

## Open spaces

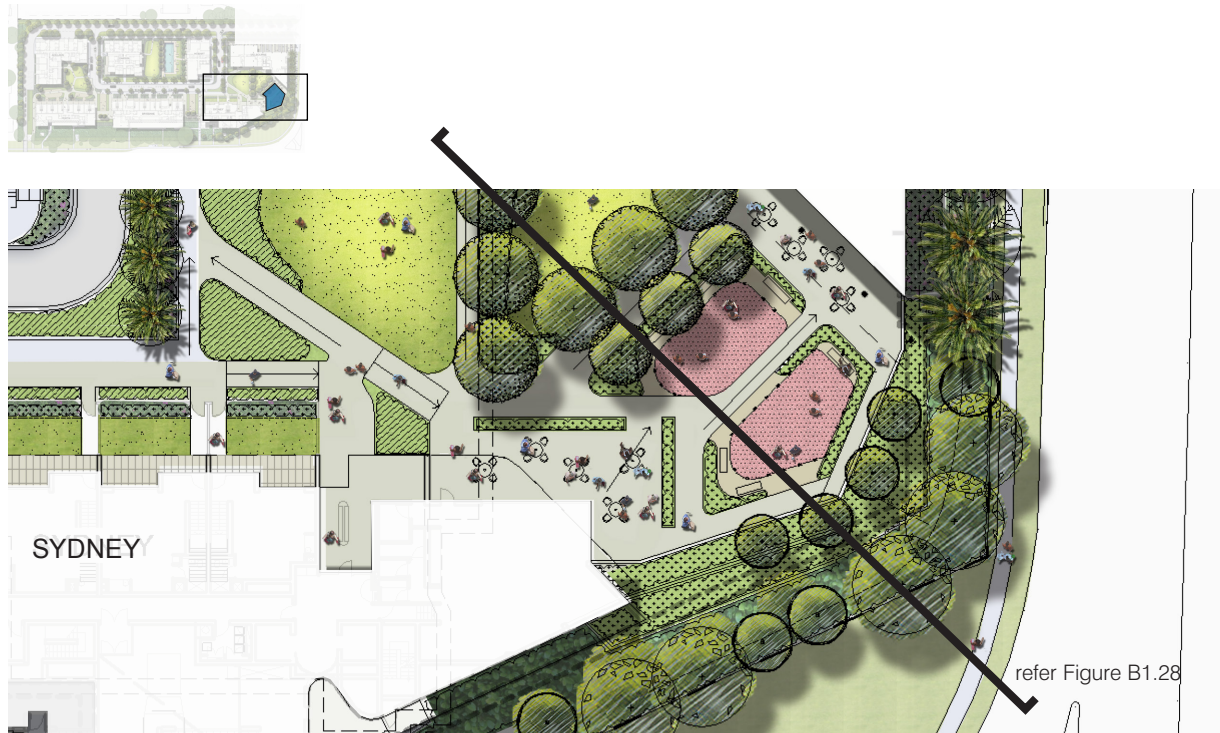


Figure B1.27: Detail plan of Village Green



Figure B1.28: Landscape section of Village Green

### Play Areas

Two play areas are proposed that will connect to the Village Green and adjacent outdoor cafe seating areas. They will incorporate basic custom design play elements and a graphic soft-fall surface.

The play equipment will be designed primarily for use by younger children, with one of the areas being specifically for toddlers. Both areas will have complimentary facilities such as integrated seating.

