

# 4.7 SEPP 65 design statement amenity

**EASTLAKES**  
TOWN CENTRE PROJECT

## PRINCIPLE 7 - AMENITY

### SEPP 65 Design Quality

*Good design provides amenity through the physical, spatial and environmental quality of a development.*

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

### Proposal

The floor plans have been designed to offer variety in the unit types. They aim to maximise dual aspect, natural ventilation and cross ventilation through the different unit types. Corner units, cross through units, duplexes and terraces all enjoy dual aspect. Deep slots are used to break up the building mass and maximise opportunities for dual aspect, light penetration and cross ventilation.

All units have a private out door space. This space is accessed from the main living space and in most cases it can also be accessed via the master bedroom. Further privacy has been given to the units along the park edge as well as Evans Avenue through the use of timber batten screens on the external face of the balconies. The balconies have been proportioned to match the units. They are sized to be furnishable with tables and chairs to facilitate active outdoor living.

All of the units have been designed to maximise solar access. Of the 361 apartments (excluding the 82 serviced apartments), only 4.4% are single aspect south facing. The block layout allows for good north and/or western aspects to the units overlooking the park, Evans Avenue, Gardeners Road and Barber Avenue.

Each unit has a minimum of 3m3 of storage internally plus a further minimum 3m3 of secure basement storage.

All of the apartments aim to provide a simple layout with a clear line of circulation. The units are predominantly entered centrally to allow a clear delineation between living and sleeping spaces.

The rooms in the apartments are well sized and are of useable proportions. All of the unit depths allow natural light through the living space to the kitchen. The development also provides a series of adaptable apartments, allowing for doorways and circulation spaces required by AS1428/4299. Cross ventilation occurs in over 70% of the apartments.

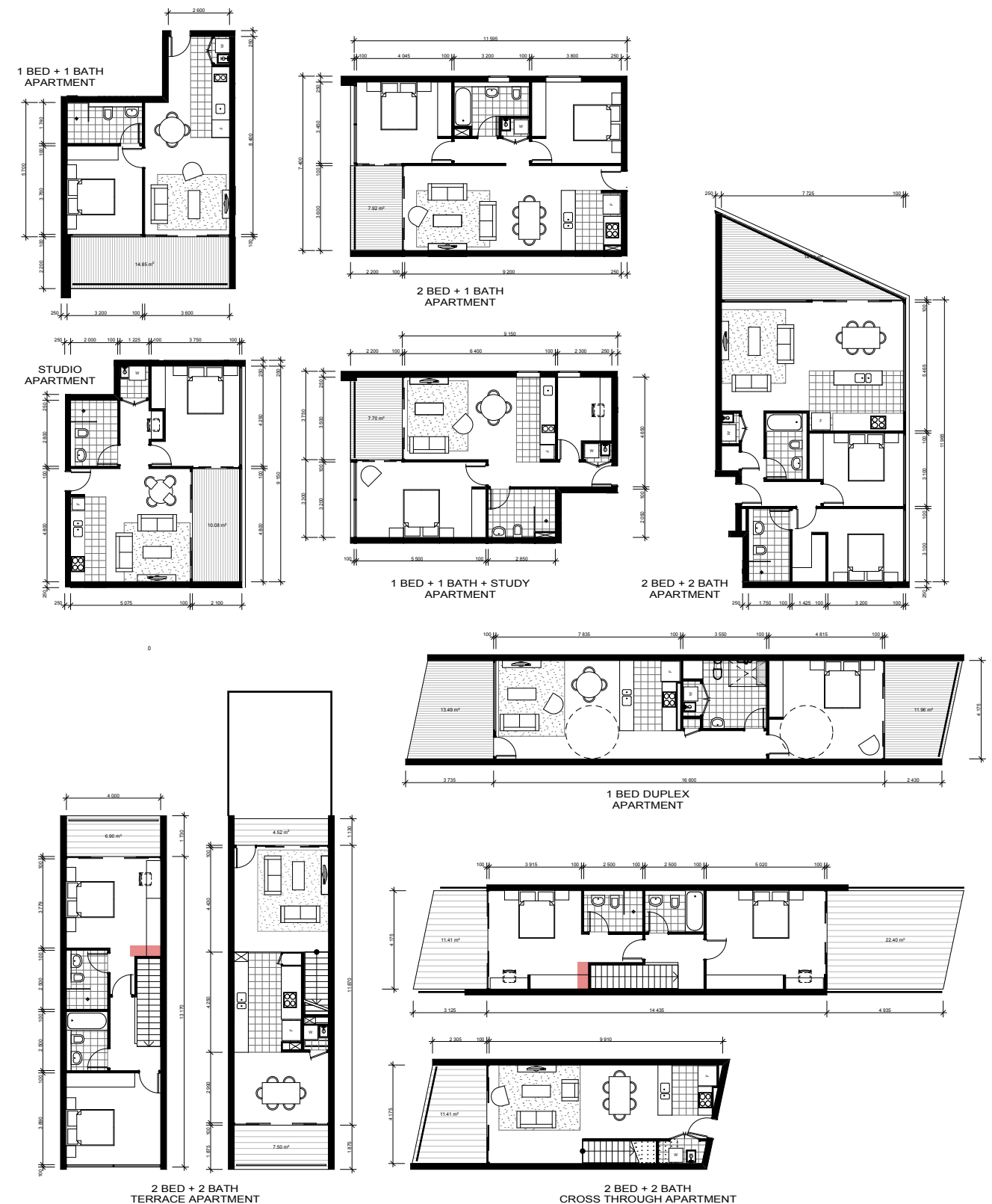
Residents will enjoy a variety of views due to the layout of the blocks. There are views of the park, the surrounding street, the Australian Golf Course, views of the city and views of the landscaped podium.

