urban design report

planning proposal submission

marchesepartners | Life 3A

Acknowledgement

marchese partners | Life 3A acknowledge the traditional custodians of the land on which we live and work throughout australia, and we pay our respects to their elders past, present and emerging.

We would like to acknowledge and pay respects to the Guringai.

The Guringai are the traditional owners and custodians of the lands of the place we now call Dee Why. We acknowledge and honour the Elders and all Ancestors of the past, present and future.

We acknowledge the traditional Guringai culture, stories, song lines and traditions.

We wish to pay our respect to all those custodians that have inhabited and cared for Wiari (Mother) since the beginning of the dreaming, who have cared and nurtured all the lands, waters, sky and winds of this place, Dee Why, with all its natural beauty, including both fauna and flora that have cohabited with the Guringai since the beginning of the dreaming.

contents

We are designing the next generation of later living.

Marchese Partners | Life3A is a highly experienced and respected architecture and interior design practice first established in Sydney in 1995 and now based in 8 locations around Australia, New Zealand, Europe and Asia. The practice has been established for over 29 years, and is known for its ability to combine innovative design with commercial sensitivity to deliver outstanding results.

Our team of over 150 staff, is highly experienced working across numerous sectors including commercial, mixed use, hospitality, residential and retirement sectors. This breadth of experience provides our team with a significant advantage by allowing our team to learn from trends and concepts from various sectors to ensure our designs are contemporary and relevant.


Akoya Greenwich. NSW, Australia


Gaynes Park, SA, Australia


Uniting Westmead. NSW, Australia


Chatswood Golf Club, NSW, Australia


Burnborough Ascot, QLD, Australia


Waterbrook Greenwich, NSW, Australia

Oceangrove NSW, Australia

Castle Hill RSL, NSW, Australia


Mark Moran, Vaulcluse, NSW, Australia

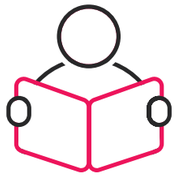

Watermark Castle Cove, NSW, Australia


Cumberland Golf Club, NSW, Australia


Merewether Golf Club. NSW, Australia

Our ageing better design principles

Designs are conceptualised and developed by responding to our fundamental design principles. These principles are used to guide the vision and establish a consistent framework for design decisions. They drive the design process and serve as the guiding principles for the project.



Legibility

The extent to which the built environment and its elements help the individual understand where they are and how to identify which way they need to go. Legible environments have an easy to understand typology, language and materiality that provide easy to understand hierarchies.

Distinctiveness

The extent to which the environments give a clear image of where the individual is, what the uses are for, and how they are to be used. Distinctiveness reflects culture and character of their life history through colour, texture, forms and materials.

Individual Choice

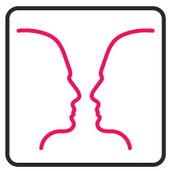
Relates to the fact that we are all unique. Environments must facilitate our diverse desires and needs. Environments should not adopt a ‘one size fits all’ mentality. We must consider the wide variety of lifestyles when designing environments so that every person is afforded the same level of choice.

Accessibility

The extent to which an environment and its components enable individuals to mobilise around spaces and places they need or desire to visit, regardless of any physical, sensory or cognitive impairment.

Safety

The extent to which an environment and its parts enable seniors to use, enjoy, socialise and move around the spaces without fear of falling, or becoming lost.



Familiarity

The extent to which the built environment and its elements are recognisable to individuals and how easily they are understood by them.

Connectivity

Connectivity relates to ability for environments to act as conduits and connectors for individuals and their family, friends and the greater community.

introduction

This Planning Proposal submission has been prepared for the Dee Why RSL Club, to propose an amendment to the existing planning controls on the site at 2-6 Dee Why Parade, part of 8 Dee Why Parade, 10-12 Dee Why Parade and part of 2 Clarence Avenue.

The vision for this proposal is to extend the existing Oceangrove seniors living development. This will provide a much needed public benefit in housing for seniors in the Dee Why area. There is a demand for quality, well located seniors housing in the area.

The Dee Why RSL Club has a waiting list of residents that are wanting to move into the existing development. This has culminated in the Club purchasing a further lot on Dee Why Parade, along with utilising the existing driveway access from Pittwater Road and the Childcare centre site that is accessed from Clarence Avenue.

Furthermore, this development aims to provide 51 independent living apartments, which will in turn free up standard residential housing stock to the open market, providing further public benefits.

The existing Oceangrove retirement village will benefit from the proposed extension, with the linking of the existing communal areas to the proposed communal areas and new residents. This will improve the overall offering for the current and proposed residents at Oceangrove.

To be able to realise this vision Dee Why RSL are seeking an amendment to the LEP height control on the site. The current height limit on the site is 12-13m and we are seeking and amendment to 32m to the corner of Dee Why Parade and Pittwater Road and 23m to the eastern building to Dee Why Parade.

In summary the development seeks to provide 51 independent living units over two buildings, one of 9 storeys and the second of 7 storeys plus provision for lift overruns. The lower ground floor houses the communal amenity area, which links to the outdoor communal open space and landscaped areas. This lower level also provides basement access for 76 car spaces.

The following document will illustrate the process of consultation that has been undertaken with the Northern Beaches Council and the subsequent building design that responds to the site, its surroundings and the benefits and impacts of the proposal and the variation sought to the LEP.

site

marchesepartners | Life3A

site location

Dee Why Town Centre is composed by a variety of building forms predominantly characterized by commercial usage on the lower levels and residential on the upper levels.

The site is made up of 2-6 Dee Why Parade, part of 8 Dee Why Parade, 10-12 Dee Why Parade and part of 2 Clarence Avenue. The site has contained a building to the corner for many years, being originally a home furnishing store, a plumber and more recently a pharmacist.

The site sits on a corner allotment with two street frontages facing Pittwater Road and Dee Why Parade. The site has a cross fall from west to east of approximately 4m with the highest level at the western boundary sloping down to the eastern boundary.

The proposed site is adjacent to the civic centre to the West and just outside of the Dee Why Town Centre area, as noted on the adjacent plan.

On its Northern side, the proposed site is adjacent to the existing 4/5 storey Oceangrove Village and the Dee Why RSL Club which are part of a medium density zone. To the south of the site is a mixture of multi unit residential uses and retail uses, with an increase of height to 27m. To the east there are 3 storey walk up apartment blocks. To the west there is a mixture of higher density apartment blocks and the civic centre.

The site is an irregular allotment with a total site area of 2806.94m² which consists of the following lots:

- **Lot A DP 307103**
- **Lot B DP 307103**
- **Lot 1 DP 1136948**
- **SP 11488**
- **Lot 2 DP706230**

Dee Why town centre area

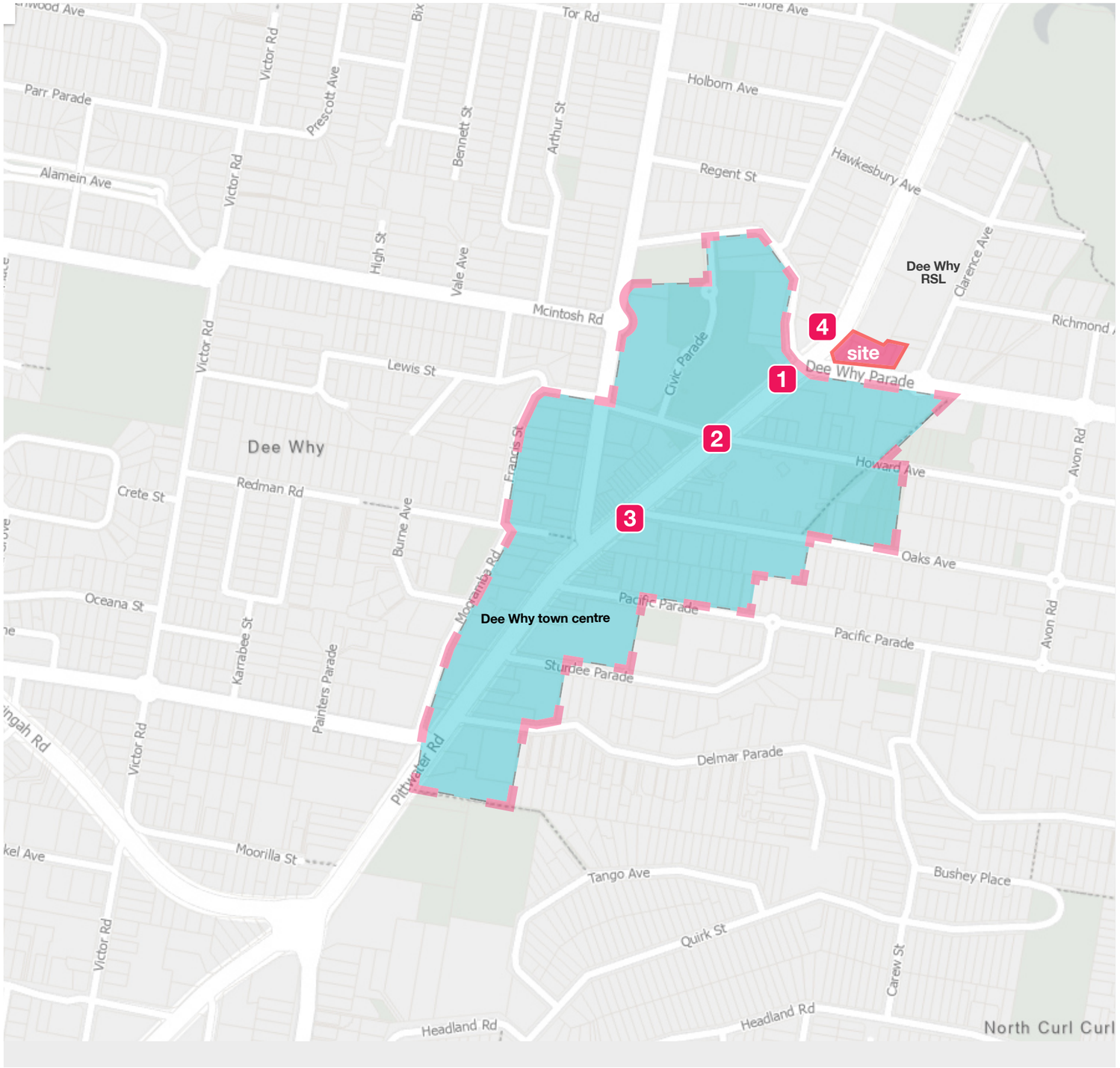
site, existing context

view towards the corner of the site from Pittwater Road

view along Pittwater Road, describing the variation in height

view illustrating the Meriton Towers to Pittwater & Howard Avenue

neighbouring property of Oceangrove seniors living



site, existing surrounding built form

view a, 8 storey mixed use apartment building across the road from the site

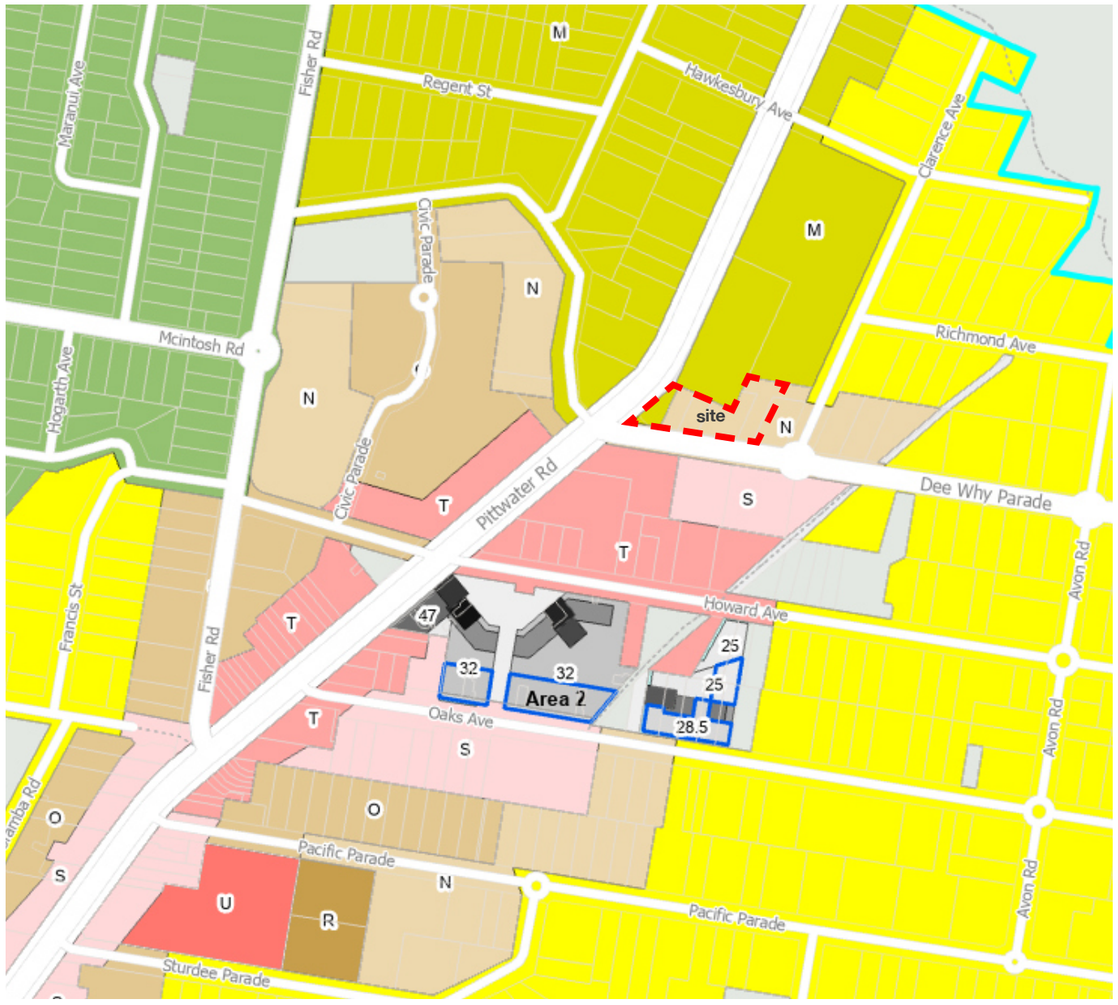
view b, 8-18 storey mixed use development to the south of the site on Pittwater Road

existing built form

- commercial/ retail buildings
- 1-2 storey residential dwellings
- 3-4 storey residential apartments
- 8-18 high density mixed use apartments
- civic buildings