### Components

- softfall
- outdoor seating
- shade trees
- separate play equipment for toddlers & small children



Figure B1.29: Precedent images

## B1 OPEN SPACE CONCEPT

### Open spaces

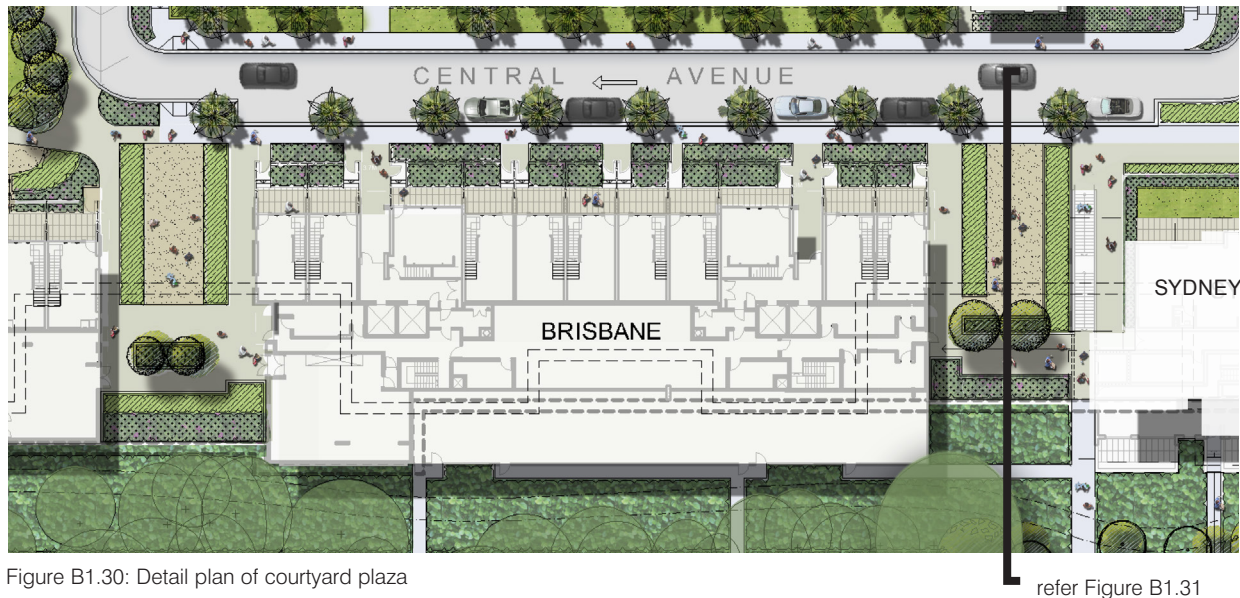
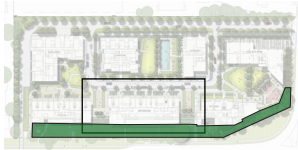


Figure B1.30: Detail plan of courtyard plaza



Figure B1.31: Landscape section of courtyard plaza

### Courtyard Plazas

The two Courtyard Plazas provide areas to gather and socialize.

One of the courtyard plazas is accessed from the proposed community facility and it is envisaged that it will be used as an outdoor gathering space.

It is also proposed that this plaza will accommodate moveable planters that can be used for community vegetable garden planting.

Fitness equipment is proposed as a feature of the second plaza.

It is proposed that these plaza areas will have both functional and feature lighting and a variety of seating.

### Components

- open gathering spaces
- community vegetable garden
- fitness equipment
- seating
- lighting
- raised planters & feature trees
- screen planting to retaining walls

