26/11/2024

Document
20200061-AR-SK005

Project
St. Peters - 75-85 Crown Street &
116 Princes Highway

Client
C&M Antoniou Pty Ltd

Studio.SC

26/11/2024

Document
20200061-AR-SK005[D]

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Client
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St. Peters

75-85 Crown Street &
116 Princes Highway

Design Report [F]

Contents

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Document History

Revision	Date	Remarks	Authorised
A	22/08/2024	Revised Scheme - DRAFT Issue for Client Review	ES
B	03/10/2024	Revised Scheme - DRAFT Issue for Client Review	ES
C	25/10/2024	Revised Scheme - DRAFT Issue for Client Review	ES
D	21/11/2024	Revised Scheme - DRAFT Issue for Client Review	ES
E	26/11/2024	Revised Scheme - Issued to Council	ES
F	29/11/2024	Revised Scheme - Issued to Council	ES

1.0 Site Investigation

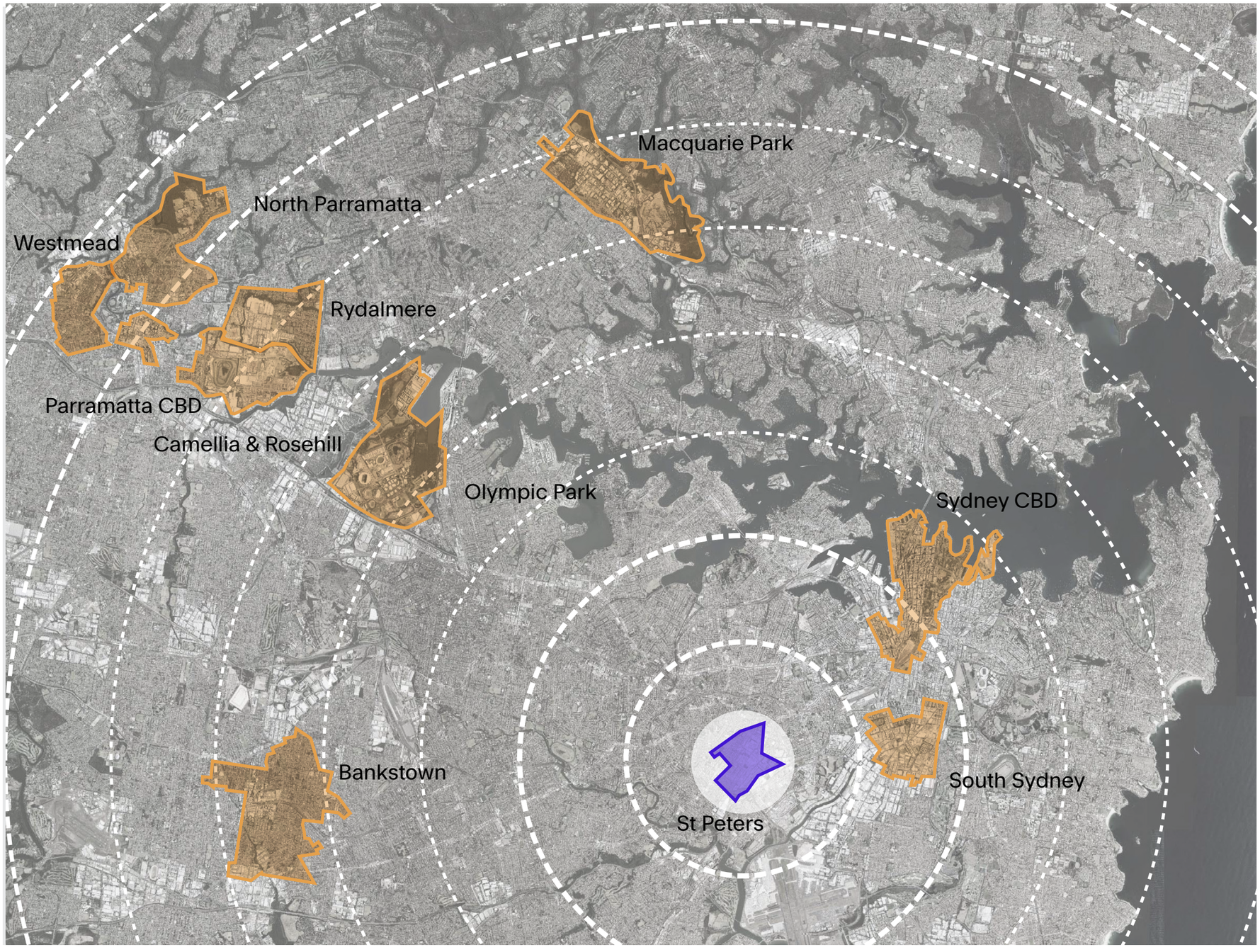
1.0

1.0 Site Investigation

Macro Analysis - Regional Context Plan

At a macro scale St Peters sits at the heart of Inner West Sydney, approximately 5 kilometres south west of Sydney CBD. The site is located in the suburb of St Peters, which falls under the authority of Marrickville Council local government area.

While historically an industrial area, increasingly St Peters has become home to a diverse range of residential, commercial and industrial uses.

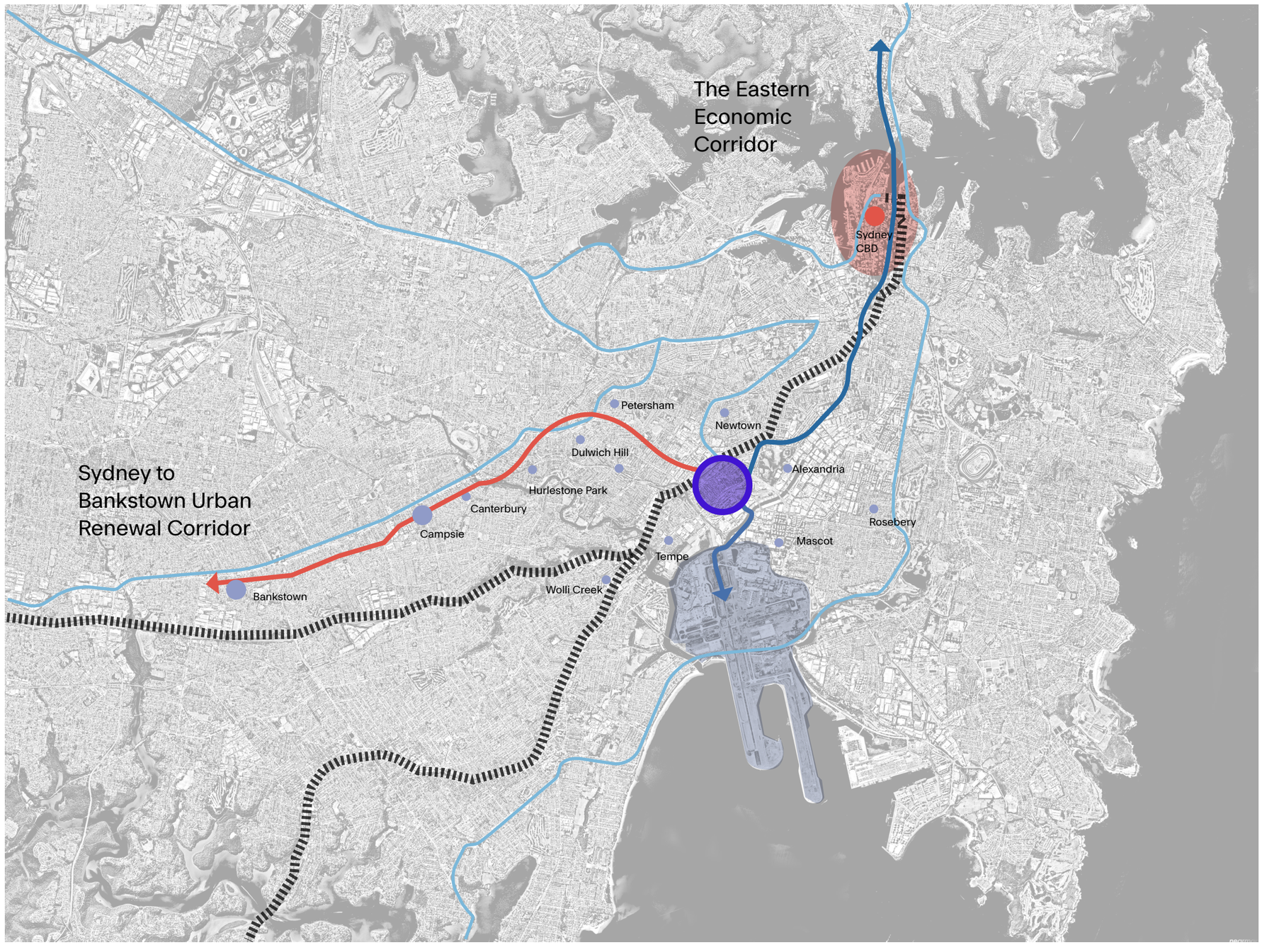


1.0 Site Investigation

Macro Analysis - Metropolitan Context

St Peters sits at the cross roads of the South west, Sydney airport and the CBD, with strong road and transport links.

This crossroads is surrounded by several growth areas and connects the Eastern economic growth corridor to the Sydenham - Bankstown urban renewal corridor. It contributes to the economic growth corridor as an extension to the Harbour CBD.



- Site location
- Sydney CBD
- Airport
- Surrounding city centres
- Surrounding suburbs
- The Eastern Economic Corridor
- Primary roads
- Rail networks
- The Sydenham - Bankstown Urban Renewal Corridor

1.0 Site Investigation

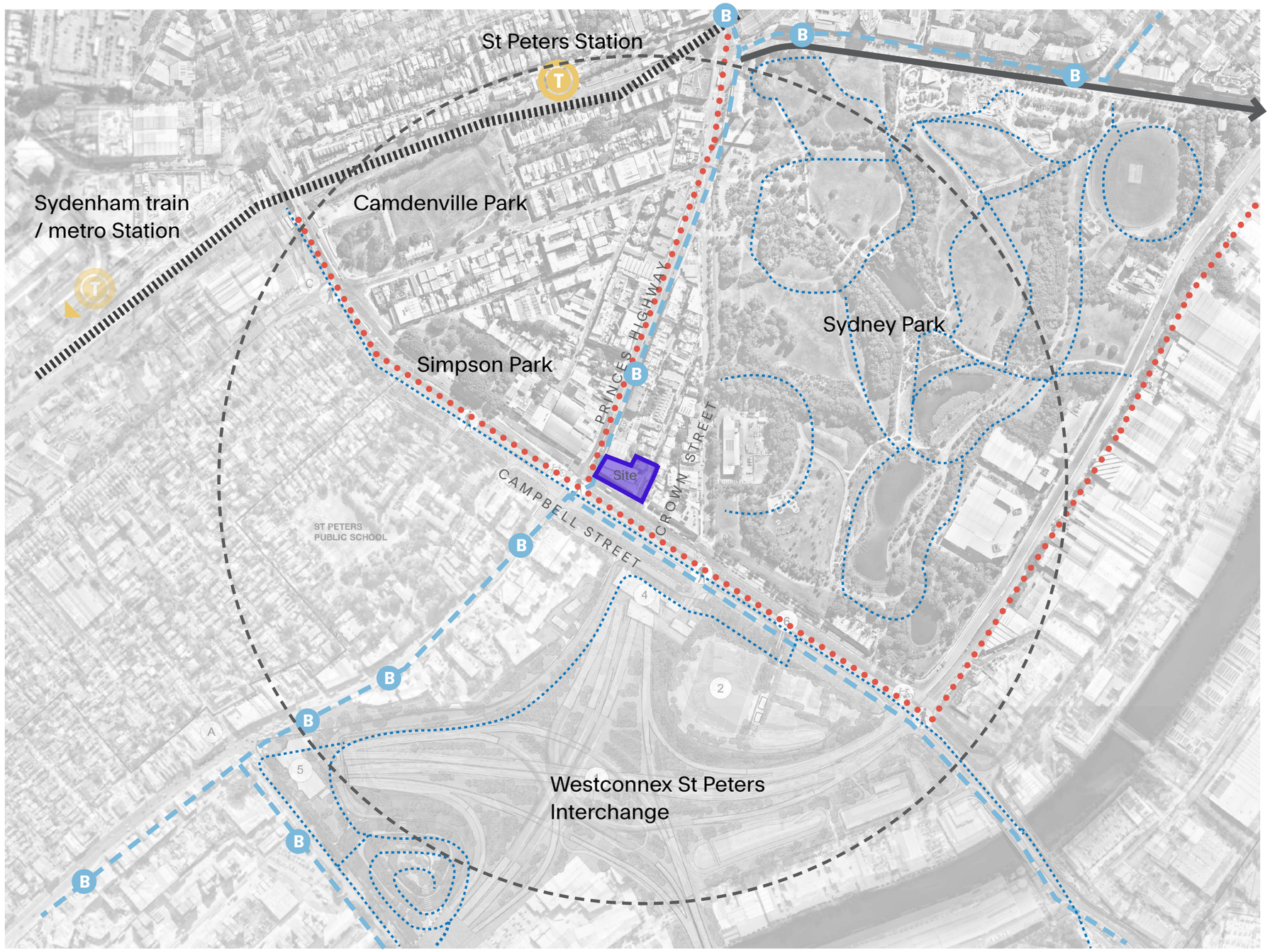
Micro Analysis - Transport Plan

Trains
The site is situated walking distance from St Peters train station, 700m away from the site. St Peters station is serviced by a single line, the T3 Bankstown line. This line allows connection to the rail network being 2 stops away from Redfern a major station.

Buses
Major bus routes in close proximity to the site run along the Princes Highway. The closest bus stop is approximately 200m from the site with networks connecting to Mascot and the airport, and direct routes to Sydney CBD.

Metro
The site is also just over 1500m from Sydenham metro station.

Cycling
The site is bounded by a dedicated off road cycle path along Campbell Street to the South of the site. This connects to multiple regional cycling paths including Bourke Street, Bourke Road, Canal Road and the future gateway works.



- Site location
- 500m site radius
- Pedestrian link
- Bus routes
- Train line
- Cycling networks

1.0 Site Investigation

Micro Analysis - Road Network Plan

The combined site holds a prominent position on the corner of the Princes Highway and Campbell Street.

The area is currently experiencing a period of major change with the ongoing Westconnex St Peters interchange and introduction of a number of mixed use developments along the Princes Highway corridor giving the site access to a well connected road network to anywhere across Sydney.

Site location

Primary Roads

500m site radius

Local to site are several open space and park areas, including Sydney Park, Camdenville Park and Simpson Park, which are all approximately 2-6 minutes walk from the site. Sydney Park, in particular, is one of the larger parks in the inner city (41 hectares), with a range of recreational facilities, including wetlands, bicycle and walking tracks, a children's playground and sports ground.

The St Peter's Interchange that forms a part of the Westconnex road network will further enhance the open space offering through the inclusion of sports facilities cycle ways and parkland.

Site location
Green space
500m site radius

1.0 Site Investigation

Micro Analysis - Local Amenity Plan

Fronting Princes highway the site has direct access to a variety of shops, including supermarkets, food and beverage, and medical practices, with the added convenience of the famous King St retail strip directly to the North leading into Newtown.

Also surrounding the site are several sports and recreation facilities.

- Site location
- Sports & recreation facilities
- Education facilities
- Active frontage (retail)
- 500m site radius

Site
The site consist of 3 separate lots. With the larger portion being Lot 21 DP 1249588 accompanied by Lot 10 DP 1227918, both in the B4 Mixed-Use zoning. The additional lot that makes up the site is Lot 24 DP 1249592, zoned in R1 General Residential. The total subject site area is 1,931m^2.

Existing Condition
The 3 lot parcels contain existing buildings ranging for two storey residential house, retail to warehouses of up to two stories.

An existing double terrace house sits on either side of the boundary between Lots 21 and 24, crossing into the B4 mixed-use zone.

Street Presence
The site is bounded by 3 main streets being, Princes Highway, Campbell Street and Crown Street. With main entry address to the current land uses off Crown Street. The following are the frontages applicable to the site:
Princess Highway - 20.3m approx

Campbell Street - 62m approx

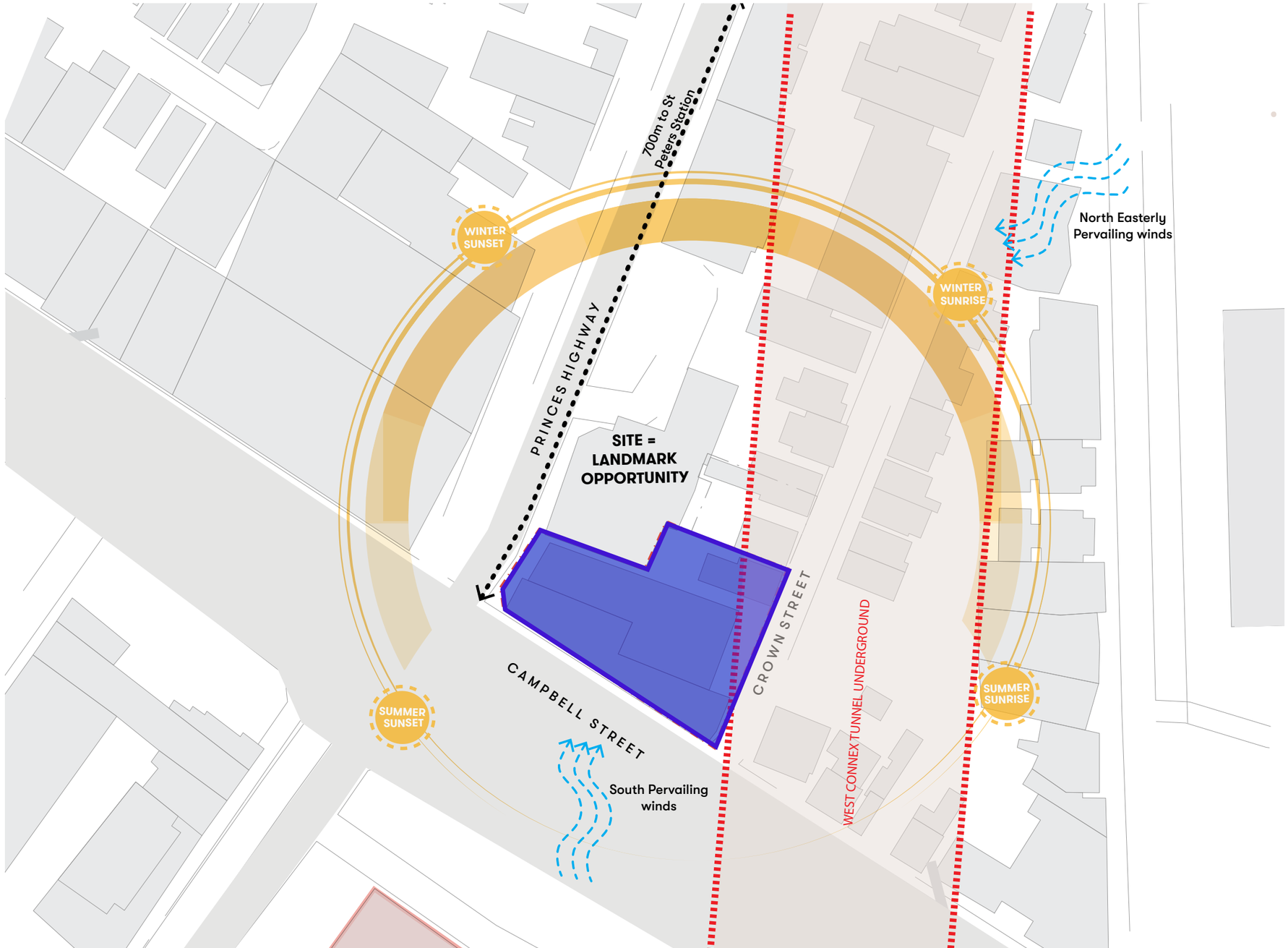
Crown Street - 44.2m approx

Neighbouring Buildings
The neighbouring buildings to the site are a series of residential dwellings to the east and small scale industrial buildings to the north and west.

Site location

Existing Building Entry

- Irregular lot shape
- Mediating between the various heights of the surrounding context
- Maintaining solar access to neighbouring residential properties
- Achieving adequate setbacks and building separation
- Limiting the depth of the basement in response to the Westconnex Tunnel stratum limitation
- The sites environmental impacts including Solar, wind, noise and views have also been considered in the development of the proposal.



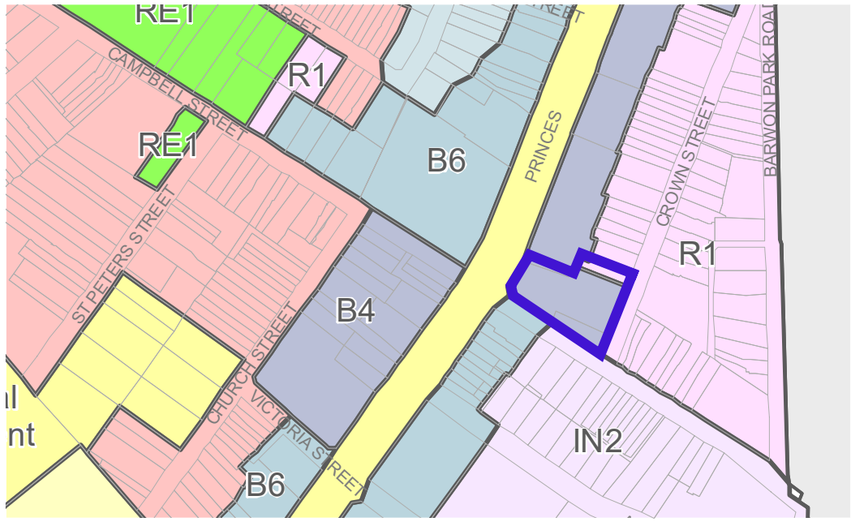
- Create a new mixed-use development that provides additional employment floor space compared with the existing conditions and provides a genuine mix of land uses secured with flexible floor plan options
- Deliver affordable housing as part of the residential floorspace
- Improve the streetscapes of Princes Highway, Campbell Street and Crown Street
- Revitalise the appearance of the intersection and Princes Highway which have poor urban character
- Utilise and build upon investment in public realm improvements delivered as part of the WestConnex project
- Replace outdated buildings that present poorly to the public realm with a landmark development that holds the corner
- Promote activation of the abutting streets and improve surveillance
- Retain the semi-detached dwelling at 71 Crown Street and conserve building fabric of heritage interest
- Use the fine grain pattern of development along Crown Street to inform the design of new adjacent development
- Provide opportunities for landscaping and greater tree canopy cover
- Improved street activation and surveillance through active frontages.
- Large landscape frontage and cycleway to Campbell St to allow for retail activation.
- Capatalise on views and outlook towards Sydney park and the CBD.

1.0 Site Investigation

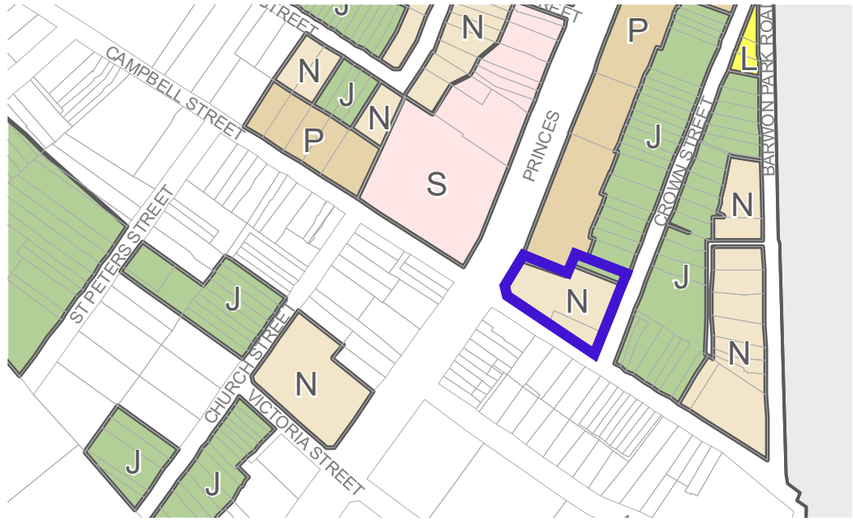
Site - Local Environment Plan

The development currently sits under controls that do not respond to recent changes in the surrounding context including the widening of Campbell St and the Westconnex St peter's interchange and associated public space.

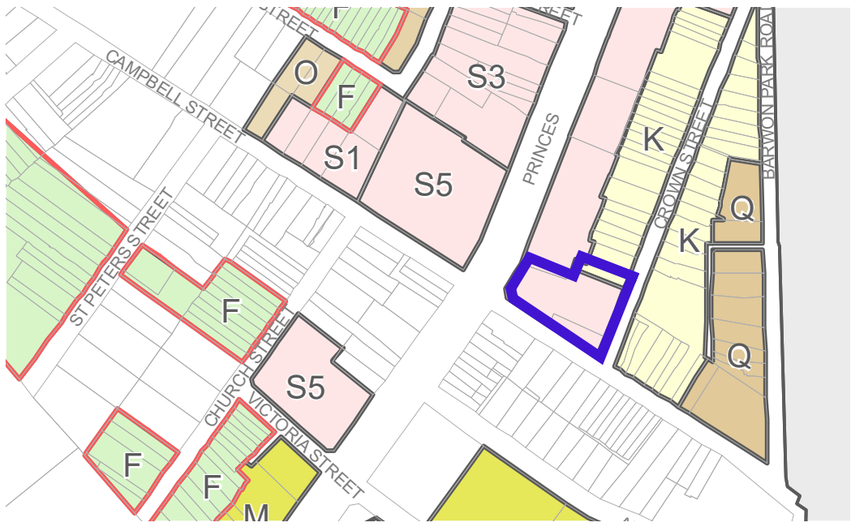
The proposal will seek to apply for alterations to some of the current planning controls. Height and FSR controls will be explored in collaboration with council to determine the optimal outcome for the site in the evolving context of St Peters.



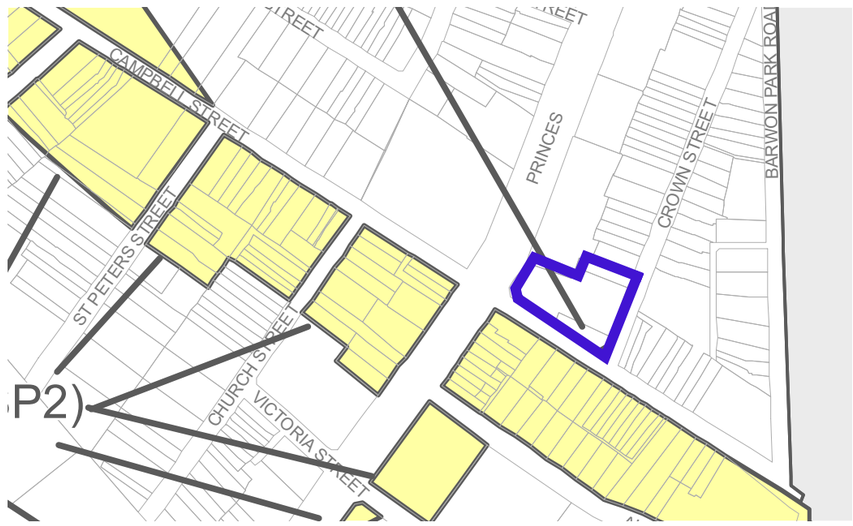
Land Zoning
B4 - Mixed Use
R1 - General Residential



Height Of Buildings
N - 14m
J - 9.5m



Floor Space Ratio
S4 - 1.75:1
K - 0.85:1



Land Reservation Acquisition Map
SP2 - Classified Road

2.0 Urban Response

2.0

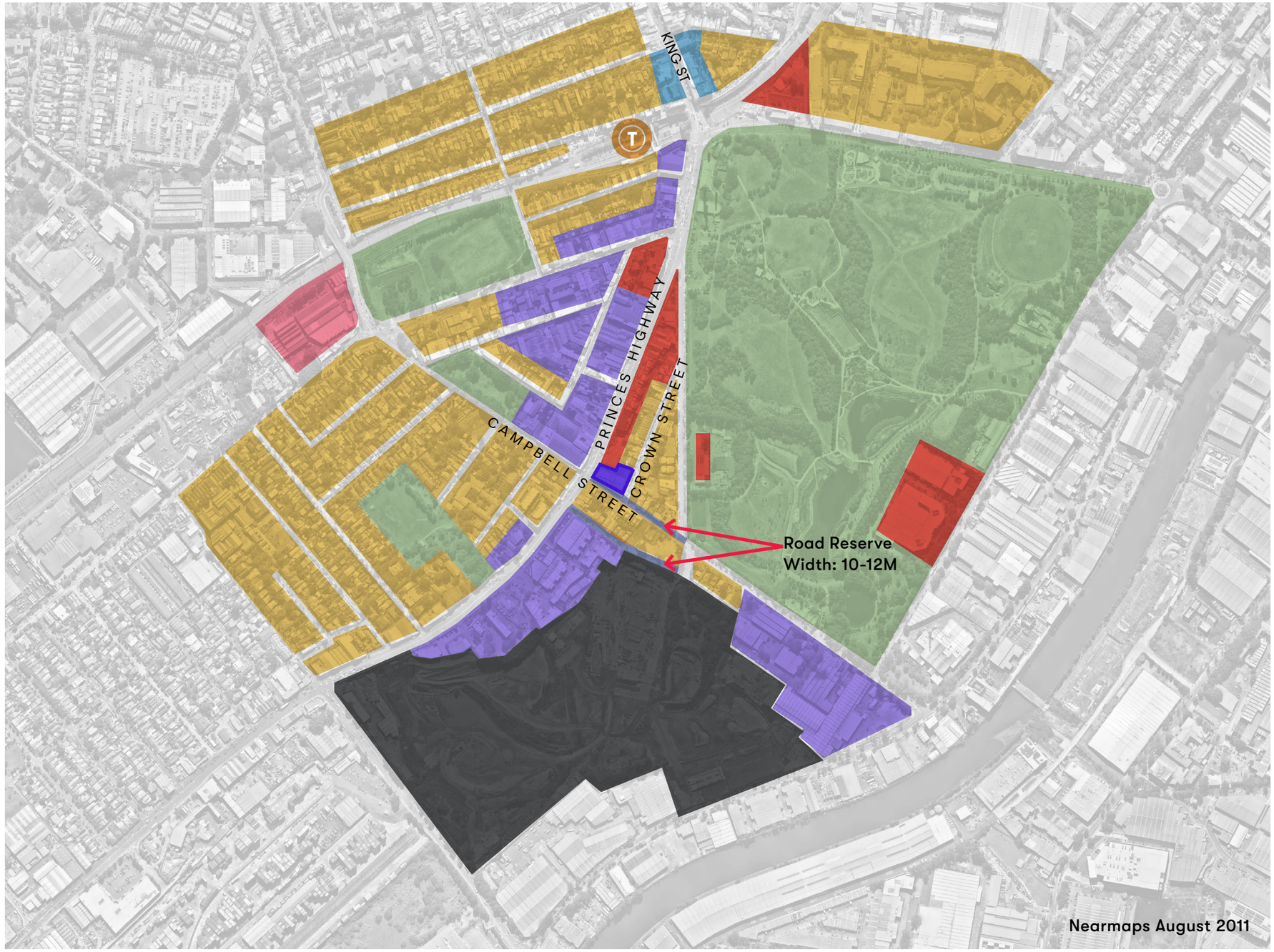
2.0 Urban Response

Contextual Changes - Changes in Surrounding Urban Fabric

Existing | LEP 2011

Historically the site sat within a tight-knit urban fabric with residential dwellings to the south and narrower road reserve which is not suitable for high rise development.

- Controls from 2011
- Based on historical road reserve of 10-12m
- Response to having residential dwellings to the South



- Residential
- Commercial / Light industrial
- Mixed use
- Park
- Westconnex
- General industrial
- Road reserve
- Site

2.0 Urban Response

Contextual Changes - Changes in Surrounding Urban Fabric

Current

Major infrastructure work in the surrounding area has created an opportunity for additional height uplift to the site through the following changes.

Recent change in surrounding urban fabric, based on approx. 70m road reserve and demolition of dwelling to the south

New site identity: Gateway & Anchor for activation and public realm improvement

Surrounding high rise development height. Development without overshadowing concern to the south.

- Residential
- Commercial / Light industrial
- Mixed use
- Park
- Westconnex
- General industrial
- Road reserve
- Site

2.0 Urban Response

Contextual Changes - Surrounding High Rise Development

A Site Set for Height

Within the local context there are various prominent sites with increased height controls, that demonstrate the benefits of height and development uplift.

These heights have been used to help determine a suitable and appropriate height for the subject site relative to the context.

- 23m
- 24m
- 26m
- 27m
- 29m
- 33m
- 40m
- 55m
- Site

2.0 Urban Response

Height Exploration - Height Study

Factoring in the previous studies, the following 3 scenarios were explored for the development:

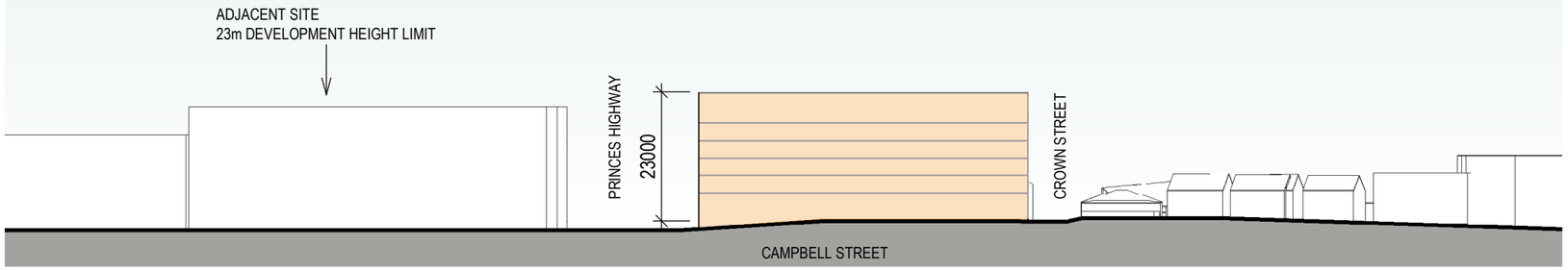
01. Scenario 1: 23m
Based on adjacent site

02. Scenario 2: 35m
Average of surrounding heights

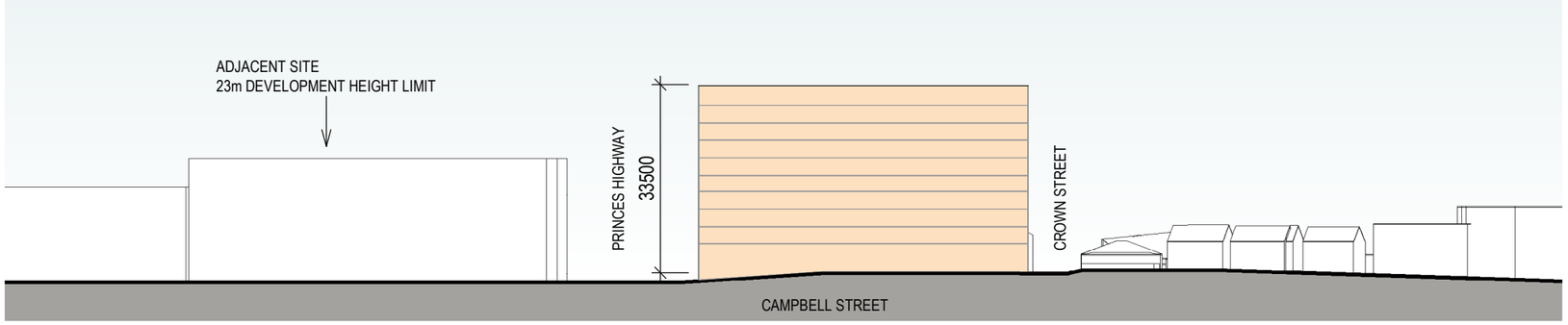
03. Scenario 3: 55m
Based on highest height control within the context.

The adjacent elevations demonstrate these heights along the Campbell Street elevation.