site analysis, HOB & FSR

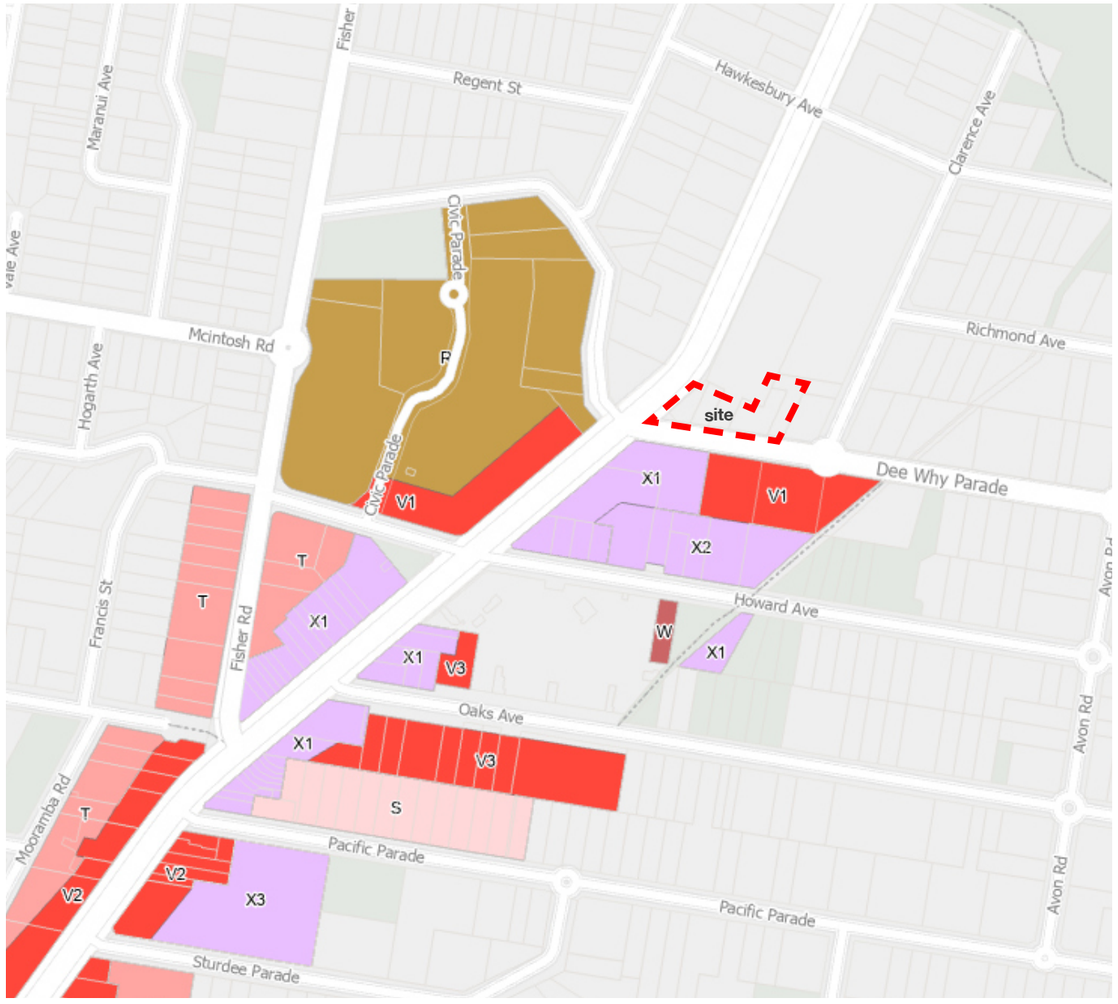
Dee Why town centre is composed by buildings of different heights.
The desire character of Pittwater Road is noted as 27m.



warringah LEP height map 2011

I:8.5m
L:11m
M:12m
N:13m
O:16m
R:21m
S:24m
T:27m
U:30m

The site is not subject to floor space ratio (FSR) controls.



warringah LEP FSR map 2011

R:1.45
S:1.7-1.8
T:2.0-2.4
V1:3.0
V2:3.2
V3:3.4
W:3.8
X1:4.0
X2:4.1
X3:4.4

site analysis, opportunities and constraints

The existing site as noted is an amalgamation of 5 lots, which currently contain an existing commercial unit to the corner of Pittwater Road and Dee Why Parade, the existing driveway access to the Oceangrove development off Dee Why Parade, a three storey walk up apartment development off Dee Why Parade and the existing RSL childcare building, which will be re-located into the RSL land.

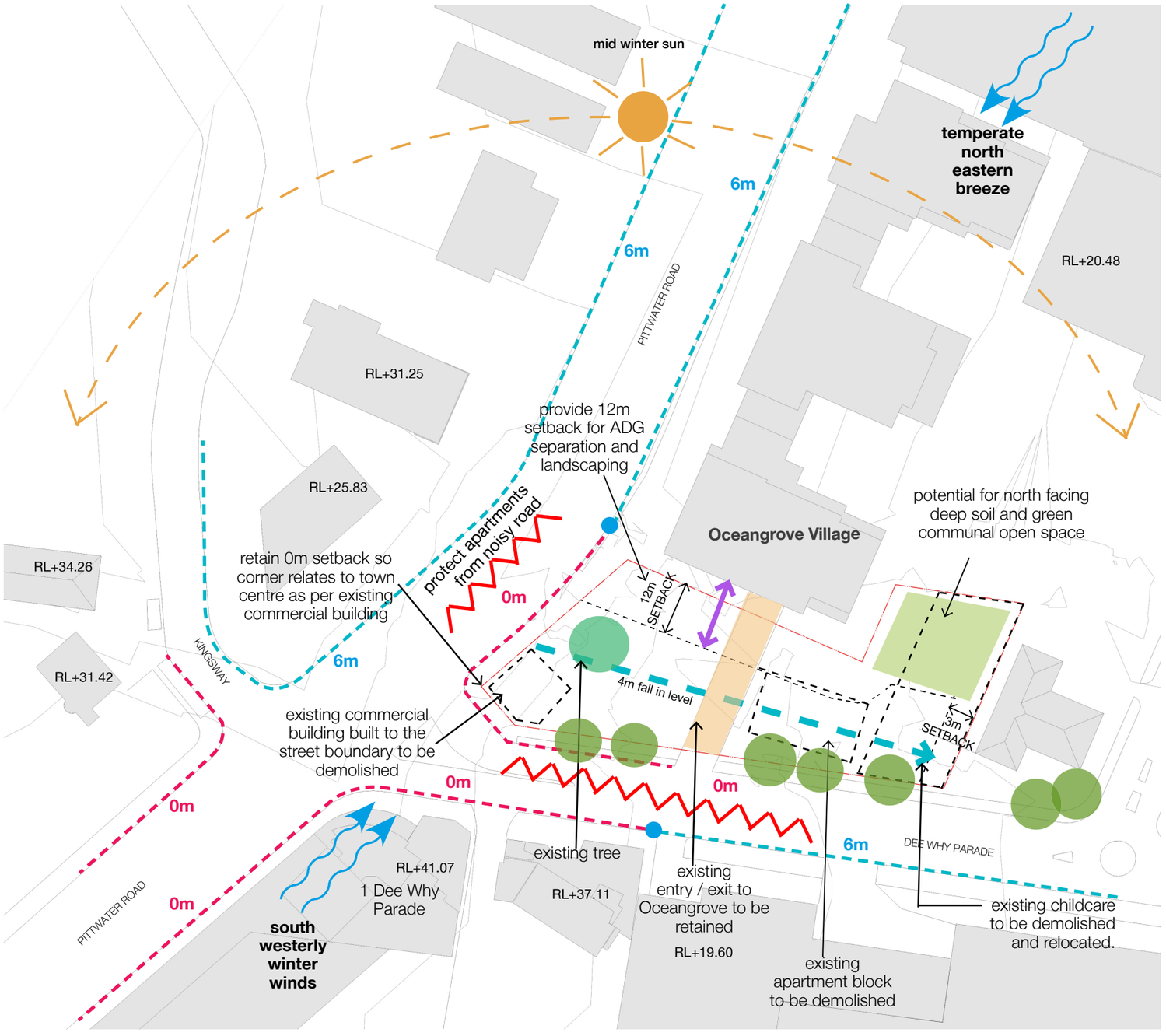
The site falls approximately 3m from Pittwater Road, towards Clarence Avenue and from Dee Why Parade, down to the existing entry to Oceangrove. A key driver for the proposal is to be able to successfully connect the two developments at the lower level, where the current communal facilities are located in the Oceangrove development. This will be discussed later in this chapter.

The existing corner building has a 0m setback at the corner between Pittwater Road and Dee Why Parade which is consistent with the setbacks for building in the town centre and 1 Dee Why Parade opposite.

The proposed building form contemplates following this 0m setback to the corner of Pittwater Road and Dee Why Parade, then the building mass setting back along Dee Why Parade, reflecting the built form setbacks opposite and the existing street scape.

The outcome of the site analysis describes how the proposed site can be developed with the 0m setback frontage at the corner between Pittwater Road and Dee Why Parade, sympathetic with the adjoining corner of 1 Dee Why Parade and is consistent with the existing established 0m setback defined by the existing building form.

Further ADG compliant setbacks will be developed internally between the proposed site and the existing Oceangrove Village and the surrounding buildings.

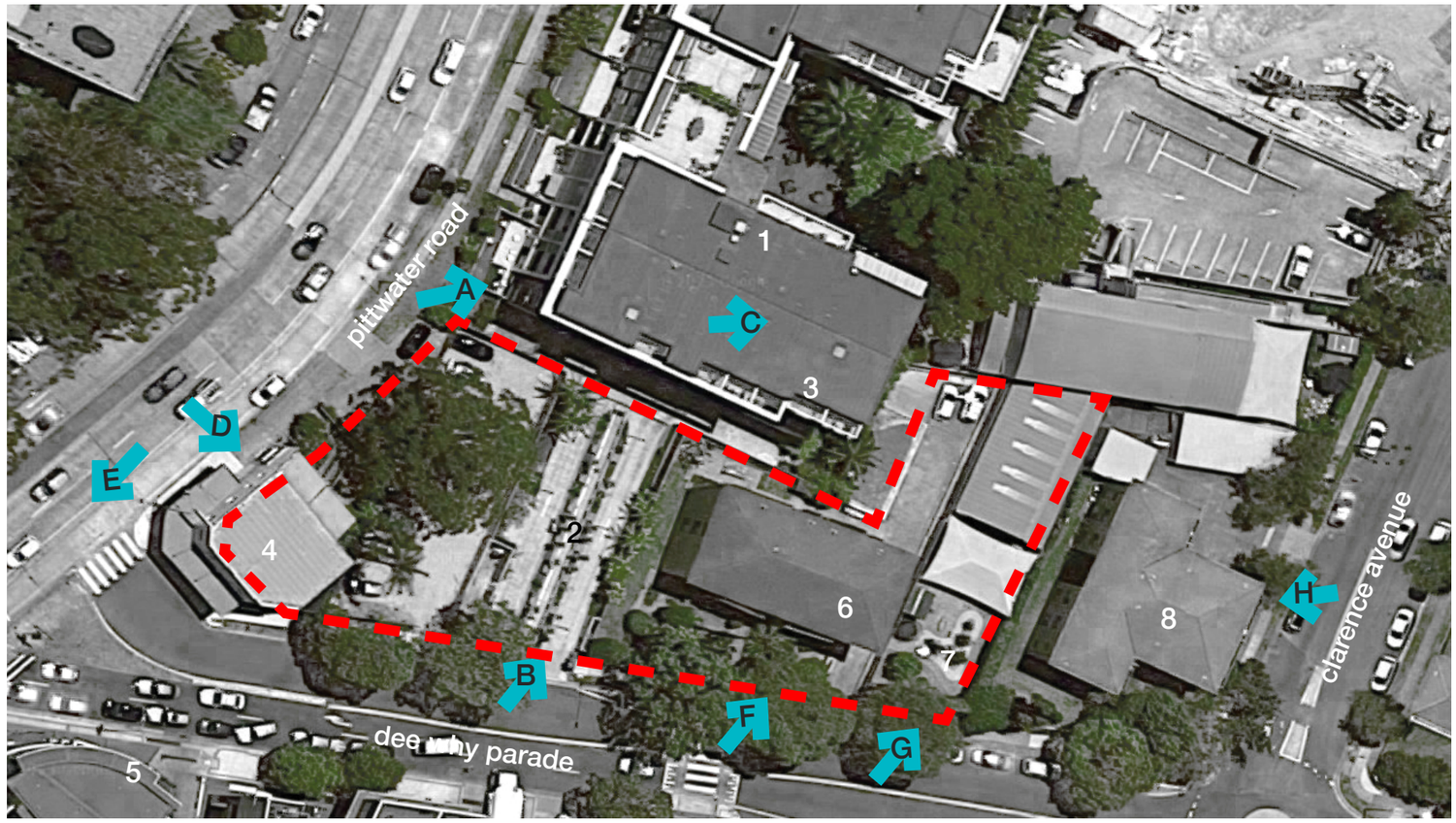


legend

- zero setback to commercial town centre buildings
- connectivity between existing and proposed
- traffic noise
- street trees outside of site boundary

site analysis, existing context

Key plan that shows the location of the following photographs as part of the analysis of the existing context.



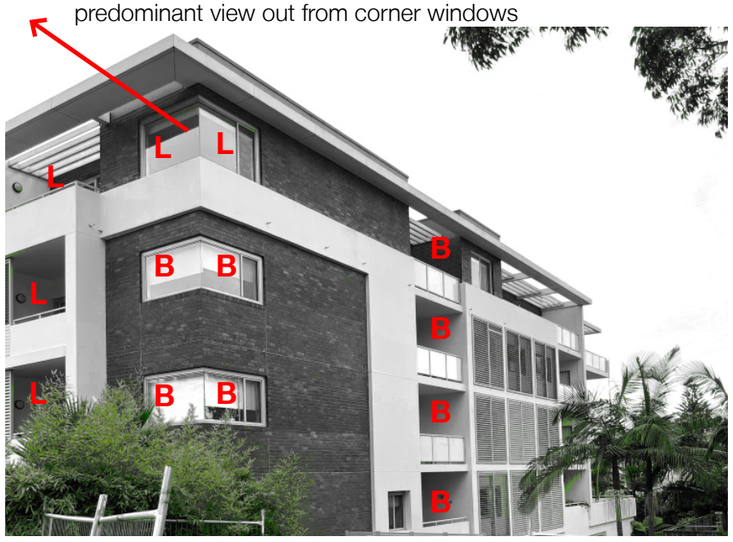
site analysis, existing context

1 existing Oceangrove seniors living development

A 4/5 storey development with 1 level below ground level of Pittwater Road. The development comprises of a basement, ground / below ground level housing the communal facilities and 4 levels of apartments, mainly 2-3 bedroom apartments in 3 wings served by a lift core to each wing.

