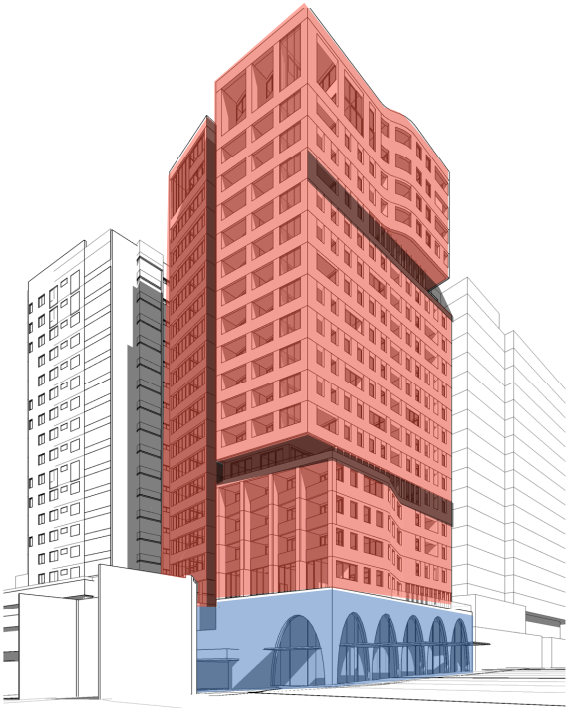
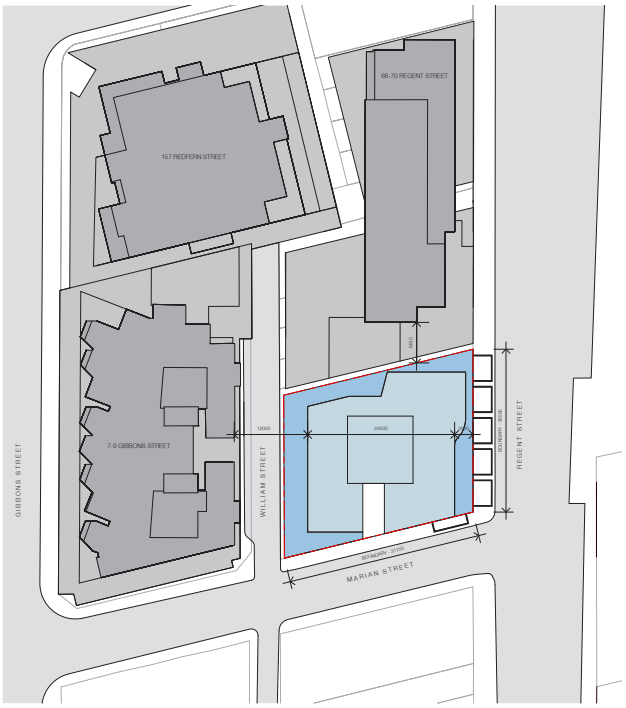
2.6 Principle 2: Built Form and Scale



01. Overall volume break-up

02. Existing podium and tower setbacks as per SEPP (Major Developments) and SEPP 65 results in non-developable floor plate

03. Proposed tower and podium setbacks



04. Proposed tower seperation

2.7 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.

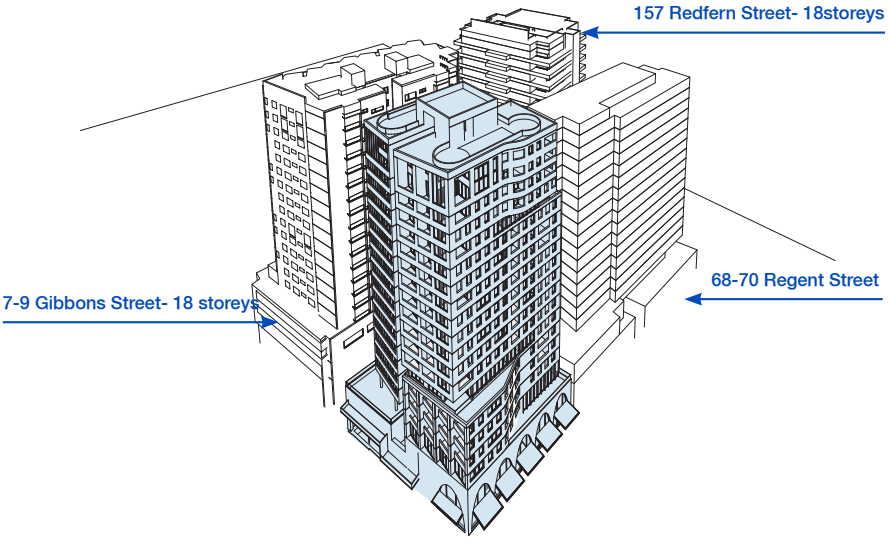
01. Proposed facilities

The proposal is located within an area that is well served by public transport and community facilities.

