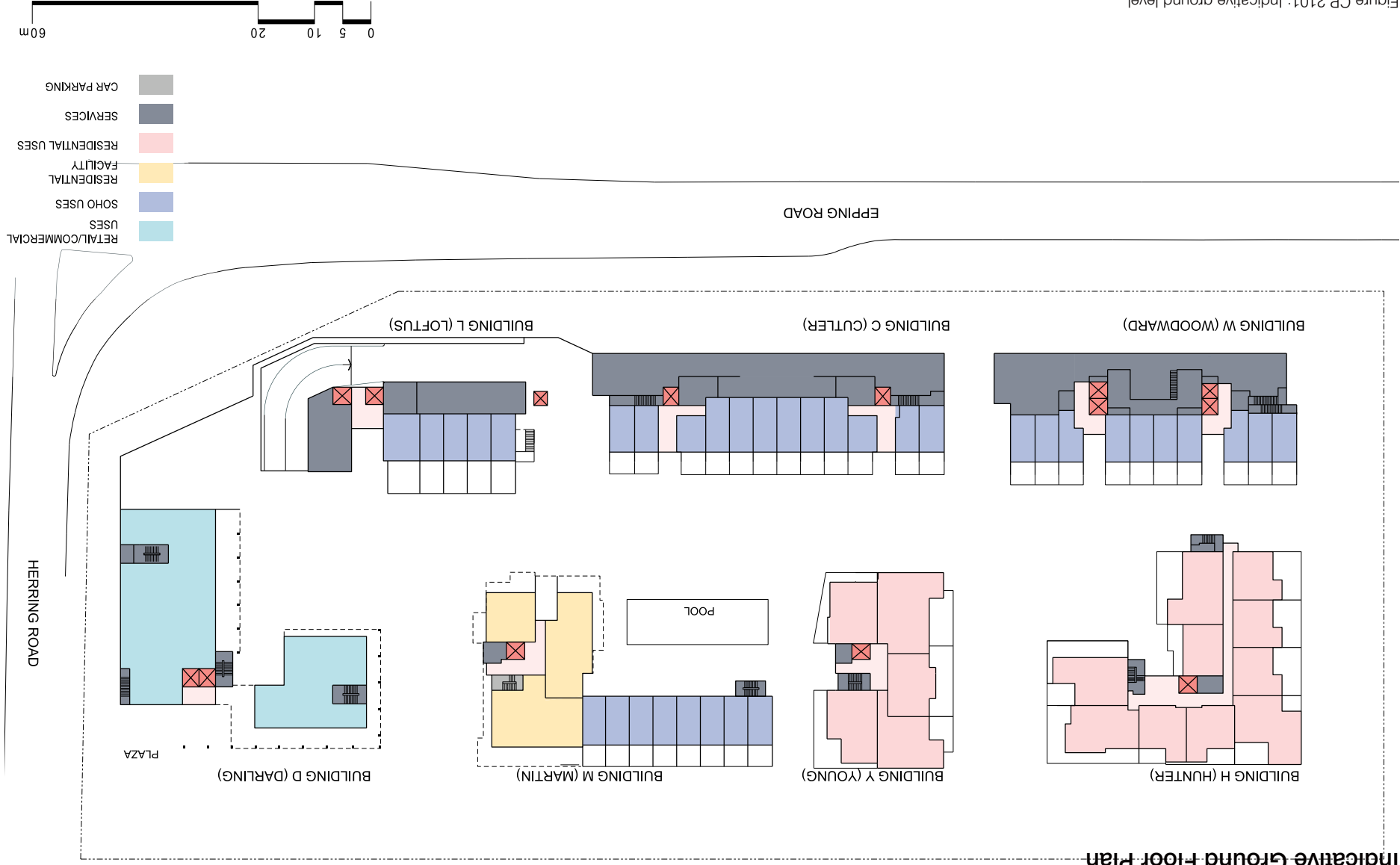


C. DESIGN ASSESSMENT

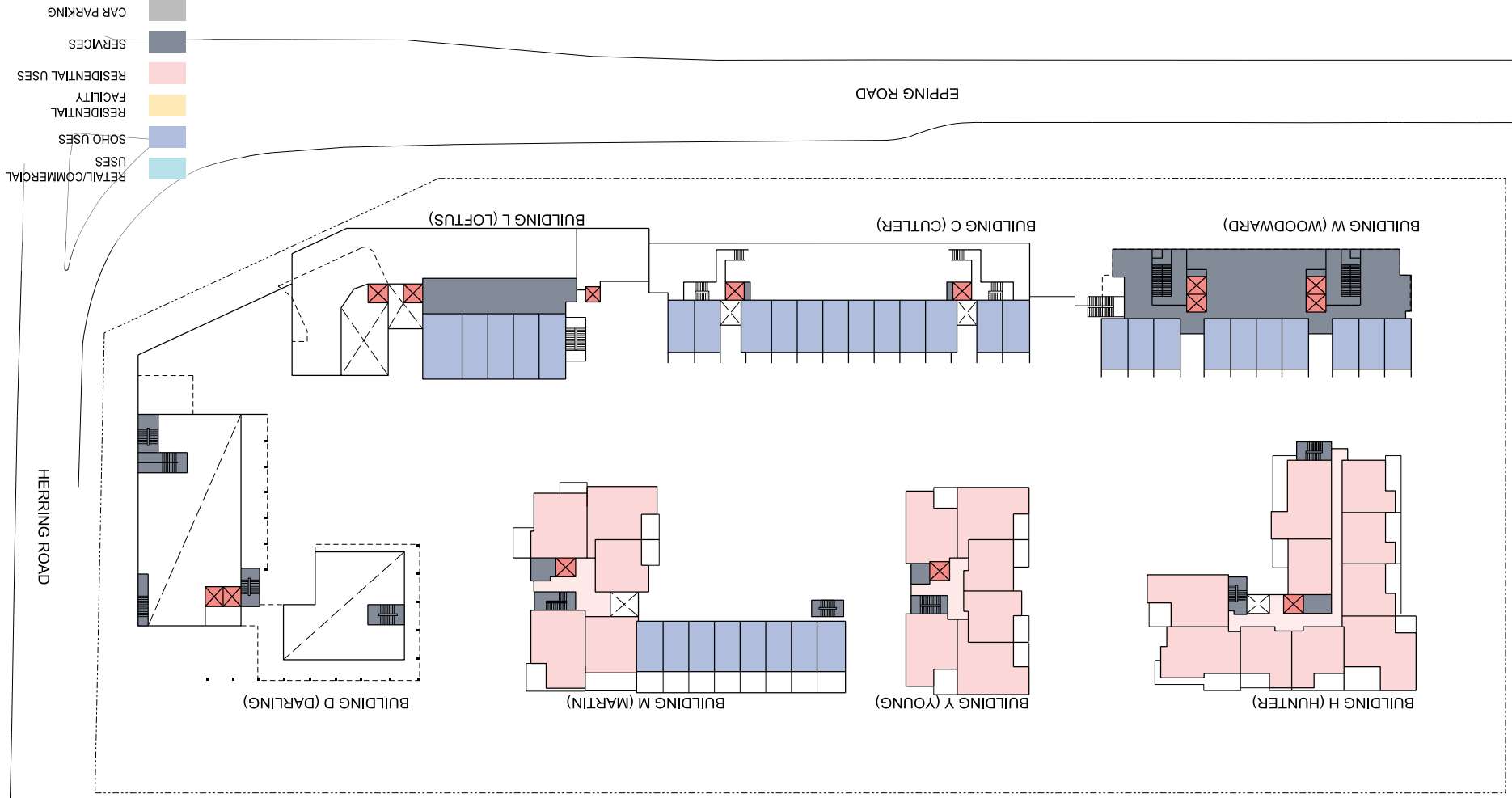




Figure CP 2001 : Indicative basement level 1



Indicative Level 1



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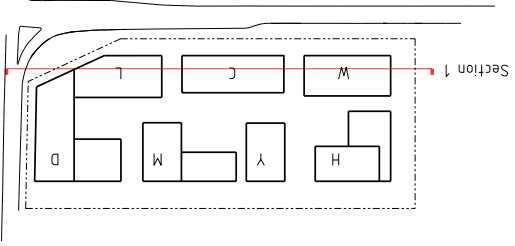
Figure CP 2102: Indicative level 1



Figure CP 2103: Indicative upper floor typical level

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Long Site Section - Section 1



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Figure CP 3101: Section 1

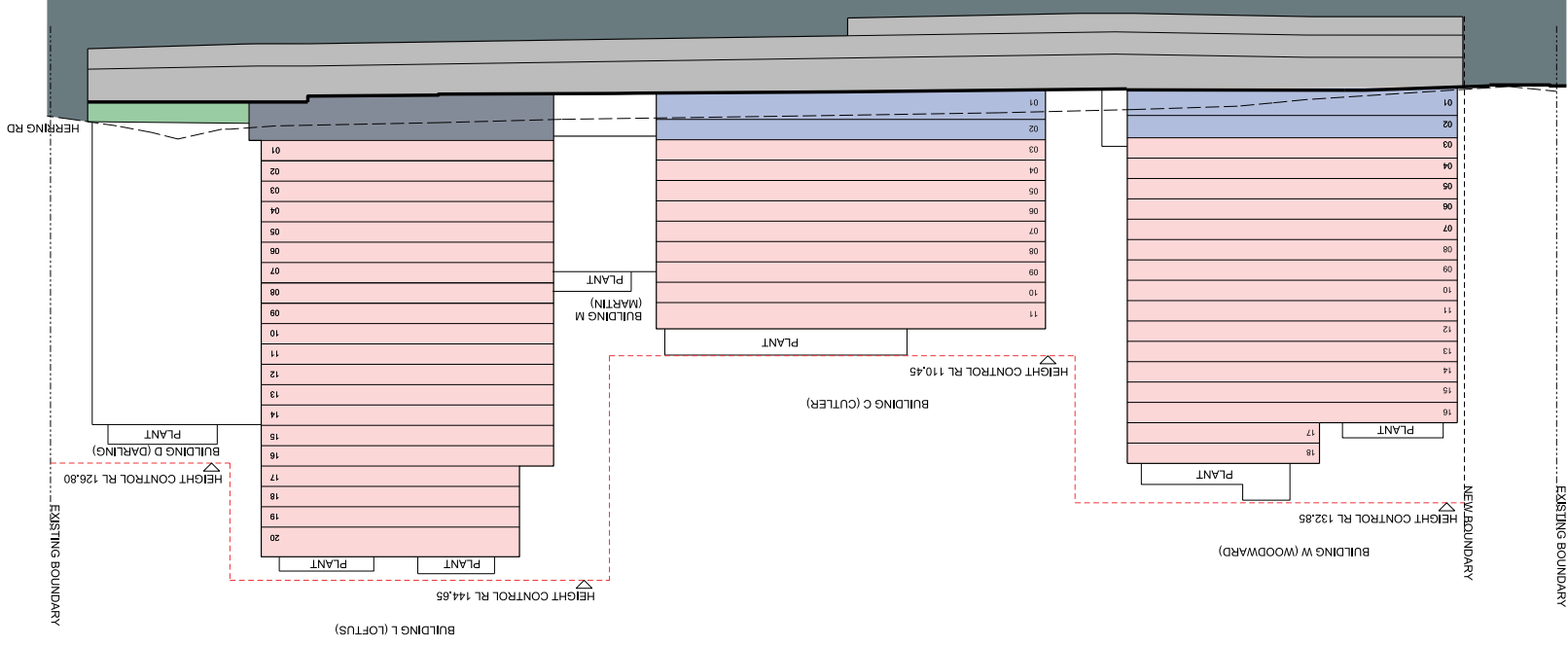
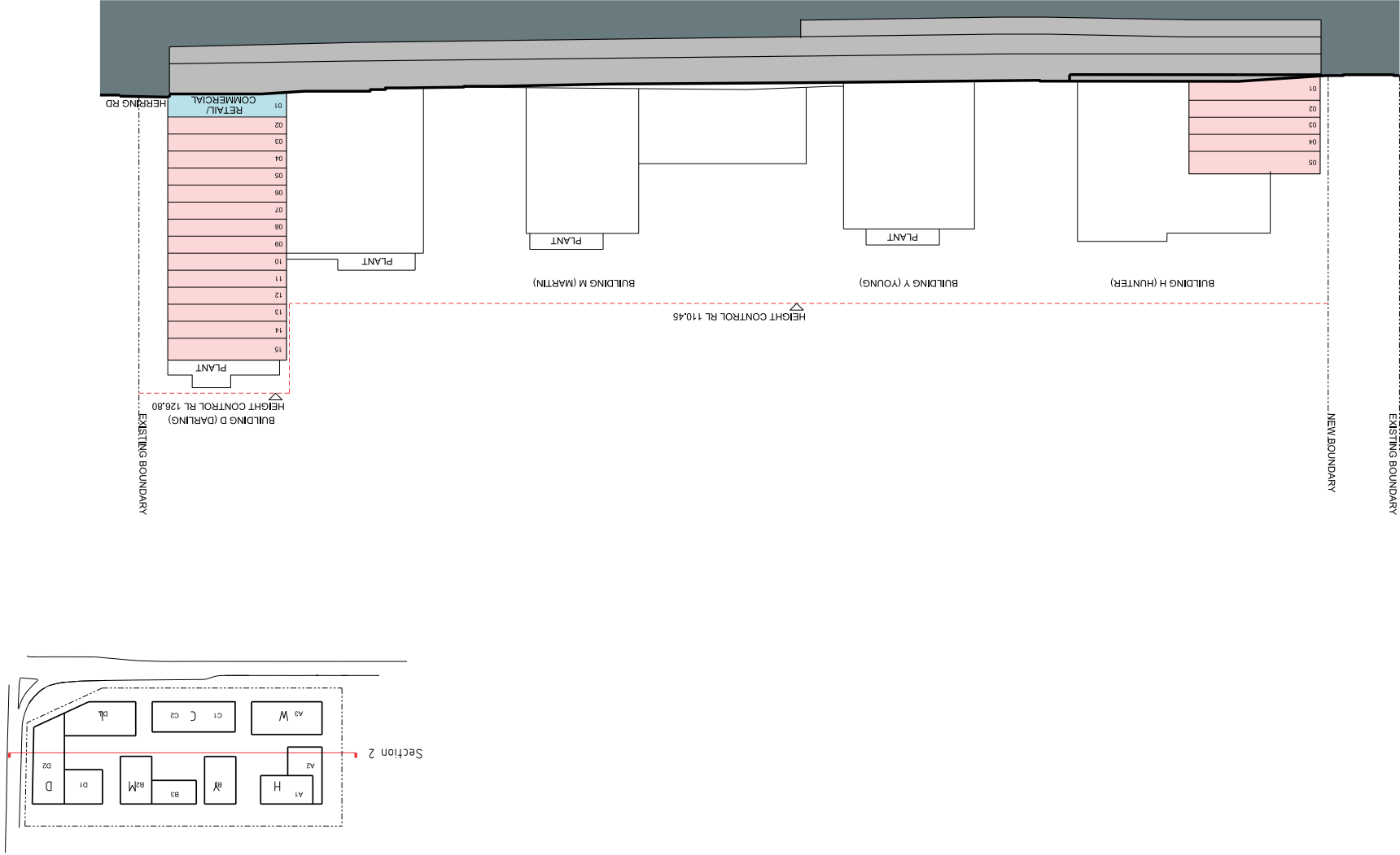