The internal ceiling heights in the residential are 2.7m and 2.4m in the bathrooms.

The apartment mix is as follows:

- Studio – 2%
- 1Bed - 42%
- 2 Beds – 53%
- 3 Beds – 3%

(Please refer to Statement with regards to local demands and unit sizing provided by Hill PDA)





# 4.7 SEPP 65 design statement amenity

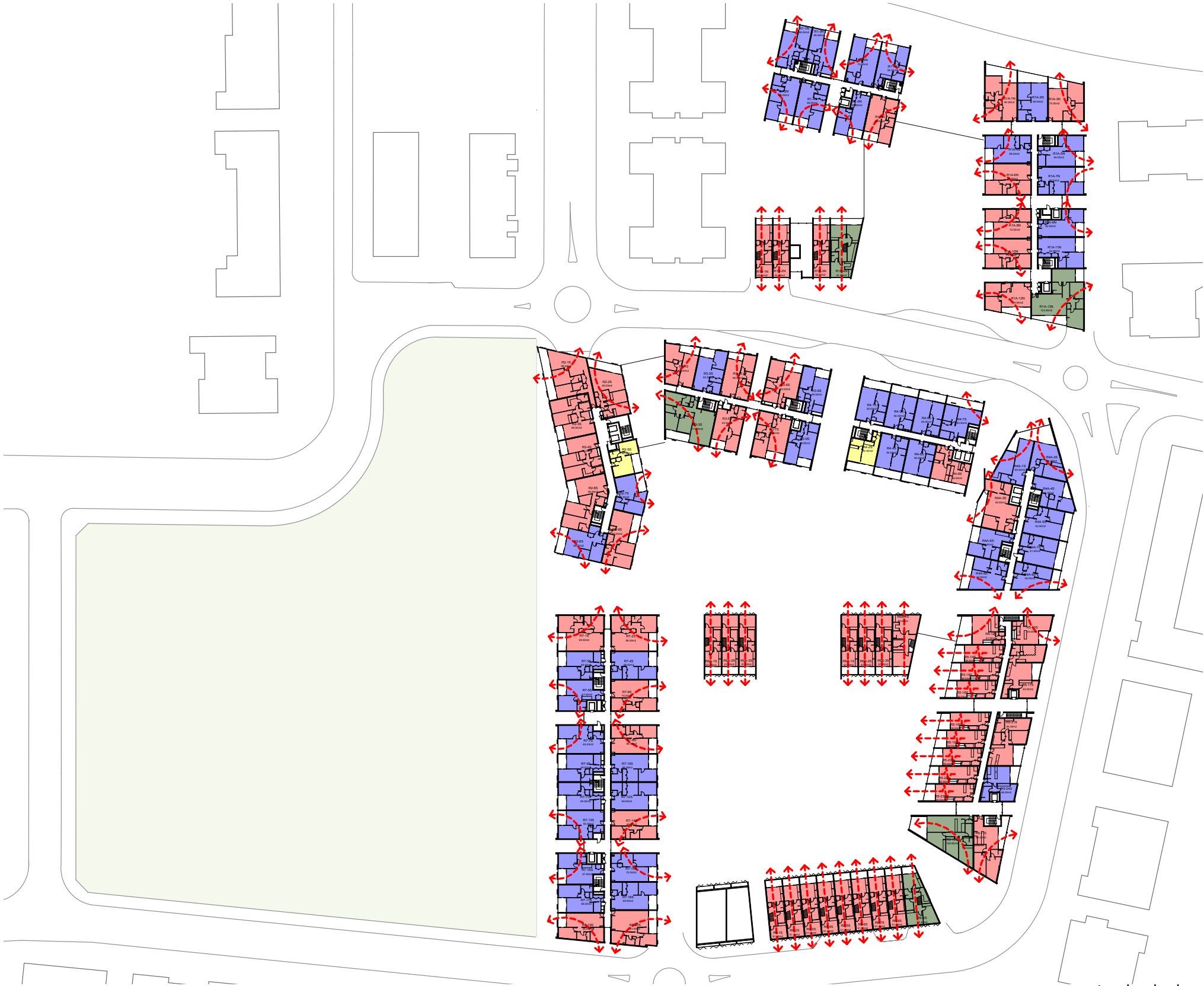
All Buildings excluding serviced apartments	total number of apartments	361				
Requirement	no limit	max 10%	Min 70%	Min 60%	Min 25 %	Min 20%
level	dual aspect apartments	south facing single aspect apartments	3 hours of sun to living areas & private open space: mid winter from 9am - 3pm	cross ventilated apartments	naturally ventilated kitchens	barrier free apartments
level 1	65	3	58/84 comply = 78%	70	78	84
level 2	50	3	44/76 comply = 57%	55	69	76
level 3	40	2	34/62 comply = 55%	45	57	62
level 4	47	5	33/62 comply = 53%	45	57	60
level 5	45	3	29/49 comply = 59%	40	47	49
level 6	13	0	15/21 comply = 72%	14	21	21
level 7 & 8	4	0	6/9 comply = 67%	4	9	9
TOTALS	73.1%	4.4%	219/361 comply = 61% (+85 on the east 2.5hrs only = 84%)	75.6%	93.6%	100.0%





# 4.7 SEPP 65 design statement amenity

Cross ventilation occurs in over 70% of apartments.



typical plan

**legend**

1 bedroom

2 bedroom

3 bedroom

studio

ventilation path





# 4.8 SEPP 65 design statement security

## PRINCIPLE 8 - SAFETY & SECURITY

### SEPP 65 Design Quality

*Good design provides amenity through the physical, spatial and environmental quality of a development.*

*This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private open space.*

### Proposal

The proposed development design aims to allow for good passive surveillance on all streets and edges. The Eastlakes reserve which is currently not addressed by the existing centre will become a focus for the development.

Along the reserve/ park edge, the proposed development seeks to activate the entire length through retail and apartments. The new 'market square' will also engage with the park. The ground level of the development predominantly has retail on all streets. Above the retail sits the residential with a landscaped podium. The residential is accessed from multiple entries on the different streets that surround the sites.

There is an entry from the market square to Building 2. There are entries along the park edge, in between the retail, to the residential. This will allow a constant stream of pedestrians, shoppers and residents along the 'boardwalk'. By having the apartments above the retail, a constant level of passive surveillance will occur over the park.

Evans Avenue is double sided with retail and residential, again allowing for further activation of what is currently a single sided space. There are a number of residential lobbies along either side of the street.

Barber Avenue currently consists of loading docks all along the site faced by residential across the street. The new proposal will reduce the loading frontage to a minimum and enclose it. The eastern side of Barber Avenue will now consist of retail and residential above. Again, residential entries are also located along the street.