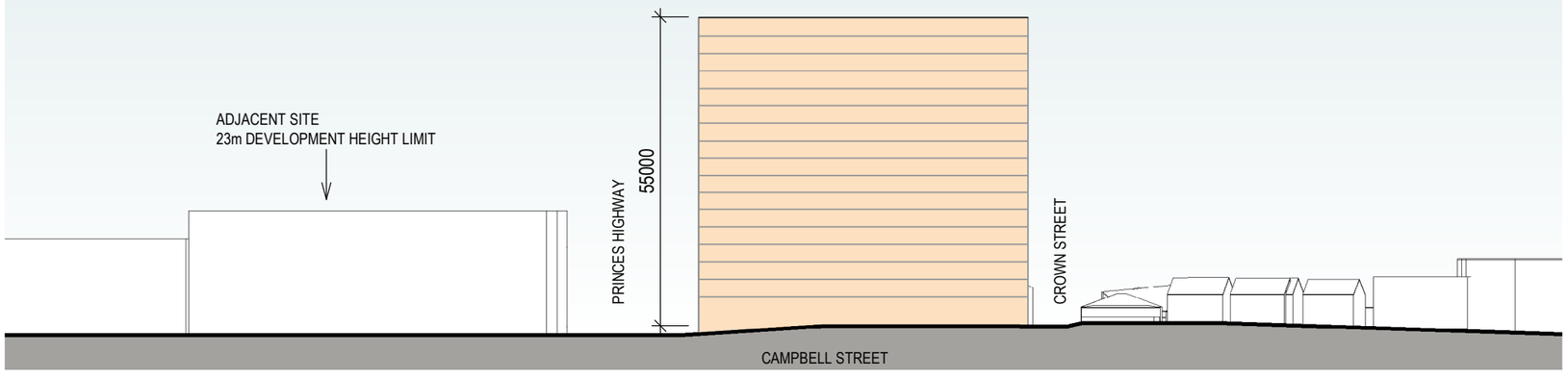
Scenario 1: 23m



Scenario 2: 35m



Scenario 3: 55m

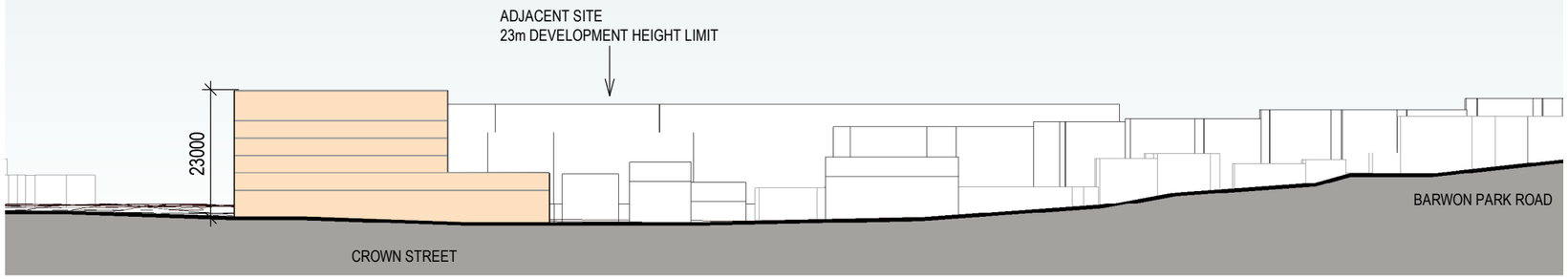


2.0 Urban Response

Height Exploration - Height Comparison 3 Scenarios

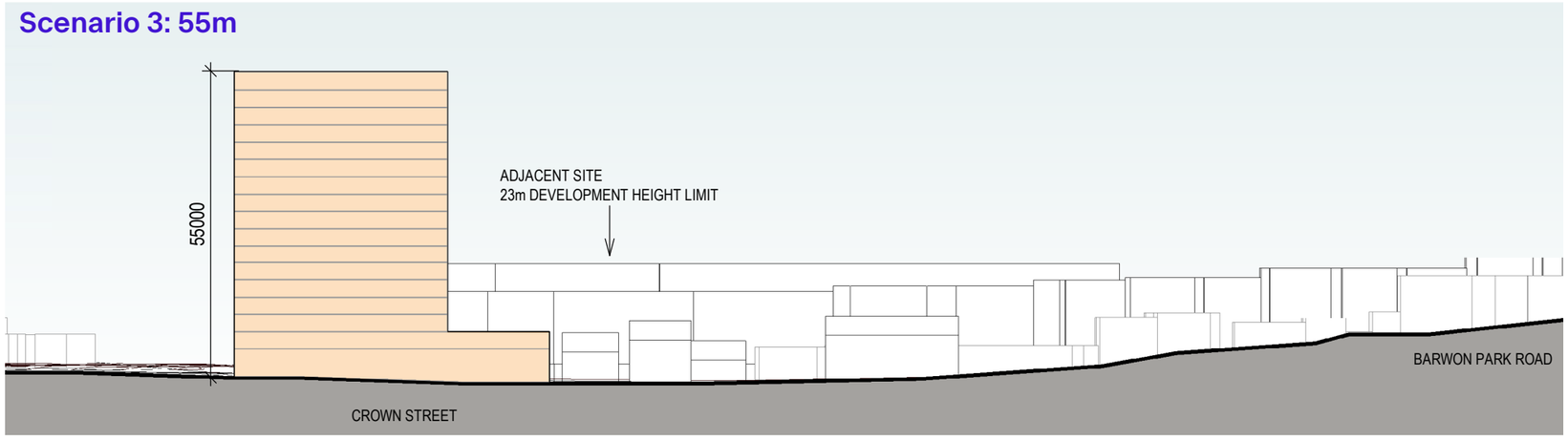
The adjacent elevations demonstrate the varying height scenarios heights along the Princes Highway elevation.

Scenario 1: 23m



Scenario 2: 35m

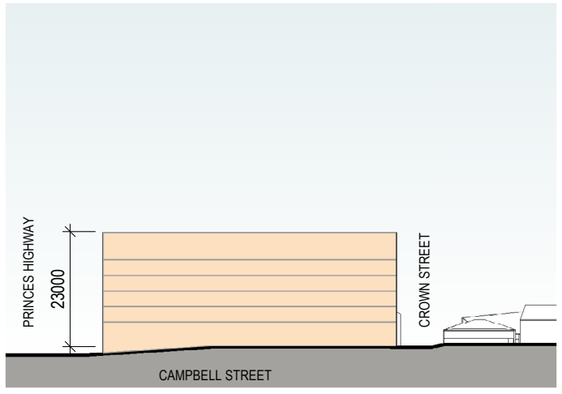
Scenario 3: 55m

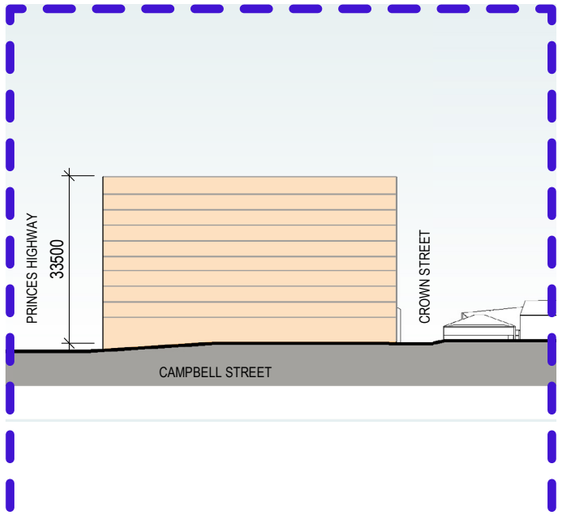


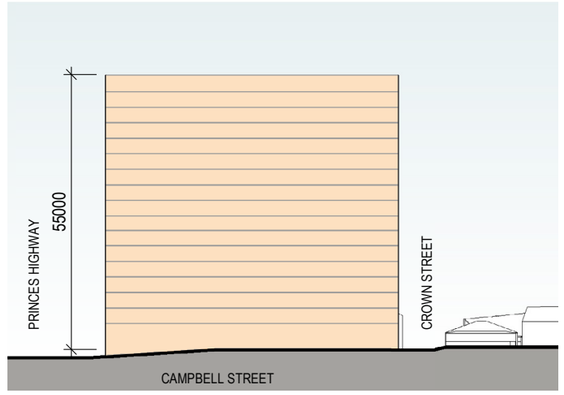
2.0 Urban Response

Height Exploration - Comparison

Each scenario was then measured against the previous benefits and site factors explored and given a rating to determine what would be a suitable uplift.







Legend

✓ Satisfied

● Partially Satisfied

✘ Unsatisfied

	23 m	35 m	55 m
Social and Economic Uplift	✘	✓	✓
Respond to the Surrounding Urban Fabric	✓	✓	●
Anchoring the Site as a Gateway	●	✓	✓
Minimal Impact to Surrounding Dwellings (overshadowing) *	✓	✓	✘
Does not impact of flight path	✓	✓	✘

*Refer to appendix for shadow analysis and study on surrounding development impact.

2.0 Urban Response
Guiding Principles

The surrounding context of the subject site is undergoing significant change. Underpinning this change is a continued pursuit of employment generating development supported by higher density residential pockets. The area is densely populated with creative studios for artists, creative industries, cultural and social workers creating a unique vibrancy to the community.

The team has tailored a series of guiding principles that will help inform the proposed development potential for the site. The principles seek to reflect the existing character of St Peters to promote a positive contribution to the community.

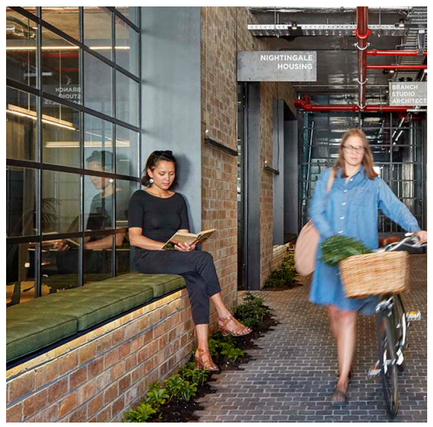
Massing
Designed to reflect and enrich the identity of its place and its people. The development should celebrate the local history and character of St Peters while providing a community focused active contribution that brings tactility and human scale to the area.

Enduring
Not designed to reflect current trends or fads, the development should strive to be enduring and relevant to its people and place for a lifetime. Materials should be durable, robust, low-maintenance, and long-lasting in line with the industrial heritage of the area.

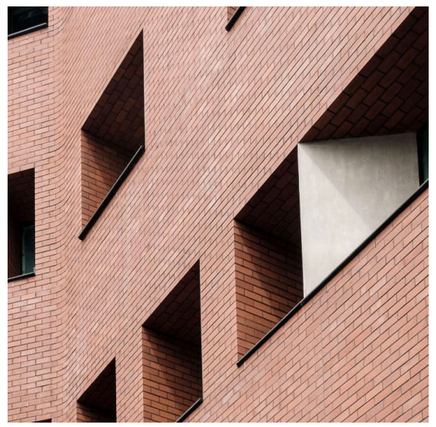
Vibrant & Energetic
The development should foster the vibrant community energy providing creative spaces for its users. Spaces should be flexible and adaptable in a way that continues to be of use into the future.

Housing Diversity
The development will provide well- considered affordable housing within a centrally located mixed use precinct in St Peters. The apartments will have a diverse mix that caters to a range of income groups while being highly amenable and designed for purpose.

A Unique Offer
The development will comprise of apartments providing a unique offering to the community. An emphasis on shared communal spaces aims to promote social interactions and interpersonal relationships between residents.



Active & Inviting
The development should maximise active frontages enabling a diverse range of offerings. The active edges should promote passive surveillance and provide inviting spaces for the people of the community to engage with.



High Performance & Sustainability
The development should be shaped and optimised to maximise amenity to the internal spaces. It should respond to the new era in building performance requirements, celebrating solidity. Recycled materials, circular design principles and innovative building systems should be employed to achieve a sustainable built outcome.`

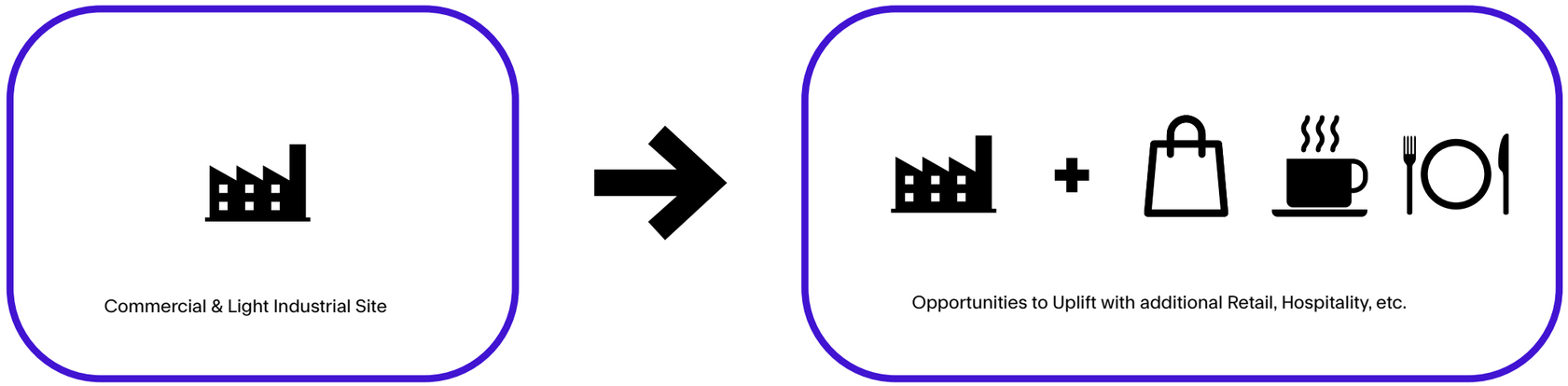
2.0 Urban Response
Opportunities - Social & Economic Benefits

Opportunity of Uplift

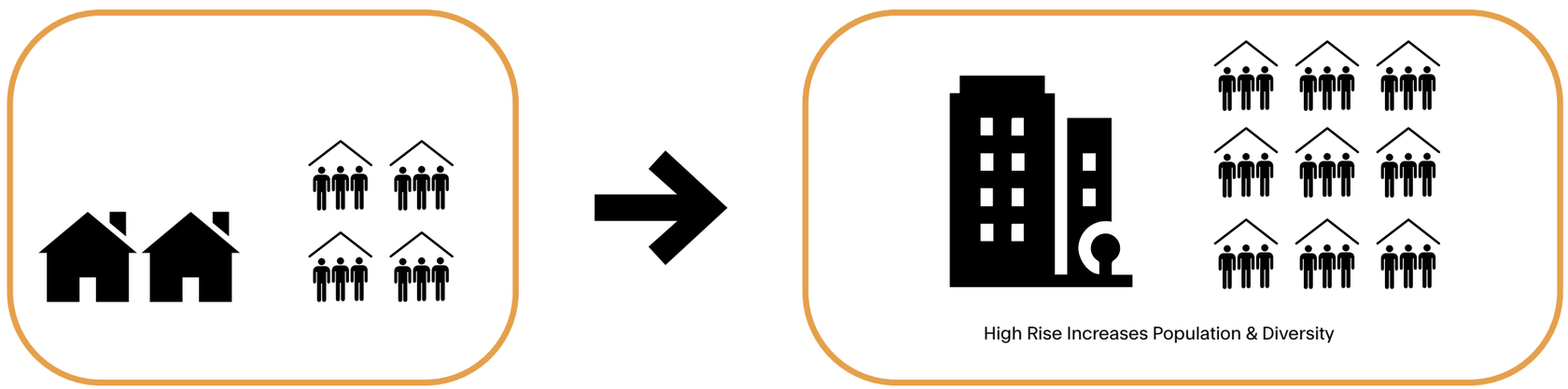
Through the amalgamation of the proposed sites and the changing fabric of the surrounding context the existing commercial and light industrial offering has the opportunity add additional uses such as food and beverage, small office or retail, enhancing the ground floor activation and amenity for surrounding residents.

This is supported through the additional height that in turn supports the economic viability of the such uses but also provides an opportunity for a diverse range of housing including an affordable housing component.

Social & Economic Uplift



Additional Height Delivers Affordable Living



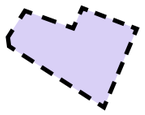
10% Affordable Housing Contribution

3.0 Massing Strategy

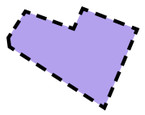
3.0

3.0 Massing Strategy

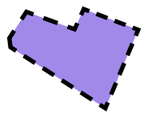
Proposed Development / Controls Summary



SITE AREA
PROPOSED TOTAL
1,931m²



GROSS FLOOR AREA
PROPOSED TOTAL
9,565m²



FLOOR SPACE RATIO
PROPOSED
5:1

HEIGHT
PROPOSED
RL 51

TOTAL UNITS
82

DEEP SOIL AREA
177m²

NATURALLY CROSS VENTILATED
ADG MINIMUM 60%
65%

SOLAR ACCESS
ADG MINIMUM 70%
70%

STUDIO
9 (10% MIX)

1 BEDROOM
27 (33% MIX)

2 BEDROOM
28 (34% MIX)

3 BEDROOM
19 (23% MIX)

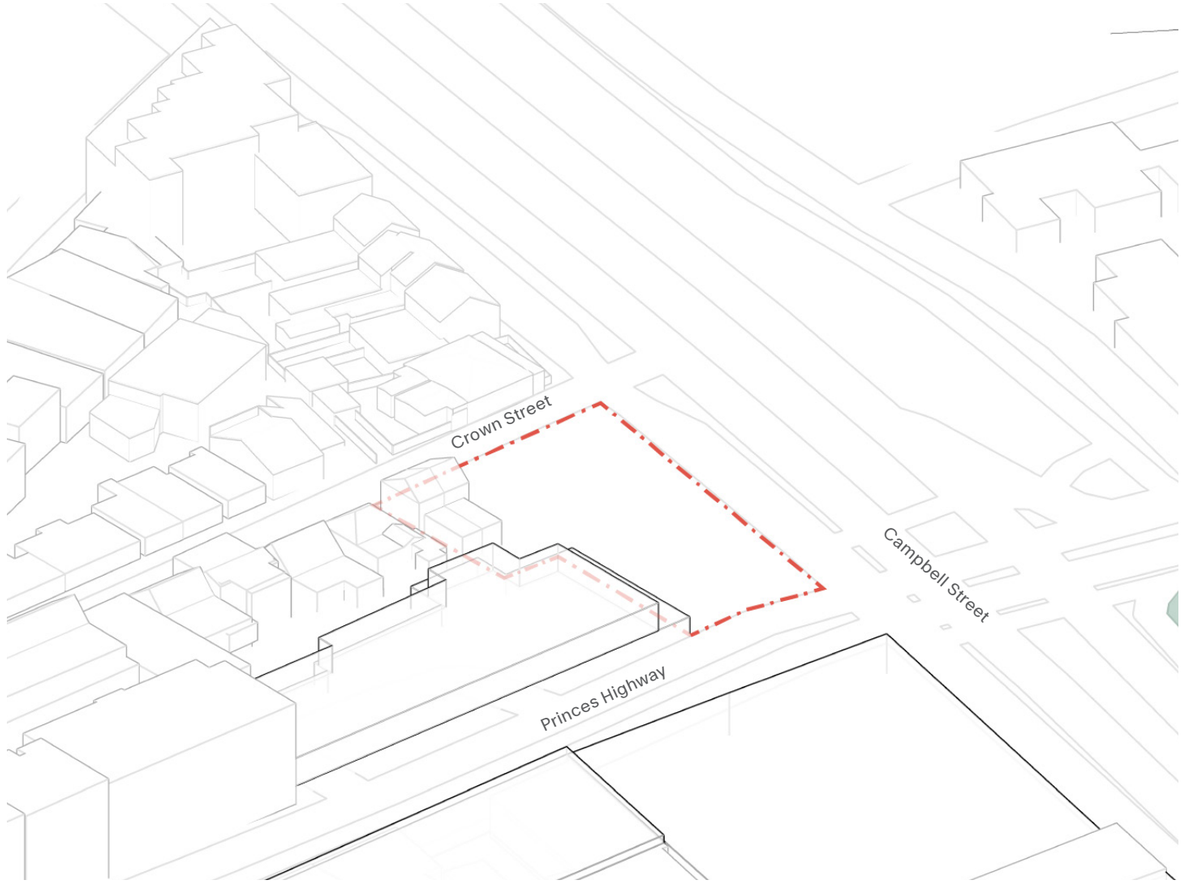
PROPOSED GROSS FLOOR AREA
RETAIL/INDUSTRIAL/COMMERCIAL
1,016m²

PROPOSED GROSS FLOOR AREA
COMMUNAL
310m²

PROPOSED GROSS FLOOR AREA
RESIDENTIAL
7,666m²

3.1 Massing Strategy
Existing Site

Current site conditions

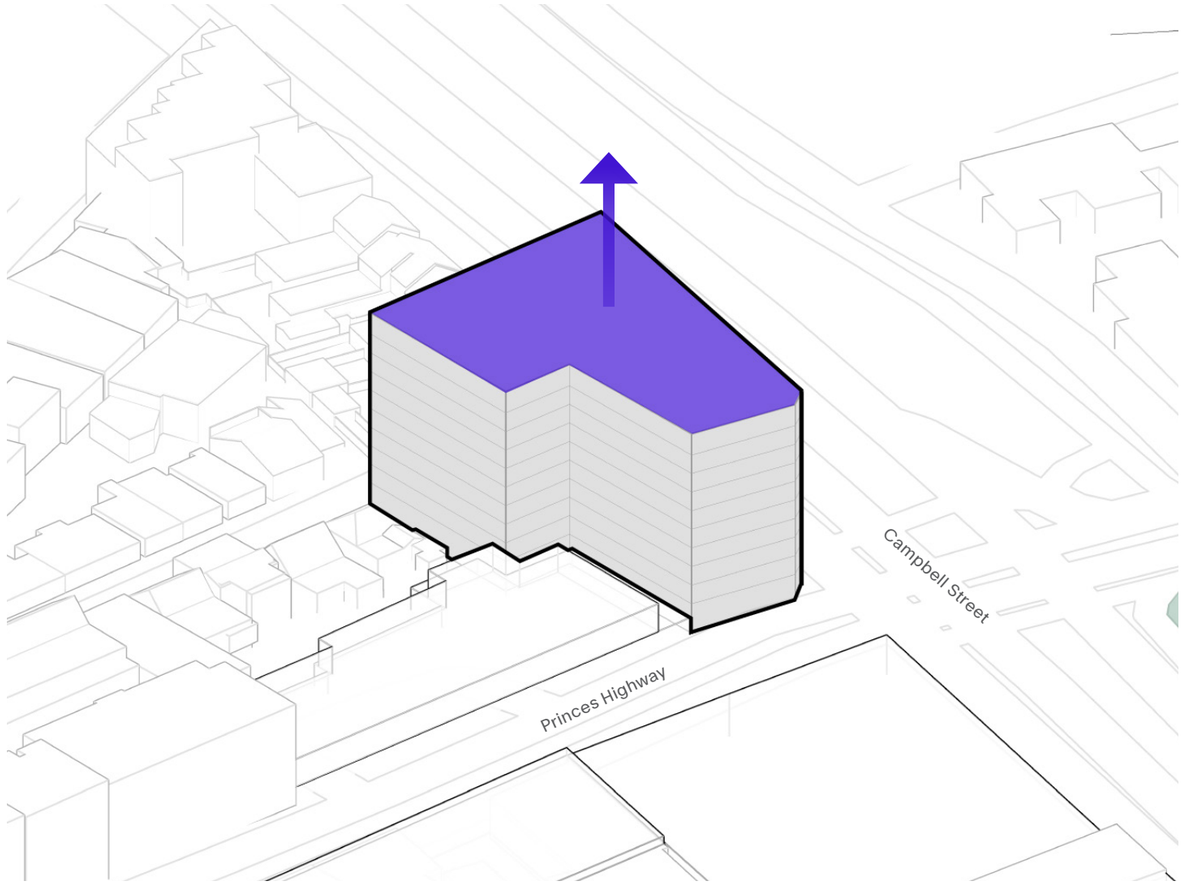


North-East View

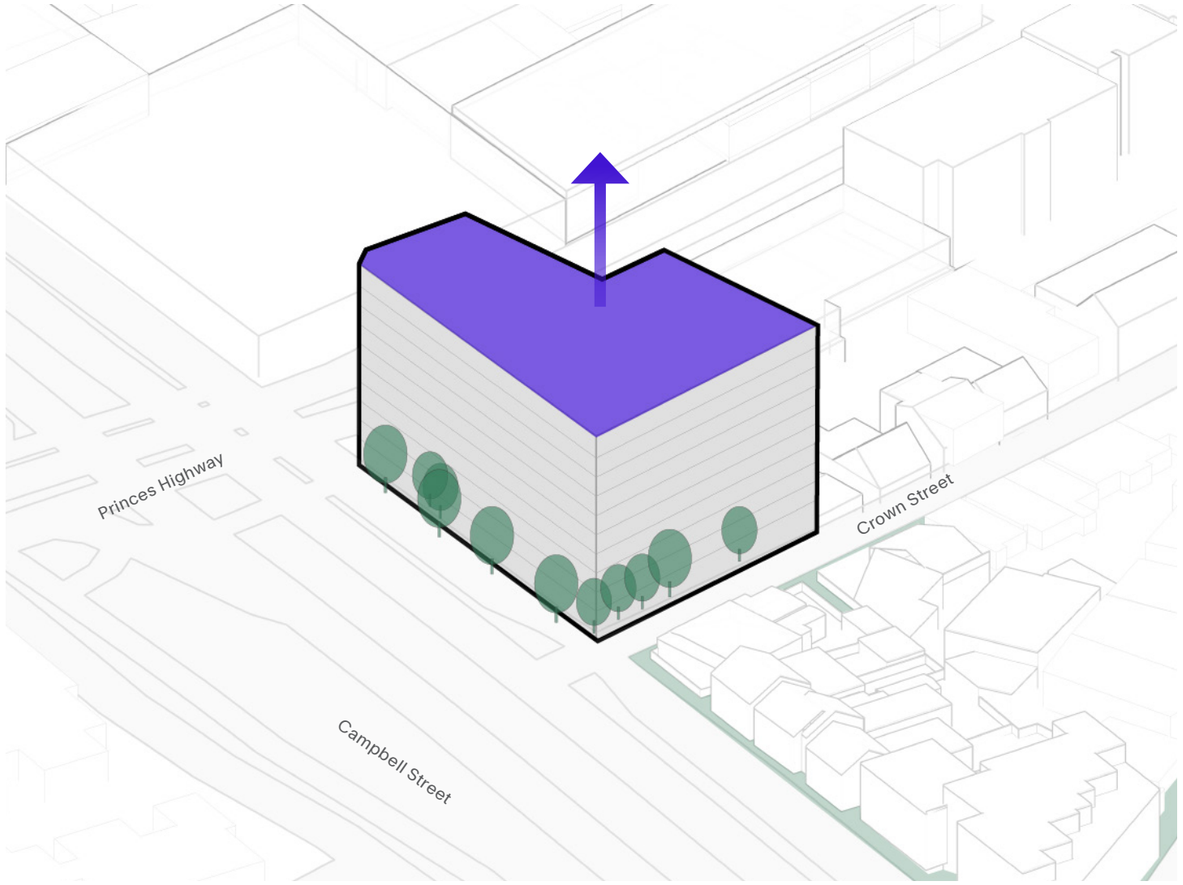
South-West View

3.1 Massing Strategy
Anchoring the Corner

Extrusion of mass to appropriate height plane.



North-East View

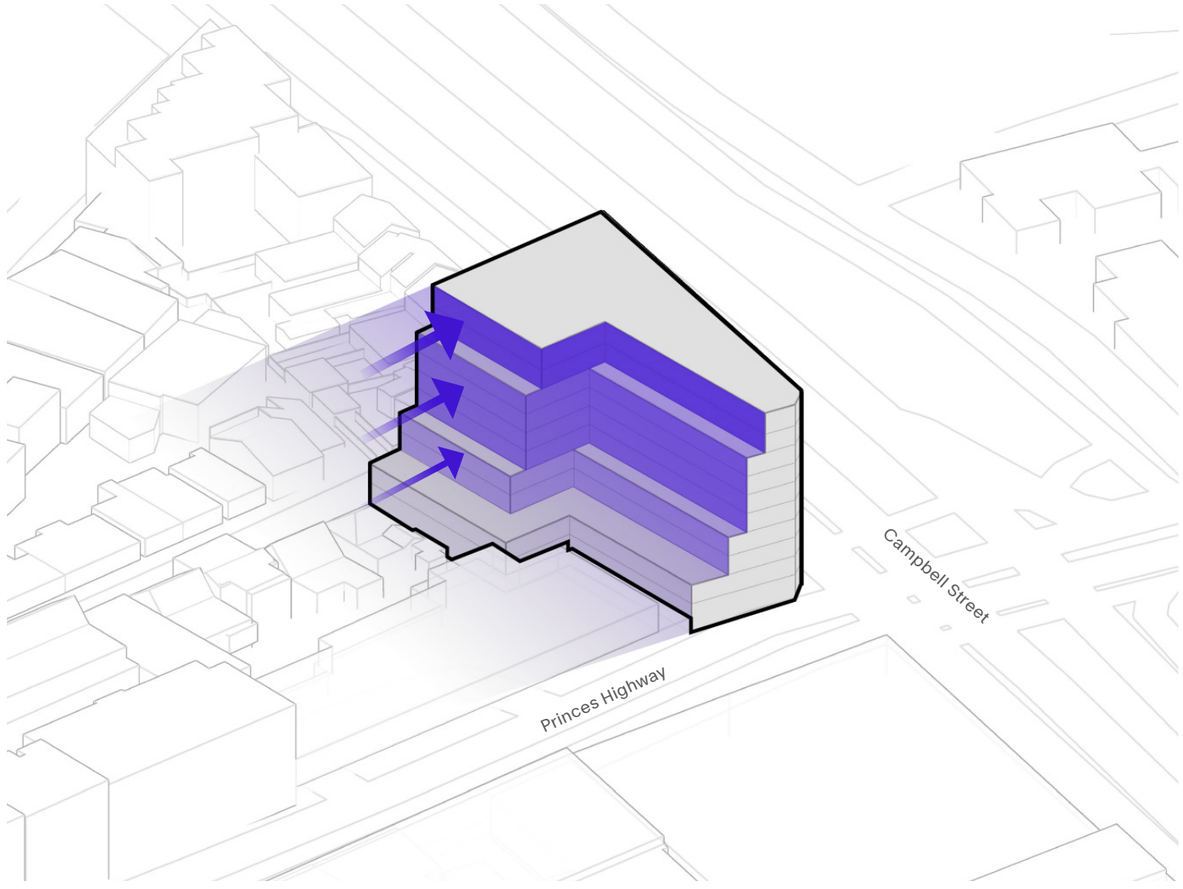


South-West View

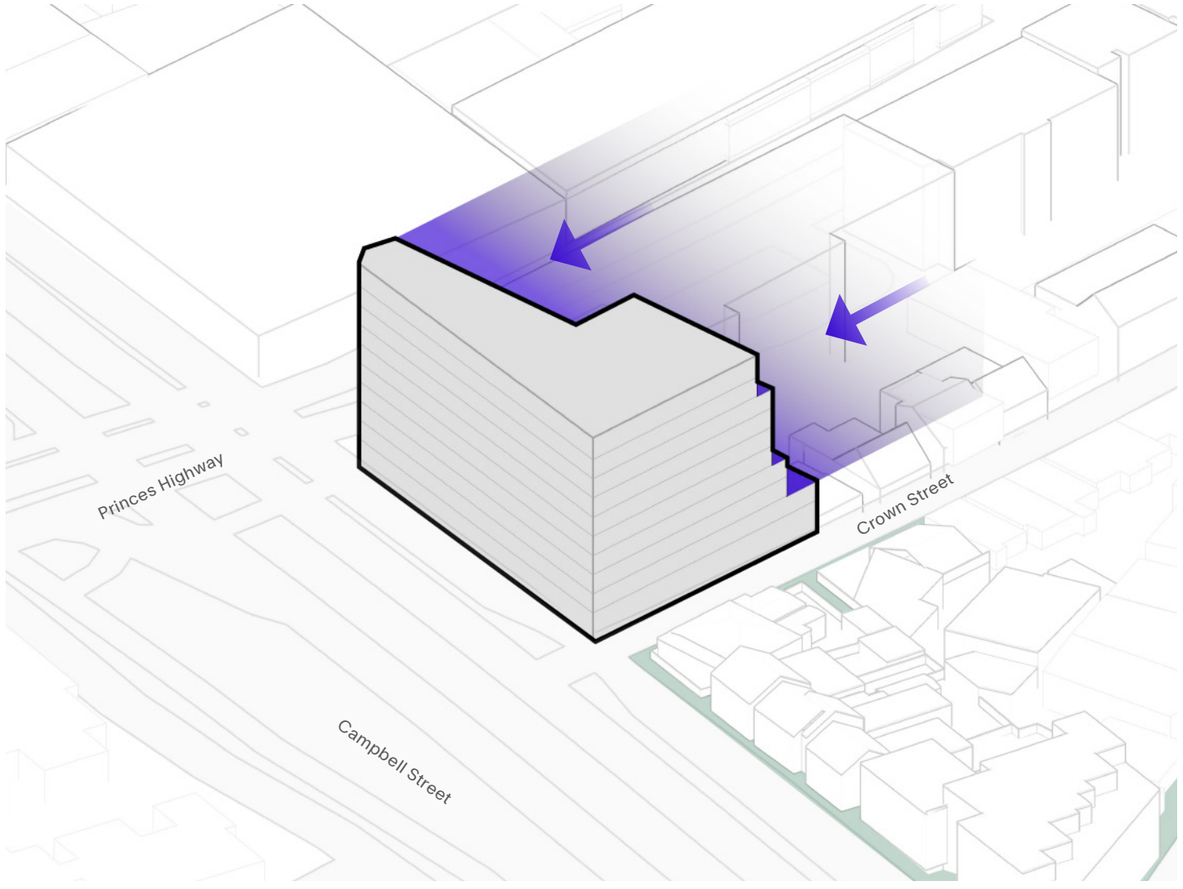
3.1 Massing Strategy
ADG Setbacks

ADG Setbacks have been applied to the site as an envelope as follows:

GF-M	0m
Level 1-2	6m
Level 3-6	9m
Level 7-8	12m



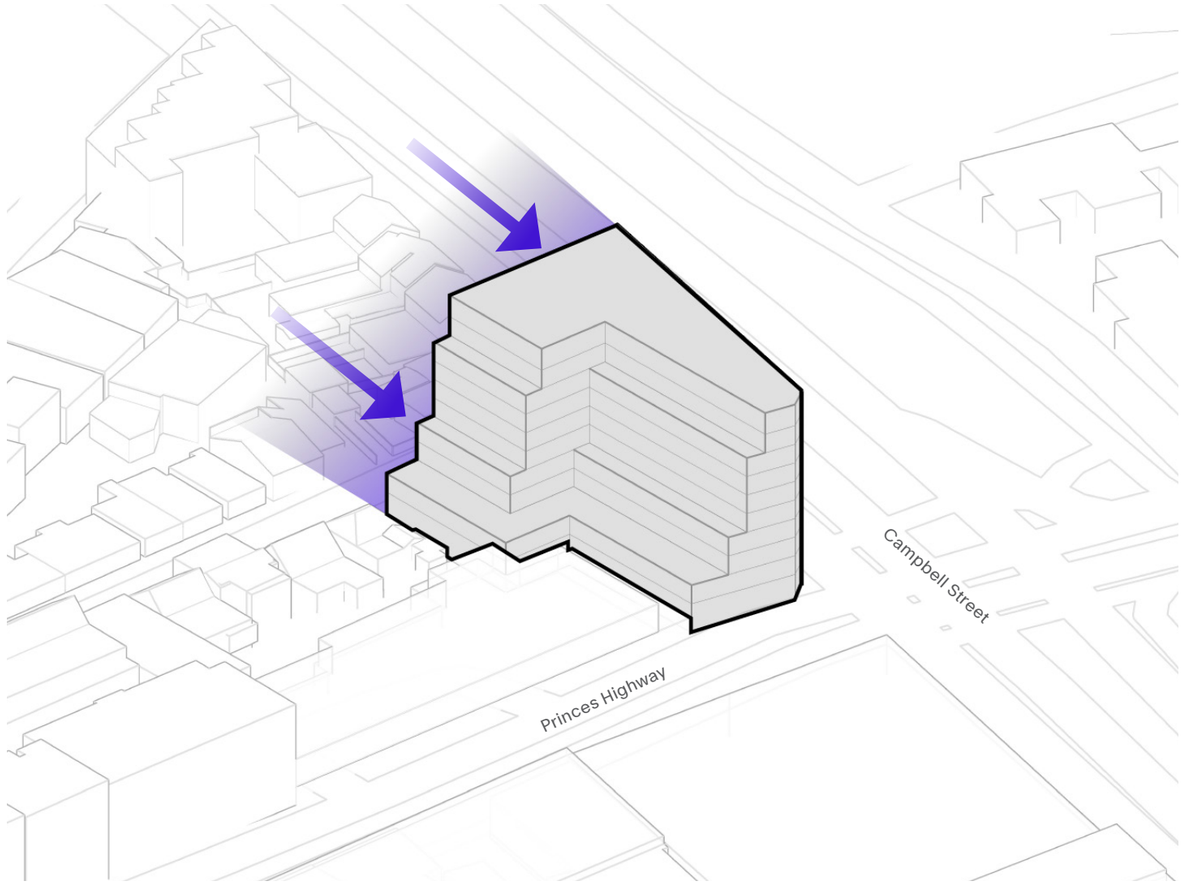
North-East View



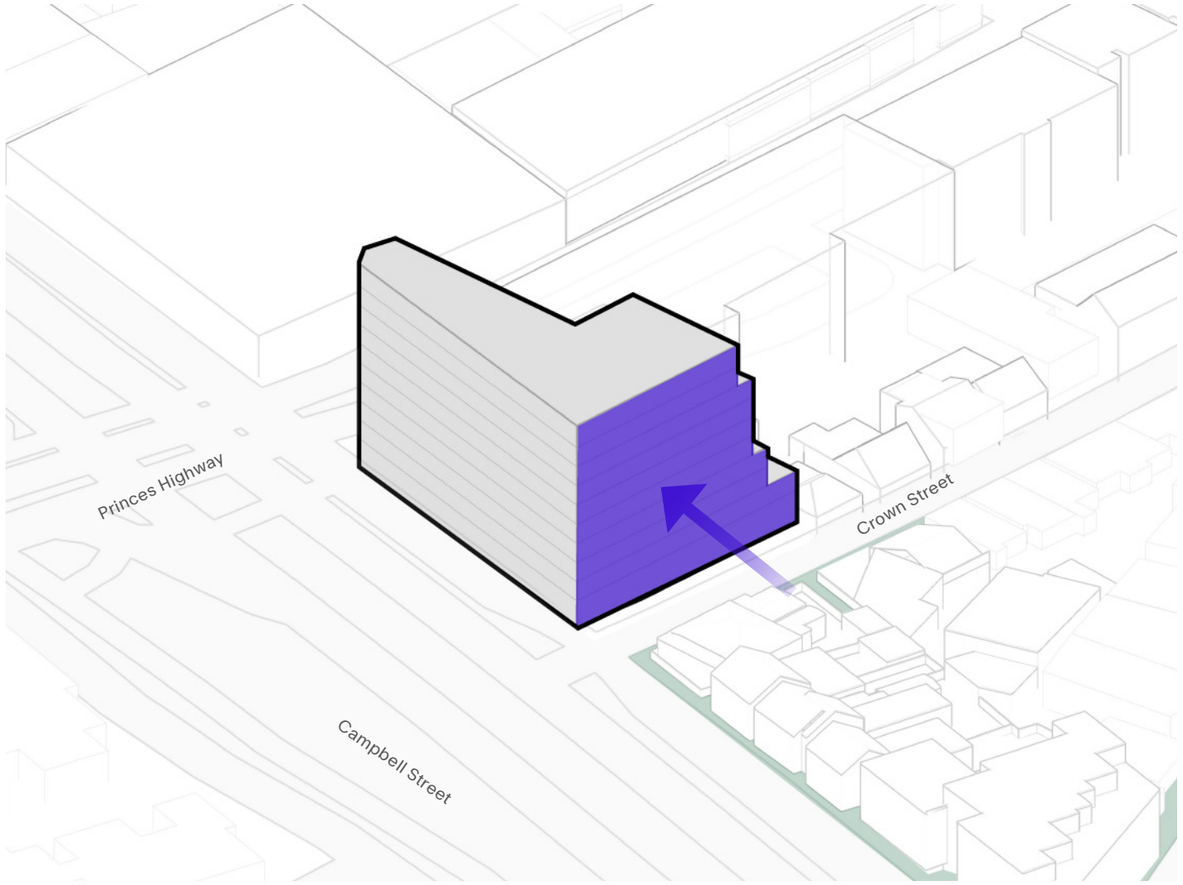
South-West View

3.1 Massing Strategy
Orientation & Contextual Grid

Setback to Crown Street to allow for enhanced sightlines and improve relationship of building scale. This creates a green link and deep soil zone.