Balconies face out towards Pittwater Road to the west and over the subject site to the south. The uppermost level sets back by one storey, with cantilevered roof forms. The facade employs a strong grid language with recessed balconies and metal louvre screens providing sound insulation and privacy from Pittwater Road. Gardens and communal open space for the residents is located to the recessed linked areas on the ground level.

predominant view out from corner windows



view a towards the existing Oceangrove building adjacent to the subject site boundary

2 main access to Oceangrove seniors living development

The existing vehicular and pedestrian access is from a long sloping driveway from Dee Why Parade. This driveway drops 2m down to the porte cochere and entry to the development. (please refer to the following plans for detail) This driveway also forms the main access way to the basement car parking.

L living room
B bedroom

view b looking down the driveway access off Dee Why Parade

3 porte cochere

The existing porte cochere is an under-croft, below the apartments over and is the main connection through to the rest of the development. The main entry has views to the landscape to the east, but is mainly framed by walls and the building over.

view c under croft main entry to Oceangrove

site analysis, existing context

4 existing single storey retail tenancy with dwelling house over 2 Dee Why Parade

The existing building on the corner of Dee Why Parade and Pittwater Road has been in-situ for nearly 100 years. The retail tenancy has been empty now for nearly a decade and is an eyesore, neglected and covered in graffiti. The RSL Club lease out the dwelling house to the upper floor. The building has no historical significance, however its prominent corner location built to the boundary has been part of the fabric of Dee Why for a number of years.

view d single storey retail tenancy (vacant) with dwelling house over

5 existing mixed use apartment block - 1 Dee Why Parade

The mixed use building opposite the subject site contains retail / commercial tenancies to the ground floors and 7 storeys of apartment over. The facade incorporates living areas and balconies facing the northern aspect and views to the north along Pittwater Road.

view e eight storey mixed use apartment block

6 existing three storey apartment block 10-12 Dee Why Parade

The existing apartment block is 3 storeys in height plus a hipped roof and is set back approximately 4.5 - 6m at an angle to the road. There is a driveway off the road to access the garages to the rear.

view f 3 storey brick apartment block

site analysis, existing context

7 existing single storey childcare centre

The existing childcare centre which is owned by the Dee Why RSL enjoys two frontages with the main entry being located on Clarence Avenue. The building is in an inverted ‘L’ shape and the intention is to submit a Development Application in 2024 to re-locate the Childcare centre within the RSL site.

8 existing three storey apartment block

The existing apartment block located on the corner of Clarence Avenue and Dee Why Parade is outside of the subject site boundary. The built form to the east is approximately 3.5m from our site boundary with habitable windows overlooking this boundary.

view g view towards the childcare centre from Dee Why Parade

view h existing apartment block viewed from Clarence Avenue

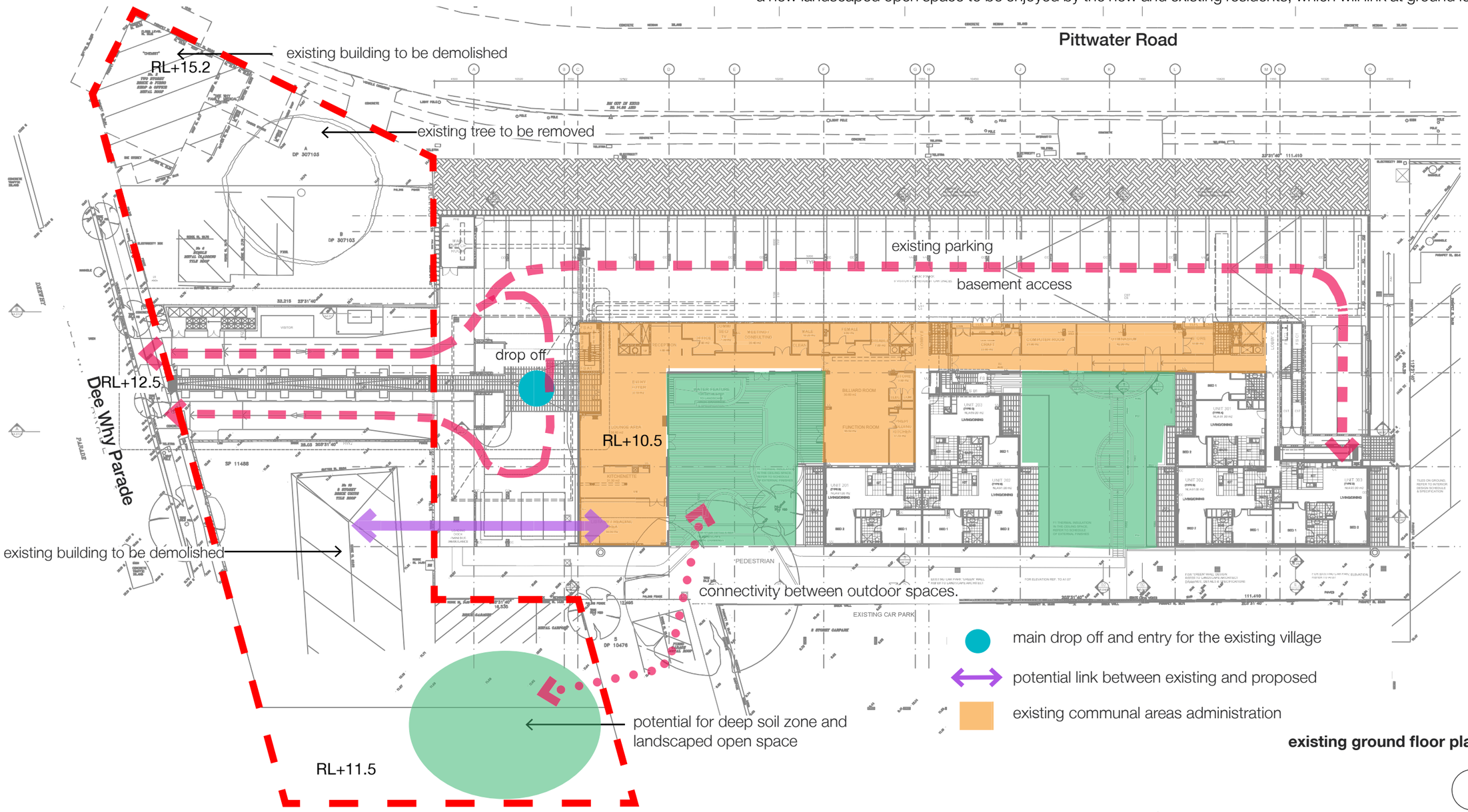
site analysis, existing oceangrove village

The existing 5 storey development with 1 level below ground level of Pittwater Road, works well with the existing topography and opportunities and constraints of the site. The development comprises of a basement, ground / below ground level housing the communal facilities and 4 levels of apartments, mainly 2-3 bedroom apartments in 3 wings served by a lift core to each wing. There are balconies facing out towards Pittwater Road, over the subject site and into the landscaped courtyards. The uppermost level sets back by one storey, with cantilevered roof forms.

The proposed re-development mirrors many of the positive aspects of the existing village with large, well proportioned apartments and communal areas that look onto lush landscaped areas.

Connectivity with the existing seniors development is fundamental for the success of the existing and proposed extension. The existing village houses the communal amenity facilities, the drop off and administration at the lower level of the development as noted below. The main entry is from Dee Why Parade, down a shared vehicular and pedestrian ramp that dissects the new subject site. The main entry is undercover as noted previously. The intention of the new development is to retain the entry / exit ramp to service the existing village and the new development.

We will provide a pedestrian access link from the existing entry at Oceangrove and the amenity facilities into the new development, which will enhance and improve the current arrival experience. We also aim to provide a new landscaped open space to be enjoyed by the new and existing residents, which will link at ground level.

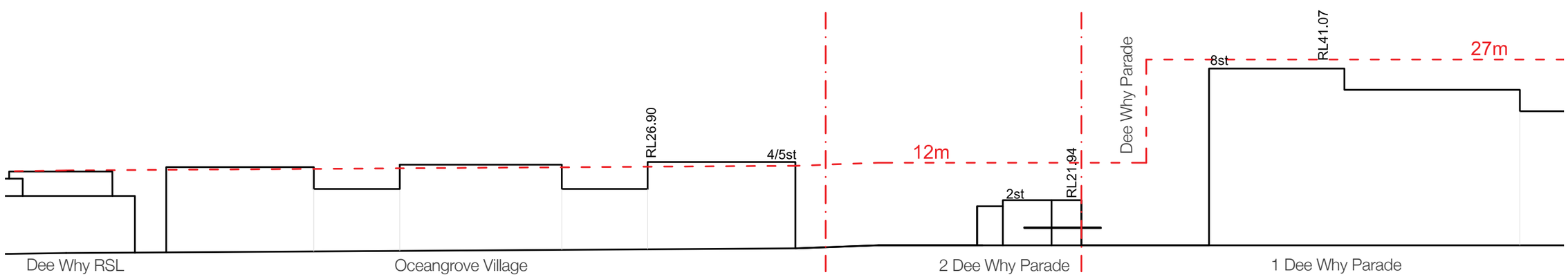


existing ground floor plan

site analysis, streetscape

The existing planning controls for the site specify the height of the site to be 12 and 13 metres.

The aim of the proposal is to develop an appropriate built form for the site that relates to the neighbouring town centre and residential contexts, by proposing a building height to the corner of the subject site that is commensurate in height to the height of no.1 Dee Why Parade and that transitions in height to the existing Oceangrove development. There is an opportunity, with this important corner block to create a building that harmoniously integrates with the Dee Why town centre typology and respects and ties in with the Oceangrove development.

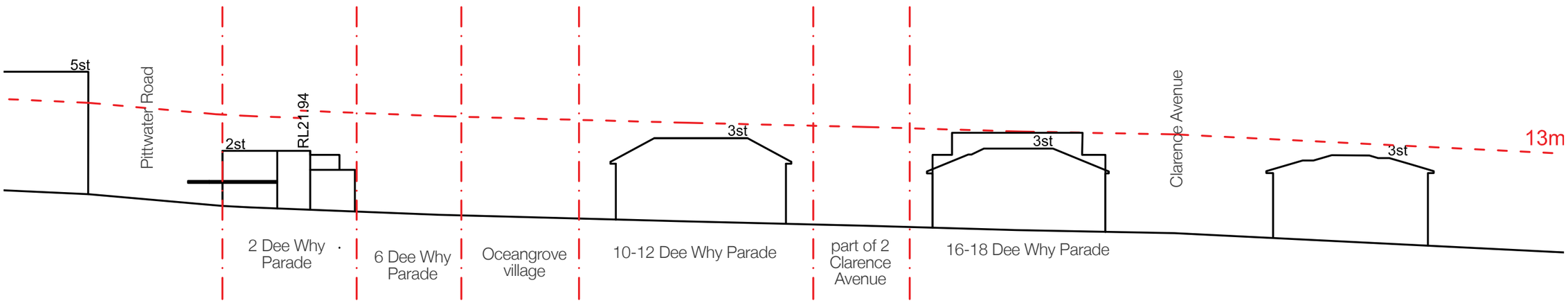


streetscape elevation from Pittwater Road looking east

site analysis, streetscape

Dee Why Parade slopes from the junction with Pittwater Road down approximately 4m to the end of the site. The height limit is 12-13m and there area a number of large street trees adding to the relief of this facade. We propose not to continue the 32m height limit along the length of the road, but to step down from the tall, urban marker of the corner element. This stepping down will be in relation to the lower scale 3 storey residential apartment block to the corner of the site.

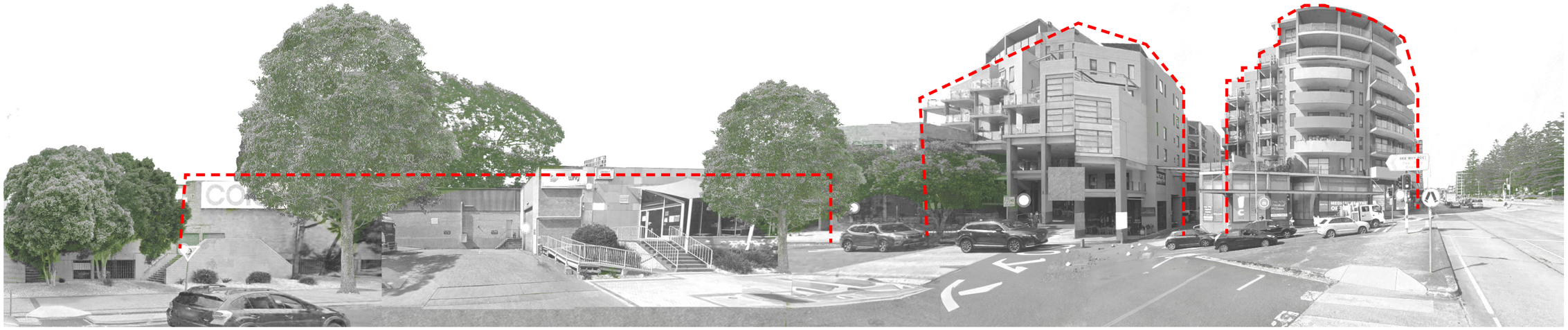
2 Dee Why Parade | Oceangrove Village | 10-12 Dee Why Parade | part of 2 Clarence Avenue | 16-18 Dee Why Parade



streetscape elevation from Dee Why Parade looking north

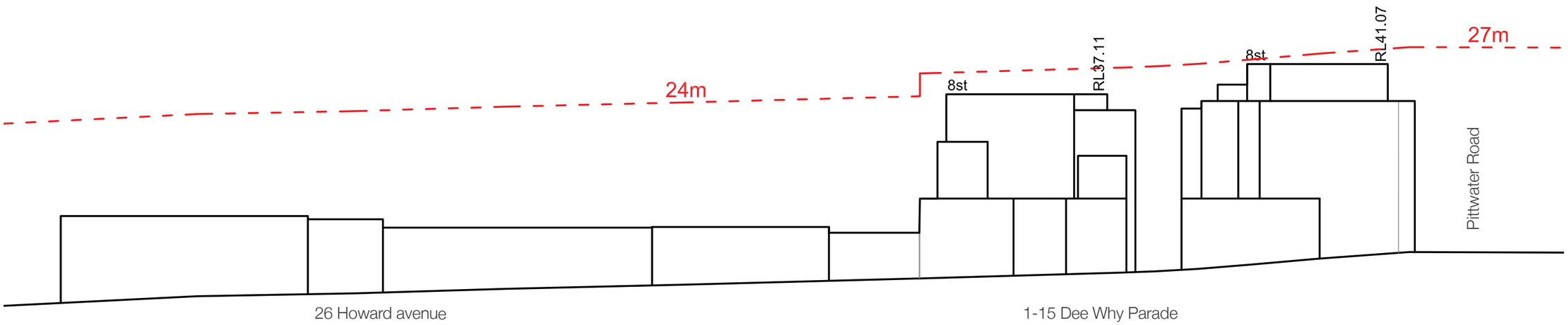
site analysis, streetscape

The streetscape opposite the site on Dee Why Parade is a mixture of low scale retail, with Coles as the tenant. The height limit on this portion is 24m and re-development in the future with a taller building built form is expected. The bulk and scale steps up to the corner of Pittwater Road with 1 Dee Why Parade at a height of 27m.



