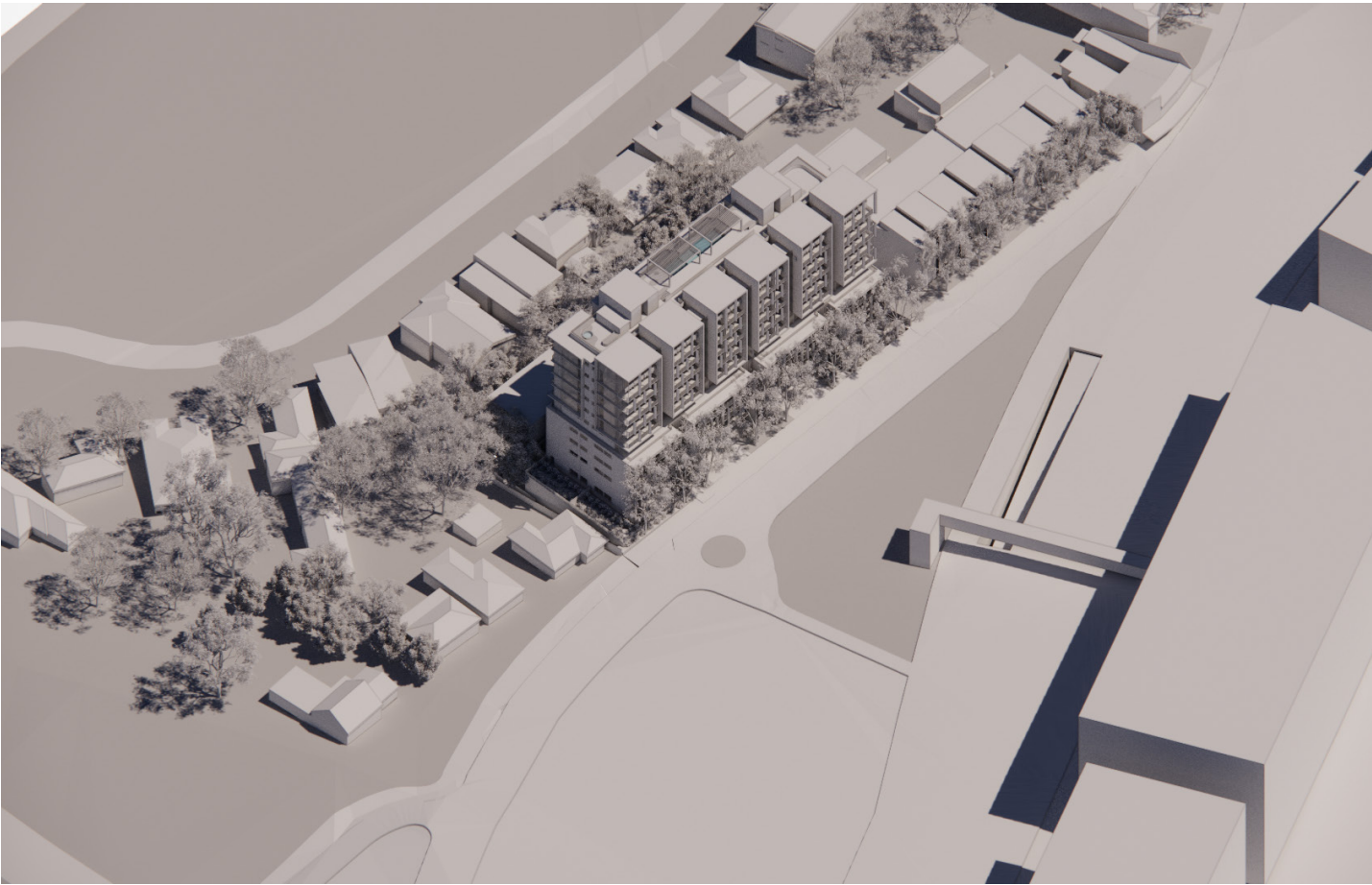


Existing Context

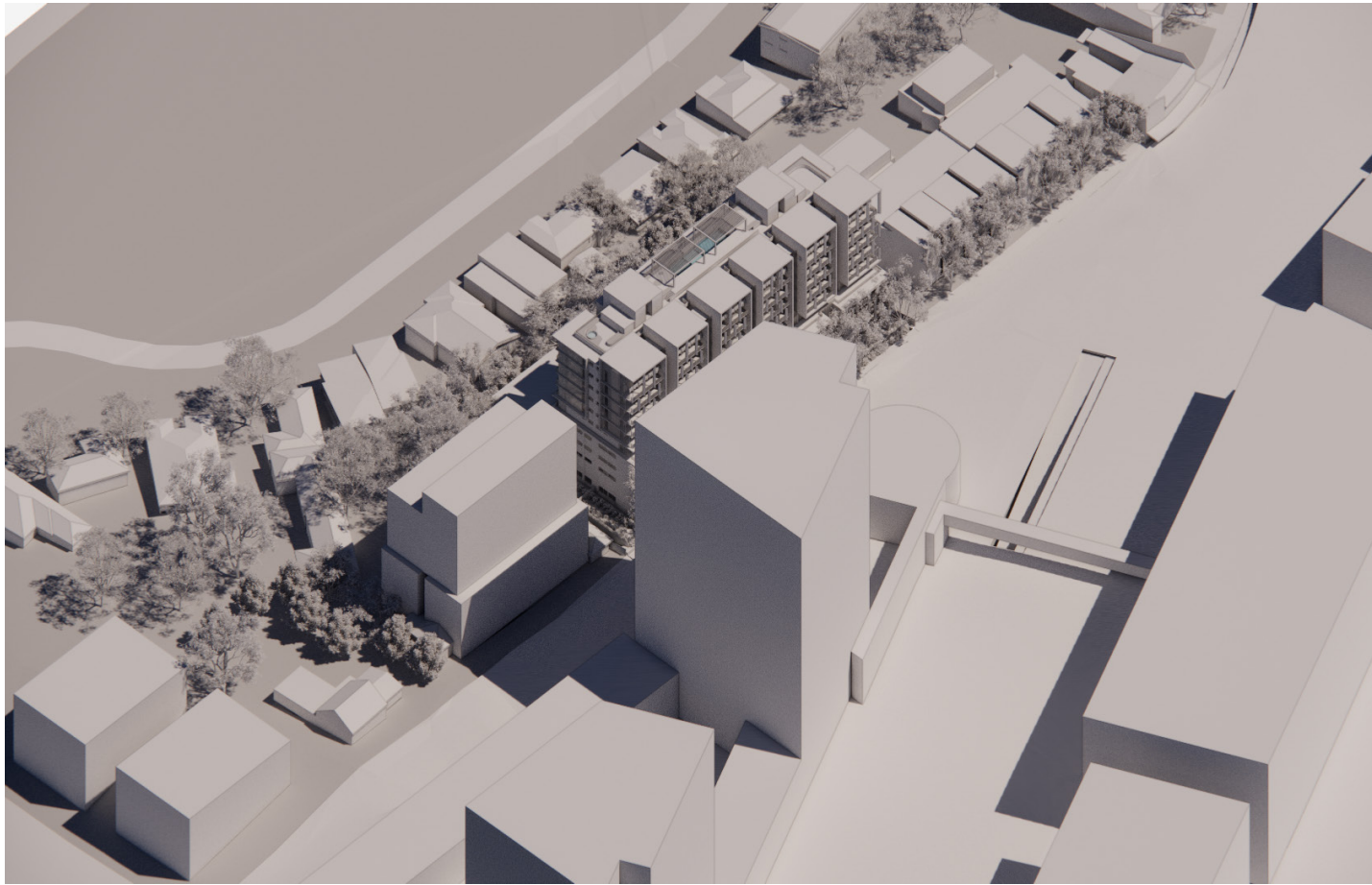


Future Context

Urban Diagrams
Existing and Future Context

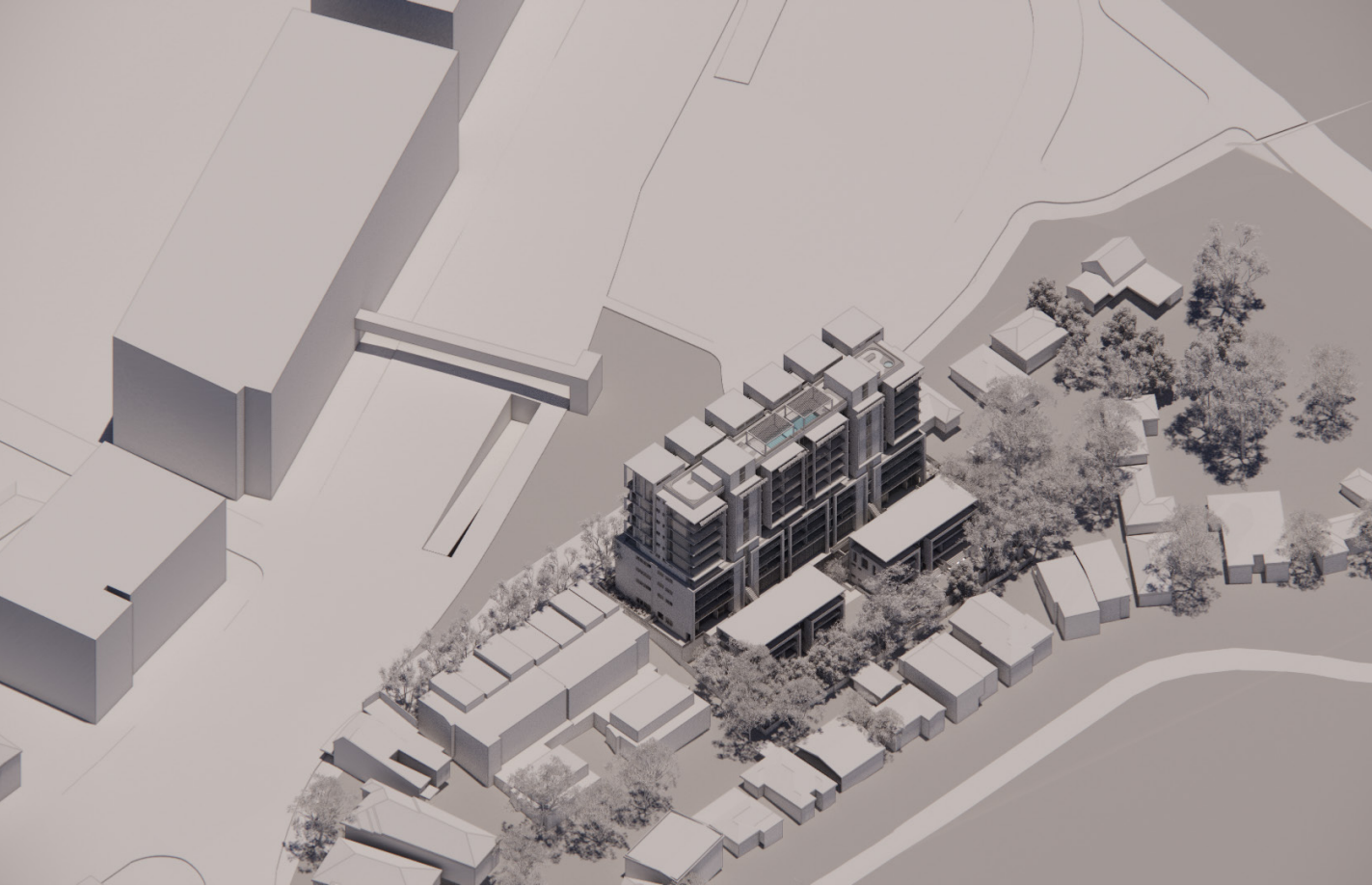


Existing Context

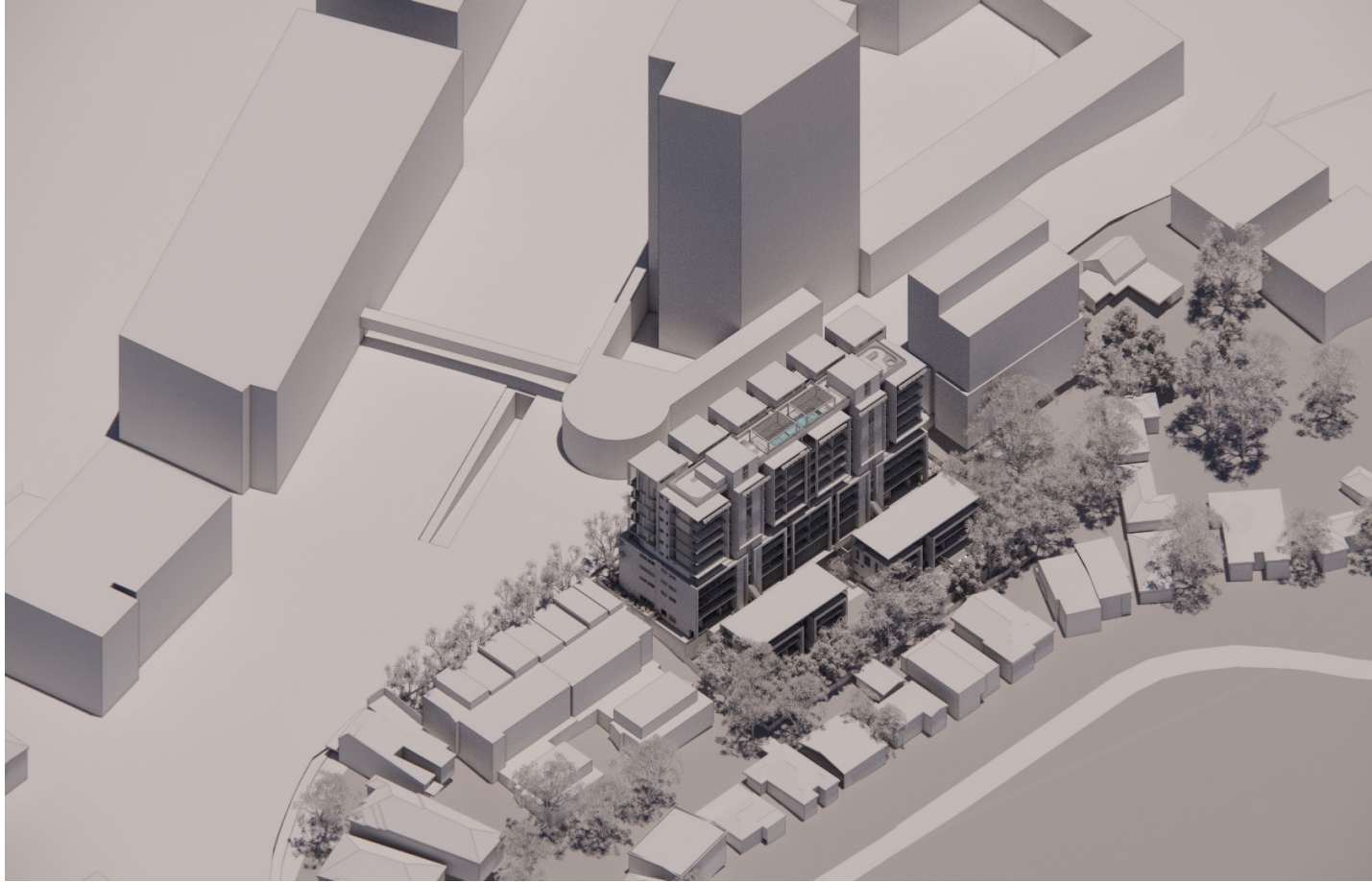


Future Context

Urban Diagrams
Existing and Future Context



Existing Context

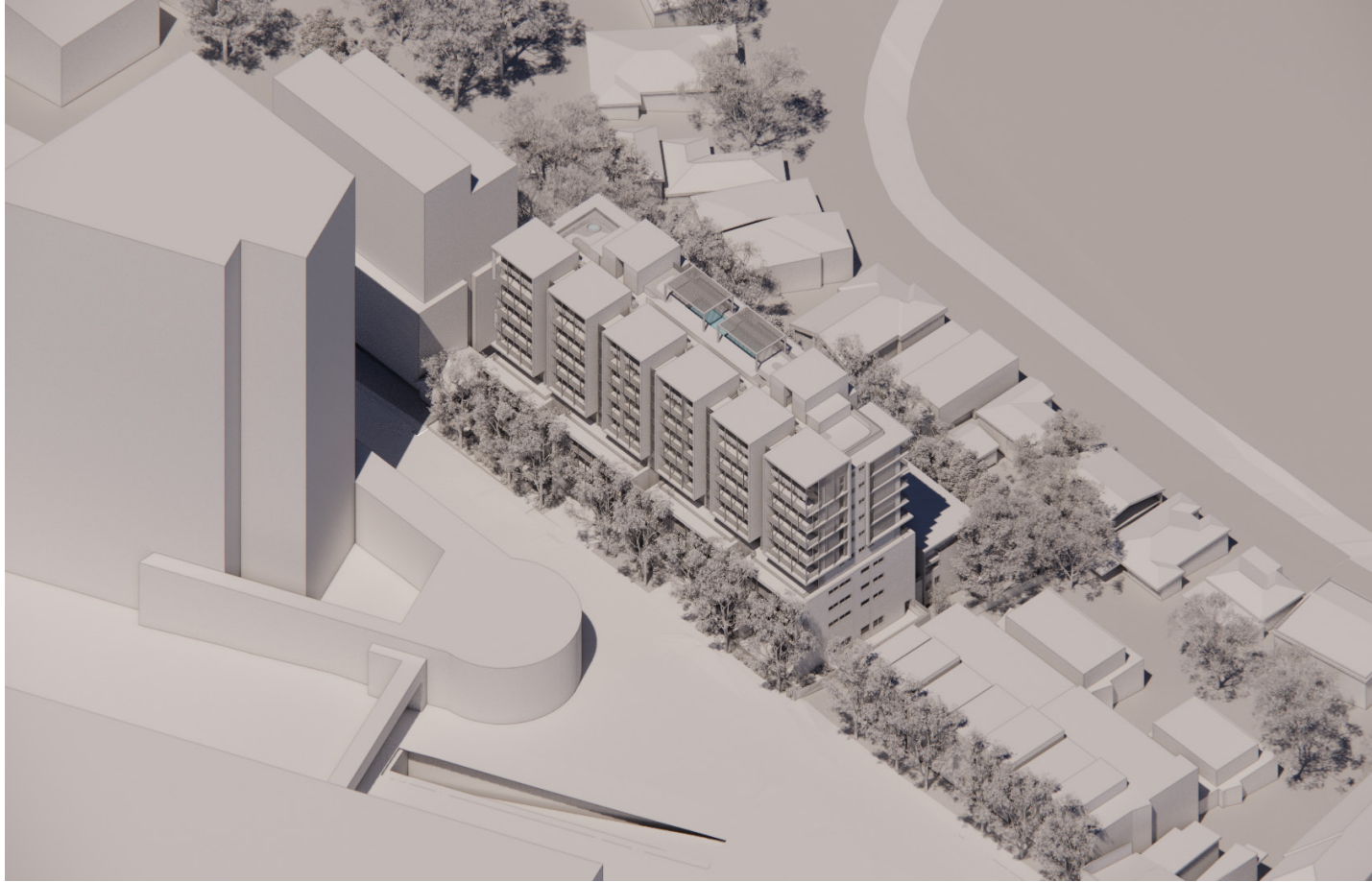


Future Context

Urban Diagrams
Existing and Future Context



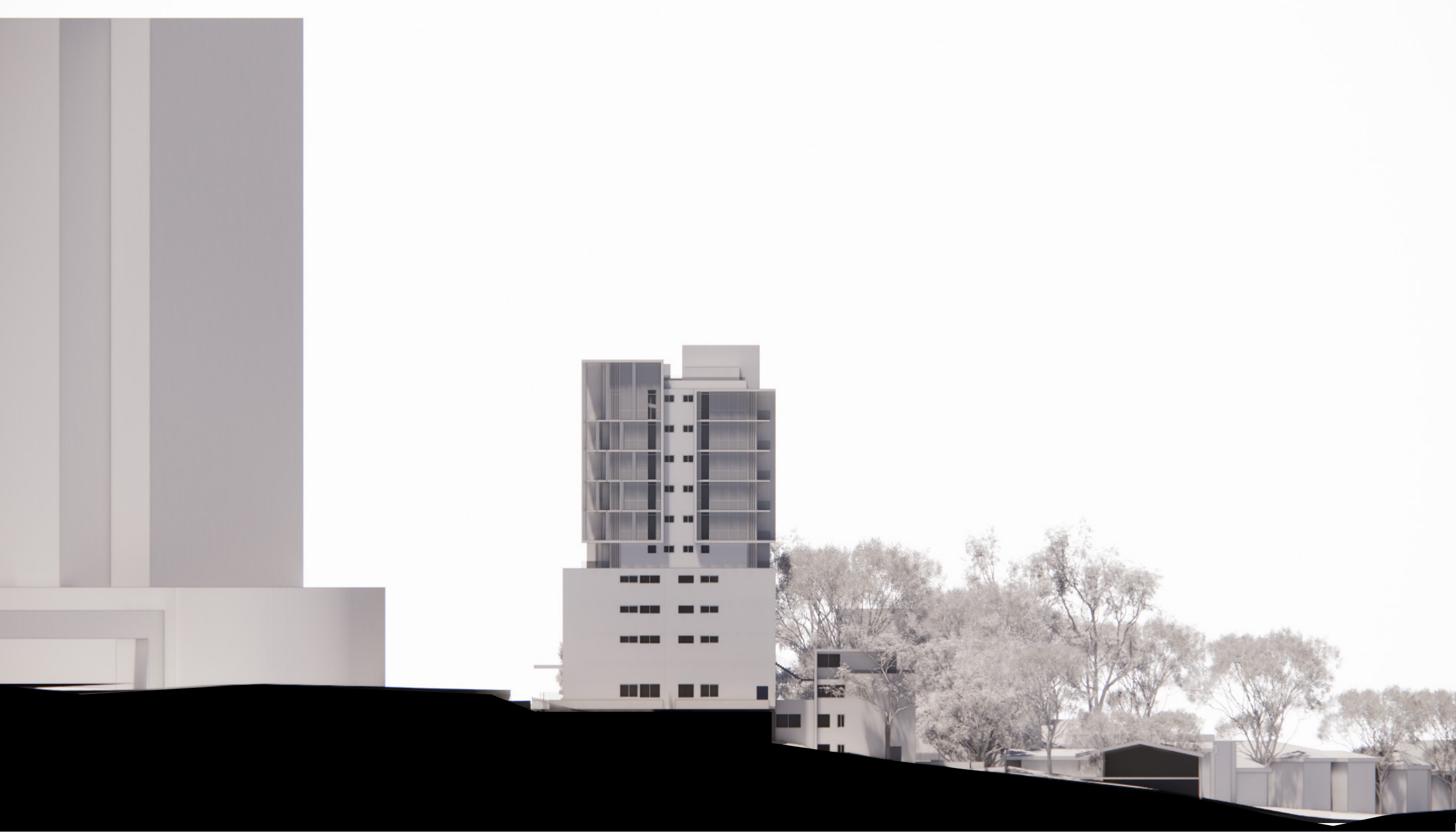
Existing Context



Future Context

Urban Section

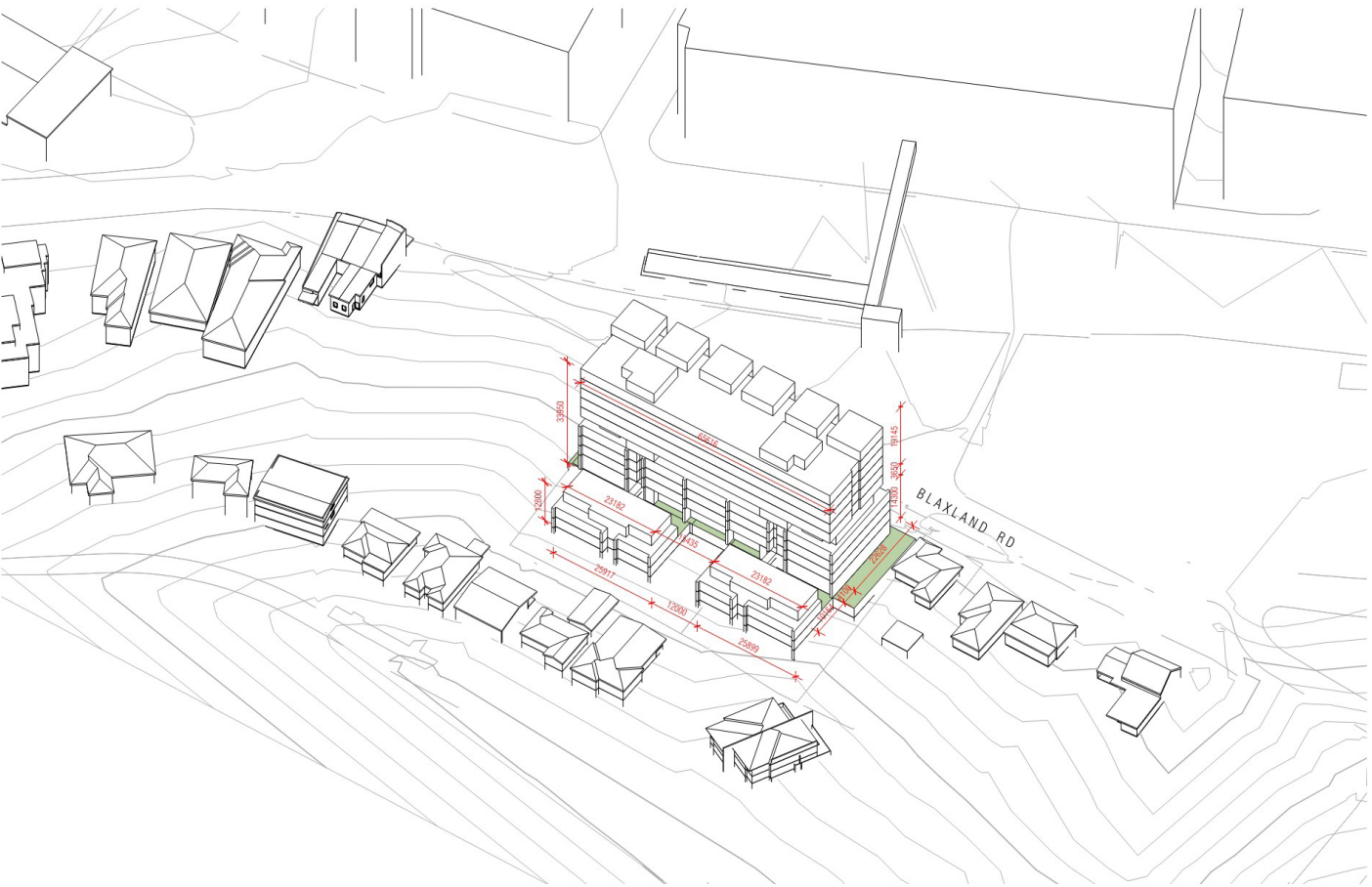
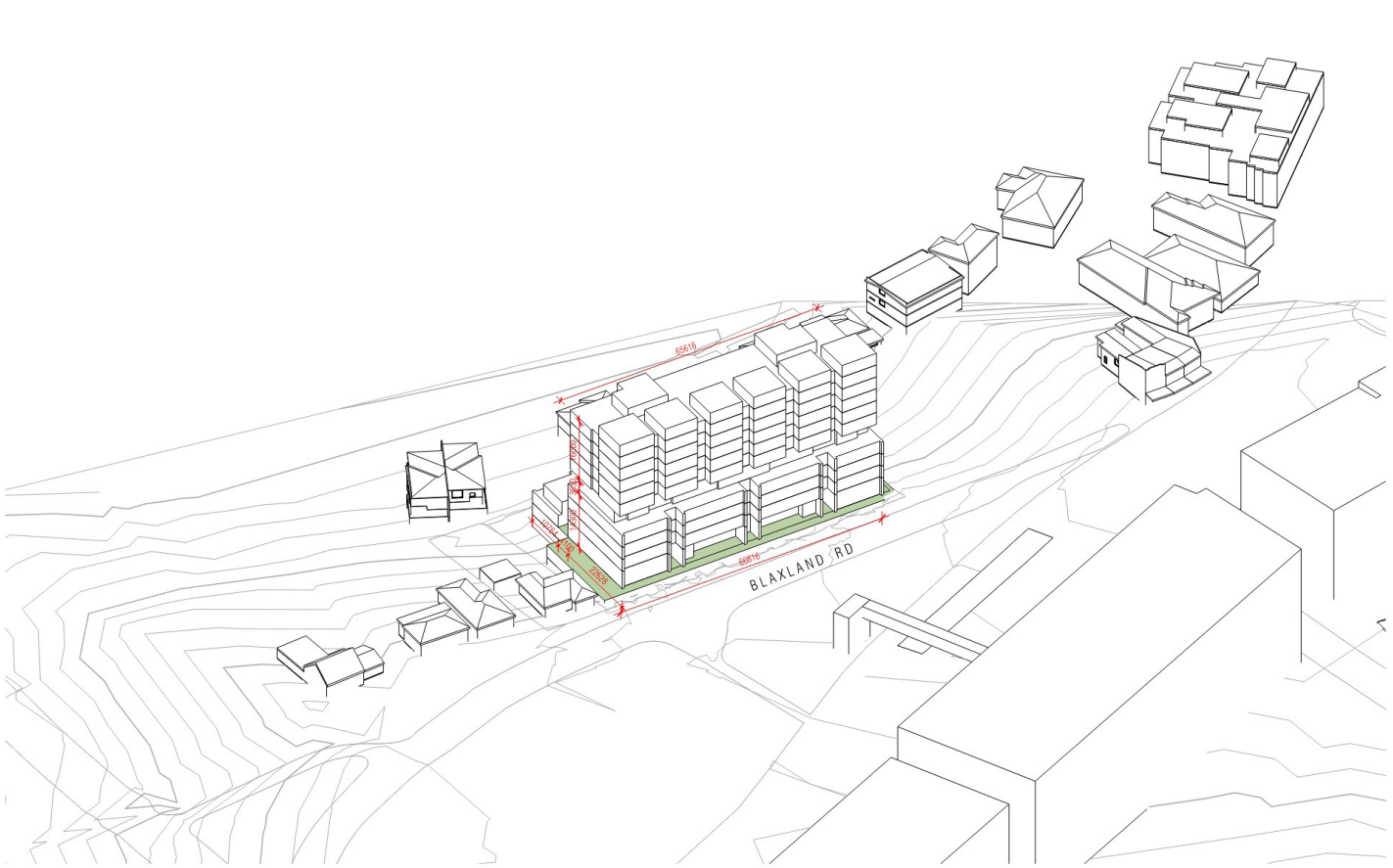
The building has been design to transition in scale from Blaxland Road down towards the residential low scale built form.