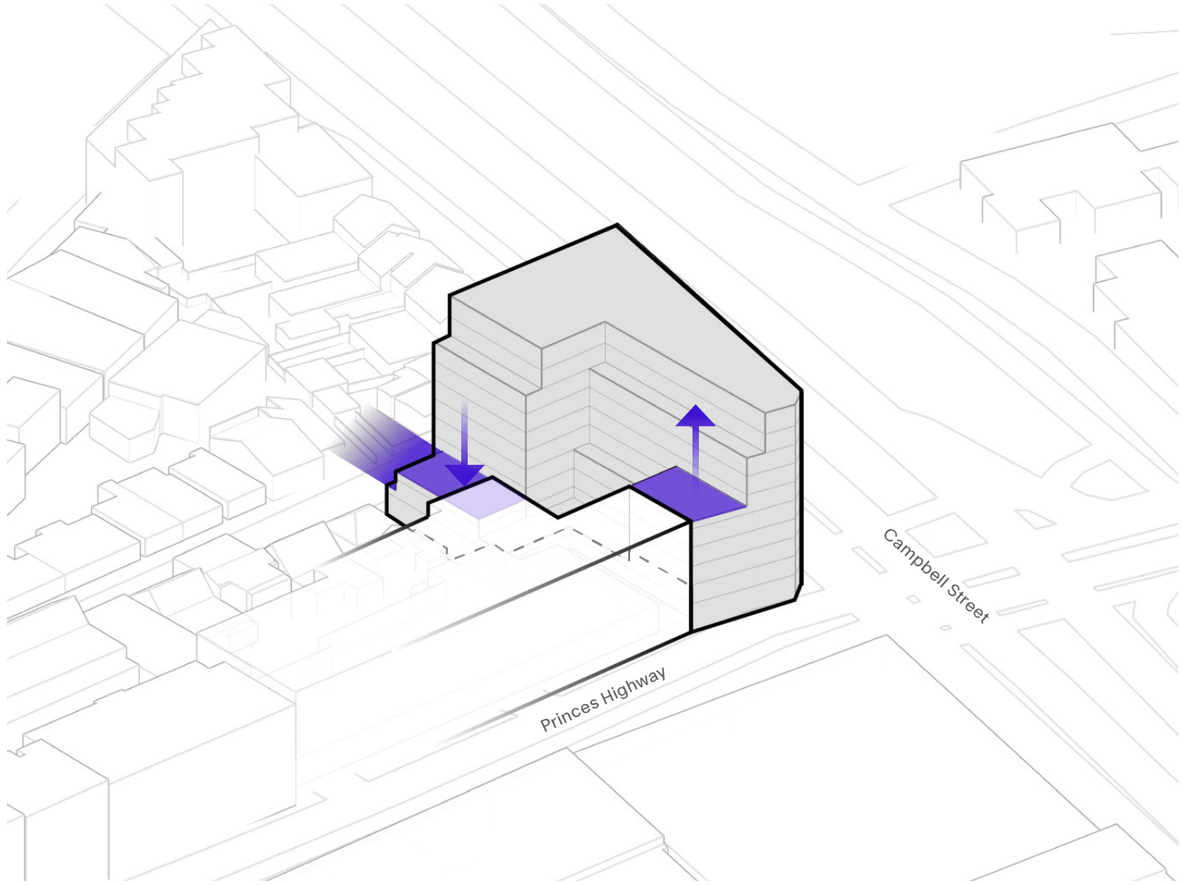
North-East View



South-West View

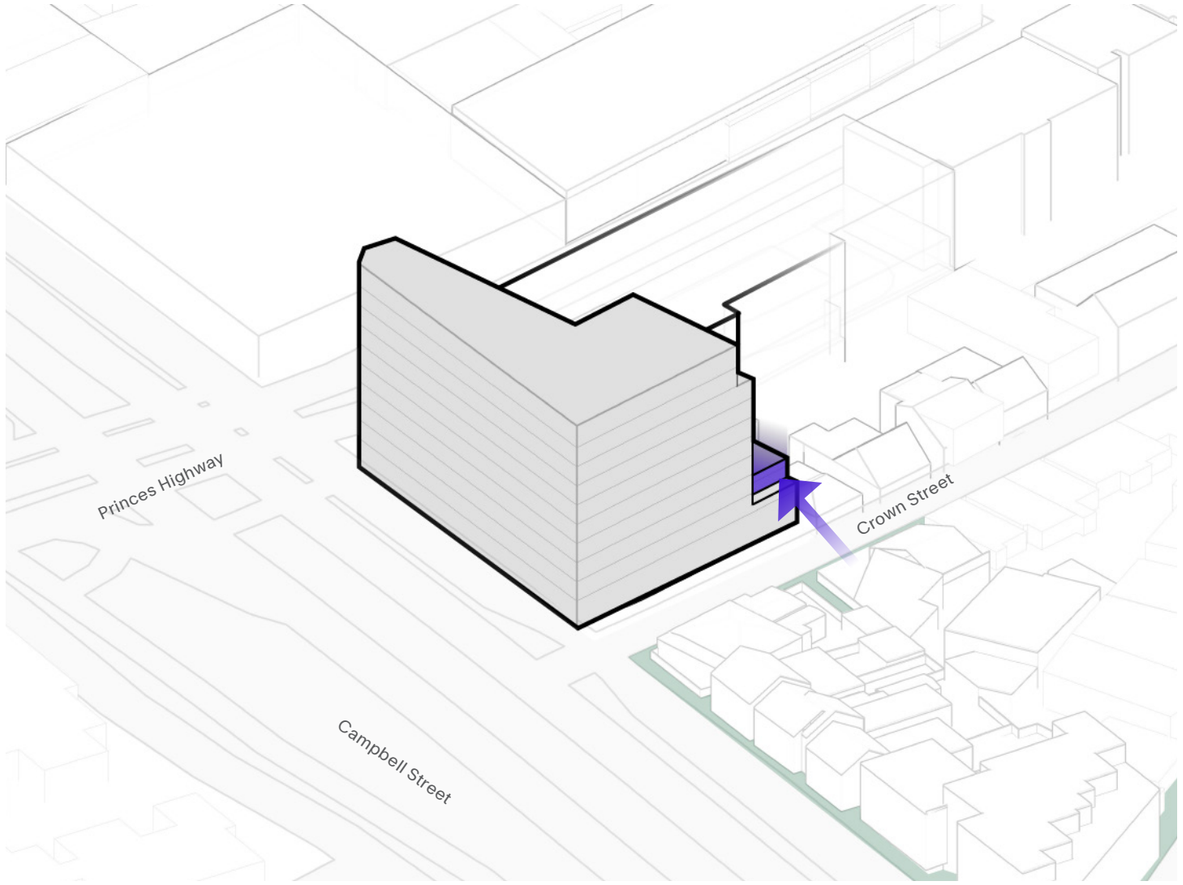
3.1 Massing Strategy
Ground Plane Response

Massing articulation to response to adjoining neighbours on the Ground Plane.



North-East View

Massing alignment to future development up to 21m along Princes Highway

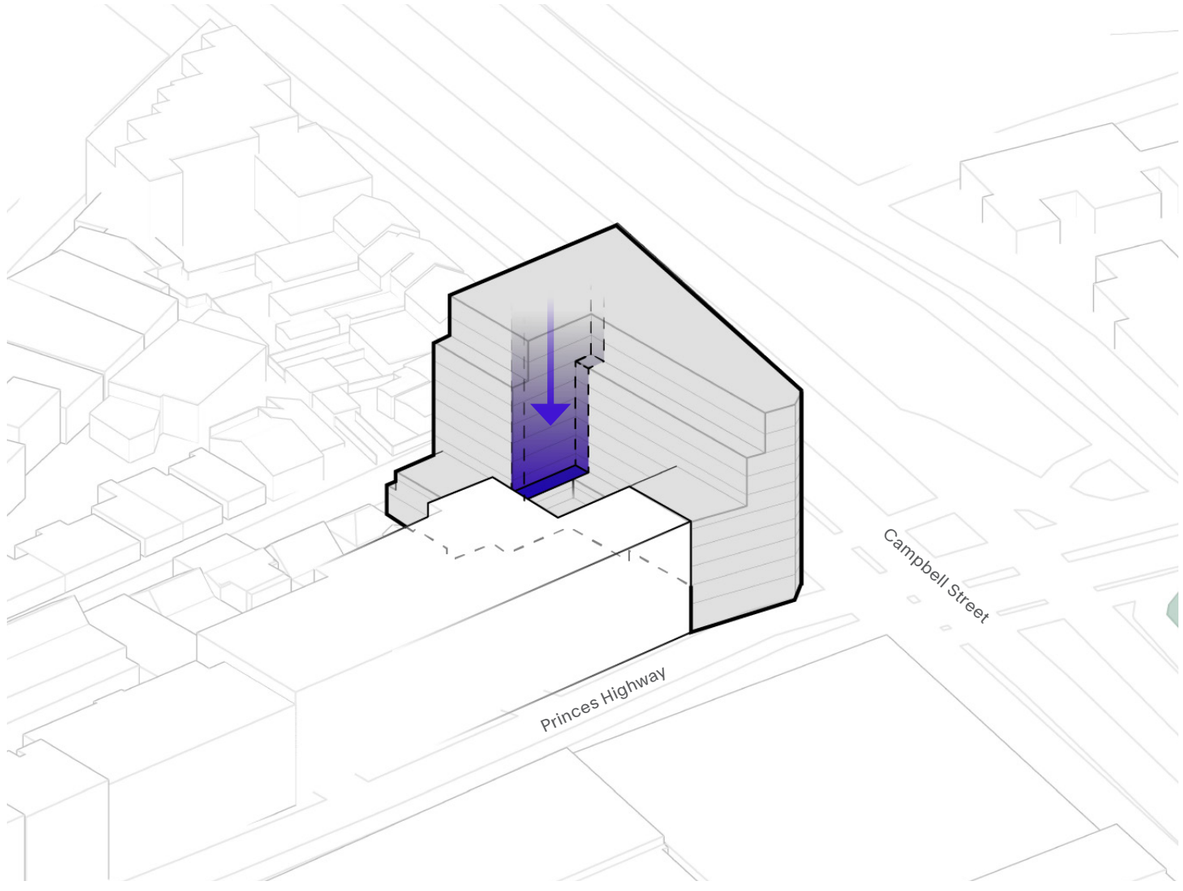


South-West View

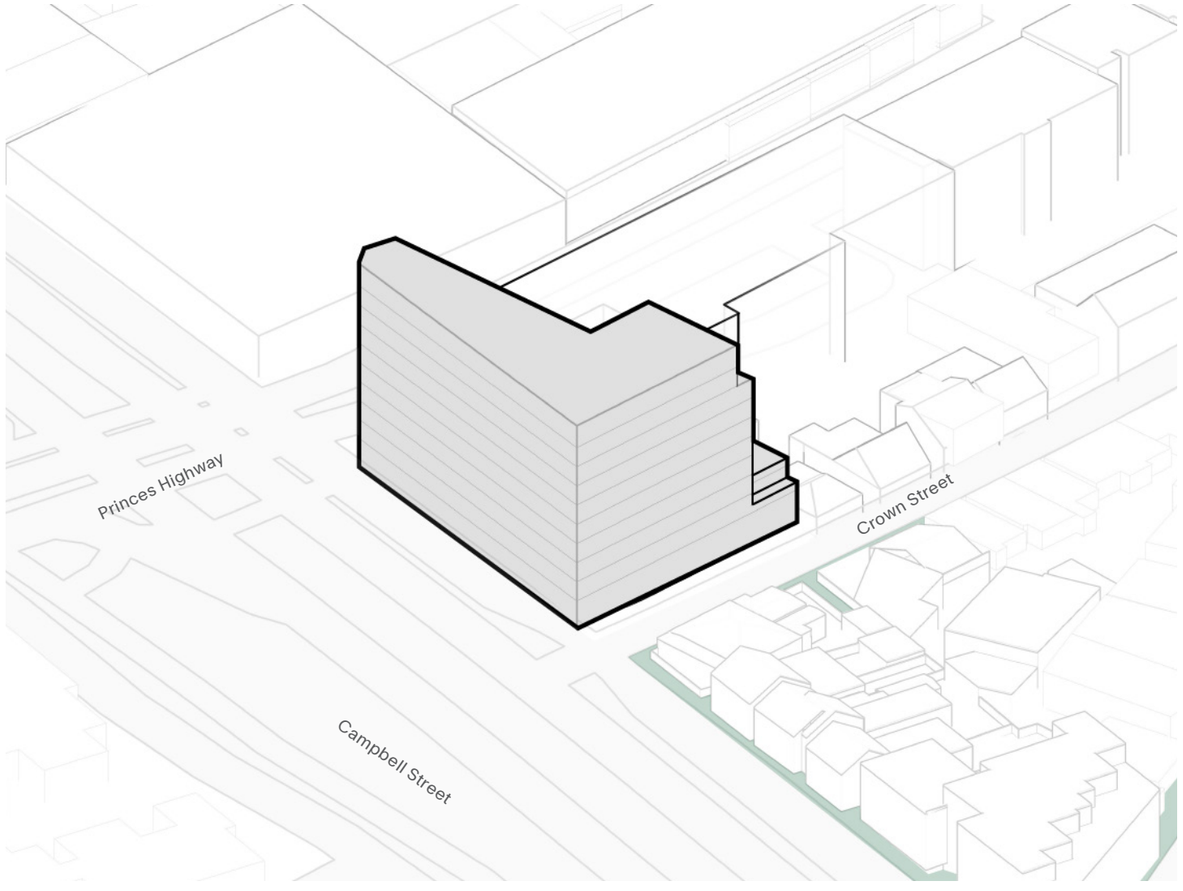
Massing pushback in response to lower Terrace housing along Crown Street

3.1 Massing Strategy
Lower Courtyard Response

Further breakdown within massing.



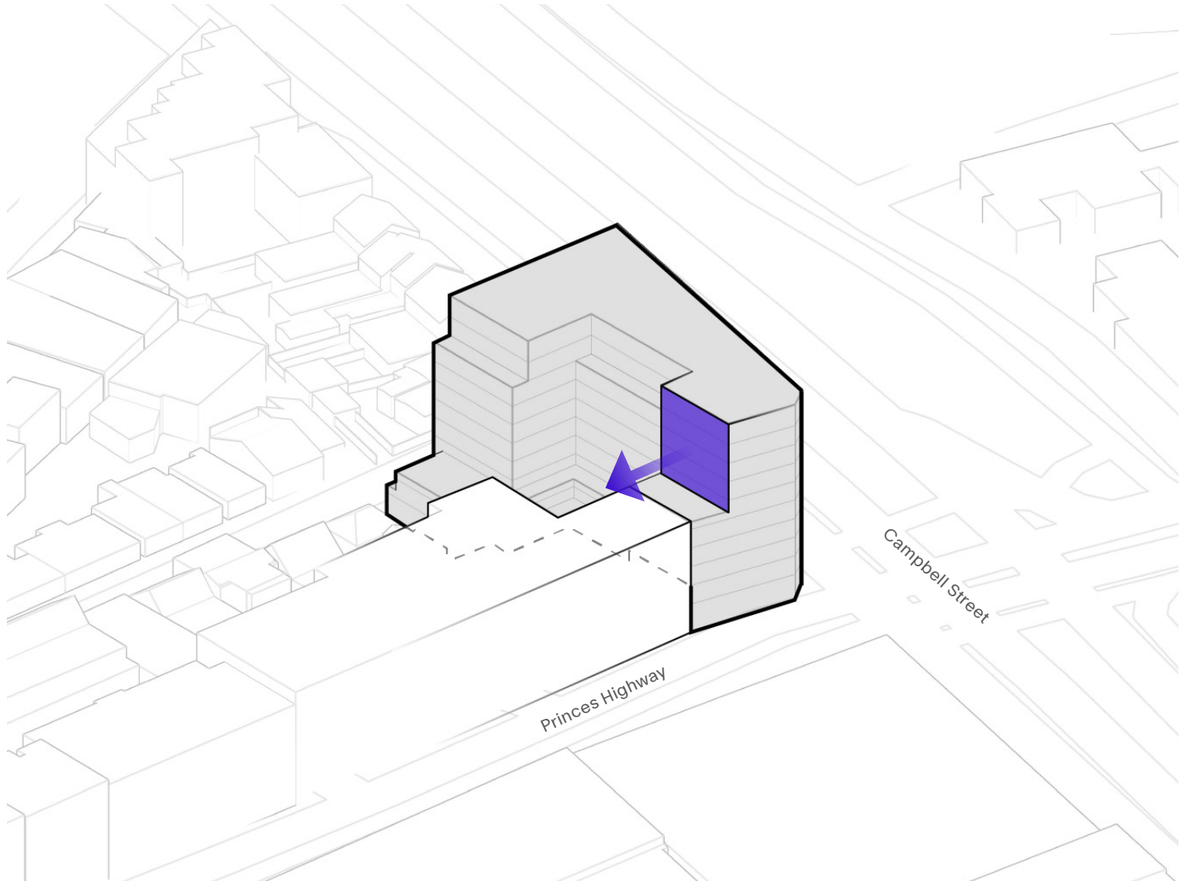
North-East View



South-West View

3.1 Massing Strategy
Upper Level Articulation

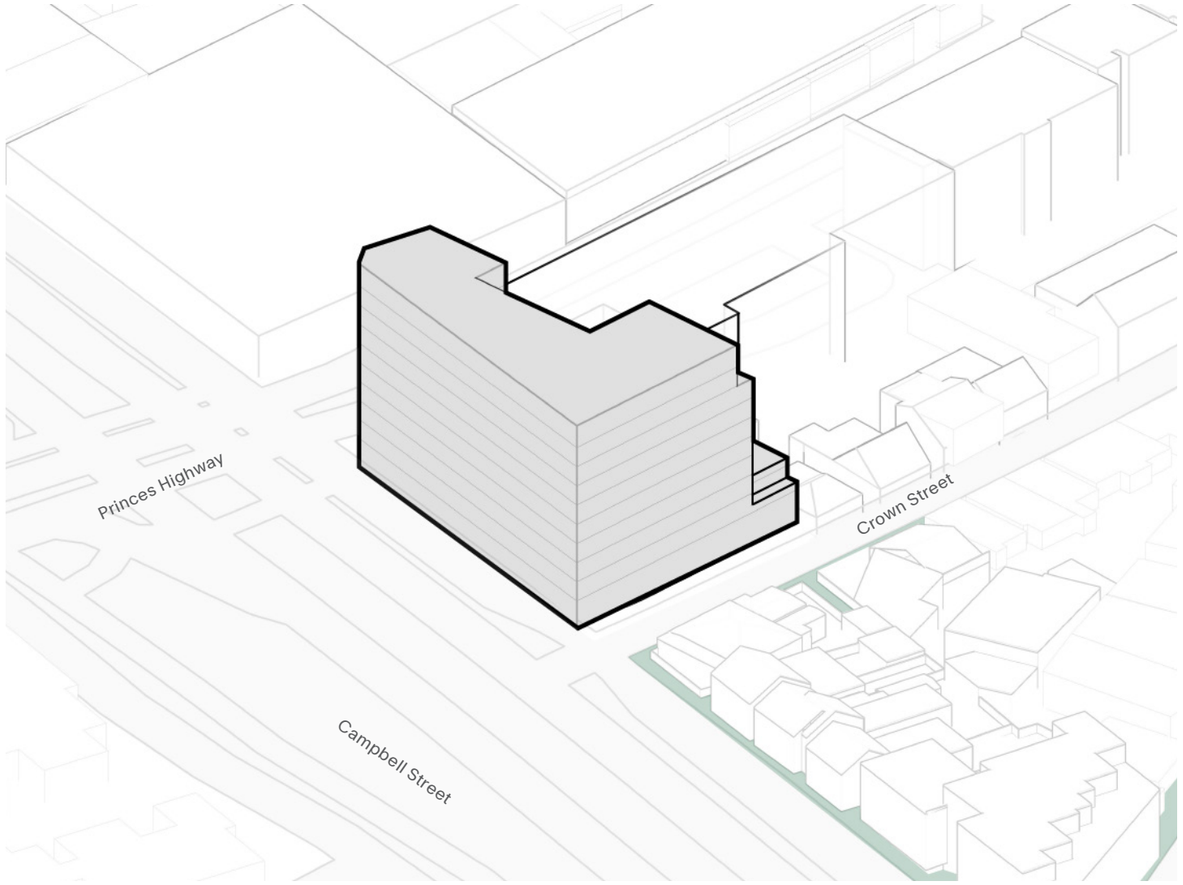
Further breakdown within massing.



North-East View

Massing pushout to create better proportion and scale and anchor the corner on the Princes Highway and Campbell Street intersection.

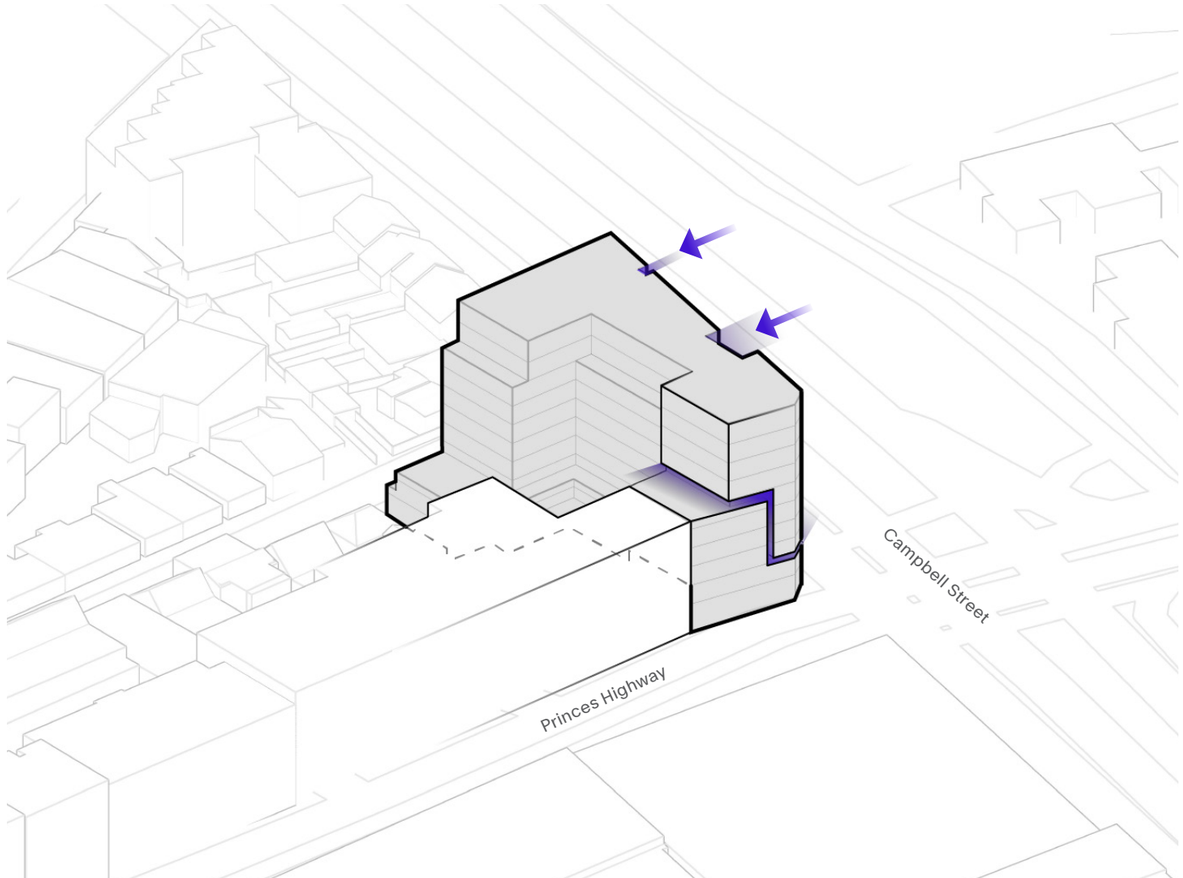
Building separation achieved through the use of a blank wall to neighbouring boundary on Princes Highway.



South-West View

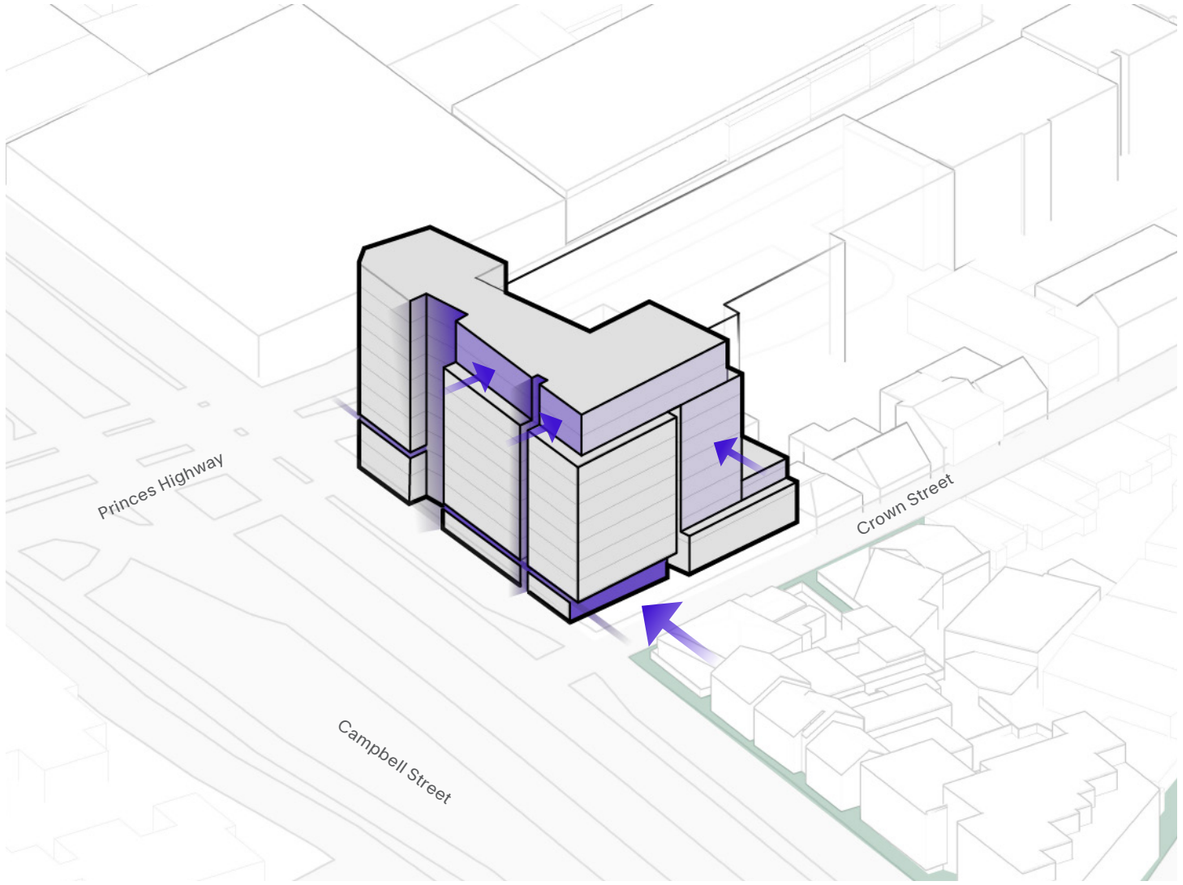
3.1 Massing Strategy
Scale Articulation

Further breakdown within massing.



North-East View

Articulation to break down the visual scale on the Princes Highway and Campbell Street intersection.



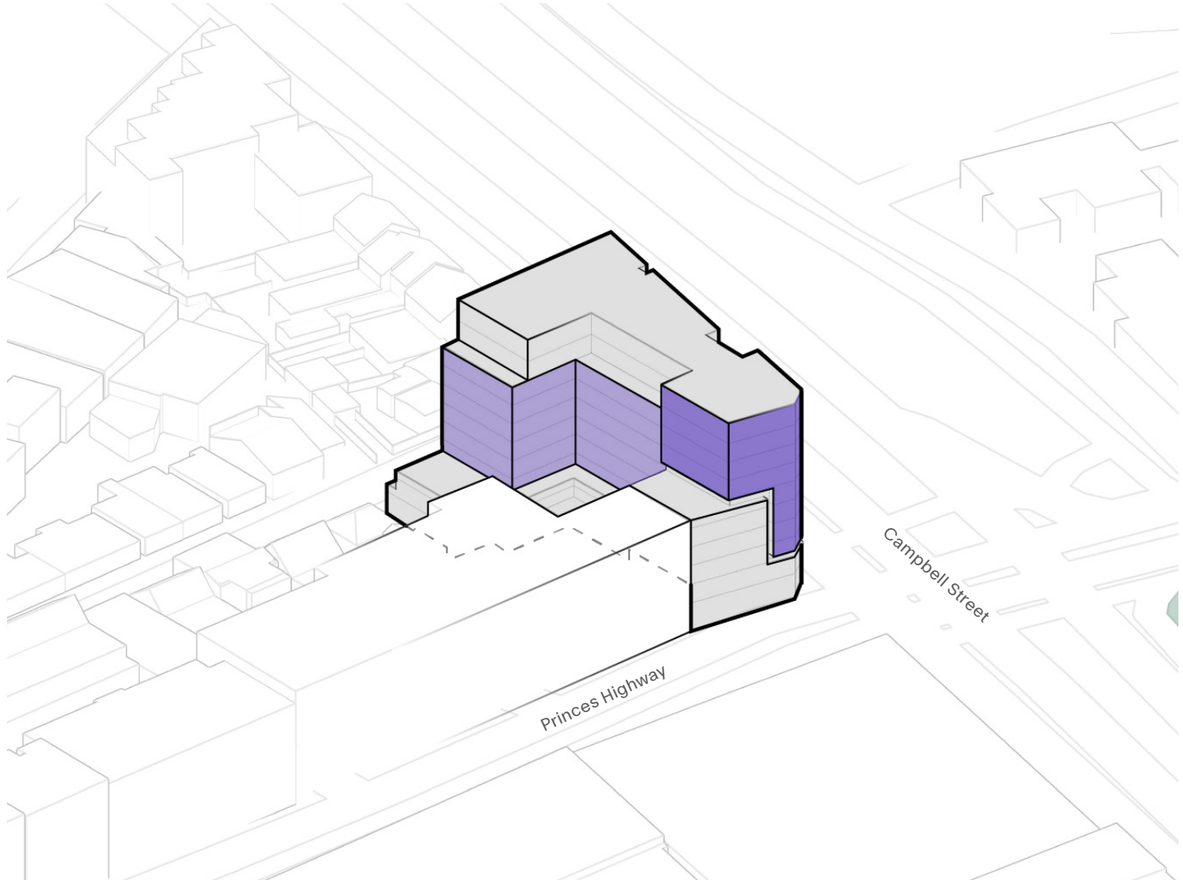
South-West View

Further setbacks to upper levels along Campbell Street and Crown Street

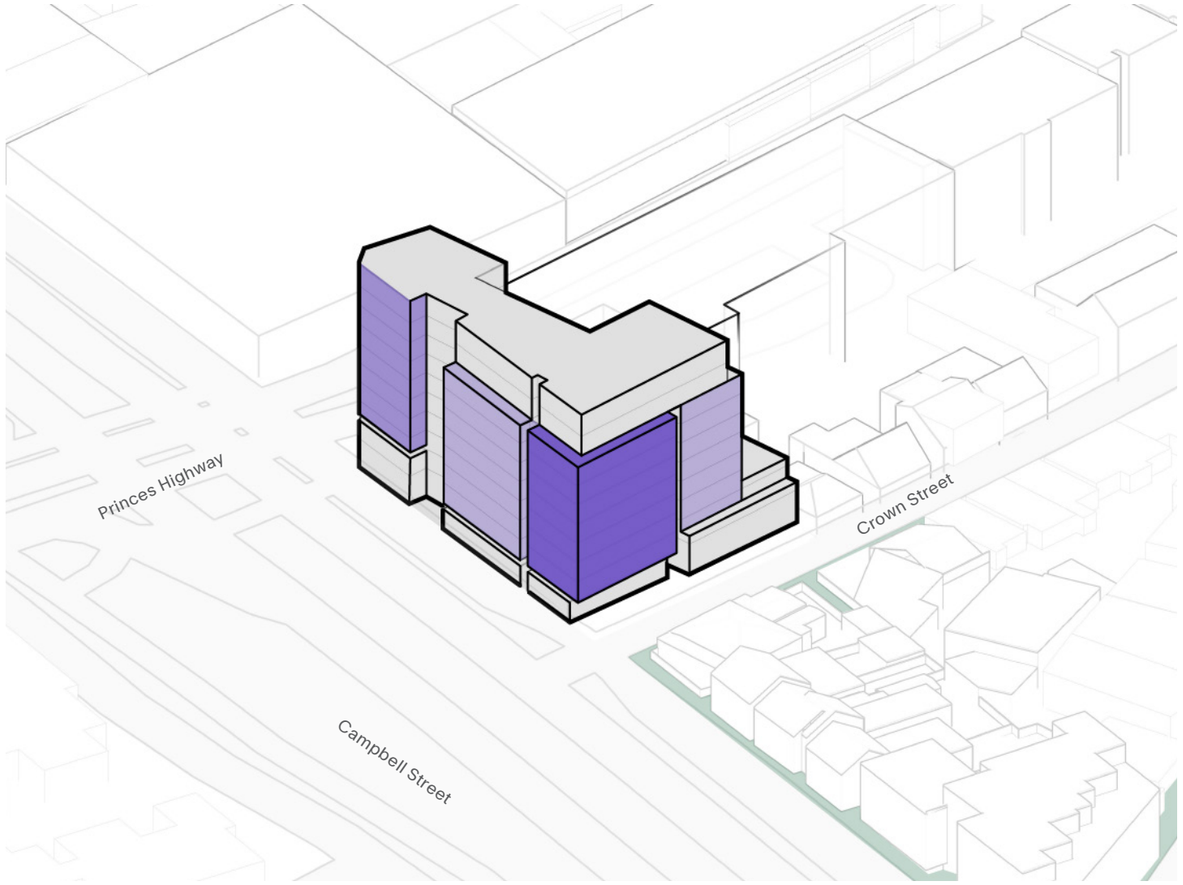
Articulation to wrap around Campbell Street lowering the scale further along Campbell Street responding to adjacent housing.