# 4.9 SEPP 65 design statement social

## PRINCIPLE 9 - SOCIAL

### SEPP 65 Design Quality

*Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.*

*New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.*

### Proposal

The northern and southern sites consist of retail at the ground level with residential above. This mix will allow residents within the locality as well as the new residents within the development to enjoy the convenience of retail, dining out, basic services and other community facilities.

The new public spaces created by the development along with the proposed interaction with the park will offer a setting for community activity and integration with the wider Eastlakes community.

The different blocks offer a diverse range of unit configurations and types, including studios, 1 bed, 2 bed & 3 bed units. There are also a small number of dual key units. These are a flexible unit type with two semi-independent dwellings within the one sole occupancy unit, which can respond to a range of living needs. These units will accommodate changing needs of growing young families and can offer affordable choices for families with semi independent members such as adult or elderly dependants.

To accommodate the potential demand for people with disabilities, 14 apartments and 5 serviced apartments are designed to be adaptable in accordance with the Australian Standard AS 1428/4299.

Within each unit type, is a diverse range of unit sizes, including affordable smaller configurations and larger penthouse units. A diverse range of units will maximize the potential for a diverse demographic spectrum in the development.

Communal gardens are located in the podiums to the northern and southern sites. Swimming pools, a gymnasium space as well as barbeque spaces will provide a setting for residents to mix; creating a sense of community within the larger building population.





# 4.10 SEPP 65 design statement aesthetics

## PRINCIPLE 8 - AESTHETICS

### SEPP 65 Design Quality

*Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precinct undergoing transition, contribute to the desired future character of the area.*

### Proposal

The proposed development uses a series of basic materials and simple elements to create the design.

Blade walls are used throughout the development to bookend buildings, to excentuate entry conditions and also to address the bulk and scale of the development. They are also being used to emphasise the corners of the development. The blades form the entry walls to the residential lobbies dotted around the site, along Barber Avenue, Evans Avenue and facing the reserve.

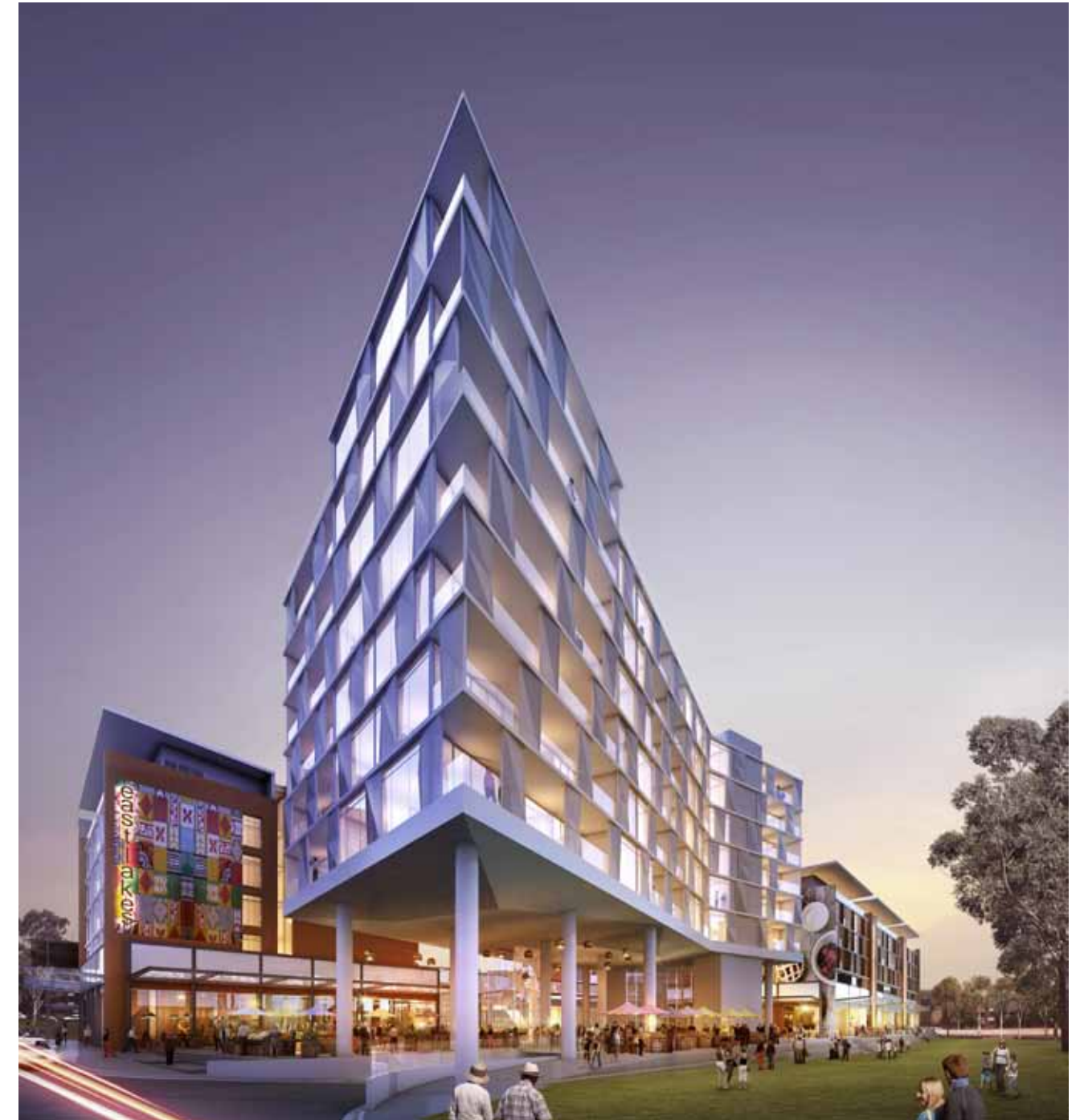
Tha blades will be clad with glazed tiles which will work aesthetically with the surrounding brick buildings. The built form between the blades will read as simple and light. The glass and white rendererd walls will help this.