Setbacks

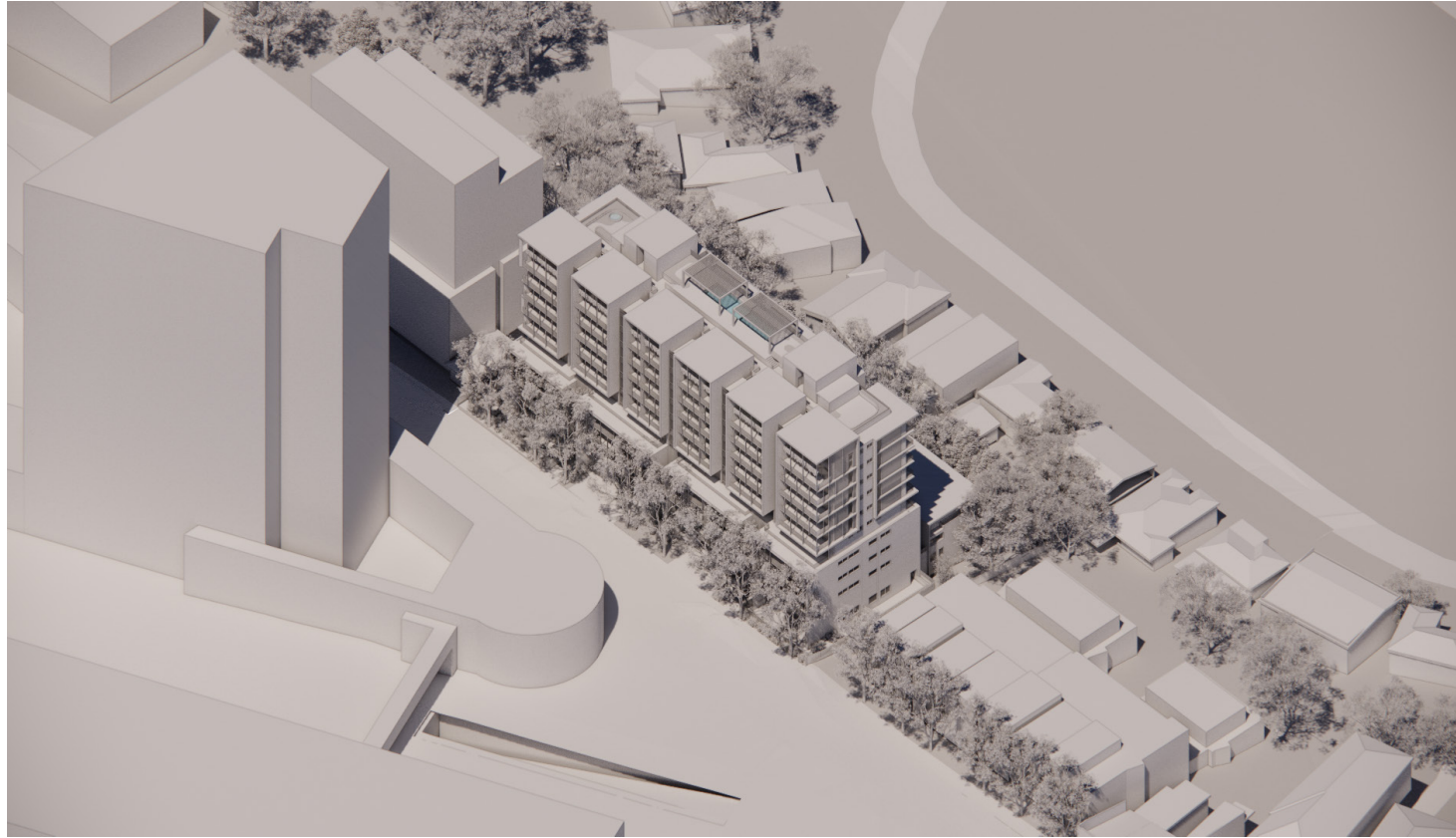
Proposed Envelope

The proposed envelope setbacks are illustrated in the axonometric diagram below in both the existing and future context.



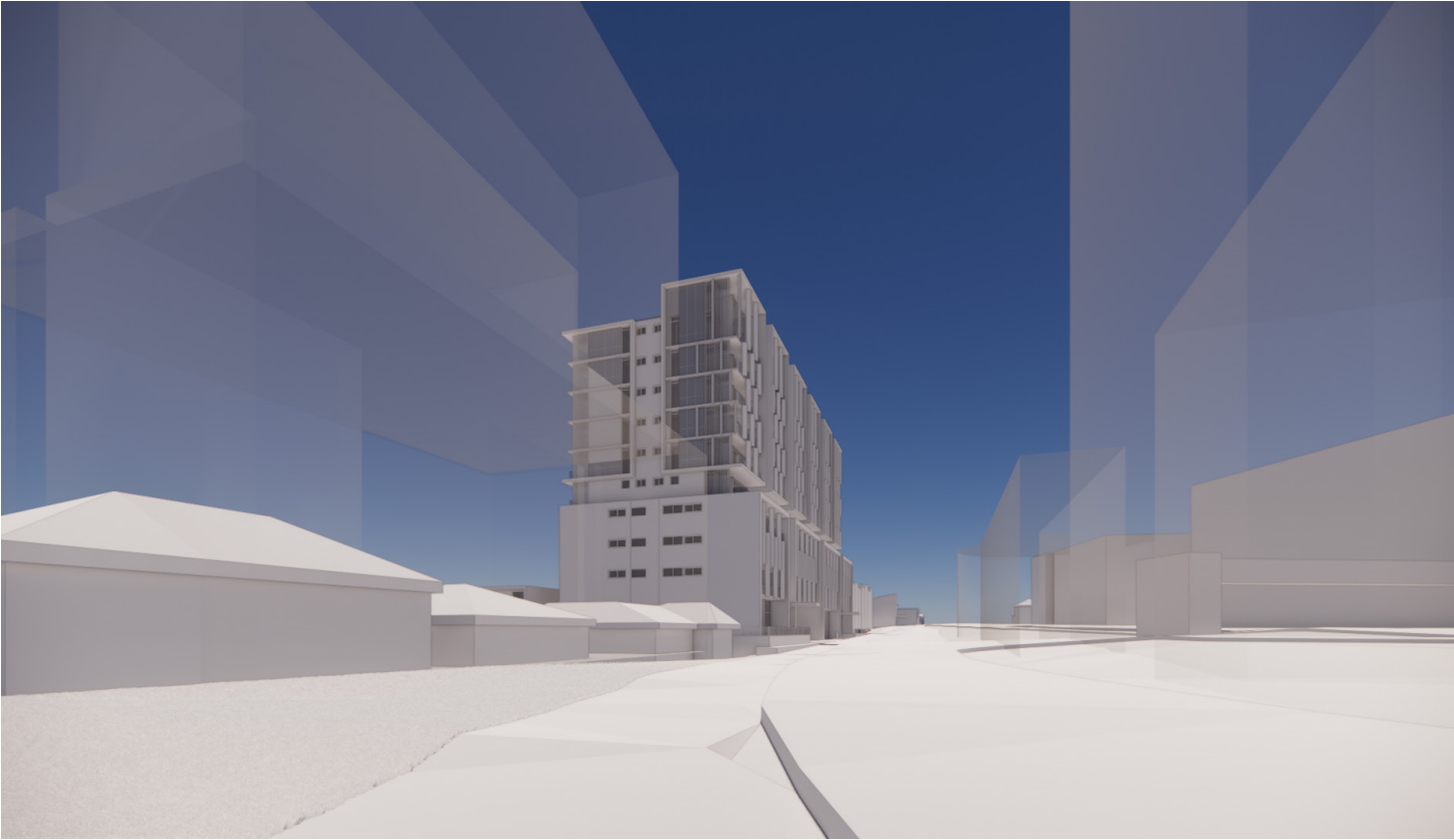
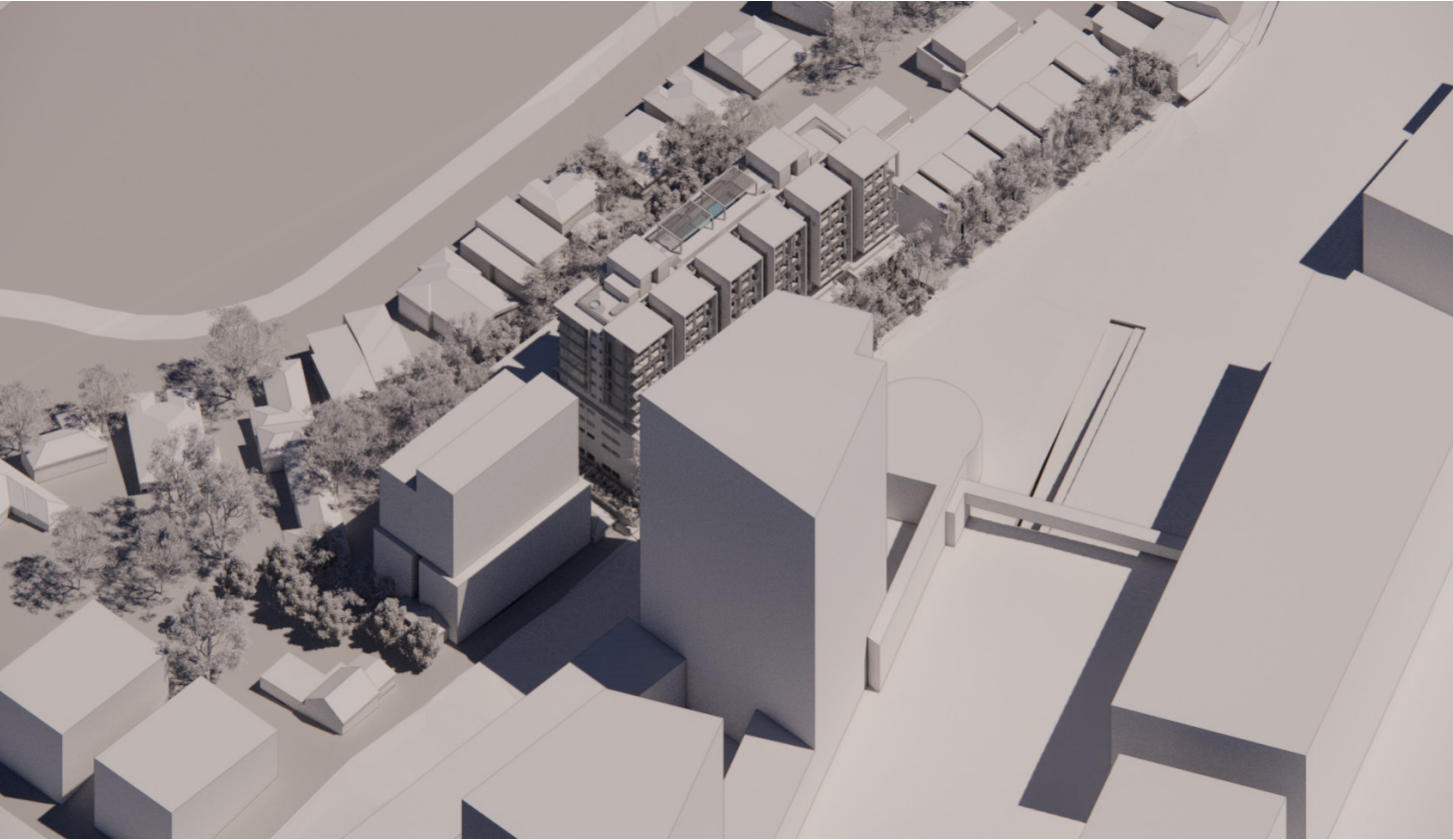
View Analysis