26 Howard avenue

1-15 Dee Why Parade



26 Howard avenue

1-15 Dee Why Parade

streetscape elevation from Dee Why Parade looking south

urban design

marchesepartners | Life3A

urban design & architectural vision for the site

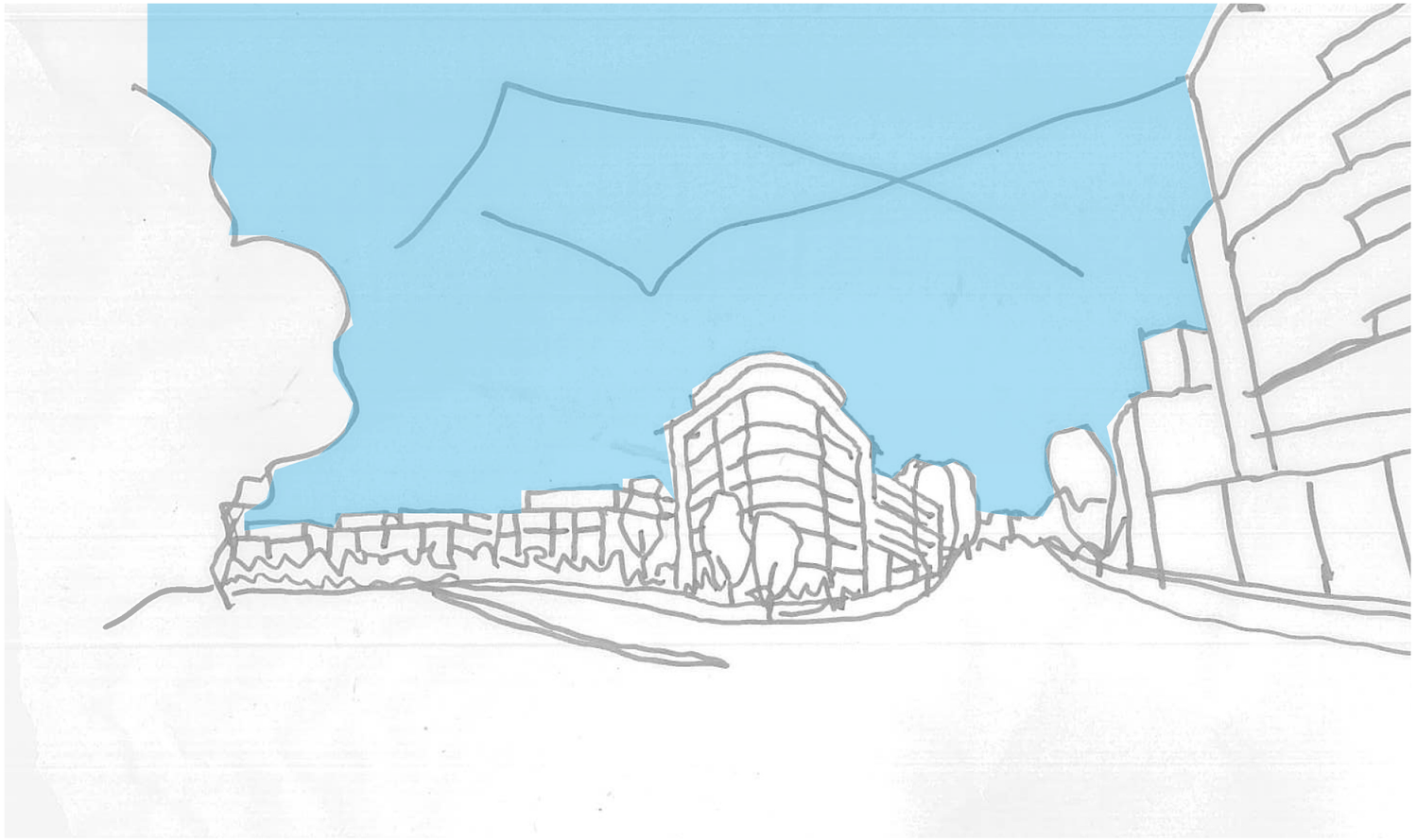
The shared vision from the outset with Dee Why RSL and the consultant team is to continue the rich legacy of the Club in the community, providing much needed support and accommodation for senior residents.

The natural extension of the Club onto the adjacent land to the south creates a perfect opportunity to continue the legacy of Oceangrove. This existing development sits harmoniously into its environment, providing a foil to the transport dominated nature of Pittwater Road, and creating internalised landscaped courtyards to be enjoyed by the residents. The lower levels of the existing development also provide much needed communal amenity spaces as illustrated in the following pages. The vision is to be able to connect the two villages harmoniously so that they will become one large village, sharing amenities and expanding the community offering.

From an architectural perspective the irregular shape of the site, along with the steep topography, hydrology issues, surrounding buildings and the existing access into Oceangrove through the new site area, provides many challenges and opportunities.

From an urban design perspective the site offers a fantastic opportunity to knit together the Dee Why town centre with the Dee Why RSL block, which has developed over many years. The current corner to Pittwater Road and Dee Why Parade has been a much maligned block for many years offering little in amenity and urban design. The opportunity to provide a strong, self-assured and beautiful piece of architecture to the corner will provide Dee Why with a building that will frame and strengthen the town centre urban fabric and views both in and out of Dee Why. This will also act as a urban marker, a ‘lantern’ enhancing the gateway into the town centre.

The additional height to this corner will enable the building to fulfil this statement and also provide the required amount of quality apartments and amenity facilities that will enable the village to continue to thrive into the future.



consultation process

The proposed site has been the subject of two pre-Planning Proposal submissions with the Northern Beaches Council. (PLM2022/0131) on 02/08/2022 and 02/08/2023.

The first submission contemplated a smaller site and was designed by Altis Architects. Council provided a detailed written response to this submission, which is contained within Urbis Planning Proposal report.

Marchese Partners | Life 3A were commissioned in July 2023 to further the project after Dee Why RSL had purchased the additional site on Dee Why Parade. This additional purchase of land created a more meaningful development and through this process we were able to satisfy a number of Council´s concerns with the original proposal.

The urban design development on the following pages will illustrate how the scheme has evolved from the initial meeting on 2022 to the current proposal.

summary of option development

option 1. small site, limited development potential.

option 2. response to council feedback. larger site, improve ADG requirements and landscaped area.

option 3. massing responding to surroundings.

option 4. building mass separated and further responding to the urban context and council feedback.

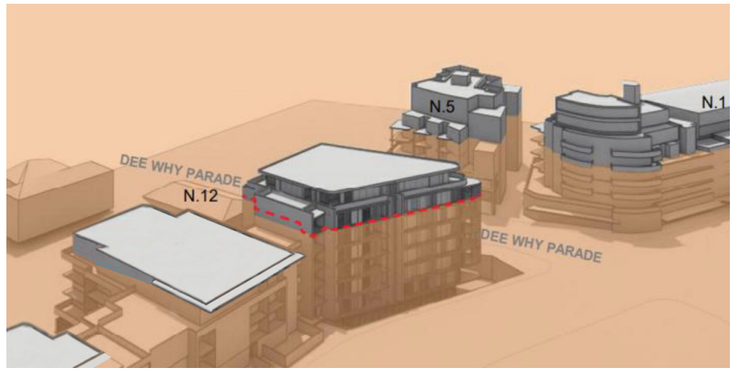
option 1, small site

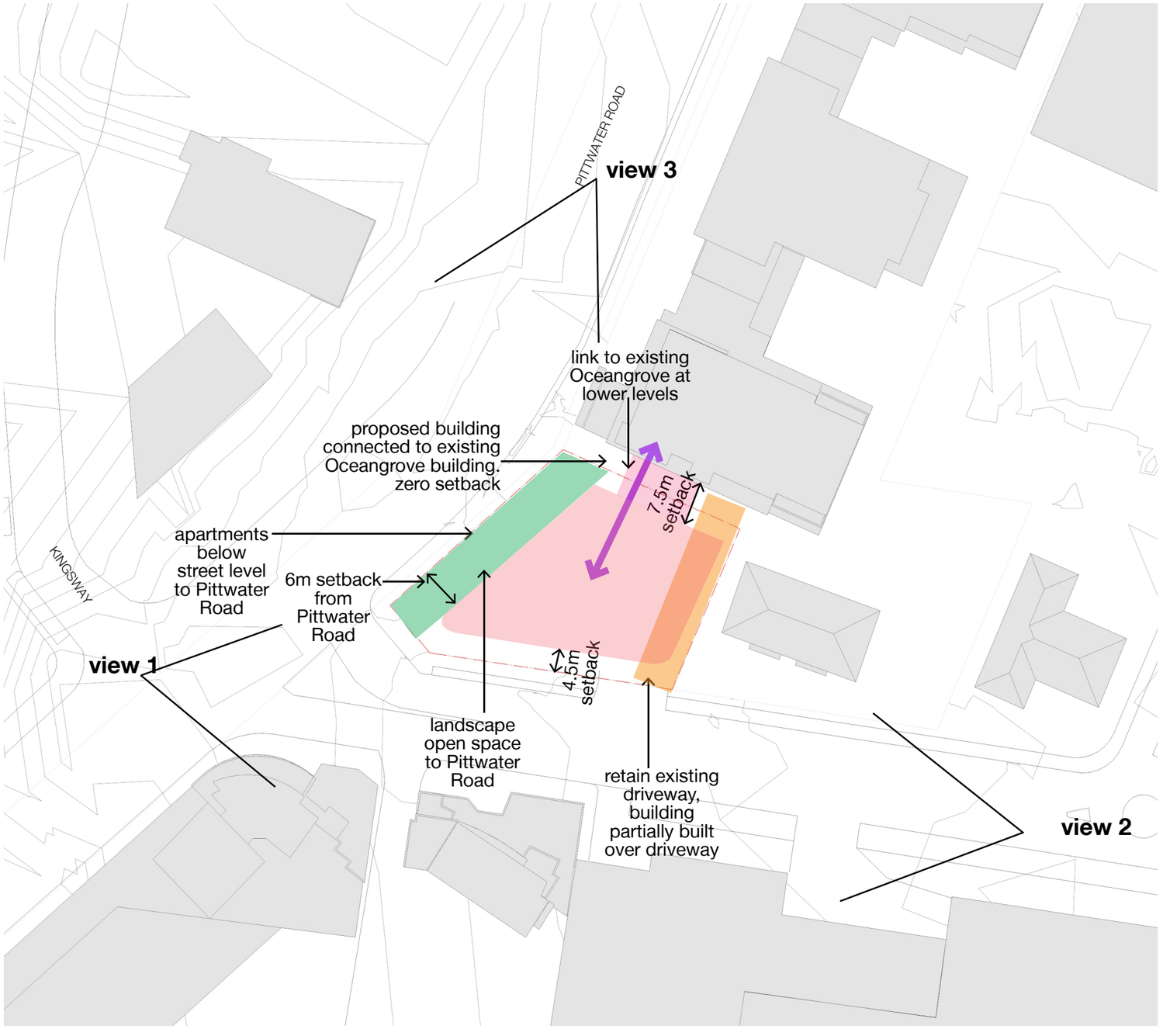
The original proposal had an approximate site area of 1,367sqm, comprising of 3 lots:

- 2, 6 & 8 Dee Why Parade. The original planning proposal was intended to expand the current Oceangrove senior housing development with:

- 7 storey building facing the street providing 33 senior housing dwellings.

- Setback from Pittwater Road (6m front setback)
- Setback from Dee Why Parade (4.5m front setback)
- Proposed to be attached to the existing Oceangrove Village (0m side setback)
- Ground floor accommodation below level of Pittwater Road.
- Narrow area of landscaped open space to Pittwater Road.

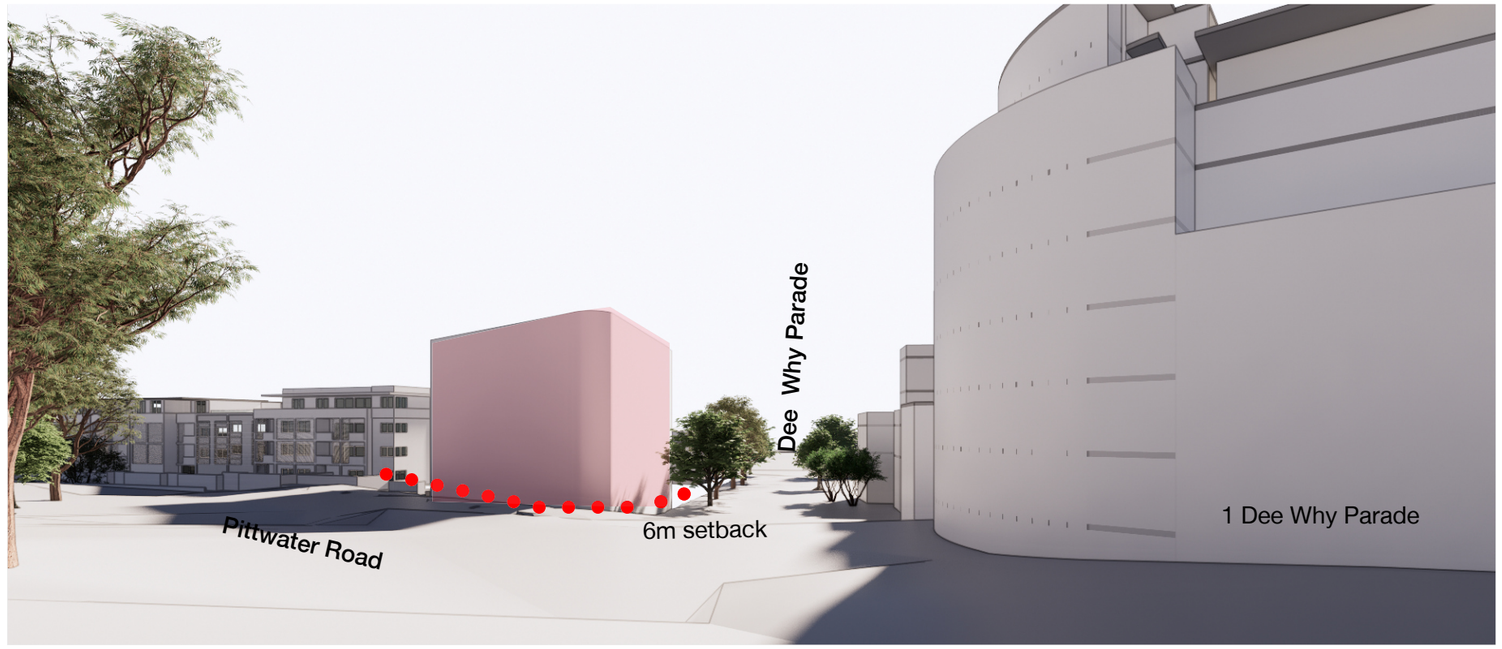




option 1

View one highlights the idea of creating a built form context that mirrors the built form to 1-15 Dee Why Parade. The existing height at 27m to this building and the reflective planning controls is forming the benchmark for the initial scheme by Altis Architects. The topmost level is proposed to be set back, forming a cap to the building and reducing the scale from the street level.