3.1 Massing Strategy
Scale Articulation

Opportunity for a variety of facades that belong to the same family.



North-East View



South-West View

4.0 Drawings

4.0

4.0 Drawings
Retail / Commercial

Retail / Commercial Offer

Currently there is approximately 1,000m² of employment generating use on the site. The proposal has no loss in employment generating space, while offering more diverse typologies and amenity. The proposal includes approximately 455m² of light industrial, 190m² of retail and 505m² of commercial employment generating space (1,150m² total).

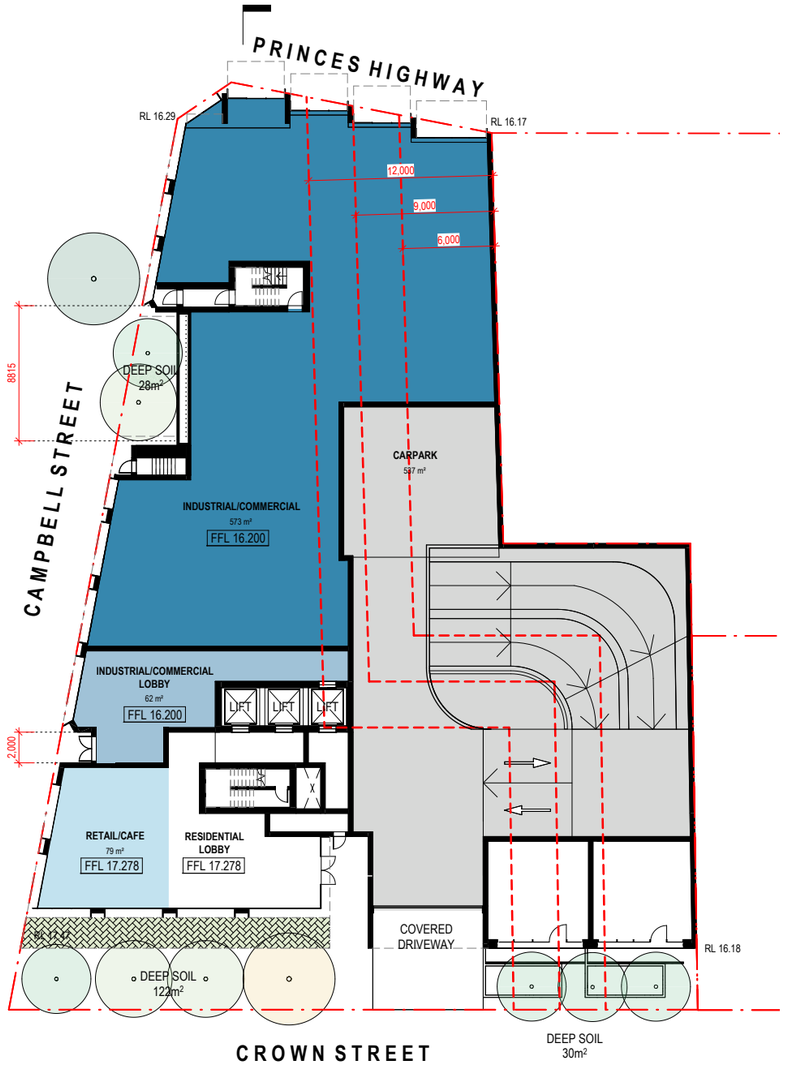
Flexibility of use in these areas has been addressed through a minimum of 8.2 metres deep retail space, allowing for various commercial uses. A floor to floor height of 6.2 metres provides added flexibility in use, and opportunity to cater for large format light industries and / or showroom uses.

These spaces are also co-located to provide flexibility in tenancy split.

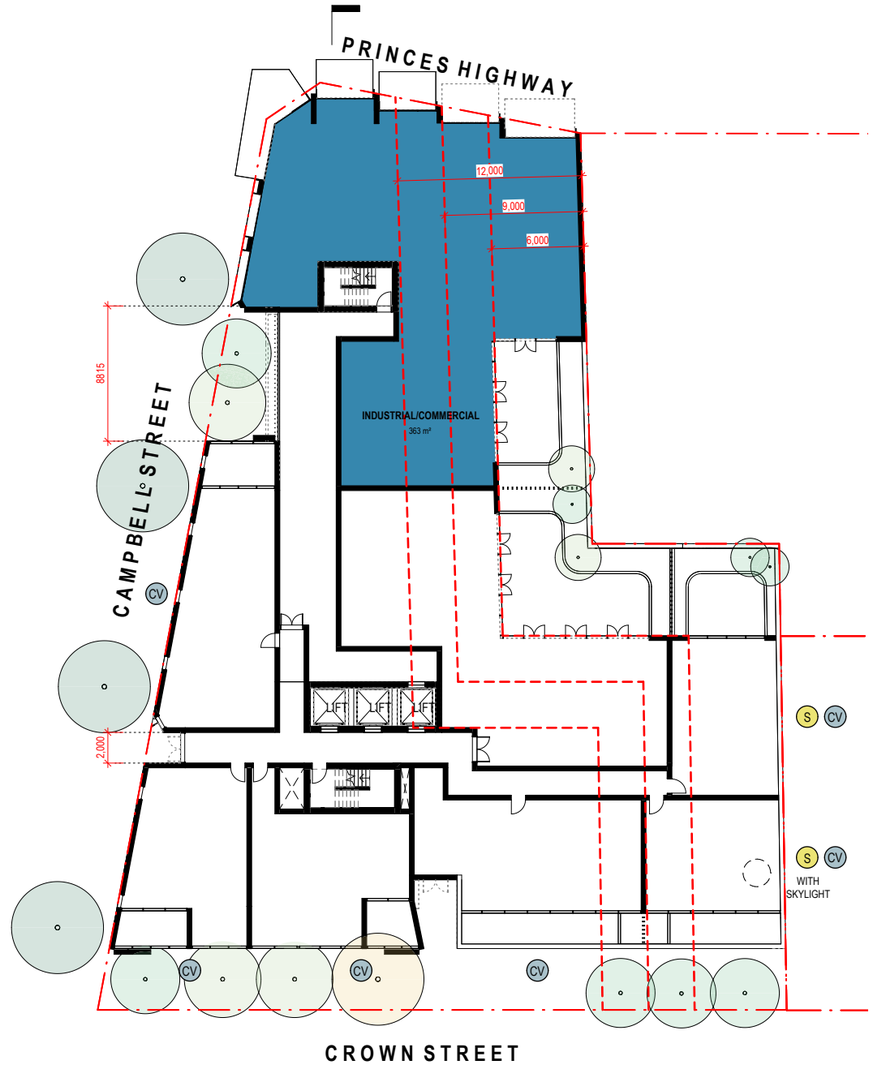
A minimum of 5 metre head height has been provided in the carpark to allow for a 8.8m truck to enter the loading dock. The loading dock entry has been shifted to reduce the swept path of travel. Refer to appendix for swept path diagram.

Legend

- Retail/Cafe
- Industrial/Commercial Lobby
- Industrial/Commercial



Ground Floor



Level 01

Scale 1:200 @A1

0 1 2 4 6 8m

4.0 Drawings
Residential - Plans

Diverse Housing Options:
- Mixture of studios, 1-bedroom (1B), 2-bedroom (2B) with 1 bathroom, 2-bedroom (2B) with 2 bathrooms, and 3-bedroom (3B) units.
- Two townhouse-style developments at ground level, aligning with the typology along Crown Street.

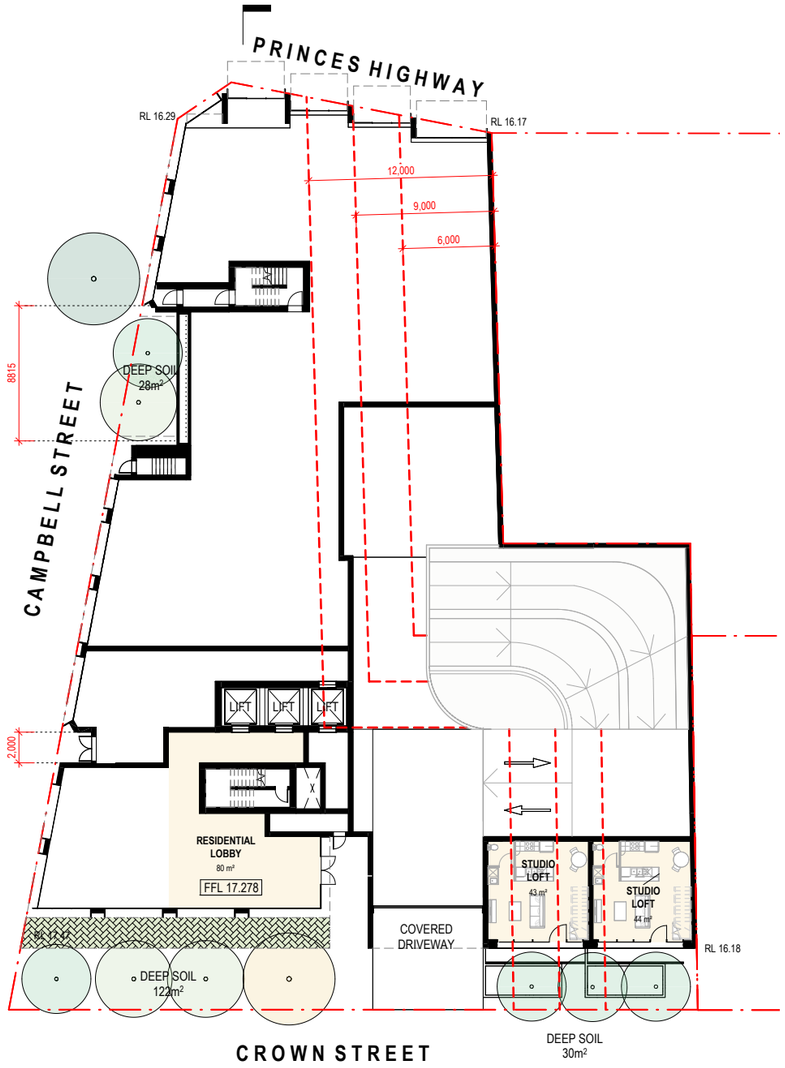
Building Transition:
Transition from low-rise to mid-rise structures, increasing height towards the corner. This design allows a smooth transition from neighboring sites, seamlessly integrating with the existing context.

Affordable Housing:
10% of the units designated as affordable housing, promoting economic diversity and accessibility.

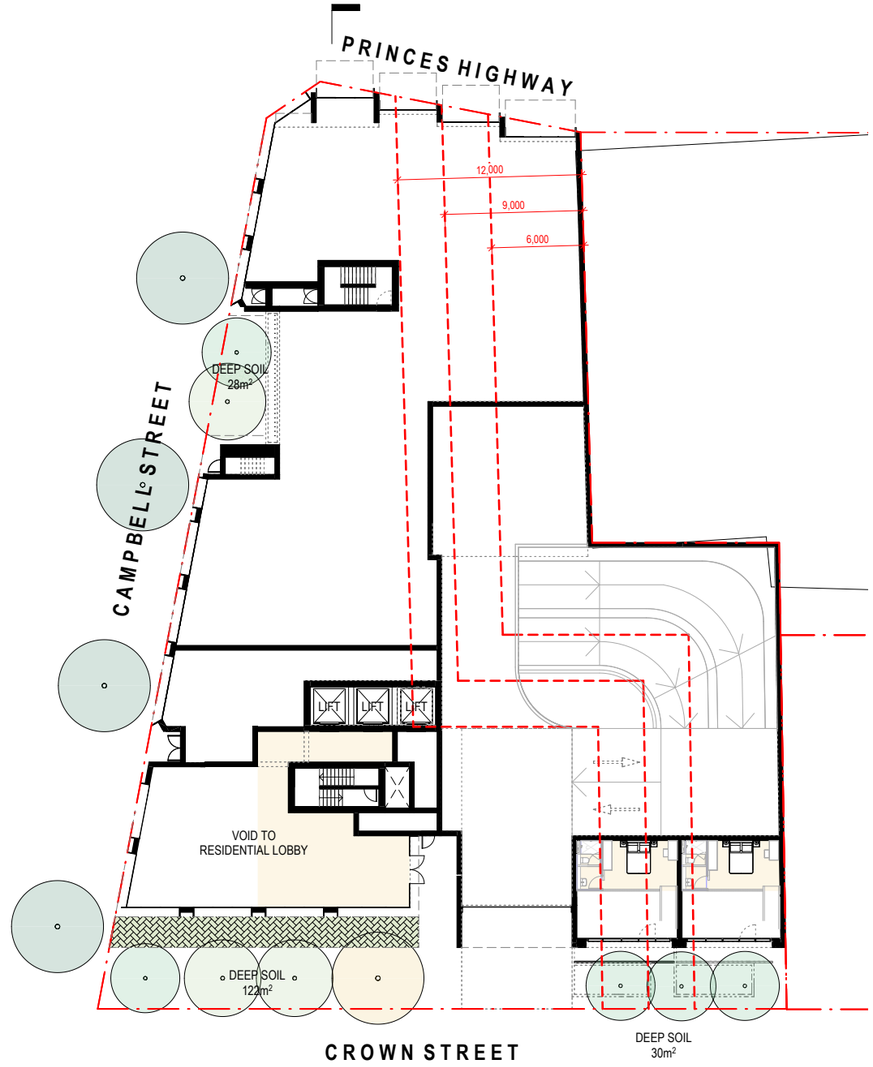
Outdoor Spaces:
- Three levels of communal outdoor spaces provide a variety of recreational and social opportunities for residents.
- Privacy Louvres: on the northern side to protect the privacy of neighboring properties.
- Winter Gardens: facing Campbell Street to the south, offering additional acoustic buffering and enhancing the living experience.

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Landscape



Ground Floor



Mezzanine Floor

Scale 1:200 @A1

0 1 2 4 6 8m

4.0 Drawings
Residential - Plans

Diverse Housing Options:
- Mixture of studios, 1-bedroom (1B), 2-bedroom (2B) with 1 bathroom, 2-bedroom (2B) with 2 bathrooms, and 3-bedroom (3B) units.
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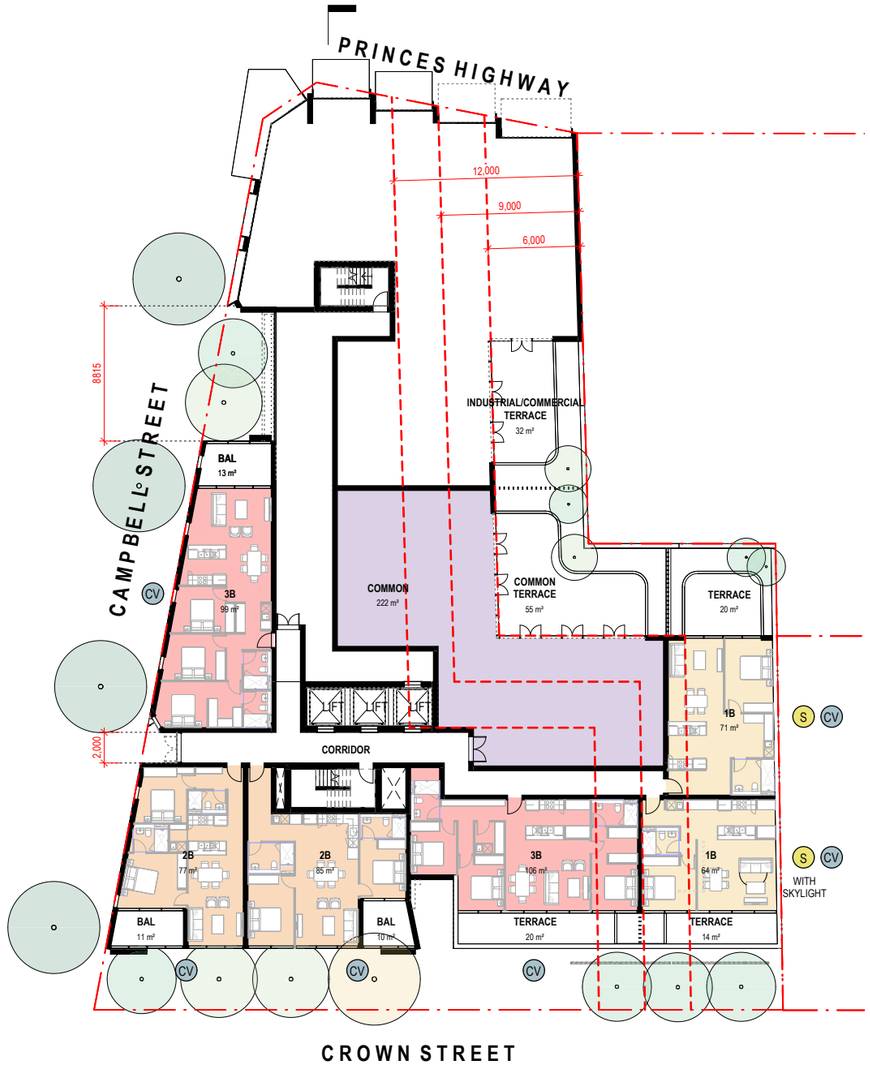
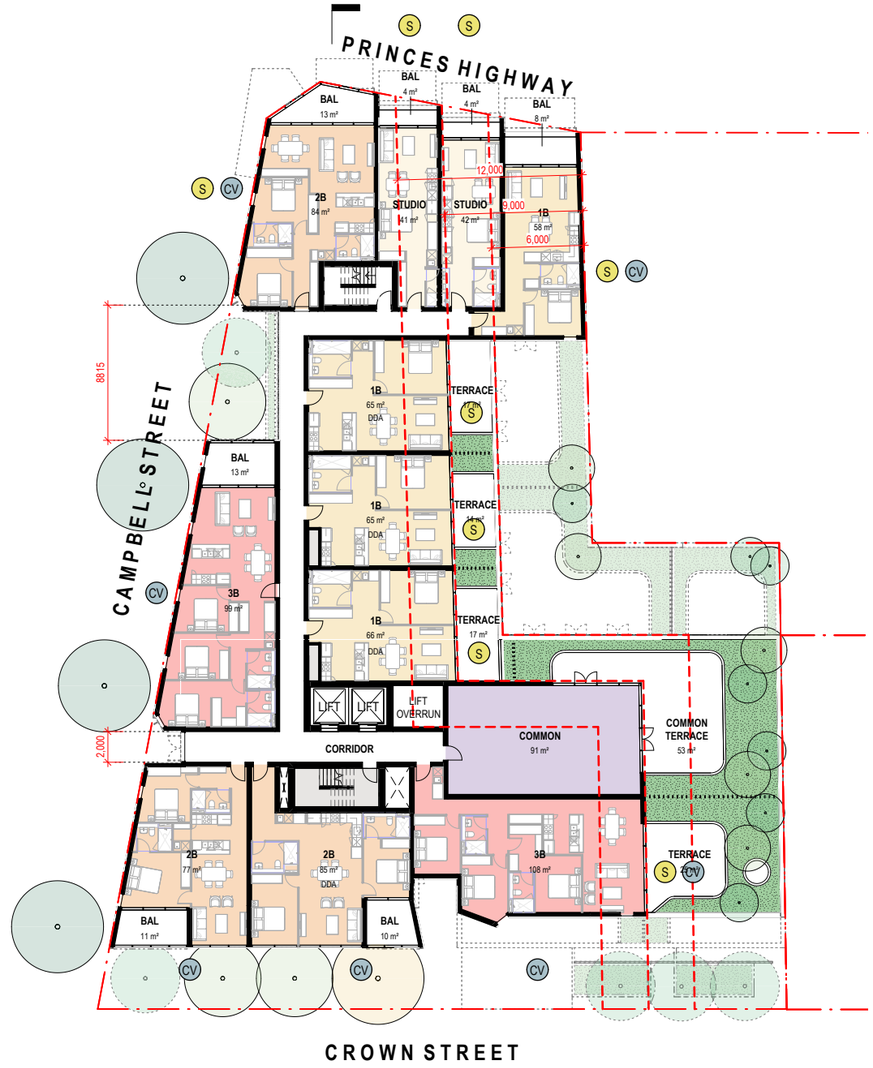
Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Landscape



Level 01



Level 02

Scale 1:200 @A1

0 1 2 4 6 8m

Studio.SC

4.0 Drawings
Residential - Plans

Diverse Housing Options:
- Mixture of studios, 1-bedroom (1B), 2-bedroom (2B) with 1 bathroom, 2-bedroom (2B) with 2 bathrooms, and 3-bedroom (3B) units.
- Two townhouse-style developments at ground level, aligning with the typology along Crown Street.

Building Transition:
Transition from low-rise to mid-rise structures, increasing height towards the corner. This design allows a smooth transition from neighboring sites, seamlessly integrating with the existing context.

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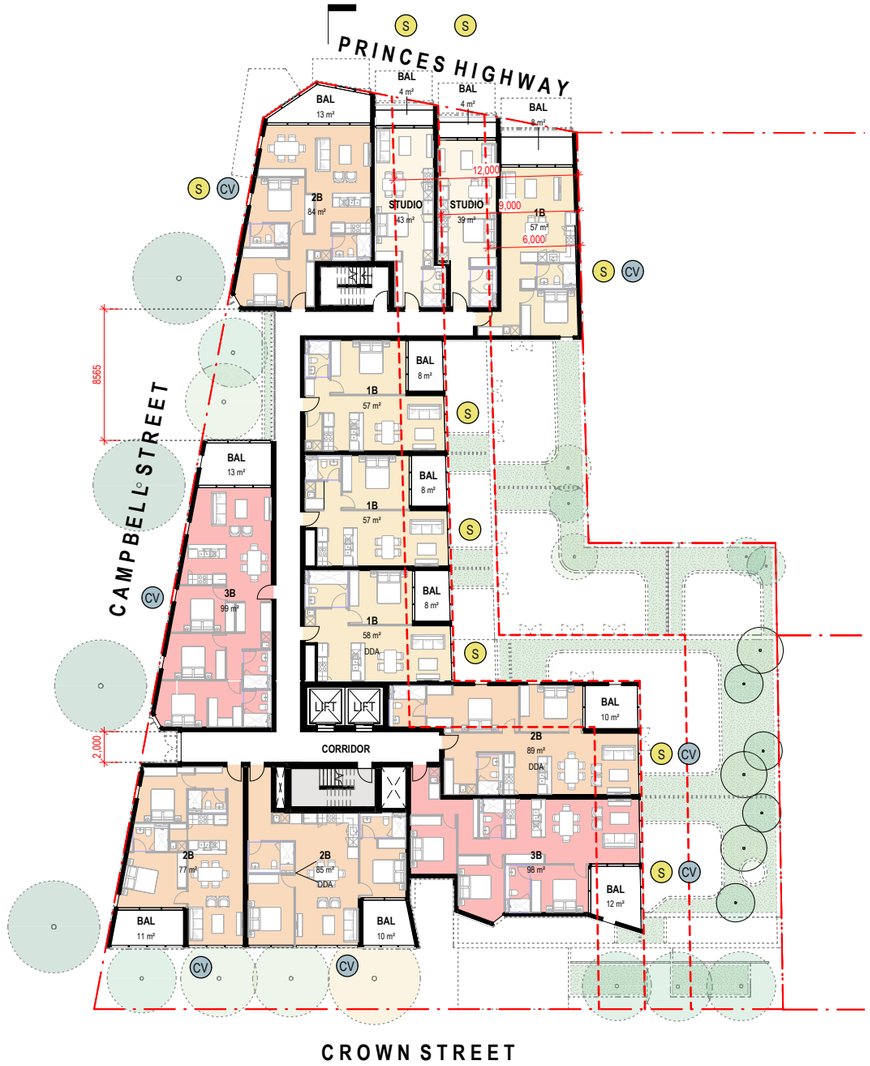
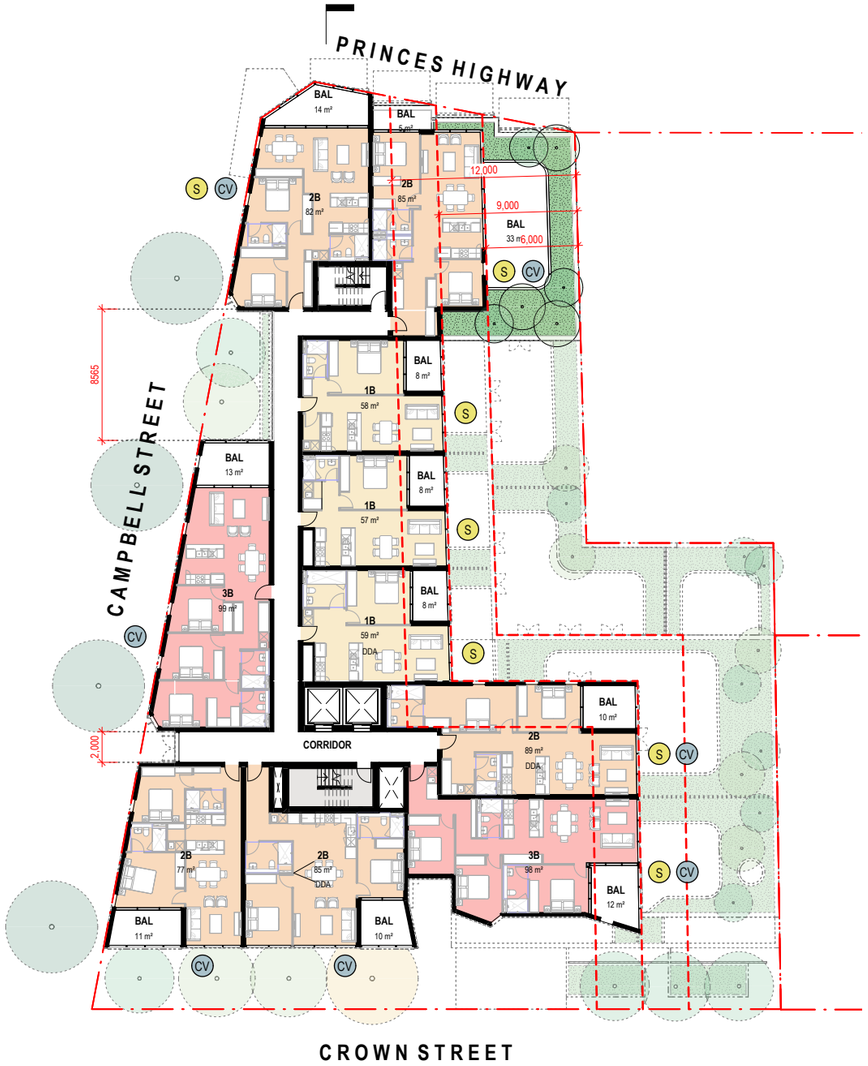
Outdoor Spaces:
- Three levels of communal outdoor spaces provide a variety of recreational and social opportunities for residents.
- Privacy Louvres: on the northern side to protect the privacy of neighboring properties.
- Winter Gardens: facing Campbell Street to the south, offering additional acoustic buffering and enhancing the living experience.

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Landscape



Level 03-04



Level 05

Scale 1:200 @A1

0 1 2 4 6 8m

4.0 Drawings
Residential - Plans

Diverse Housing Options:
- Mixture of studios, 1-bedroom (1B), 2-bedroom (2B) with 1 bathroom, 2-bedroom (2B) with 2 bathrooms, and 3-bedroom (3B) units.
- Two townhouse-style developments at ground level, aligning with the typology along Crown Street.

Building Transition:
Transition from low-rise to mid-rise structures, increasing height towards the corner. This design allows a smooth transition from neighboring sites, seamlessly integrating with the existing context.

Affordable Housing:
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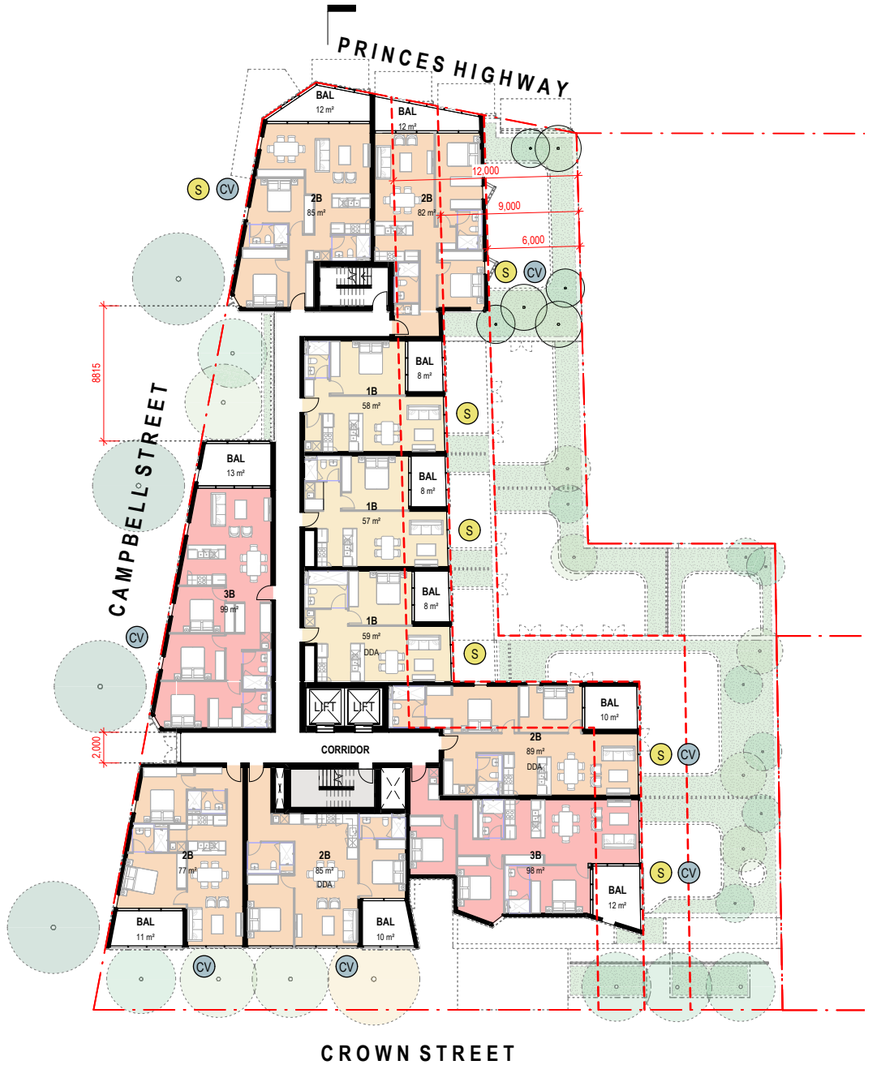
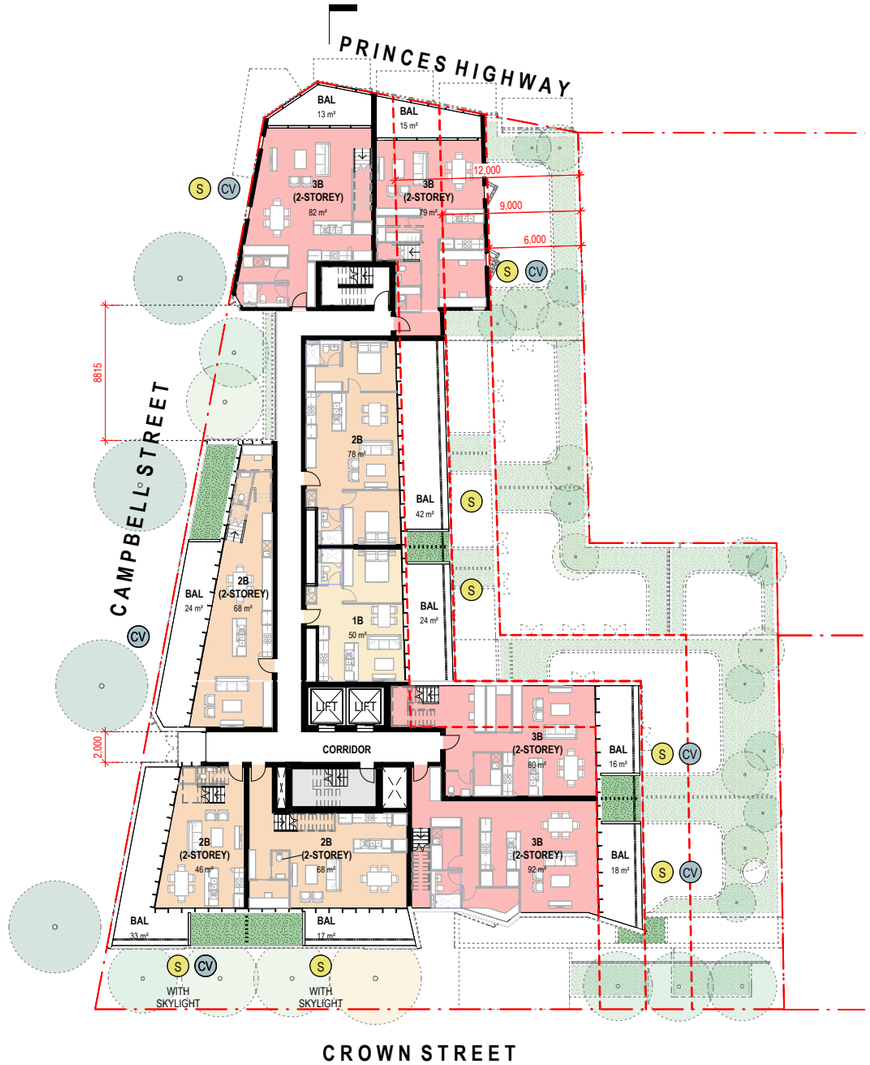
Outdoor Spaces:
- Three levels of communal outdoor spaces provide a variety of recreational and social opportunities for residents.
- Privacy Louvres: on the northern side to protect the privacy of neighboring properties.
- Winter Gardens: facing Campbell Street to the south, offering additional acoustic buffering and enhancing the living experience.

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Landscape



Level 06-07



Level 08

Scale 1:200 @A1

0 1 2 4 6 8m

4.0 Drawings
Residential - Plans

Diverse Housing Options:
- Mixture of studios, 1-bedroom (1B), 2-bedroom (2B) with 1 bathroom, 2-bedroom (2B) with 2 bathrooms, and 3-bedroom (3B) units.
- Two townhouse-style developments at ground level, aligning with the typology along Crown Street.

Building Transition:
Transition from low-rise to mid-rise structures, increasing height towards the corner. This design allows a smooth transition from neighboring sites, seamlessly integrating with the existing context.