Massing Study



View Analysis

Massing Study



Blaxland Rd looking south west



Blaxland Rd looking south

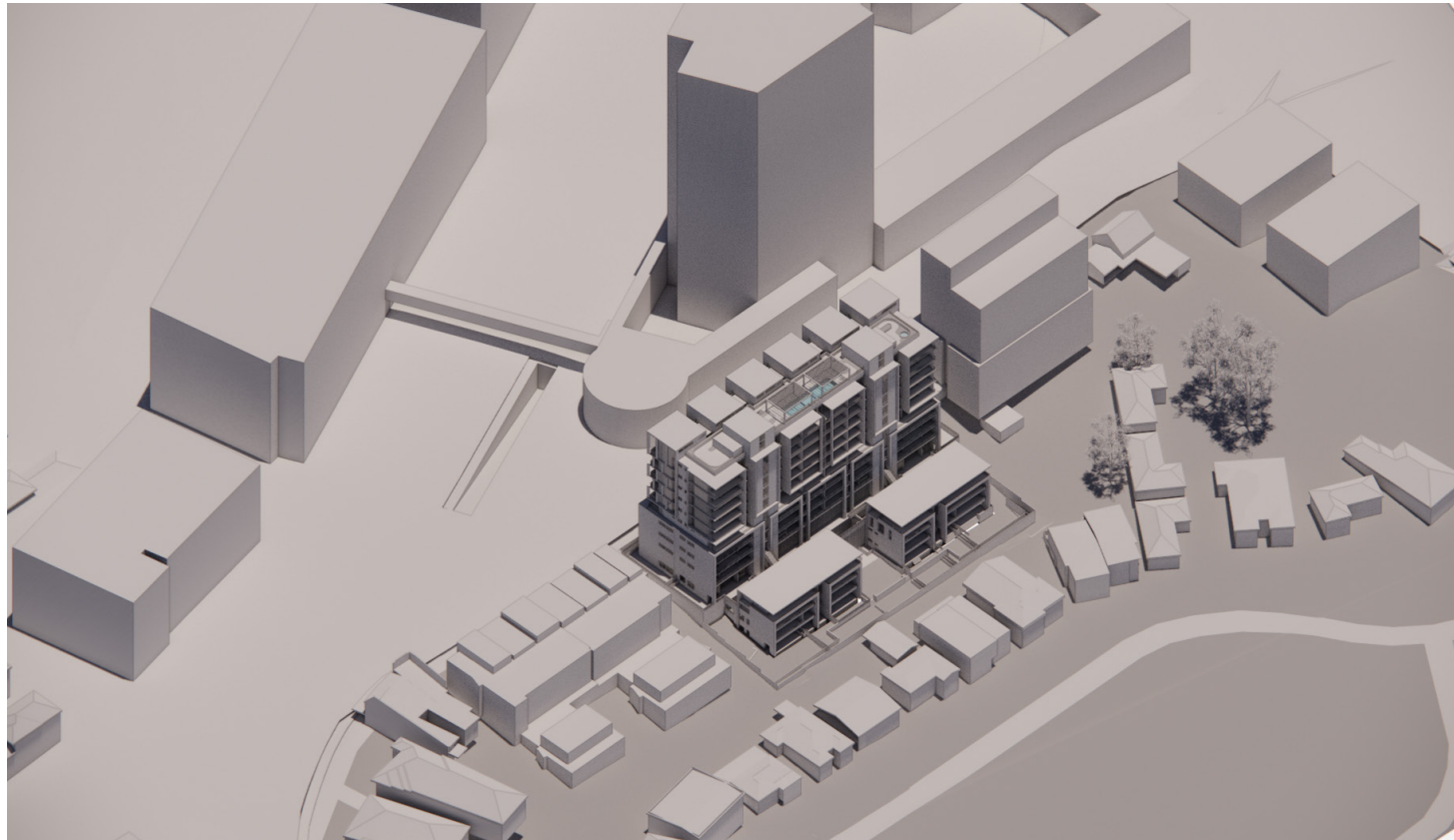


Blaxland Rd looking north

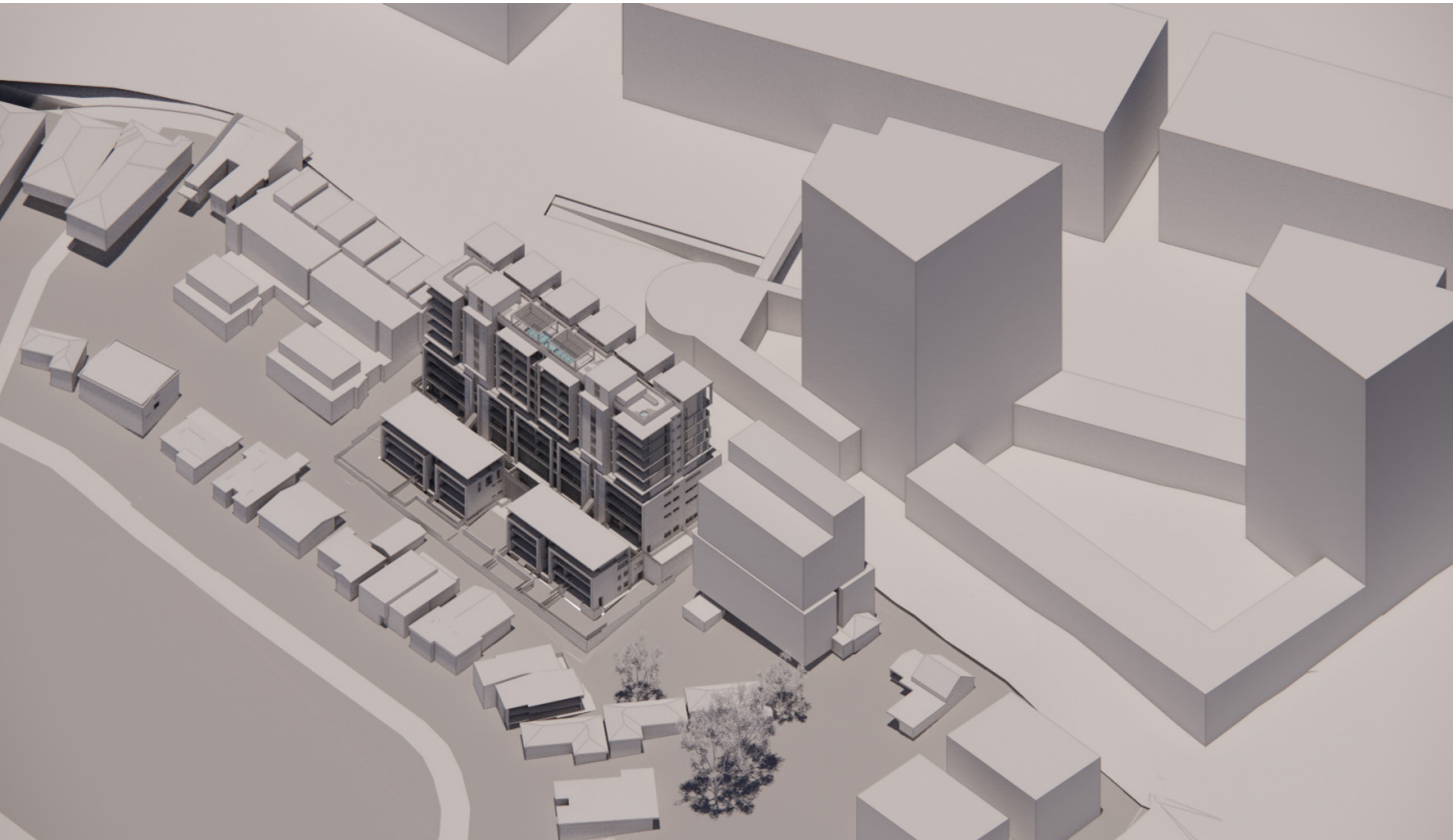


Blaxland Rd looking south

View Analysis
Massing Study



View Analysis
Site Massing Study

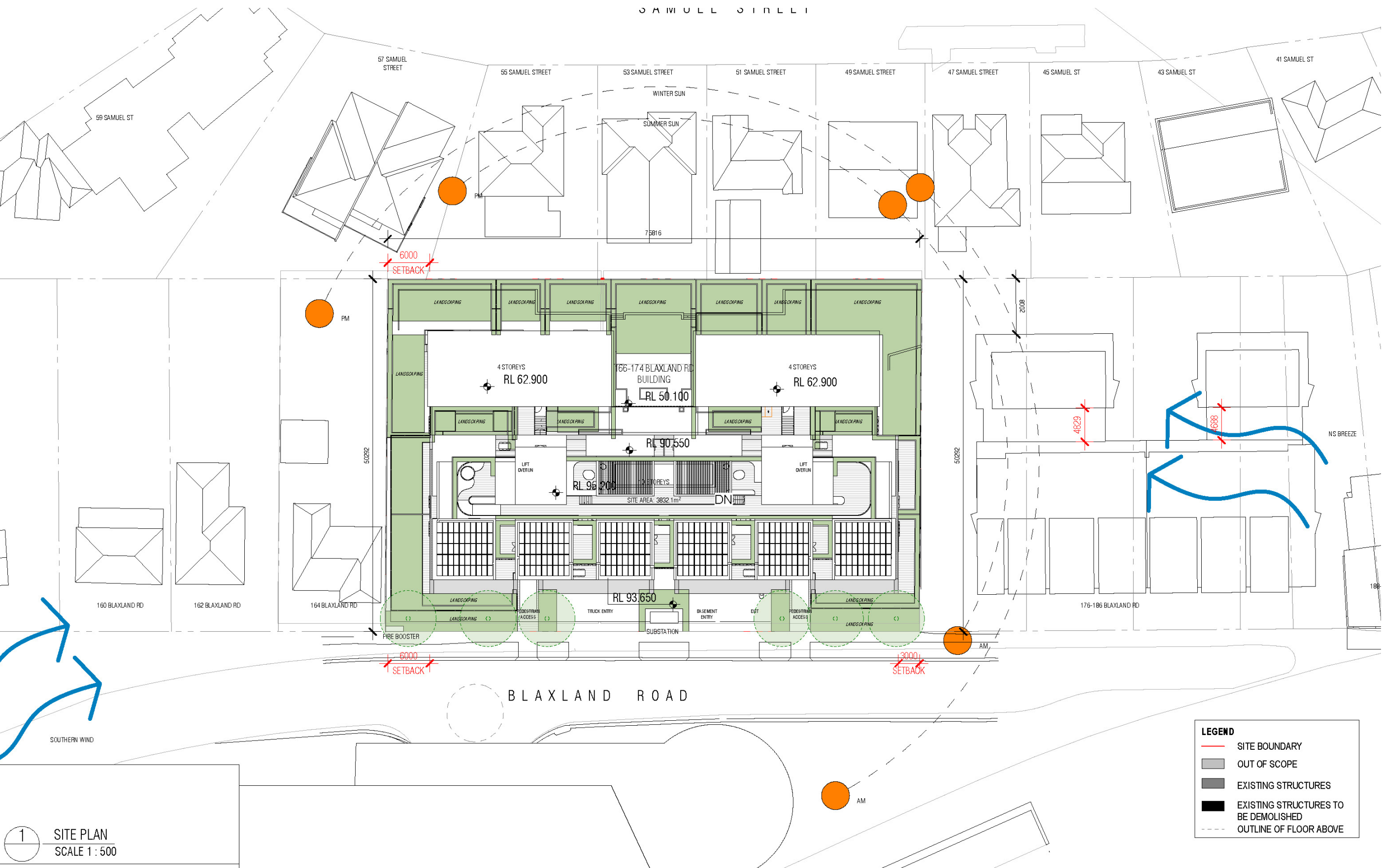




SECTION 2.1

Site Built Form

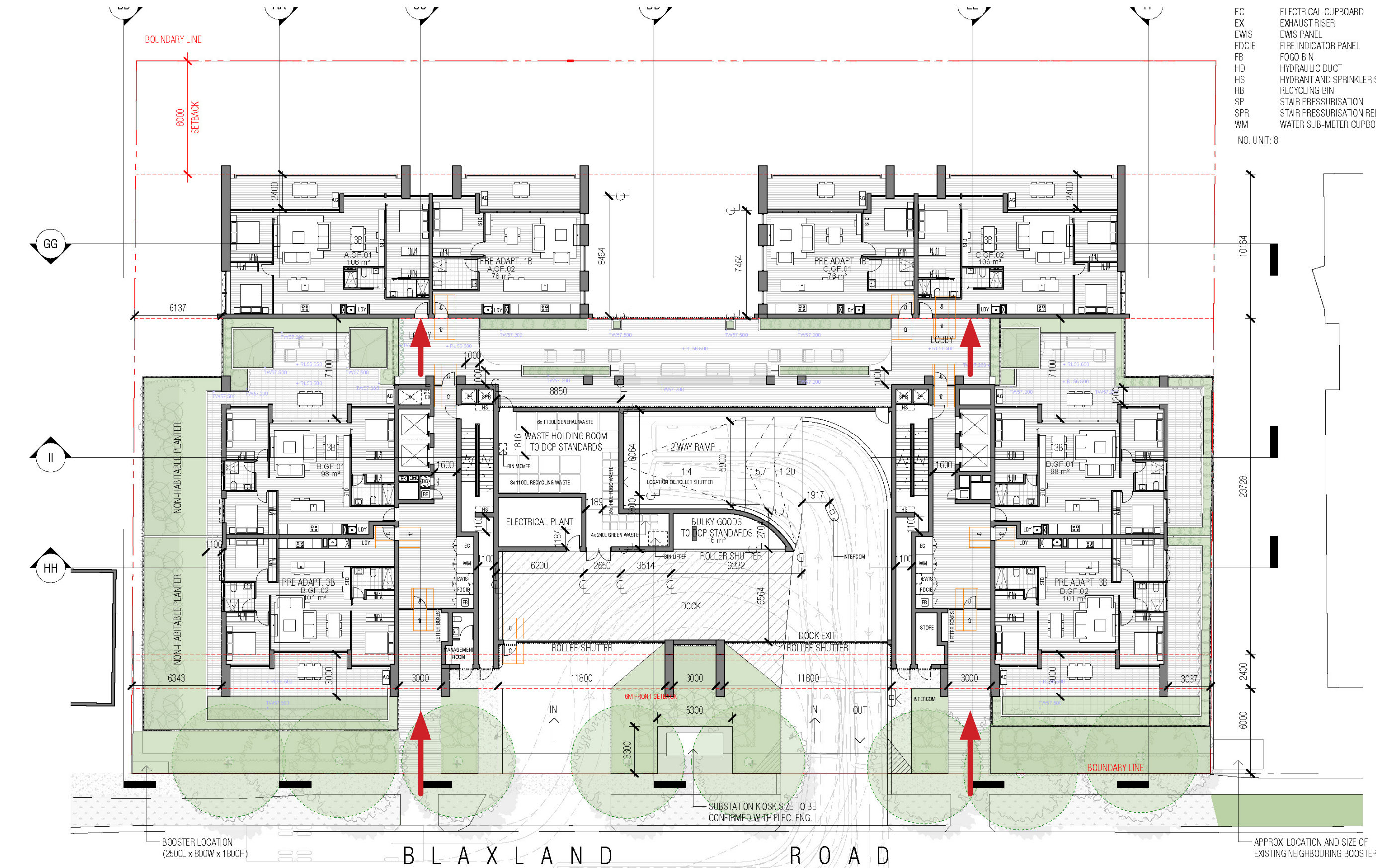
Site
Site Plan with Existing Context



Ground Floor Activation

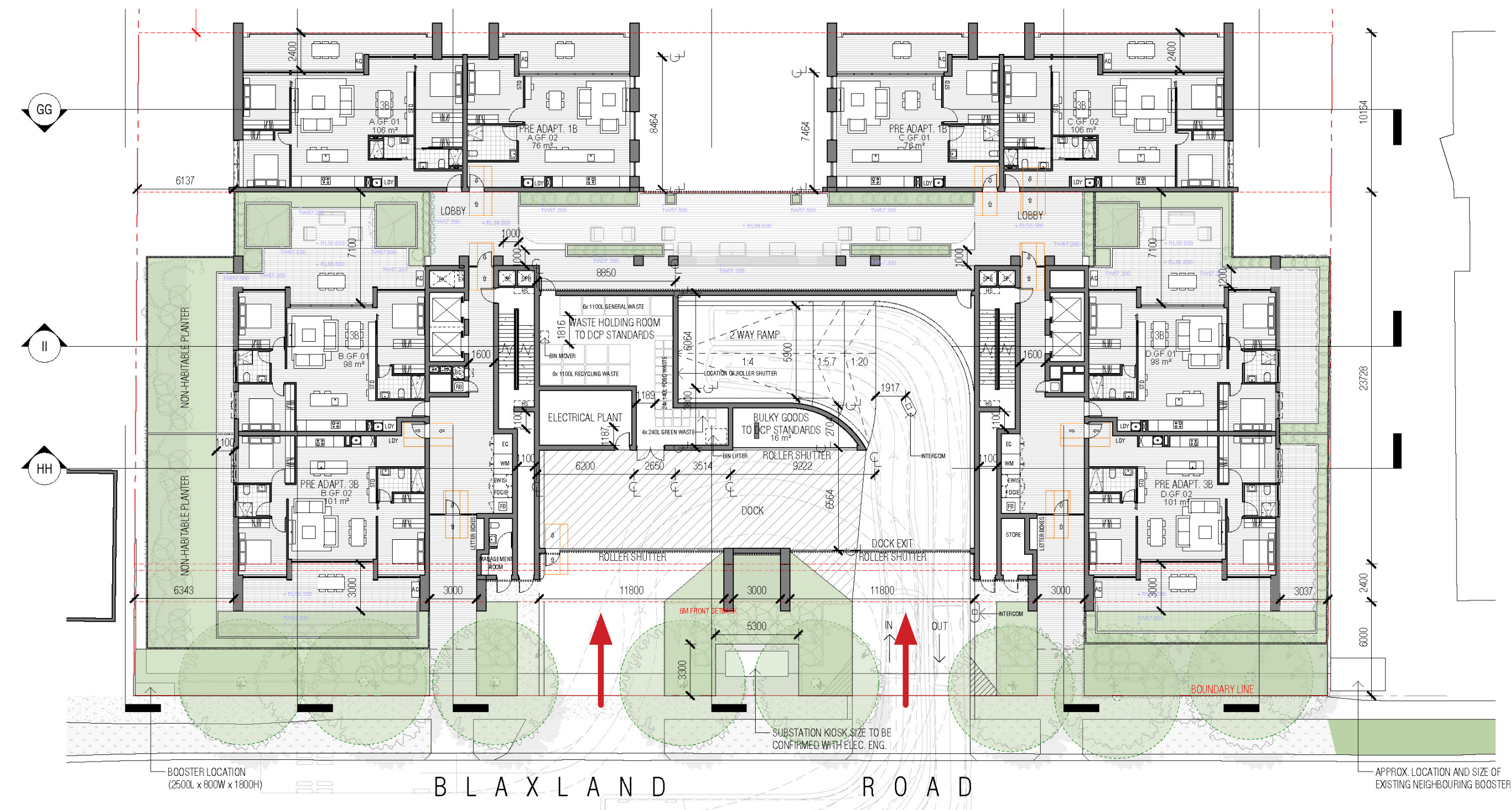
Main Pedestrian Entries Activating the Street

The building has been broken into two compenants. Two seprate residentail entry lobbies activate the street along with two ground floor apartments.



Carpark and Loading Dock Entry and Exit

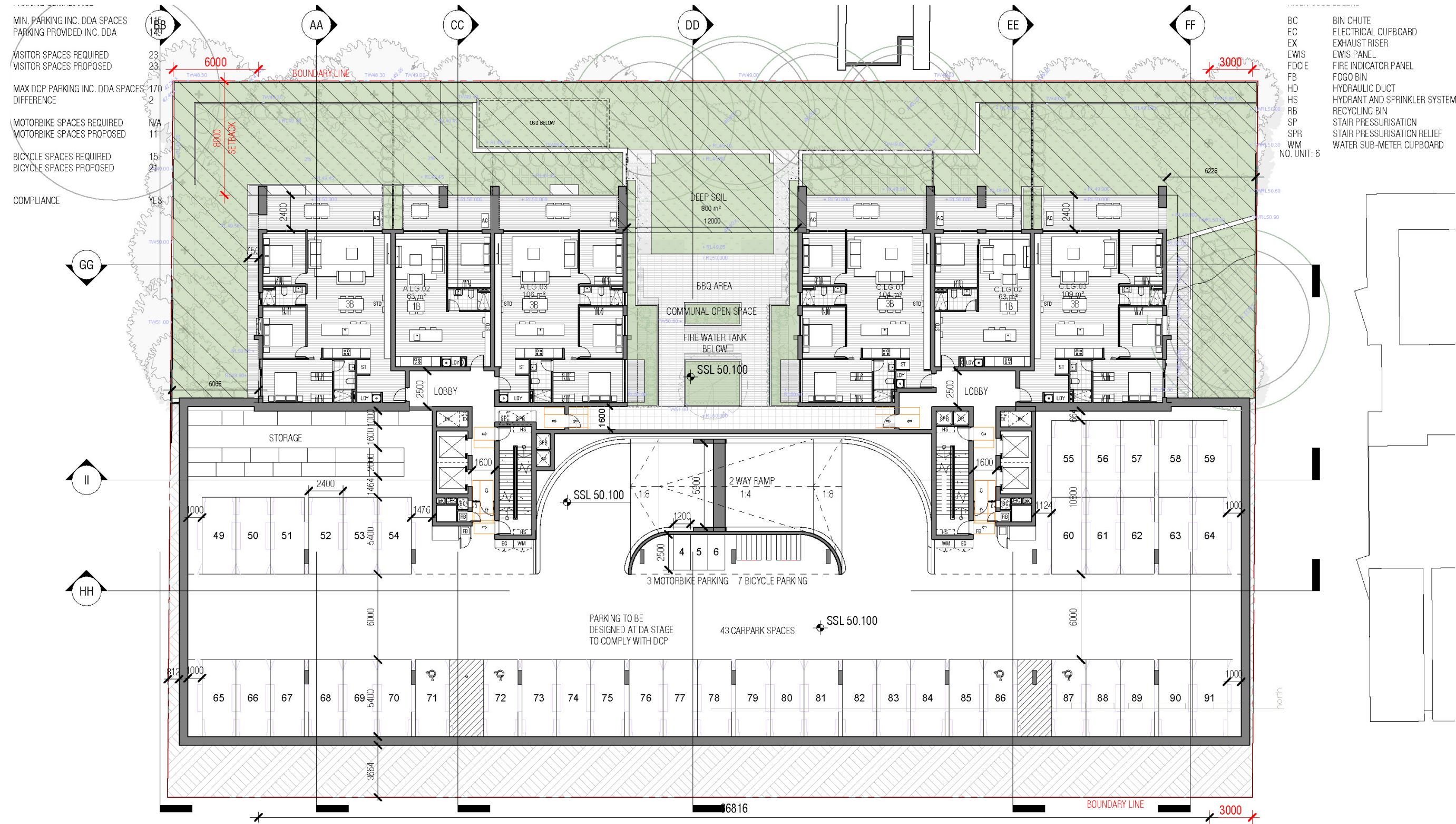
Individual Basement Car Park Entries integrated into the building



Lower Ground Floor Plan

Lower Ground Floor Plan

The Ground floor is activated with building entries and multi level apartment entries along the new private and communal space.

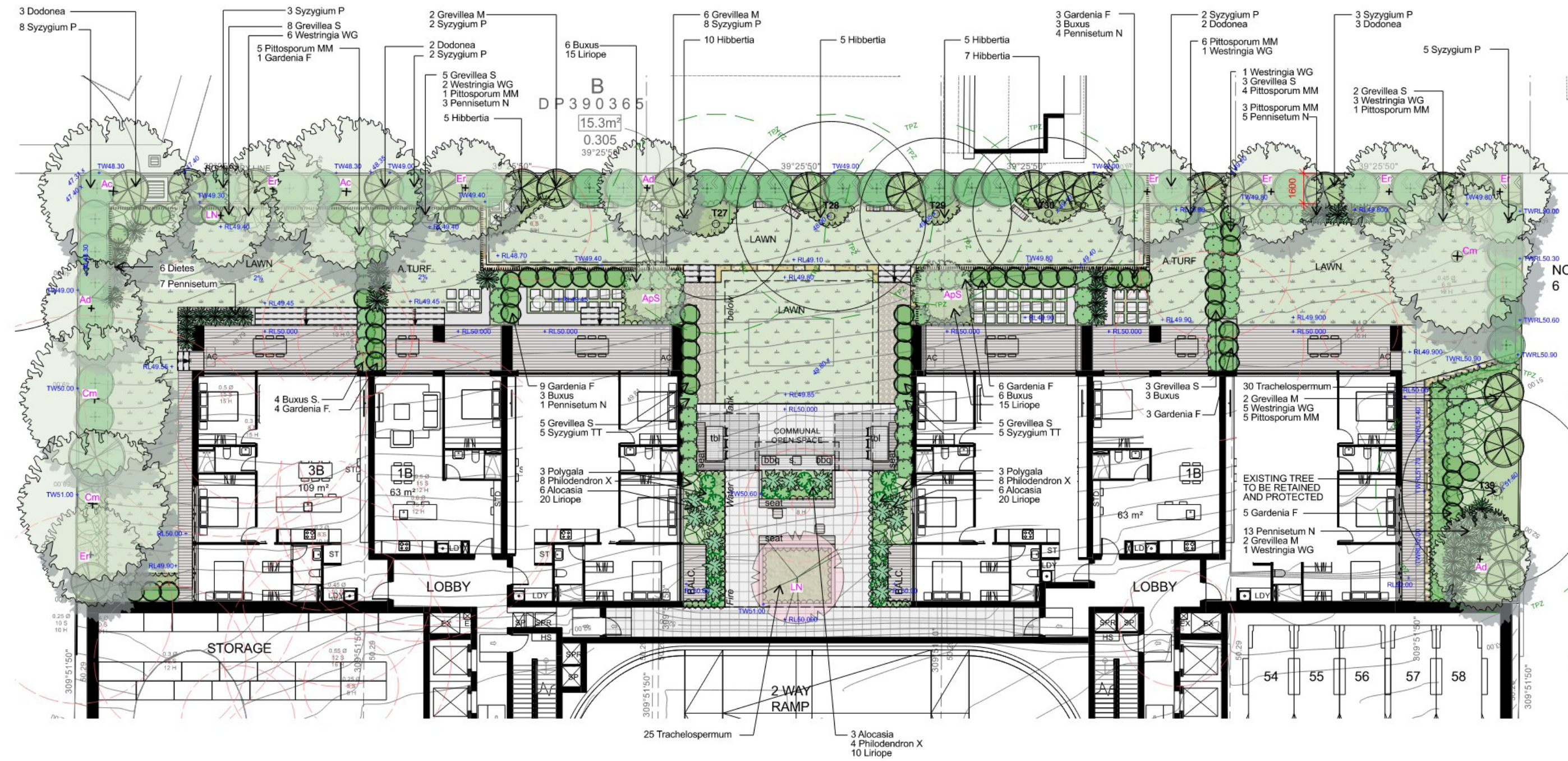


Lower Ground

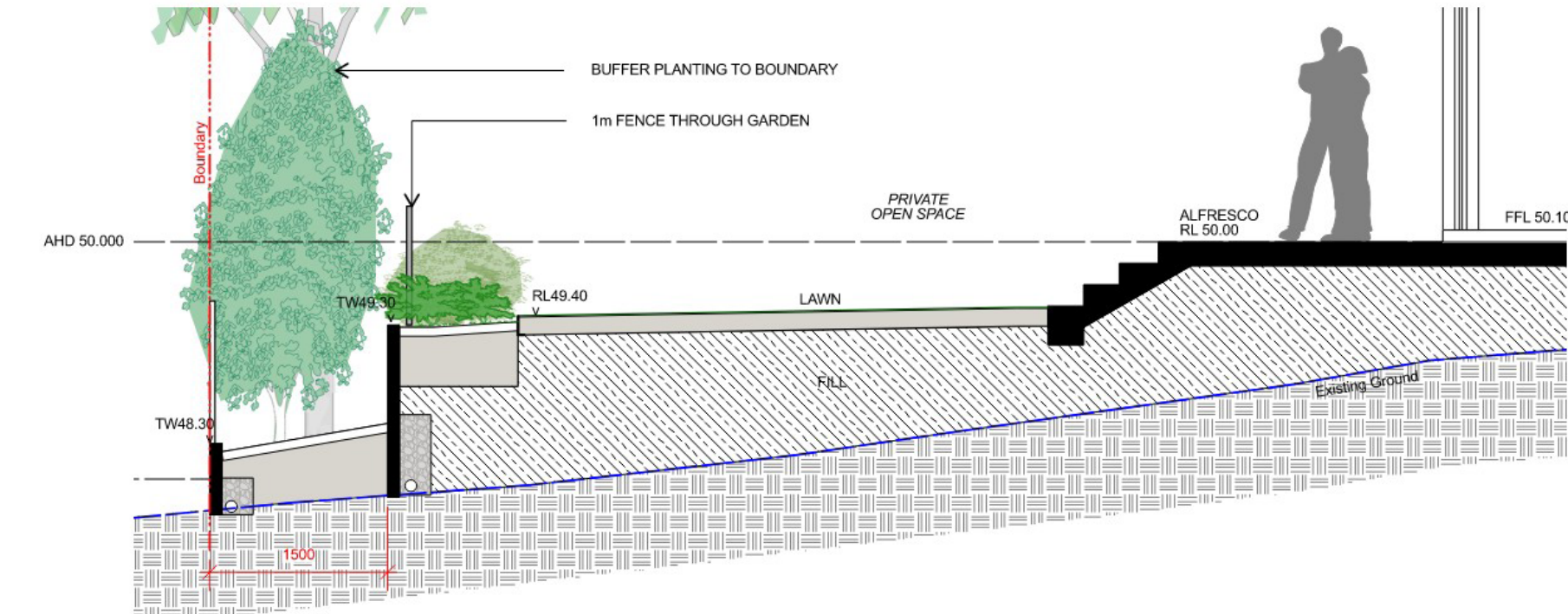
Lower Ground Perspective View



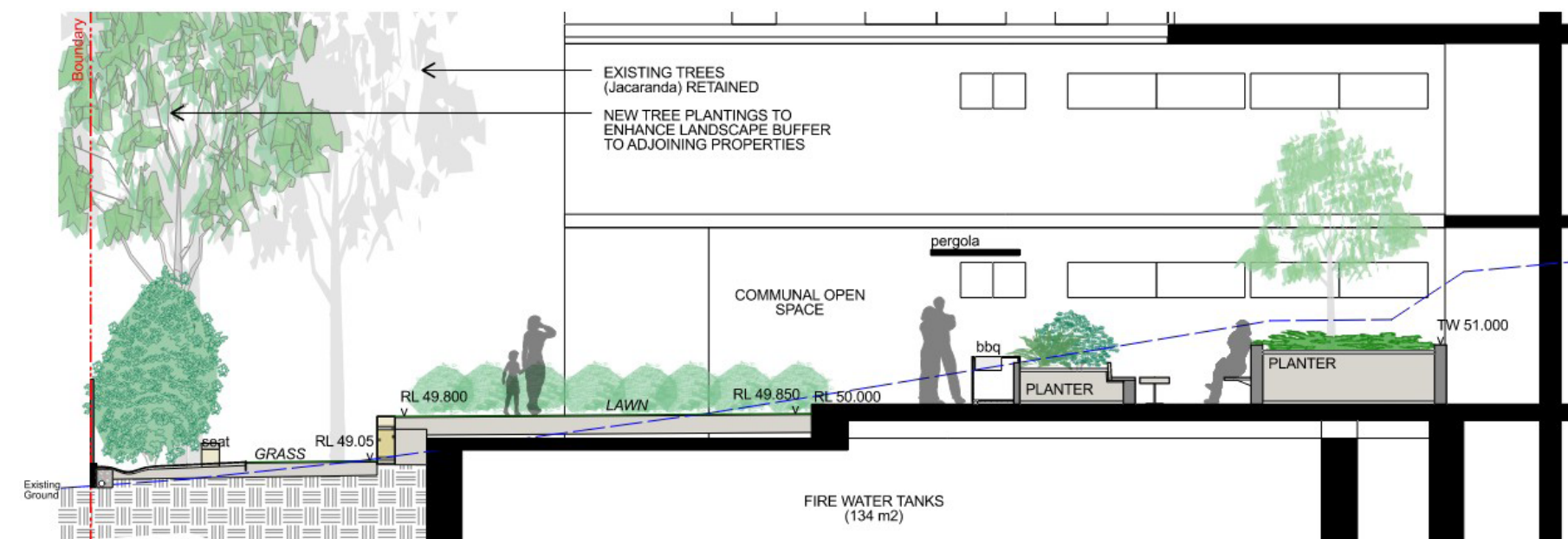
Lower Ground Floor Plan



CURZON + PARTNERS

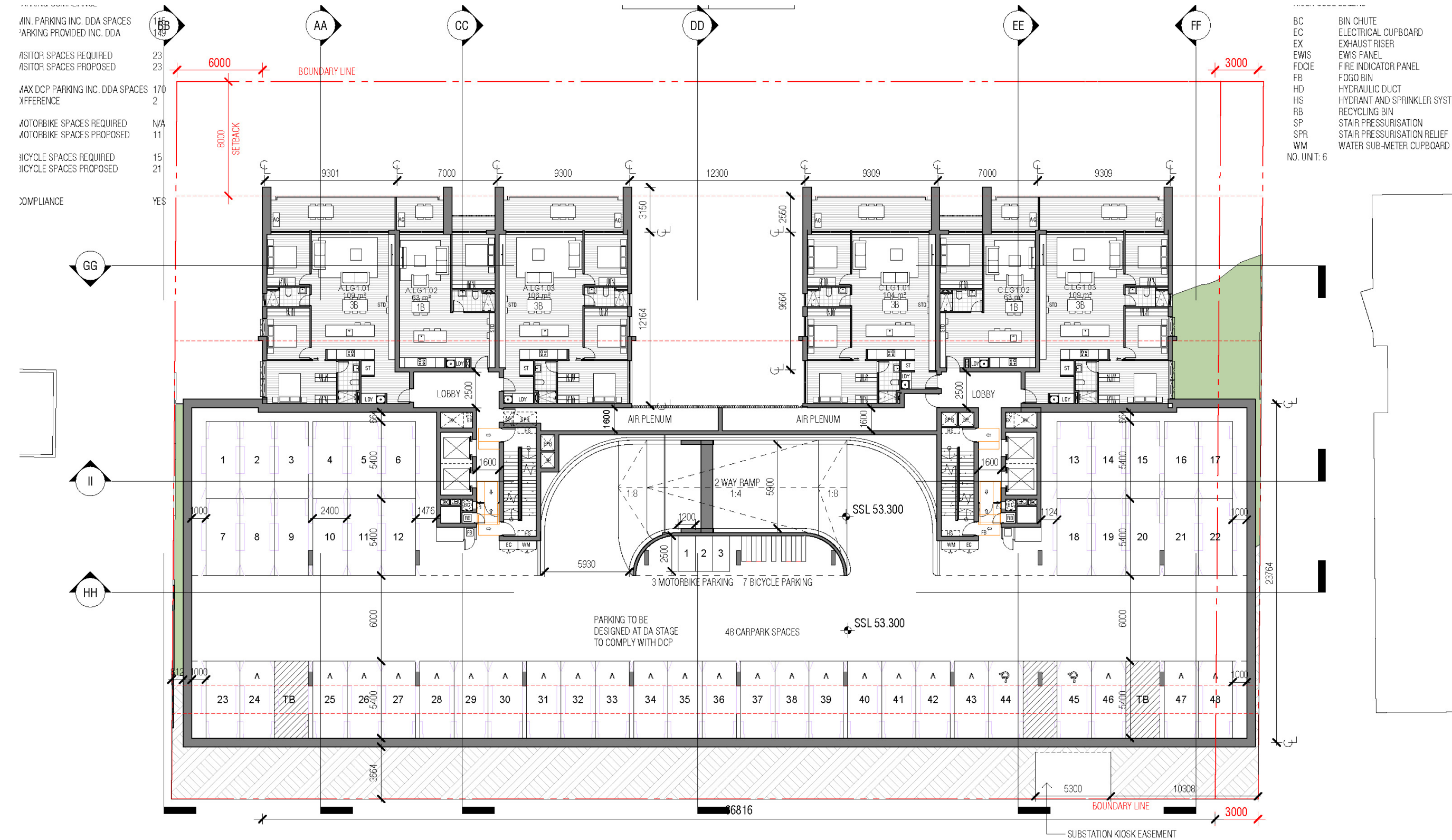


01 Section A
1:50



02 Section B
1:100

Lower Ground 1 Floor Plan



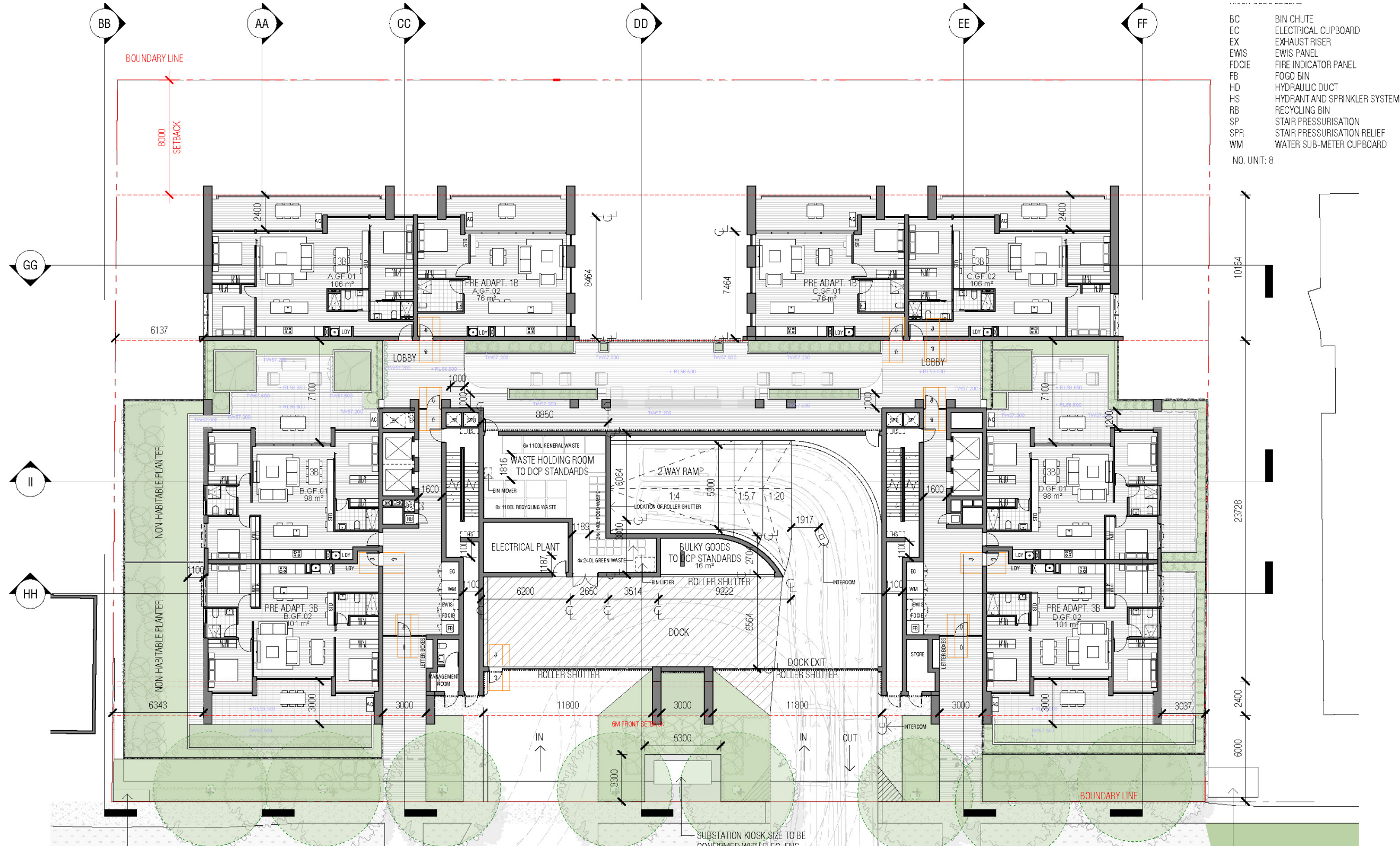
Perspective View



Ground Floor Plan

Ground Floor Plan

The Ground floor is activated with building entries and multi level apartment entries along the new private road. Building B2 accomodates the car park and loading dock entry within the built form.



