

2. Residential Amenity Response

• Provide a revised ADG assessment and calculations that considers the proposed buildings individually in relation to solar access, natural cross-ventilation, deep soil and communal open space.	Refer to updated DA-00-0100, DA-93-0200 & DA-94-0000
• The provision of apartment 1.00.01 should be reviewed given it would not be cross-ventilated would receive every limited solar access and limited privacy, and provides a bedroom within 3m of the loading dock roller door and service areas, contrary to objective 4H-1 of the ADG.	The existing apartment 1.00.01 has been removed. The space has been changed to mailbox wall and visitor bicycle parking space.
• Provide further consideration of the amenity of apartment 2.02.13 and the six identical apartments above, given they would not be cross-ventilated, would receive limited solar access, only satisfy minimum size and balcony size recommendations, and have limited	Refer to updated DA-10-5200, DA-10-5300, DA-10-5400, DA-10-5500, DA-10-5500 & DA-10-5600. Given this is the single-aspect apartment facing to the west, these 7 apartments are less desirable than most of the others in the development. It is notably the application still achieve 70% solar & 60% cross ventilation compliance. Attached floor plan illustrates furnished layout of bedroom apartment providing good, essential amenity and ample space to moving around the furniture. Additionally a window is added to the living room, improving natural ventilation.

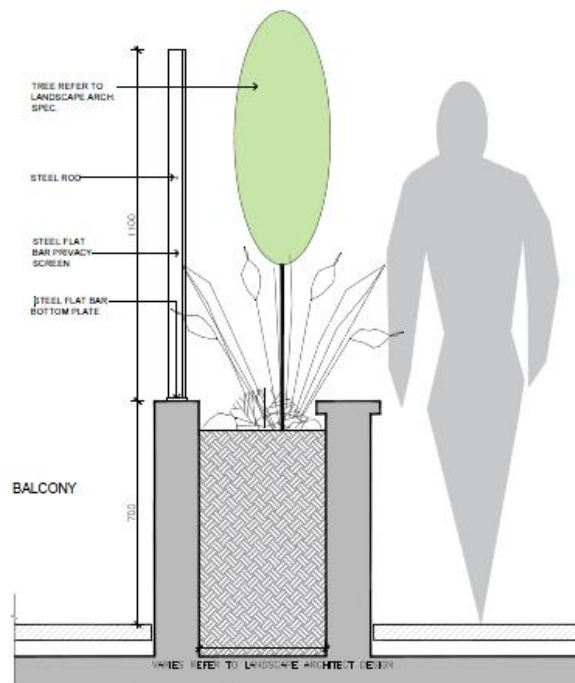
outlook and privacy
(due to orientation
directly towards No.
4 Murray Rose
Avenue).



- Demonstrate how privacy and amenity would be achieved to the balcony/living areas of apartments 1.00.01, 1.00.02, 1.00.03, 1.00.10, 1.01.13, 1.01.14, 1.08.01, 2.00.01, 2.01.01, 2.01.02 and 2.01.03. Consideration must also be given to the implication of any proposed privacy screens/landscaping on solar access to these apartments.

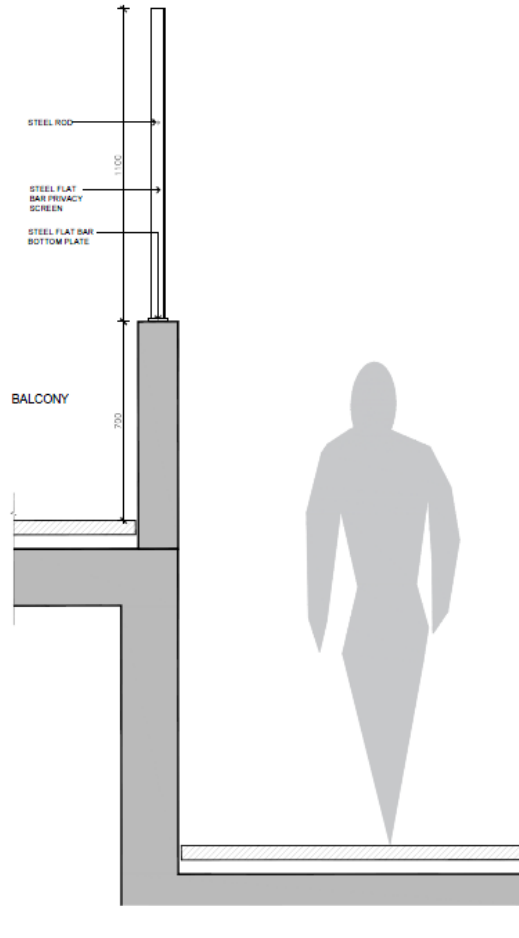
1. APT 1.00.01, 1.00.02, 1.00.03, 1.00.10, 2.00.01, 2.01.01, 2.01.02 & 2.01.03