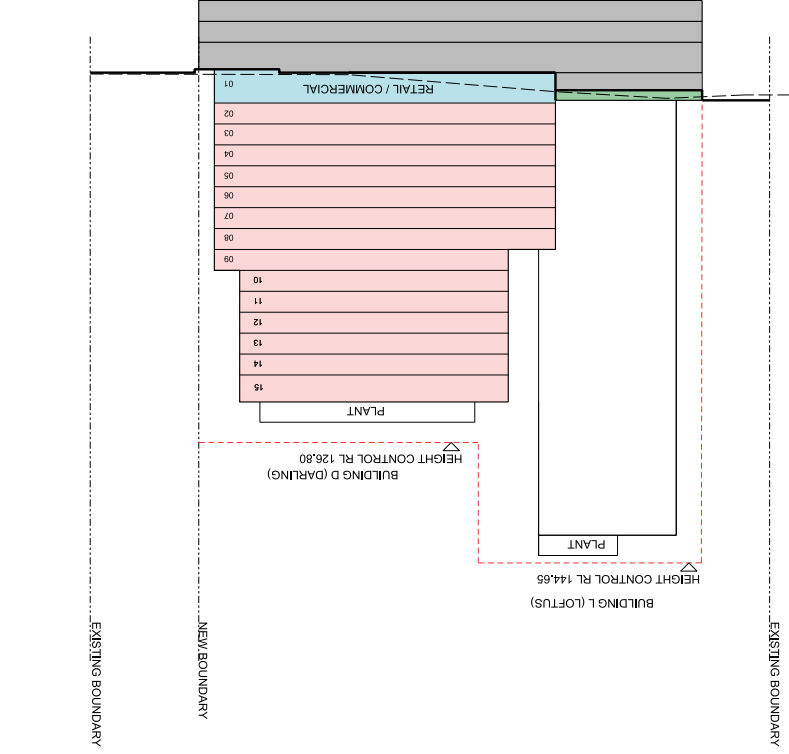
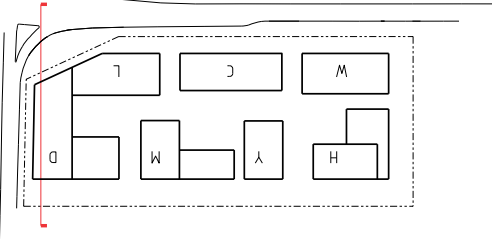
Figure CP 3102: Section 2

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Short Site Section - Section 3

Section 3

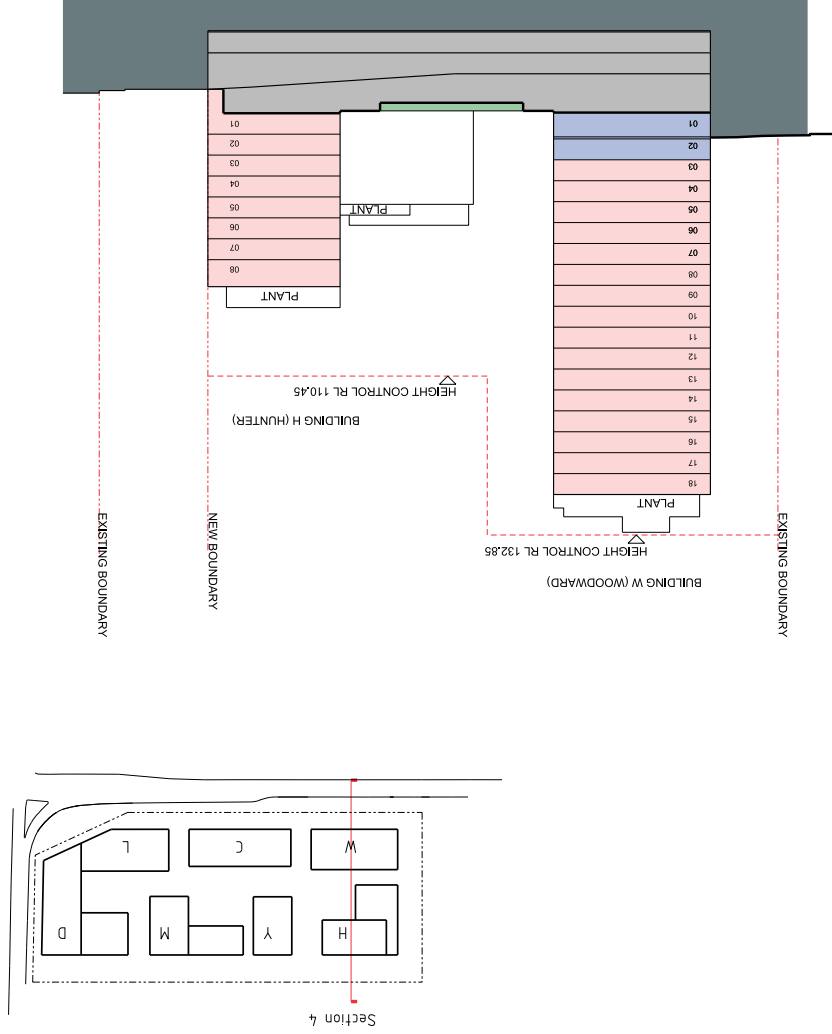


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Figure CP 3103: Section 3

Figure CP 3104: Section 4

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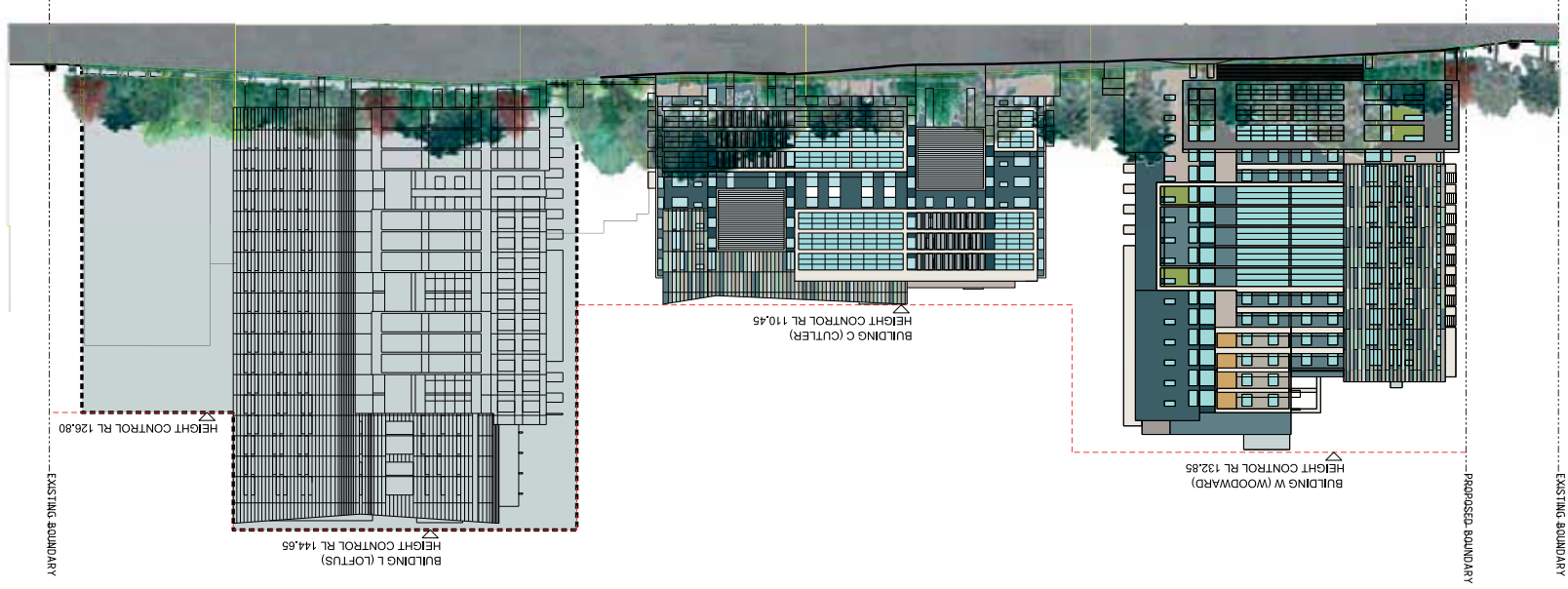
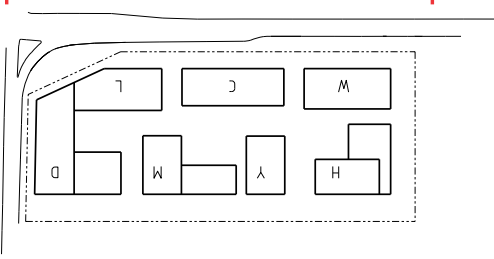
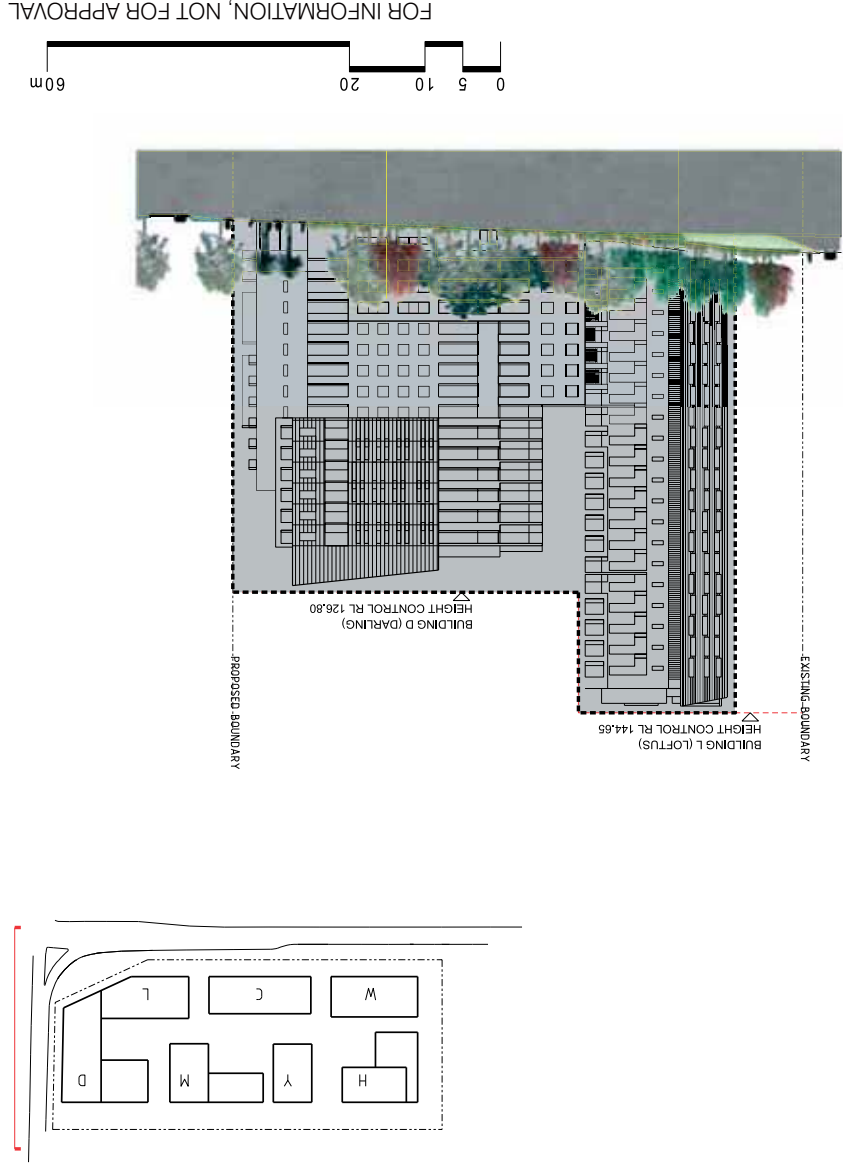