The 6m setback from Pittwater Road, creates a landscape buffer to the street, however the reduction in the ground floor to below the street level creates an uncomfortable relationship with apartments at this level, which was not supported by council.



view 1 Dee Why Parade looking east

The height of the building is continuous to the southern and eastern boundaries. The building also brides over the existing driveway, and this driveway acts as the main entry ramp for the proposed extension

view 2 Dee Why Parade looking west towards Pittwater Road

option 1

The squat nature of the building, which is an impact of the small site area, creates a uncomfortable junction with the existing Oceangrove building, which is exacerbated by the two buildings being joined. the small footprint also results in many of the apartments not obtaining the required solar and cross ventilation requirements as set out in the ADG.

The 6m setback is consistent with the setback to the existing Oceangrove Village, but from an urban design perspective, could be deemed to be a weak statement to the corner site location. The setback is driven by the requirement to provide landscaped open space to the scheme.

view 3 from Pittwater Road looking south

option 2, larger site

This second option develops from the first iteration from Altis Architects and the feedback from council.

The major design changes responding to councils concerns were:-

1,2. **purchase and use of further sites.**

3. **alterations to the massing and scale of the building with the additional site area.**

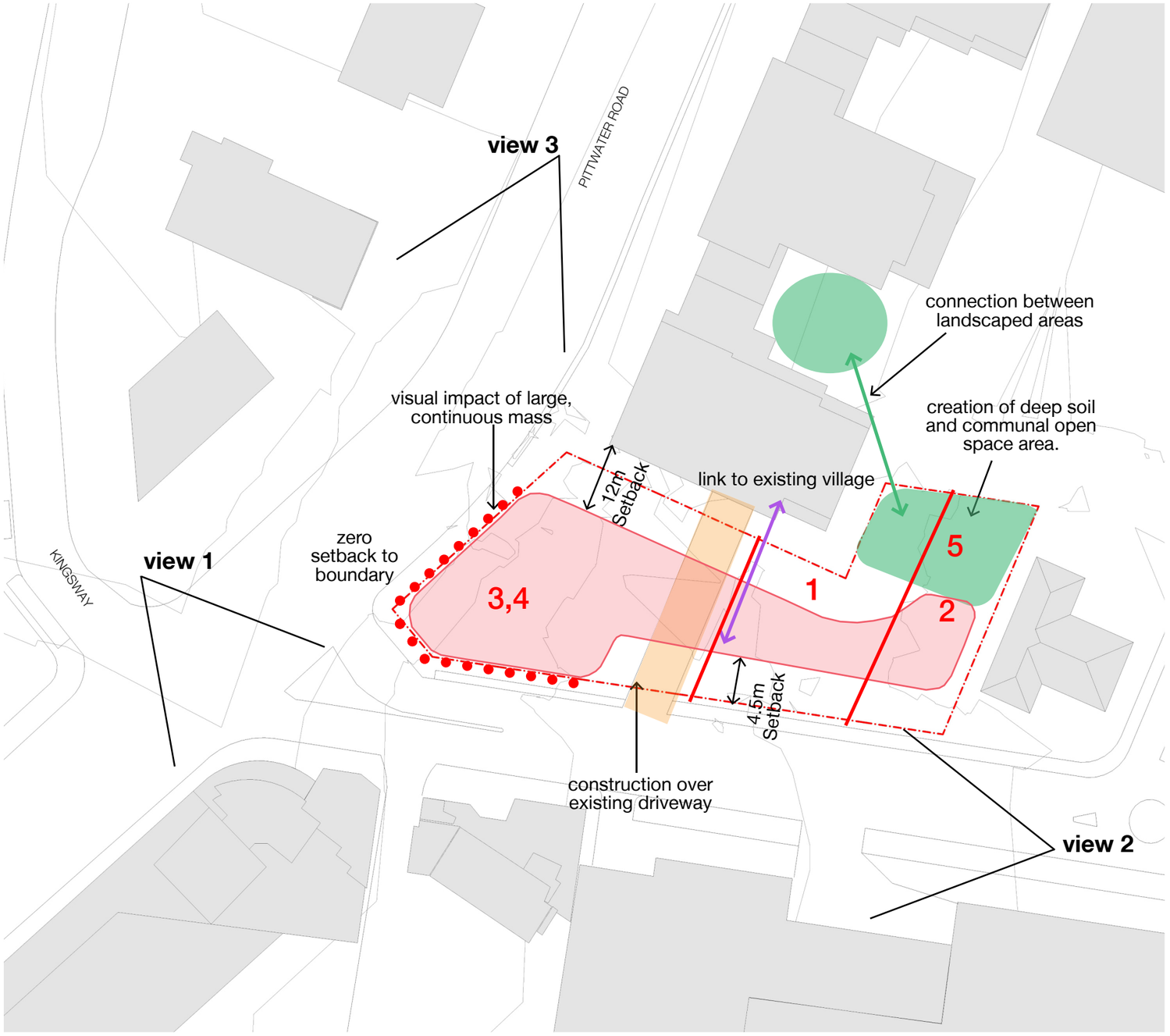
4. **improved solar access and cross ventilation.**

5. **increased, dedicated deep soil and communal open space area.**

The visual importance of the corner statement to the proposed new development is expressed through the height of the building, creating a natural synergy with the residential tower opposite and the zero setback to the boundary. This zero setback reflects the current built form on the site and creates a positive boundary to what is a difficult transition in height at pavement level. This gesture reinforces the corner and its importance in the street-scape, which is currently lacking.

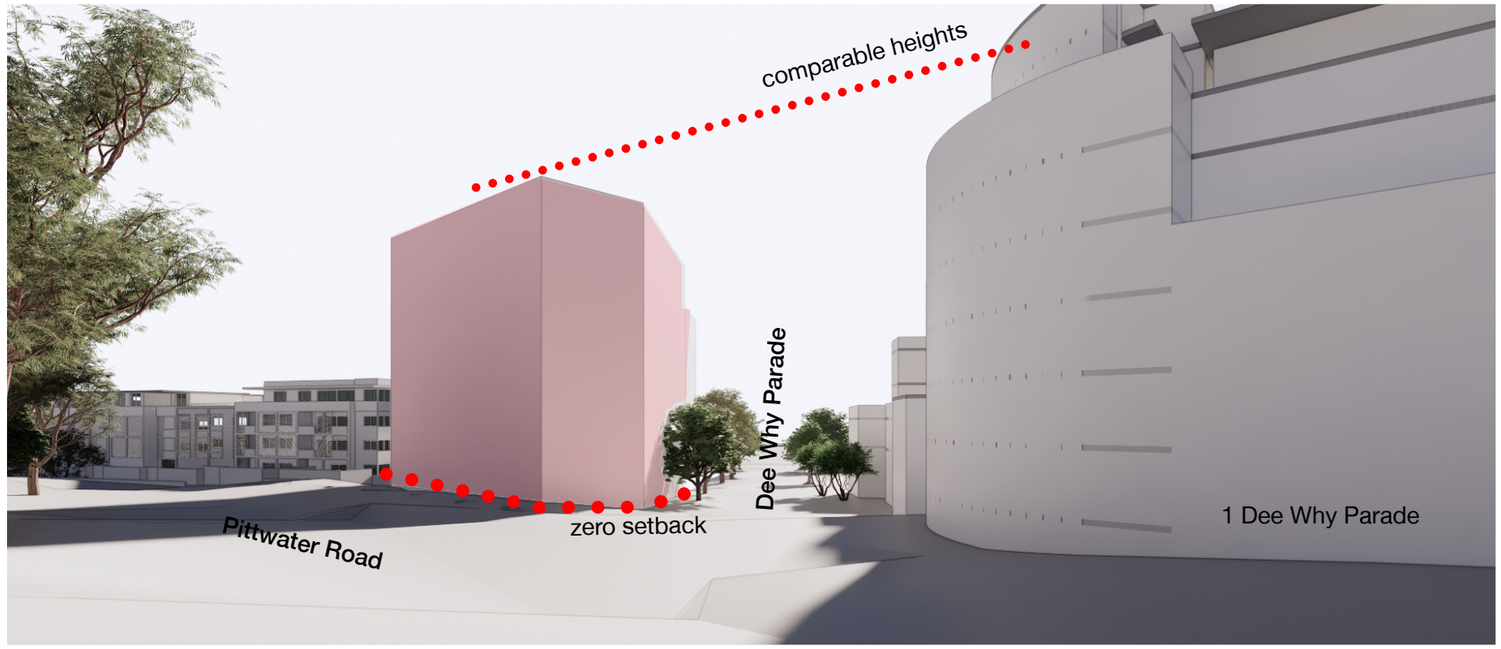
There is a comfortable 12m setback to the existing Oceangrove building, however there is an uncomfortable height transition, which is being alleviated by the setback. We create a large deep soil zone and external open space for the residents to the north east of the site, which connects well with the existing landscaped areas, connecting the current and future residents. This external space also has good exposure to the northerly aspect.

Connectivity to the existing Oceangrove development is through the basement and ground levels and the existing driveway would be utilised for both existing and proposed developments, with the new building bridging over the existing driveway.



option 2

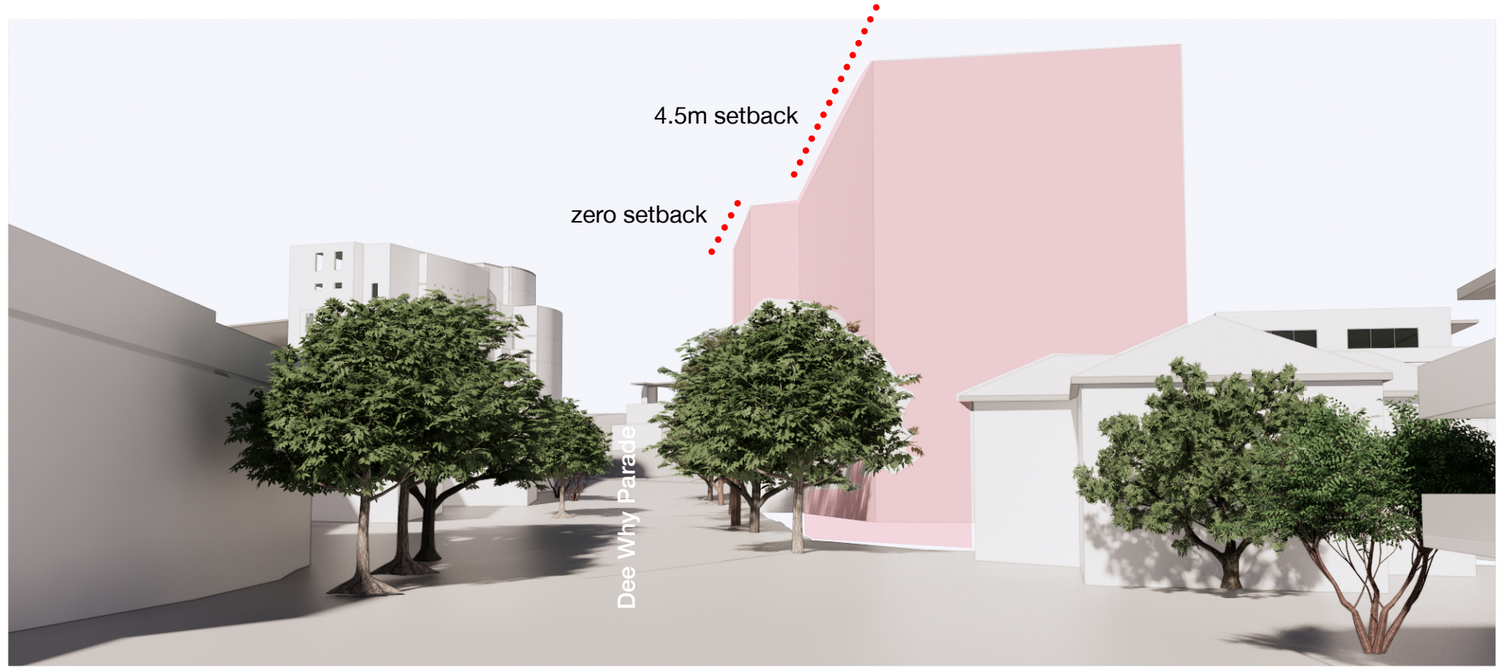
View one highlights the philosophy of creating a built form context that mirrors the built form to 1 Dee Why Parade. The existing height at 27m to this building and the reflective planning controls is forming the narrative for our development on the opposite side to Dee Why Parade. The design contemplates reinforcing the importance of this corner, framing the view down Dee Why Parade and creating a strong urban design statement with the height and zero setback to the corner of the site. This zero setback is the existing situation to the south western corner of the site.



view 1Dee Why Parade looking east

The height of the building is continuous to the eastern boundary and creates an uncomfortable relationship with the existing residential apartment block to the corner of Dee Why Parade and Clarence Avenue.

The built form is stepped back from the boundary by 4.5m to Dee Why Parade to highlight the corner element and reflect the hierarchy of the built form from the important corner element.