Ground Floor

Blaxland Road View



Ground Floor Plan

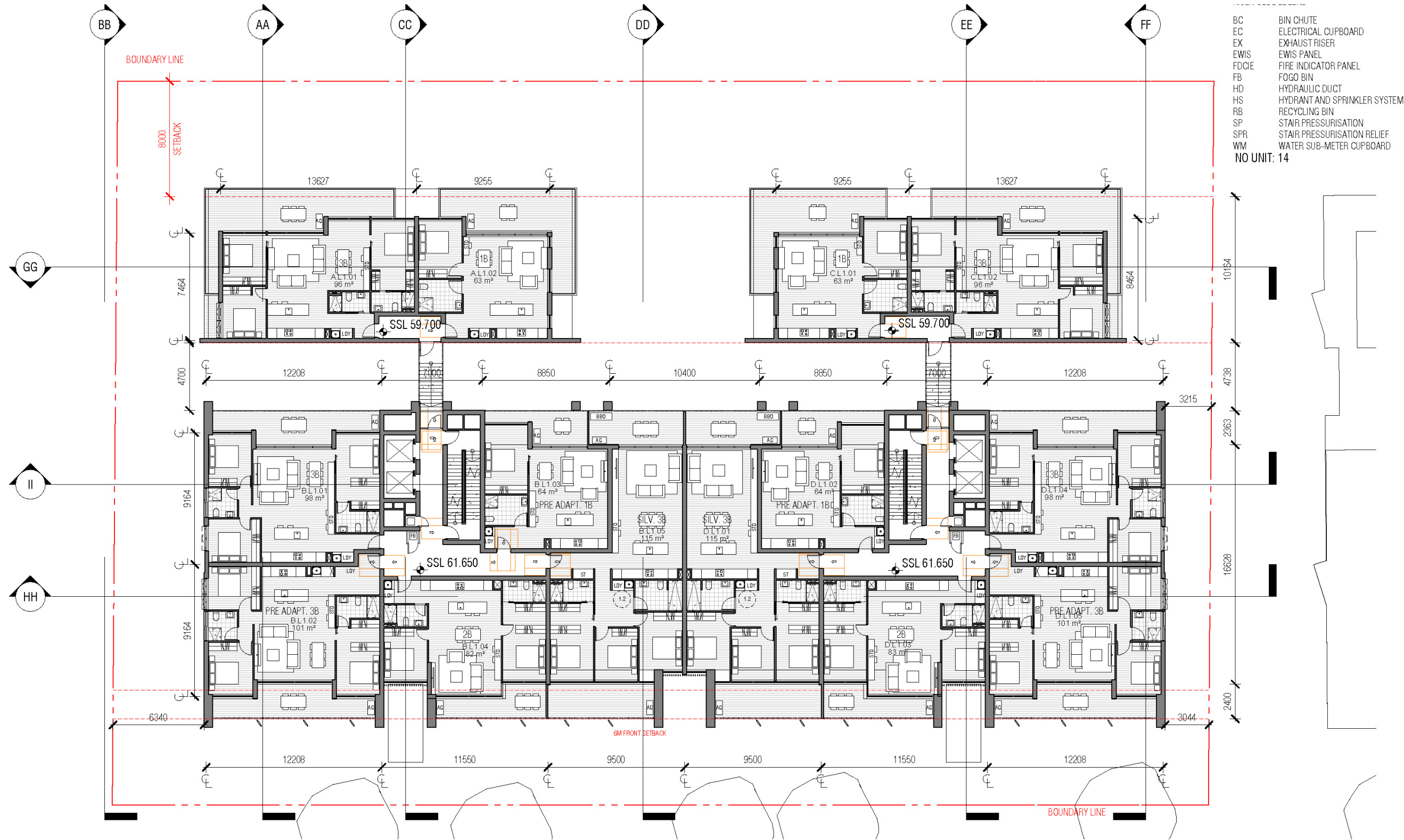


Entry Lobby Perspective



Level 1 Floor Plan

Level 1 Floor Plan



Level 1

Podium Perspective

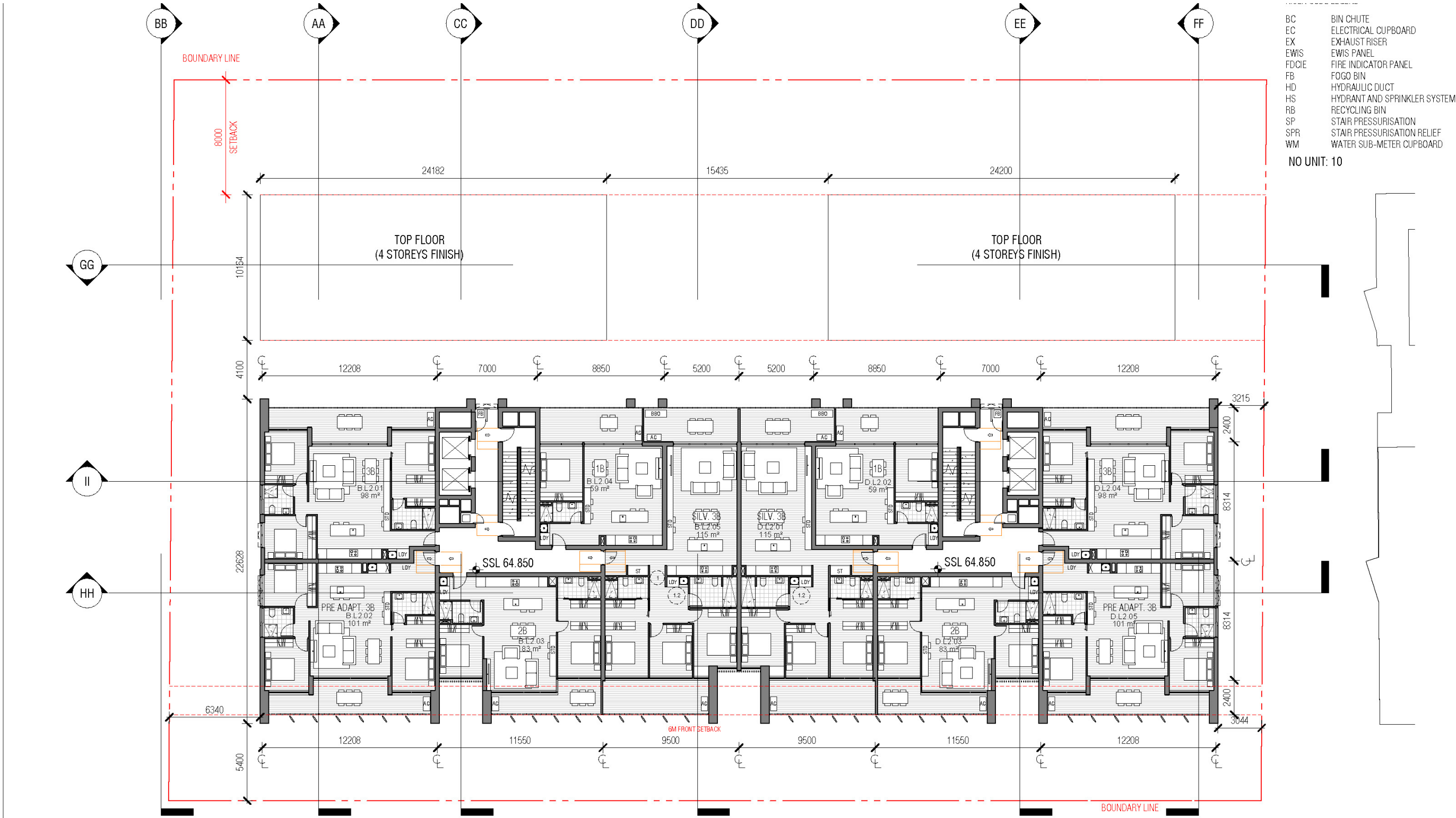


Level 2-3 Floor Plan

Level 2-3 Floor Plan

Residential floors are provided with internal access to views, daylight and natural ventilation to all lift lobbies and corridors.

The communal lift lobbies and corridors have been consolidated and are connected to the facade to provide views out, daylight and natural ventilation.



Level 2-3

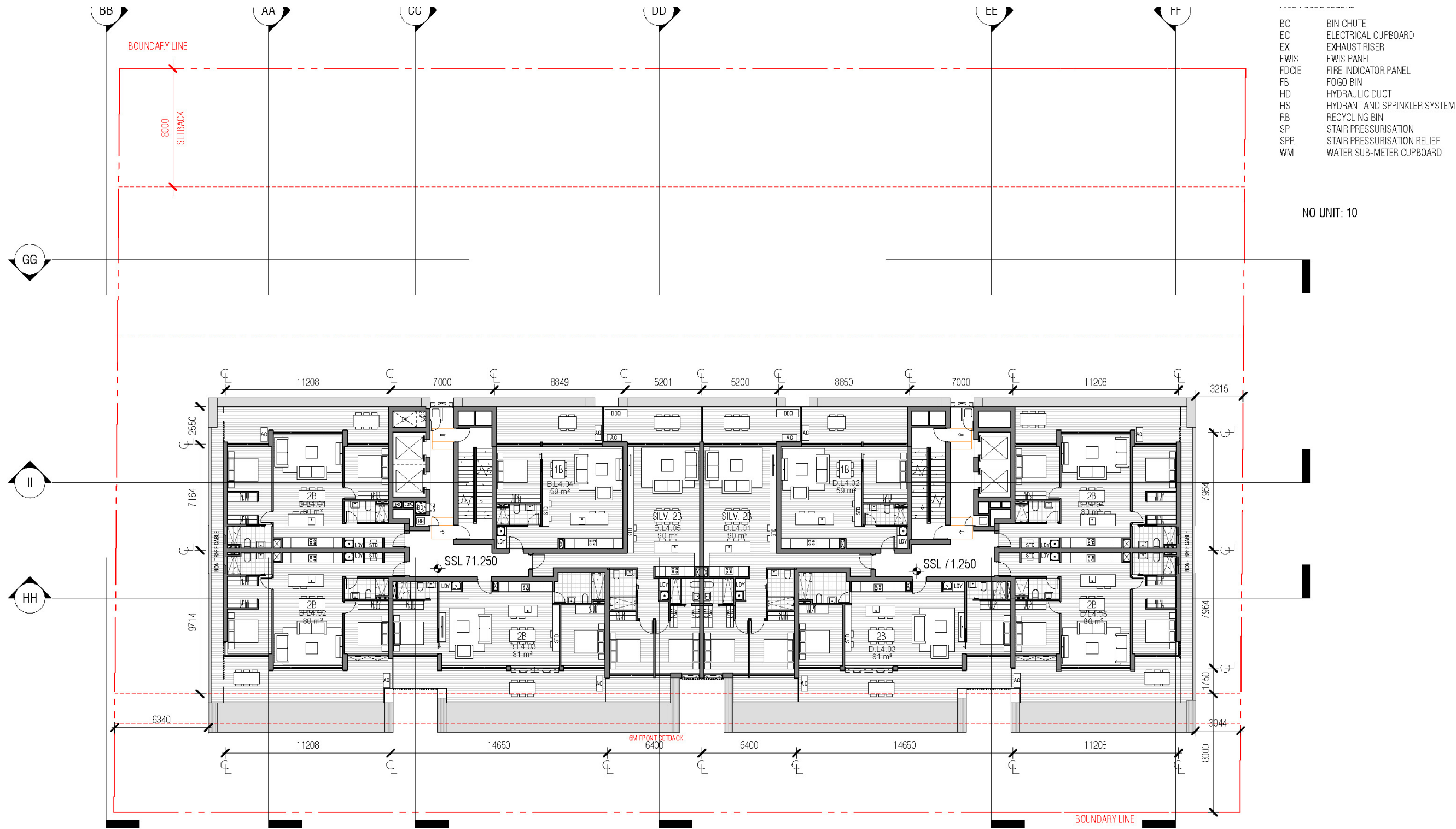
Facade Perspective



Level 4 Floor Plan

Level 4 Floor Plan

The twin core design provides a diversity of apartment typologies such as- through apartments whilst also providing corner apartments, and multi level apartments.



Level 4-8

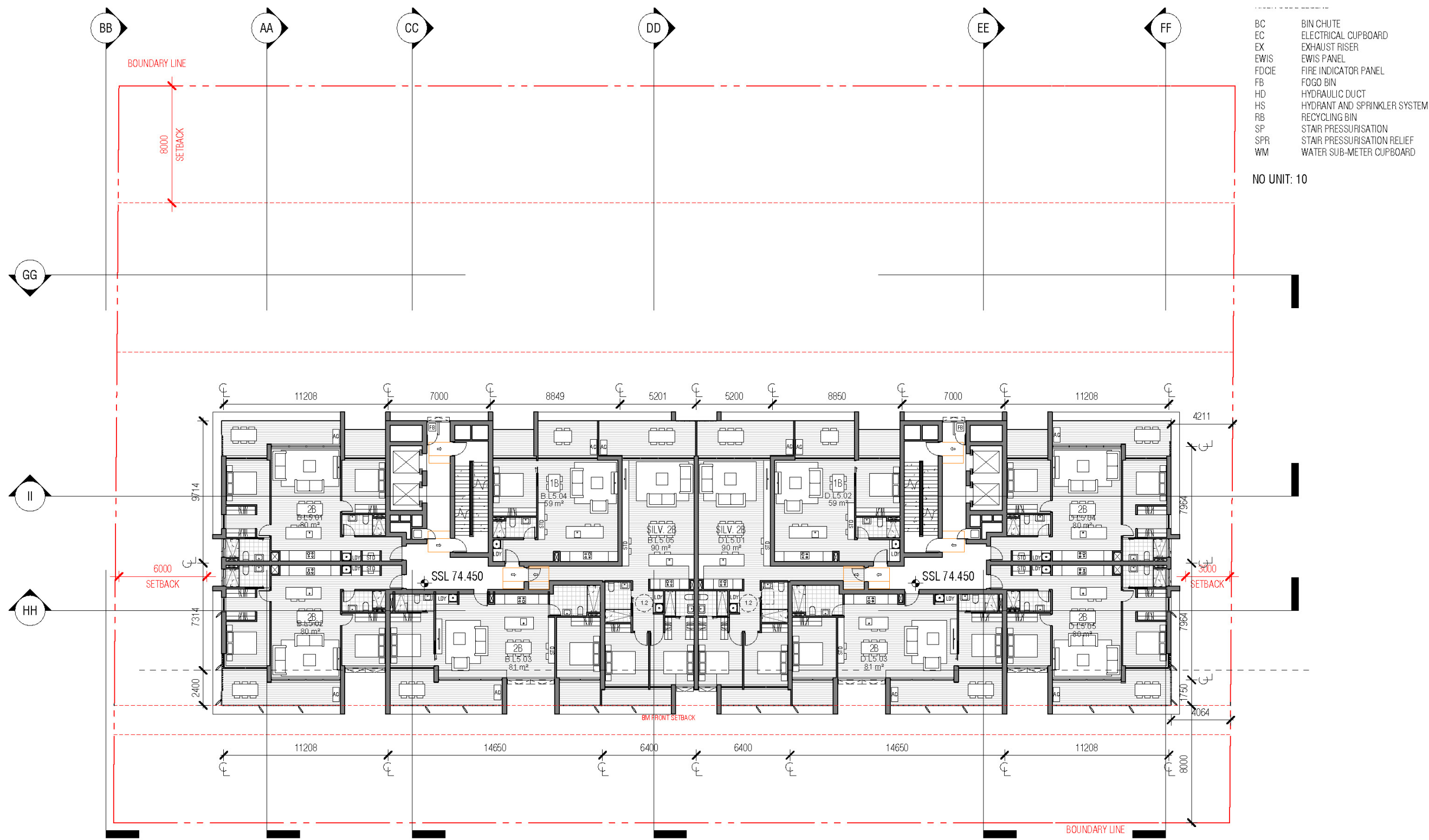
Upper Podium Perspective



Level 5-8 Floor Plan

Level 5-8 Floor Plan

The twin core design provides a diversity of apartment typologies such as- through apartments whilst also providing corner apartments, and multi level apartments.



- BC BIN CHUTE
- EC ELECTRICAL CUPBOARD
- EX EXHAUST RISER
- EWP EWP PANEL
- FDCIE FIRE INDICATOR PANEL
- FB FIRE BIN
- HD HYDRAULIC DUCT
- HS HYDRANT AND SPRINKLER SYSTEM
- RB RECYCLING BIN
- SP STAIR PRESSURISATION
- SPR STAIR PRESSURISATION RELIEF
- WM WATER SUB-METER CUPBOARD

NO UNIT: 10

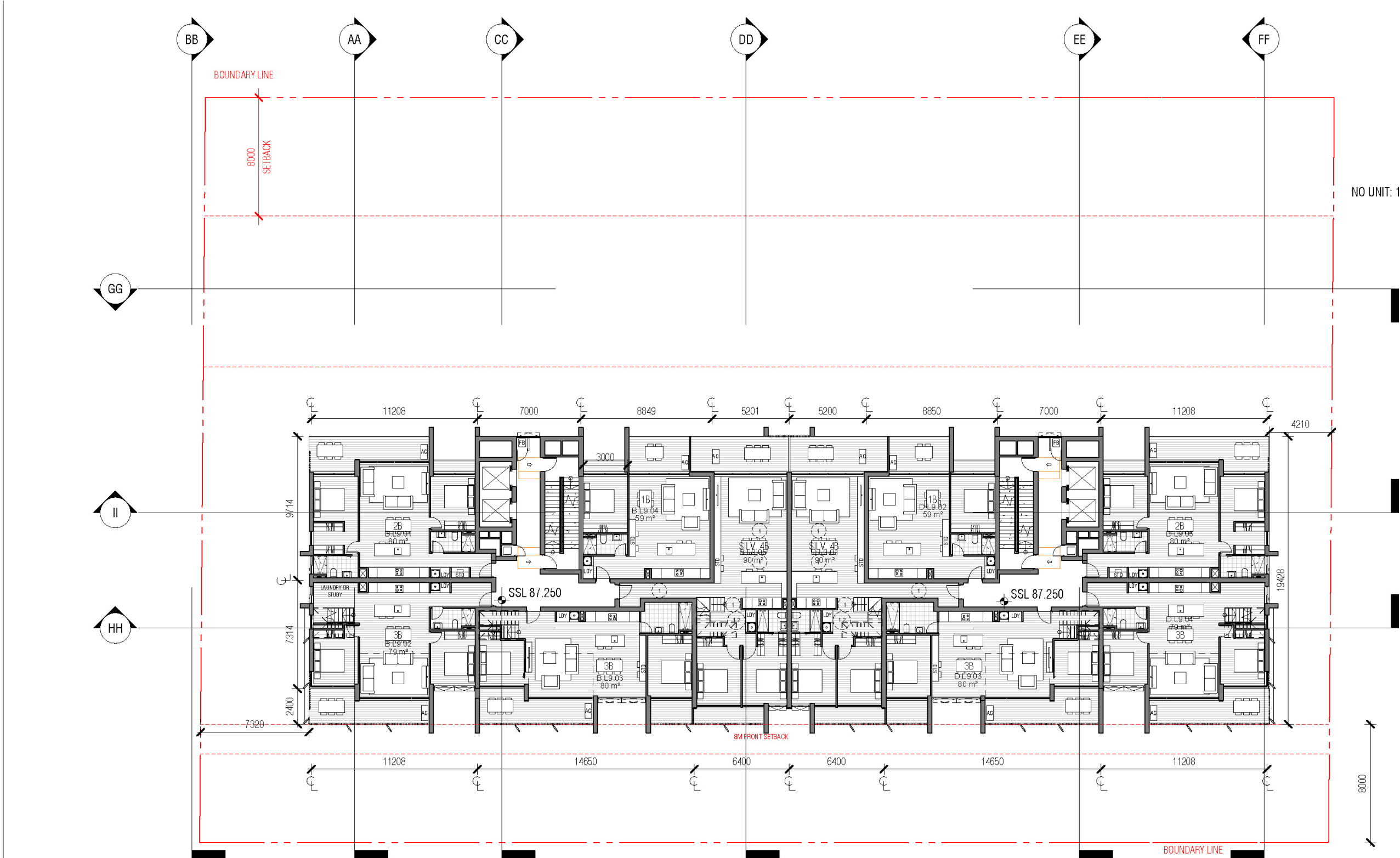
Level 4-8

Upper Podium Perspective



Level 9 Floor Plan

Level 9 Floor Plan



Level 9 Floor Plan

Level 9 Floor Plan

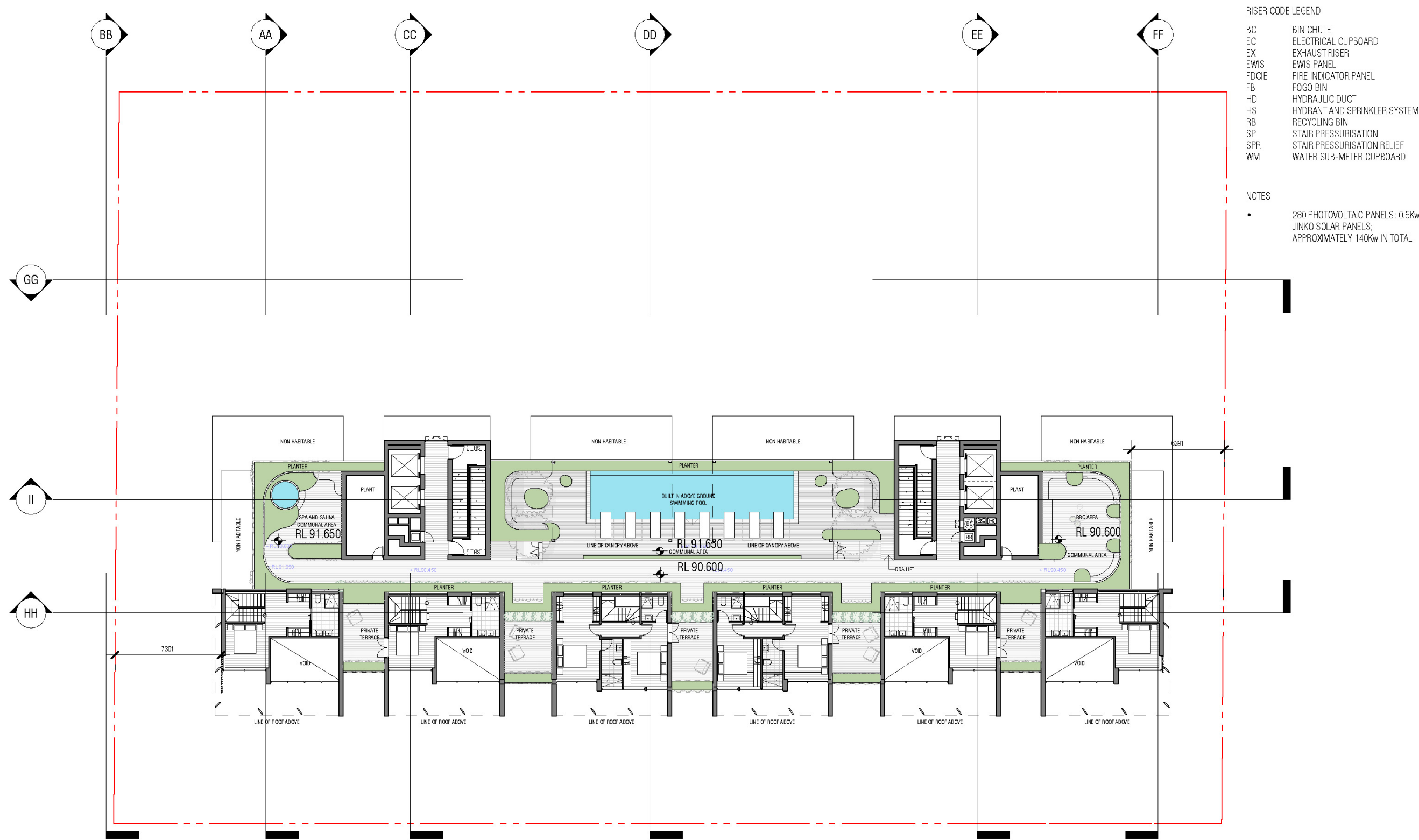


Level 9 Mezzaine Floor Plan

Level 9 Mezzaine Floor Plan

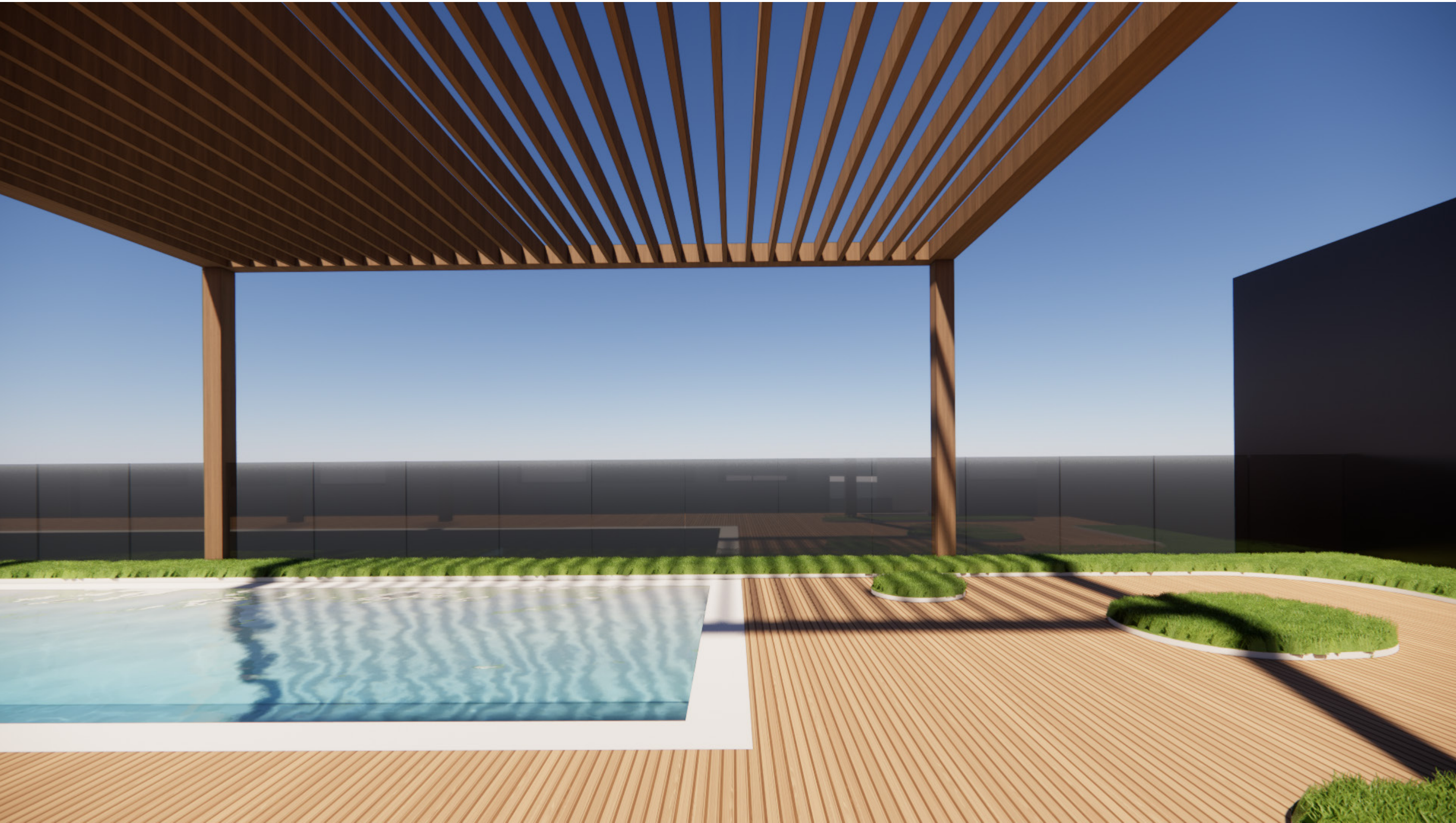
The rooftop terrace provides an essential communal outcome providing all residents with access to generous communal open space with views, north facing aspect and a series of programmed outdoor and shaded spaces.