Figure CP 3201: Epping Road elevation

Figure CP 3202: Herring Road elevation



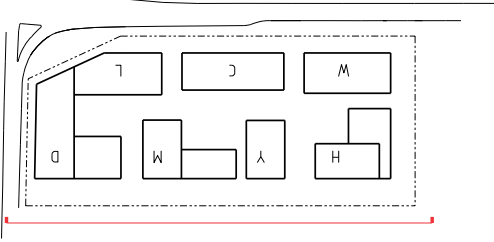


Figure CP 3203: New Long Road elevation

C2 RESIDENTIAL TYPOLOGIES

1 BEDROOM

TYPICAL UNITS

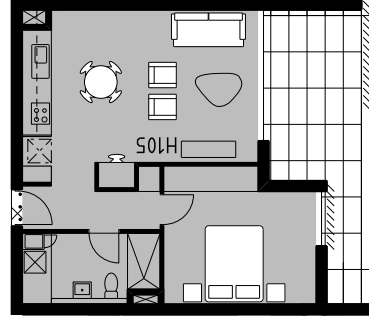


Figure C2.1: Typology 1BR - typical unit

CORNER UNITS

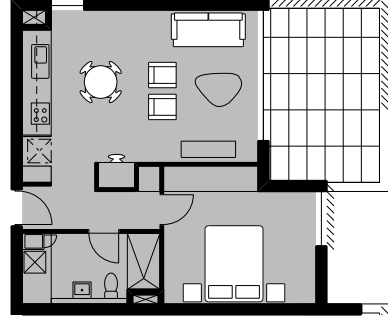


Figure C2.2: Typology 1BR - corner unit

ADAPTABLE UNITS

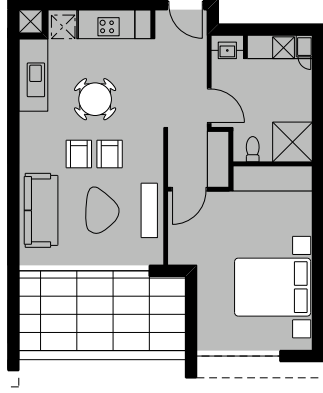


Figure C2.3: Typology 1BR - adaptable unit



FOR INFORMATION, NOT FOR APPROVAL

2 BEDROOM

TYPICAL UNITS

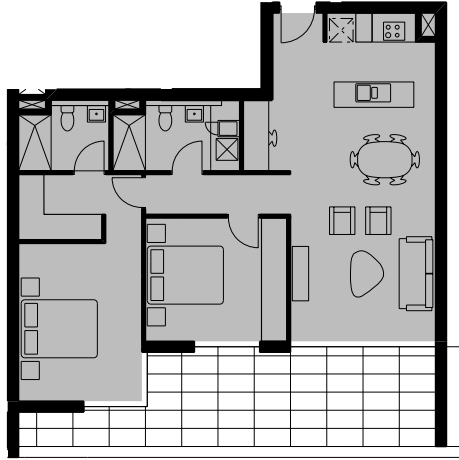


Figure C2.4: Typology 2BR - typical unit

CORNER UNITS

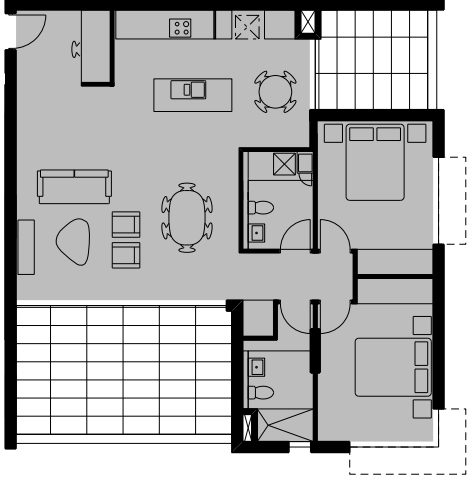


Figure C2.5: Typology 2BR - corner unit

ADAPTABLE UNITS

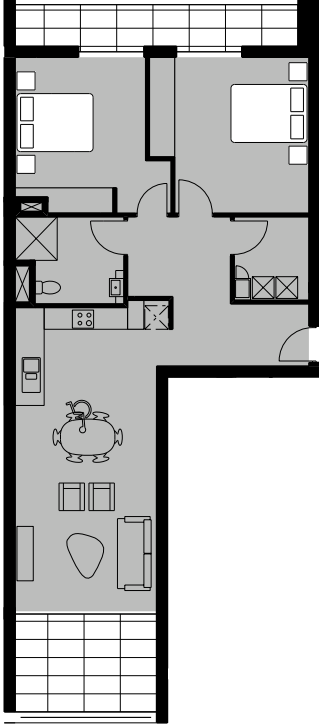
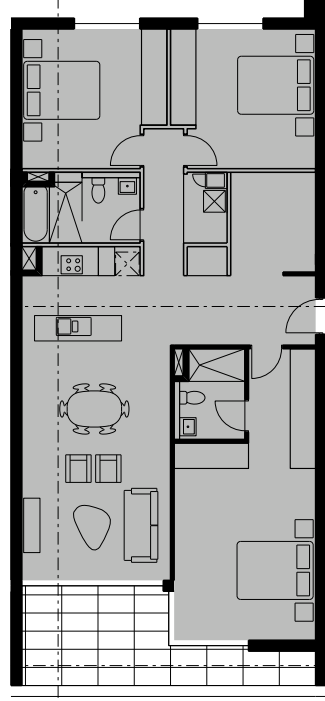


Figure C2.6: Typology 2BR - adaptable unit

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3 BEDROOM

TYPICAL UNITS



CORNER UNITS

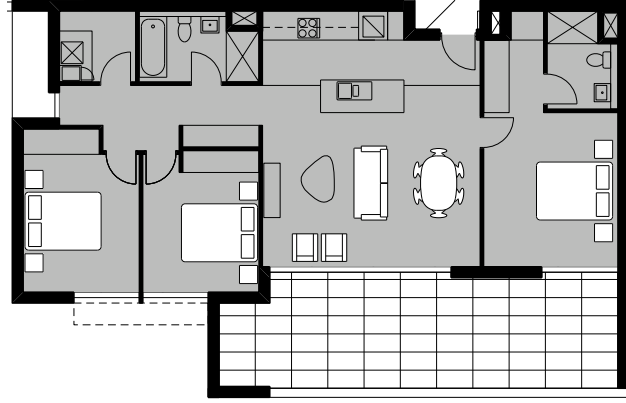


Figure C2.8: Typology 3BR - corner unit

ADAPTABLE UNITS

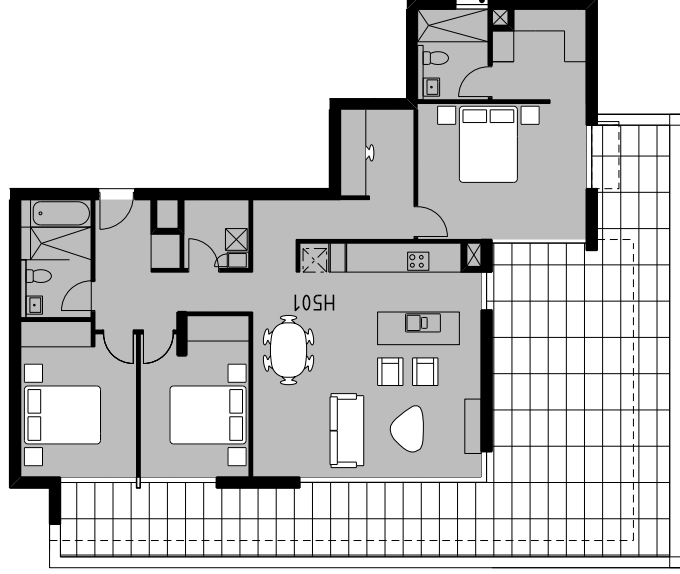


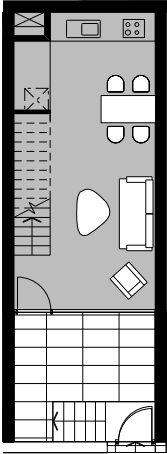
Figure C2.9: Typology 3BR - adaptable unit



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SOHO

TYPICAL UNIT - GROUND FLOOR



TYPICAL UNIT - UPPER FLOOR

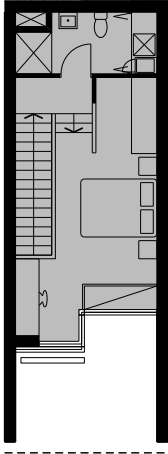
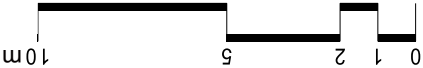
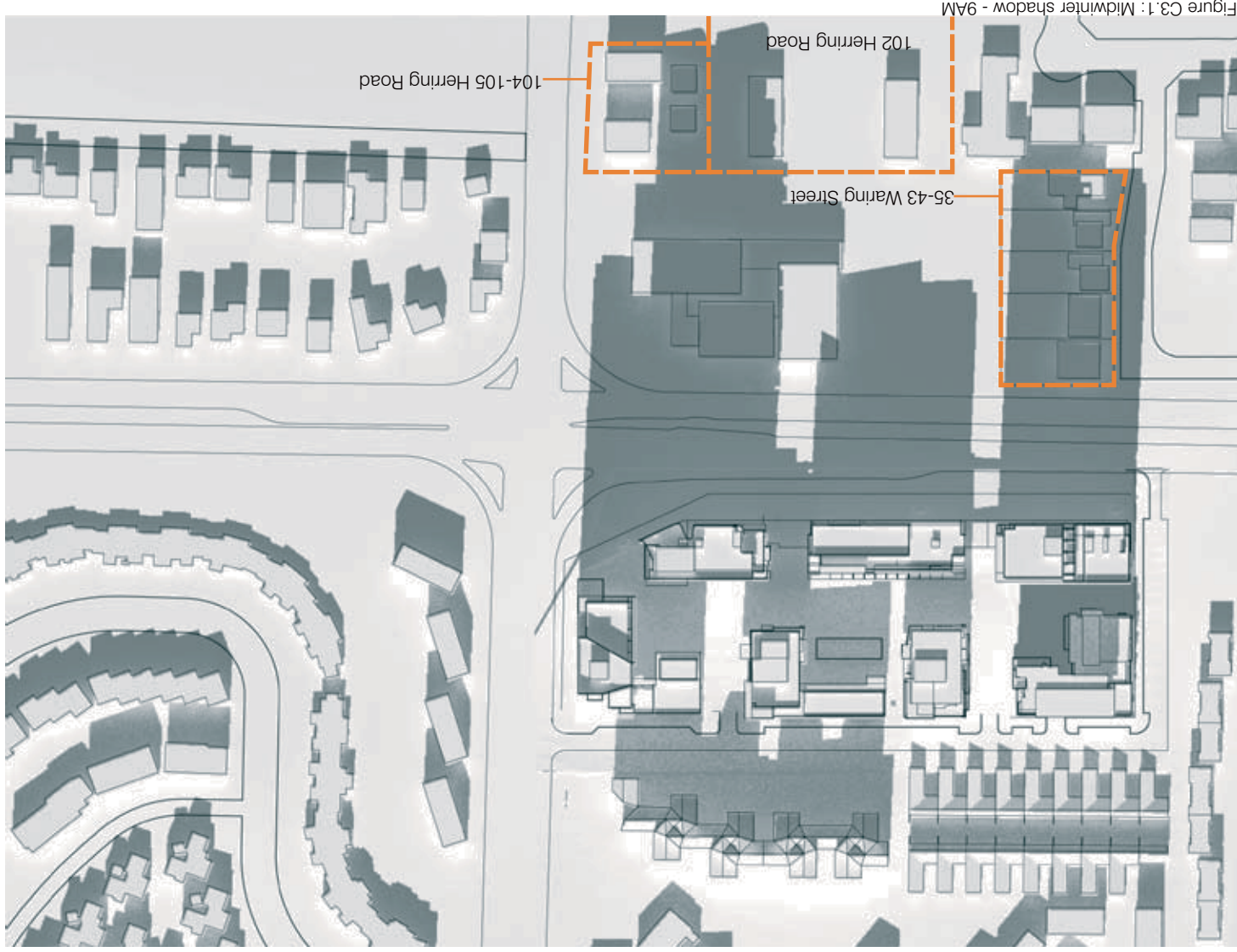


Figure C2.10: Typology soho - ground floor unit

Figure C2.11: Typology soho - upper floor unit

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- The orange dotted line indicates the surrounding residential properties overshadowed by the proposed development at 9am:
- 35-43 Waring Street is overshadowed by the proposed development at 9am. By 1am all these properties will have sun access for the rest of the day.
 - 102 Herring Road is only partially affected and will have sun access by 10am.
 - 104-105 Herring Road is also partially overshadowed and will have sun access by 10am.

SHADOW DIAGRAMS C3

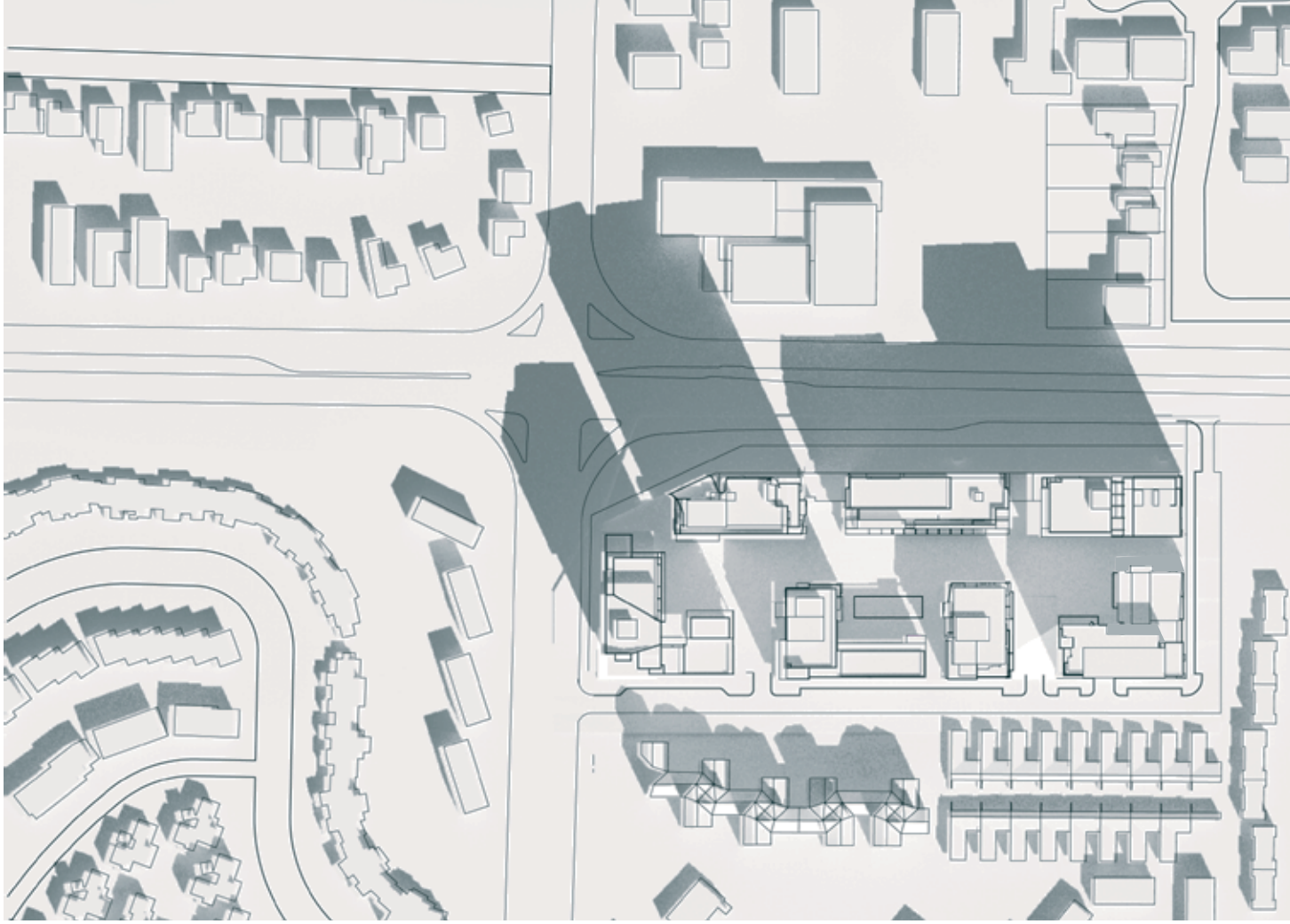
Concept Plan Shadow Diagrams - Midwinter 10 AM



- The orange dotted line indicates the surrounding residential properties overshadowed by the proposed development at 10am:
- 41 Waring Street is only partially overshadowed at 9am.