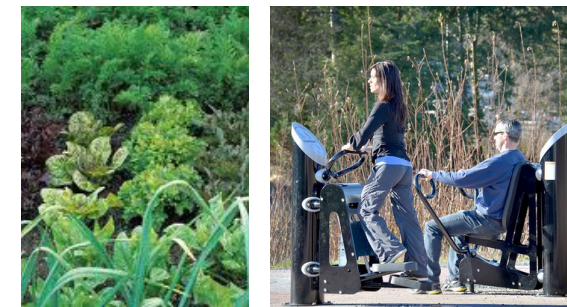


Figure B1.32: Precedent images





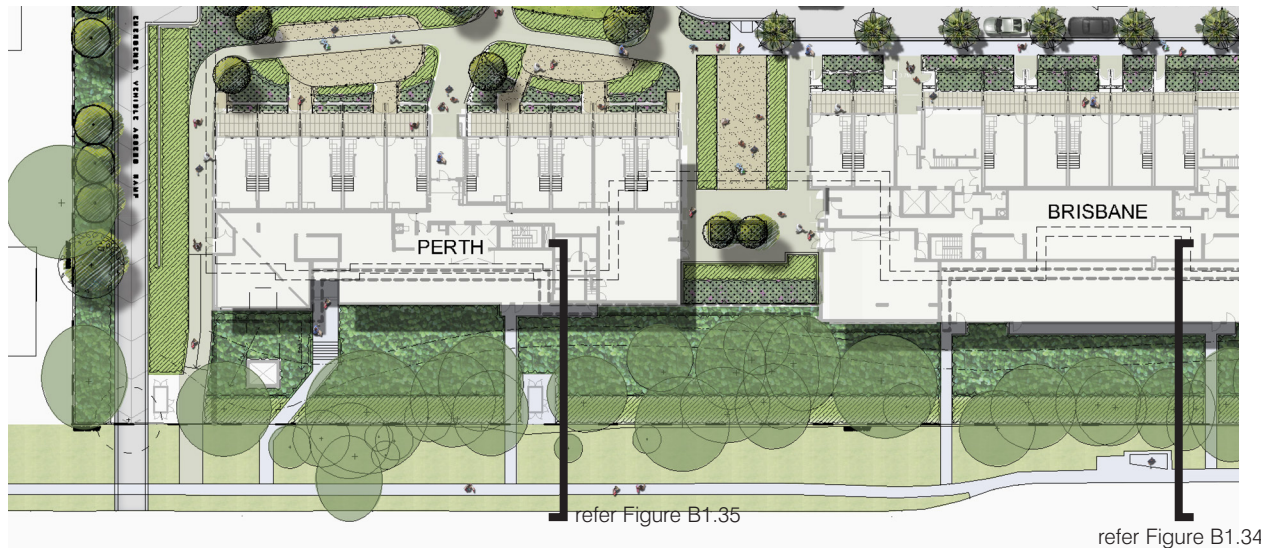


Figure B1.33: Detail plan of Landscape buffer

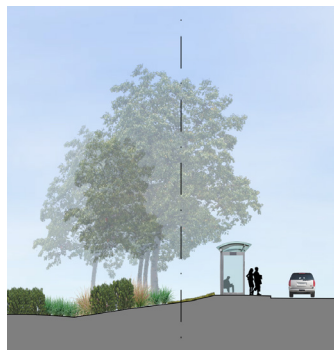


Figure B1.34: Landscape section of Landscape buffer Figure B1.35: Landscape section of Landscape buffer

### Landscape Buffer

The buffer planting incorporates much of the existing trees and vegetation already existing on the southern edge of the site.

It is proposed to remove some of the existing understorey planting and to supplement this with a mix of new native tree, shrub and native grass planting to strengthen this buffer planting as a visual screen from Epping Road. This will also provide a dense backdrop from within the development, as well as helping to mitigate the road traffic beyond

In addition, adjacent to the grass verge, low planting to the front of the site boundary is proposed in the form of native grasses to provide a visual delineation to the site beyond.

### Components

- buffer planting between buildings + Epping Road
- existing vegetation + trees
- layered vegetation density + height
- native grasses to edge of buffer
- dense screen planting