Bus services run along, Gibbons, Regent Street, Lawson Street- all within a short walk from the site. Redfern Station is also within walking distance. All these options provide easy affordable transport both to the CBD and a number of other business centres throughout Sydney. The central location also provides access to a range of community facilities, and amenities within a short distance.

The proposal has a floor space ratio of 7:1, complying with SEPPMD. The project aims to inject 80 new residential units, a childcare centre and ground level retail tenancies into the changing precinct. The residential dwellings constitute a mix of studio, 1, 2 and 3 bedroom apartments all with a good level of amenity - inclusive of views and private as well as public open space. 62 vehicular parking spaces and 82 accessible bicycle parking spaces are also provided.

The proposed development provides a critical mass of density to activate and encourage the development of a vibrant, culturally diverse, multi use precinct. The shops and services offered by the development are in keeping with the overall strategic direction for the Redfern-Waterloo Area, and contribute toward ensuring its full economic, social and creative potential.



02. Perspective - Massing view of development, and immediate neighbours

2.8 Principle 4: Sustainability

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

The proposed design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the dwellings (solar access and ventilation) and the choice of construction materials to reduce heating and cooling costs.

- 90% of apartments allow cross-flow ventilation;
- 65% of apartments have multiple aspects ensuring that energy is not expended on lighting and ventilation

The proposal incorporates a number of strategies to achieve a positive environmental outcome including;

- Extensive landscaping to balconies, communal open space and overall structure, minimising stormwater run-off
- OSD tank
- Climate and location suitable plant selection
- Natural light and ventilation
- Energy efficient lighting
- Proximity to public transport and facilities
- Bicycle parking
- External shading devices
- Specification of locally sourced materials
- Low maintenence, long lifecycle, recyclable and reusable materials
- Efficient building services

2.9 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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Despite the buildings dense context, the proposal takes advantage of every oppertunity for landscaping- creating landscaped balconies, terraces and communal open spaces.

The design of planters, plant selection and the detailing of the private and communal facilities has been carefully considered, maximising the potential for amenity while ensuring resident privacy.

A landscape plan forms part of the Development Application submission, it is highly articulated and designed to provide public and communal benefit. It's features include;

- Plant species which have been selected to suit the location and climate, maximising the use of native species.
- activation of retail strip
- a range of landscape spaces for use by residents
- seating and cycle racks

01. Proposed plant species and precedent images

concrete pavement brick seating wall

Rooftop planting

2.10 Principle 6: Amenity

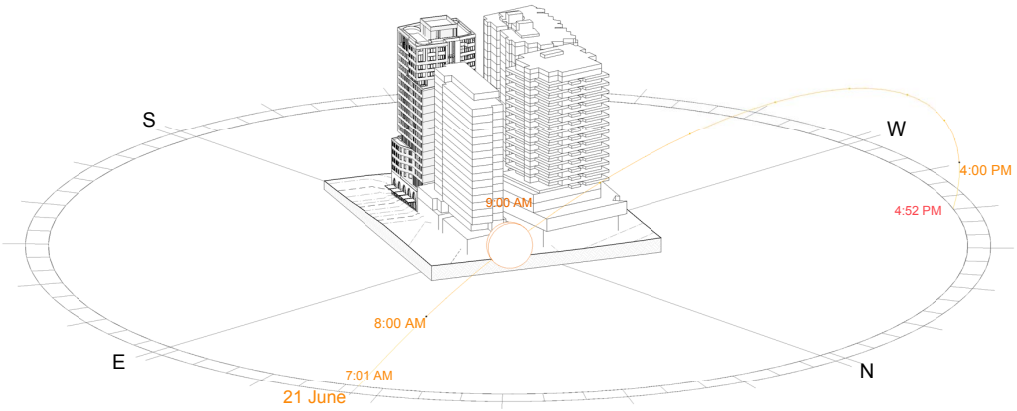
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

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.