A generous external pergola provides important weather protection to this space.



Roof

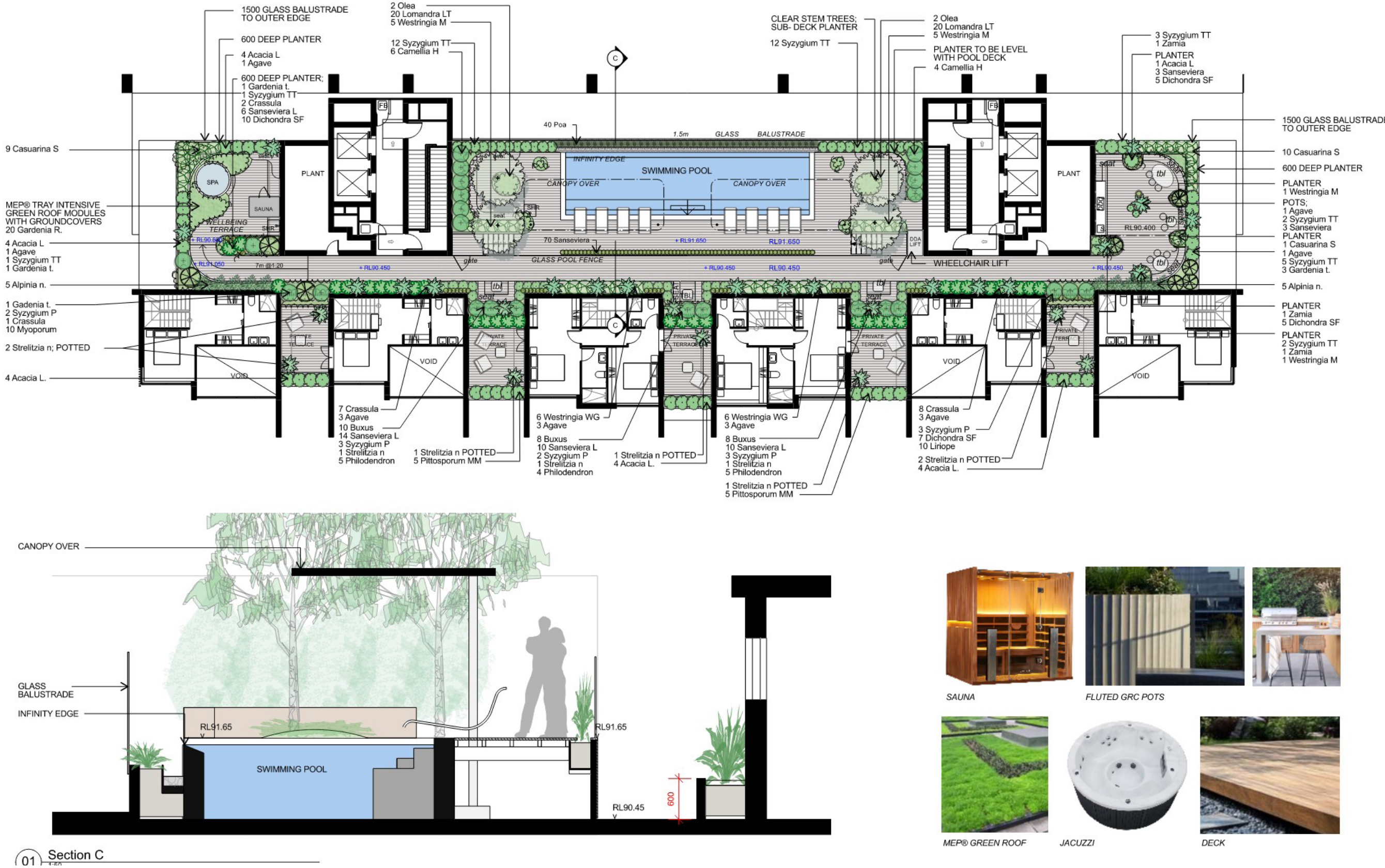
Rooftop Pool Perspective



Rooftop Communal Open Space

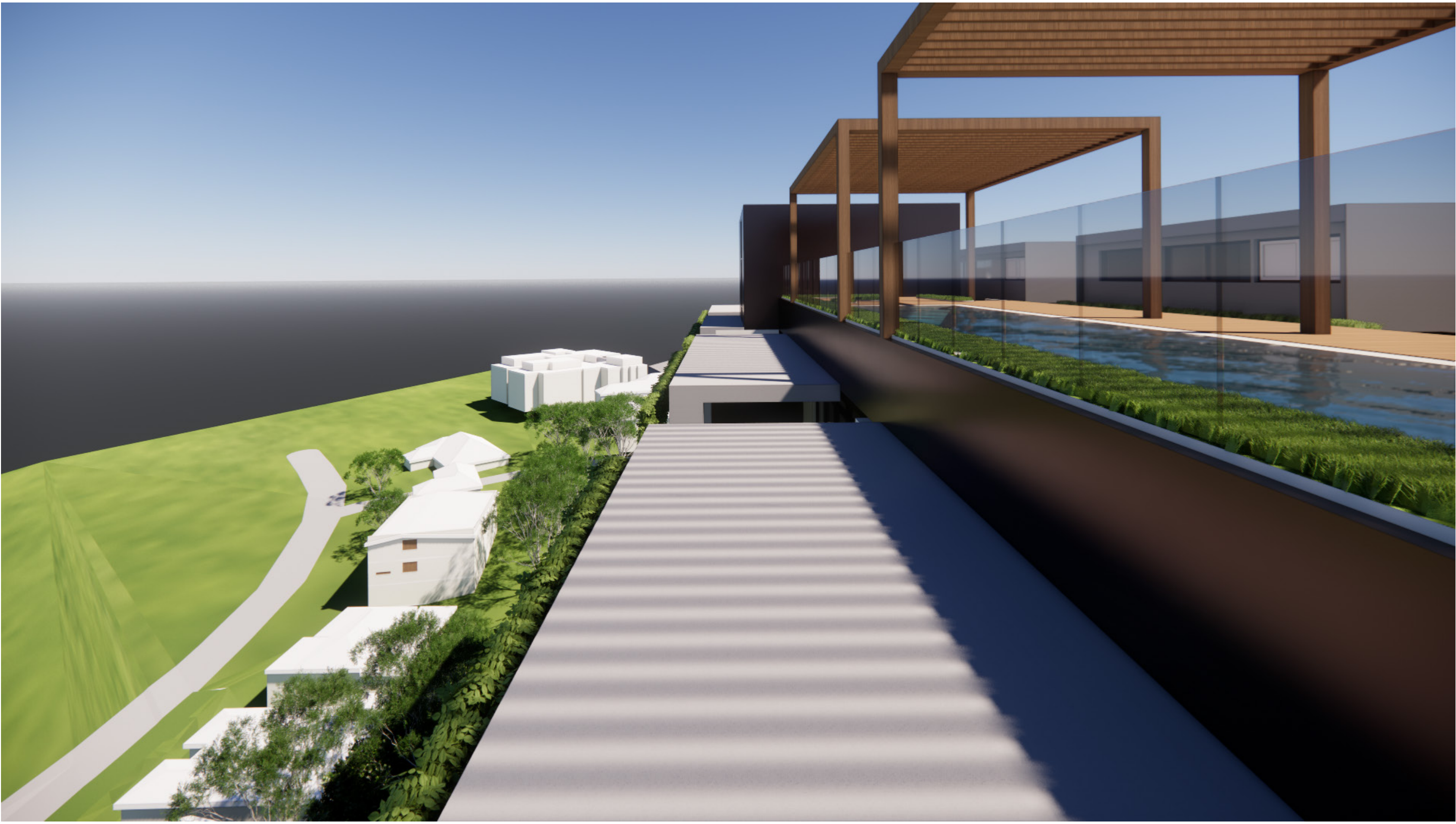
Landscape Rooftop Plan

The landscape has been designed to achieve substantial tree canopy coverage and a sequence of highly programmed outdoor spaces.



Roof

Rooftop Pool Perspective



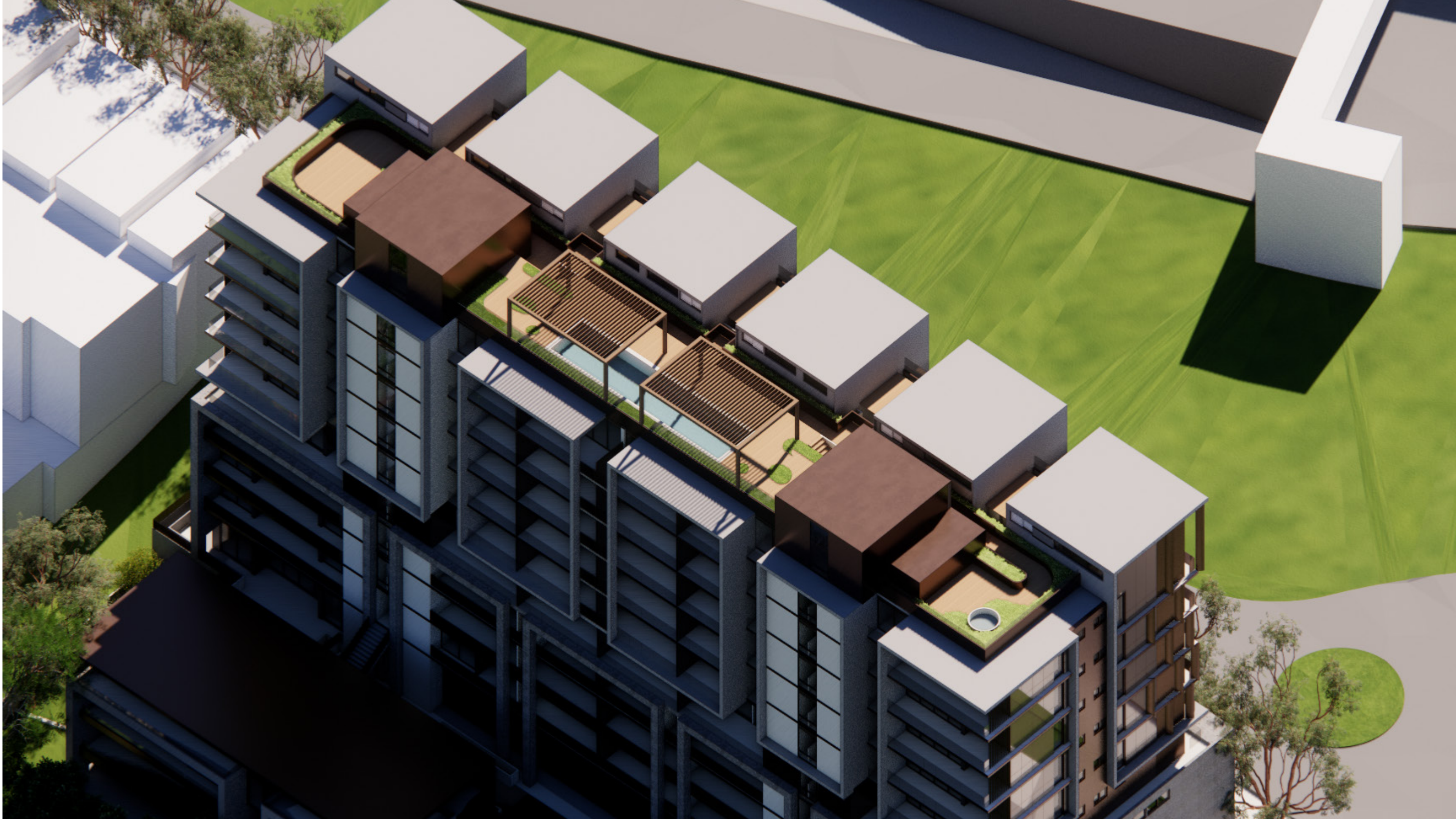
Rooftop Floor Plan

Rooftop Floor Plan



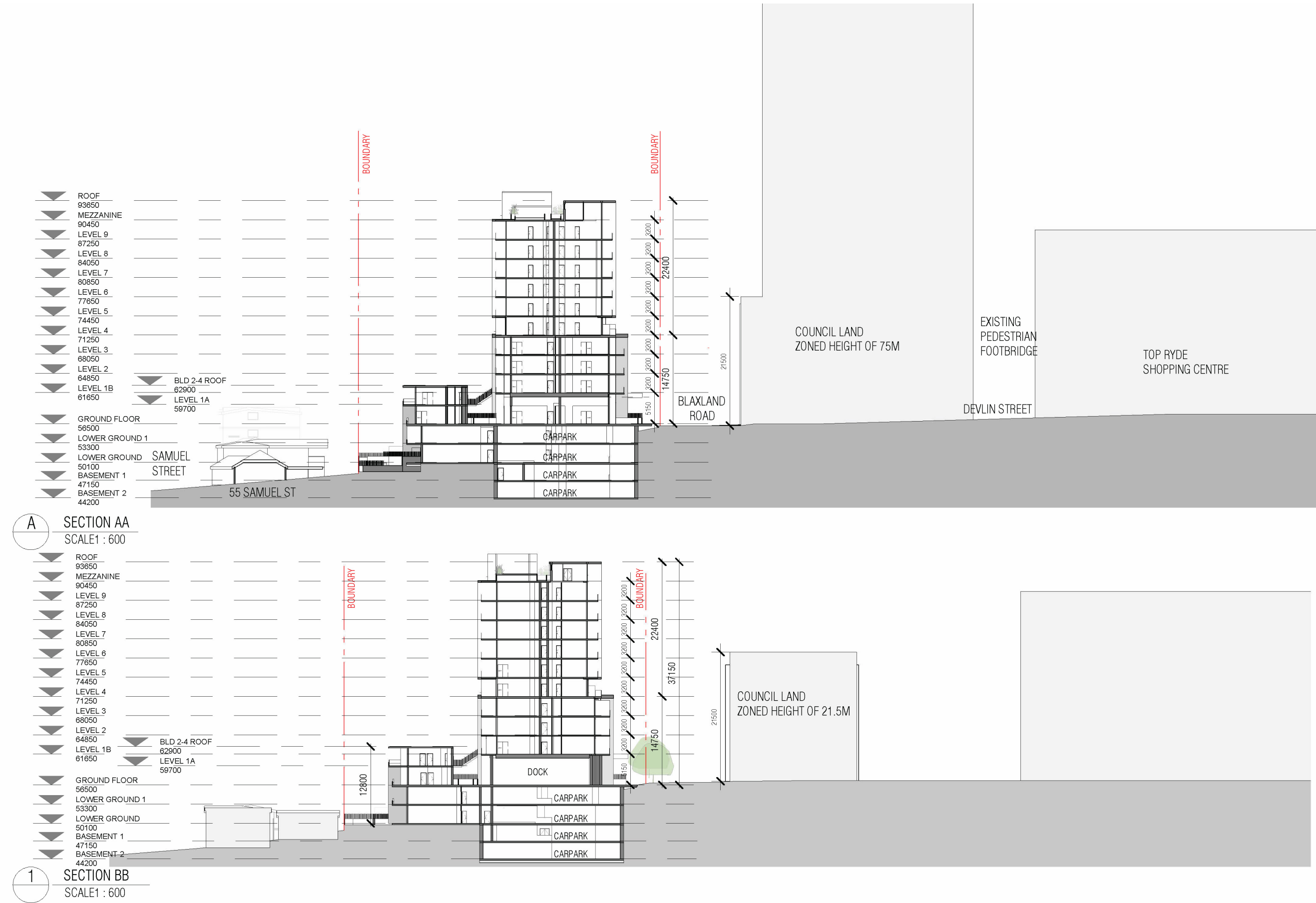
Roof

Rooftop Perspective



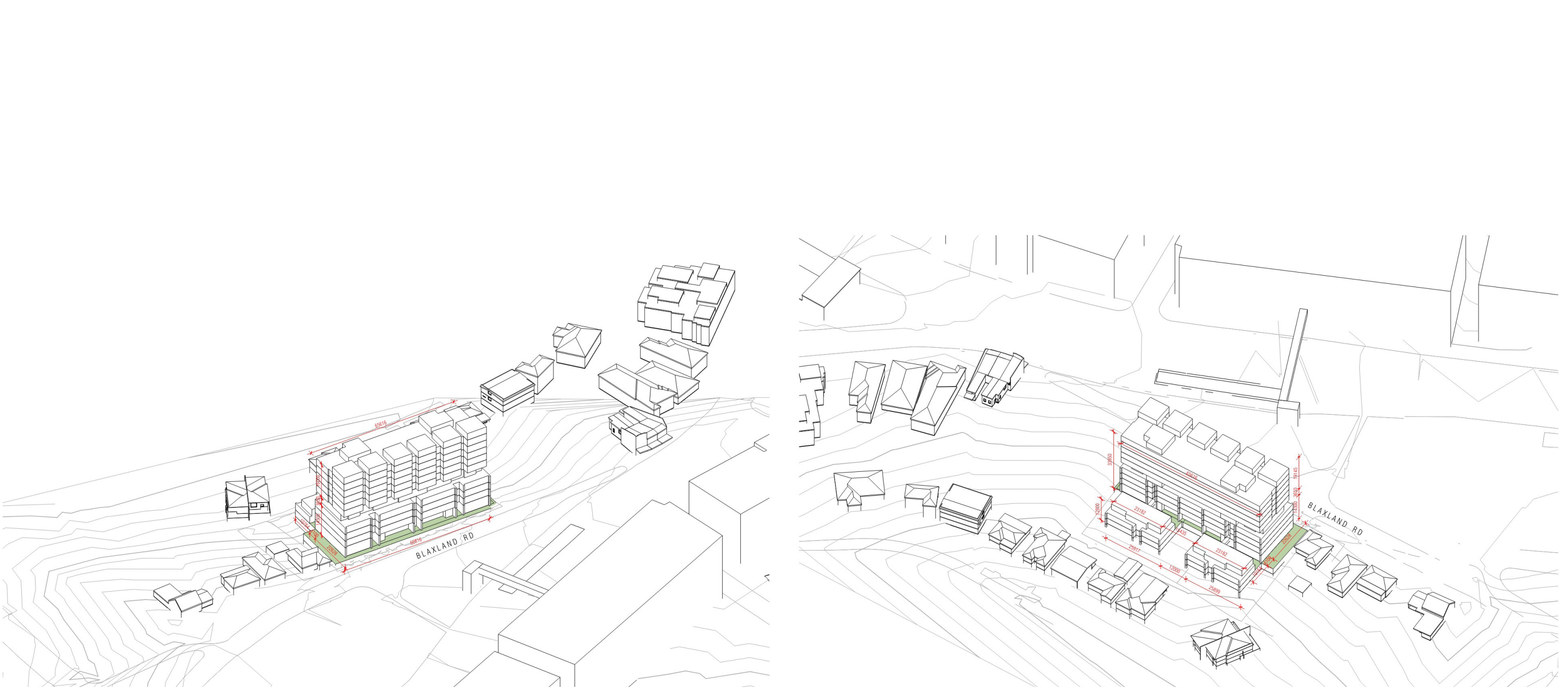
Building Separation Compliance

Key Sections



Building Separation Compliance

Setback



Materiality
Elevations

The below elevations illustrate a masonry podium and a recessive lightweight upper glass podium with operable screens.



Materiality

Elevations

The below elevations illustrate a masonry podium and a recessive lightweight upper glass podium with operable screens.



Shadow Study

Plans

A shadow study was conducted to illustrate the impacts of the proposed development on neighbouring buildings at Winter Solstice 9am-4pm. The red hatch shows the shadow of the DCP compliant envelope against the shadows of the proposed development.



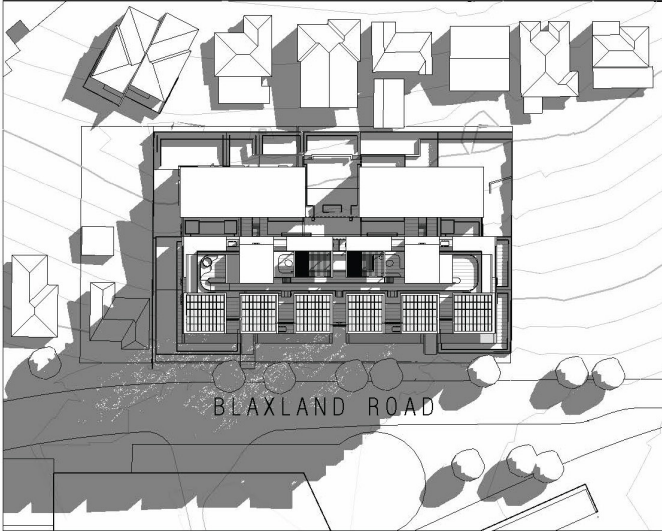
1 9AM AT WINTER SOLSTICE
SCALE



2 10AM AT WINTER SOLSTICE
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3 11AM AT WINTER SOLSTICE
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4 12AM AT WINTER SOLSTICE
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5 1PM AT WINTER SOLSTICE
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6 2PM AT WINTER SOLSTICE
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7 3PM AT WINTER SOLSTICE
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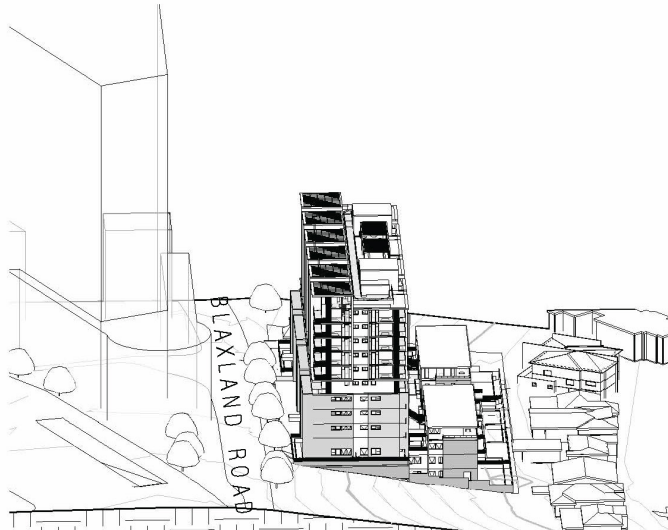


8 4PM AT WINTER SOLSTICE
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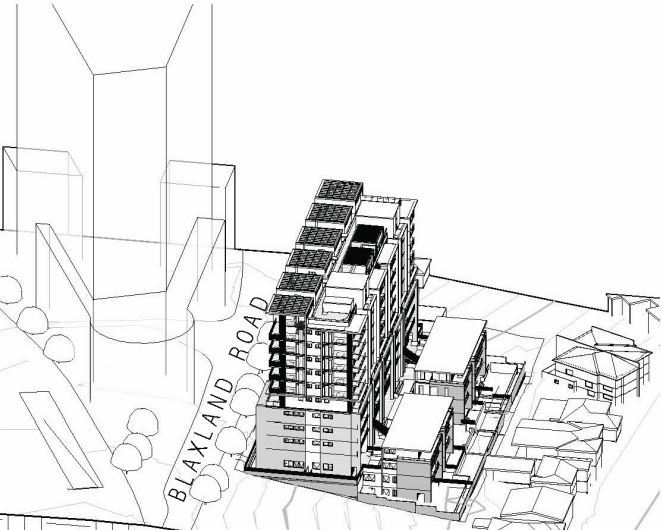
Shadow Study

Sun Eye View Diagrams

A shadow study was conducted showing the sun eye views for every hour at Winter Solstice from 9am-4pm to illustrate how 3hrs solar access to achieved across the proposed development.