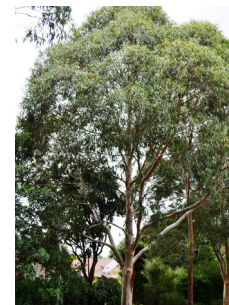


Figure B1.36: Existing site photograph Figure B1.37: Precedent image

## B1 OPEN SPACE CONCEPT

### Open spaces

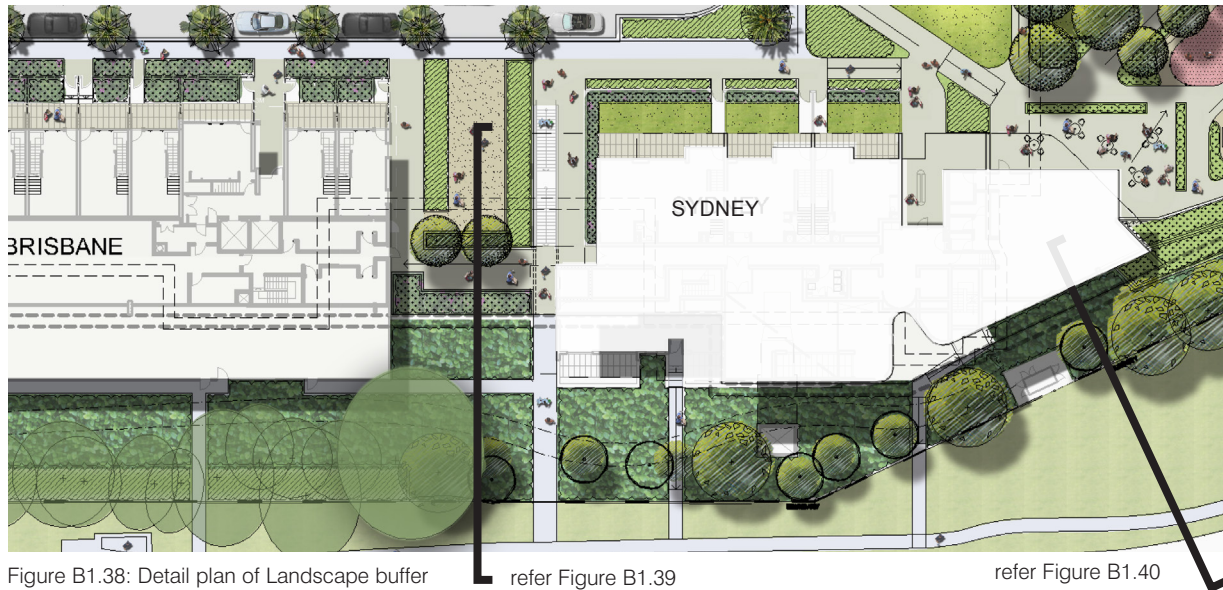


Figure B1.38: Detail plan of Landscape buffer

refer Figure B1.39

refer Figure B1.40



Figure B1.39: Landscape section of pedestrian entry



Figure B1.40: Landscape section of Landscape buffer

### Epping Road Pedestrian Entry & Frontage

This area provides the main pedestrian entry to the development from Epping Road, together with a number of smaller exit points from the development. The main entry is located close to the existing bus stop on Epping Road and the change in level between the existing road level and the new internal street will be via stair and a publicly accessible lift. A pergola structure will delineate the pedestrian arrival point to site.

All the existing native tree planting is proposed to be retained to the eastern end of Epping Road. The more exotic planting to the west of this Epping Road frontage is proposed to be removed (& potentially re-used within site), so that native planting can take place. This planting is proposed to be a combination of *Eucalyptus punctata* (a species of the endangered Sydney Turpentine Ironbark Forest) and small flowering eucalyptus species to form a dominant address to the corner frontage of the site.

### Components

- stair + lift connections to Epping Road + public transport
- buffer planting zones
- feature planting