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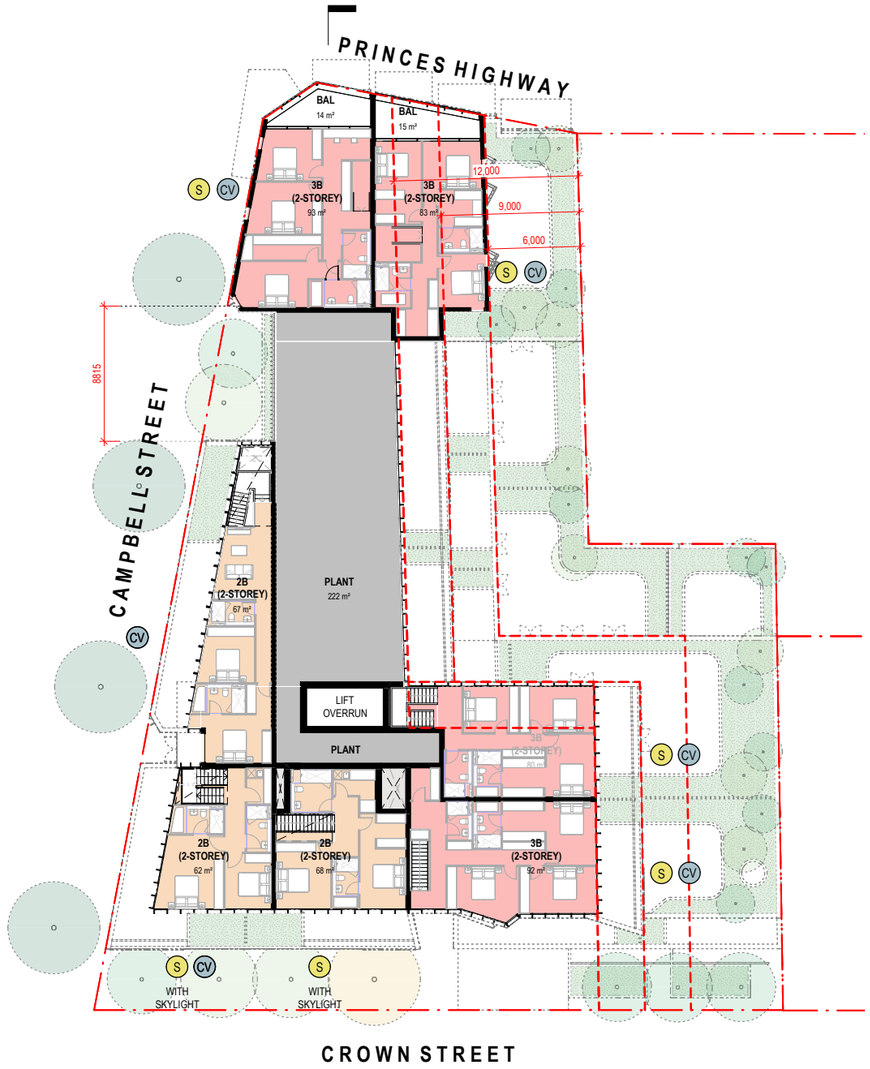
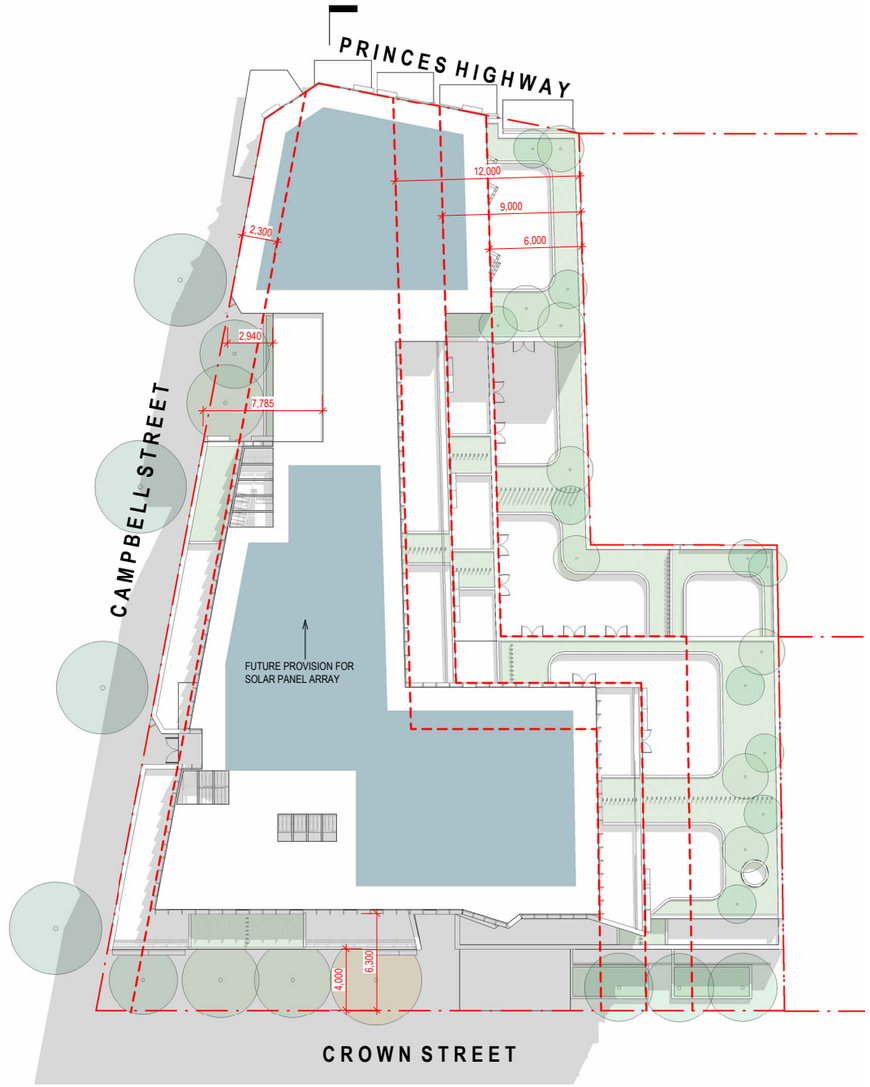
- Privacy Louvres: on the northern side to protect the privacy of neighboring properties.
- Winter Gardens: facing Campbell Street to the south, offering additional acoustic buffering and enhancing the living experience.

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Landscape



Level 09



Roof Level

Scale 1:200 @A1

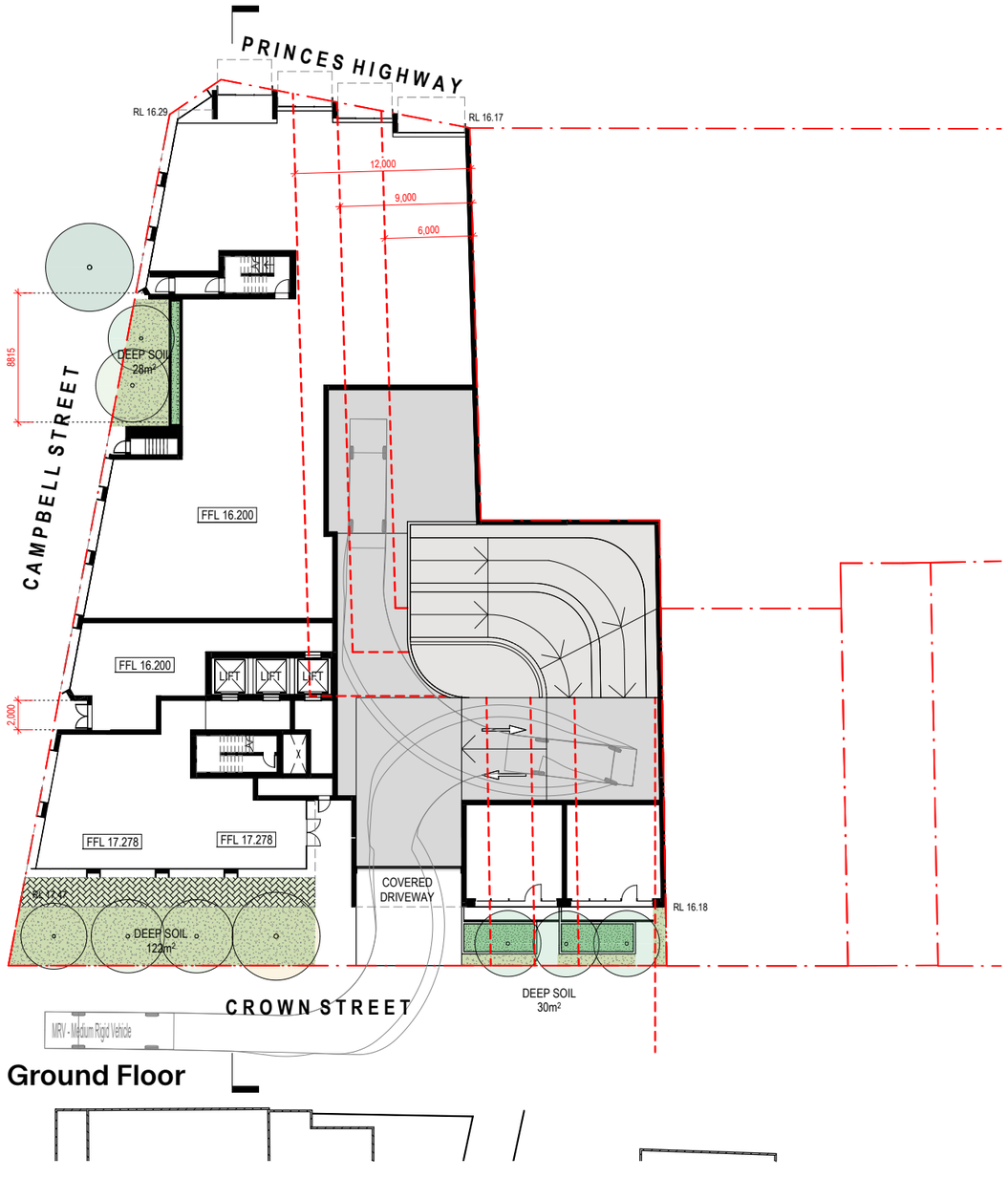
0 1 2 4 6 8m

4.0 Drawings

Retail / Commercial - Swept Path

A minimum of 5 metre head height has been provided in the carpark to allow for a 8.8m truck to enter the loading dock. The loading dock entry has been shifted to reduce the swept path of travel.

In the event that the turntable is not operational a truck is still able to turn around and exit.



Ground Floor

Scale 1:200 @A1

0 1 2 4 6 8m

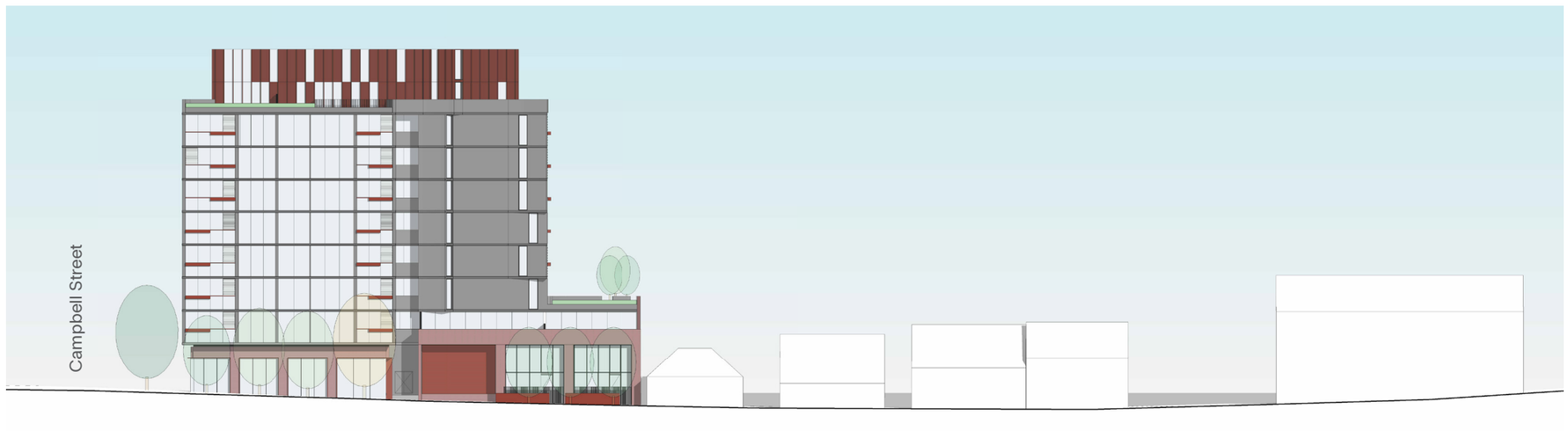
4.0 Drawings
Crown Street Elevation

The transition from low-rise to mid-rise structures gently increases in height towards the corner, facilitating a harmonious integration with the surrounding context.

On the Ground Floor, two loft-style apartments align with the existing typology along Crown Street. The upper levels are set back to minimize the overall scale, ensuring a smooth visual transition.

Looking East

Looking West



Crown Street Elevation (East)

4.0 Drawings
Princes Highway Elevation

The transition from low-rise to mid-rise structures gently increases in height towards the corner, facilitating a harmonious integration with the surrounding context.

Princes Highway, increasing to hold the corner of the site, creating a balanced and cohesive streetscape.

Along Princes Highway towards Campbell Street

Corner of Princes Highway and Campbell Street

Princes Highway Elevation (West)

4.0 Drawings
Residential - Podium Section

Large landscaping planters offer a versatile and aesthetically pleasing solution for creating visual privacy and separation. These planters at 1.2m in height can be strategically placed to form natural barriers, effectively blocking unwanted views. This can be further achieve by planting a variety of plant species including tall grasses also benefitng a more intimate and private micro-environment - a reprieve from the busyness of city living.

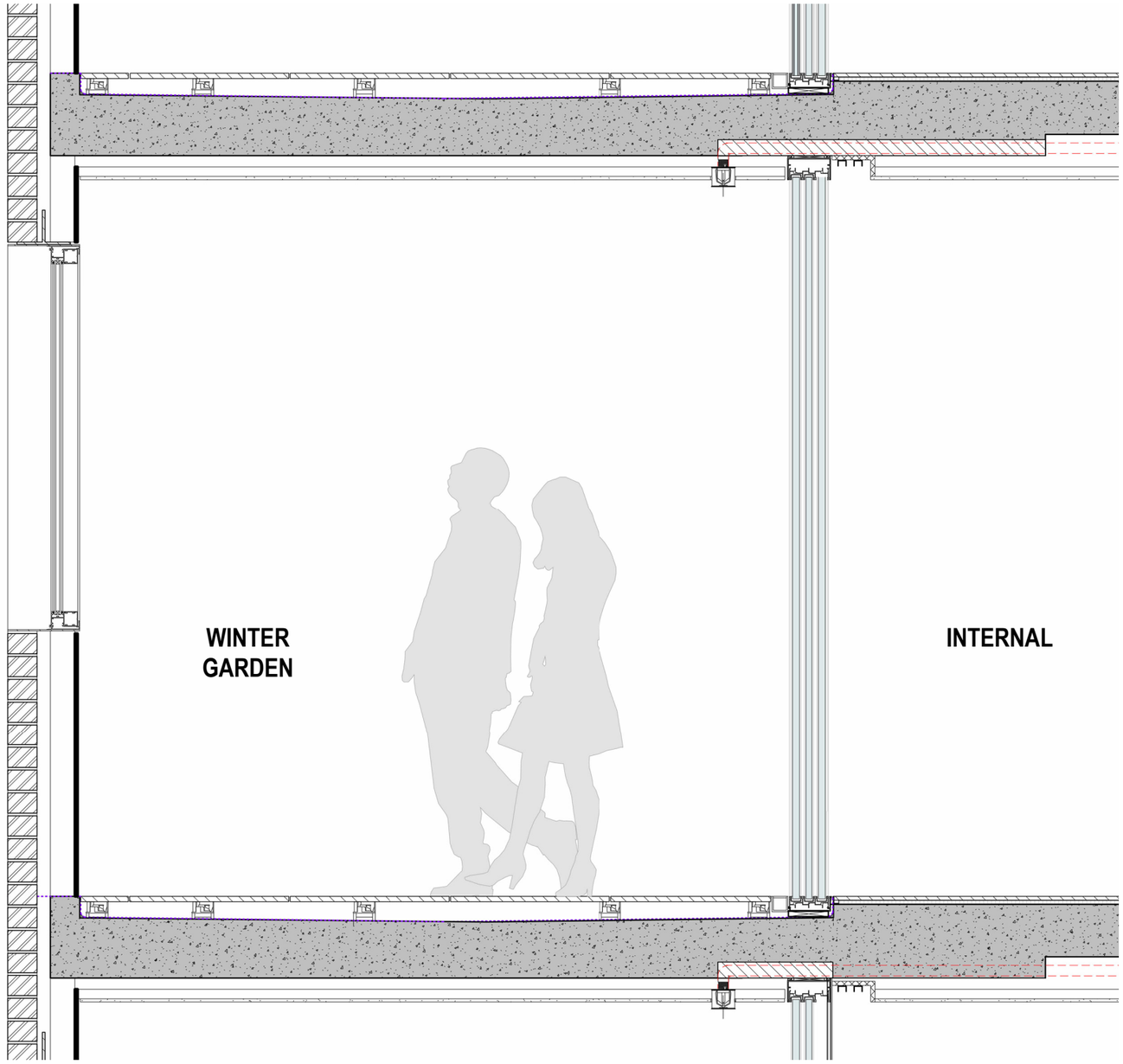
- Health Benefits: With the proximity to main roads, these planters and micro-evenvironments can significantly reduce stress and promote emotional well-being. Watering plants and provide a calming effect as well as imporve the indoor air quality filtering out pollutants.
- Visual Privacy: This is achieved by the layering of foliage and is also visually less harsh to the adjacent neighbours also providing visual relief and amenity.

4.0 Drawings
Residential - Winter Garden

The winter gardens acts as a buffer zone between the indoor and outdoor environments. They provide a multi-functional space that not only allows for natural light and ventilation, but also offers acoustic benefits, creating a comfortable and peaceful environment for residents to relax, work, or entertain.

Considering location, climate and the target market, they have been included in the development for a variety of reasons including;

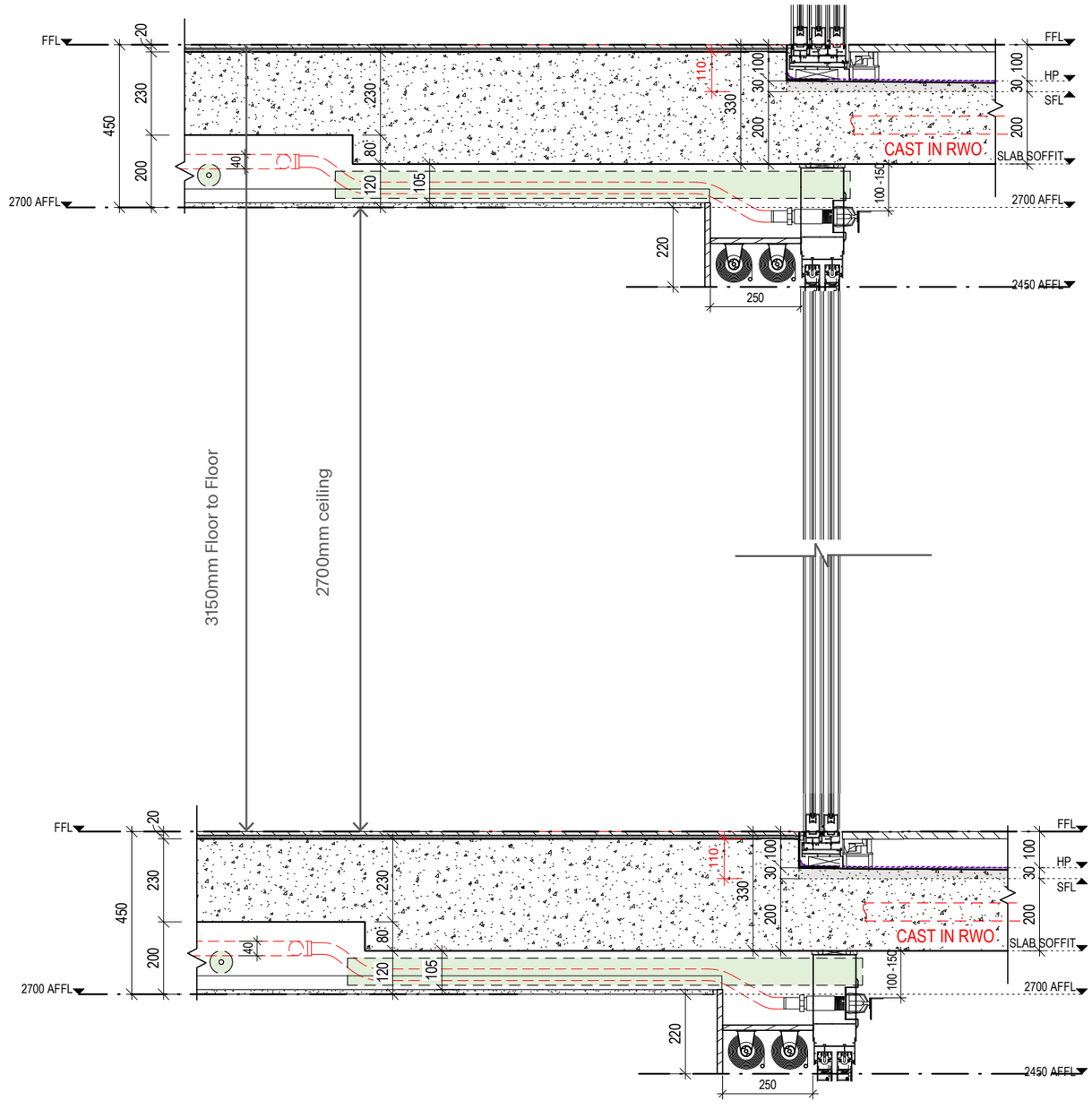
- Acoustic Benefits: With the proximity to main roads, the winter garden is designed to help reduce external noise penetration, creating a quieter and more peaceful indoor environment.
- Energy Efficiency: The winter garden contributes to the overall energy efficiency of the development. Utilising passive solar collection to heat the space during winter months and energy efficient glazing and insulation to keep the space comfortable during the warmer months the winter gardens minimise energy consumption.
- Increased Living Space: The winter gardens provide additional living space that can be utilised all year round regardless of the weather conditions.



4.0 Drawings
Residential Floor to Floor

3150mm floor-to-floor height has been provided for the fresdiential floors. This is sufficient for accommodating

- Balcony Setdown and Waterproofing: Adequate space for the termination height of waterproofing is provided, ensuring a proper seal and preventing water ingress.
- Mechanical Exhaust: Where necessary, mechanical exhausts can be relocated to areas without balcony setdowns, optimizing space usage and service integration.
- Sprinkler to external: Can wither be integrated into the window sub head or extended externally with a soffit added to balcony areas.
- Structural Deflection: A 20mm allowance for deflection is included, ensuring the building's structural movements do not affect waterproofing, services, or finishes.
- Slab Thickness and Fire Separation: A 230mm slab is specified, incorporating bathroom setdowns while maintaining compliance with fire separation requirements. The slab reduces to 200mm where needed, providing sufficient space for sprinklers, mechanical systems, and services.



4.0 Drawings

Landscape Plans - Deep Soil & Tree Canopy Cover

Deep Soil

7% of Site Area (1,931m²)	135m²
Total Deep Soil Area (9%)	**177m²**

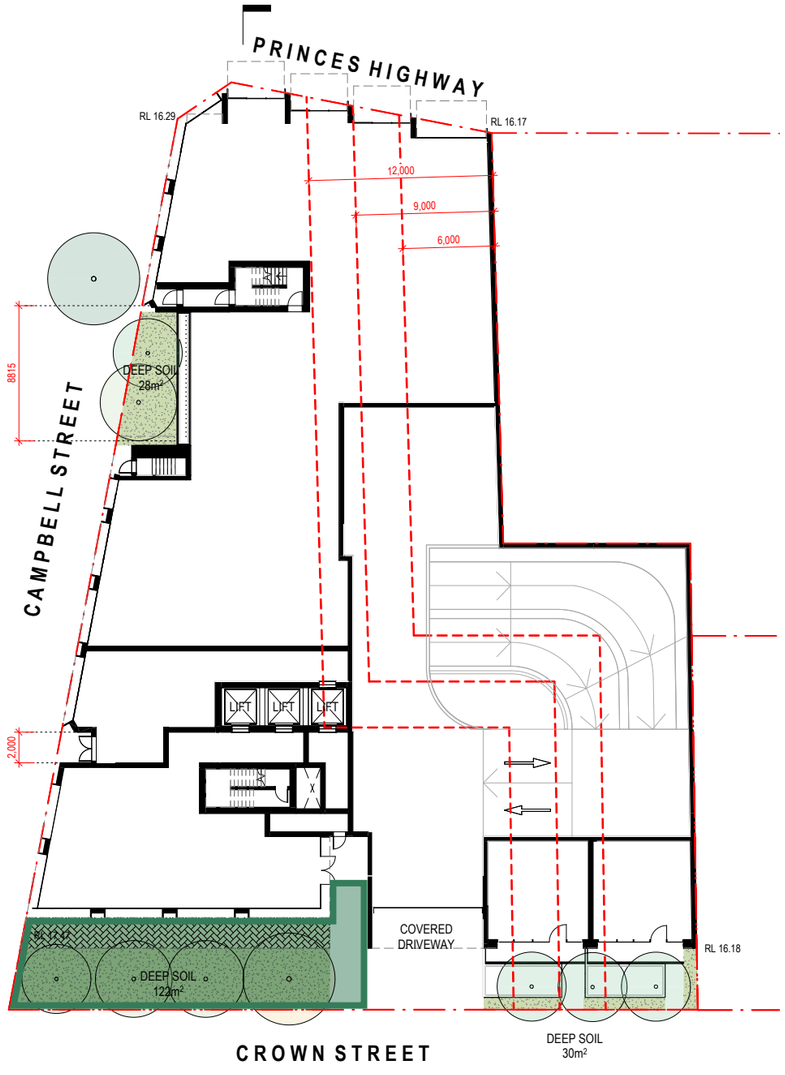
Tree Canopy Coverage

15% of Site Area (1,931m²)	290m²
Total Tree Canopy Coverage (15%)	**290m²**

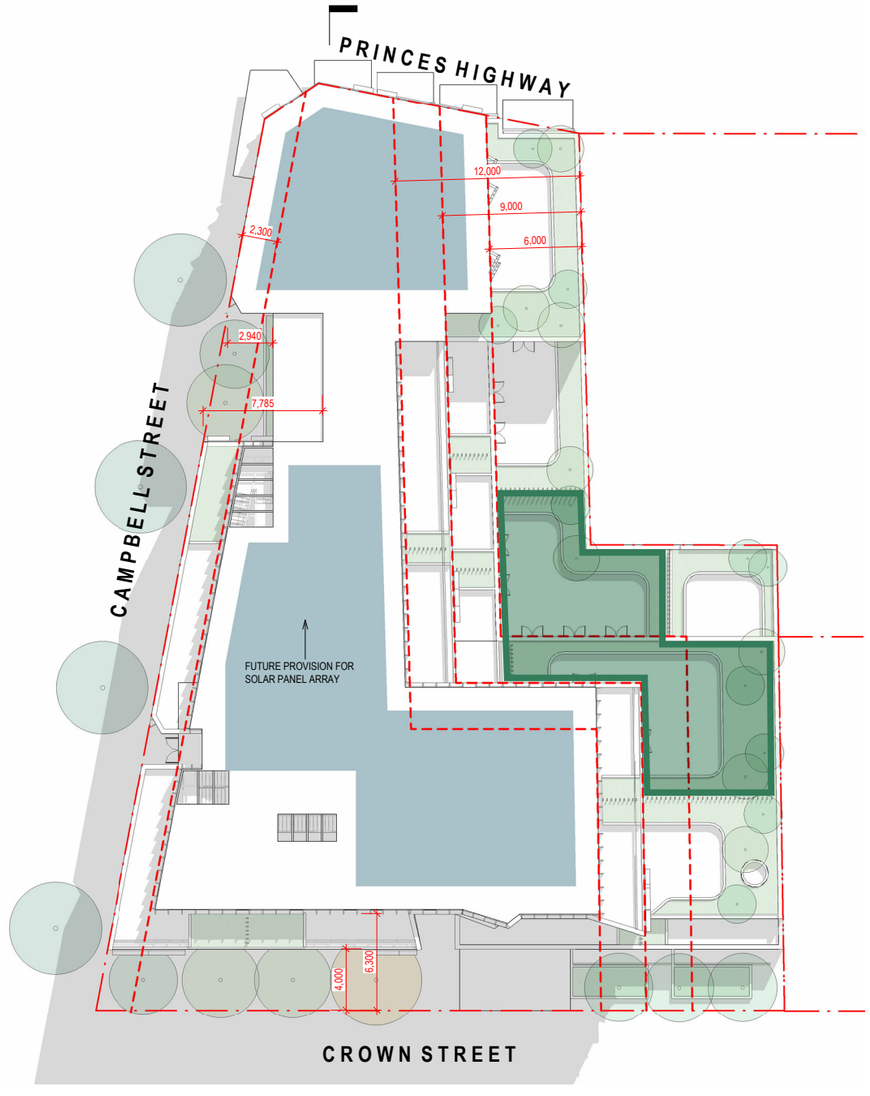
Communal Open Space

25% of Site Area (1,931m²)	483m²
Communal Open Space - Outdoor	317m²
Communal Open Space - Indoor	313m²
Total Communal Open Space (33%)	**630m²**

Indoor Communal Open Space on Level 01 (222m²) and Level 02 (91m²) - refer to page 69 and 70 respectively.



Ground Floor - Deep Soil



Roof Level - Tree Canopy Cover

Legend

Communal Open Space

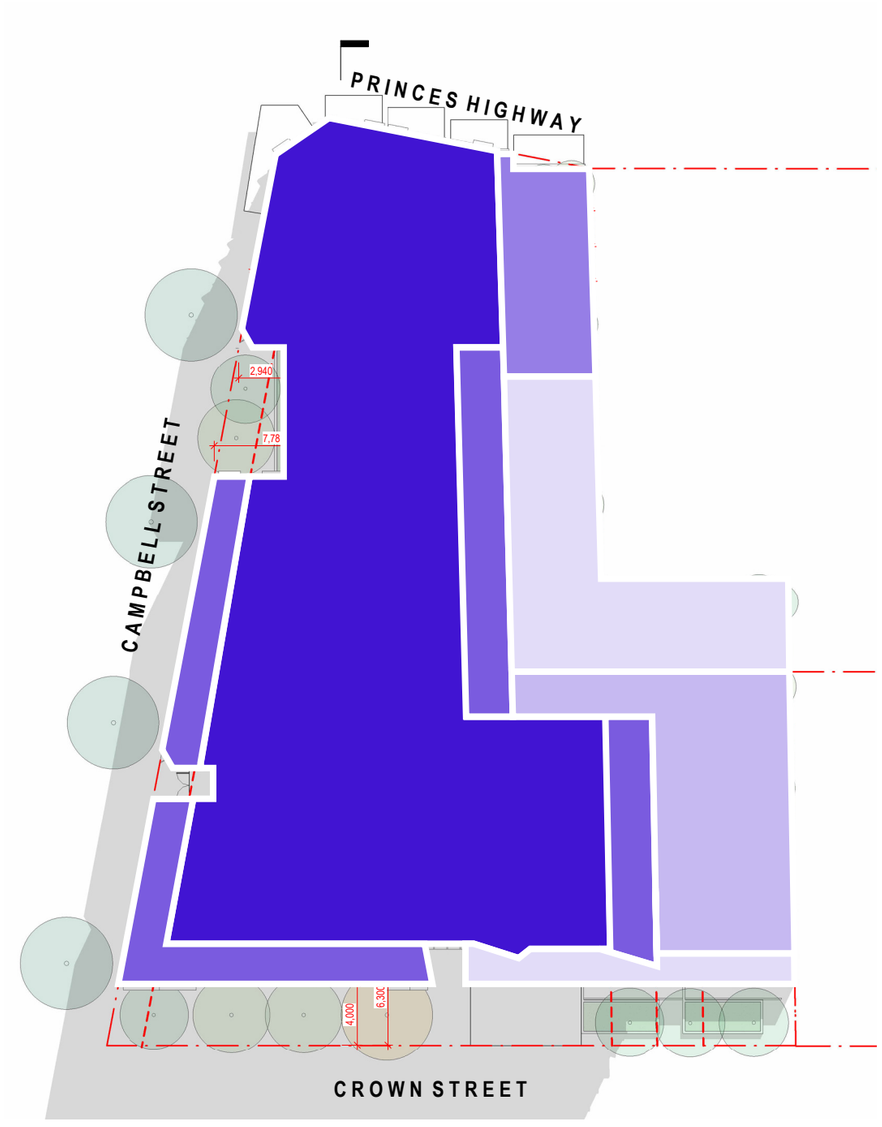
Scale 1:200 @A1

0 1 2 4 6 8m

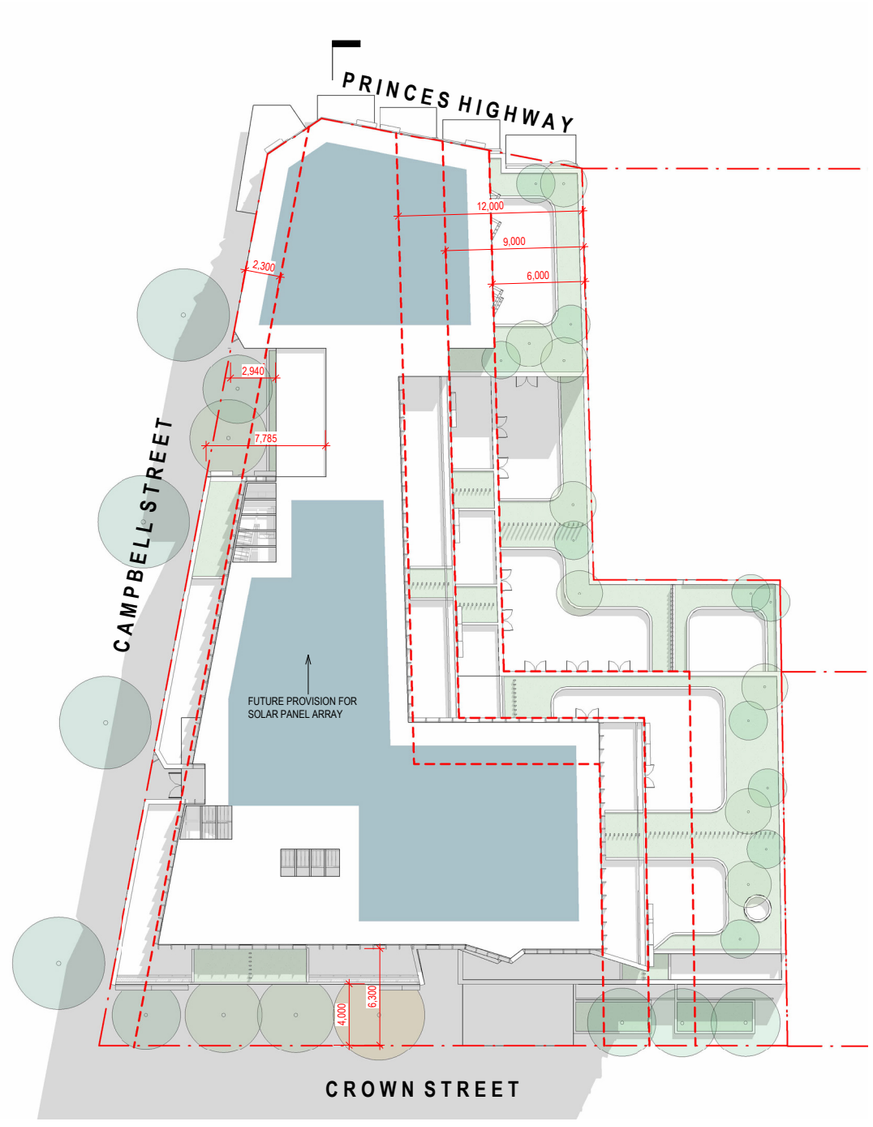
Studio.SC

4.0 Drawings

Roof Storeys and Setbacks Plan



Roof Storeys Plan



Setbacks Plan

Legend

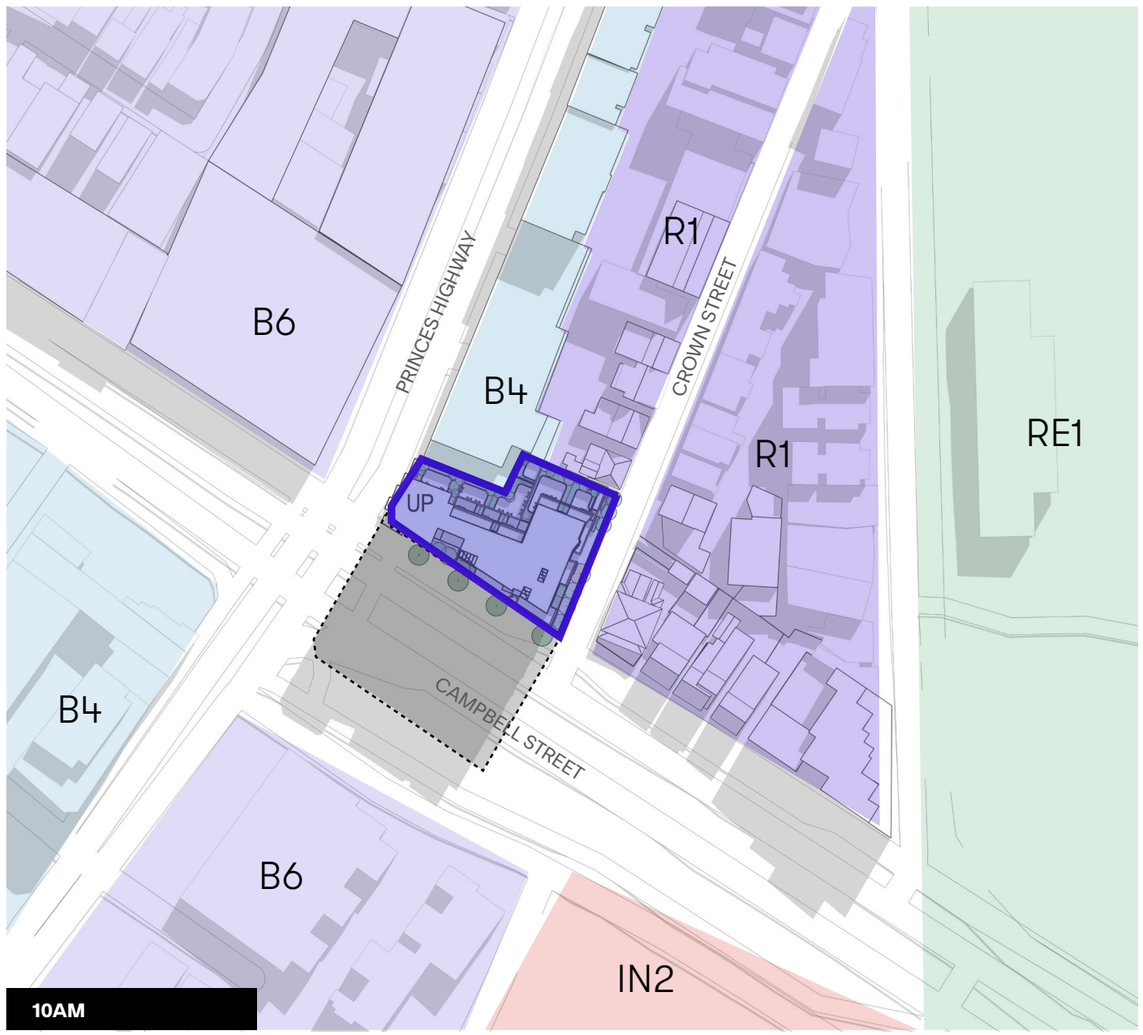
- 10 Storeys
- 8 Storeys
- 6 Storeys
- 3 Storeys
- 2 Storeys