Figure C3.2: Midwinter shadow - 10AM

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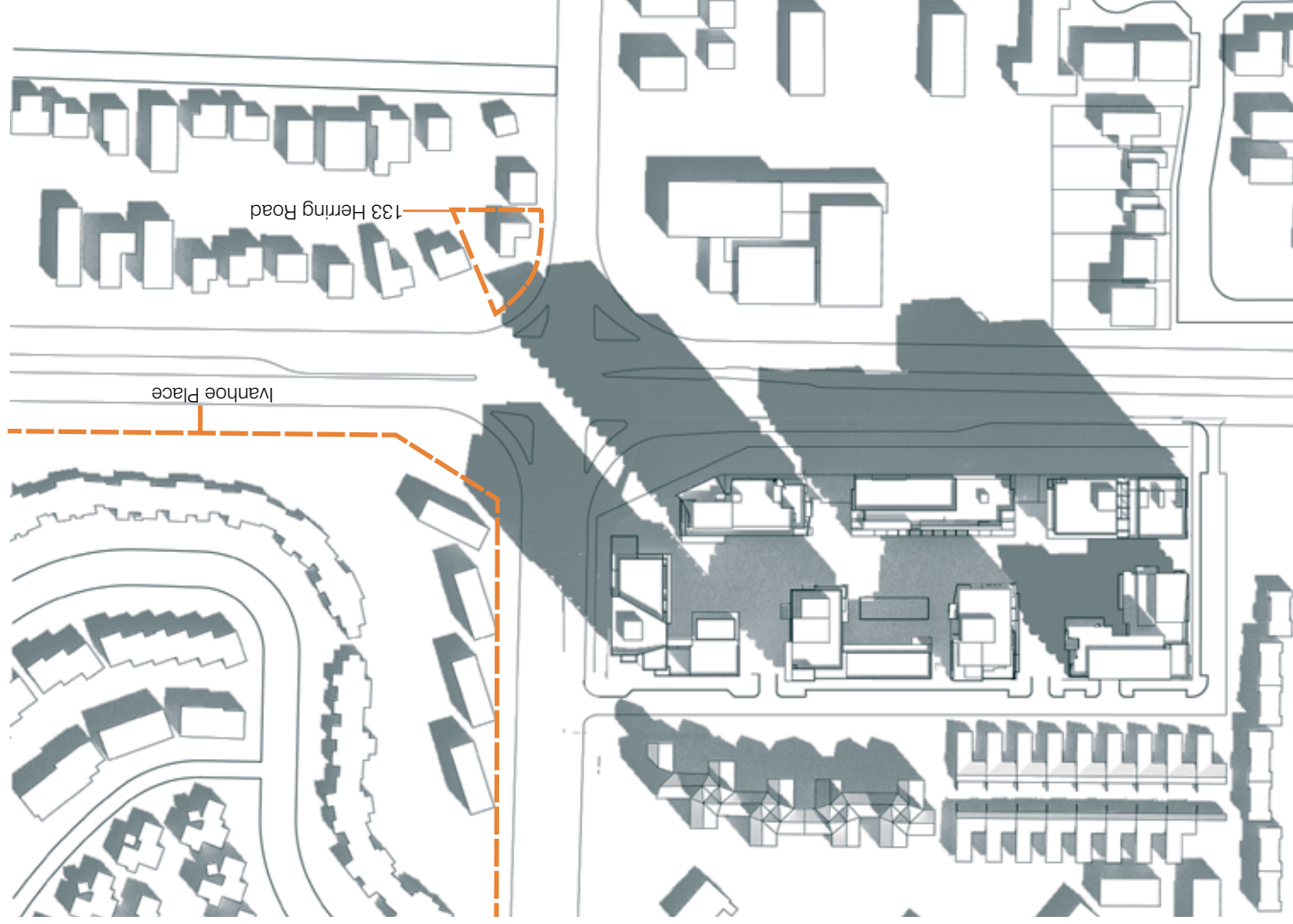
- At 11 am all the residential properties south of the development have sun access.

Figure C3.3: Midwinter shadow - 11 AM

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SHADOW DIAGRAMS C3

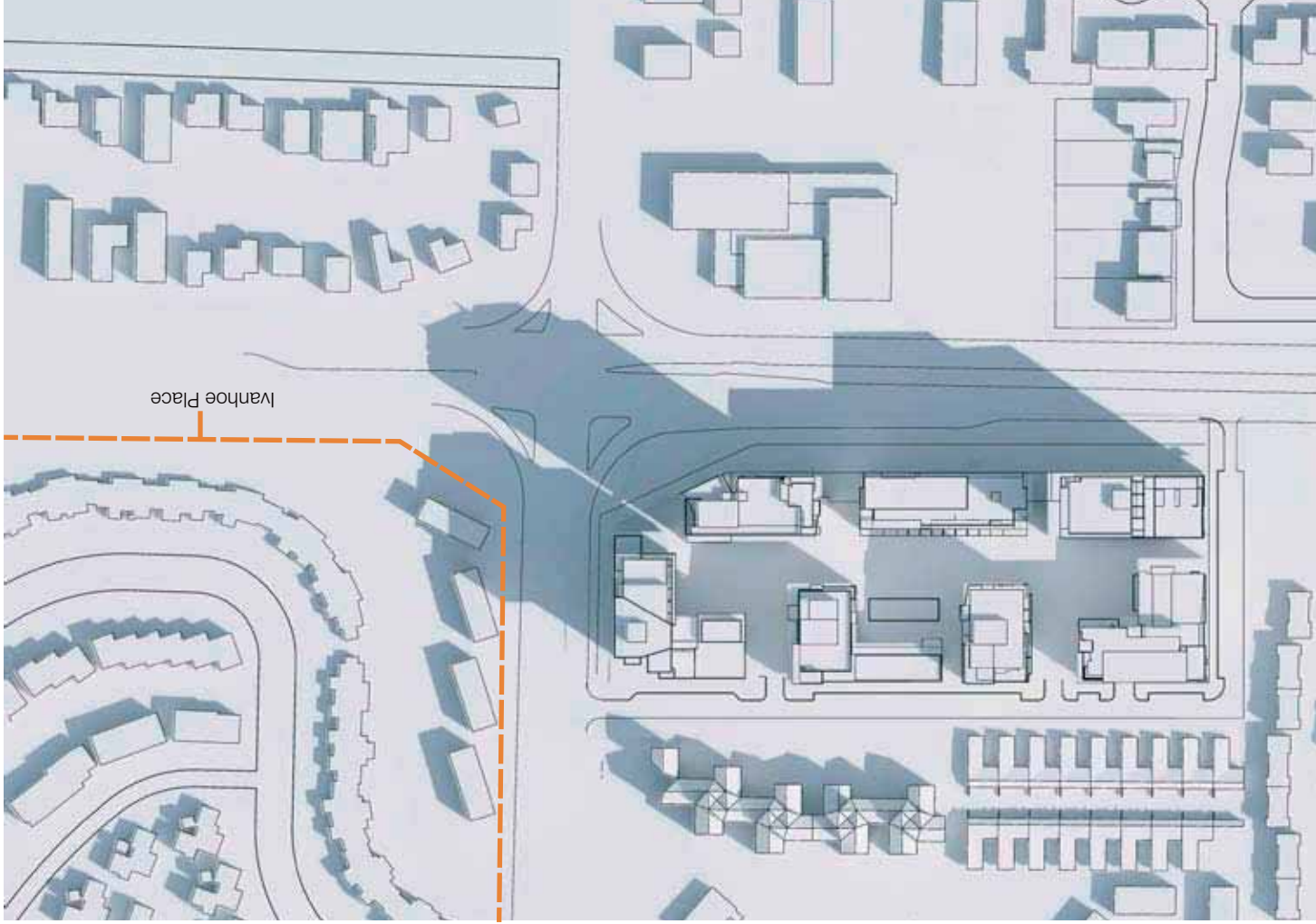
Concept Plan Shadow Diagrams - Midwinter 12 Noon



- The orange dotted line indicates the surrounding residential properties overshadowed by the proposed development at 12 noon:
- The front garden of 133 Herring Road is partially overshadowed. This will have sun access by 1pm.
 - The overshadowing has negligible impact on Ivanhoe Place at midday.

Figure C3.4: Midwinter shadow - 12 noon

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- The orange dotted line indicates the surrounding residential properties overshadowed by the proposed development at 1pm:
Minimal overshadowing impacts on Ivanhoe Place. This only partially affects two residential buildings.

Figure C3.5: Midwinter shadow - 1PM

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SHADOW DIAGRAMS C3

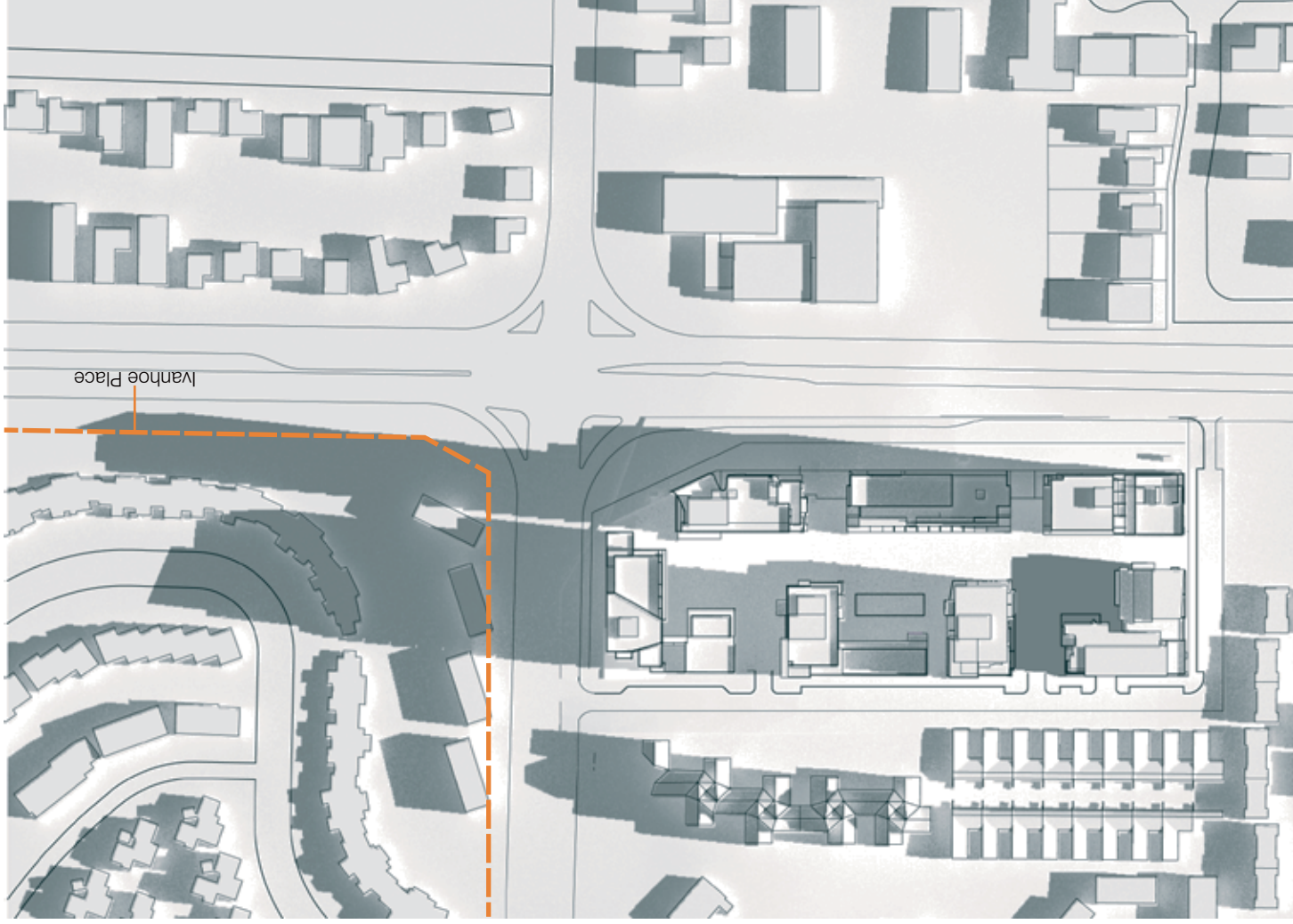
Concept Plan Shadow Diagrams - Midwinter 2 PM



The orange dotted line indicates the overshadowed by the proposed development at 2pm:
Minimal overshadowing impacts are increased slightly on Ivanhoe Place. This still only partially affects two residential buildings.

Figure C3.6: Midwinter shadow - 2PM

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- The orange dotted line indicates the surrounding residential properties overshadowed by the proposed development at 3pm:
- Ivanhoe Place is partially overshadowed, and has experienced sun access for the majority of the day during midwinter