Figure B1.41: Precedent images





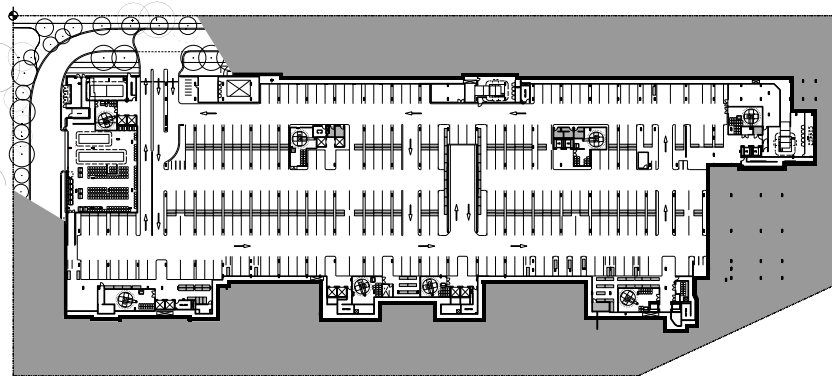


Figure B2.1: Basement Level 1

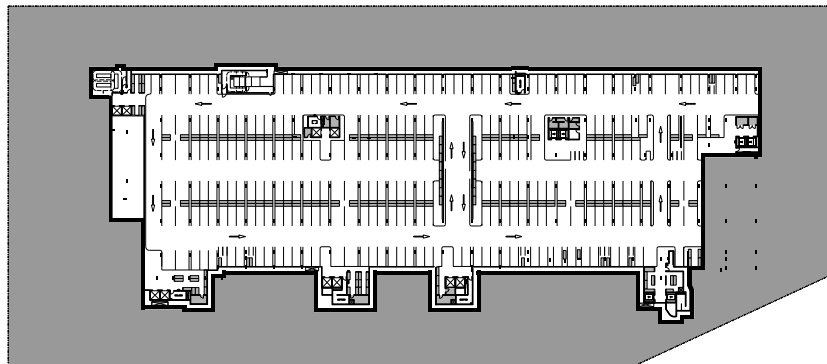


Figure B2.2: Basement Level 2

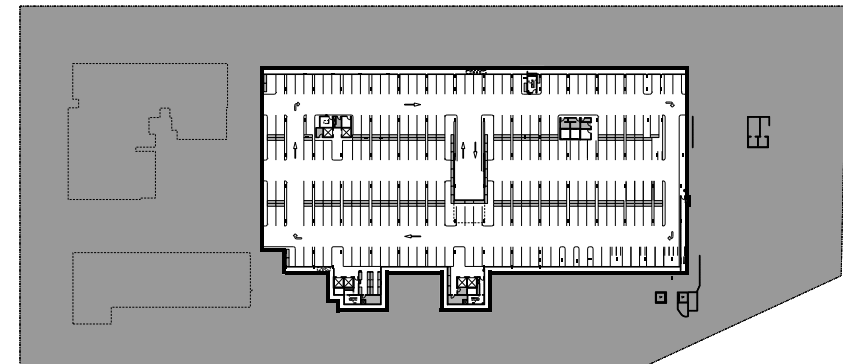


Figure B2.3: Basement Level 3

The revised basement layouts are subject to a separate 75W submission, submitted for approval on 11 June 2014 ID PART 3A MOD 14\_6565 (Part 3A 4102)

## Stage 1

Development in Stage 1 includes:

- Basement structure + services
- Parking for Stage 1 buildings (Adelaide, Perth, Brisbane, + Darwin)
- Landscaping and open space for Stage 1
- Access streets

## Stage 2

Development in Stage 2 includes:

- Parking for Stage 2 buildings (Sydney, Melbourne + Hobart)
- Landscaping and open space for Stage 2



### Principle

### Response

<b>1</b>	<b>Context</b>	
	<p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	Is consistent with the Project Approval MOD1 27 May 2014.
<b>2</b>	<b>Scale</b>	
	<p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	Is consistent with the Project Approval MOD1 27 May 2014.
<b>3</b>	<b>Built form</b>	
	<p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>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.</p>	Is consistent with the Project Approval MOD1 27 May 2014.

## B3 REVISED SEPP65 & RFDC ASSESSMENT

### SEPP 65 Response

	Principle	Response
4	<b>Density</b>	
	<p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p> <ul style="list-style-type: none"> <li>This proposal (Stage 1) with a mix of 1 bedroom (48%) and 2 bedrooms (52%) including 21 SOHO apartments (SOHO'S).</li> </ul>
5	<b>Resource, energy and water efficiency</b>	
	<p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p> <ul style="list-style-type: none"> <li>The development is designed to respond to the requirements of BASIX, the Residential Flat Design Code and Green Star Rating (4 Star).</li> <li>Water Sensitive Urban Design (WSUD) rain gardens to filter the storm water;</li> <li>Taller buildings are located to the south to maximise solar access to apartments and communal open spaces to the north.</li> <li>Apartment layouts are designed to optimise Residential Flat Design Code's cross-ventilation requirements.</li> <li>Outcomes of this development include: <ul style="list-style-type: none"> <li>a maximum of 55% of the development's landscape area is deep soil for storm water infiltration and the retention of existing mature trees.</li> <li>78% of apartments are naturally ventilated.</li> <li>69% of apartments have the required solar access in winter.</li> <li>Collection of roof rainwater for landscape watering.</li> </ul> </li> </ul>