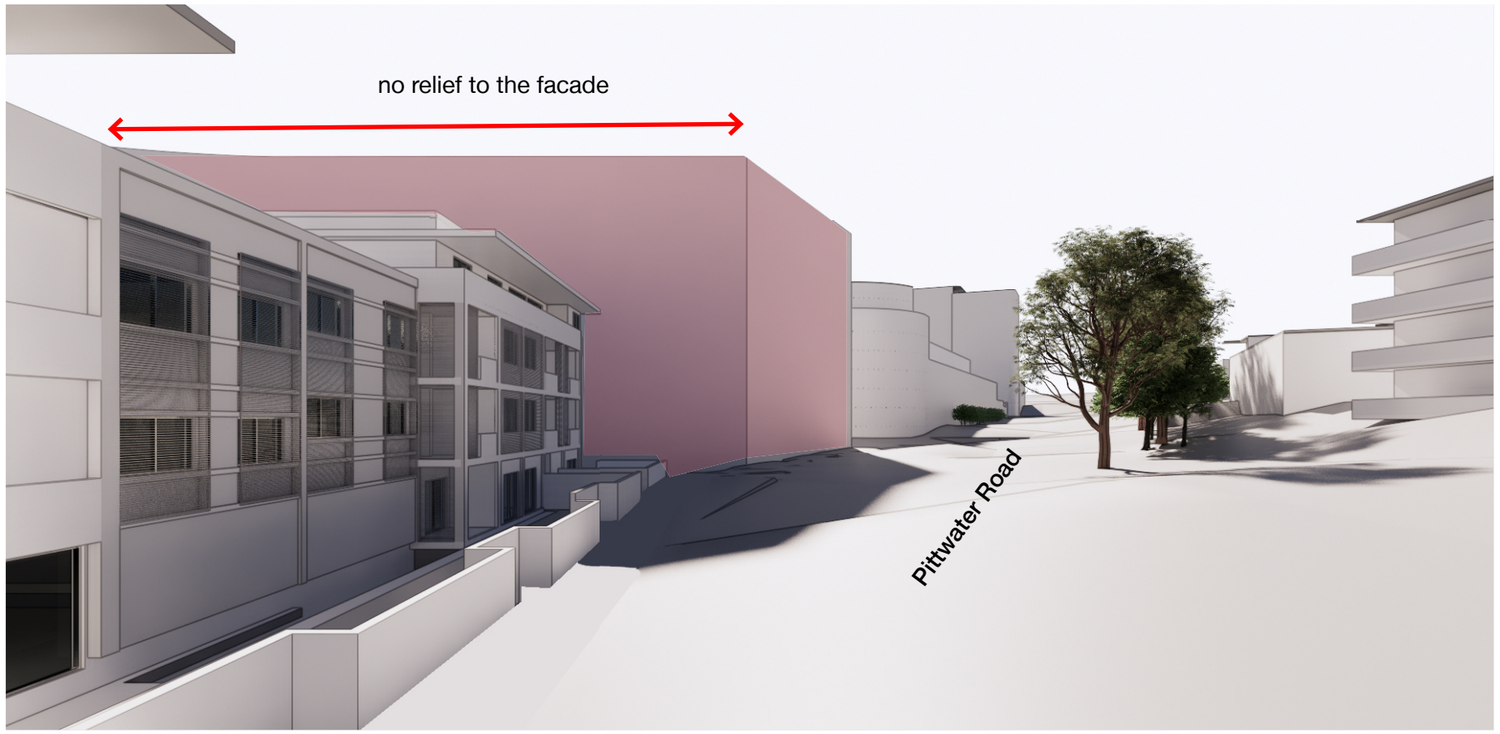


view 2 Dee Why Parade looking west towards Pittwater Road

option 2

The view from Pittwater Road, to the south is an important vista as this is creating the new gateway into the Dee Why town centre and this prominent, urban design and architectural language is fundamental to the success of this development and the acceptance of the additional height.

The massing is creating a large wall to the transition to Oceangrove and this is reducing the impact of the corner treatment.

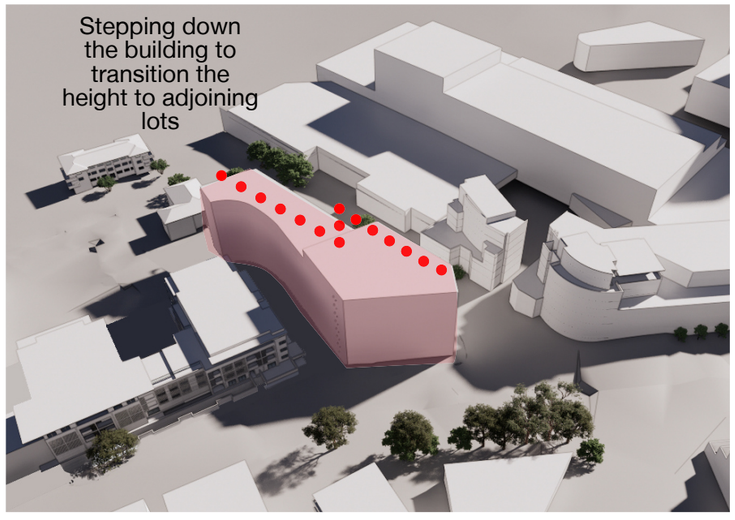


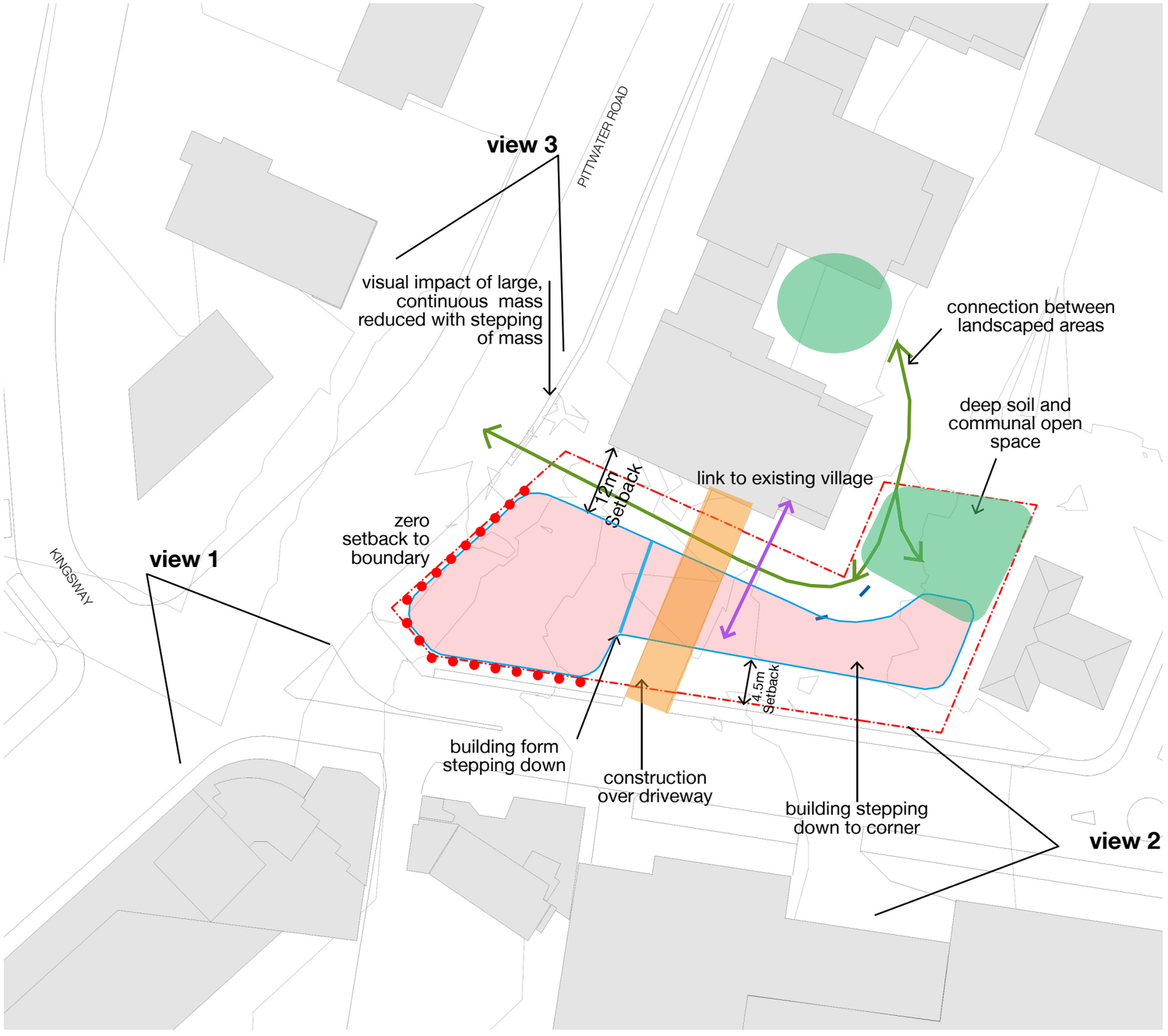
view 3 from Pittwater Road looking south

option 3, stepping building mass

Building on the first option, the second option still maintains a similar building footprint, setbacks, landscaping open space and the key driver and tenet of the height to the corner of Dee Why Parade and Pittwater Road.

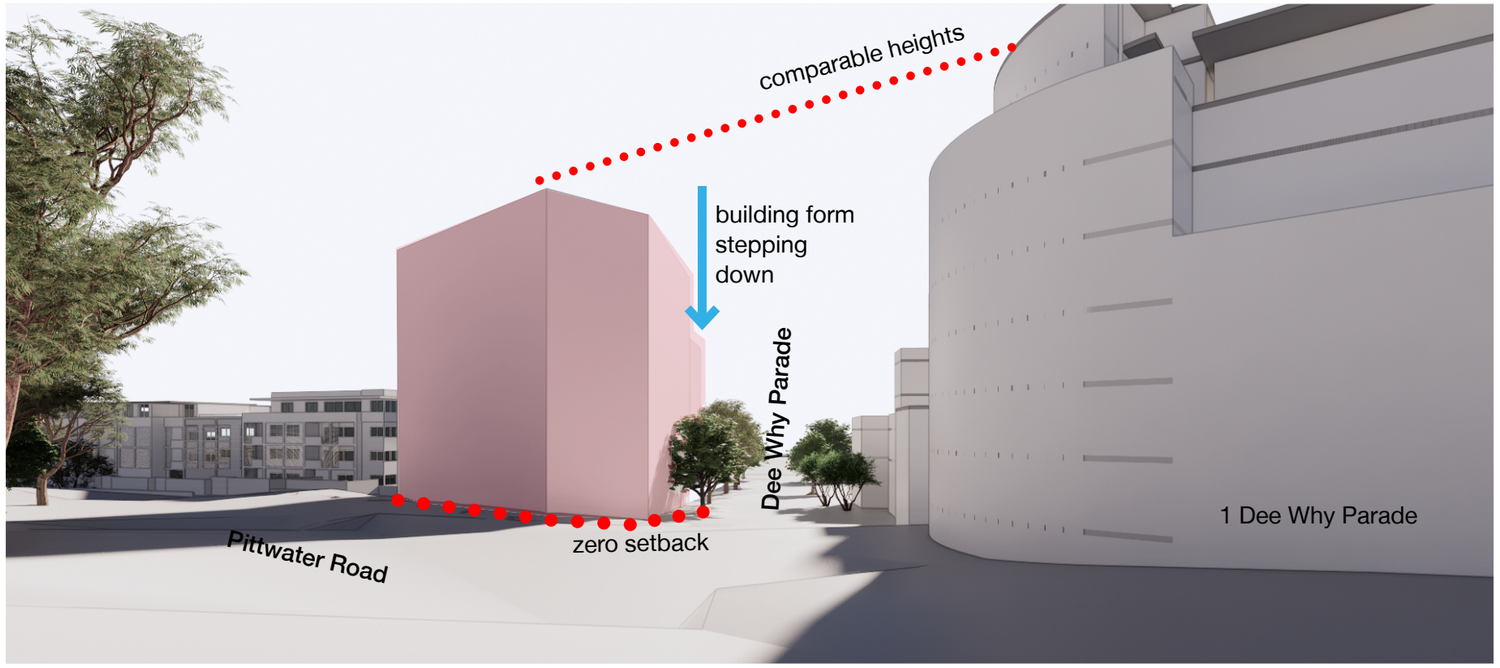
This option contemplates the reduction of the building height along Dee Why Parade, which reduces the overall yield of the project. This does create a much improved street scape, massing and transition down to the lower, three storey apartment block to the east.





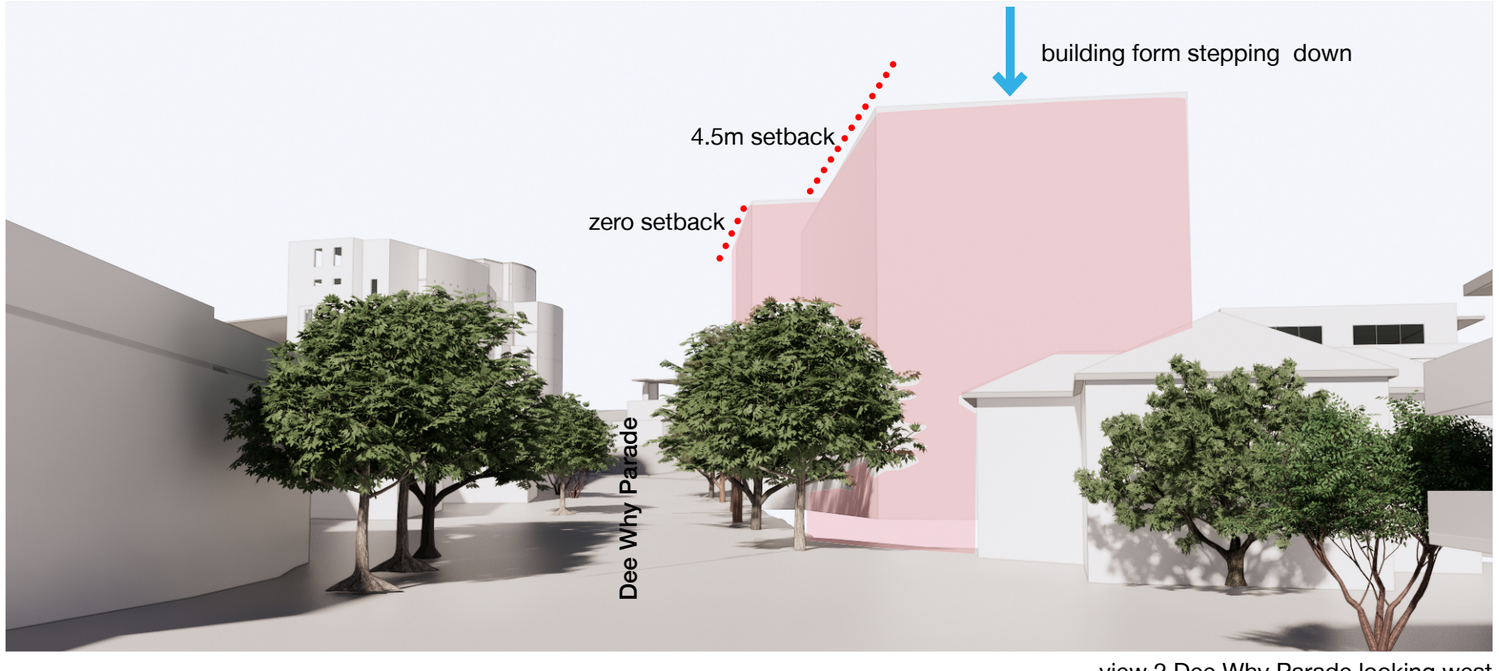
option 3

The massing to view one is similar to option 1, however the building mass and bulk is stepped down to Dee Why Parade. This in turn highlights and celebrates the tower form to the corner element.



view 1 Dee Why Parade looking east

The reduction of the mass and height to the eastern boundary greatly improves the relationship to the neighbouring property and starts to create a hierarchy with the evolving tower element to the corner of Pittwater Road and Dee Why Parade. The setbacks remain the same as per option 1.



view 2 Dee Why Parade looking west

option 3

The reduction in height to the building mass has improved the visual impact of the building mass to this view. This reduction in mass is also starting to develop the tower hierarchy, which as noted is one of the key urban design aspects to the corner treatment. The transition horizontally to the existing Oceangrove still requires development.

view 3 from Pittwater Road looking south

option 4, breaking the mass

Option 4 responds to the feedback from the second pre-DA meeting, which highlighted the requirement to soften the transitions to Oceangrove. We have continued to develop key urban design drivers, the vision for the site and the opportunities and constraints posed by the site. The key developments with this option are as followed:-

1. **Splitting of the built form.** This has enabled us to truly represent the corner element of the site, highlighting the tower form and its hierarchy in the street scape. The two distinct buildings with varying heights also substantially break down the mass and improve the street scape to Dee Why Parade.