Figure C3.7: Midwinter shadow - 3PM

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SHADOW DIAGRAMS C3

Concept Plan Shadow Diagrams - Midsummer 9 AM

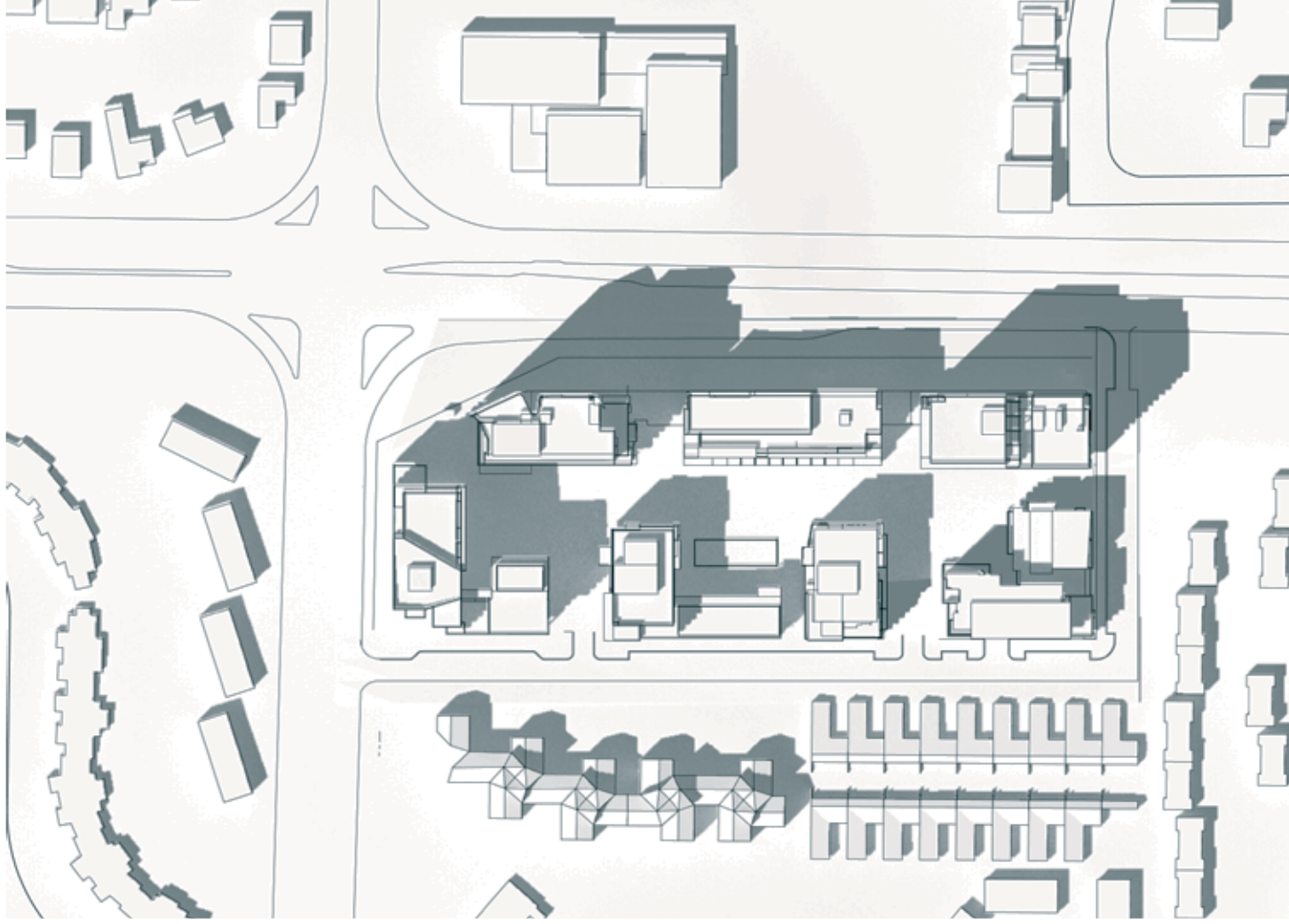


Figure C3.8: Midsummer shadow - 9AM

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Concept Plan Shadow Diagrams - Midsummer 12 Noon



Figure C3.9: Midsummer shadow - 12 noon

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SHADOW DIAGRAMS C3

Concept Plan Shadow Diagrams - Midsummer 3PM

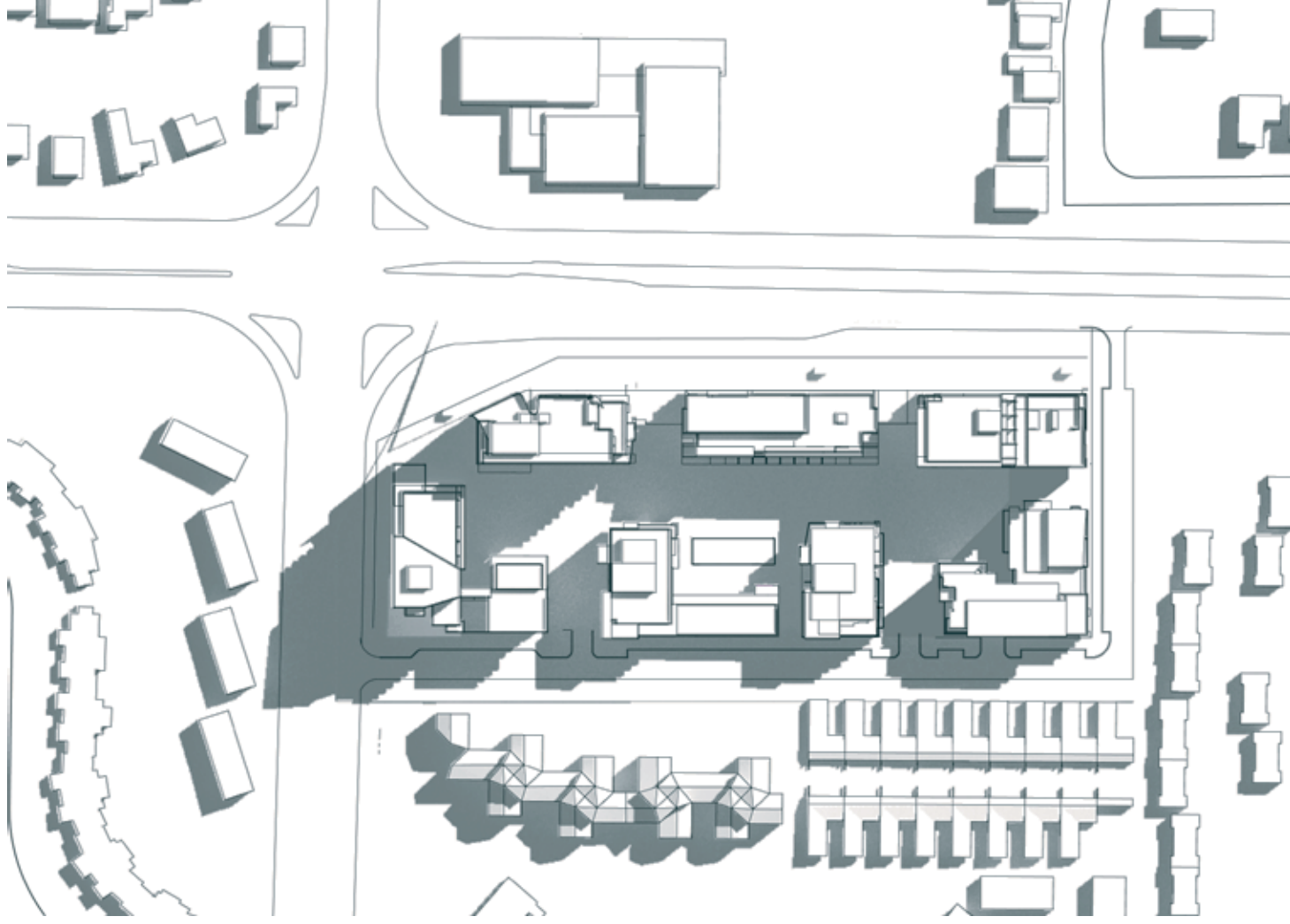


Figure C3.10: Midsummer shadow - 3PM

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C3 SHADOW DIAGRAMS

Concept Plan Shadow Diagrams - Equinox 9AM

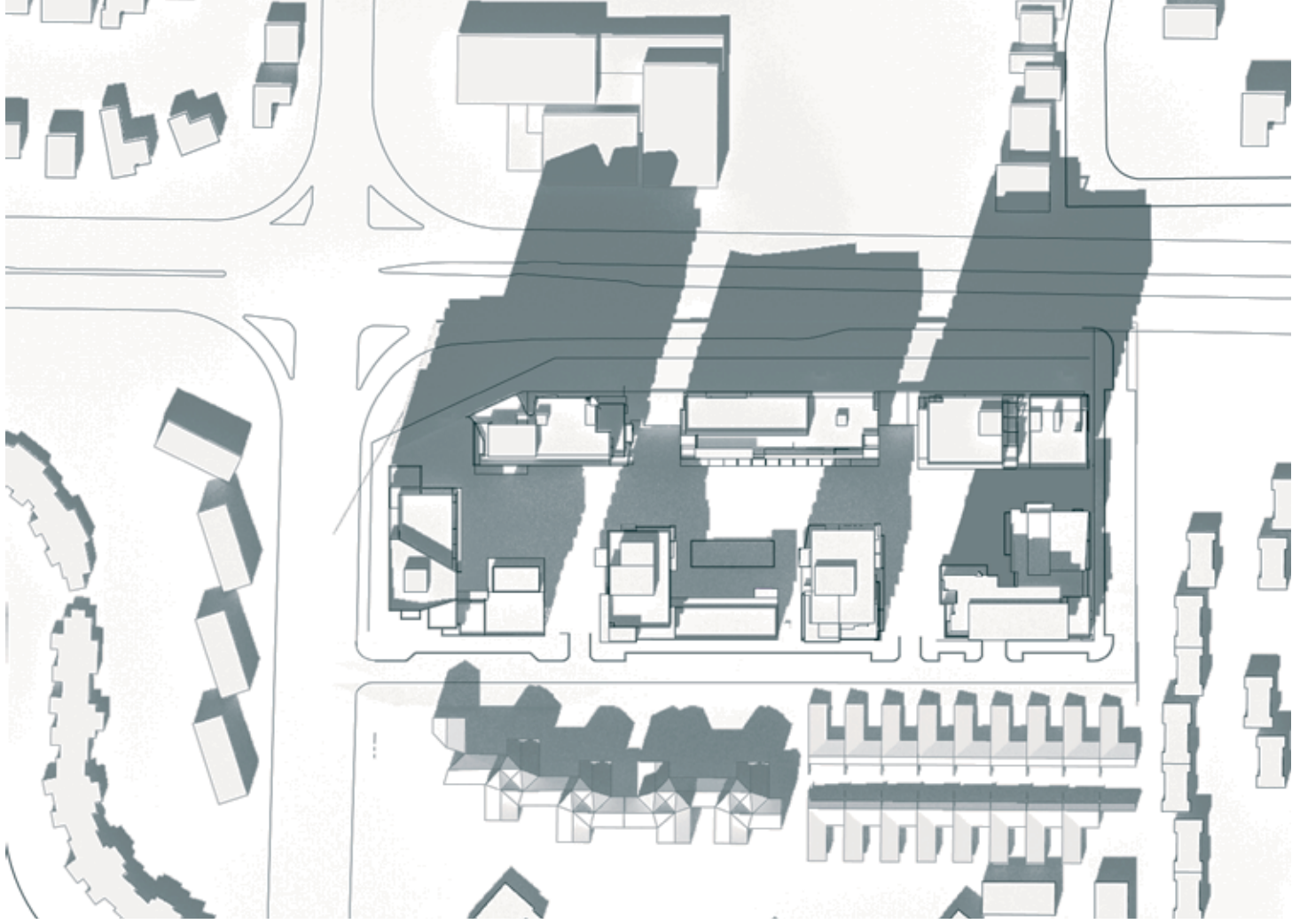


Figure C3.11: Equinox shadow - 9 AM

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SHADOW DIAGRAMS C3

Concept Plan Shadow Diagrams - Equinox 12 Noon



Figure C3.12: Equinox shadow - 12 Noon

FOR INFORMATION, NOT FOR APPROVAL

C3 SHADOW DIAGRAMS

Concept Plan Shadow Diagrams - Equinox 3PM

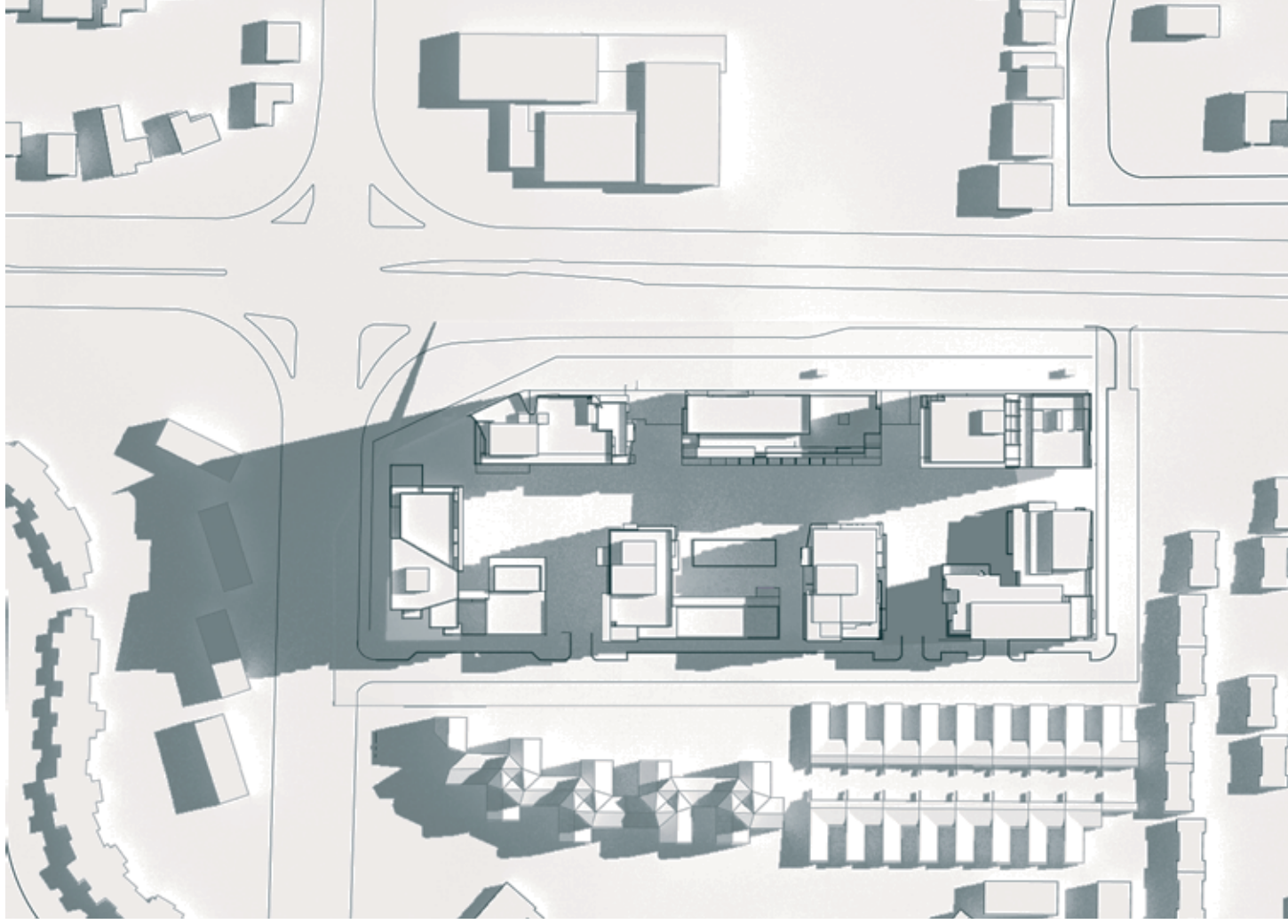


Figure C3.13: Equinox shadow - 3 PM

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D. APPENDIX



Principle	
1	Response
Context <i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i> <i>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.</i>	• The site is located in North Ryde and forms part of the Macquarie Park Corridor Redevelopment Area. It is within the Ryde City Council LGA. • Macquarie Park Corridor has been identified in the NSW Government Sydney Metropolitan Strategy as being a Specialised Centre that serves a range of commercial and research activities in the areas of information technology and telecommunications, pharmaceuticals, media and health care. • The area is easily accessible with direct access to a number of regional roads; Lane Cove Road, Epping Road and the M2 Motorway. The railway station is located 650m north of the site and links the Macquarie Park Corridor with the Epping-Chatswood railway line. • The existing surrounding context is mixed. Along Herring Road, there are commercial developments, student housing and residential apartment buildings. To the south are mostly detached dwellings and Macquarie University is to the northwest of the site. • More important, is the relationship of the development to its future context. Macquarie Park Corridor is an area undergoing transition. The vision for Macquarie Park Corridor is a premium location for globally competitive businesses. This site is one of the few opportunities within the Macquarie Park Corridor to provide residential density. • Dedicated public streets are included within the proposed development which improves the permeability of the area and connecting the site with existing road network. • The proposed design will fulfill Macquarie Park Corridor DCP's 'Built Form Network' by developing a 'secondary significant building' on the corner of Herring Road and Epping Road that will serve as a gateway to the central train station precinct. It also forms part of the 'taller development spines' that runs along Herring Road from Epping Road north to Talevera Road.
2	Scale
<i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i> <i>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition,</i>	• The scale of the development is consistent with the desired future character of the area. Currently, 128 Herring Road has a proposed building heights of 12-15 storeys and Macquarie University has Concept Plan approval for 108m or approximately 30 storeys. • The site is located at the corner of Epping and Herring Roads. Epping Road