Scale 1:200 @A1

0 1 2 4 6 8m

4.1 Drawings

Shadows Plans - Envelope Comparison

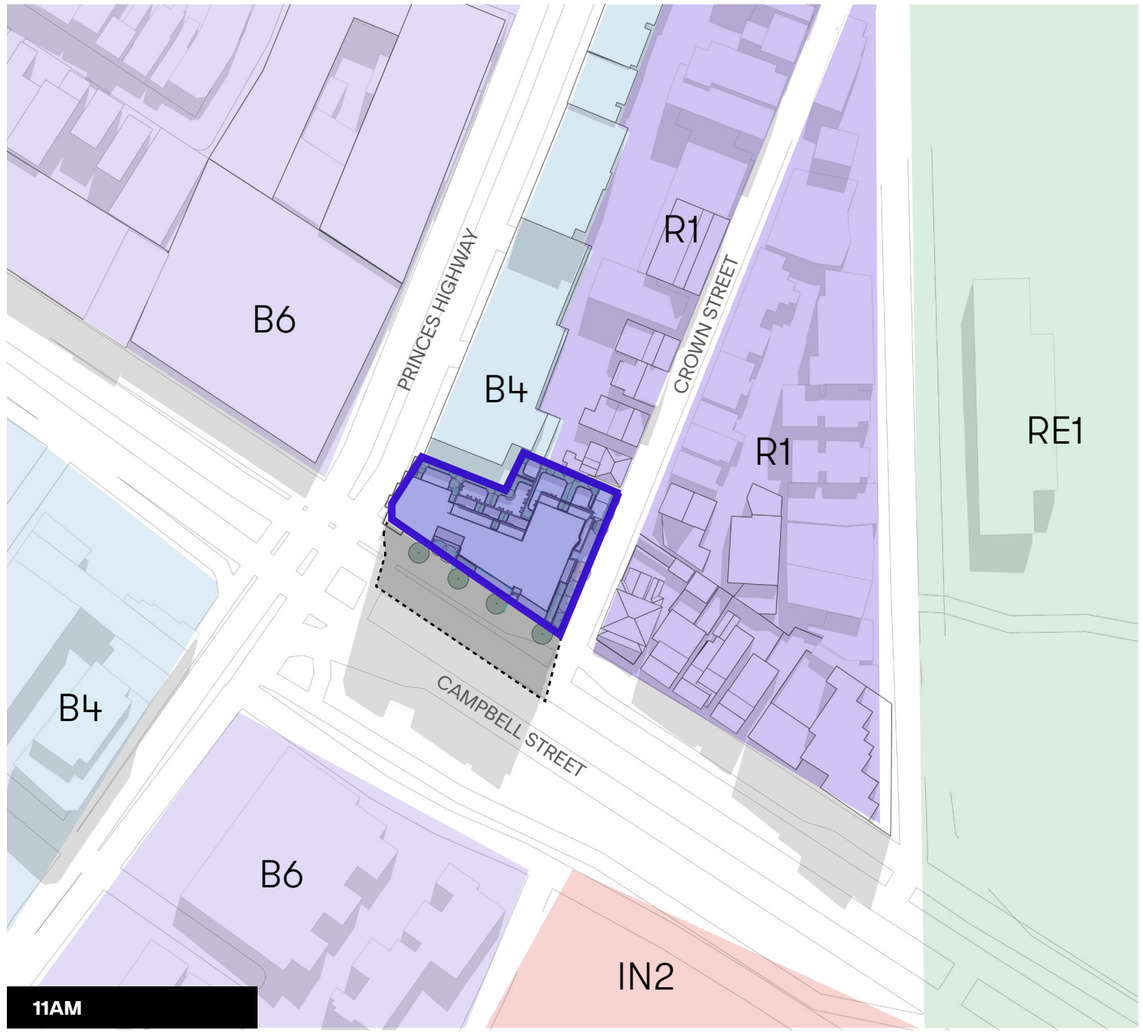


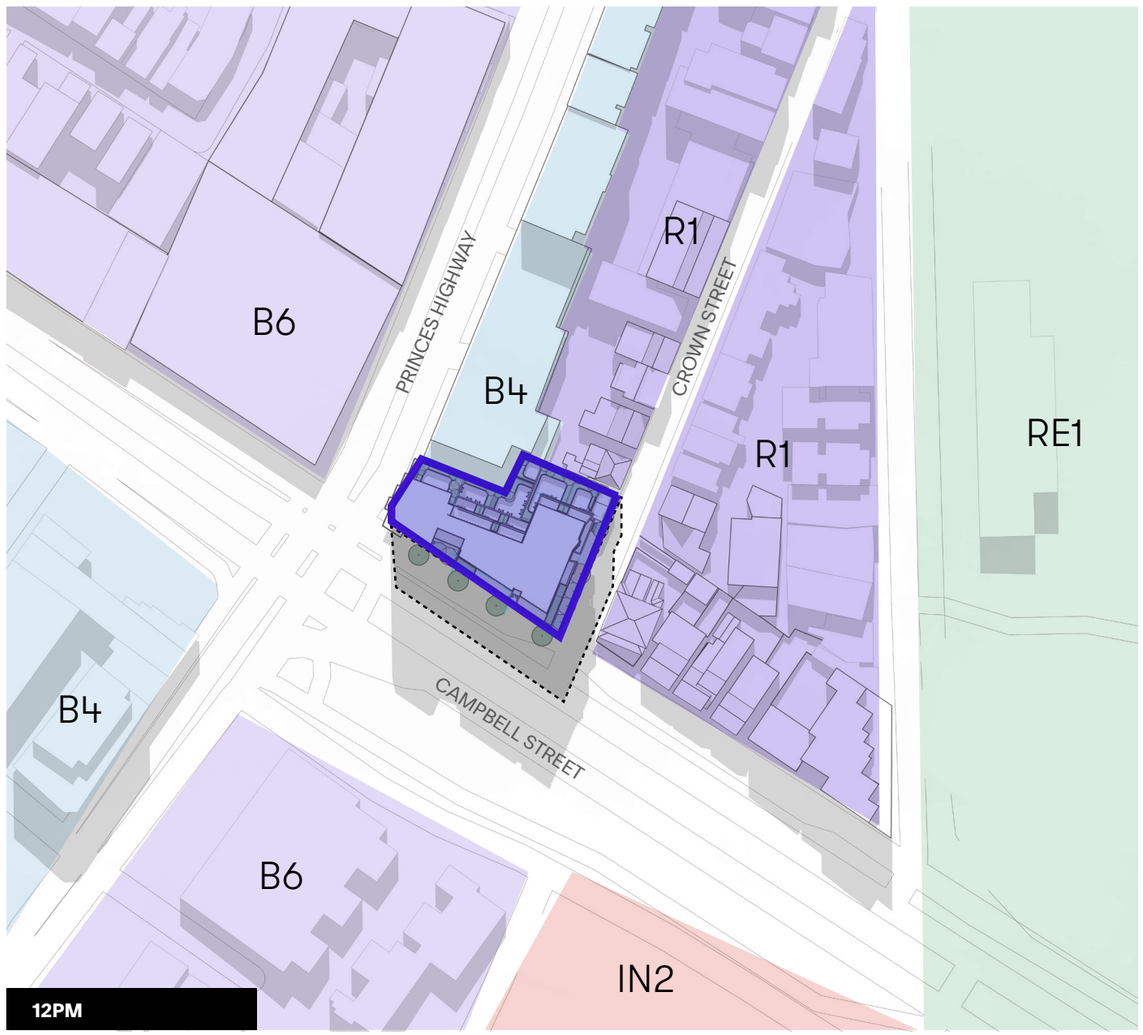
COMPLIANT LEP ENVELOPE SHADOW

PROPOSED ENVELOPE SHADOW

4.1 Drawings

Shadows Plans - Envelope Comparison



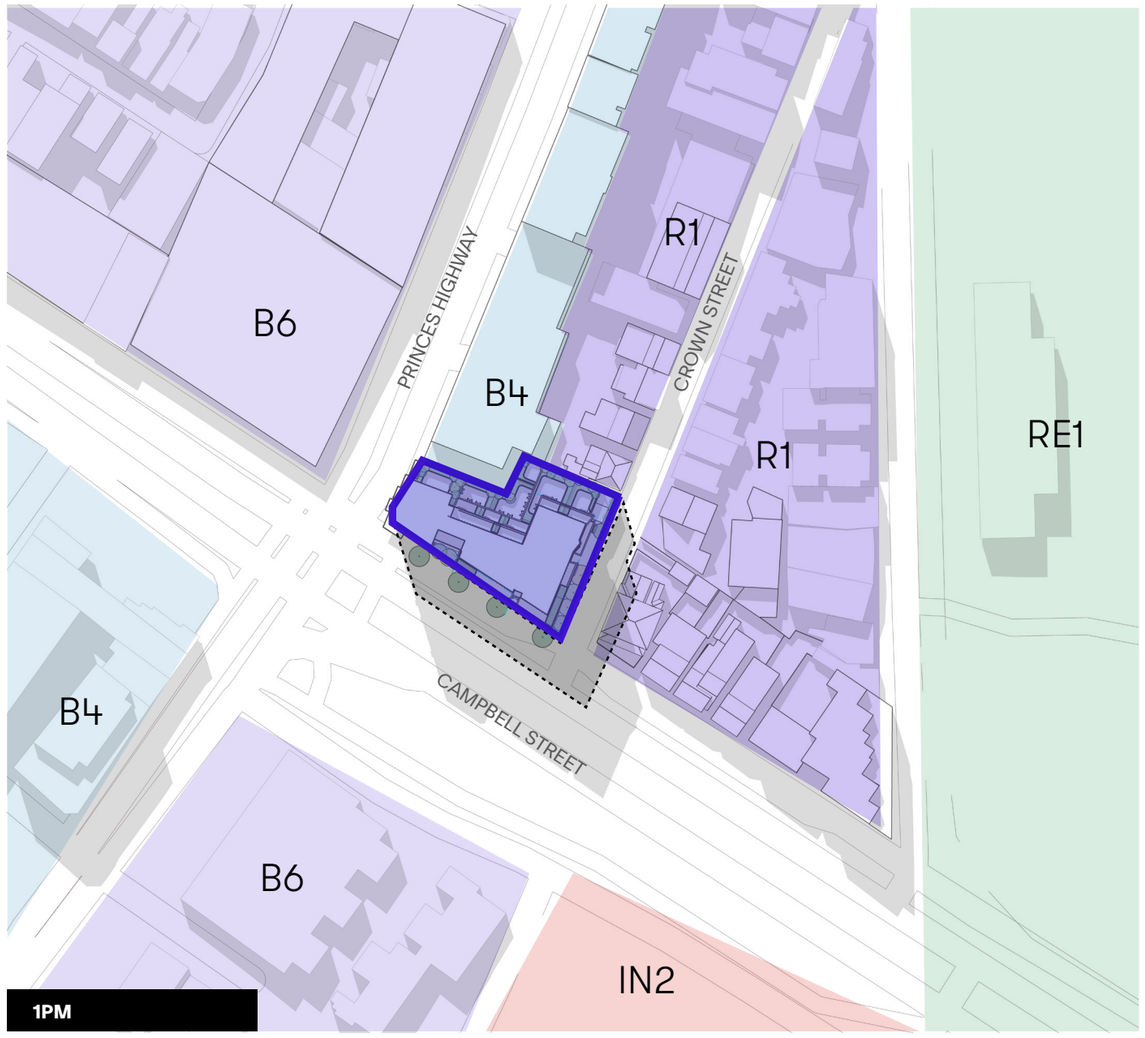


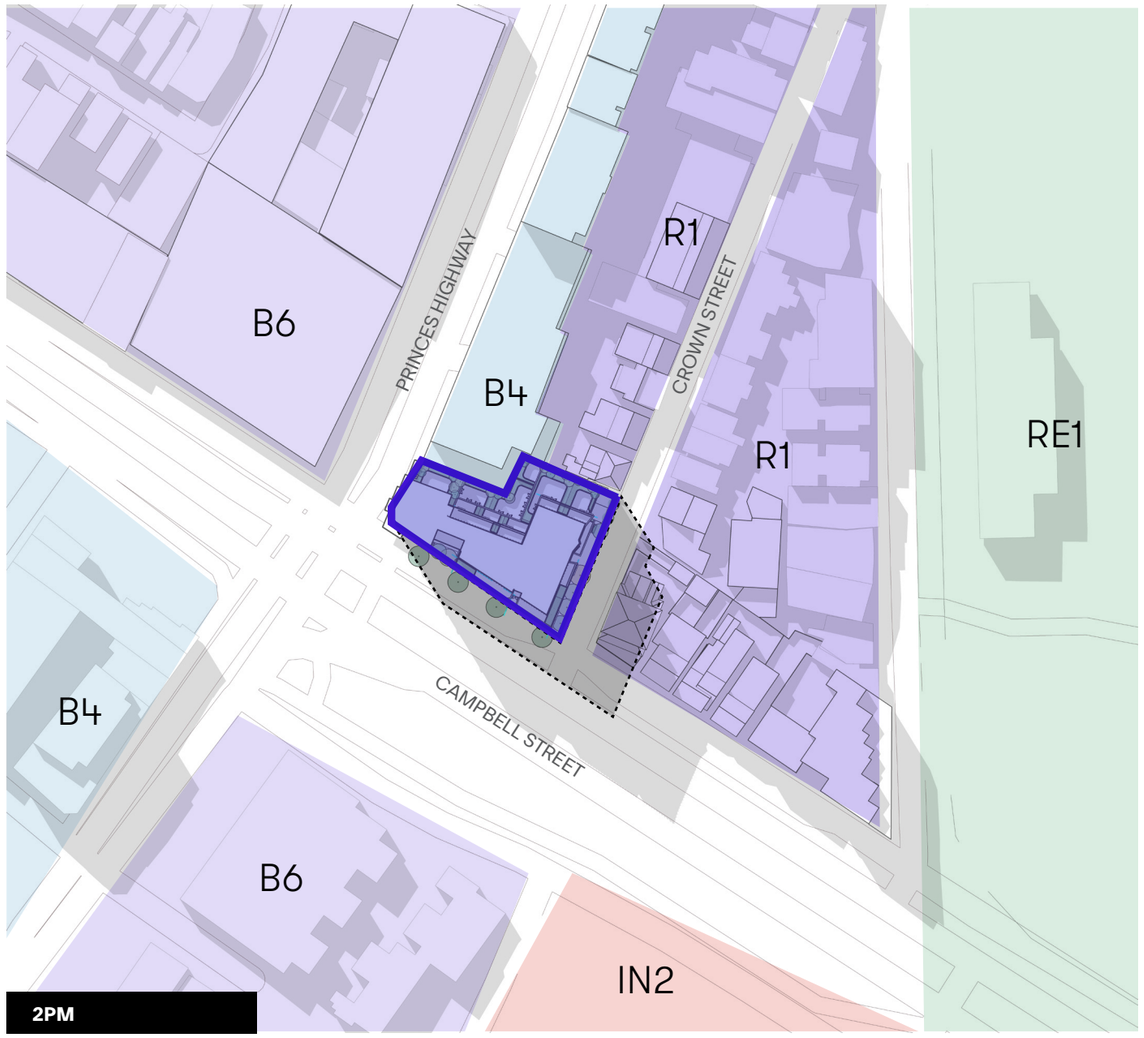
COMPLIANT LEP ENVELOPE SHADOW

PROPOSED ENVELOPE SHADOW

4.1 Drawings

Shadows Plans - Envelope Comparison



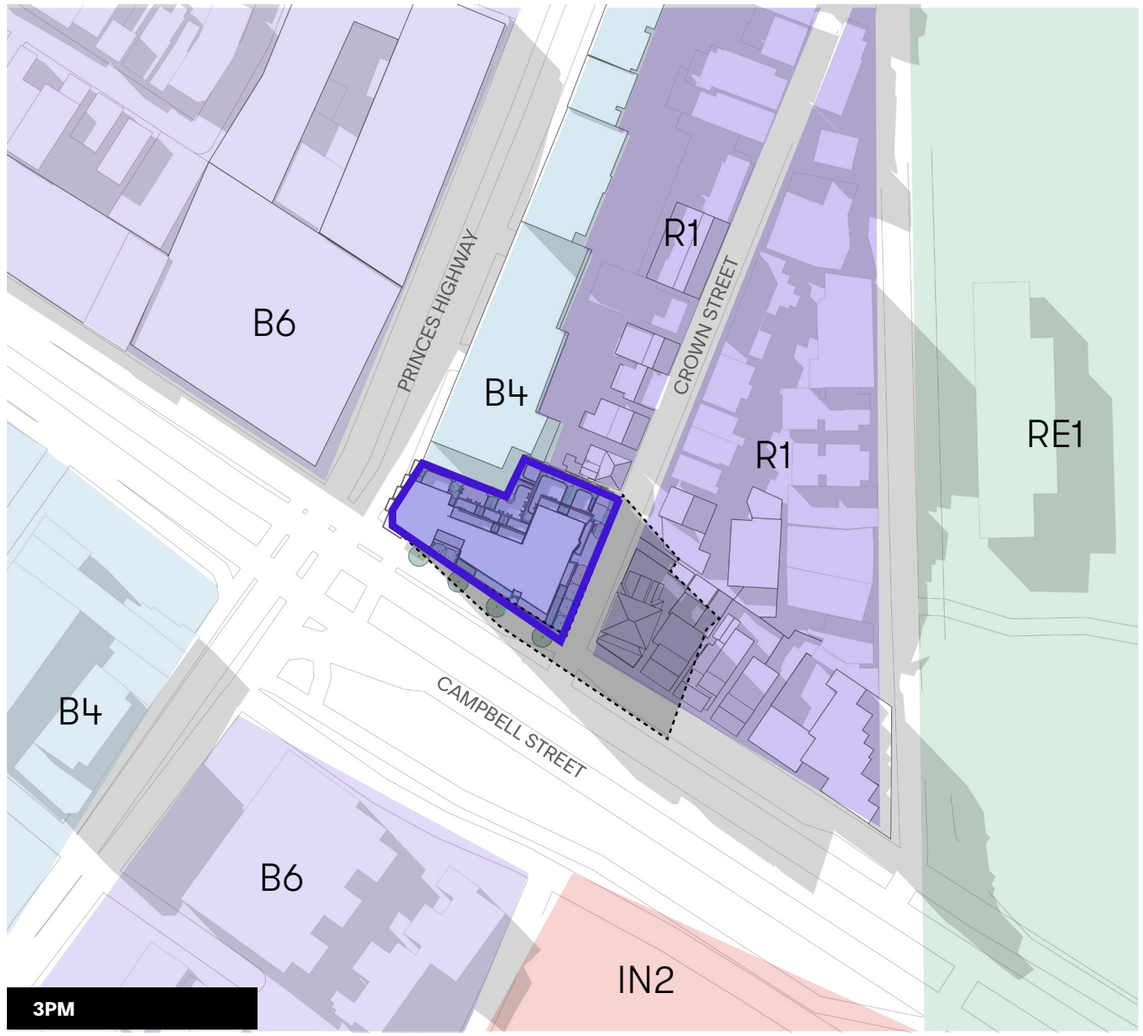


COMPLIANT LEP ENVELOPE SHADOW

PROPOSED ENVELOPE SHADOW

4.1 Drawings

Shadows Plans - Envelope Comparison



COMPLIANT LEP ENVELOPE SHADOW

PROPOSED ENVELOPE SHADOW

4.2 Drawings

Shadows Plans - Impact to Neighbouring Private Open Space

1PM

1:30PM

Legend

- Area of Reduced Shadow
- Area of Additional Shadow

4.2 Drawings

Shadows Plans - Impact to Neighbouring Private Open Space

Legend

- Area of Reduced Shadow
- Area of Additional Shadow

4.2 Drawings

Shadows Plans - Impact to Neighbouring Private Open Space

Legend

Area of Reduced Shadow

Area of Additional Shadow

4.3 Drawings

Shadow Plans - Proposed Scheme

1 SHADOW PLAN - 21/06/2018-9.00
1 : 1000

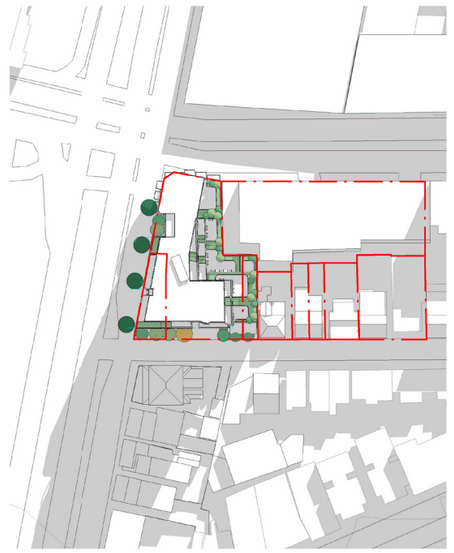
2 SHADOW PLAN - 21/06/2018-10.00
1 : 1000

3 SHADOW PLAN - 21/06/2018-11.00
1 : 1000

4 SHADOW PLAN - 21/06/2018-12.00
1 : 1000

5 SHADOW PLAN - 21/06/2018-13.00
1 : 1000

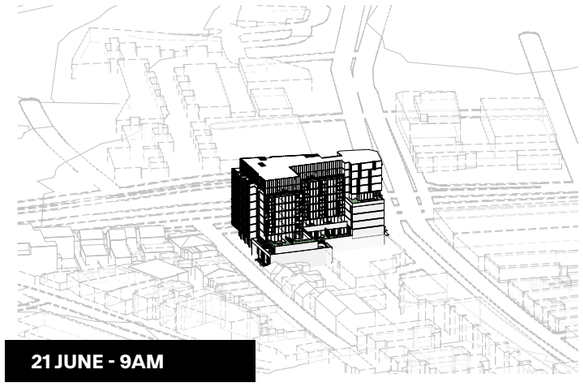
6 SHADOW PLAN - 21/06/2018-14.00
1 : 1000

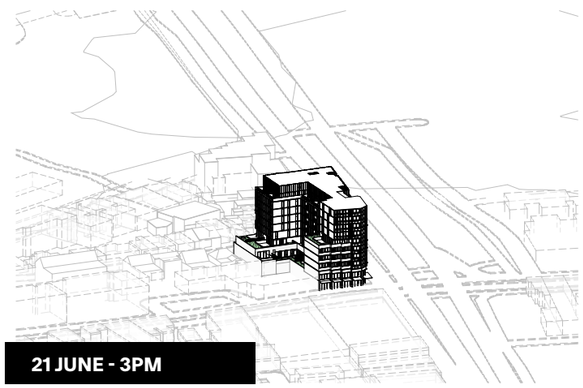


7 SHADOW PLAN - 21/06/2018-15.00
1 : 1000

4.4 Drawings

Solar Access - June 21





4.5 Drawings
Visualisation - Princes Highway

Key Benefits of Development:

01. Planning proposal is supported as it responds to the changing urban nature of the surrounding context
02. Realizes the potential of the site as a gateway corner
03. Increase in height is justified as it will not result in any significant constraints such as overshadowing or outlook and cannot be effectively mitigated through urban design measures
04. Despite the additional FSR, the reference scheme has a smaller overall building footprint when compared to the existing design and creates opportunities for generous communal private open space and deep soil pockets.
05. Diversity in Housing, Retail, and Commercial: The project will introduce a mix of housing types, retail spaces, and commercial areas, fostering a vibrant and diverse community.
06. Unlock housing supply in an appropriate location which has good access to active transport links, opens space, infrastructure and services.
07. Affordable Housing: The project will provide 10% affordable housing options.

4.5 Drawings
Visualisation - Aerial

Key Benefits of Development:

01. Planning proposal is supported as it responds to the changing urban nature of the surrounding context

02. Realizes the potential of the site as a gateway corner

03. Increase in height is justified as it will not result in any significant constraints such as overshadowing or outlook and cannot be effectively mitigated through urban design measures

04. Despite the additional FSR, the reference scheme has a smaller overall building footprint when compared to the existing design and creates opportunities for generous communal private open space and deep soil pockets.

05. Diversity in Housing, Retail, and Commercial: The project will introduce a mix of housing types, retail spaces, and commercial areas, fostering a vibrant and diverse community.

06. Unlock housing supply in an appropriate location which has good access to active transport links, opens space, infrastructure and services.

07. Affordable Housing: The project will provide 10% affordable housing options.

4.5 Drawings

Visualisation - Option for Grafitti Art Mural

Corner of Princes Highway and Campbell Street

Corner of Crown Street and Campbell Street

4.5 Drawings

Visualisation - Option for Grafitti Art Mural

Corner of Princes Highway and Campbell Street

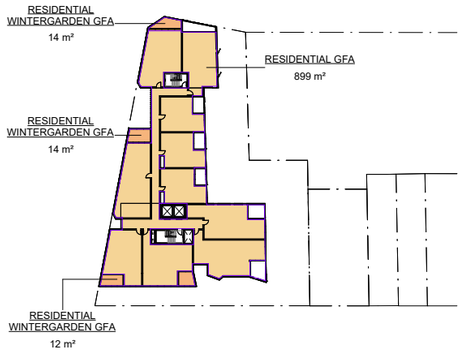
Corner of Crown Street and Campbell Street

5.0 Appendix

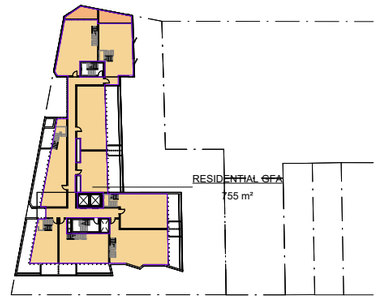
5.0

A1 Appendix

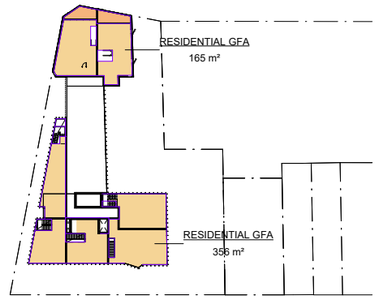
Proposed Development - GFA



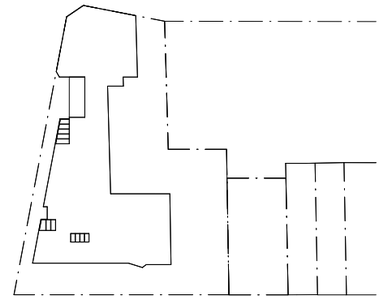
Level 06-07



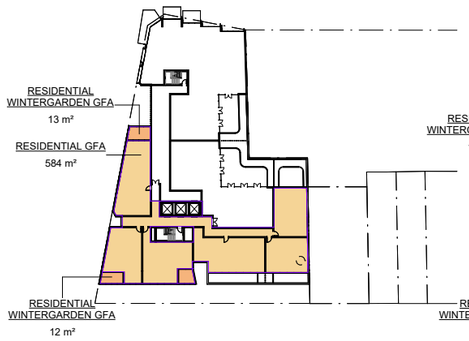
Level 08



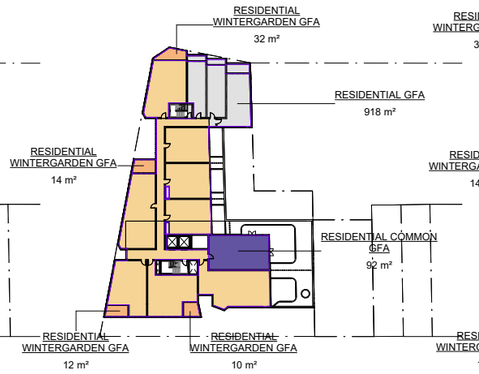
Level 09



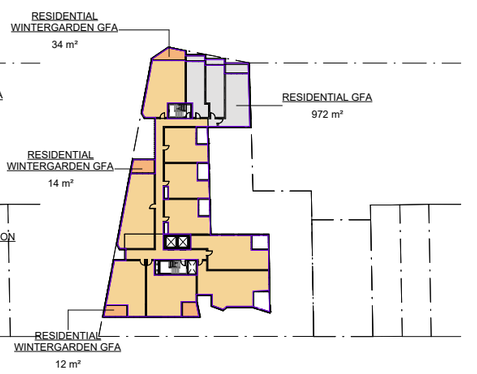
Roof



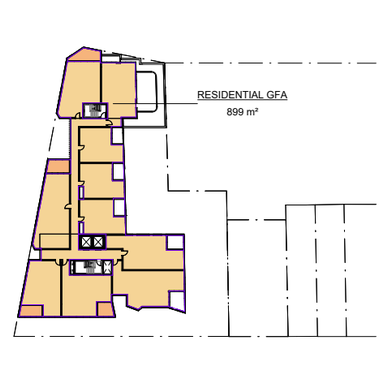
Level 01



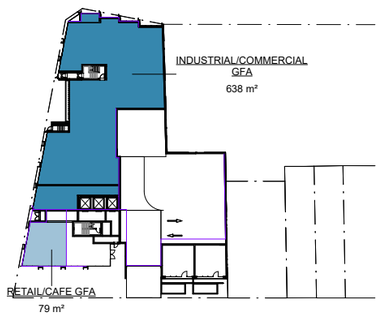
Level 02



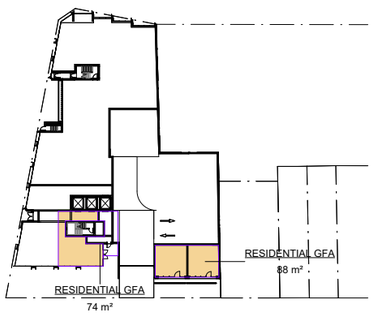
Level 03-04



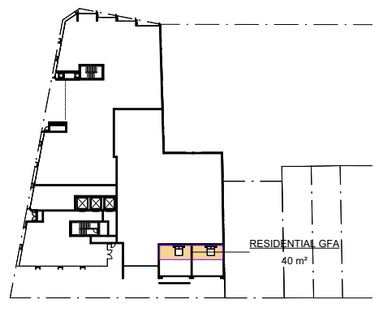
Level 05



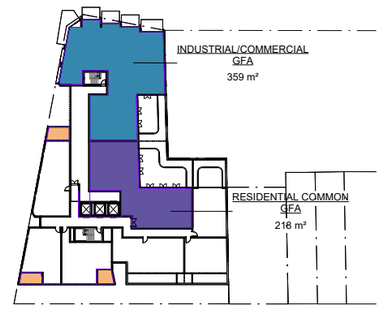
Lower Ground



Ground Floor



Mezzanine



Lower Level 01

A2 Appendix

Development Yield Summary

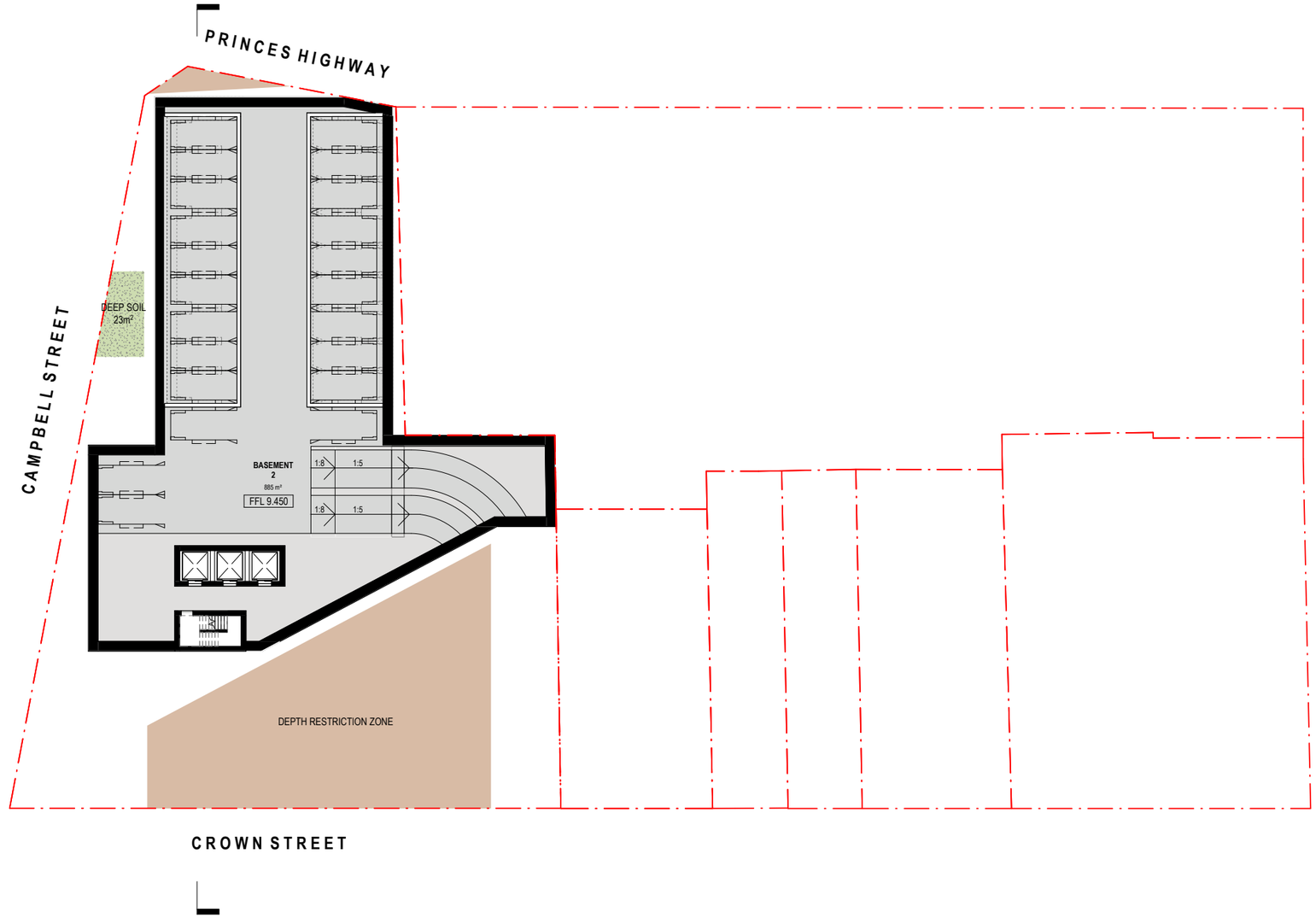
Level		Functional Use	RL (Relative Level)	Floor to Floor Height (in metres)	COMMERCIAL		RETAIL	RESIDENTIAL										TOTAL GFA (m^2)
					GFA (m^2)	NLA (m^2)	GFA (m^2)	GFA (m^2)	GFA (m^2)	GFA (m^2)	Unit Types					Adaptable No. (1 in every 5)	ADG Compliance			
											Studio	1 Bed	2 Bed	3 Bed	Subtotal		Solar	Cross Vent	Sole South	
		MAXIMUM HEIGHT LIMIT (m)	**51.00**					WINTER GARDEN	COMMUNAL		Min. 35m2	Min. 50m2	Min. 70m2	Min. 90m2		16	Min. 70%	Min. 60%	Max. 15%	
Level	Roof		50.40																	
Level	09	Includes Lift Overrun & Plant (TBC)	47.40	3.00	0	0	0	31	0	521	0	0	0	0	0	0	0	0	0	**552**
Level	08		44.25	3.15	0	0	0	31	0	765	0	1	3	5	9	0	8	6	2	**796**
Level	07		41.10	3.15	0	0	0	51	0	905	0	4	4	2	10	2	7	7	1	**956**
Level	06		37.95	3.15	0	0	0	51	0	905	0	4	4	2	10	2	7	7	1	**956**
Level	05		34.80	3.15	0	0	0	51	0	905	0	4	4	2	10	2	7	7	1	**956**
Level	04		31.65	3.15	0	0	0	70	0	978	2	4	4	2	12	2	9	7	1	**1,048**
Level	03		28.50	3.15	0	0	0	70	0	978	2	4	4	2	12	2	9	7	1	**1,048**
Level	02		25.35	3.15	0	0	0	69	92	924	2	4	3	2	11	4	8	6	1	**1,085**
Level	01		22.20	3.15	0	0	0	35	0	584	0	2	2	2	6	2	2	6	1	**619**
Level	Lower Level 01		21.55	0.65	359	0	0	35	218	0	0	0	0	0	0	0	0	0	0	**612**
Level	Mezzanine		19.25	1.97	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	**40**
Level	Ground		**17.28**	4.27	0	0	0	0	0	161	2	0	0	0	2	0	0	0	0	**161**
Level	Lower Ground		**16.00**	1.28	657	0	79	0	0	0	0	0	0		0	0	0	0	0	**736**
Level	B1		13.00	-3.00																
Level	B2		9.25	-3.75																
TOTALS					**1,016**	**0**	**79**	**494**	**310**	**7,666**	**8**	**27**	**28**	**19**	**82**	**16**	**57**	**53**	**9**	**9,565**
% MIX & % COMPLIANCE											10%	33%	34%	23%	100%	0%	70%	65%	11%	
COMPLIANT																	**YES**	**YES**	**YES**	