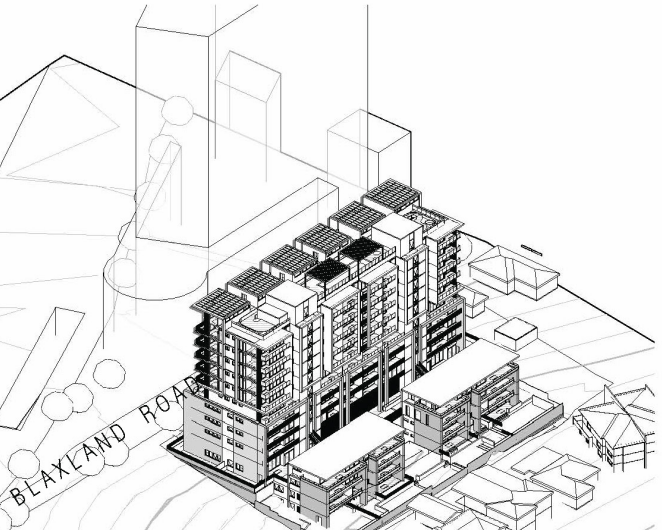
1 9AM AT WINTER SOLSTICE SUN EYE DIAGRAM
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2 10AM AT WINTER SOLSTICE SUN EYE DIAGRAM
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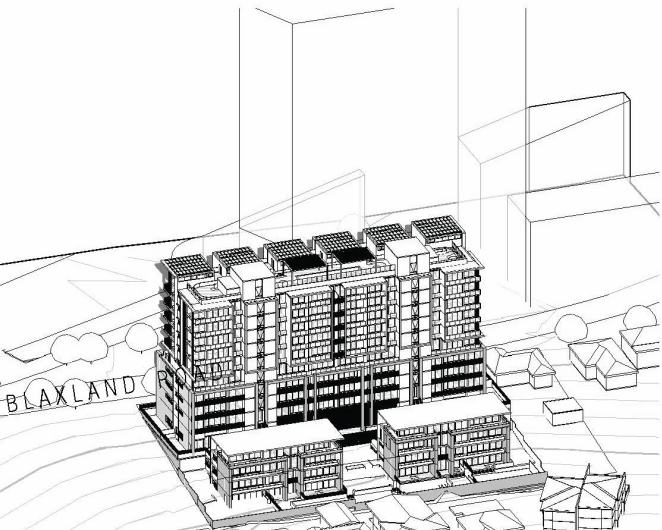
3 11AM AT WINTER SOLSTICE SUN EYE DIAGRAM
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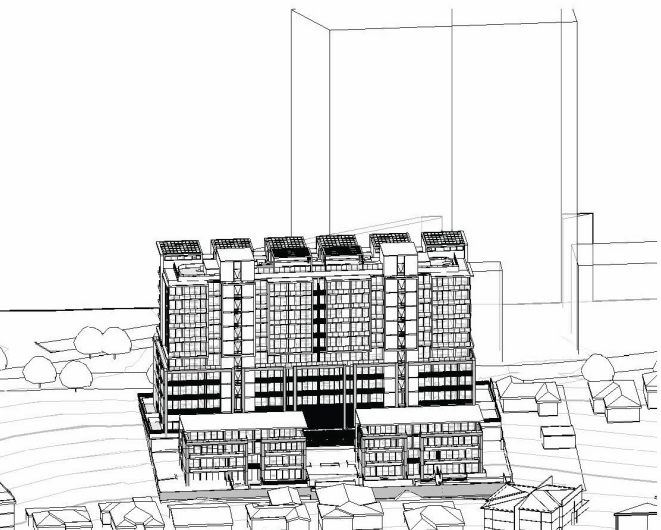
4 12AM AT WINTER SOLSTICE SUN EYE DIAGRAM
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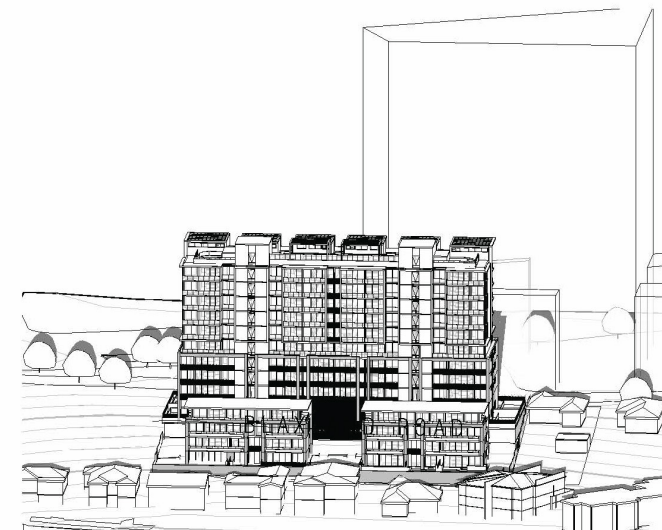
5 1PM AT WINTER SOLSTICE SUN EYE DIAGRAM
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6 2PM AT WINTER SOLSTICE SUN EYE DIAGRAM
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7 3PM AT WINTER SOLSTICE SUN EYE DIAGRAM
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8 4PM AT WINTER SOLSTICE SUN EYE DIAGRAM
SCALE



SECTION 3

**Design Verification Statement and
ADG Assessment**

SEPP Housing 2021 Design Verification Statement

State Environmental Planning Policy No 65—Design Quality of Residential Flat Building

Design quality principles

Clause 28 Determination of development applications

- (1) After receipt of a development application for consent to carry out development to which this Policy applies (other than State significant development) and before it determines the application, the consent authority is to refer the application to the relevant design review panel (if any) for advice concerning the design quality of the development.
- (2) In determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration):
 - (a) the advice (if any) obtained from the design review panel, and
 - (b) the design quality of the development when evaluated in accordance with the design quality principles, and
 - (c) the Apartment Design Guide.

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site is located within a residential precinct along Blaxland Road, Ryde, characterised by a mixture of residential flat building developments and detached dwellings. The proposed development has been carefully designed to respond to the opportunities and constraints identified through the site analysis and to contribute positively to the evolving character of the locality.

The architectural form responds to the established rhythm and scale of surrounding development by articulating the primary building mass and breaking down the façade presentation to Blaxland Road. The two rear buildings provide a transitional scale that steps down towards adjoining properties, creating a sympathetic relationship with the finer grain residential character surrounding the site.

The proposal responds appropriately to the site’s topography, orientation and urban context, ensuring the development integrates with both the existing and future character of the neighbourhood.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed built form has been carefully designed to achieve an appropriate balance between density and neighbourhood character. The primary building establishes a strong street presence along Blaxland Road while reducing perceived bulk through articulation, recesses and variation in façade treatment.

The two rear buildings have been positioned to provide a transition in scale between the larger street frontage building and adjoining residential properties. Building setbacks, façade articulation and landscaping assist in reducing visual bulk and creating a development that sits comfortably within its context.

The building form responds to the site’s natural topography and orientation, while maintaining appropriate building separations to provide visual relief, privacy and access to sunlight.

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.

The proposed density has been carefully considered in relation to the site’s location, accessibility and surrounding urban context. The development delivers housing opportunities while maintaining high levels of amenity for future residents.

The architectural arrangement of the buildings allows for generous communal open space, deep soil landscaping, solar access and natural ventilation. Building separation distances and the distribution of open space ensure the development achieves a balance between density and residential amenity.

The proposal supports the strategic growth objectives for the Ryde locality while maintaining an appropriate relationship with surrounding residential development.



SEPP Housing 2021 Design Vertification Design Principles

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 livability 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.

The proposed development incorporates a range of environmentally sustainable design initiatives. The orientation of the built form captures prevailing north-east summer breezes and south-west winter breezes, assisting natural ventilation throughout the development.

The majority of apartments achieve natural cross ventilation, significantly reducing reliance on mechanical systems. Solar access targets exceed the minimum ADG requirements, with over 70% of apartments receiving at least two hours of direct sunlight during mid-winter.

Recessed balconies, vertical blades, fixed screens and architectural shading devices have been integrated into the building design to reduce solar heat gain during summer while allowing winter sunlight penetration.

The use of durable materials including brick masonry and zinc cladding contributes to thermal performance, longevity and reduced maintenance requirements. Deep soil landscaping and extensive planting further contribute to environmental sustainability, groundwater recharge and urban cooling.

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.

Landscape design forms an integral component of the development and contributes significantly to the residential amenity of the site. Extensive landscaping has been provided throughout the development, including deep soil planting zones, communal open spaces, rooftop landscaping and integrated planters.

The proposal achieves approximately 800m² of deep soil area, representing 20.9% of the site area, significantly exceeding the minimum ADG requirements.

The landscape design contributes positively to the streetscape through the introduction of new street trees, layered planting and soft landscape treatments along the site frontage. Integrated planters within fencing and communal areas soften the built form and create attractive and functional spaces for residents.

Communal open spaces provide a variety of recreational opportunities including swimming pool facilities, spa, sauna, barbecue areas and landscaped pocket spaces designed for both active and passive recreation.

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 well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The development has been designed to provide a high level of residential amenity through generous apartment layouts, solar access, natural ventilation, outlook and privacy.

The proposal achieves compliance with the ADG requirements for apartment sizes, private open space, storage, ceiling heights and natural ventilation. A diverse range of apartment typologies including corner apartments, through apartments, dual aspect apartments and multi-level apartments further enhance residential amenity.

Communal open spaces are distributed throughout the development at lower ground, ground and rooftop levels, providing opportunities for recreation, relaxation and social interaction.

Visual privacy has been carefully addressed through building separation distances, landscaping, screening devices and façade articulation, while maintaining access to sunlight, ventilation and outlook.

SEPP Housing 2021 Design Vertification Design Principles

Principle 7: Safety
Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

The proposal has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles. Public, communal and circulation spaces benefit from passive surveillance provided by overlooking apartments and common areas.

Building entries are clearly identifiable from the public domain and are reinforced through architectural articulation, awnings and landscaping. Pedestrian pathways are direct, legible and separated from vehicle movements where possible.

The development avoids concealed spaces and incorporates appropriate lighting throughout communal and circulation areas to ensure safety and security at all times.

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.

The development provides a diverse mix of one, two and three-bedroom apartments, including corner apartments, through apartments, multi-level apartments and adaptable dwellings. Fourteen adaptable apartments are distributed throughout the development, exceeding the minimum requirements and supporting ageing in place and accessibility objectives.

Communal open spaces, rooftop recreation areas, landscaped gardens and shared amenities encourage social interaction between residents and support the creation of a vibrant residential community. These spaces provide opportunities for both passive and active recreation while promoting health, wellbeing and community connection.

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.

The architectural design presents a contemporary residential character that responds to the existing and future context of Blaxland Road. The composition of the development has been carefully considered to create a hierarchy of building elements, with a clearly defined podium and upper levels.

The masonry brick podium establishes a strong relationship with the surrounding streetscape and provides a robust base to the development. Upper levels are expressed through lighter zinc-clad forms, creating visual contrast and reducing the perceived scale of the building.

Façades are highly articulated through recessed balconies, screening elements, material variation and carefully proportioned openings. These elements provide depth, shadow and visual interest while expressing the internal organisation of the building. The rooftop communal spaces, awning structures and landscape elements contribute positively to the overall architectural composition and create a distinctive identity for the development.

Overall, the proposed development demonstrates a high-quality architectural outcome that responds positively to its context and satisfies the Design Quality Principles of the State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide.

ADG Assessment Table

Objective	Assessment	Achieved
3A-1 Site Analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	The proposed bulk and scale respond appropriately to the opportunities and constraints of the site, as identified in the Site Analysis contained within the Design Report. The architectural design has been developed with careful consideration of the existing character of Blaxland Road, Ryde, and its surrounding context. Articulating its form factor to keep a consistent architectural rhythm with its neighboring site. The primary building element has been designed to reduce its bulk and scale by breaking up the façade facing Blaxland Road. The buildings accompanying the primary building as a transitional component, stepping down in scale to create a sympathetic interface with the finer-grain character of the adjoining development.	Yes
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development.	The layouts of the building have been strategically orientated and placed for the optimal solar, access and cross-ventilation. This has been articulated to ensure that there is solar access to balconies and living areas. The architectural building mass is coherent to the site setbacks and to the site conditions such as the steep natural sloped typography.	Yes
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter.	The built form follows the existing orientation that is found in the surrounding sites, whilst maintaining a similar rhythm pattern. Two smaller scale rear buildings are purposefully introduced to allow for further solar access to the primary building. Regarding overshadowing on neighboring, this has been to a minimum as the overshadowing cast is mainly towards to Blaxland Road.	Yes
3C-1 Public Domain Interface Transition between private and public domain is achieved without compromising safety and security.	The proposal separates the private and public domain with a filtered landscaping barrier for soft and inviting spaces without compromising the safety and security within the site and its surrounding context. From the streetscape there are no hidden or unwanted nooks allowing for a constant line of sight and permeability for safety. The communal areas are carefully designed and considered to ensure the spaces are inviting for the residence whilst keeping the privacy for the residence.	Yes
3C-2 Public Domain Interface Amenity of the public domain is retained and enhanced.	The proposed development has been designed to retain and enhance the amenity of both the adjoining properties and the surrounding public domain. The Blaxland Road frontage has been carefully articulated to contribute positively to the residential streetscape, drawing upon the established tree-lined character of the locality. Public domain improvements, including new footpaths and street tree planting, have been incorporated to strengthen the streetscape and improve the pedestrian experience.	Yes
3D-1 Communal and Public Open Space An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	The Communal Open Space strategy has been designed to activate the lower ground floor and ground floor levels, while maximising the rooftop of the primary building to provide high-quality communal areas that benefit from views, natural daylight, and a diversity of recreational opportunities. Each communal space incorporates a combination of landscaping and resident amenities, including a swimming pool, spa, sauna, barbecue facilities, and a series of smaller pocket spaces for passive recreation and social interaction.	Yes
3D-1 Communal and Public Open Space - Design Criteria Communal open space has a minimum area equal to 25% of the site area.	Achieves compliant Communal Open Space Area of 1008m² (26.3% of site area).	
3D-2 Communal and Public Open Space Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Each communal space has been thoughtfully designed to integrate inviting landscaped areas with a range of resident amenities, creating attractive and functional environments for recreation and relaxation. The communal offer includes a swimming pool, spa, sauna, barbecue facilities, and a series of smaller pocket spaces that encourage passive recreation, social interaction.	Yes
3D-3 Communal and Public Open Space Communal open space is designed to maximise safety.	Passive surveillance through self-policing is one of the most effective methods to provide safety and security in residential buildings. Each public or communal space is overlooked by a number of units, ensuring constant surveillance. Sight lines are optimized through the breaking down of the mass, providing glimpses through the gaps of buildings from the street to the rear of the site. Dark and non-visible areas have been avoided in the public realm and appropriate lighting provisioned for each public accessible location at night.	Yes
3D-4 Communal and Public Open Space Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	The site located within a residential precinct, largely occupied by detached dwellings. The new residential buildings have been designed to fit into the existing context, urban setting, unique topography and environmental context. The design has recognized the location's current character and been sympathetic to its context by breaking the mass to follow the street rhythms and scales, thereby addressing the relationship of the proposed built form with it's surroundings. The proposal integrates well with the surrounding and future environment.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
3E-1 Deep Soil Zones 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.	Compliant Deep Soil Area of 800m² (20.9% of site area)	Yes
3E-1 Deep Soil Zones - Design Criteria Deep soil zones are to meet the following minimum requirements: Site area <650m ² 7% of site area.	Site area 650m²-1,500m² Minimum dimensions of 3m and 7% of site area. Site area >1,500m² Minimum dimensions of 6m and 7% of site area. Site area >1,500m² with significant existing tree cover Minimum dimensions of 6m and 7% of site area	
3F-1 Visual Privacy Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	The proposed achieves the building separation requirement for visual privacy concerns between the primary building with the accompanying smaller rear buildings. The two rear buildings adopt the 12 meter separation between each other. Further to this, there is a 4.1 meter separation from the primary building habitable area to the rear building non-habitable.	Yes
3F-1 Visual Privacy - Design Criteria Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows:	Building up to 12m (4 storeys) 6m between habitable rooms and balconies, 3m between non-habitable rooms. Building up to 25m (5-8 storeys) 9m between habitable rooms and balconies, 4.5m between non-habitable rooms. Building over 25m (9+ storeys) 12m between habitable rooms and balconies, 6m between non-habitable rooms. Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties.	
3F-2 Visual Privacy 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 architectural design adopts a number of site and building design elements that have been implemented to increase privacy without compromising to light and air whilst maintaining outlooks from habitable and private open space. These elements consists of fixed blades in the Blaxland road facade whilst they are angled toward the sunpath to ensure that solar access to those units are not compromised. In addition to this, a fixed louvered screen has been implemented to the side cheeks of the building south-western facade to ensure the privacy concerns are addressed.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
3G-1 Pedestrian Access and Entries Building entries and pedestrian access connects to and addresses the public domain.	The proposal consists of two main entry access points. Following from this residence have the opportunity to pass through the primary building core and toward the rear buildings and outdoor communal areas. The proposed site facilitates new designated pedestrian pathways and links to these spaces; whilst separating the centralised loading dock and residence car ramp.	Yes
3G-2 Pedestrian Access and Entries Access, entries and pathways are accessible and easy to identify.	Building entries are clearly defined through the articulation of the architectural form and massing creating strong visual breaks between the massing, providing a natural recess for the main entries which are further reinforced with articulated awnings and landscape providing a wide a generous curtilage around the entries.	Yes
3J-1 Bicycle and Car Parking Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	Parking complies in accordance with Ryde DCP Table 3 Parking Rates as shown below.	Yes
3J-1 Bicycle and Car Parking - Design Criteria For development in the following locations: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 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 less	Minimum parking spaces including DDA spaces = 138 Maximum parking spaces including DDA spaces = 170 Proposed parking number provided including DDA spaces = 172 Difference from proposed to maximum spaces = 2 Visitor spaces required = 23 Visitor spaces proposed = 23 Motorbike spaces required = N/A Motorbike spaces proposed = 11 Bicycle spaces required = 15 Bicycle spaces proposed = 15	
The car parking need for a development must be provided offstreet		
3J-2 Bicycle and Car Parking Parking and facilities are provided for other modes of transport.	Parking for cars, motorcycles and bicycles are provided.	Yes
3J-3 Bicycle and Car Parking Car park design and access is safe and secure.	All car, motorbike, bicycle and storage areas are accessible for the residence via the main building cores toward Basement 2-Lower Ground 1. These spaces are designed to be an open centralised parking area with well-lit lighting for safety purposes. Areas such as the loading dock, bulky goods and waste storage areas are not accessible to the residence as a measure of safety.	Yes
3J-4 Bicycle and Car Parking Visual and environmental impacts of underground car parking are minimised.	There are no visual impact as car parking, plants and storage are located in the multi-level basement. The environmental impact of the basement is addressed by focusing the	Yes
3J-5 Bicycle and Car Parking Visual and environmental impacts of ongrade car parking are minimised.	There is no on grade parking.	Yes
3J-6 Bicycle and Car Parking Visual and environmental impacts of above ground enclosed car parking area minimised.	There is no above ground enclosed carparking. Parking are all provided in the basement.	Yes
4A-1 Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	The design maximises north aspect apartments and minimise the single aspect south facing apartments. Apartments are designed to be open plan such as in living areas and studies that do not directly access a window will have glass sliding doors to provide the connection to daylight. Living rooms and balconies generally located north and east.	Yes
4A-1 Solar and Daylight Access - Design Criteria Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area.	The proposal achieves 70% apartments receiving a minimum of 2hrs direct sunlight.	
A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.		

ADG Assessment Table

Objective	Assessment	Achieved
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.	The building form allows the opportunity to achieve 68% cross ventilation.	
4B-3 Natural Ventilation - Design Criteria 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 naturally 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 crossthrough apartment does not exceed 18m, measured glass line to glass line.		
4A-2 Solar and Daylight Access Daylight access is maximised where sunlight is limited.	Skylights are provided for the mezzanine units.	Yes
4A-3 Solar and Daylight Access Design incorporates shading and glare control, particularly for warmer months.	Recessed balconies are considered across all three buildings to ensure sufficient shade is provided during the summer months while still allowing the winter sun to penetrate living areas.	Yes
	Shading devices such as sliding batten screens, vertical blades on the east and west facades and horizontal shades are incorporated.	
4B-1 Natural Ventilation All habitable rooms are naturally ventilated.	Orientation, configuration and depths of all habitable rooms have been designed to optimise natural ventilation.	Yes
4B-2 Natural Ventilation The layout and design of single aspect apartments maximises natural ventilation.	All single aspect apartments have maximised ventilation by providing sliding doors to corners of recessed balconies and operable windows to habitable areas.	Yes
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.	The number of apartment typologies have been developed to optimise natural cross ventilation such as through apartments, double storey apartments, roof light apartment and corner apartments. Please see the below calculations.	Yes
4B-3 Natural Ventilation - Design Criteria 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 naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	114 apartments*60% = 68.4 apartments required 68% = 78 apartments achieved	
Overall depth of a cross-over or crossthrough apartment does not exceed 18m, measured glass line to glass line.		

ADG Assessment Table

Objective	Assessment	Achieved
4C-1 Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access.	The proposed ceiling heights are anticipated to be sufficient to achieve natural ventilation and daylight access.	Yes
4C-1 Ceiling Heights - Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms - 2.7m. Non-habitable rooms - 2.4m. Two 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 the 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.	2.7m floor to ceiling height provided for residential apartments 3.3m floor to ceiling height provided on B1 Ground Level with retail and residential lobby	
4C-2 Ceiling Heights Ceiling height increases the sense of space in apartments and provides for wellproportioned rooms.	No changes to ceiling heights are noted in the drawing set, however it is anticipated that further detailing will be addressed in the CC stage.	Yes
4C-3 Ceiling Heights Ceiling heights contribute to the flexibility of building use over the life of the building.	Higher floor to ceiling is provided for the primary building Ground Level to allow for clearance for the loading dock while remaining consistent with the levels above.	Yes
4D-1 Apartment Size and Layout The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	The internal layouts of the apartments are efficient with generous spatial arrangements. Each apartment is designed to optimise natural ventilation, access to sunlight and aspect to views and provision of operable windows to all habitable rooms.	Yes
4D-1 Apartment Size and Layout - Design Criteria Apartments are required to have the following minimum internal areas: Studio 35m². One bedroom 50m². Two bedroom 70m². Three bedroom 90m². 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.	All units comply with minimum apartment sizes, including where additional bathrooms have been provided.	
4D-2 Apartment Size and Layout Environmental performance of the apartment is maximized.	All living areas and bedrooms are located on the external facade of the building to maximise cross ventilation and solar access.	Yes
4D-2 Apartment Size and Layout - Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Proposed ceiling heights of 2.7m are shown, therefore maximum habitable room depths of 6.75m is permitted. Apartments comply with all required depths for any habitable room.	