forms the edge of the Macquarie Park Corridor. It is approximately 40m wide. The scale of the proposed buildings provides spatial definition commensurate with the width of the street. • Taller buildings are located adjacent to major roads and along the southern boundary of the site. Building heights along Epping Road are modulated ranging from 8-20 storeys to reduce the perception of bulk and scale along Epping Road providing a skyline. • The proposal provides for a variety of open spaces commensurate with the scale of the development.	<i>proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</i> Built form 3 <i>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignment, proportions, building type and the manipulation of building elements.</i> <i>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.</i>
• A significant building is located on the corner of Epping Road and Herring Road to mark a key entry point into Macquarie Park Corridor. • The development will enhance the spatial hierarchy of the area. Building heights will be commensurate with street widths by locating: - lower buildings along new local streets - taller buildings along major roads. • Retail and commercial uses at ground level are permitted to be built to the street boundary to activate the street. • Building facades along Epping Road are composed to reduce the apparent building bulk with the use of detail elements, a variety of materials and colour. • The buildings in the development are arranged around three residential communal courtyards that provide amenity and outlook for the residents. • The separation between the building blocks allow for view corridors through the site from Epping Road.	Density 4 <i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i> <i>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.</i>
• The site is one of the few opportunities to provide significant residential density within the Macquarie Park Corridor. • The proposed density is appropriate for the site's location and context. The proposal satisfies the Metropolitan Strategy to plan for a housing mix near jobs, transport and services and the objectives of the State Plan to provide more jobs closer to home. The Draft Inner North Sub Regional Strategy identifies 12,000 dwellings to be accommodated within the City of Ryde LGA. This proposal provides 626 dwellings with a mix of 1, 2 and 3 bedrooms. • The Macquarie Park Corridor is predominantly a business park used for commercial and retail uses. The provision of residential uses in the Macquarie Park Corridor will assist the 24-hour use of the precinct, encouraging people to both work and live within the Macquarie Park Corridor.	

• The site also provides retail and commercial uses as part of the mixed- • The site is close to: - a train station, located 650m from the site - the Macquarie Shopping Centre which provides a large variety of retail and recreational options (cinemas and ice-skating rink) - childcare - open space networks - schools; primary schools and Epping Boys High	
• The development is designed to respond to the requirements of BASIX, the Residential Flat Design Code and Green Star Rating (4 Star). • The new local street incorporates: - Water Sensitive Urban Design (WSUD) rain gardens to filter the stormwater; • Taller buildings are located to the south to maximise solar access to apartments and communal open spaces. • Apartment layouts are designed to optimise Residential Flat Design Code's cross-ventilation requirements. • Outcomes for this development include: - 30% of the development's landscape area is deep soil for stormwater infiltration and the retention of existing mature trees. - 67% of apartments are cross-ventilated. - 73% of apartments have the required solar access in winter. - Collection of roof rainwater for grey water usage. - Architectural details such as sun shading, louvers and balconies are provided to improve amenity.	5 Resource, energy and water efficiency Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. 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. 6 Landscape 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. 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

7 Amenity <i>Landscaped design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</i> <i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i> <i>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.</i> <i>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.</i> <i>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.</i> - Garden of Earthly Delights • All ground floor apartments have private landscaped courtyards that provide a transition zone between the public and private domain. These private landscaped courtyards also contribute to the landscape character of the internal street and the new dedicated public street.	8 Safety and security <i>Good design optimises safety and security, both internal to the development and for the public domain.</i> <i>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.</i> • Streets within the development are designed to be pedestrian friendly, well lit and have parking bays which will activate the street. • The thresholds between public, communal and private areas will be clearly defined to ensure a sense of ownership and legibility between the public and private domains. • All buildings have a street address and frontage providing clear entry points into residential buildings. • Retail and commercial uses are located along the new local street and Herring Road to activate these streets. These uses will have direct access from the Apartment buildings overlook the landscaped communal courtyards providing passive surveillance of the open space areas and to improve safety, the development is designed to avoid blind corners and hidden spaces. • Ground floor apartments have entries from the street which provide casual surveillance of the public domain. • Access to each building and apartments is coordinated with a security key
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9	Social dimensions and housing affordability Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. 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.
10	Aesthetics 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.

	system. • Secure parking for residents is located underground with clear and direct lift access to the apartments.
	• The proposed development provides housing choice in the Macquarie Park Corridor. Facilities such as the communal courtyards, the pool and gym and retail/commercial uses at ground level will encourage social interaction amongst residents and of the neighbourhood. • The provision of a new local street will assist in integrating the development into the existing neighbouring communities. • The proposed development will create opportunities for families in the surrounding neighbourhood to move within the area when the family needs change. • The provision of a minimum of 50% one bedroom apartments in the development responds to the demographic needs of single person households and couples comprising 80% of the market living in apartments. The one bedroom product is also a more affordable entry point into the residential market. • More than 10% of units are designed to be adaptable to the needs of people with disabilities and to facilitate inter-generational changes and changing lifestyles.

	The intent of the aesthetics are: • to 'de-formalise' the usual rigid and repetitive facades in multi-unit residential development that is the result of identical apartment plans stacked one on top by • to create a family of buildings but individualise each of the buildings through the use of a series of frames and valences • to use colours that draw from the colours of the bush and eucalypts to use a variety of materials and textures to breakdown the mass of the buildings.
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Recommendation	Detail of Recommendation	Response for Proposed Project Application + Concept Plan
Building Depth	YES	
In general a depth of building 10-18m (glass to glass) wide is appropriate. Developments that propose wider than 18 m must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.		
Building Separation	YES with some exceptions	

Distance between buildings:

- Up to four storey/12m:
 - 12m between habitable rooms/balconies
 - 9 m between habitable/balconies and non-habitable rooms
- Five to eight storeys/up to 25 metres:
 - 6 m between non-habitable rooms
 - 18m between habitable rooms/balconies
 - 13 m between habitable/balconies and non-habitable rooms
- Nine storeys and above/ over 25 metres:
 - 9 m between non-habitable rooms
 - 24m between habitable rooms/balconies
 - 18 m between habitable/balconies and non-habitable rooms
 - 12 m between non-habitable rooms

Majority of the building separation comply, with only minimal areas of variation from the rules of thumb. **Project Application:** Refer to Figure Appendix 1 and Figure B.4.6 Building separation diagram.

Concept Plan: The indicative design indicates minimal areas of variation from the rules of thumb. Refer to Figure Appendix 1 and Figure B.4.6 Building separation diagram.

Deep Soil Zones	YES	A minimum of 25 percent of the open space area of the site should be a deep soil zone. For the purposes of these calculations the Project Application Site Area - 10,603m² excluding public road. Landscape area: 5,426m² (This does not include new publicly dedicated road or internal roads) Deep soil area: Project Application Total: 1,179m² or 39% of open space area. Concept Plan Total: 1,406m² or 26% of open space area. Refer to Figure Appendix 2.
Communal Open Space	YES	Communal open space to be 25-30% of site area Communal open space: Project Application Total: 3,027m² or 28% of site area excluding public road. Concept Plan Total: 5,426m² or 31% of site area excluding public road. Refer to Figure Appendix 2.
Private Open Space on Ground Level	NO	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or carpark is 25sqm; minimum preferred dimension in one direction is 4m. Percentages of apartments achieving 25m² private open space with min. dimension 4m: Project Application Total: 30% Concept Plan Total: Subject to future DA. Refer to Figure Appendix 4
Safety	YES	Carry out a formal crime risk assessment for all residential development of more than 20 new dwellings • Legible definition of public and communal domain • Streets that will be well lit • Passive surveillance

Visual Privacy	YES	In addition to building separation, fixed and operable privacy screens, external shading to windows, balconies and extended slab edges will help to avoid overlooking. Refer to Figure Appendix 1
	YES and NO (with qualifications)	To provide reasonable levels of visual privacy externally/interally 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.
Apartment Layout - Single Aspect Apartment	YES and NO (with qualifications)	Single aspect apartments should be limited in depth to 8m from a window. If not, building must demonstrate a satisfactory daylighting and natural ventilation.
	YES and NO (with qualifications)	Limit single aspect apartments with a southerly aspect (SW-SE) to max. 10% of total units. Project Application: 1% are single aspect apartments with southerly aspect Concept Plan: Concept Plan scheme demonstrates 4% are single aspect apartments with southerly aspect Refer to Figure Appendix 5
Apartment Layout – Kitchen	YES and NO (with qualifications)	The back of a kitchen should be no more than 8m from a window. If not, building must demonstrate a satisfactory daylighting and natural ventilation.
	YES and NO (with qualifications)	Typically yes, most kitchens are no more than 8m from a window; those that exceed 8m are either a maximum of 9m or 10m from a window. All kitchens are mechanically ventilated with the following percentage of kitchens being naturally ventilated. Project Application: 21% are naturally ventilated. Concept Plan: Concept Plan scheme demonstrates 38% are naturally ventilated.
Apartment Layout – Cross-Over Apartments	N/A	The width of cross-over or cross-through apartments over 15 m deep should be 4m or greater to avoid deep narrow apartment layouts. If not, building must demonstrate a satisfactory daylighting and natural ventilation.
	N/A	There are no cross-over or cross-through apartments.

APPENDIX

Response to Residential Flat Design Code Rules of Thumb

Apartment Layout – Unit Sizes		YES	Project Application + Concept Plan: All unit sizes exceed the minimum desired. The units vary in size depending on whether they are a typical unit or a corner or adaptable unit type. The range of unit sizes are: 1 bed: 53 sqm – 68sqm 2 bed: 78 sqm – 100sqm 3 bed: 107sqm – 113sqm
Balconies		YES	2m min balcony width. If alternate depth is proposed, need to demonstrate furniture layout. Achieved
Ceiling Heights		YES	2.7m min ceiling height in habitable areas 2.25-2.4m ceiling height in non-habitable areas Achieved
Ground Floor Apartments		YES	Optimise the number of ground level units with separate entries. Provide ground floor apartments with access to private open space. Project Application Total: 59% ground level apartments have separate entries. All ground floor apartments have access to private open space. Concept Plan Total: Subject to future DA. Refer to Figure Appendix 4

Internal Circulation	YES	In general, maximum 8 apartments off a double-loaded common area (except where amenity provided through crossover, dual aspect apartments)	Complies
Storage	YES	Minimum storage provision facilities: 1 bed: 6m ³ , 2 bed: 8m ³ , 3 bed: 10 m ³ . (With minimum 50% storage area located within unit)	Complies
Daylight Access	YES	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. Concept Plan scheme demonstrates that 72% of apartments to receive 3 hours of sunlight in mid-winter to private open spaces and receive 2 hours of daylight into living areas. YES and NO	Project Application: 73% of apartments to receive 3 hours of sunlight in mid-winter to private open spaces and receive 2 hours of daylight into living areas. Concept Plan: Concept Plan scheme demonstrates that 72% of apartments to receive 3 hours of sunlight in mid-winter to private open spaces and receive 2 hours of daylight into living areas.
Natural Ventilation		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.	Project Application: 67% of apartments achieve cross ventilation. 21% of kitchens are naturally ventilated. Concept Plan: Concept Plan scheme demonstrates that 58% of apartments achieve cross ventilation. 38% of kitchens are naturally ventilated. All kitchens are mechanically ventilated.