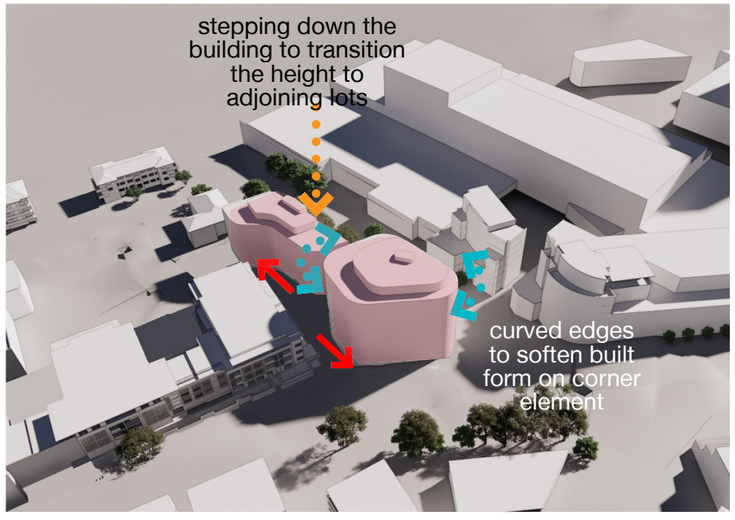
2. **Creating views through the site**. With the splitting of the built form into two distinct buildings, we have created views both into an out of the site. This is a key driver for the existing residents and the living areas and bedrooms that will now enjoy this views and improved light and ventilation.

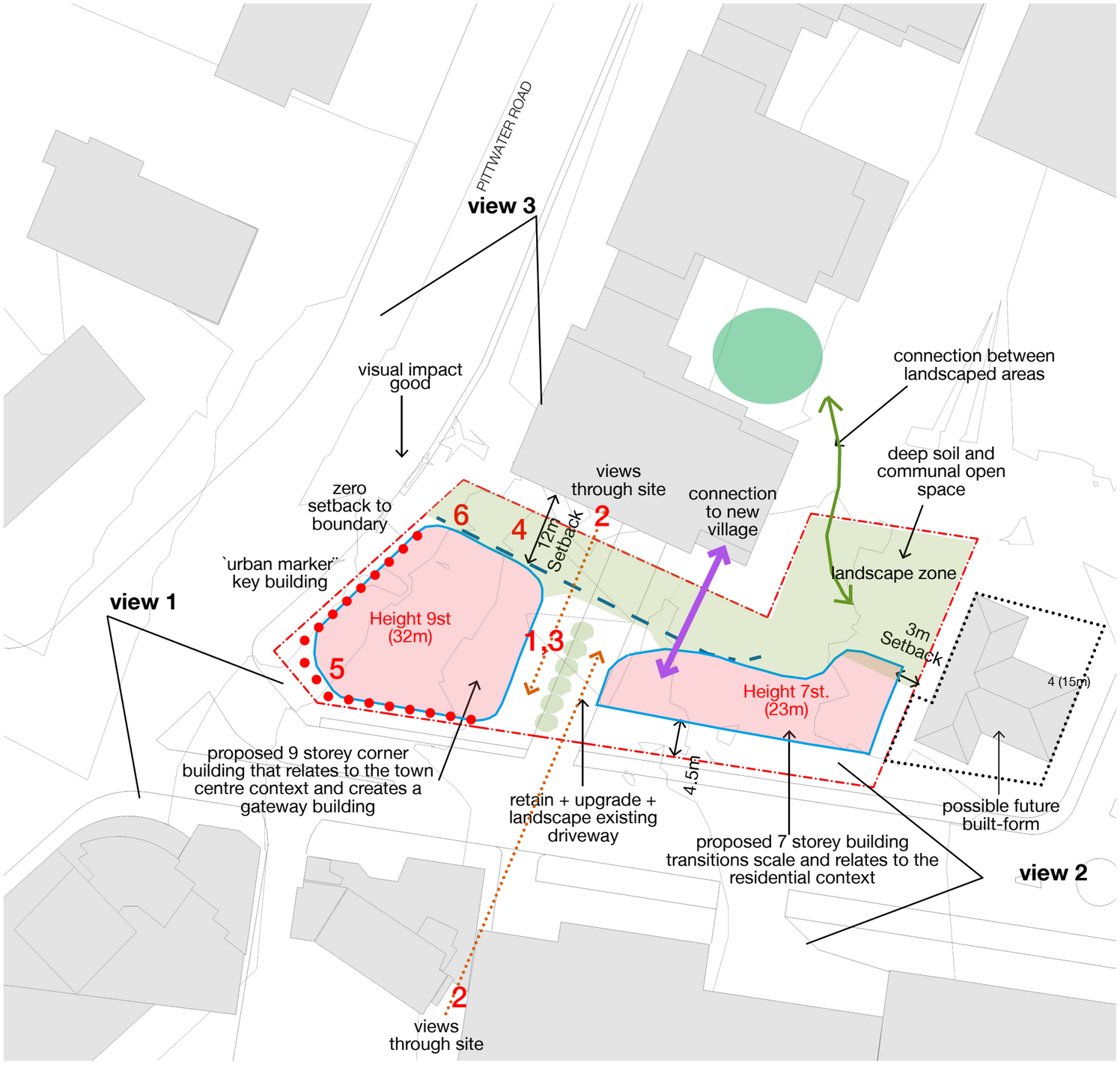
3. **Improved arrival experience.** The existing entry ramp is no longer covered, which improves the overall arrival experience for the future and proposed residents.

4. **Landscaped podium.** A landscaped podium is now being provided between the existing Oceangrove Village and the proposed new buildings. This podium will act as a buffer between the two buildings providing amenity for both sets of residents

5. **Shaping of the built form.** The development of the building form is developing to create a softer, more tactile building language, which is in contrast to the existing Oceangrove façades.

6. **Stepping of the building form.** The creation of the framed podium edge to Oceangrove acts as a transition between the two heights.

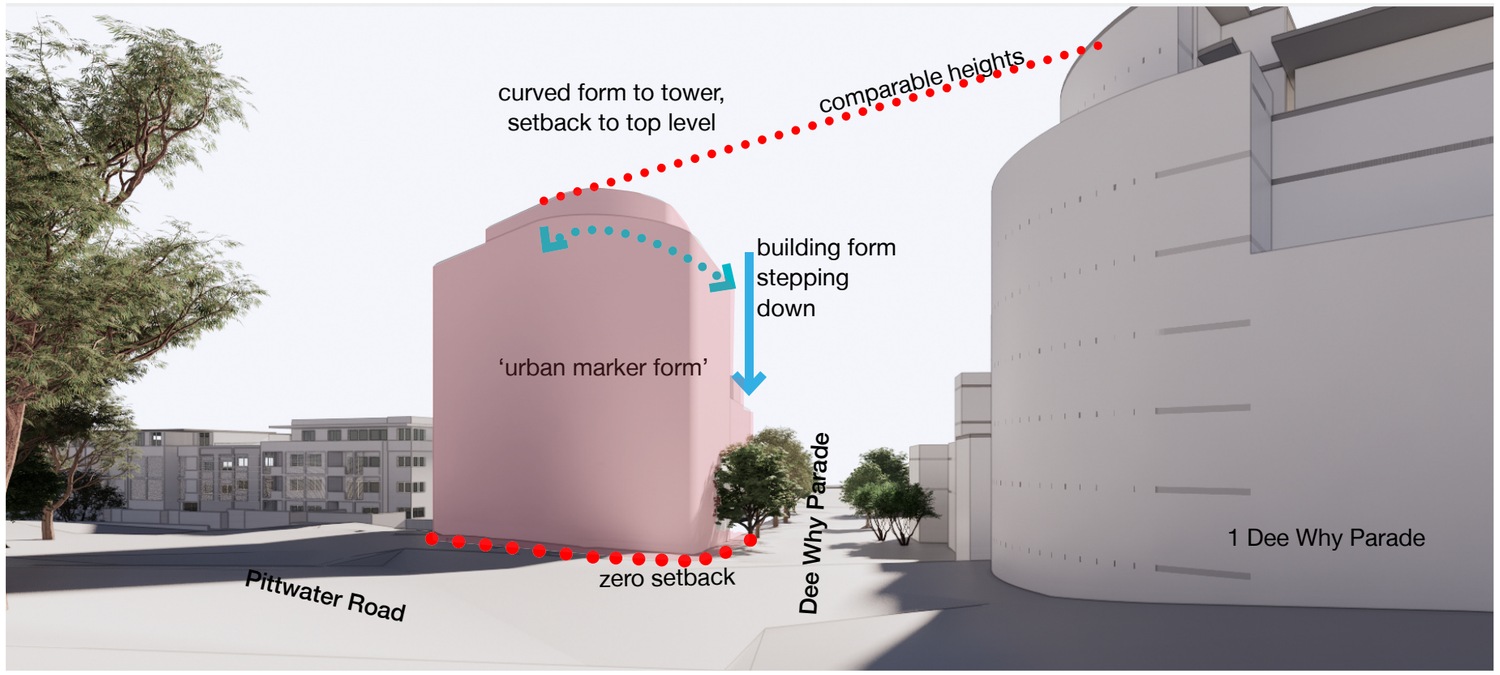




option 4

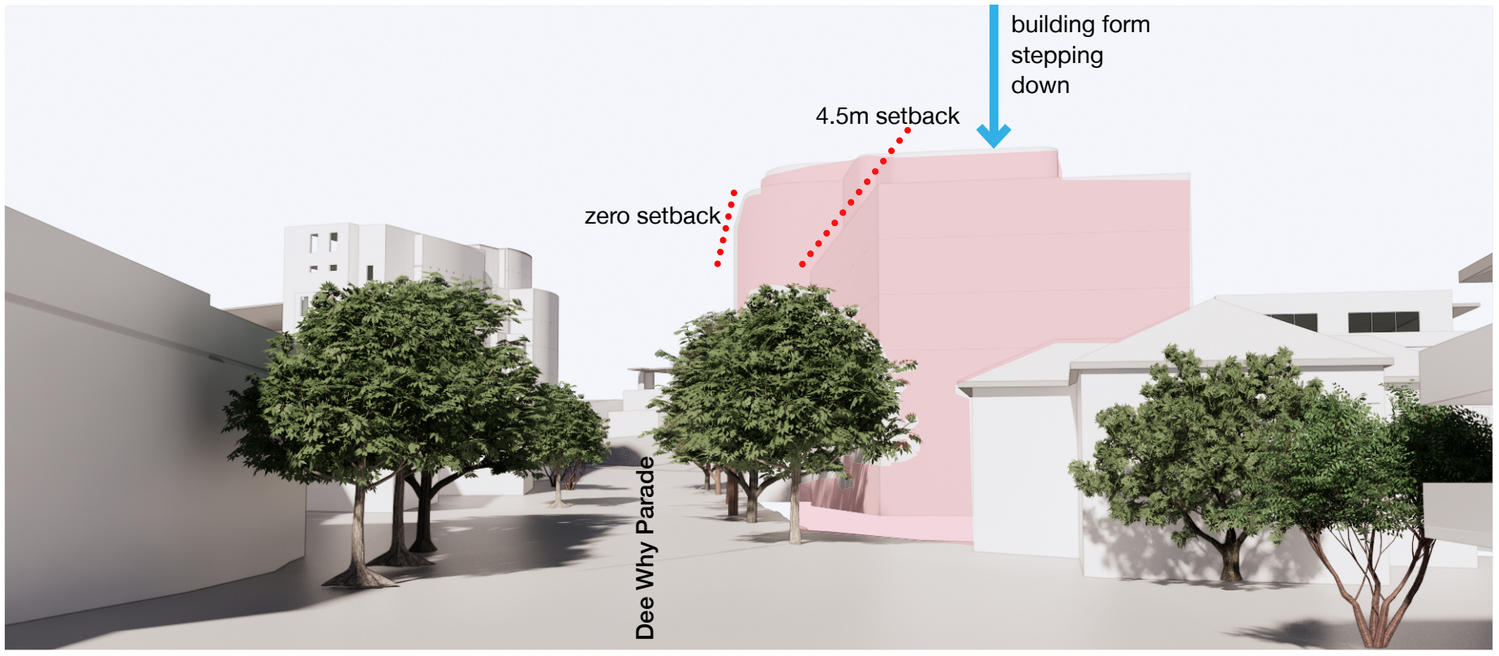
The tower form is now taking shape, with the curve creating a rounded expression to the corner of the site. The breaking of the building further emphasises the corner element and the urban marker, ‘lantern’ framing the view down Dee Why Parade. The additional setback level to the uppermost form creates a softer transition to the tower element and visually is more appealing than a truncated tower to the top floor.