ADG Assessment Table

Objective	Assessment	Achieved
4D-3 Apartment Size and Layout Apartment layouts are designed to accommodate a variety of household activities and needs.		Yes
4D-3 Apartment Size and Layout - Design Criteria 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: One bedroom apartments 3.6m. Two or three bedroom apartments 4m. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All bedrooms achieve a minimum of 9m2 (excluding wardrobe space) All living rooms achieve a minimum of 3.6m width for 1 bedroom and 4m for 2 and 3 bedroom apartments. All cross-through apartments range in width from 3.1m to 6.7m.	
4E-1 Private Open Space and Balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All apartments comply with the minimum balcony depths and ground level apartments achieve the minimum size and depths for terrace/ private open space areas.	Yes
4E-1 Private Open Space and Balconies - Design Criteria All apartments are required to have primary balconies as follows: Studio apartments 4m². One bedroom apartments 8m² with a minimum depth of 2m. Two bedroom apartments 10m² with a minimum depth of 2m. Three+ bedroom apartments 12m² with a minimum depth of 2.4m. 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.		
4E-2 Private Open Space and Balconies Primary private open space and balconies are appropriately located to enhance liveability for residents.	Ground Level terraces are accessed directly from the street or the communal open space to ensure easy access for residents. Balconies of apartments above Ground are appropriately located adjacent to the living space to maximise amenity and enhance liveability for residents.	Yes
4E-3 Private Open Space and Balconies Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	The private open space and balcony design is integrated into the architecture, recessed balconies are integrated within the architectural form with glass balustrades provided within the masonry podium facade or within the upper level glass facades. Terraces at ground level are extended beyond the building footprint to meet the public domain.	Yes
4E-4 Private Open Space and Balconies Private open space and balcony design maximizes safety.	1000mm high balustrades are provided at balconies, detailing to be further developed at CC stage.	Yes
4F-1 Common Circulation and Spaces Common circulation spaces achieve good amenity and properly service the number of apartments.	Common circulation spaces have been designed to achieve high quality amenity, all internal lift corridors and lobbies have direct access to views and natural daylight whilst also being naturally ventilated.	Yes
4F-1 Common Circulation and Spaces - Design Criteria 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.		
4F-2 Common Circulation and Spaces Common circulation spaces promote safety and provide for social interaction between residents.	Common circulation spaces have been designed to enrich socialinteraction between residents by designed a sequence of spaces of different size, location and orientation.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
4G-1 Common Circulation and Spaces Adequate, well designed storage is provided in each apartments.	Compliant storage areas have been integrated in the architectural design of the apartments to optimise their usability and efficiency of the apartment design.	Yes
4G-1 Common Circulation and Spaces - Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio apartments 4m³. One bedroom apartments 6m³. Two bedroom apartments 8m³. Three+ bedroom apartments 10m³.		
At least 50% of the required storage is to be located within the apartment.		
4G-2 Common Circulation and Spaces Additional storage is conveniently located, accessible and nominated for individual apartments.	Secure and accessible storage are located in the Basement/ Lower Ground Levels and easily accessed from the Lift Lobbies.	Yes
4H-1 Acoustic Privacy Noise transfer is minimized through the siting of buildings and building layout.	Noise transfer has been minimised through the design of the building massing and internal design. Materiality has been considered to further improve with carpets to bedroom areas and awning windows that provide natural ventilation but minimise acoustic aperture.	Yes
4H-2 Acoustic Privacy Noise impacts are mitigated within apartments through layouts and acoustic treatments.	Noise impacts are minimised through locating large services in the Basement/ Lower Ground and silencers in plant rooms as coordinated with the services and acoustic consultant. Mechanical fans on rooftops of low scale buildings are avoided to mitigate acoustic impacts to adjacent buildings and top level apartments.	Yes
4J-1 Noise and Pollution In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings.	Traffic noise from prominent streets have minimal effect on the residents as all apartments has been located above the Ground floor level and awning in principle.	Yes
4J-2 Noise and Pollution Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	An acoustic report has been provided with glazing and external building shell recommendations to mitigate the main sources of noise from vehicles and mechanical plant, detailing to be further developed at CC stage.	Yes
4K-1 Apartment Mix A range of apartment types and sizes is provided to cater for different household types now and into the future.	The current mix of 1, 2 and 3 bedroom units, multi level apartments, through apartments and corner apartments. The generous and fully DDA compliant/ adaptable and silver units are spread across the primary building and the two rear buildings to accommodate specialised lifestyle needs of residents as they age.	Yes
4K-2 Apartment Mix The apartment mix is distributed to suitable locations within the building.	The apartment mix is distributed throughout the buildings to accommodate specialised lifestyle needs of residents as they age.	Yes
4L-1 Ground Floor Apartments Street frontage is maximized where ground floor apartments are located.		Yes
4L-2 Ground Floor Apartments Design of ground floor apartments delivers amenity and safety for residents.	Corner apartments on Ground Floor are carefully considered through fencing and landscaping and generous private open space for residents to enjoy.	Yes
4M-1 Facades Building facades provide visual interest along the street while respecting the character of the local area.	The building facades have been highly articulated to provide visual interest from the streetscape. Masonry brick podiums have been designed to relate to adjacent scales and future streetscape. Upper podiums and towers are setback and recessive adopting a zinc cladding condition.	Yes
4M-2 Facades Building functions are expressed by the façade.	Building functions are expressed through the facades via a number of architectural approaches. The masonry podium adopts a portal frame technique. The brick has been detailed to further enhance the expression of the modularity and material qualities. In contrast the zinc cladding adopt a more smooth and light-weight quality expressing the tower form.	Yes
4N-1 Roof Design Roof treatments are integrated into the building designed and positive respond to the streets.	The proposed roof design is well integrated into the building design. The rooftops are activated with communal open space are articulated with awning shade structures and the expressions of the sky pavilions.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
4N-2 Roof Design Opportunities to use roof space for residential accommodation and open space are maximized.	Landscaped communal open spaces are provided to lower ground, ground floor between the primary building and the two rear buildings. Additionally, landscaping and communal open space has also been provided on the roof of the primary building.	Yes
4N-3 Roof Design Roof design incorporates sustainability features.	Skylights and ventilation systems have been integrated to the roof design.	Yes
4O-1 Landscape Design Landscape design is viable and sustainable.	A diverse selection of planting has been provided, refer to the Landscape Architect's Report.	Yes
4O-2 Landscape Design Landscape design contributes to the streetscape and amenity.	The landscape design contributes to the existing and proposed streetscape and amenity with a highly articulated layering of landscape of mature tree canopies to soft and hard landscaping which further enhance the dialogue between the architectural vernacular and landscape design.	Yes
4P-1 Planting on Structures Soil volume is appropriate for plant growth.	Appropriate soil volume for a diverse range of planting to be provided, refer to the Landscape Architect's Report.	Yes
Minimum soil standards for plant sizes should be provided in accordance with Table 5		
4P-2 Planting on Structures Plant growth is optimized with appropriate selection and maintenance.	Refer to the Landscape Architect's Report.	Yes
4P-3 Planting on Structures Planting on structures contributes to the quality and amenity of communal and public open spaces.	Integrated planters in fencing enriches the communal and public open spaces.	Yes
4Q-1 Universal Design Universal design features are included in apartment design to promote flexible housing for all community members.	Refer to Access Report illustrating compliance of the proposal.	Yes
4Q-2 Universal Design A variety of apartments with adaptable designed are provided.	14 (10% of total apartments minimum) adaptable apartments are proposed with a variety of apartment typologies such as 1-bed apartments, 2-bed apartments, 3-bed apartmentsthrough apartments, corner apartments to accommodate a range of lifestyles.	Yes
4Q-3 Universal Design Apartment layouts are flexible and accommodate a range of lifestyle needs.	Apartment layouts and typologies have been designed to promote flexible arrangement and accommodate a range of lifestyle needs.	Yes
4R-1 Adaptive Reuse New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	Yes

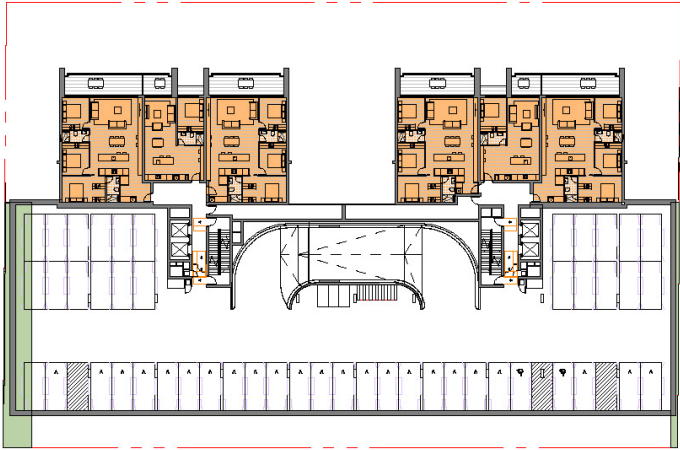
ADG Assessment Table

Objective	Assessment	Achieved
4R-2 Adaptive Reuse Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	N/A
4S-1 Mixed Use Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposal is consistent with Ryde Council DCP and Housing SEPP 2021.	Yes
4S-2 Mixed Use Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Clear residential entries are seen from the public domain and commercial entries are clearly separated from residential entries. Secure building and carparking entries are provided through an intercom system to be developed further at CC stage.	Yes
4T-1 Awnings and Signage Awnings are well located and complement and integrate with the building design.	Two awnings sitting within the portal voids are proposed to create an entry to the building. detailing to be further developed at CC stage.	Yes
4T-2 Awnings and Signage Signage responds to the context and desired streetscape character.	No signage proposed, subject to future approvals.	Yes
4U-1 Energy Efficiency Development incorporates passive environmental design.	The orientation of the built form on site captures the cool summer north east winds and the strong south west winds. Natural Ventilation and solar amenity both meet the prescribed requirements stipulated in the ADG guidelines. The facade elements have been designed to provide deep shading and minimise solar heat gain in the apartments. The planters integrated with the design of the balconies contribute to an overall positive living environment. The design of a majority of apartments allows for cross ventilation, thereby reducing reliance on technology and operation costs.	Yes
4U-2 Energy Efficiency Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer.	The use of brick with high thermal mass will potentially reduce peak temperatures and smooth out fluctuations in internal temperatures. Overall, the thermal comfort of residents has been carefully considered during the design process.	Yes
4U-3 Energy Efficiency Adequate natural ventilation minimises the need for mechanical ventilation.	The design of a majority of apartments allows for natural cross ventilation, thereby reducing reliance on technology and operation costs.	Yes
4V-1 Water Management and Conservation Potable water use is minimised.	Refer to BASIX Report for design guidance.	Yes
4V-2 Water Management and Conservation Urban stormwater is treated on site before being discharged to receiving waters.	Refer to Civil Engineer's Report for the treatment of stormwater in accordance to Council's requirements.	Yes
4V-3 Water Management and Conservation Flood management systems are integrated into the site design.	Refer to Civil Engineer's Report for the OSD design in accordance to Council's requirements.	Yes
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Bin chutes are provided to all levels which go down to Basement 1. A waste holding room is located in the ground floor loading dock which the garbage truck would enter and collect the waste. Additionally, a bulky goods room is also located in the ground floor loading dock area for convenience	Yes
4W-2 Waste Management Domestic waste is minimised by providing safe and convenient source separation and recycling.	Separate bins for general waste, recycling, green and FOGO bins are provided.	Yes
4X-1 Building Maintenance Building design detail provides protection from weathering.	The proposal implements materials such as brick, render and colour back glass which are durable and weather well. Recessed balconies, horizontal shading devices, expressed trims and expressed slabs help to protect walls and operable openings.	Yes
4X-2 Building Maintenance Systems and access enable ease of maintenance.	To be developed in CC stage.	Yes
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs	The proposal implements high quality materials such as brick, dark bronze cladding, zinc cladding and glass which are durable and reduce ongoing maintenance costs.	Yes

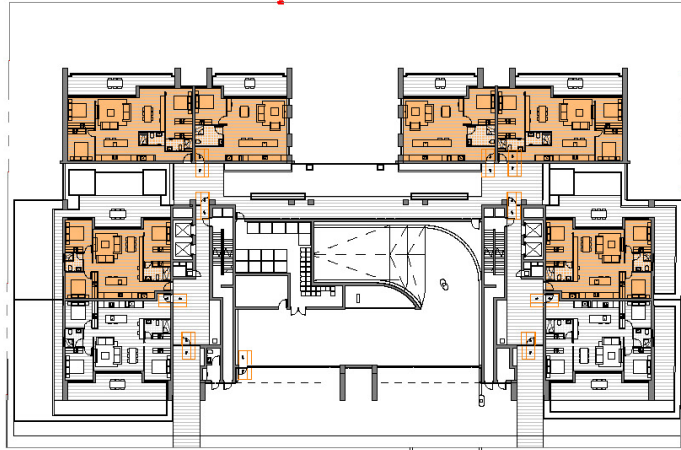
ADG

Solar Access

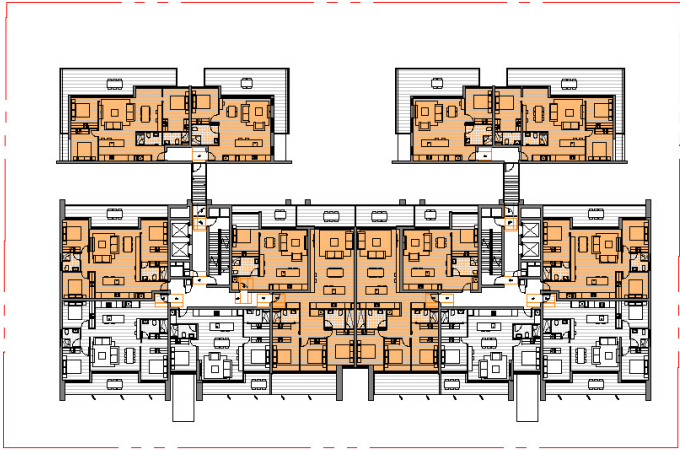
The below Site A Solar Access and Cross Ventilation diagrams shows ADG compliance achieving 70% 3hrs solar access.



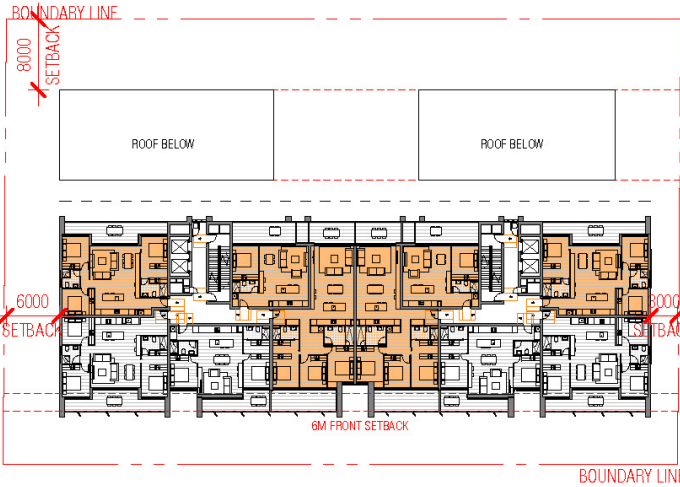
8 LOWER GROUND/ LOWER GROUND 1 FLOOR PLAN
SCALE1 : 750



1 GROUND LEVEL BLAXLAND ROAD
SCALE1 : 750



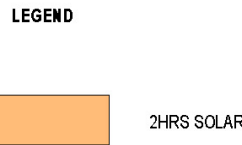
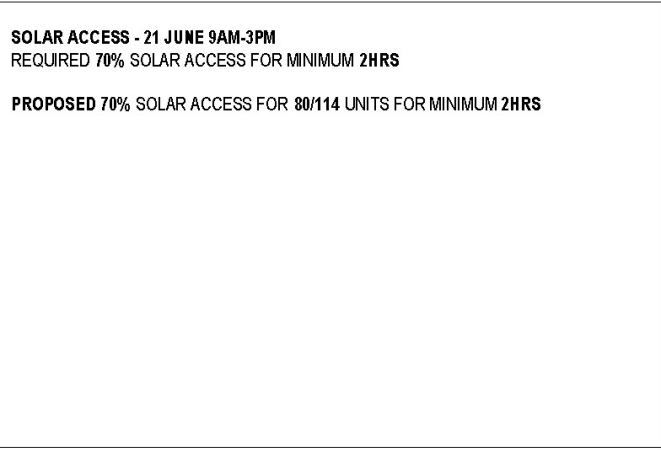
7 LEVEL 1
SCALE1 : 750



5 LEVEL 2-3
SCALE1 : 750



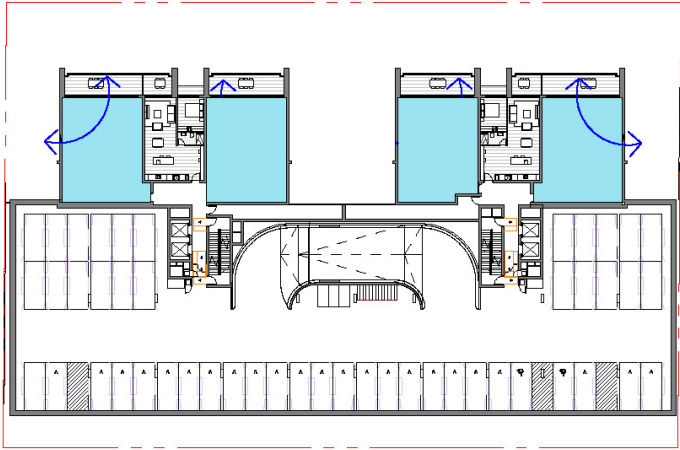
4 LEVEL 4-9
SCALE1 : 750



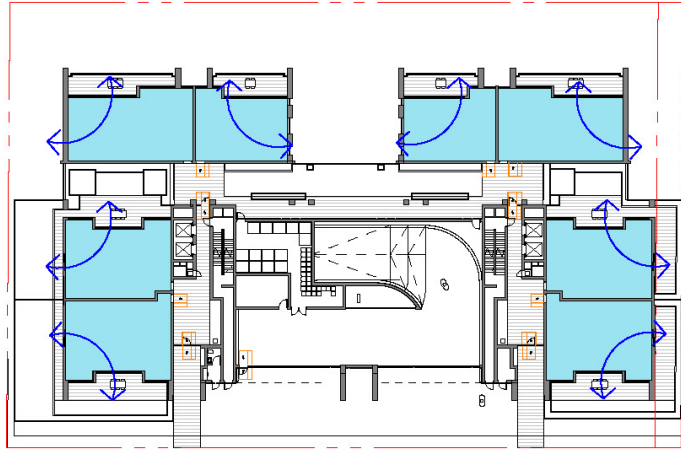
ADG

Cross Ventilation

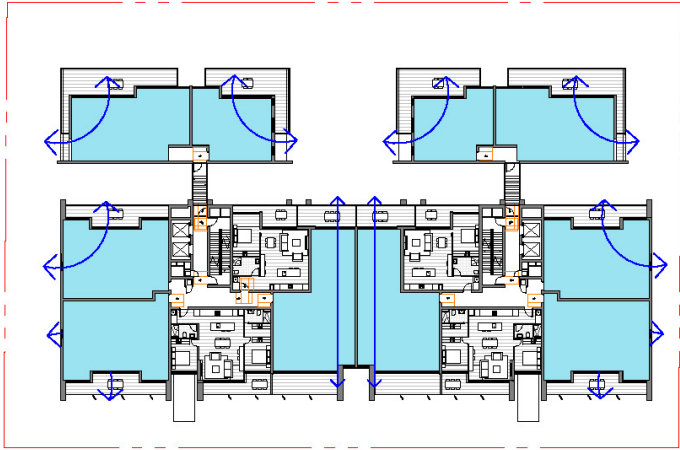
The below Site B Solar Access and Cross Ventilation diagrams shows ADG compliance achieving 60% cross ventilation.



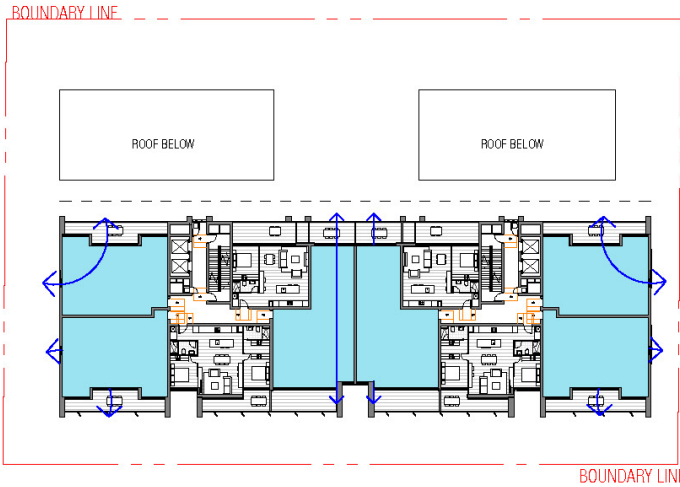
8 LOWER GROUND/ LOWER GROUND 1 FLOOR PLAN
SCALE1 : 750



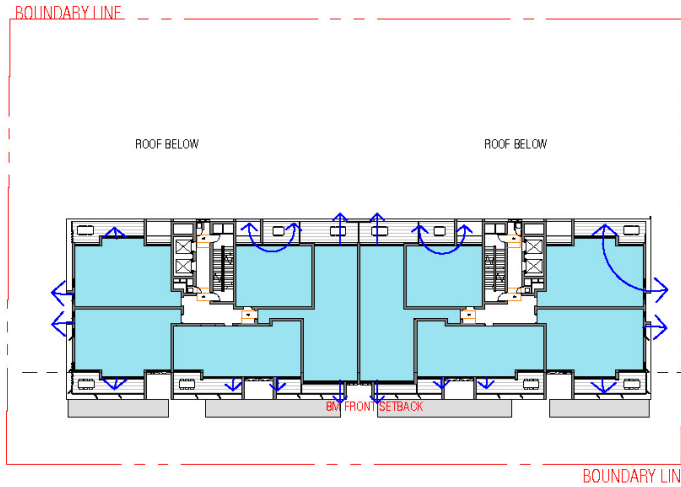
1 GROUND LEVEL BLAXLAND ROAD
SCALE1 : 750



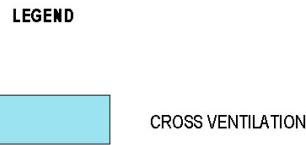
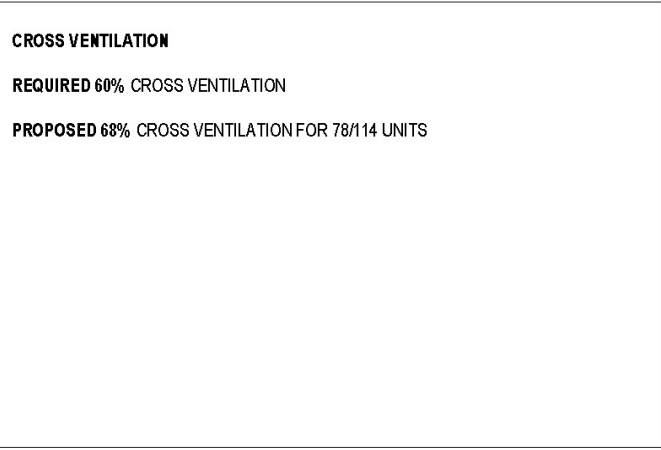
7 LEVEL 1
SCALE1 : 750

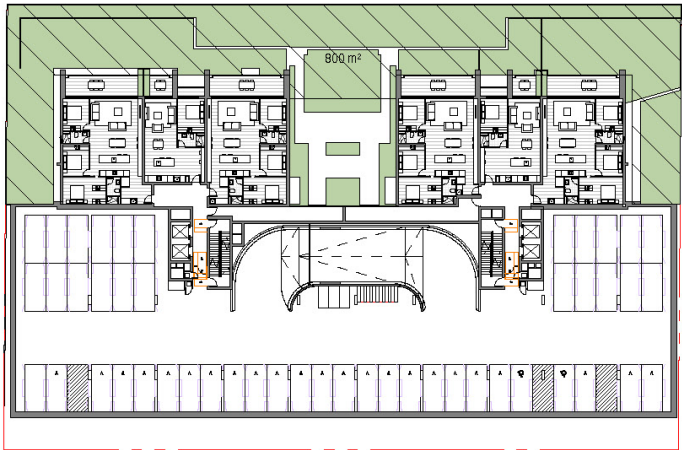


5 LEVEL 2-3
SCALE1 : 750



4 LEVEL 4-9
SCALE1 : 750



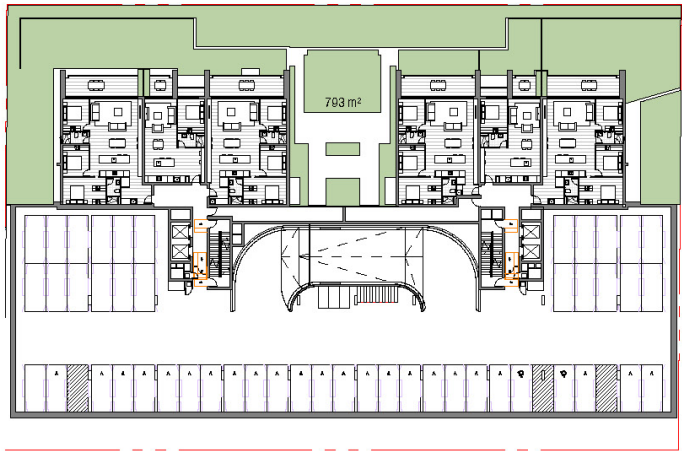


2 DEEP SOIL - LOWER GROUND/ LOWER GROUND 1 FLOOR PLAN
SCALE1 : 750

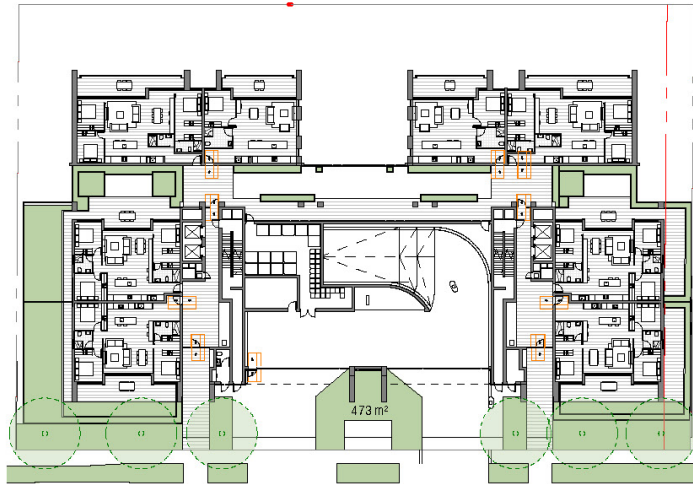
DEEP SOIL AREA	
TOTAL SITE AREA	3832.1m ²
REQUIRED	268.2m ² (7%)
TOTAL DEEP SOIL PROPOSED	800m ² (20.9%)

DEEP SOIL AREA
DCP 5.2.14 SITE COVER AND DEEP SOIL ZONES
The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential uses in a mixed-use development). It is to be provided preferably in one continuous block but otherwise with no dimension (width or length) less than 6 metres.