On the penthouse levels, zinc or similar has been introduced as a cladding material to change the look and feel of the top level. The large overhanging penthouse roofs will have a timber soffit, a detail which will also be present throughout the malls.

The elevation along the park will follow the same language of the blades with the glazing and white render but with the addition of timber screening to aid in shading the westerly aspect of the apartments. The timber also adds warmth to the elevations and will work well at the higher levels amongst the canopy of the trees.

The one building which will read very differently to the others is Building 2. Building 2 is raised 8m above the ground and will be a six storey residential building with a very light feel to it. The building is mostly glass and perforated metal screens. The building itself also has a unique shape which will take advantage of the city and golfcourse views. Building 2 is very much the iconic building of the development which will form a marker for the area.

The smaller scale built forms to Barber Avenue are a mix of rendered 2 storey terraces with perforated metal screens and 2 storey glass and rendered units between the tiled blades with a zinc penthouse set back.





# EASTLAKES

## TOWN CENTRE PROJECT





## 6.0 3D render evans avenue

**EASTLAKES**  
TOWN CENTRE PROJECT





## 6.0 3D render park edge

**EASTLAKES**  
TOWN CENTRE PROJECT





## 6.0 3D render gardeners road

**EASTLAKES**  
TOWN CENTRE PROJECT





# 7.0 3D render barber avenue

**EASTLAKES**  
TOWN CENTRE PROJECT





## 6.0 3D render park edge and evans avenue

**EASTLAKES**  
TOWN CENTRE PROJECT





APARTMENT MIX SCHEDULE

REV K 04.07.2012

TOTAL SITE AREA<sup>1</sup>  
MAXIMUM PERMISSIBLE FSR  
PROPOSED GFA  
PROPOSED FSR

24,053.3sqm or 2.405ha  
1:1  
56040 sqm  
2.32



PROJECT 11001

Building 1 (NORTHSIDE)

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed + 1bath	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	8	0	1	3	4	0	0	0	0	0	
Level 2	27.7	8	0	1	3	4	0	0	0	0	0	
Level 3	30.7	8	0	1	3	4	0	0	0	0	0	
Level 4	33.7	8	0	1	3	4	0	0	0	0	0	
Level 5	36.7	8	0	1	3	4	0	0	0	0	0	
Level 6	39.7	4	0	0	0	2	2	0	0	0	0	
Roof		0										
Plant & lift overrun												
Totals		44	0	5	15	22	2	0	0	0	0	
Summary Totals			0	20		24				0		