Vertical slatted fence is proposed to screen any direct overlooking and additional planting increase sense of privacy as well as soften the green edge.



2. APT 1.01.13 & 1.01.14

Where the balconies are right along the boundary, the 1.8m tall fence detail is proposed with 700mm high solid balustrade, preventing any concerns of overlooking.

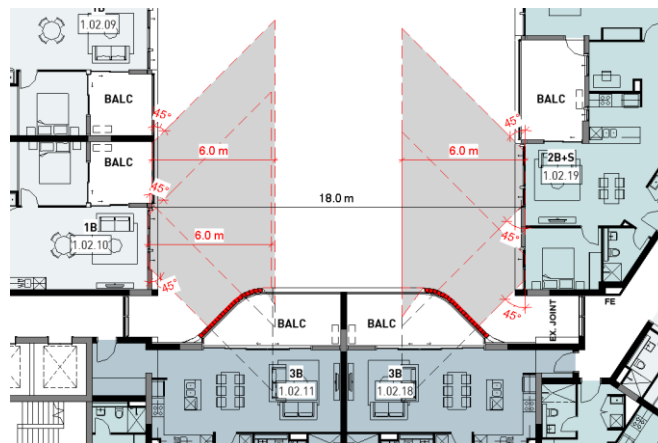


3. APT 1.08.01

Refer to DA-10-2600 (B). 2m high slat fence is provided.

- Provide further information and consideration regarding the proposed privacy mitigation measures and lines of sight between the balconies serving apartments 1.02.11 and 1.02.18 (and the identical apartments above), and the habitable rooms and balconies of units 1.02.10 and 1.02.19 (and the identical apartments above).

Vertical louvre at balcony is provided additional privacy to 1.02.11 & 1.02.18 (and the identical apartments above) from the neighbouring.



	
Confirm why apartments 1.07.13 and 1.07.14 are identified as cross-ventilated in drawing DA-94-0000	Apartments 1.07.13 and 1.07.14 are not cross-ventilated. Refer to updated DA-94-0000 Cross Ventilation Compliance Diagram, showing overall 60% compliance.
Provide plans demonstrating compliance with ADG minimum storage volume recommendations (including provision of a minimum of 50% within the apartment)	Refer to new series 70 - Storage Schedules and Plans.
Provide revised plans demonstrating deep soil area calculations and clearly identifying areas that satisfy the ADG 6m minimum dimension recommendation. It also appears the deep soil area illustrated on drawing L0.01 includes the area occupied by balconies on the eastern side of both proposed buildings,	Refer to Appendix J for deep soil dimensions. S1 

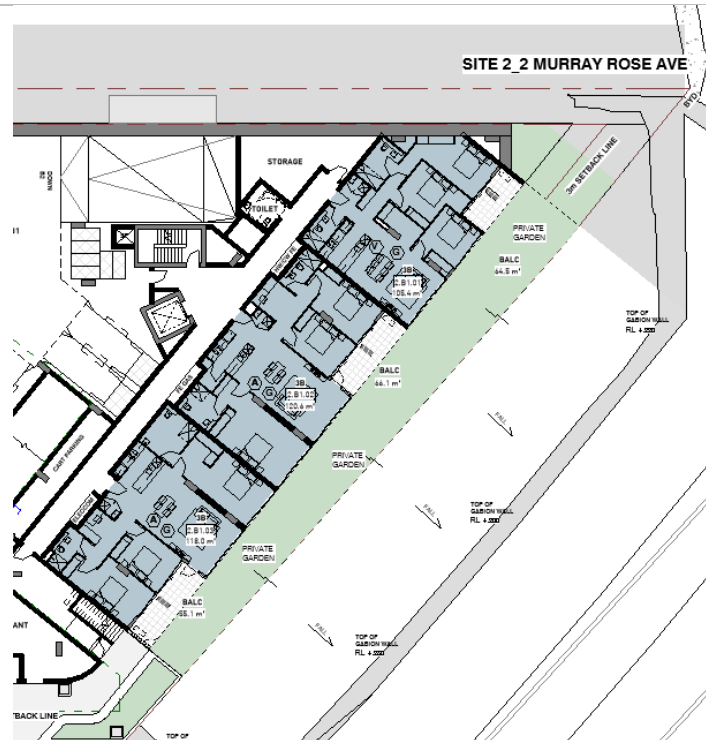
as shown on the
architectural plans.