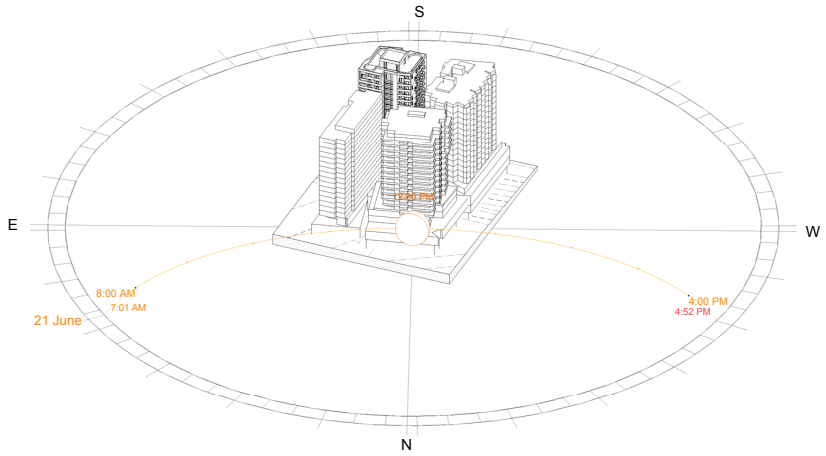
The proposal achieves a high degree of amenity, utilising the available natural light and maximising the potential for cross-ventilation. As the proposal is located within a dense urban area, the ease with which the proposal achieves the numeric reccomendations of the Apartment Design Guide (ADG) is constrained. Efficient, and clever design principles allow the proposal to perform effectively and achieve a high level of amenity for future residents as demonstrated by the following;

- All units are oriented to maximise exposure to natural light, shutters have been oriented to maximise daylight access and minimise overlooking within the framework of the overall urban strategy of the building;
- 70% of appartments recieve the minimum of 2hrs solar access. While driven by the existing street orientations, the incorporation and design of internal breezeways helps maximise daylight access to circulation zones, this takes into account the Iglu development (68-70 Regent Street);
- 90% of appartments recieve crossflow ventilation;
- 100% of apartments units have been provided with a private open space that has a functional area and configuration conducive to recreational use. The private recreation areas are directly accessible from the internal living areas and most benefit from good solar access;
- Significant communal landscaped spaces have been provided on the rooftop;
- Well designed and good sized apartments that suit the needs of a range of husehold types;
- Facilities for bicycle storage and parking;
- The development contributes to the general public amenity at ground floor level through the activation of frontages via retail tenancies, and access;

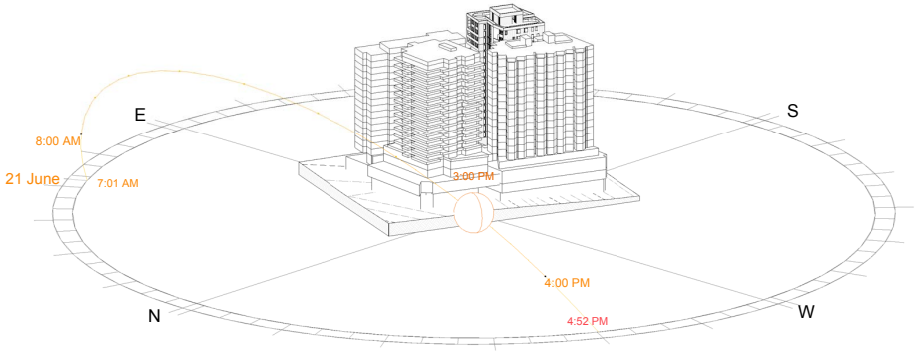
2.11 Principle 6: Amenity



01. View from the sun_9am



02. View from the sun_12pm



03. View from the sun_3pm

2.12 Principle 7: Safety

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

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The proposal incorporates principles to optimise safety and security - an important consideration in a dense inner-city location.

These design initiatives include:

- Residential entry off Marian Street is seperate from public retail entry and are clearly identifiable and well lit;
- Building entrances are highlighted through the use of breaks in building form and articulation of materials;
- Building entrances have secure access points with video intercom, and swipe card entry, and minimize alcoves;
- Passive surveillence of Marian and Regent Streets from residential apartments;
- Minimizing points for entrapment, columns or walls do not obstruct sight lines;
- Continuous stairwell linking residential lobbies encouraging interaction between residents;
- Communal open space encouraging social interaction and shared ownership.