Building 1A (NORTHSIDE)

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed + 1bath	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed + 2 Bath	3 Bed Duplex Penthouse	
Level 1	24.7	13	0	1	4	5	3	0	0	0	0	
Level 2	27.7	13	0	1	4	5	3	0	0	0	0	
Level 3	30.7	13	0	1	4	5	3	0	0	0	0	
Level 4	33.7	13	0	1	4	5	3	0	0	0	0	
Level 5	36.7	13	0	2	4	4	3	0	0	0	0	
Level 6	39.7	8	0	0	4	0	3	0	0	1	0	
Roof		0										
Plant & lift overrun												
Totals		73	0	6	24	24	18	0	0	1	0	
Summary Totals			0	30		42				1		



Building 1B DUPLEX (NORTHSIDE)

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed + 1bath	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed + 2 Bath	3 Bed Duplex Penthouse	
Level 1	24.7	5	0	0	0	0	0	0	3	2	0	
Level 2	27.7	0	0	0	0	0	0	0	0	0	0	
Level 3	30.7	0	0	0	0	0	0	0	0	0	0	
Level 4	33.7	0	0	0	0	0	0	0	0	0	0	
Level 5	36.7	0	0	0	0	0	0	0	0	0	0	
Level 6	39.7	0	0	0	0	0	0	0	0	0	0	
Roof		0										
Plant & lift overrun												
Totals		5	0	0	0	0	0	0	3	2	0	
Summary Totals			0	0			3			2		

Building 2 ICONIC TOWER

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed + 1 Bath	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	0	0	0	0	0	0	0	0	0	0	
Level 2	27.7	9	1	0	2	0	6	0	0	0	0	
Level 3	30.7	9	1	0	2	0	6	0	0	0	0	
Level 4	33.7	9	1	0	2	0	6	0	0	0	0	
Level 5	36.7	9	1	0	2	0	6	0	0	0	0	
Level 6	39.7	9	1	0	2	0	6	0	0	0	0	
Level 7	42.7	9	1	0	2	0	5	0	0	0	1	
Level 8 (duplex units upper level)	45.7	0	0	0	0	0	0	0	0	0	0	
Roof		0										
Plant & lift overrun												
Totals		54	6	0	12	0	35	0	0	0	1	
Summary Totals			6	12			35			1		

Building 3 (SOUTH SIDE)

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed + 1 Bath	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	10	0	1	4	4	1	0	0	0	0	
Level 2	27.7	10	0	1	4	4	1	0	0	0	0	
Level 3	30.7	10	0	1	4	4	1	0	0	0	0	
Level 4	33.7	10	0	1	4	4	1	0	0	0	0	
Level 5	36.7	6	0	1	1	0	2	0	0	2	0	
Level 6	39.7	0	0	0	0	0	0	0	0	0	0	
Level 7	42.7	0	0	0	0	0	0	0	0	0	0	
Level 8 (duplex units upper level)	45.7	0										
Roof		0										
Plant & lift overrun		0										
Totals		46	0	5	17	16	6	0	0	2	0	
Summary Totals			0	22			22			2		



Building 4 **SERVICED APARTMENT**

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	8	1	5	2	0	0	0	0	0	0	
Level 2	27.7	8	1	5	2	0	0	0	0	0	0	
Level 3	30.7	8	1	5	2	0	0	0	0	0	0	
Level 4	33.7	8	1	5	2	0	0	0	0	0	0	
Level 5	36.7	6		0	4	0	2	0	0	0	0	
Roof		0										
Plant & lift overrun												
Totals		38	4	20	12	0	2	0	0	0	0	
Summary Totals			4	32		2				0		

Building 4A **SERVICED APARTMENT**

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + Study	2 Bed 2 Bath	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	9	1	2	5	0	0	1	0	0	0	
Level 2	27.7	9	0	2	6	0	0	1	0	0	0	
Level 3	30.7	9	0	2	6			1				
level 4	33.7	9	0	2	6			1				
level 5	36.7	8		7	1	0		0		0		
Roof Level		0										
Plant & lift overrun												
Totals		44	1	15	24	0	0	4	0	0	0	
Summary Totals			1	39		4				0		