Parking Summary	Provided		
Cars	65		

Appendix
Plans - Basement 2

Scale 1:400 @ A3

0 2 4 8 12 16m



Legend

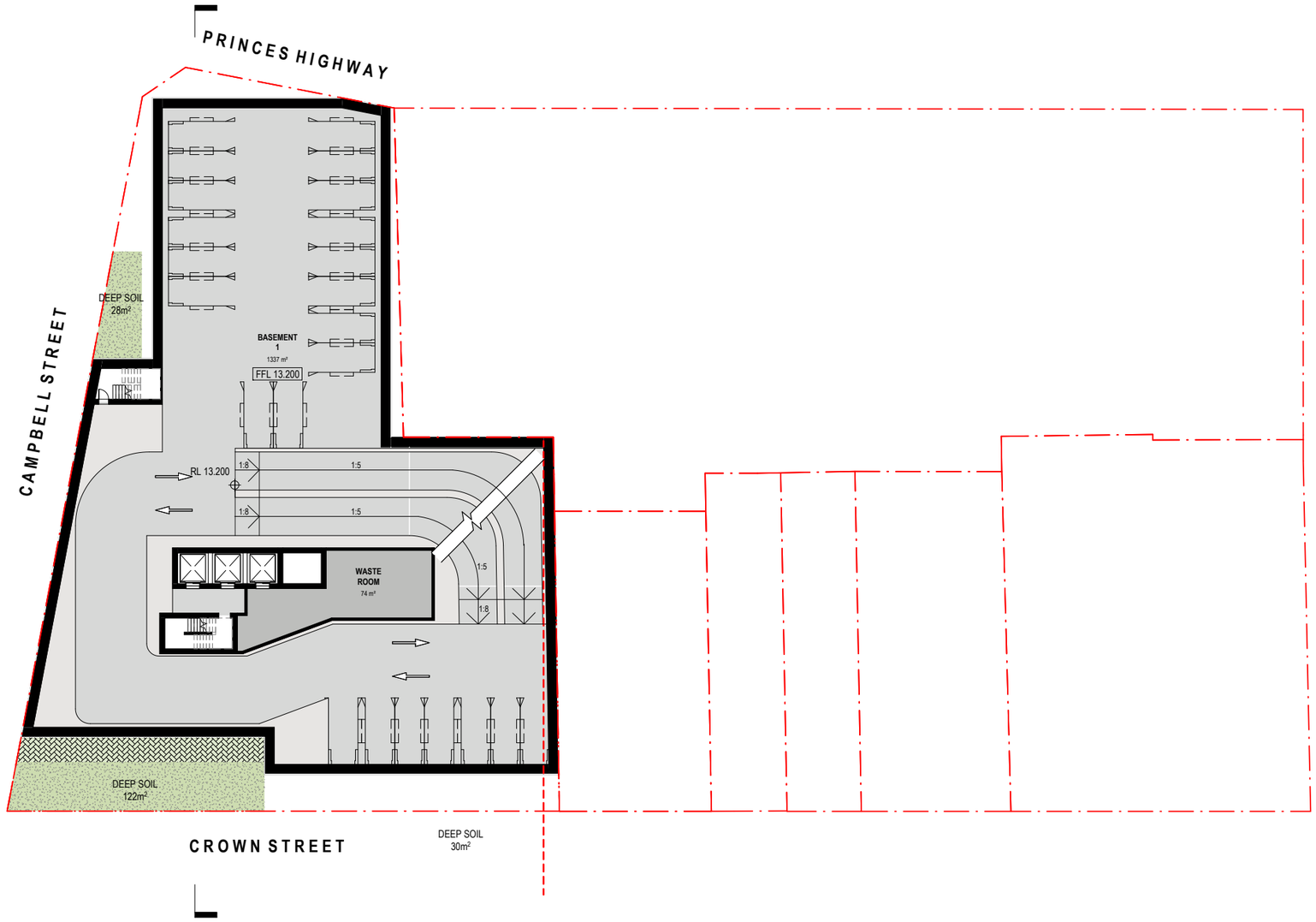
- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Plans - Basement 1

Scale 1:400 @ A3

0 2 4 8 12 16m



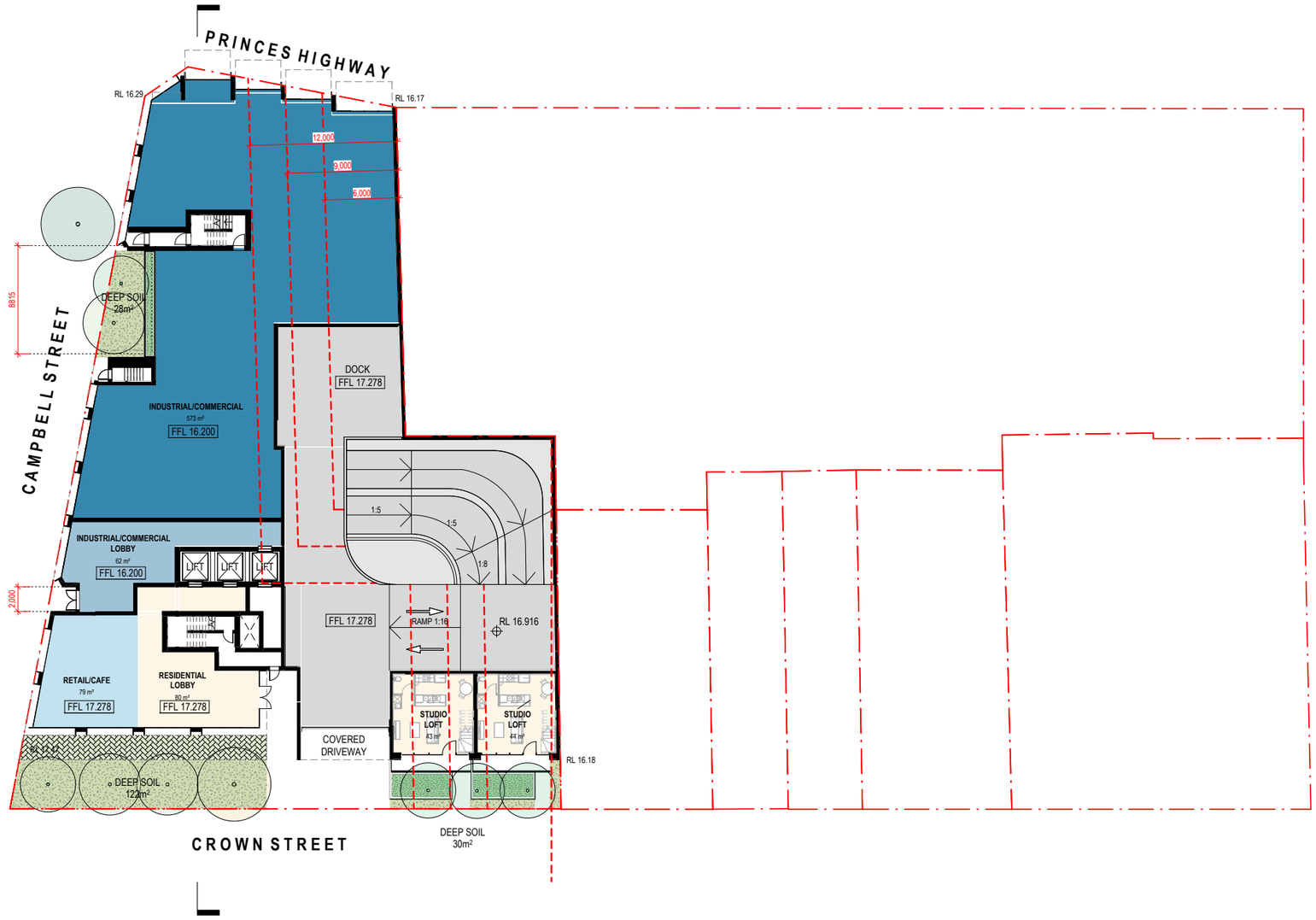
Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

Appendix
Plans - Ground Floor

Scale 1:400 @ A3

0 2 4 8 12 16m



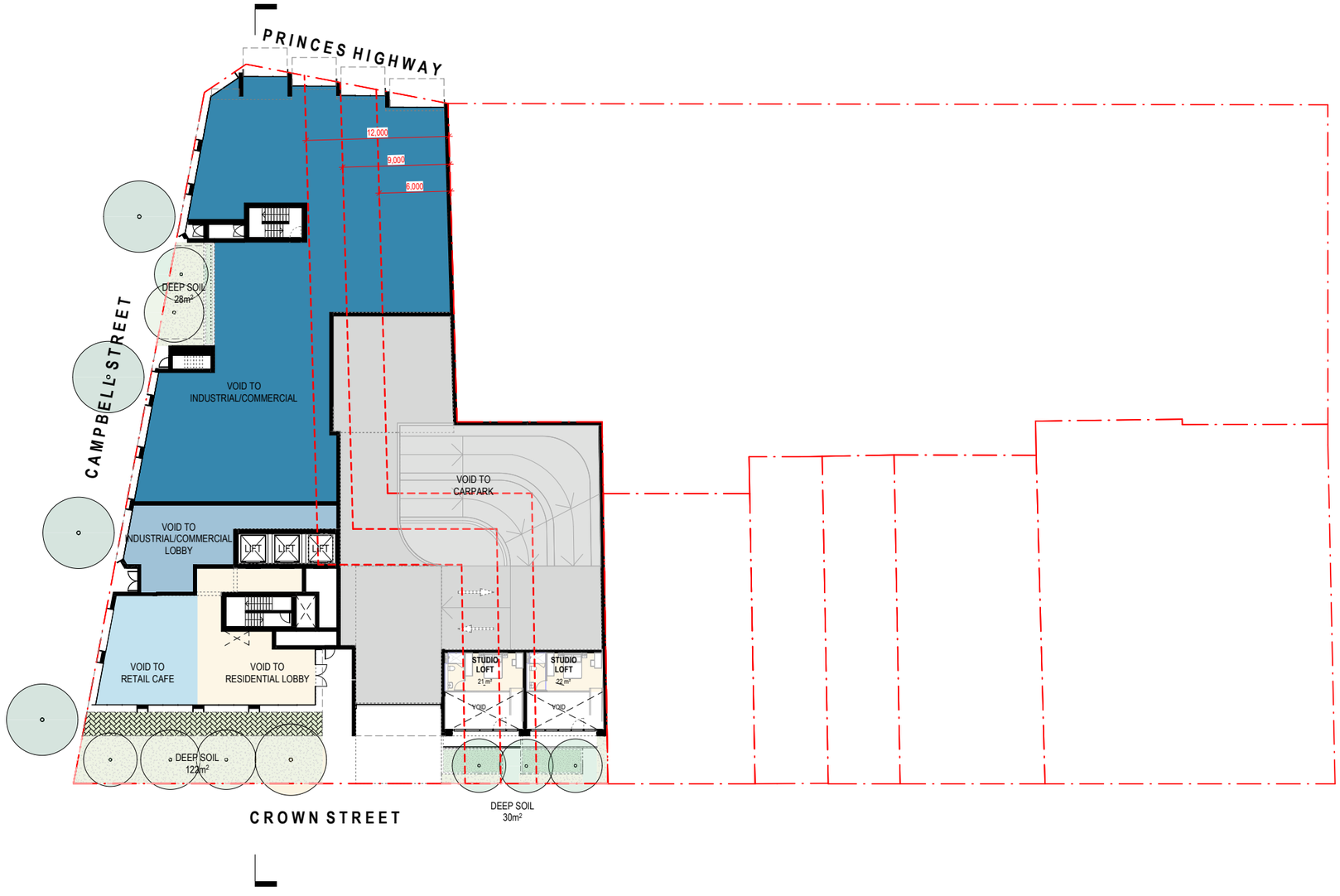
Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

Appendix
Plans - Mezzanine

Scale 1:400 @ A3

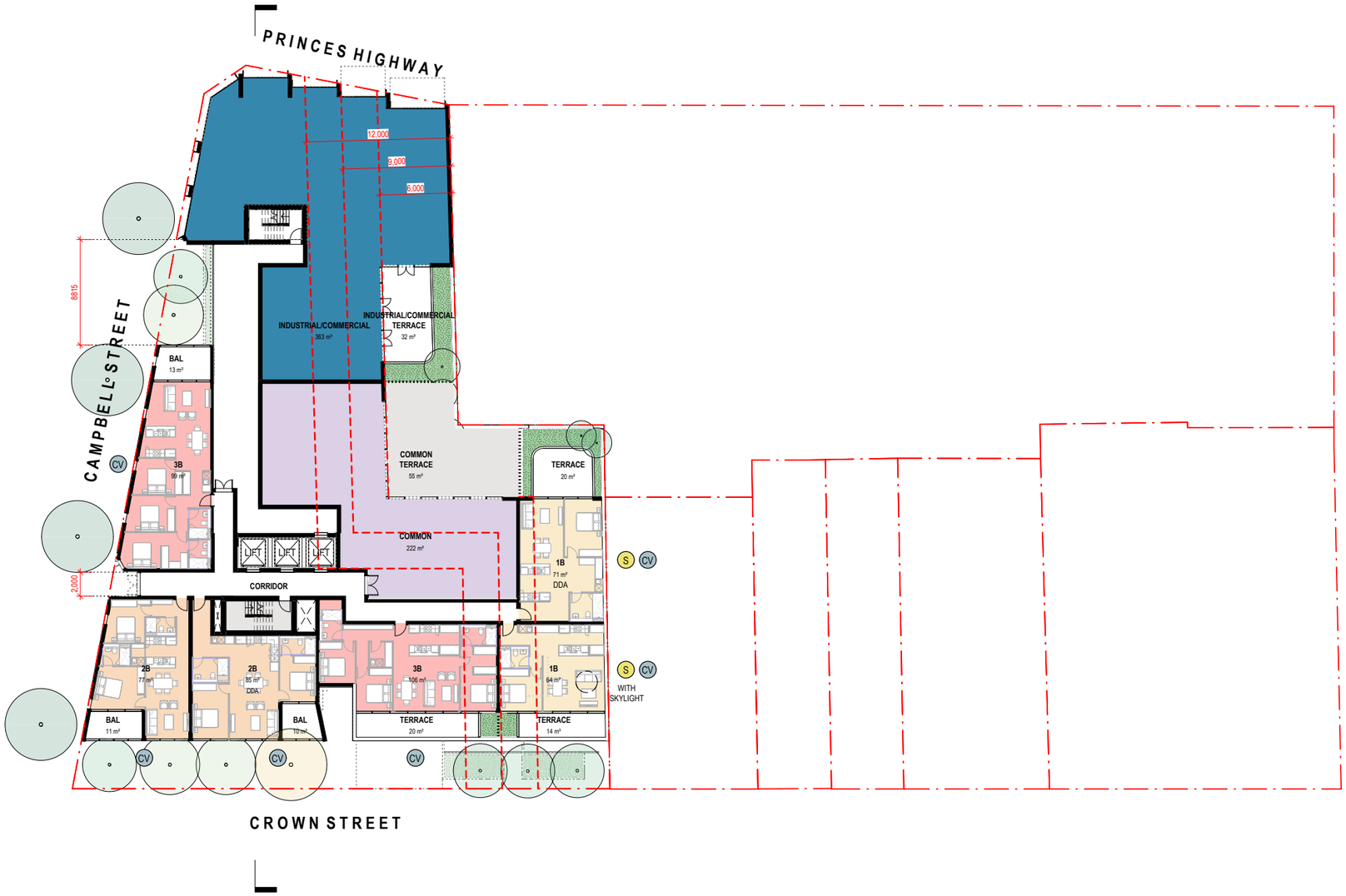
0 2 4 8 12 16m



Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

Scale 1:400 @ A3 0 2 4 8 12 16m



Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Plans - Level 02

Scale 1:400 @ A3

0 2 4 8 12 16m

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

Scale 1:400 @ A3

0 2 4 8 12 16m

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Plans - Level 05

Scale 1:400 @ A3

0 2 4 8 12 16m

Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Plans - Level 06-07

Scale 1:400 @ A3

0 2 4 8 12 16m

Legend

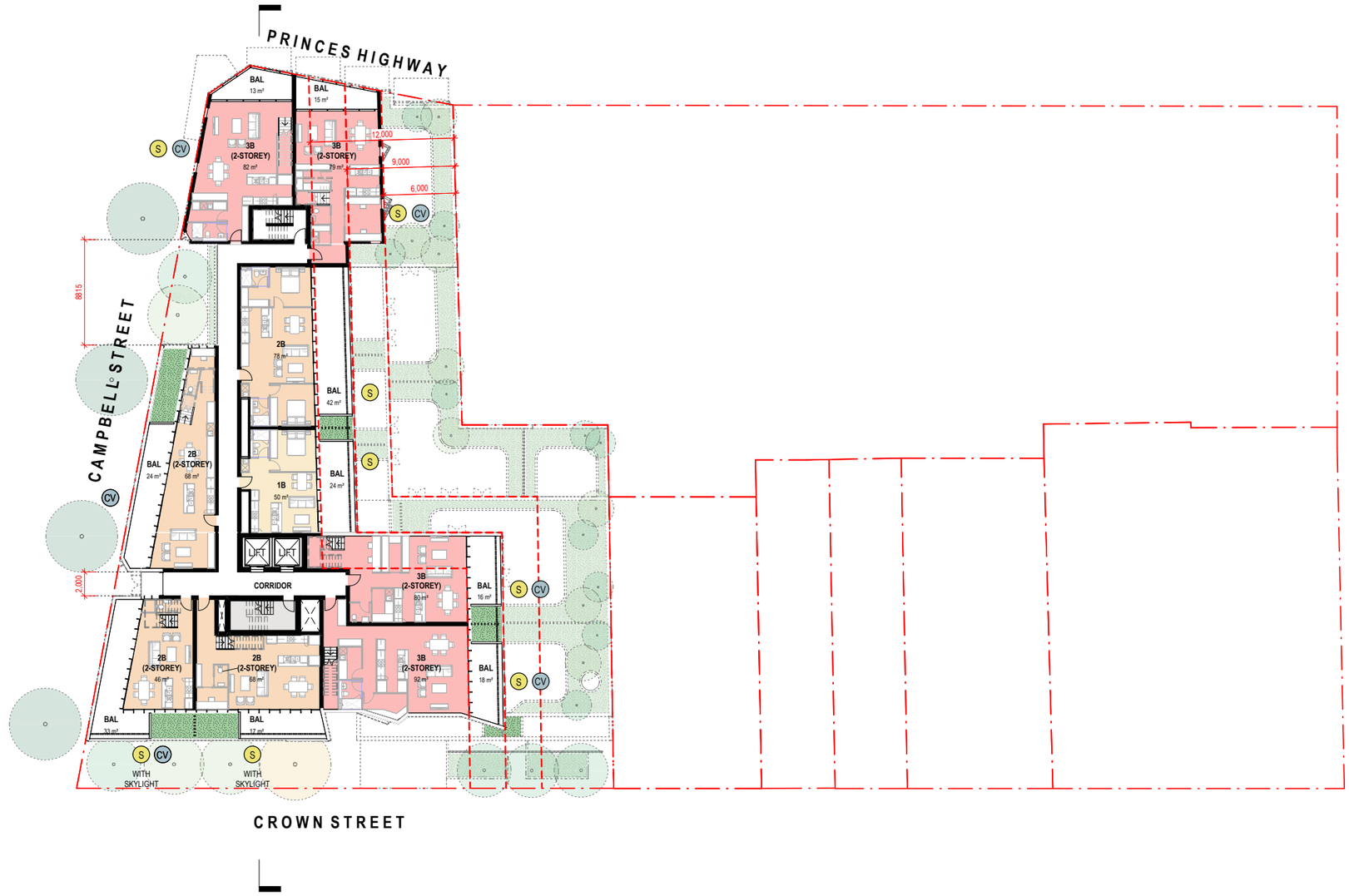
- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Plans - Level 08

Scale 1:400 @ A3

0 2 4 8 12 16m



Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Plans - Level 09

Scale 1:400 @ A3

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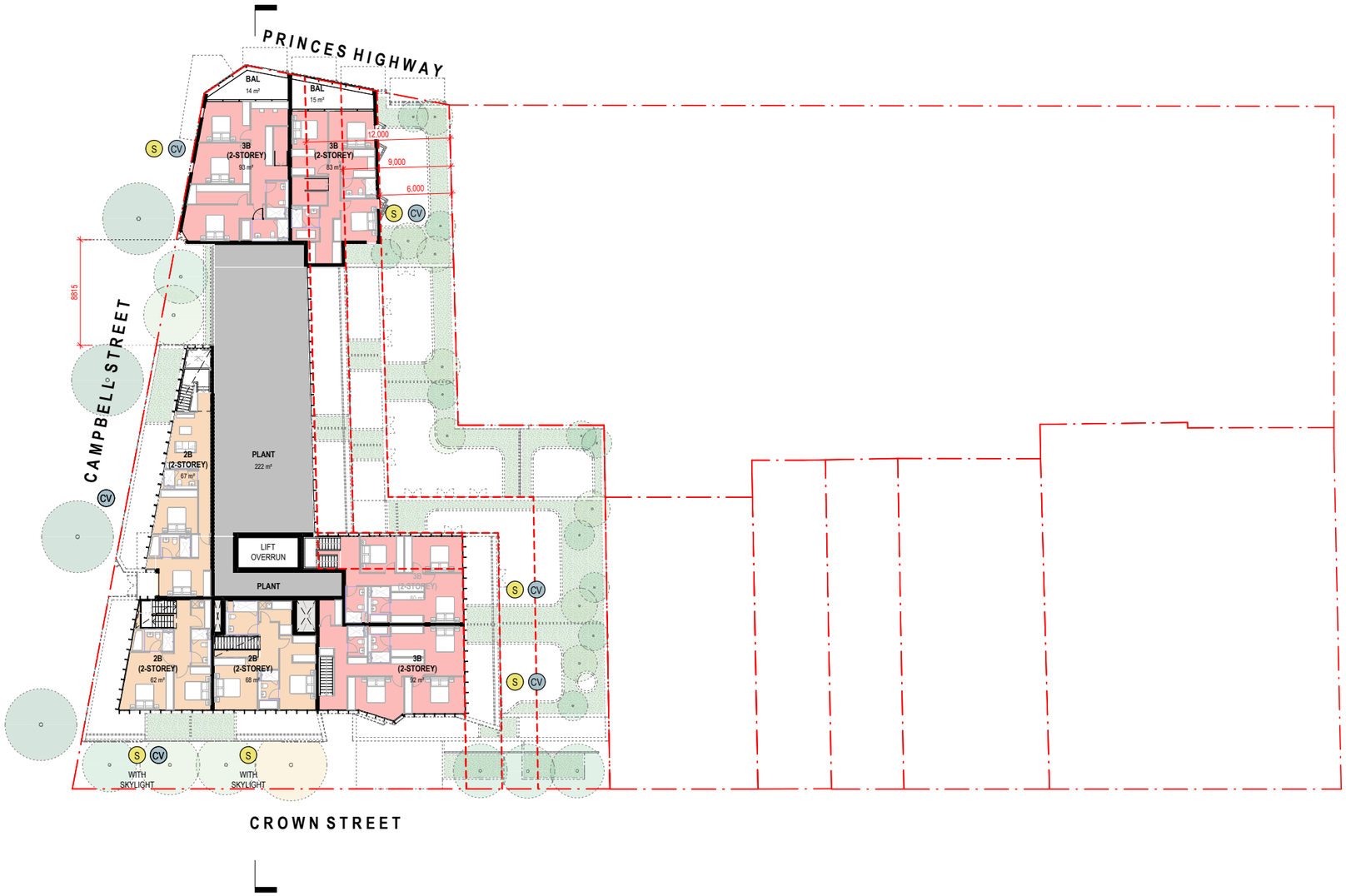
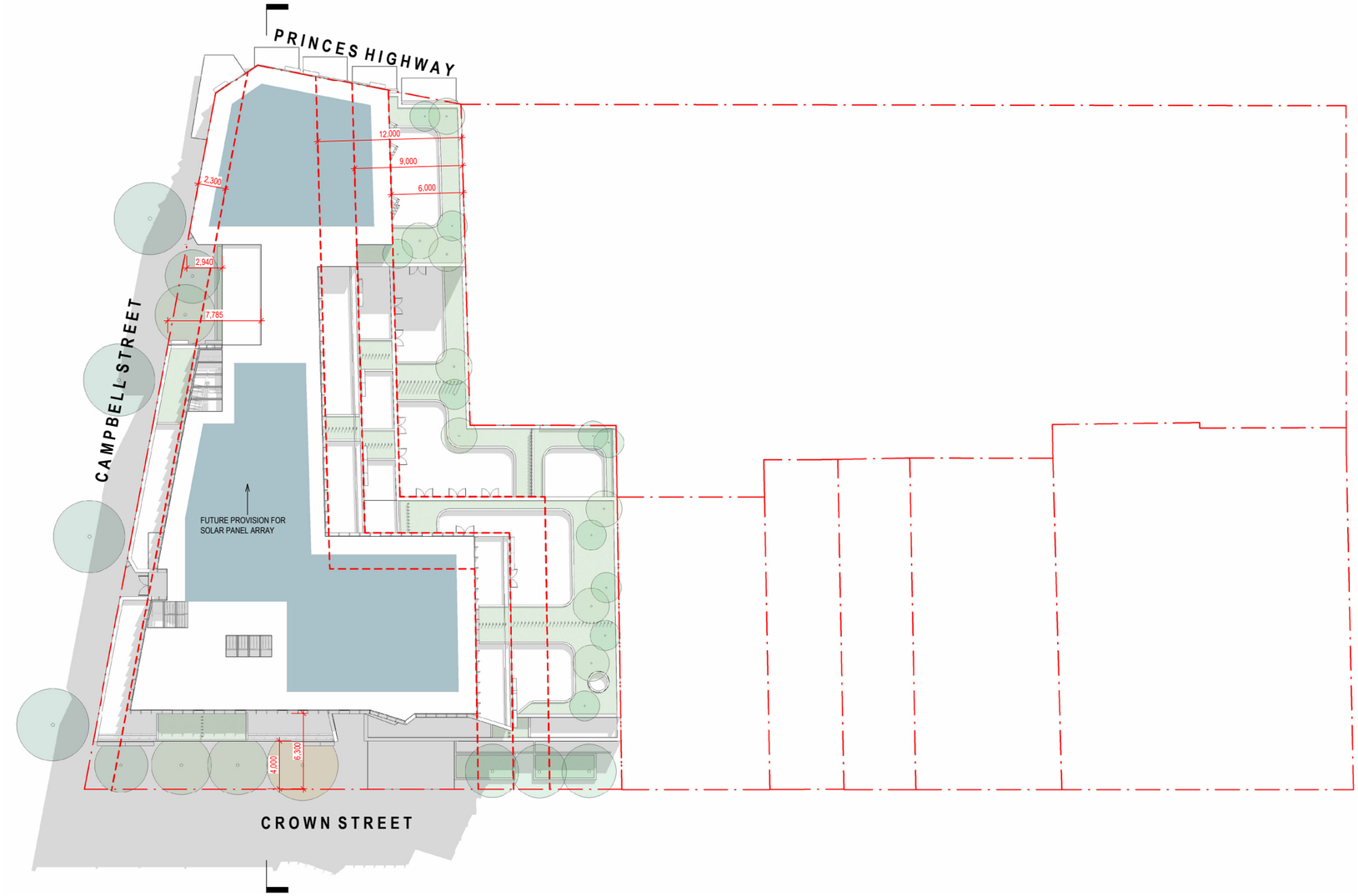


Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

Scale 1:400 @ A3 0 2 4 8 12 16m

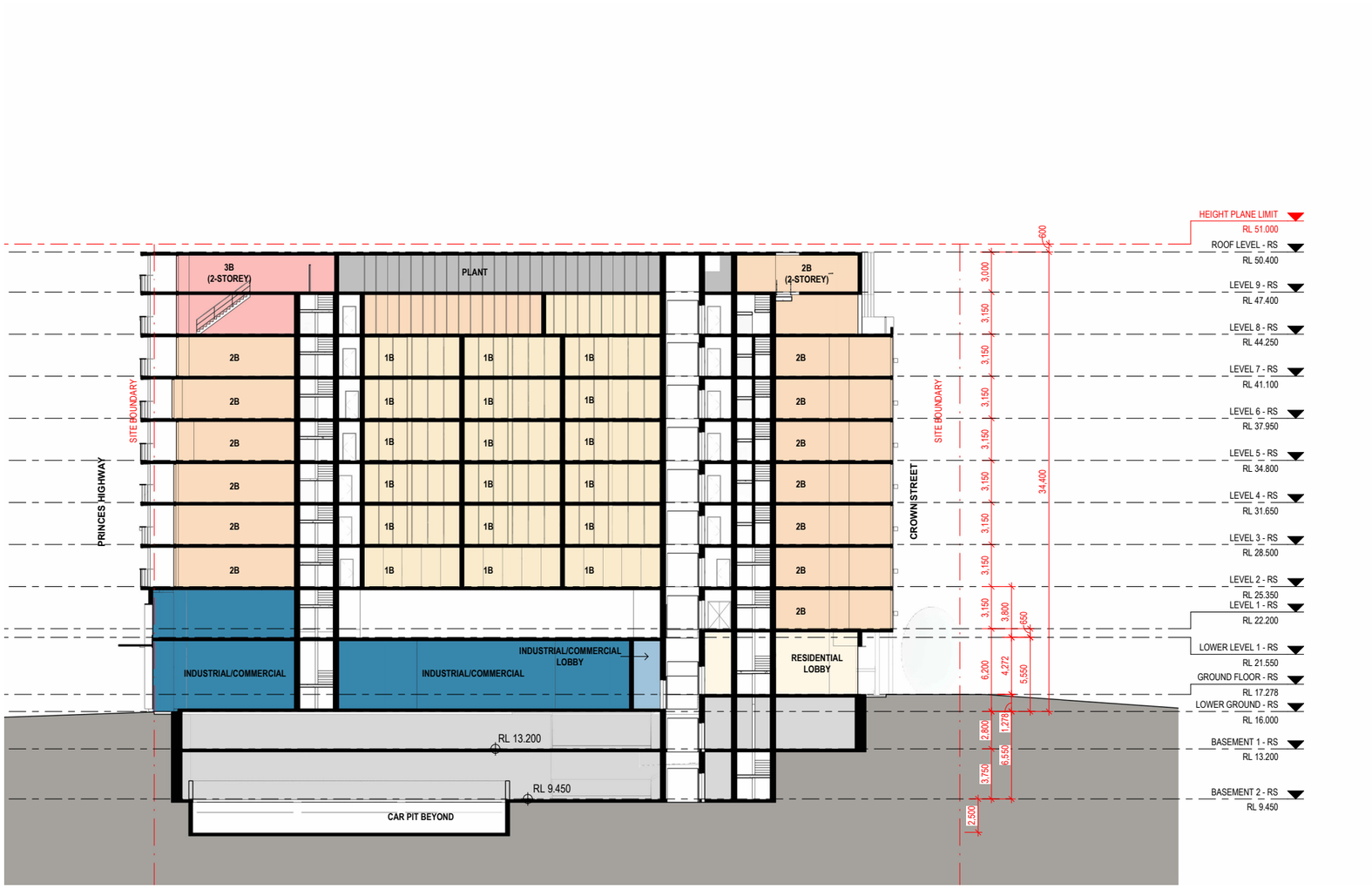


Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

A3 Appendix

Section - Height Analysis

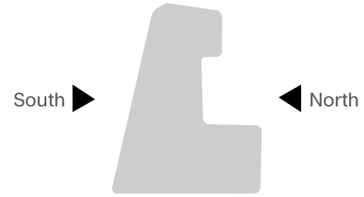


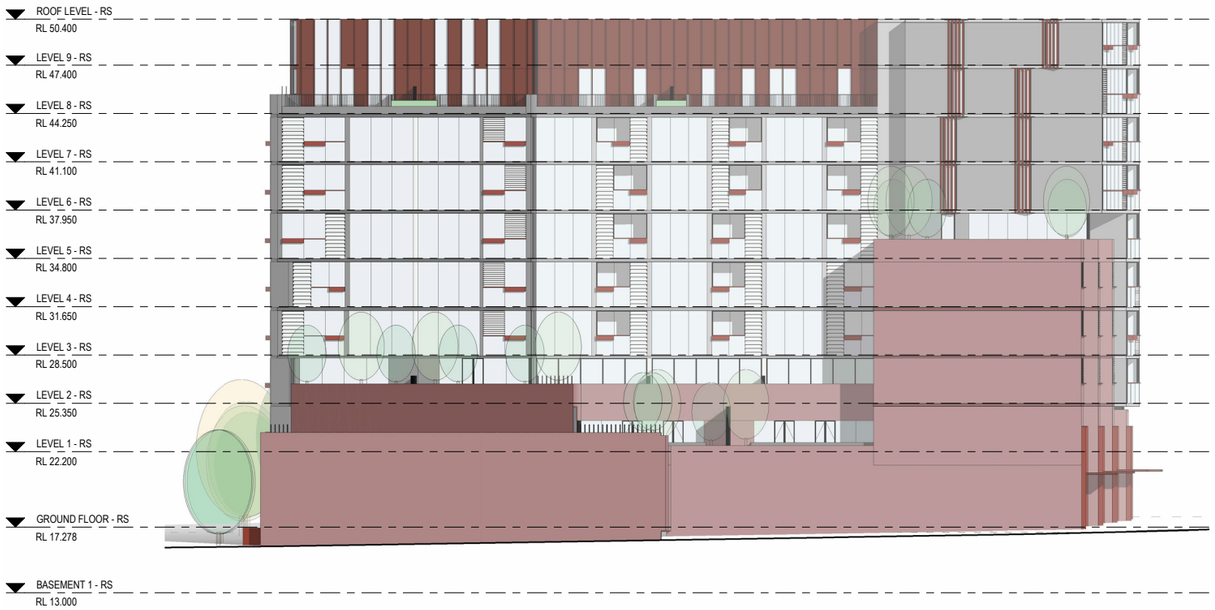
Legend

- Studio
- 1 Bed
- 2 Bed, 2 Bath
- 2 Bed, 1 Bath
- 3 Bed
- Common
- Industrial/Commercial
- Retail/Cafe
- Landscape