## SEPP 65 Response

	Principle	Response
6	<b>Landscape</b>	
	<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p> <ul style="list-style-type: none"> <li>• The existing landscape character along Epping Road is retained by maintaining as many of the existing native trees as possible and enhanced by additional tree planting.</li> <li>• The development provides an internal street network which will be landscaped with small to medium sized street trees appropriate for the width of the streets. Species will be selected to provide visual interest and variety suitable to the local environment.</li> <li>• A series of landscaped courtyards linked by an internal street provide residential amenity on site. Each of these landscaped spaces has a different function, character and heirachy of spaces including the parkland and pool area, the village green and the courtyard gardens.</li> </ul>
7	<b>Amenity</b>	
	<p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p>

## B3 REVISED SEPP65 & RFDC ASSESSMENT

### SEPP 65 Response

	Principle	Response
8	<b>Safety and security</b>	
	<p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p>

	Principle	Response
9	<b>Social dimensions and housing affordability</b>	
	<p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p>
10	<b>Aesthetics</b>	
	<p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>Is consistent with the Project Approval MOD1 27 May 2014.</p> <ul style="list-style-type: none"> <li>The intent of the aesthetics are: <ul style="list-style-type: none"> <li>to create a family of buildings but individualise each of the buildings through differing plan forms and heights.</li> <li>to use a variety of materials and textures to breakdown the mass of the buildings.</li> </ul> </li> </ul>



## B3 REVISED SEPP65 & RFDC ASSESSMENT

### Response to Residential Flat Design Code Rules of Thumb

Recommendation	Detail of Recommendation	75W Stage 1 Project Plan
<b>Building Depth</b>		<b>COMPLIES</b>
	In general a depth of building 10-18m (glass to glass) wide is appropriate. Developments that propose wider than 18m must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Building Separation</b>		<b>COMPLIES (with qualifications)</b>
	Distance between buildings: <ul style="list-style-type: none"> <li>Up to four storey/12 m:               <ul style="list-style-type: none"> <li>12 m between habitable rooms/balconies</li> <li>9 m between habitable/balconies and non-habitable rooms</li> <li>6 m between non-habitable rooms</li> </ul> </li> <li>Five to eight storeys/up to 25 metres:               <ul style="list-style-type: none"> <li>18 m between habitable rooms/balconies</li> <li>13 m between habitable/balconies and non-habitable rooms</li> <li>9 m between non-habitable rooms</li> </ul> </li> <li>Nine storeys and above/ over 25 metres:               <ul style="list-style-type: none"> <li>24 m between habitable rooms/balconies</li> <li>18 m between habitable/balconies and non-habitable rooms</li> <li>12 m between non-habitable rooms</li> </ul> </li> </ul>	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Deep Soil Zones</b>		<b>COMPLIES</b>
	A minimum of 25 percent of the open space area of the site should be a deep soil zone.	56% of open space is deep soil zone.