S2

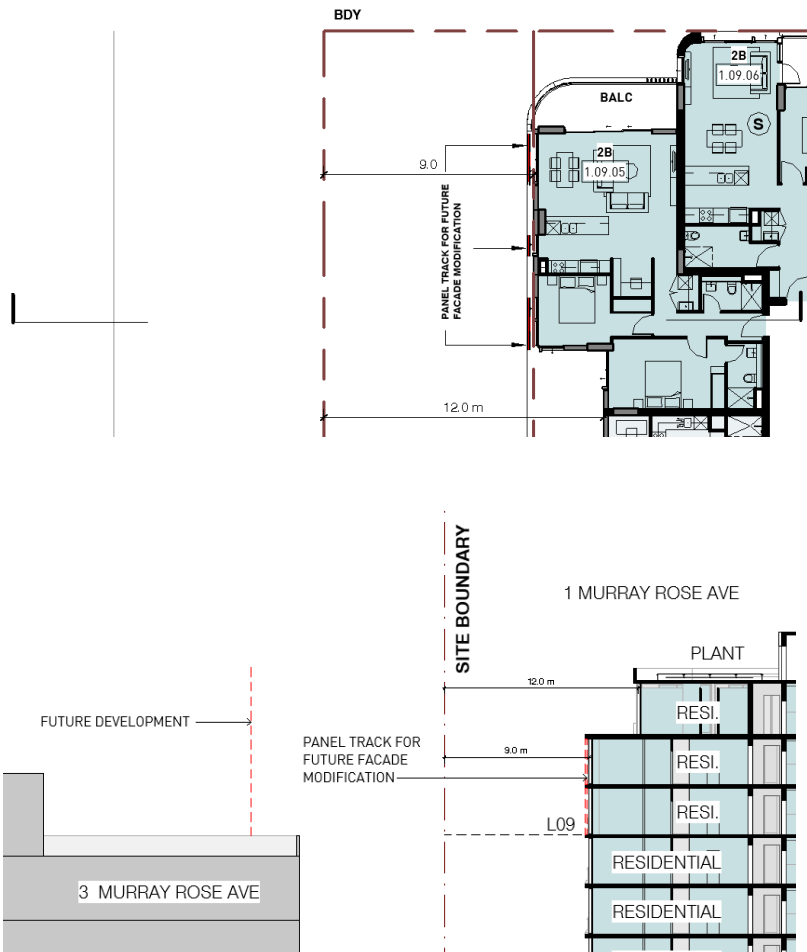


Updated Architectural Plan DA-10-1900 & DA-10-4900





- Provide further details of proposed privacy mitigation measures on western elevation of Building 1 (level 9 and above)



8. Plans and Images

• Provide an architectural site plan illustrating the proposed development, including setback dimensions.	Refer to new sheet DA-00-0500
• Provide a plan that overlays the proposed site plan with SSP SEPP and Master Plan building height control	Refer to updated DA-31-0000
• Provide long sections through the eastern and western wings of Building 1	Refer to new sheet DA-30-0010
• Provide long sections through the northern and southern portions of Building 2	Refer to existing drawing DA-30-0100
• Provide elevations/sections illustrating the relationship of Building 1 and Building 2 to the eastern elevations of 3 and 4 Murray Rose Avenue respectively.	Refer to new sheet DA-30-0010 & updated DA-30-0200
• Revise elevation drawings to include maximum building height control lines	Refer to Appendix J.
• Provide RLs for the land adjacent to the north boundary of Building 1 on drawing 10-2100 and adjacent to the western elevation of Building 2 on drawings 10-5100 and 10-5200	Refer to DA-10-2100, DA-10-2200, DA-10-5100 & DA-10-5200