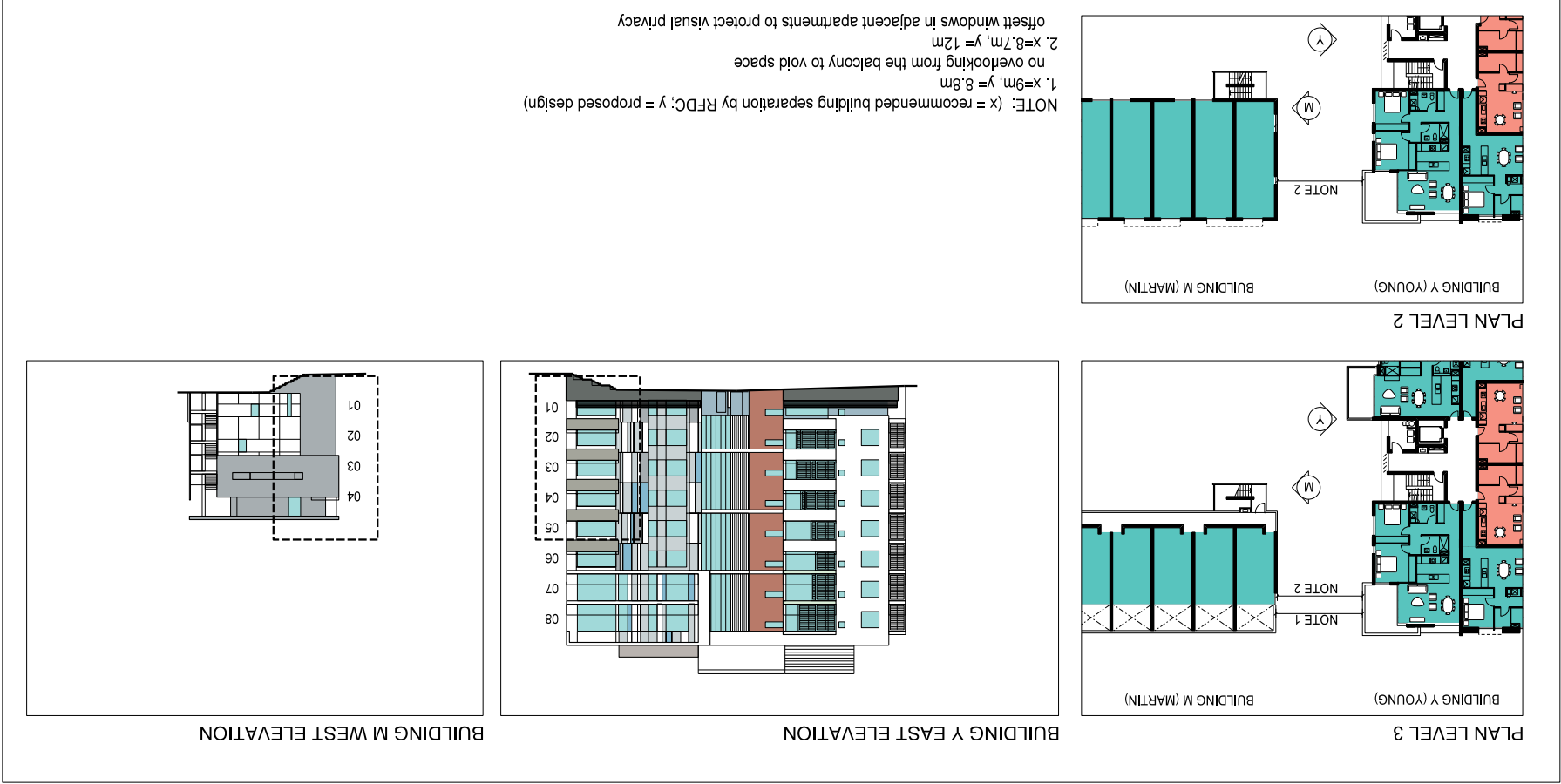
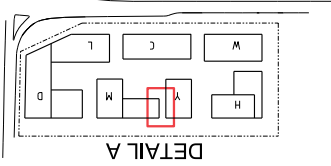
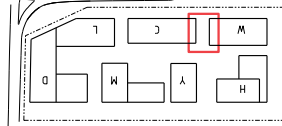
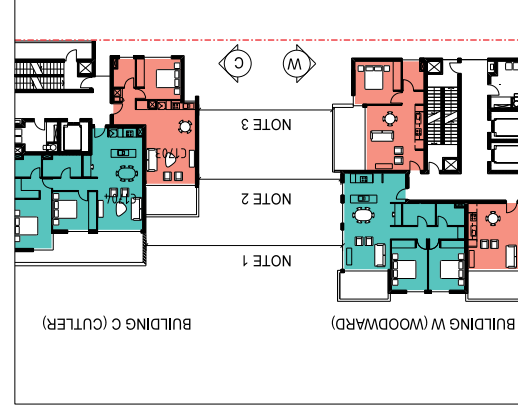


Figure Appendix 1-a: Detail A - Demonstrating residential amenity can be achieved for buildings with separations less than recommended in the Residential Flat Design Code

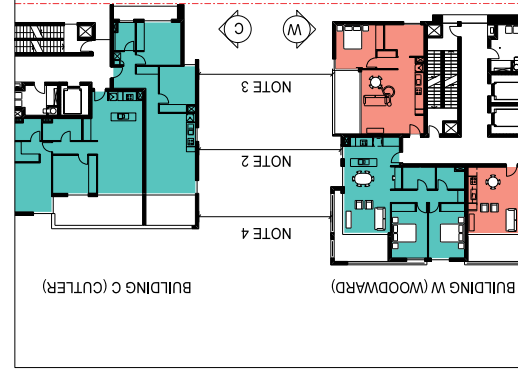
DETAIL B



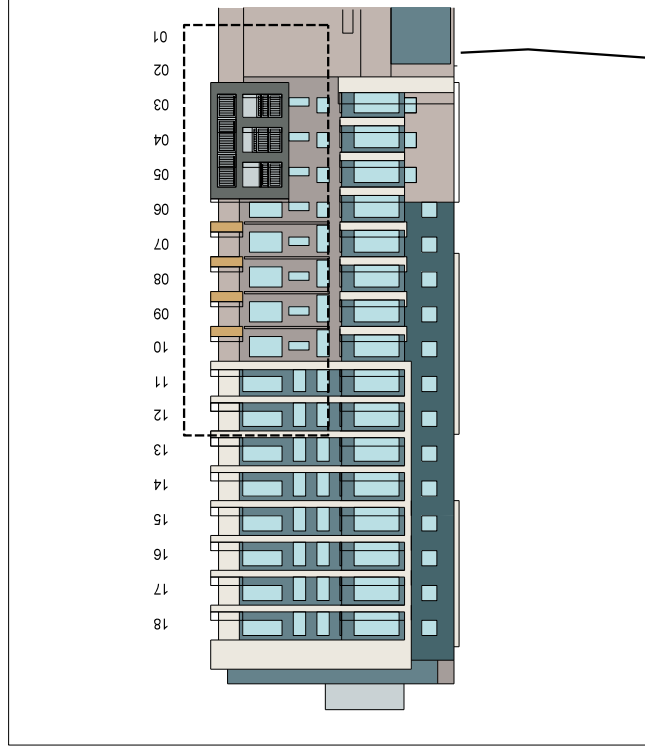
DETAIL B



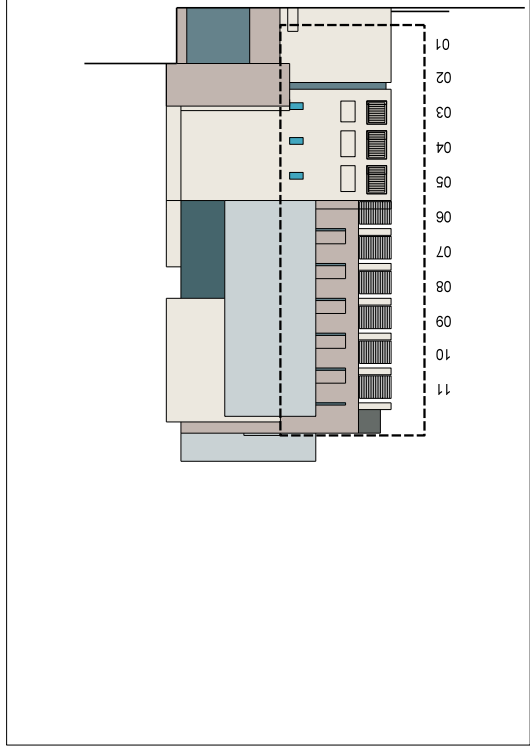
PLAN LEVEL 7



PLAN LEVEL 5



BUILDING W EAST ELEVATION

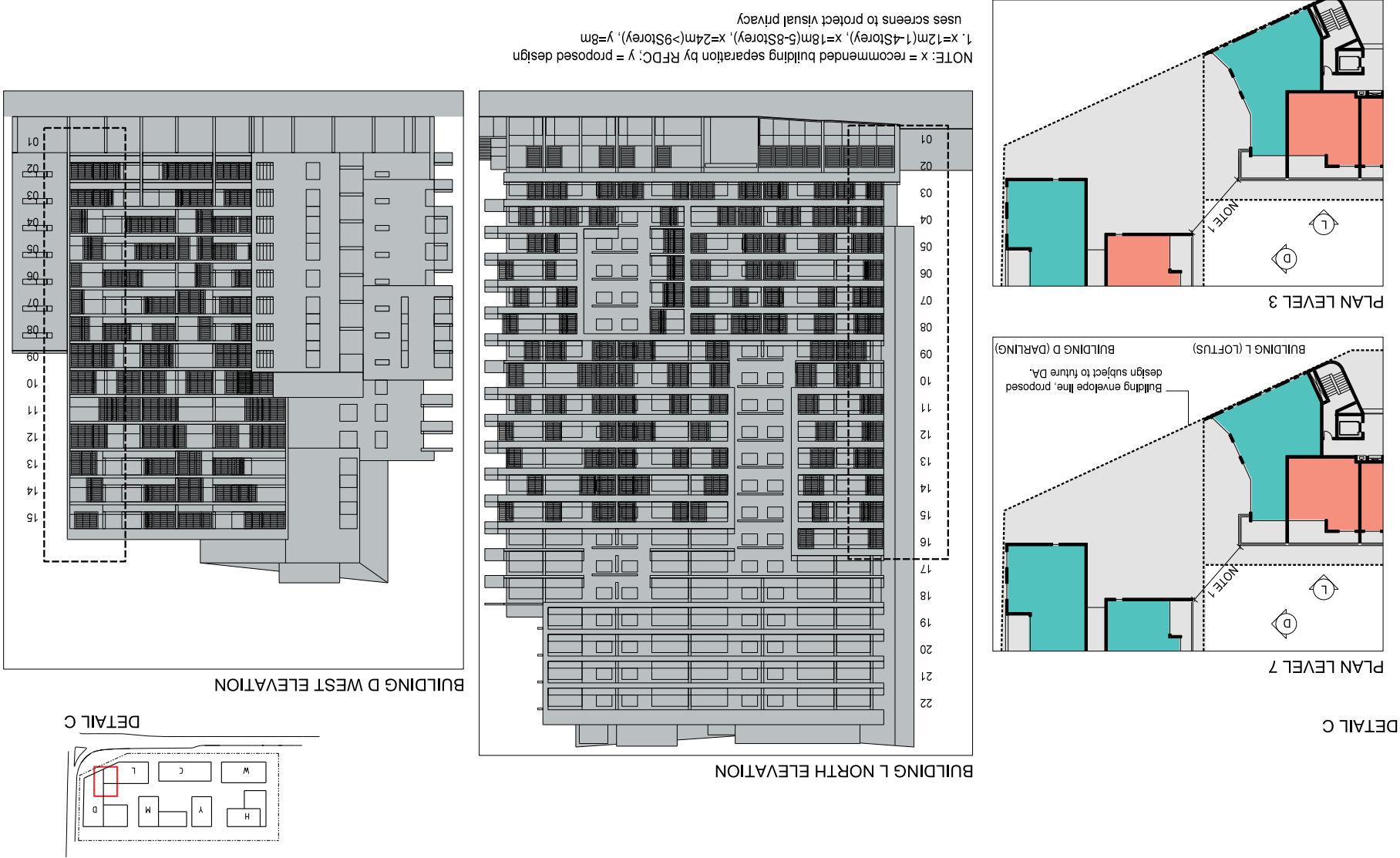


BUILDING C WEST ELEVATION

NOTE: (x = recommended building separation by RFD, y = proposed design)
1. x=12m(1-4Storey), x=18m(5-8Storey), x=24m(>9Storey), y=17m
uses screens to protect visual privacy
offset windows in adjacent apartments to protect visual privacy
2. x=12m(1-4Storey), x=18m(5-8Storey), x=24m(>9Storey), y=12.65m
uses screens to protect visual privacy

3. x=9m(1-4Storey), x=13m(5-8Storey), x=18m(>9Storey), y=11.9 m
no overlooking from balcony
4. x=9m(1-4Storey), x=13m(5-8Storey), x=18m(>9Storey), y=11.75m
uses screens to protect visual privacy

Figure Appendix 1-b: Detail B - Demonstrating residential amenity can be achieved for buildings with separations less than recommended in the Residential Flat Design Code



Deep Soil Zone + Communal Open Space

STAGE 1 PA: SUBJECT TO APPROVAL AS
PART OF CONCEPT PLAN APPLICATION

STAGE 2: INDICATIVE DESIGN APPROVAL OF
APARTMENT LAYOUT SUBJECT TO STAGE 2 DA

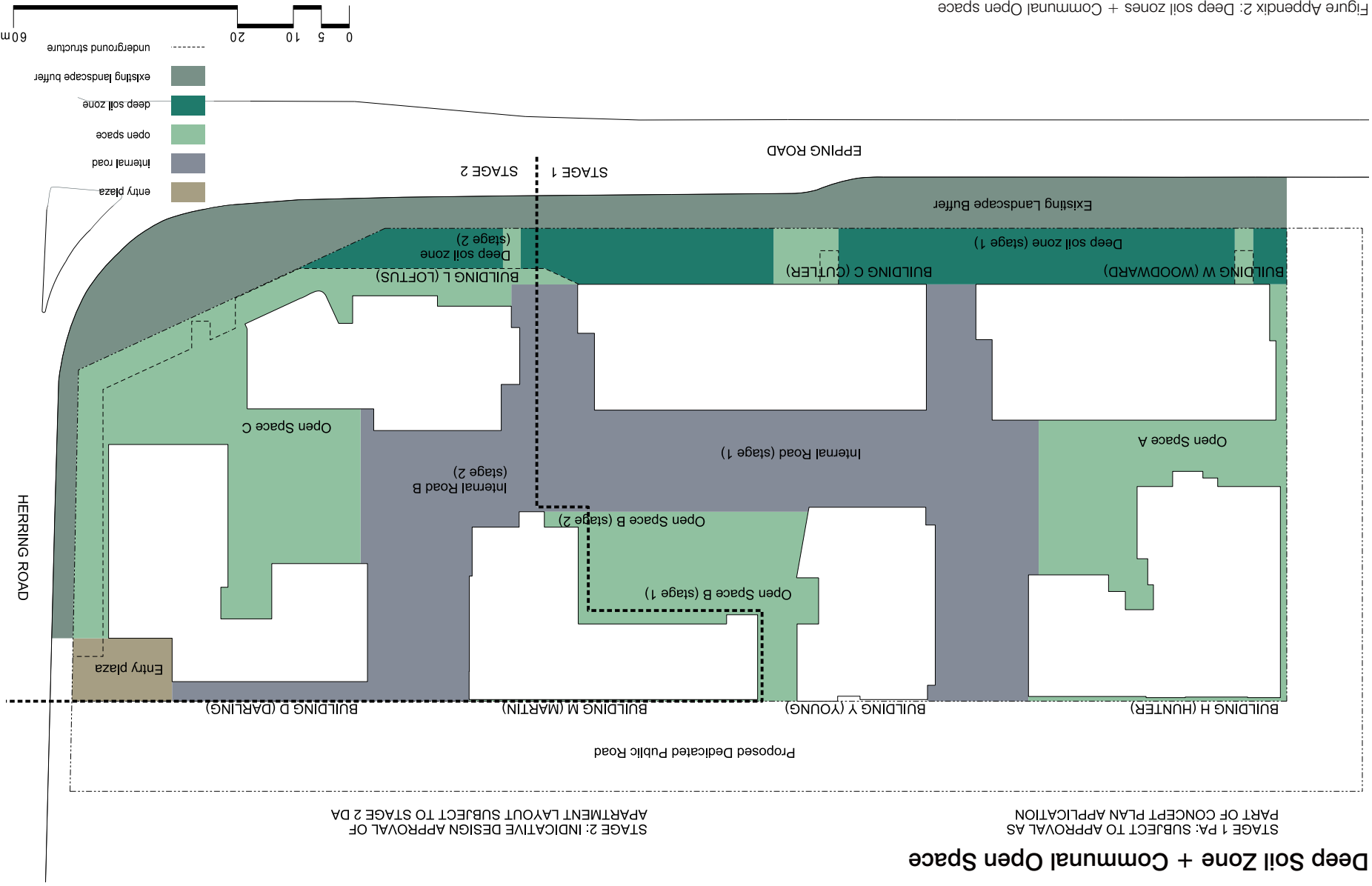


Figure Appendix 2: Deep soil zones + Communal Open space

APPENDIX

Deep Soil Zone + Communal Open Space

Site Area (Existing)	22,434 m ²
Proposed Dedicated Public Road	4,855 m ²
Site Area (New)	17,579 m ²