SERVICED APARTMENT TOTAL **82**

Building 5

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed + Bath	3 Bed Duplex Penthouse	
Level 1	24.7	12	0	5	5	0	1	0	0	1	0	
Level 2	27.7	16	0	1	2	0	3	0	9	1	0	
Level 3	30.7	2	0	0	1	0	1	0	0	0	0	
Level 4	33.7	0	0	0	0	0	0	0	0	0	0	
Level 5	36.7	0	0	0	0	0	0	0	0	0	0	
Level 6	39.7	0	0	0	0	0	0	0	0	0	0	
Roof		0										
Plant & lift overrun												
Totals		30	0	6	8	0	5	0	9	2	0	
Summary Totals			0	14		14				2		



## Building 6

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + Study	2 Bed Courtyard	2 Bed Duplex	3 Bed + 2 Bath	3 Bed Duplex Penthouse	
Level 1 Duplex	24.7	9	0	0	0	0	0	0	8	1	0	
Level 2	27.7	0	0	0	0	0	0	0	0	0	0	
Roof												
Totals		9	0	0	0	0	0	0	8	1	0	
Summary Totals			0	0		8			1			

## Building 6A

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + Study	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1 Duplex	24.7	3	0	0	0	0	0	0	3	0	0	
Level 2	27.7	0	0	0	0	0	0	0	0	0	0	
Roof												
Totals		3	0	0	0	0	0	0	3	0	0	
Summary Totals			0	0		3			0			

### **Building 6B**

[illegible]



Building 7

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + 2 Bath	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	20	0	3	10	5	2	0	0	0	0	
Level 2	27.7	20	0	2	10	6	2	0	0	0	0	
Level 3	30.7	20		2	10	6	2					
Level 4	33.7	20		2	10	6	2					
Level 5	36.7	13		1	2	0	8			2		
Roof level												
Totals		93	0	10	42	23	16	0	0	2	0	
Summary Totals			0	52		39				2		

All Buildings (not serviced apartments)

Level	RL of level	No. of units	Type of units									
			Studio	1 Bed	1 Bed + Study	2 Bed	2 Bed + Study	2 Bed Courtyard	2 Bed Duplex	3 Bed	3 Bed Duplex Penthouse	
Level 1	24.7	84	0	11	26	18	7	0	17	5	0	
Level 2	27.7	76	1	6	25	19	15	0	9	1	0	
Level 3	30.7	62	1	5	24	19	13	0	0	0	0	
Level 4	33.7	60	1	5	23	19	12	0	0	0	0	
Level 5	36.7	49	1	5	12	8	19	0	0	4	0	
Level 6	39.7	21	1	0	6	2	11	0	0	1	0	
Level 7	42.7	9	1	0	2	0	5	0	0	0	1	
Level 8	45.7	0	0	0	0	0	0	0	0	0	0	
Totals		361	6	32	118	85	82	0	26	11	1	
Total Mix %			1.7%	8.9%	32.7%	23.5%	22.7%	0.0%	7.2%	3.0%	0.3%	
Total Mix % Summary			1.7%	41.6%		53.5%				3.3%		

NOTES:
1. SITE AREA TAKEN FROM PLANNER DON FOX PLANNING
2. TYPICAL RESIDENTIAL FLOOR TO FLOOR HEIGHT 3.0m, TYPICAL CEILING HEIGHT 2.7m.
3. PARKING NOS. GENERATED BY COLSTON BUDD HUNT & KAFES PTY LTD
4. FLOOR SPACE RATIO AND GROSS FLOOR AREA MEASURED IN ACCORDANCE WITH STATE LEP TEMPLATE AND DRAFT COS LEP. ALL AREAS ARE APPROXIMATE ONLY
5. GROSS LETTABLE AREA RETAIL (GLAR) AND NETT LETTABLE AREA
6. APARTMENT AREAS ARE APPROXIMATE ESTIMATES ONLY AND EXCLUDES EXTERNAL BALCONY SPACES