## Response to Residential Flat Design Code Rules of Thumb

Recommendation	Detail of Recommendation	75W Stage 1 Project Plan
<b>Communal Open Space</b>		<b>COMPLIES</b>
	Communal open space to be 25-30% of site area	Publically Accessible Open Space (incl. publically accessible communal open space and public open space): 8,580m <sup>2</sup> . Total Open Space: 12,980m <sup>2</sup> or 57% of site area (excluding internal roads).
<b>Private Open Space on Ground Level</b>		<b>DOES NOT COMPLY</b>
	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or carpark is 25 m <sup>2</sup> ; minimum preferred dimension in one direction is 4 m.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Safety</b>		<b>COMPLIES</b>
	Carry out a formal crime risk assessment for all residential development of more than 20 new dwellings	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Visual Privacy</b>		<b>COMPLIES</b>
	To provide reasonable levels of visual privacy externally/internally during day and at night and to maximise outlook/ views from principal rooms and private open space without compromising visual privacy. Refer to Building Separation minimum standard.	Is consistent with the Project Approval MOD1 27 May 2014.

## B3 REVISED SEPP65 & RFDC ASSESSMENT

### Response to Residential Flat Design Code Rules of Thumb

Recommendation	Detail of Recommendation	75W Stage 1 Project Plan
<b>Apartment Layout - Single Aspect Apartment</b>		<b>COMPLIES (with qualifications)</b>
	Single aspect apartments should be limited in depth to 8 m from a window. If not, building must demonstrate a satisfactory daylighting and natural ventilation. Limit single aspect apartments with a southerly aspect (SW-SE) to max.10% of total units.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Apartment Layout – Kitchen</b>		<b>COMPLIES (with qualifications)</b>
	The back of a kitchen should be no more than 8 m from a window. If not, building must demonstrate a satisfactory daylighting and natural ventilation.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Apartment Layout – Cross-Over Apartments</b>		<b>N/A</b>
	The width of cross-over or cross-through apartments over 15 m deep should be 4 m or greater to avoid deep narrow apartment layouts. If not, building must demonstrate a satisfactory daylighting and natural ventilation.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Apartment Layout – Unit Sizes</b>		<b>COMPLIES (with qualifications)</b>
	Minimum unit sizes 1 bed: 50 m <sup>2</sup> 2 bed: 70 m <sup>2</sup> 3 bed: 95 m <sup>2</sup>	Is consistent with the Project Approval MOD1 27 May 2014.



## Response to Residential Flat Design Code Rules of Thumb

Recommendation	Detail of Recommendation	75W Stage 1 Project Plan
<b>Balconies</b>		<b>COMPLIES</b>
	2 m min balcony width. If alternate depth is proposed, need to demonstrate furniture layout.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Ceiling Heights</b>		<b>COMPLIES</b>
	2.7 m min ceiling height in habitable areas 2.25-2.4 m ceiling height in non-habitable areas	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Ground Floor Apartments</b>		<b>COMPLIES</b>
	Optimise the number of ground level units with separate entries. Provide ground floor apartments with access to private open space.	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Internal Circulation</b>		<b>COMPLIES</b>
	In general, maximum 8 apartments off a double-loaded common area (except where amenity provided through crossover, dual aspect apartments).	Is consistent with the Project Approval MOD1 27 May 2014.
<b>Storage</b>		<b>COMPLIES</b>
	Minimum storage provision facilities: 1 bed: 6 m <sup>3</sup> , 2 bed: 8 m <sup>3</sup> ; 3 bed: 10 m <sup>3</sup> . (With minimum 50% storage area located within unit)	Is consistent with the Project Approval MOD1 27 May 2014.

## B3 REVISED SEPP65 & RFDC ASSESSMENT

### Response to Residential Flat Design Code Rules of Thumb

Recommendation	Detail of Recommendation	75W Stage 1 Project Plan
<b>Daylight Access</b>		
	70% of units to receive 3 hours of direct sunlight in mid-winter to living rooms and private open spaces. In dense urban areas a minimum of 2 hours may be acceptable.	<b>Project Application:</b> 69% of apartments to receive 3 hours of sunlight in mid-winter to private open spaces and receive 2 hours of daylight into living areas.
<b>Natural Ventilation</b>		<b>COMPLIES</b>
	60% of units to be cross-ventilated 25% of kitchens within a development should have access to natural ventilation. Variation must demonstrate how natural ventilation can be satisfactorily achieved.	78% of apartments achieve cross ventilation. 40% of kitchens are naturally ventilated.