Stage 1			
Total Internal Road			
2,621 m ²			
Building	W	1,247 m ²	Total Building Footprint
	C	1,358 m ²	
	H	1,360 m ²	
	Y	802 m ²	
		4,767 m ²	
Deep Soil Area		1,179 m ²	Total Open Space
	Open Space A	1,045 m ²	
	Open Space B	803 m ²	
		3,027 m ²	
		<u>10,603 m²</u>	
Total Area for Stage 1			

Stage 2

Total Internal Road		1,371 m ²
Building	D	1,256 m ²
	L	983 m ²
	M	1,051 m ²
	Total Building Footprint	
	3,290 m ²	
Deep Soil Area		227 m ²
	Open Space B	145 m ²
	Open Space C	1,827 m ²
	Plaza	200 m ²
	Total Open Space	2,399 m ²
Total Area for Stage 2		<u>6,976 m²</u>

Total Open Space (% of Developable Area)	5,426 m ²	31%
Total Deep Soil (% of Landscape Area)	1,406 m ²	26%

STAGE 1 PA: SUBJECT TO APPROVAL AS
PART OF CONCEPT PLAN APPLICATION

STAGE 2: INDICATIVE DESIGN APPROVAL OF
APARTMENT LAYOUT SUBJECT TO STAGE 2 DA

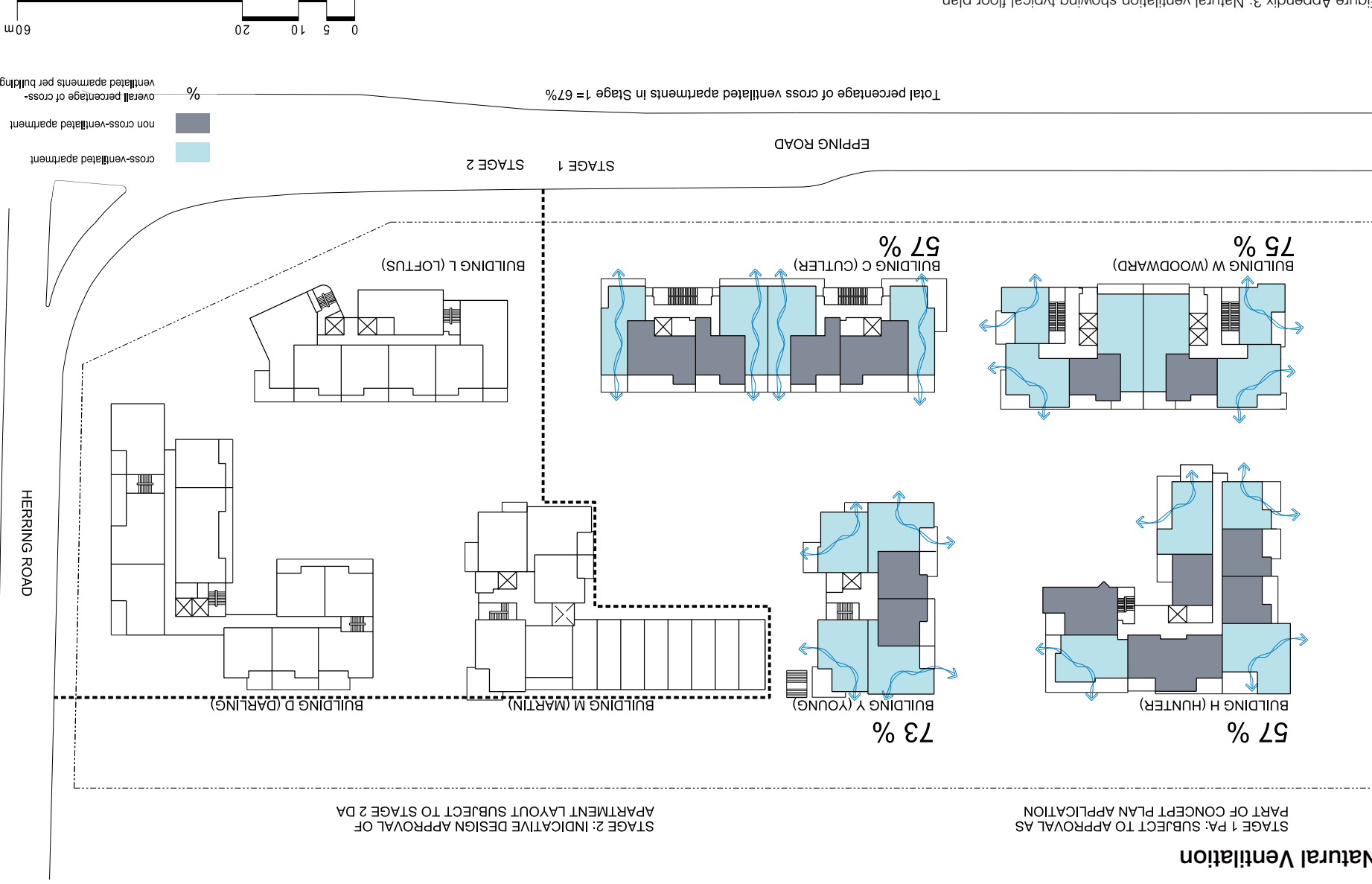
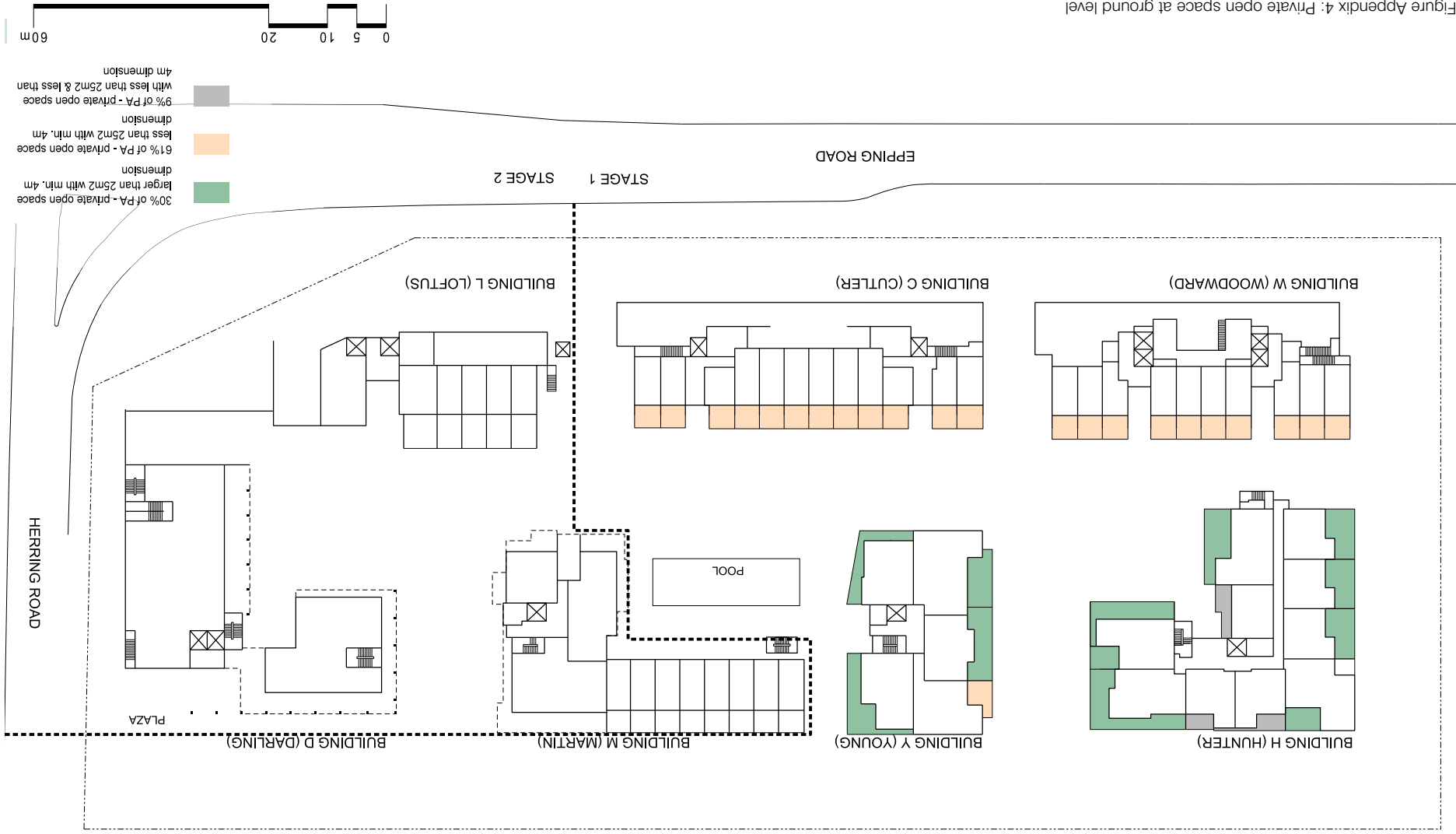


Figure Appendix 3: Natural ventilation showing typical floor plan

APPENDIX

Private Open Space at Ground Level

STAGE 2: INDICATIVE DESIGN APPROVAL OF
APARTMENT LAYOUT SUBJECT TO STAGE 2 DA



STAGE 1 PA: SUBJECT TO APPROVAL AS
PART OF CONCEPT PLAN APPLICATION

Figure Appendix 4: Private open space at ground level

Single Aspect Apartments

STAGE 1 PA: SUBJECT TO APPROVAL AS
PART OF CONCEPT PLAN APPLICATION

STAGE 2: INDICATIVE DESIGN APPROVAL OF
APARTMENT LAYOUT SUBJECT TO STAGE 2 DA



Total percentage of single aspect apartments with a SW-SE orientation = 4%

single SW/SE aspect apartment
double aspect apartment



Figure Appendix 5: Single aspect apartments showing typical floor plan

STAGE 2: INDICATIVE DESIGN APPROVAL OF
APARTMENT LAYOUT SUBJECT TO STAGE 2 DA

STAGE 1 PA: SUBJECT TO APPROVAL AS
PART OF CONCEPT PLAN APPLICATION

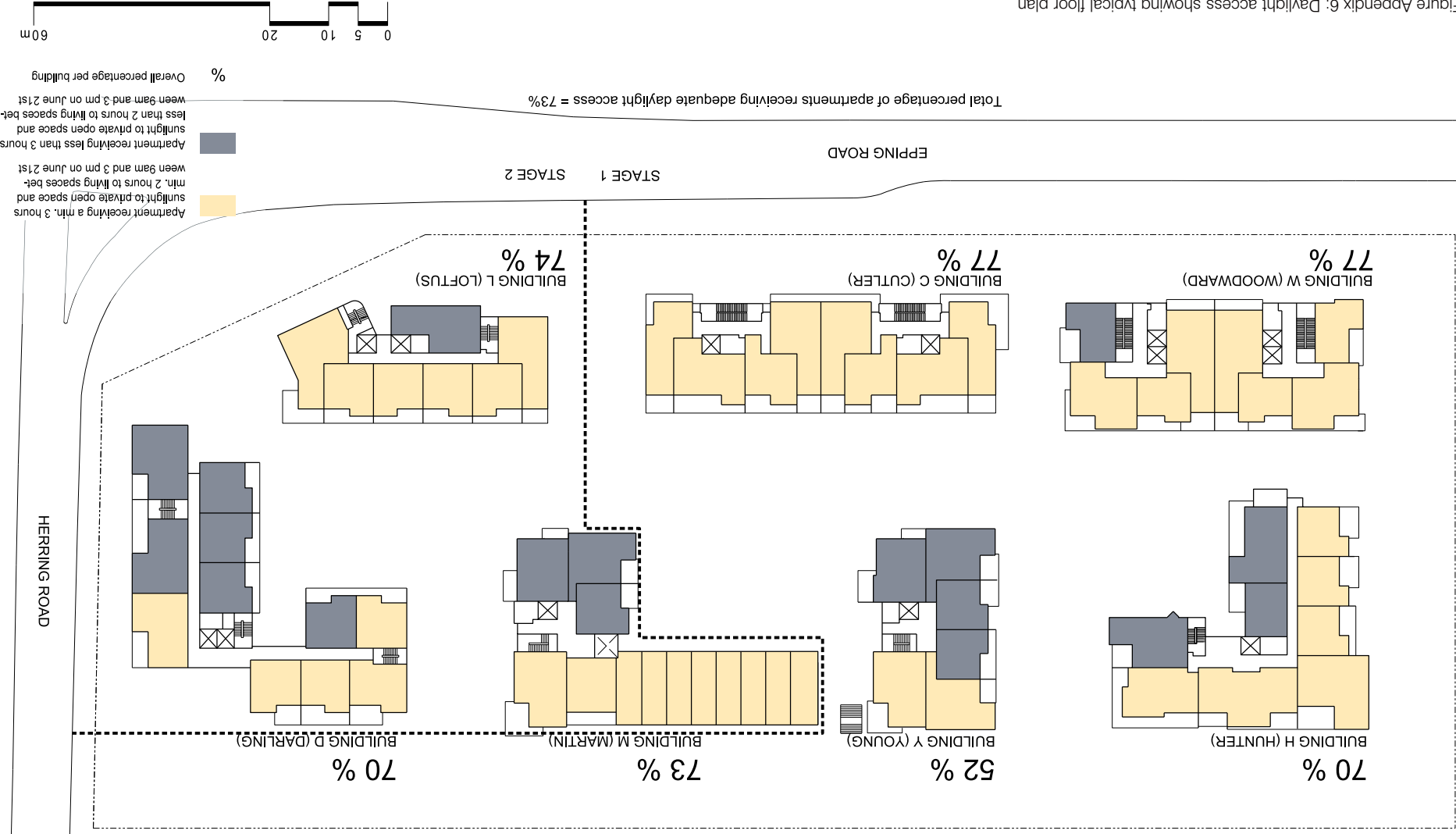


Figure Appendix 6: Daylight access showing typical floor plan