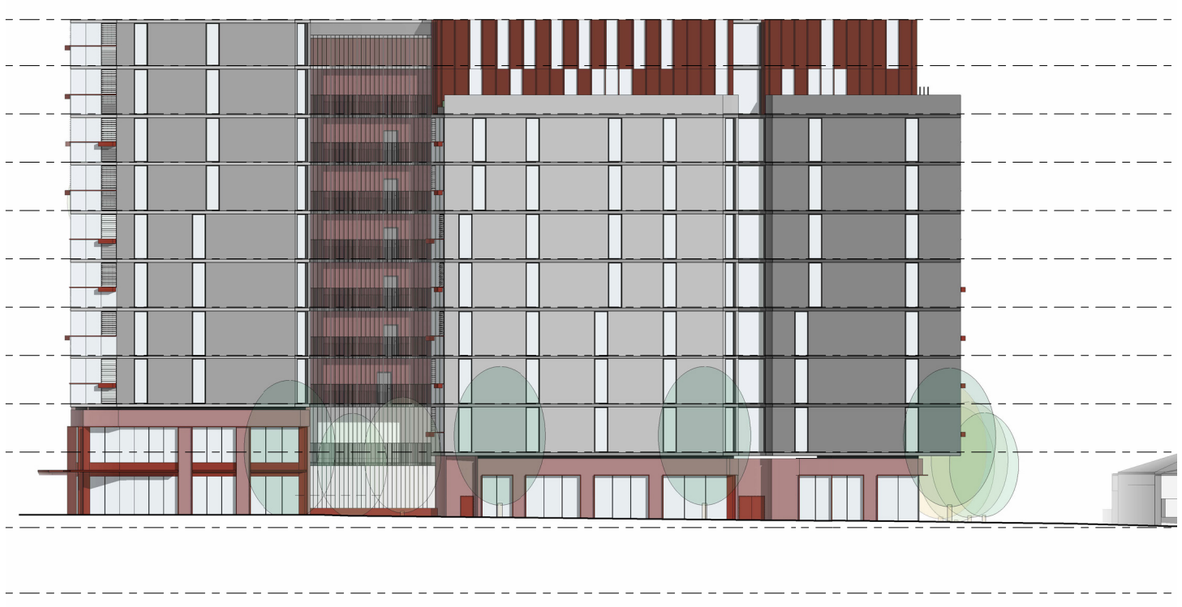
A3 Appendix

Site Elevations - North & South





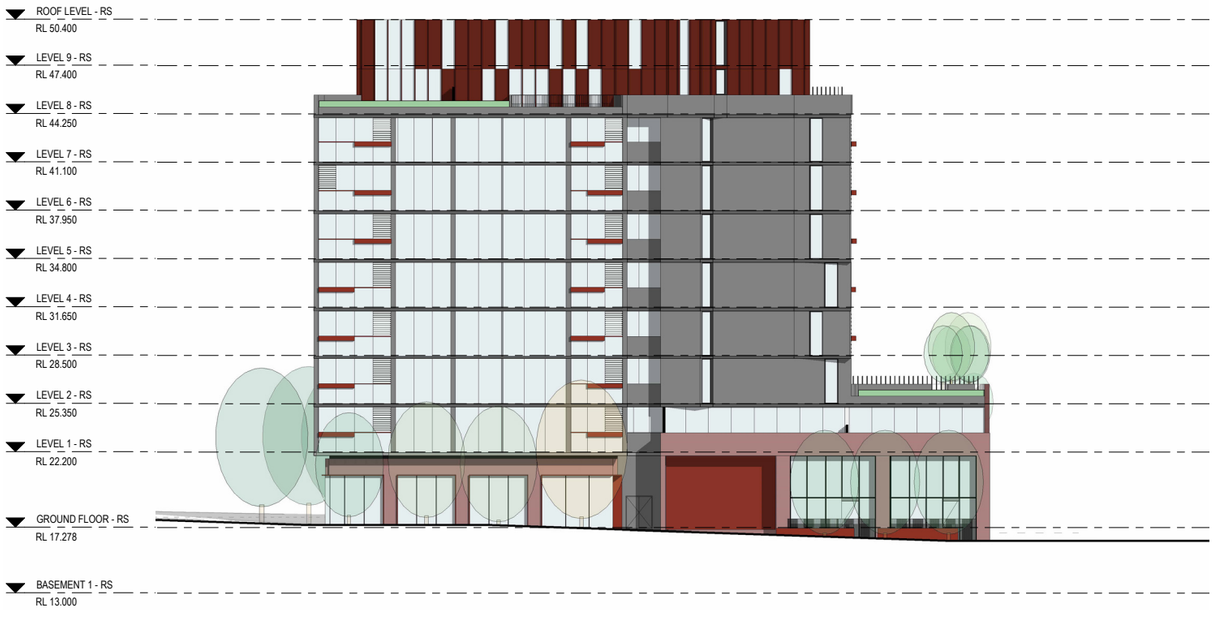
North Elevation



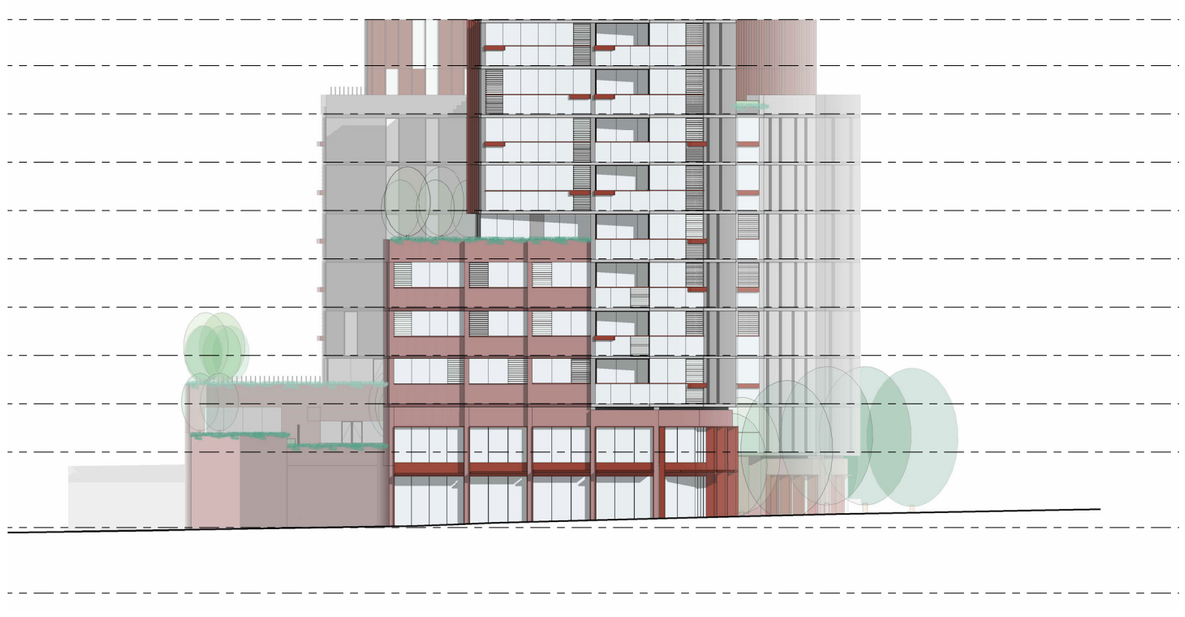
South Elevation (Campbell Street)

A3 Appendix

Site Elevations - East & West



East Elevation (Crown Street)



West Elevation (Princes Highway)

A4 Appendix

Housing SEPP Principles - Housing assesment

SEPP Principles			
Item No.	**Design quality principles**	**Response/Resolution**	**Achieved**
1.	**Context & 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 development enhances its urban surroundings by addressing the transitional nature of St. Peters. It mediates between low-density residential areas and the evolving high-density corridor along Princes Highway. The proposal incorporates setback strategies and a fine-grain street rhythm to align with the neighbourhood's scale and heritage elements • Contextual and site analysis has been explained under the 01 Site Investigation" and "02 Urban Response" section of this report. • The design response has been influenced by the surrounding area and its unique character. The proposed design also seeks to enhance the social, economic and environmental conditions of the site and the immediate context.	✓
2.	**Built Form & 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.	• Please refer to the "03 Massing Strategy" section of this report for details and response to envelope and building scale. The diagrams illustrate how the arrangement and form have been carefully designed to determin an approriate height and to then break down the mass and present appropriately to each of the different street frontages and teh context. • The building's articulated massing respects surrounding structures' height and bulk while creating a gateway feature at the intersection of Princes Highway and Campbell Street. Upper-level setbacks and modulated facades minimise visual impact and enhance the streetscape • The built form clearly defines the public domain offering and creating a positive contribution to the street character along each frontage. Publicly accessible green space along Crown St with proposed retail offer to activate the corner and soften the mass to this elevation.	✓
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 proposal achieves a balanced density, providing increased residential and commercial floor space without overloading infrastructure. Affordable housing commitments ensure inclusivity, supporting diverse urban growth • The project provides additional amenity to the site by way of a number of retail and commercial offer to support additional residential growth in the area as well as existing workplaces, access to jobs and much needed community facilities.	✓

A4 Appendix

Housing SEPP Principles - Housing assesment

SEPP Principles			
Item No.	**Design quality principles**	**Response/Resolution**	**Achieved**
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 architectural response utilities passive design principles that respond to the sites orientation and location to improve building performance and efficiency. The design promotes access to cross ventilation, natural daylight, and high levels of amenity for the residents and community. • In future stage the design will respond to the new era in building performance requirements, celebrating solidity. Recycled materials, circular design principles and innovative building systems should beemployed to achieve a sustainable built outcome.	✓
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 longterm management.	• Refer to "Section 05 - Landscape Plans - Deep Soil and Canopy cover. • The development exceeds on deep soil requirement through the use of setbacks to Crown St that also provides postive amentiy to residents on the corner of a residential St. In addition canopy cover is achived through the use of terrace areas tha provide external amentiy for the occupants of the building and aid in creating appropriate screening and privacy to neighbourign developments. • There will be engagement with a Landscape Architect for future stages.	✓
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.	• Residential amenity is prioritised through thoughtful apartment layouts, generous communal areas, and private balconies with ample solar access. The design provides a seamless connection between living spaces and outdoor environments, enhancing residents' quality of lifeResidents a provideded with a wide range of communal spaces including internal and outdoor. • The project includes a mix of studio, one-, two-, and three-bedroom apartments catering to various demographics. Communal areas encourage interaction and foster a sense of community	✓

A4 Appendix

Housing SEPP Principles - Housing assesment

SEPP Principles			
Item No.	**Design quality principles**	**Response/Resolution**	**Achieved**
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 design proposes a safe environment through the placement of active uses throughout the development that promote passive surveillance. The uses at ground plane also provide a activation into the evening while residential apartments have sight lines over the public domain below. • Clearly defined access and egress points are provided with clear distinction between private and public spaces. The public domain will be well lit with clear sight lines across the precinct to create a safe and welcoming environment throughout all hours of the day. Residential access to apartments is all via secure internal corridors .	✓
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, providing opportunities for social interaction amongst residents.	• The project includes a mix of studio, one-, two-, and three-bedroom apartments catering to various demographics. Communal areas encourage interaction and foster a sense of community. • The development is proposed to offer 10% affordable housing component.	✓
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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	• High-quality materials, landscaping, and façade treatments contribute to a distinctive and cohesive aesthetic. The design references local architectural patterns, while modern elements ensure it stands out as a landmark. • Varation in materiality aids in breaking down the mass and form and creting visual interest through teh potential of oublic art. • Refer to	✓

PART 3: SITING THE DEVELOPMENT		
3A - Site Analysis		
3A-1	**Objective: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.**	
	Comments	Consistency
	The site has been designed to address all four frontages in an appropriate manner. Each Frontage has a unique character which has informed the response on each frontage. Opportunities and constraints have been used to inform key design moves and master planning principles.	YES
3B - Orientation		
3B-1	**Objective: Building types and layouts respond to the streetscape and site while optimising solar access within the development.**	
	Comments	Consistency
	Apartments are oriented to maximise northern solar access, with living areas and balconies benefiting from direct sunlight. The streetscape response includes articulated facades, setback upper levels, and pedestrian-friendly entries.	YES
3B-2	**Objective: Overshadowing of neighbouring properties is minimised during mid winter.**	
	Comments	Consistency
	Minimal overshadowing of adjacent residential properties is achieved through setbacks and height management. Where additional overshadowin occurs this is over neighbouring roofs and away from private open space or over the increased road resever of Cumberland St. .	YES
3C - Public Domain Inter		
3C-1	**Objective: Transition between private and public domain is achieved without compromising safety and security.**	
	Comments	Consistency
	Clear and legible transitions between public and private are achieved. Clear sightlines and connectivity across the site allow for good passive surveillance and a safe environment. Active frontages with ground-floor retail, large windows, and direct entries enhance passive surveillance. Upper-level balconies and habitable rooms overlook public areas.	YES
3C-2	**Objective: Amenity of the public domain is retained and enhanced**	
	Comments	Consistency
	The proposed design demonstrates a high degree of amenity in the public domain. This is achieved through high-quality materials, soft landscaping, and recessed parking entries ensure a cohesive streetscape. Proposed setback allows not only relief to the Cown St corner but also an area that wil be publically accessible. There is a desire to reinstate the existing public art back ino the dvelopment to create an engaging corner.	YES
3D - Communal and Public Open Space		
3D-1	**Objective: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.**	
	Design Criteria 1: Communal open space has a minimum area equal to 25% of the site	
	Comments	Consistency
	Communal open space occupies over 33% of the site, exceeding ADG minimums. It includes landscaped areas for leisure activities and planting that aligns with environmental objectives.	YES
	Design Criteria 2: 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).	
	Comments	Consistency
	More than 50% of this space receives direct sunlight for at least 2 hours on 21 June, ensuring usability year-round.	YES
3D-2	**Objective: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.**	
	Comments	Consistency
	Landscaped communal spaces are designed to accommodate relaxation, small gatherings, and children's play. Amenities such as seating, lighting, and accessible paths are included.	YES
3D-3	**Objective: Communal open space is designed to maximise safety.**	
	Comments	Consistency
	Communal open space is designed to be safe for all users. Spaces can be well lit at night and are positioned through out the development with good visibility from residential apartments.	YES

3D-4	**Objective: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.**	
	Comments	Consistency
	The public open space integrates seamlessly with the surrounding streetscape and aligns with neighbourhood patterns of open, accessible courtyards and pathways. It provides a pedestrian-friendly connection between Crown St and and Campbell Street. Landscaping will aim to reflects the local character through the use of native plant species and incorporates seating to encourage casual social interactions.	YES

3E - Deep Soil Zones		
3E-1	**Objective: 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.**	
	Comments	Consistency
	The development dedicates 9% of the site area to deep soil zones, exceeding the 7% ADG requirement. Zones are placed to maximise tree canopy coverage and stormwater management.	YES

3F - Visual Privacy		
3F-1	**Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.**	
	Comments	Consistency
	Building separation distances comply with ADG minimums, with blank walls strategically positioned along sensitive interfaces and to minimise slender awkward massing fronting Princess highwar. Living areas are oriented to the front or rear of the site, reducing opportunities for overlooking.	YES

3F-2	**Objective: 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.**	
	Comments	Consistency
	Building orientation and facade features will be used to ensure privacy is achieved without compromising access to daylight and air.	YES

3G - Pedestrian Access and Entries		
3G-1	**Objective: Building entries and pedestrian access connects to and addresses the public domain**	
	Comments	Consistency
	Residential address and entry off Crown St which is more approriate and in keeping witht eh neighbourign character. The entry is set back from the street to opening on a landscaped portion. Internally a residentail lobby is included that will add to the amenity for residents.	YES

3G-2	**Objective: Access, entries and pathways are accessible and easy to identify**	
	Comments	Consistency
	Entries to the buildings are fully accessible with at grade paths of travel provided from the public domain and street to building entries. This arrangement create a clearly identifiable entry with intuitive way-finding.	YES

3H - Vehicle Access		
3H-1	**Objective: Car park access should be integrated with the building's overall facade. Design solutions may include:** **- the materials and colour palette to minimise visibility from the street** **- minimise voids in the facade** **- where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed**	
	Comments	Consistency
	All parking and loading access has been designed to be integrated into the architectural built form. Spatial provisions for these access points minimise visual impact and are designed in accordance with traffic engineering and transport authority requirements. Materials and colours match the main part of the facade, and are articulated to provide a consistent datum along the facade.	YES

3J - Bicycle and Car Parking		
3J-1	**Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.**	
	Comments	Consistency
	Car parking is provided in accordance to maximum project requirements, 65 car parking spaces are provided across basement levels, meeting council maximum requirements. With close proximity to major bus routes and within 500m to St Peters station.	YES
3J-2	**Objective: Parking and facilities are provided for other modes of transport.**	
	Comments	Consistency
	The design will include adequate storage for bicycles in the basement area where there is direct lift access to residential floors. In future statges consideration for car share and EV parking and Accessible spaces to be included.	Achievable
3J-3	**Objective: Car park design and access is safe and secure**	
	Comments	Consistency
	All Retail, staff, visitor and residential parking is designed in accordance with the requirements of AS2890.1.	YES

3J-4	Objective: Visual and environmental impacts of underground car parking are minimised.	
	Comments	Consistency
	Other than the vehicle entries, no part of the residential, commercial or retail parking is visible from the street.	YES
3J-5	Objective: Visual and environmental impacts of on-grade car parking are minimised	
	Comments	Consistency
	All parking is provided in basement parking.	YES
3J-6	Objective: Visual and environmental impacts of above ground enclosed car parking are minimised.	
	Comments	Consistency
	All parking is provided in basement parking.	YES

PART 4: DESIGNING THE BUILDING (AMENITY)

4A - Solar and Daylight Access		
4A-1	Objective: To optimise the number of apartments receiving sunlight to habitable rooms, primary	
	Comments:	Consistency
	The building has been carefully designed to optimise solar access to primary habitable rooms. Refer to Sun-Eye View diagram and shadow studies.	YES
	Design Criteria 1: Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	
	Comments:	Consistency
	70% of apartments meet this requirement, ensuring high liveability. The orientation and layout optimise daylight access for primary living spaces.	YES
	Design Criteria 3: A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	
	Comments:	Consistency
	Only 10% (8 of 82) apartments receive no direct sunlight between 9 am and 3 pm at mid winter. Refer to Sun-Eye View diagram.	YES
4A-2	Objective: Daylight access is maximise where sunlight is limited.	
	Comments:	Consistency
	All apartments have habitable rooms receiving daylight where sunlight is limited. All South Facing Apartments have dual aspect.	YES

4A-3	Objective: Design incorporates shading and glare control, particularly for warmer months.	
	Comments:	Consistency
	The development uses a combination of architectural features and landscaping to mitigate glare and control heat during warmer months. Balconies are recessed and extend over primary living spaces, providing shade to windows and reducing solar heat gain. Angled window hoods and deep reveals are employed on exposed facades to block direct sunlight while allowing diffused daylight to enter. For upper levels, vertical fins devices are incorporated, offering further solar and glare control. Landscaping, including tree canopies, further reduces glare and enhances thermal comfort.	YES

4B - Natural Ventilation		
4B-1	Objective: All habitable rooms are naturally ventilated	
	Comments:	Consistency
	All habitable rooms achieve natural ventilation.	YES
4B-2	Objective: The layout and design of single aspect apartments maximises natural ventilation.	
	Comments:	Consistency
	Apartments depths have been designed to ensure primary living spaces are all within close proximity to facade openings. Sliding door systems to access outdoor balconies and terraces promote high levels of natural ventilation.	YES
4B-3	Objective: The number of apartments with natural cross ventilation is maximise to create a comfortable indoor environment for residents.	
	Comments:	Consistency
	65% (53 of 82) apartments achieve Cross Ventilation.	YES
	Design Criteria 1: At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	
	Comments:	Consistency
	Refer Above	YES
	Design Criteria 2: Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	
	Comments:	Consistency
	The scheme has a limited number of cross-through apartments. Where they are proposed they do not exceed 18m	YES

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4C - Ceiling Heights		
4C-1	**Objective: Ceiling height achieves sufficient natural ventilation and daylight access**	
	Design Criteria 1: Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **- Habitable rooms - 2.7m** **- Non-habitable - 2.4m** **- For 2 storey apartments -2.7m for main living area floor - 2.4m for second floor, where its area does not exceed 50% of the apartment area** **- Attic spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope**	
	Comments:	Consistency
	Apartments have 2.7m ceiling heights in habitable rooms, exceeding the minimum ADG requirement. Non-habitable rooms meet the 2.4m requirement. Floor to floors proposed are 3.15m which allow for sufficient servicing and a set down in the slab, ensuring a 2700mm ceiling can be achieved in habitable rooms. Refer to Section 5.0 - Residential floor to Floor.	YES
4C-2	**Objective: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms**	
	Comments:	Consistency
	Bulkheads to be limited to non-habitable spaces such as corridors, bathrooms or above joinery ensuring living and bedroom areas feel spacious and open.	YES
4C-3	**Objective: Ceiling heights contribute to the flexibility of building use over the life of the building**	
	Comments:	Consistency
	Commercial uses incorporated in Groudn floor and level 1 with added height to accomodate the use.	YES

4D - Apartment Size and Layout		
4D-1	**Objective: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.**	
	Comments:	Consistency
	Clear and rational planning has been utilised to create functional and high amenity apartments that meet and exceed ADG area guidelines.	YES
	Design Criteria 1: Apartments are required to have the following minimum internal areas: **Apartment type / Minimum internal area** **Studio / 35m²** **1 bedroom / 50m²** **2 bedroom / 70m²** **3 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**	
	Comments:	Consistency
	All apartments meet or exceed ADG minimum internal areas. Room layouts prioritise functionality and connectivity between living, dining, and outdoor areas.	YES
	Design Criteria 2: 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	
	Comments:	Consistency
	All habitable rooms are provided with windows exceeding the minimum ADG and BCA criteria. No habitable room relies on borrowed light from another room.	YES
4D-2	**Objective: Environmental performance of the apartment is maximise**	
	Comments:	Consistency
	Passive design principles of shading, orientation and natural ventilation are utilised to maximise environmental performance of apartments.	YES
	Design Criteria 1: Habitable room depths are limited to a maximum of 2.5 x the ceiling height (in the case of a 2.7m ceiling height, this would be 2.7x2.5 = 6.75m)	
	Comments:	Consistency
	All habitable rooms have combined Living / Kitchen / Dining. Refer to Design Criteria 2 comments below.	
	Design Criteria 2: In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	
	Comments:	Consistency
	Habitable room depths are limited to 2.5 times ceiling height, ensuring daylight penetration. Cross-ventilation layouts further enhance indoor environmental quality.	YES

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4D-3	**Objective**: Apartment layouts are designed to accommodate a variety of household activities and needs	
	Comments:	Consistency
	Apartment layouts are designed to be consistent with objective 4D-3.	YES
	Design Criteria 1: Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	
	Comments:	Consistency
	Consistent or greater.	YES
	Design Criteria 2: Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	
	Comments:	Consistency
	Consistent or greater	YES
	Design Criteria 3: Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	
	Comments:	Consistency
	Consistent or greater.	YES
	Design Criteria 4: The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	
	Comments:	Consistency
	Consistent or greater.	YES

4E - Private Open Space and Balconies		
4E-1	**Objective**: Apartments provide appropriately sized private open space and balconies to enhance residential amenity	
	Comments:	Consistency
	Consistent. All apartments meet or exceed the areas in the ADG guidelines. Larger balconies and terraces combined with extensive rooftop communal open spaces ensure a high amenity offering for residents.	YES

	Design Criteria 1: All apartments are required to have primary balconies as follows: Dwelling type/Minimum area/Minimum depth Studio apartments/4m2/na 1 bedroom apartments/8m2/2m 2 bedroom apartments/10m2/2m 3+ bedroom apartments/12m2/2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	
	Comments:	Consistency
	Consistent. All balconies meet or exceed the areas outlined in the ADG.	YES
	Design Criteria 2: 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	
	Comments:	Consistency
	Consistent. Terraces all exceed 15m^2 and have a minimum a depth of 3m.	YES
4E-2	**Objective**: Primary private open space and balconies are appropriately located to enhance livability for residents	
	Comments:	Consistency
	All primary private open space and balconies are accessed from living spaces and are generously proportioned to provide optimal livability for residents.	YES
4E-3	**Objective**: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	
	Comments:	Consistency
	Balcony design and integration is a significant contributor to the overall aesthetic of the building.	YES
4E-4	**Objective**: Private open space and balcony design maximises safety	
	Comments:	Consistency
	Balconies and balustrades are designed to comply with BCA requirements and provide safe environments for residents. Balconies also promote passive surveillance over public domain below.	YES

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4F - Common Circulation and Spaces		
4F-1	**Objective**: Common circulation spaces achieve good amenity and properly service the number of apartments	
	Design Criteria 1: The maximum number of apartments off a circulation core on a single level is eight.	
	Comments:	Consistency
	Each core serves fewer than 8 apartments per floor, meeting ADG standards. Short, straight corridors with natural lighting and ventilation improve usability	YES
4F-2	**Objective**: Common circulation spaces promote safety and provide for social interaction between residents	
	Comments:	Consistency
	Lobby areas and circulation spaces include seating, clear signage, and well-lit pathways to foster interaction and ensure accessibility.	YES

4G - Storage		
4G-1	**Objective**: Adequate, well designed storage is provided in each apartment	
	Design Criteria 1: In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type /Storage size volume Studio apartments/4m^3 1 bedroom apartments/6m^3 2 bedroom apartments/8m^3 3+ bedroom apartments/10m^3 At least 50% of the required storage is to be located within the apartment	
	Comments:	Consistency
	Provision for storage has been included in the preliminary apartment planning and is to be further explored in the next phase of the design.	Achievable
4G-2	**Objective**: Additional storage is conveniently located, accessible and nominated for individual apartments	
	Comments:	Consistency
	Additional storage is proposed in the residential parking basement and will be allocated to specific apartments as required per the above. A storage room is provided on each floor for use by the facility or residents as required.	Achievable

4H - Acoustic Privacy		
4H-1	**Objective**: Noise transfer is minimised through the siting of buildings and building layout	
	Comments:	Consistency
	Refer the Noise Impact Assessment. Apartments affected by noise will utilised methodologies to ensure residents have access to fresh air while also maintaining internal noise amenity. The inclusion of wintergardens along Princess highway and Cumberland St.	YES
4H-2	**Objective**: Noise impacts are mitigated within apartments through layout and acoustic treatments	
	Comments:	Consistency
	Open plan apartment arrangements groups kitchen and living spaces together. Where possible, bedrooms and bathroom spaces have been designed to offset entries and openings with respect to primary living spaces.	YES

4J - Noise Pollution		
4J-1	**Objective**: In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	
	Comments:	Consistency
	Apartments are primarily orientated inwards limiting aprtments fronting busy roads. Where apartments are fronting Princess Highway and Cuberland St, Wintergards have been included to mitigate.	YES
4J-2	**Objective**: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	
	Comments:	Consistency
	Refer the Noise Impact Assessment. Apartments affected by noise will utilised methodologies to ensure residents have access to fresh air while also maintaining internal noise amenity.	YES

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4K - Apartment Mix		
4K-1	**Objective**: A range of apartment types and sizes is provided to cater for different household types now and into the future	
	Comments:	Consistency
	Consistent. The proposed unit mix provide a diverse range of apartment types and sizes	YES
4K-2	**Objective**: The apartment mix is distributed to suitable locations within the building.	
	Comments:	Consistency
	Consistent. Apartment typologies are varied and located equitably across the development, both in terms of aspect and orientation as well as floor level.	YES

4L - Ground Floor Apartments		
4L-1	**Objective**: Street frontage activity is maximise where ground floor apartments are located	
	Comments:	Consistency
	There are only 2 Ground floor apartments fronting Crown St, quieter, residential facing frontages and are appropriate for the area. Street frontage activation is achieved with a greater percentage of retail and communal uses as well garden spaces off the street.	YES
4L-2	**Objective**: Design of ground floor apartments delivers amenity and safety for residents	
	Comments:	Consistency
	All Ground Floor apartments provide amenity and safety for residents. Ground Floor units are accessed from the street and include upper floor balconies. All Ground Floor units are set back from the footpath with landscaped buffers for privacy.	YES

4M - Facades		
4M-1	**Objective**: Building facades provide visual interest along the street while respecting the character of the local area	
	Comments:	Consistency
	The building facade design responds directly to the character of the surrounding context, and draws on the materiality, colour and texture found in natural settings of surrounding area and residents previous homes. Passive design principles provide a high performing facade while also creating visual interest along all street frontages.	YES
4M-2	**Objective**: Building functions are expressed by the façade.	
	Comments:	Consistency
	Building functions are visually expressed through the articulation, fenestration and solidity on the facade.	YES

4N - Roof Design		
4N-1	**Objective**: Roof treatments are integrated into the building design and positively respond to the street	
	Comments:	Consistency
	The roof design and treatments form a crucial part of the design response and amenity offering to residents. High quality finishes and landscaping provide a positive response to the street. Plant areas, lift and stair cores are held back off the facade line so they are not visible from the street.	YES
4N-2	**Objective**: Opportunities to use roof space for residential accommodation and open space are maximise.	
	Comments:	Consistency
	Significant communal open space is provided at Podium Level	YES
4N-3	**Objective**: Roof design incorporates sustainability features	
	Comments:	Consistency
	A number of sustainable initiatives including photo-voltaic panels incorporated on the roof areas significant green roofing and landscape integration, social terraces for residents provide both biophilic and heat island benefits.	YES

4O - Landscape Design		
4O-1	**Objective**: Landscape design is viable and sustainable	
	Comments:	Consistency
	Landscaped areas to be subject to further design development in DA stage.	Achievable

4O-2	**Objective**: Landscape design contributes to the streetscape and amenity	
	Comments:	Consistency
	Public interfaces are enhanced with tree planting, feature paving, and seating areas. The communal courtyard incorporates shaded and open spaces for diverse uses.	YES

4P - Planting on Structures		
4P-1	**Objective**: Appropriate soil profiles are provided	
	Comments:	Consistency
	Sufficient	YES
4P-2	**Objective**: Plant growth is optimise with appropriate selection and maintenance	
	Comments:	Consistency
	A detailed landscape design to form part of the detailed development application.	Achievable
4P-3	**Objective**: Planting on structures contributes to the quality and amenity of communal and public open spaces	
	Comments:	Consistency
	A detailed landscape design to form part of the detailed development application.	Achievable

4Q - Universal Design		
4Q-1	**Objective**: Universal design features are included in apartment design to promote flexible housing for all community members	
	Comments:	Consistency
	> 20% of units have been designed to be adaptable which will also meet the liveable standards criteria.	YES
4Q-2	**Objective**: A variety of apartments with adaptable designs are provided	
	Comments:	Consistency
	> 20% of units have been designed to be adaptable	YES
4Q-3	**Objective**: Apartment layouts are flexible and accommodate a range of lifestyle needs	
	Comments:	Consistency
	Consistent.	YES

4R - Adaptive Reuse		
4R-1	**Objective**: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	
	Comments:	Consistency
	No existing buildings are proposed for reuse	N/A
4R-2	**Objective**: Adapted buildings provide residential amenity while not precluding future adaptive reuse.	
	Comments:	Consistency
	No existing buildings are proposed for reuse	N/A

4S - Mixed Use		
4S-1	**Objective**: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	
	Comments:	Consistency
	Ground-floor retail activates the Princes Highway frontage, creating a vibrant pedestrian zone. Residential entries are distinctly separated from retail areas, ensuring clear wayfinding and accessibility for both users.	YES
4S-2	**Objective**: Residential levels of the building are integrated within the development, and safety and amenity is maximise for residents	
	Comments:	Consistency
	Separate lobbies and secured access points ensure safety for residents. Parking and servicing areas are located underground, maintaining the integrity of residential spaces above.	YES

4T - Awnings and Signage		
4T-1	**Objective**: Awnings are well located and complement and integrate with the building design	
	Comments:	Consistency
	Continuous awnings along retail frontages provide weather protection and define the pedestrian scale. The awnings are integrated with the building façade and use materials consistent with the overall architectural character.	YES
4T-2	**Objective**: Signage responds to the context and desired streetscape character.	
	Comments:	Consistency
	Signage will be designed to seamlessly integrate into a site wide way-finding and signage strategy. The signage will form a key part of the identity of the precinct and will be integrated to compliment the architecture and landscape response. Signage details will be provided in a future Development Application in accordance with Council Policies.	Achievable

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4U - Energy Efficiency		
4U-1	**Objective**: Development incorporates passive environmental design	
	Comments:	Consistency
	Passive design features include optimised solar orientation, cross-ventilation, and shading devices to reduce heat gain. Insulated building envelopes minimise energy loss. An ESD and BASIX assessment report is to be completed as part of the detailed DA Submission.	Achievable
4U-2	**Objective**: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	
	Comments:	Consistency
	Passive design principles have been utilised to provide a high performing facade. These include building orientation, daylight capture, shading and access to natural ventilation to create high amenity and comfortable spaces for residents. An ESD and BASIX assessment report is to be completed as part of the detailed DA Submission.	Achievable
4U-3	**Objective**: Adequate natural ventilation minimises the need for mechanical ventilation	
	Comments:	Consistency
	The proposed development exceeds the requirements for natural cross ventialtion with a large number of apartments being dual aspects. Large windows and access to balconies promotes improved natural ventialation.	YES

4V - Water Management and Conservation		
4V-1	**Objective**: Potable water use is minimised	
	Comments:	Consistency
	Water efficient fixtures and fittings minimise usage on potable water.	Achievable
4V-2	**Objective**: Urban stormwater is treated on site before being discharged to receiving waters	
	Comments:	Consistency
	To be further developed at detail development application.	Achievable
4V-3	**Objective**: Flood management systems are integrated into site design	
	Comments:	Consistency
	To be further developed at detail development application.	Achievable

4W - Waste Management		
4W-1	**Objective**: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	
	Comments:	Consistency
	Provision for a waste chute has been provided with direct access to a waste room in basement.	YES
4W-2	**Objective**: Domestic waste is minimised by providing safe and convenient source separation and recycling	
	Comments:	Consistency
	Separate, waste and recycling chutes are provided to ensure source separation is achieved. A Waste Management Plan to be prepared as part of detailed DA.	YES

4X - Building Maintenance		
4X-1	**Objective**: Building design detail provides protection from weathering	
	Comments:	Consistency
	High quality and enduring, low maintenance materials are utilised in the design response to ensure the quality of the building is maintained and not impacted by weathering.	YES
4X-2	**Objective**: Systems and access enable ease of maintenance	
	Comments:	Consistency
	A facade access strategy will be prepared to ensure access to all facades is achieved for building maintenance and repairs. All access will be provided form communal spaces to minimise impact on residents private space.	Achievable
4W-2	**Objective**: Material selection reduces ongoing maintenance costs	
	Comments:	Consistency
	High quality and enduring, low maintenance materials are utilised in the design response to ensure the quality of the building is maintained and not impacted by weathering while also reducing ongoing maintenance costs are requirements.	YES

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