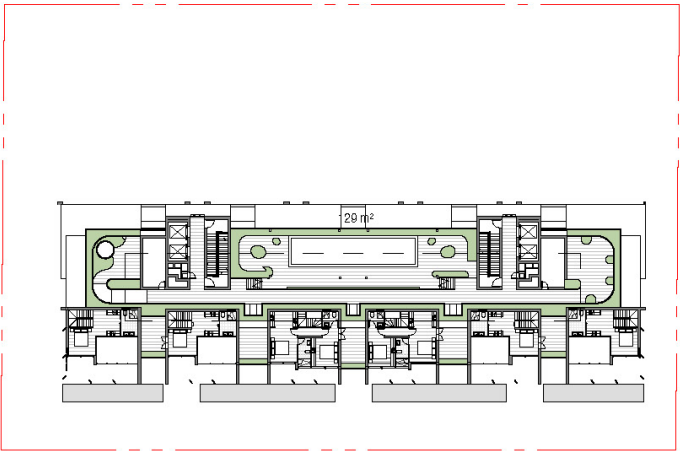
LANDSCAPE AREA	
SITE AREA	
TOTAL SITE AREA	3832.1m ²
REQUIRED	1149.6m ² (30%)
TOTAL PROPOSED	1395m ² (36.4%) (1266m ² ACHIEVEABLE ON GROUND)



8 LANDSCAPE - LOWER GROUND/ LOWER GROUND 1 FLOOR PLAN
SCALE1 : 750

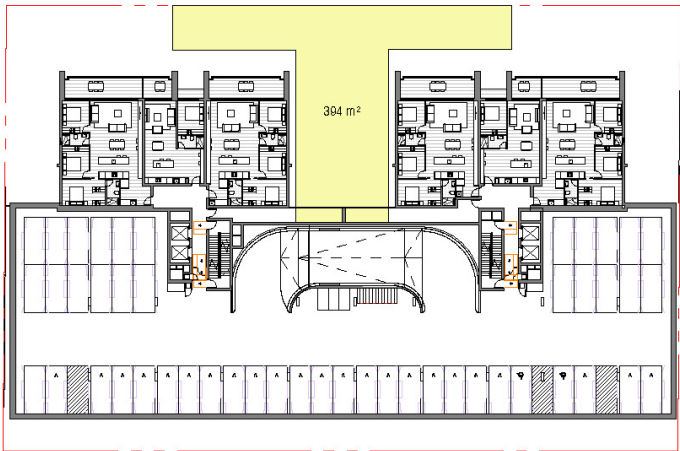


1 LANDSCAPE - GROUND LEVEL BLAXLAND ROAD
SCALE1 : 750

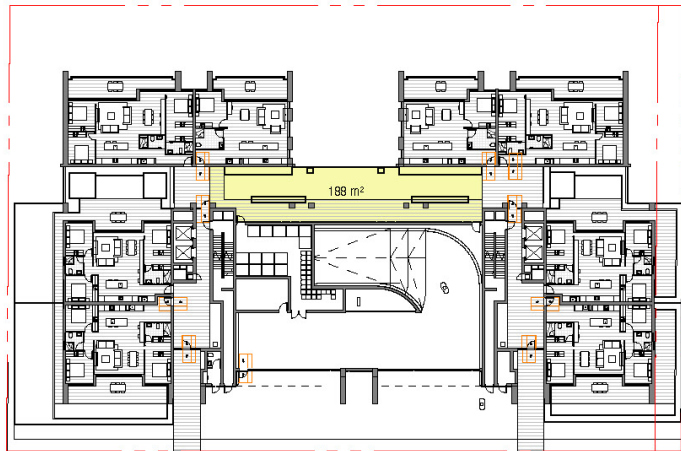


6 LANDSCAPE - ROOF
SCALE1 : 750

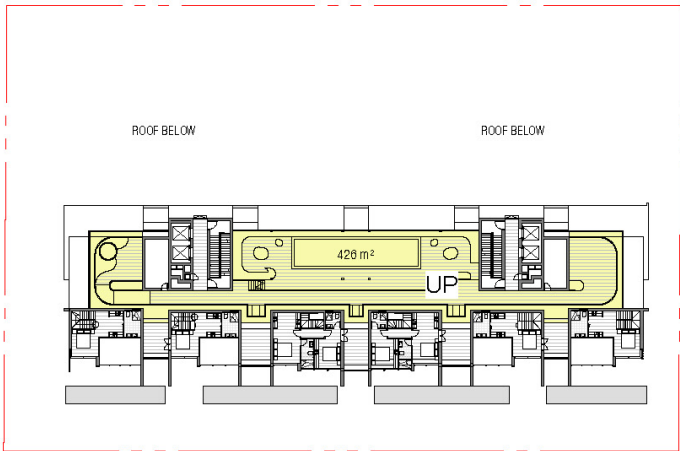
LEGEND		
DEEP SOIL	LANDSCAPE AREA	
	SSDA	



8 LOWER GROUND/ LOWER GROUND 1 FLOOR PLAN
SCALE1 : 750



1 GROUND LEVEL BLAXLAND ROAD
SCALE1 : 750



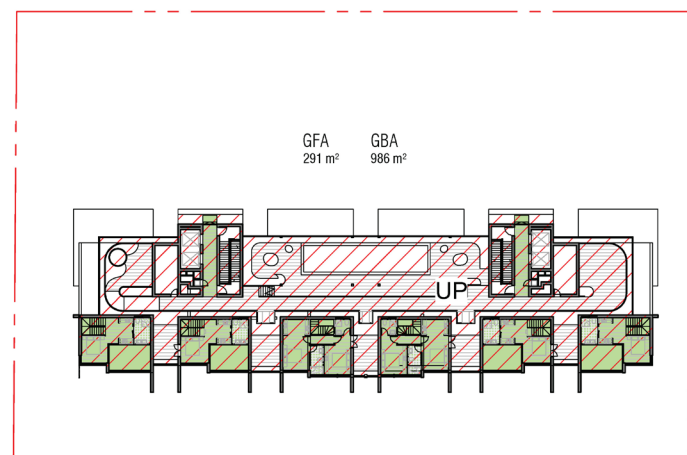
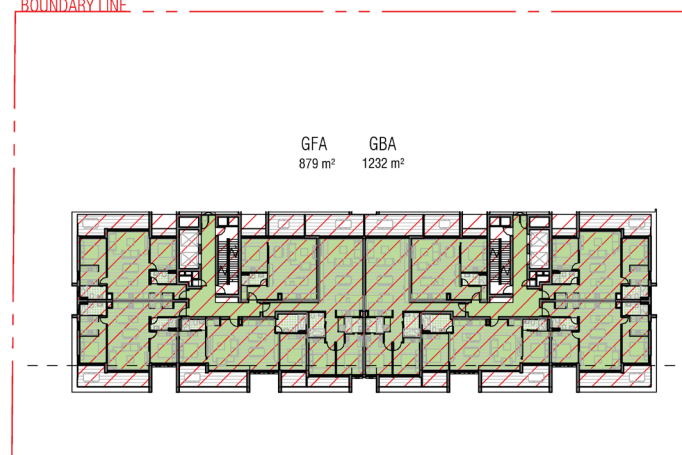
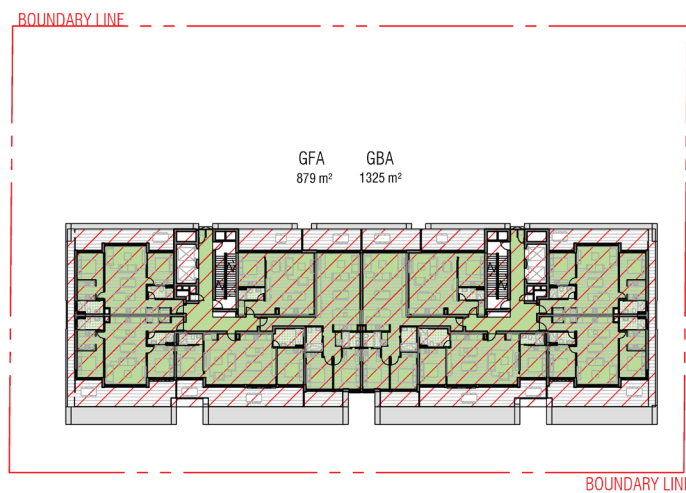
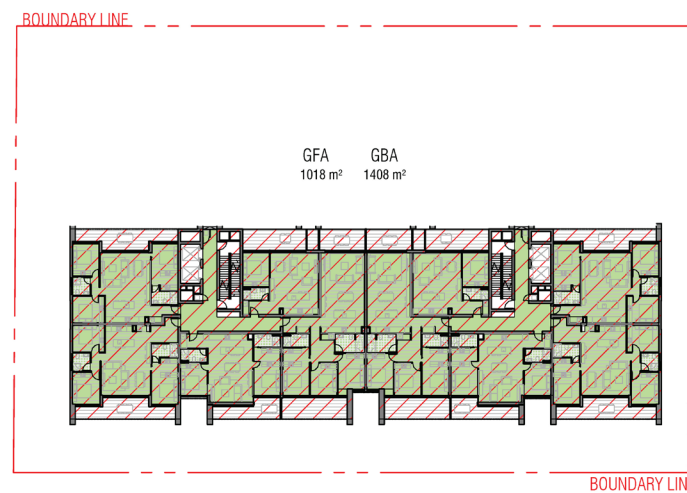
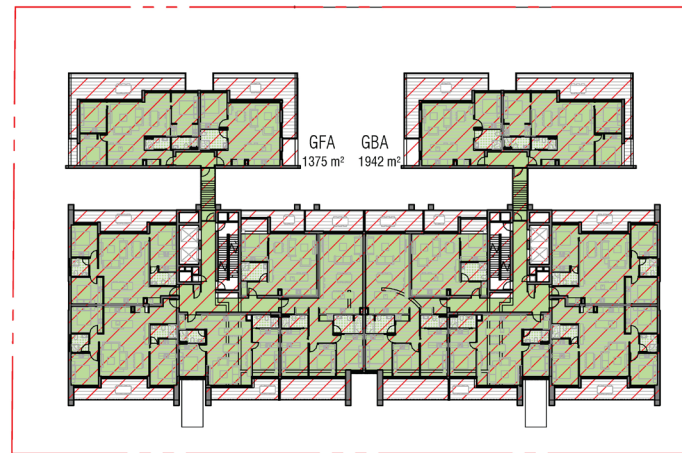
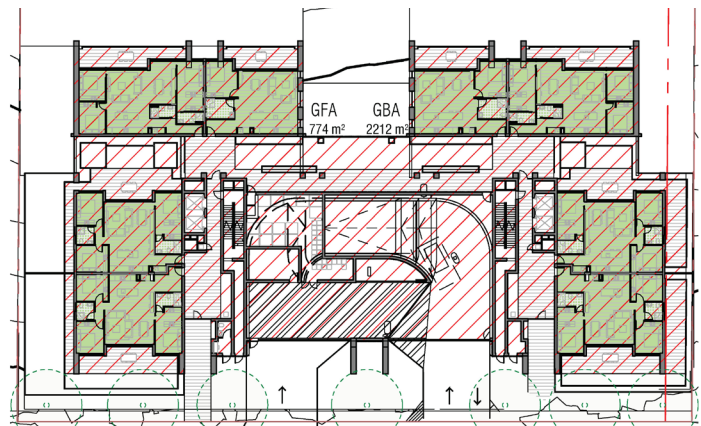
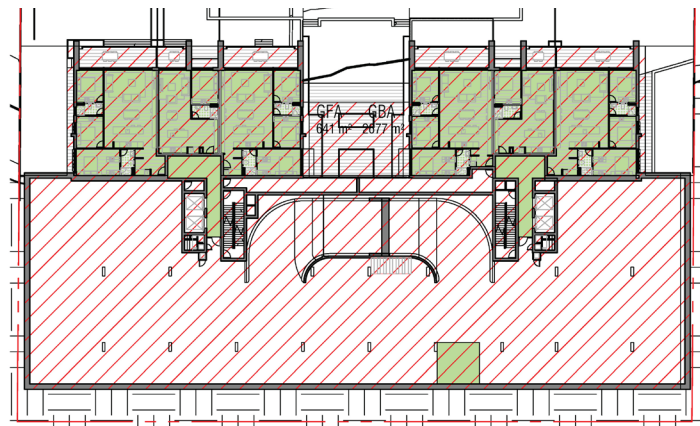
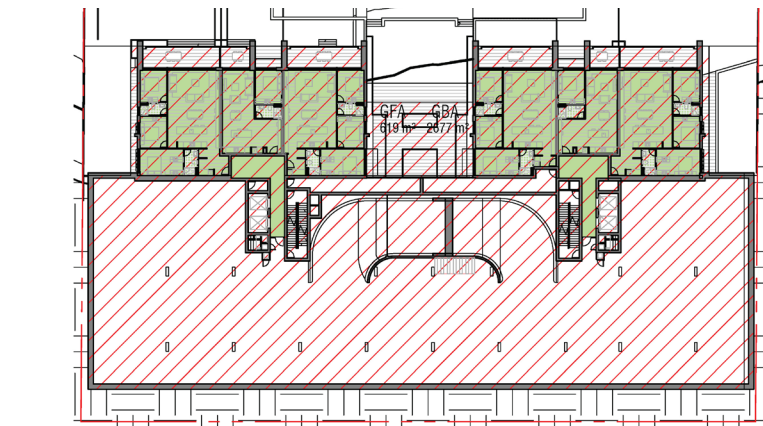
6 ROOF
SCALE1 : 750

COMMUNAL OPEN SPACE	
ADG OBJECTIVE 3D-1	
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).	
SITE AREA	
TOTAL SITE AREA	3832.1m ²
REQUIRED	958m ² (25%)
LOWER GROUND FLOOR	582m ²
ROOFTOP	426m ²
TOTAL PROPOSED	1008m ² (26.3%)

LEGEND		
COMMUNAL OPEN SPACE	DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE	

GFA Schedule

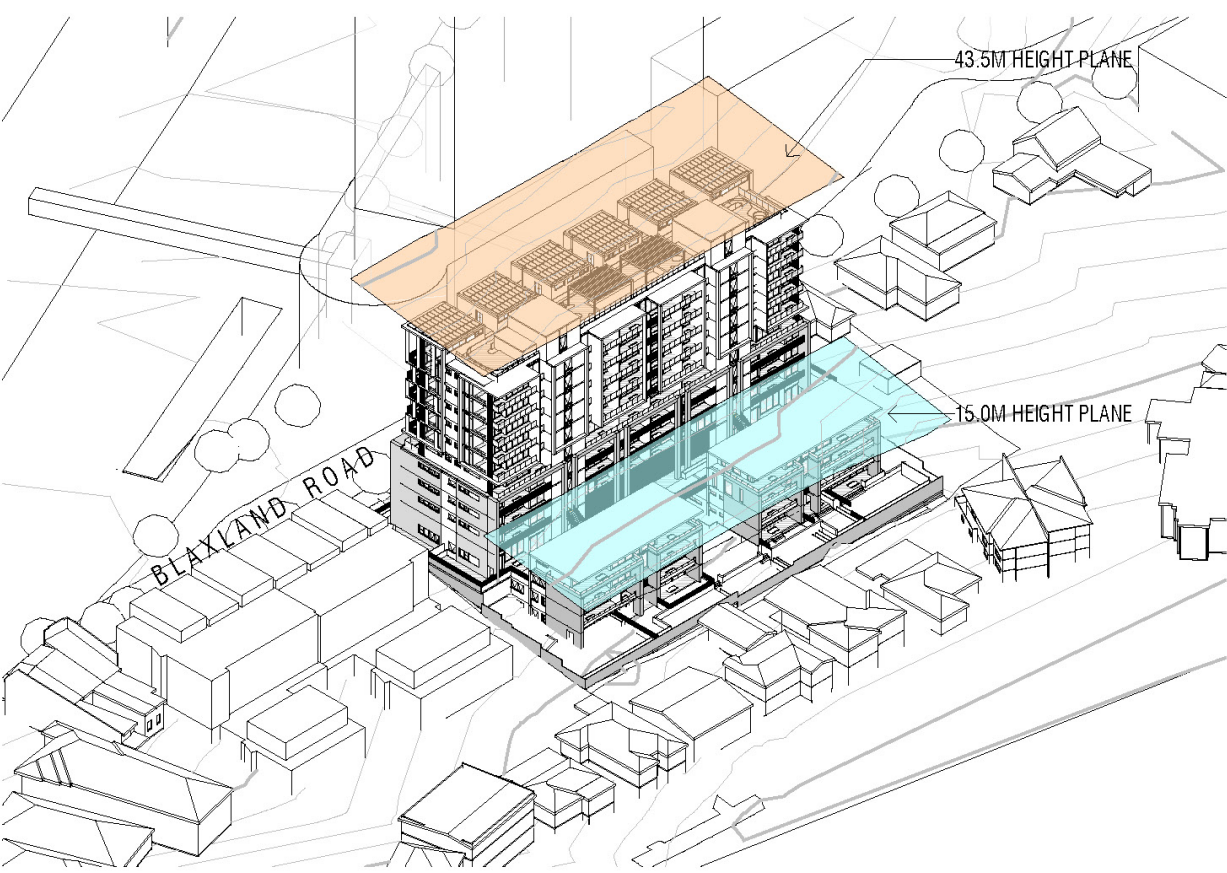
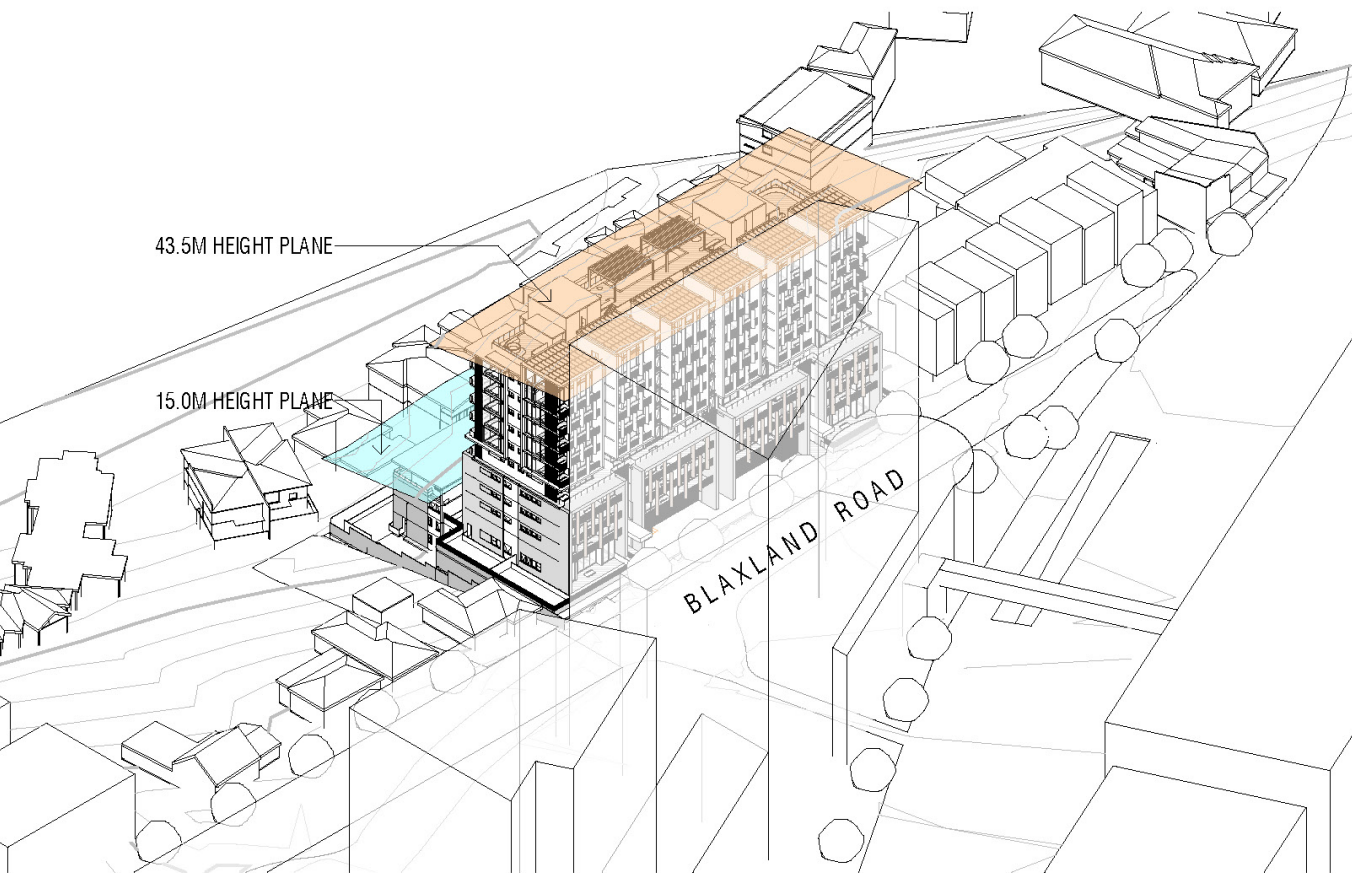
GFA Schedule



Level	Lift Rise	Use	Height m	GBAm²	GFAm²
Basement 2		Carpark	2.95	1810	
Basement 1		Carpark	2.95	1944	
Lower Ground		Carpark/ Residential	3.2	2677	619
Lower Ground 1		Carpark/ Residential	3.2	2677	641
Ground Floor		STREET LEVEL	5.15	2212	774
Level 1	PODIUM	Residential	3.20	1942	1375
Level 2	PODIUM	Residential	3.20	1408	1017
Level 3	PODIUM	Residential	3.20	1408	1017
Level 4	TOWER	Residential	3.20	1232	879
Level 5	TOWER	Residential	3.20	1232	879
Level 6	TOWER	Residential	3.20	1232	879
Level 7	TOWER	Residential	3.20	1232	879
Level 8	TOWER	Residential	3.20	1232	879
Level 9	TOWER	Residential	3.20	1232	879
MEZZANINE	TOWER	Residential	3.20	986	291
Total (m2)				24456m²	11008m²

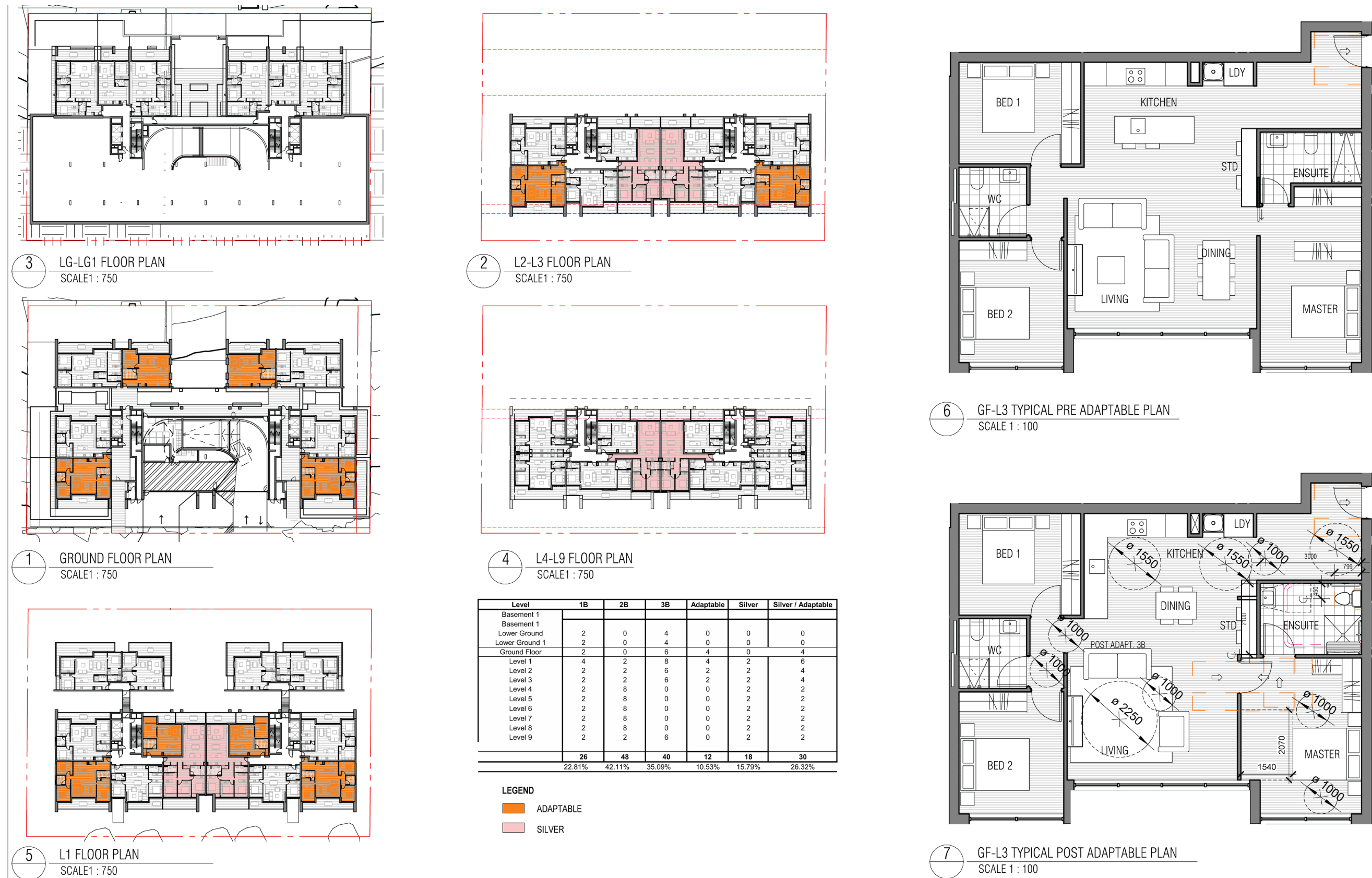
Height Plane

Height Plane



DDA Schedule

DDA Schedule



DDA Schedule

DDA Schedule



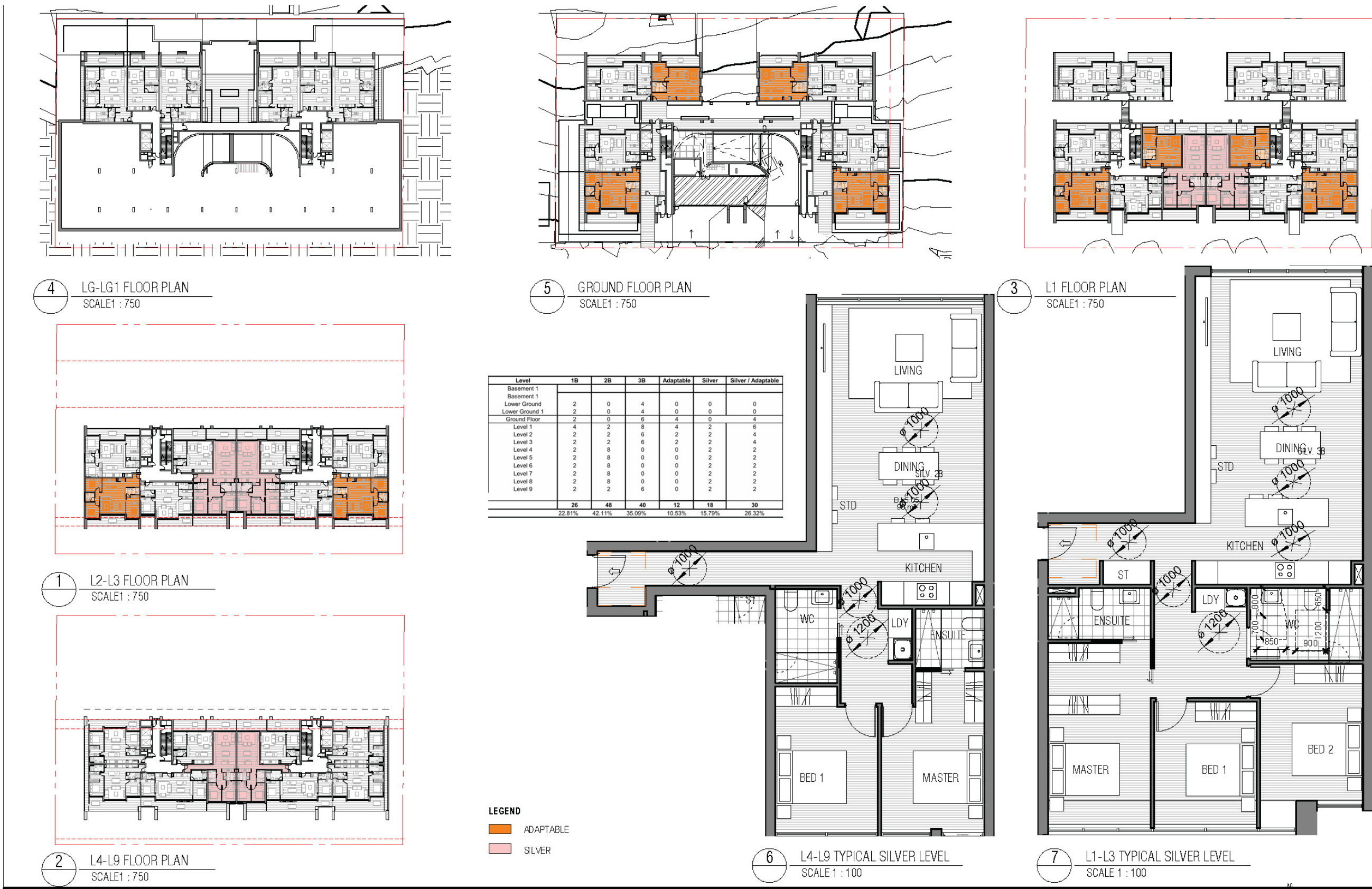
DDA Schedule

DDA Schedule



DDA Schedule

DDA Schedule



Photomontage

View 1



Photomontage

View 2



Photomontage

View 1



Photomontage

View 2



Photomontage

View 1



Photomontage

View 2



Photomontage

View 1



Photomontage

View 2