Whilst we are above the neighbouring 27m height of 1 Dee Why Parade, we believe that the additional height is merited. The reason for this additional height is that visually and aesthetically the corner articulation is greatly improved, turning the drab under utilised corner into a built form that can be celebrated. Furthermore, the visual compatibility of the two buildings, the existing and new is clear from street level, and indeed creates a balanced framing of the view down Dee Why Parade to the beach.



view 1 Dee Why Parade looking east

The breaking of the building and the introduction of curved elements to the massing has further improved the street scape to Dee Why Parade. The built form is stepping up from the east, to the west and the expressive tower form to the corner of Dee Why Parade and Pittwater Road.



view 2 Dee Why Parade looking west towards Pittwater Road

option 4

With this option the building form is really taking shape and creating a softer, more expressive facade and transition to Oceangrove. The recessed ‘lantern’ element of the upper most floor is barely visible from this view, but finishes the building in a subtle and softer manner.

view 3 Pittwater Road looking south

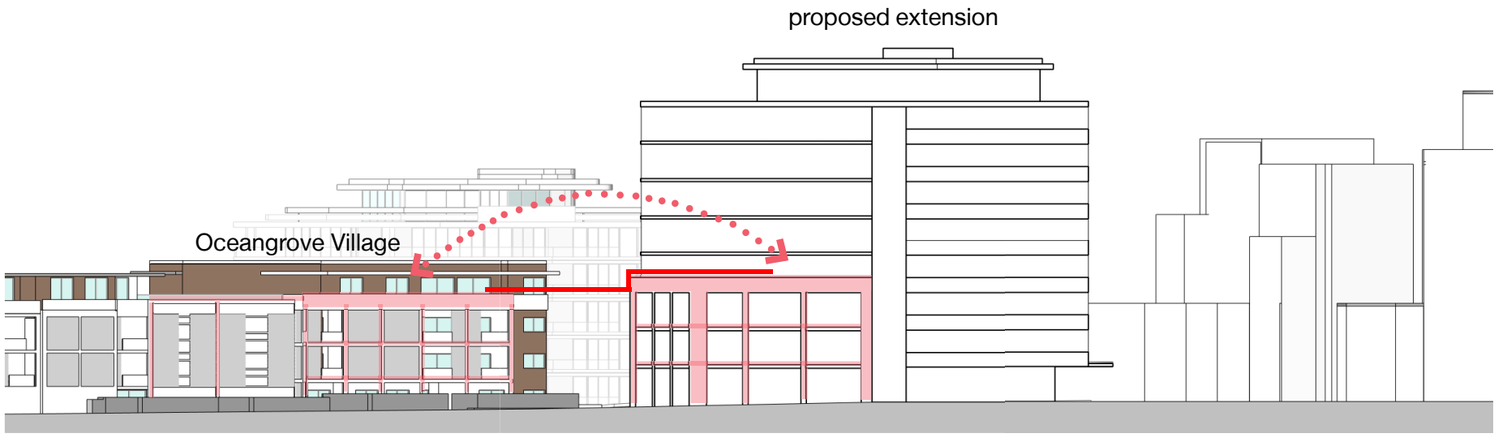
urban design response, facade language

The development of the facade is an important element of the Planning Proposal because of the implicit relationship the new development will have with the existing Oceangrove building. We aim to create a strong relationship with Oceangrove, not only connecting the building physically at the lower level, allowing the existing and new residents to mingle, but respecting and enhancing the strong architectural language of the existing building.

The strong, regular framed element facing Pittwater Road, encapsulate the operable privacy screens creating a rhythm to the facade, whilst the brickwork adds an element of scale, detail and reflecting the local vernacular of the area. The recessed top level with the over-sailing roof form and brise soleil adds drama and a sense of hierarchy to the elevation.

With the new building we have utilised the framed element to create a strong relationship between the two buildings. This framed element on the proposed extension creates a podium language, continuing the scale of the Oceangrove building with the taller tower element growing out from this with a more horizontal bias and curved in form. The podium also creates a step and transition in the facade and a transition between the heights of Oceangrove and the new extension, which was requested by council in the pre DA meeting.

The use of brickwork in the new tower element reflects and honours the brickwork in the Oceangrove development and local area, along with the screening that is used for privacy and solar protection. The topmost levels of the extension also reflect the brise soleil in the existing development creating further synergies and visual queues that assist in the building sitting harmoniously within its immediate surroundings. This familiarity further re-enforces the bond between the new and the existing village which is an important factor not only for the urban design but for the RSL and the future and current residents.



Pittwater Road diagrammatic elevation

Dee Why Parade diagrammatic elevation

existing Oceangrove, with strong framed elements & materiality

proposed extension in context and podium creating a step in scale

materiality creating harmony and familiarity between existing and new

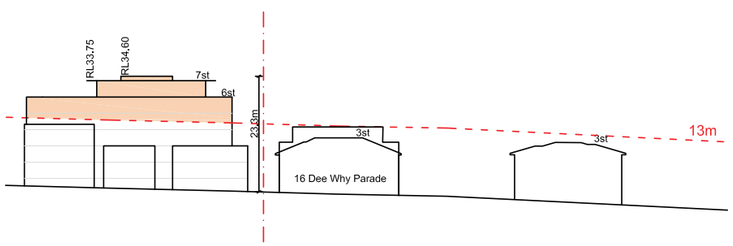
urban design response, facade language

Setbacks and facade treatment to the Eastern boundary

The Eastern boundary to the three storey brick apartment block has been treated in such a way to be able to maximise the proposed building footprint, whist stepping the built form along Dee Why Parade.

We have provided a 6m separation to the existing building, with a proposed blank wall to our facade. As we are proposing an articulated blank wall, the minimum separation distances do not apply from the ADG, however the 6m is a comfortable separation distance to allow for a deep soil zone to the proposed land. The boundary is located within the centre of the 6m zone. This 6m break reflects the typical street scape separation and allows for a new building to be integrated into the development at a later stage.

We have continued the articulation for the framed elements at the lower level of the building, creating a podium. The building form steps back at the third floor to a 9m setback, again with a blank facade, but with articulation. This rises up three storeys with a further 1 storey setback for the roof element, which creates the finished crown to the building.



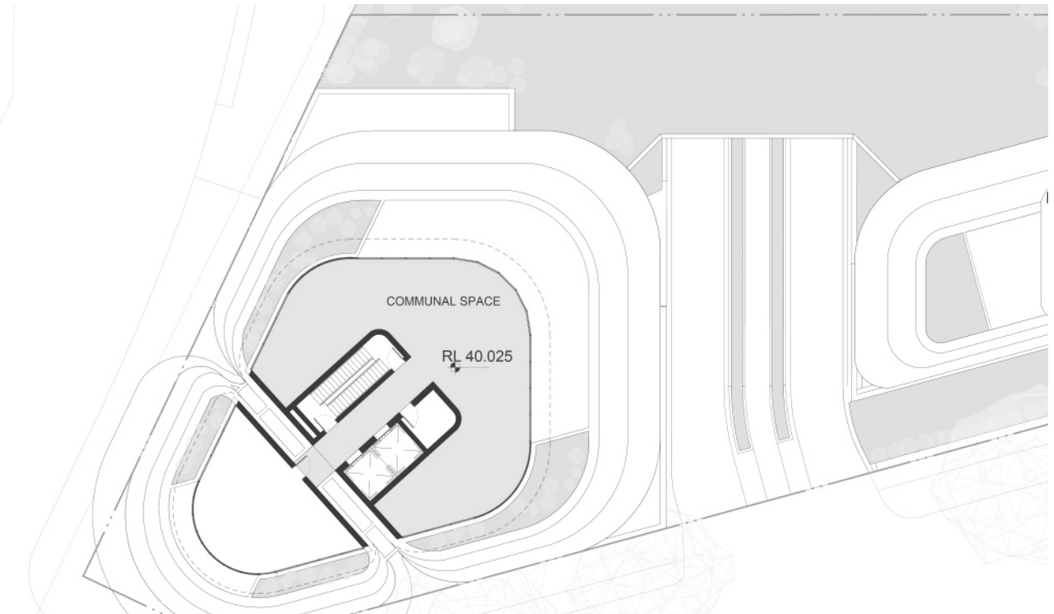
Dee Why Parade looking north

urban design response, corner composition

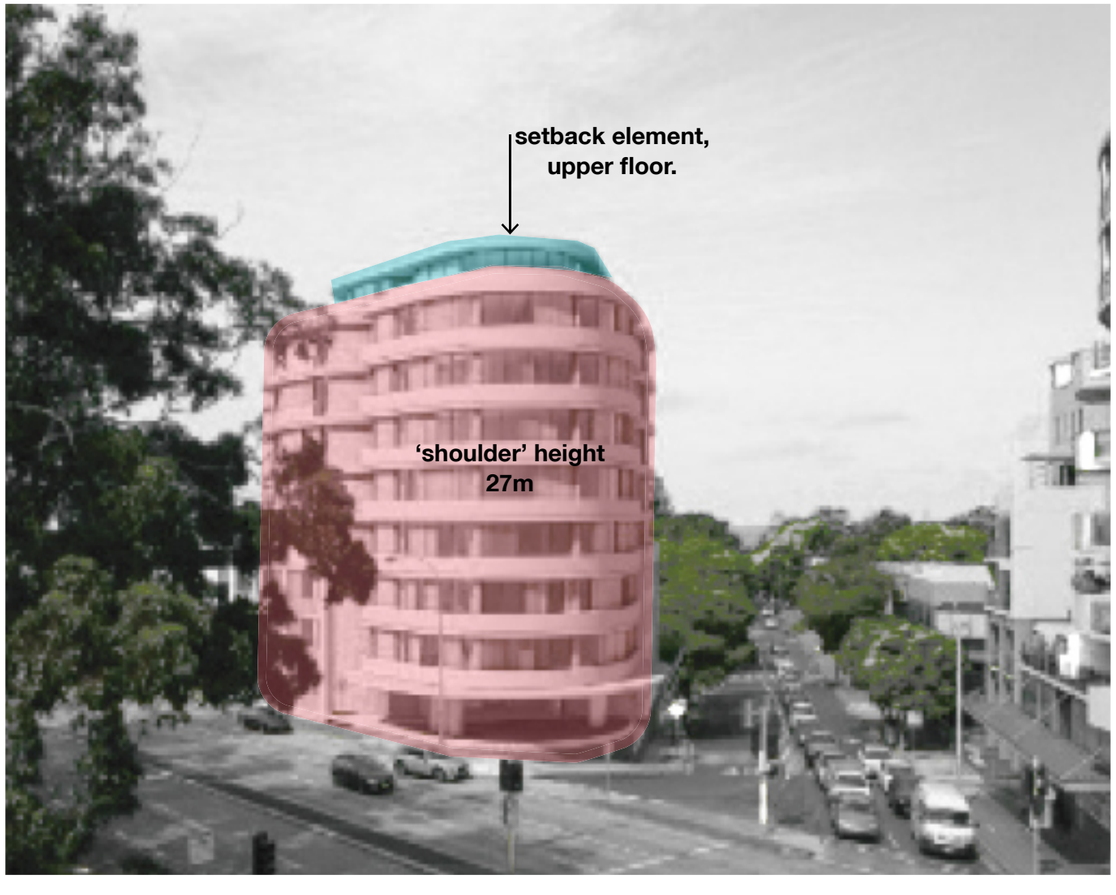
The corner treatment of the tower has been a key area of focus and development for this planning proposal. We have highlighted why this corner is important to the new urban fabric of Dee Why and the relationship with the building across from Dee Why Parade. We have further broken up the scale of the tower element by creating and adding a recess facing Pittwater Road, as seen below in plan. This articulation highlights the curved form of the tower and breaks the tower vertically.

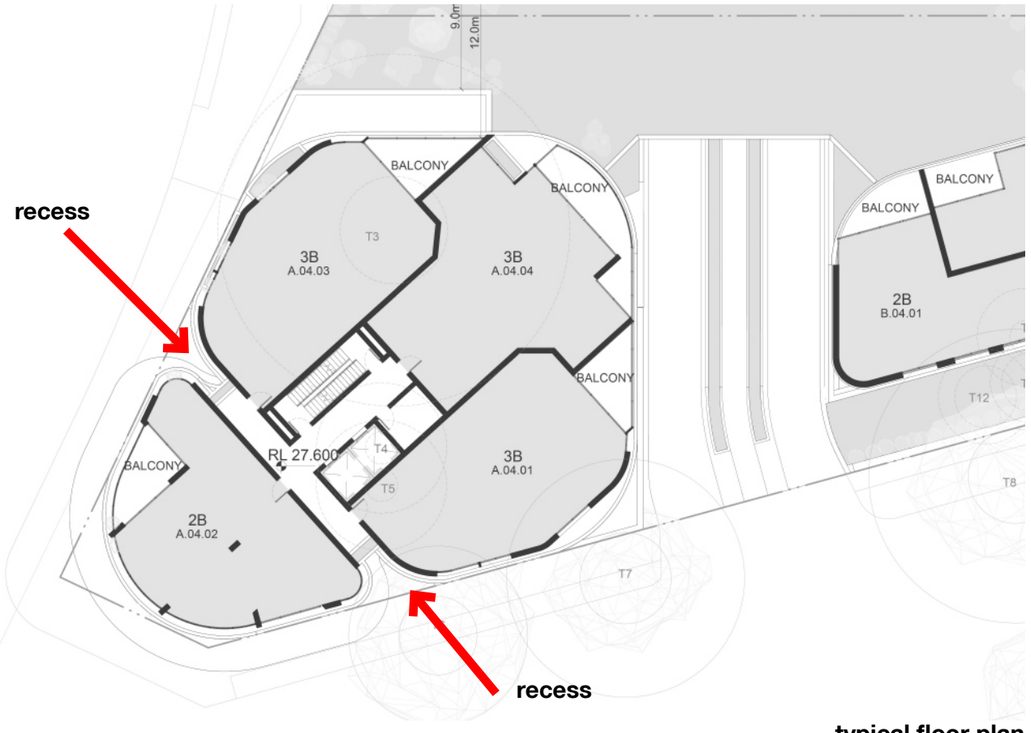
The setback roof element adds a degree of elegance to the tower, although over the 27m height of the existing 1 Dee Why Parade, the framing of the view down the road is evident and the setback creates a well balanced and defined finish to the tower element. The shoulder height of the proposed building purposefully matches that of 1 Dee Why Parades height.

Furthermore, the setback level allows plant to be located in this upper element. As is illustrated on the CGI, no. 1 Dee Why Parade is complemented by the new proposal and the height is commensurate and indeed complements and improves upon the existing street-scape.



upper floor plan

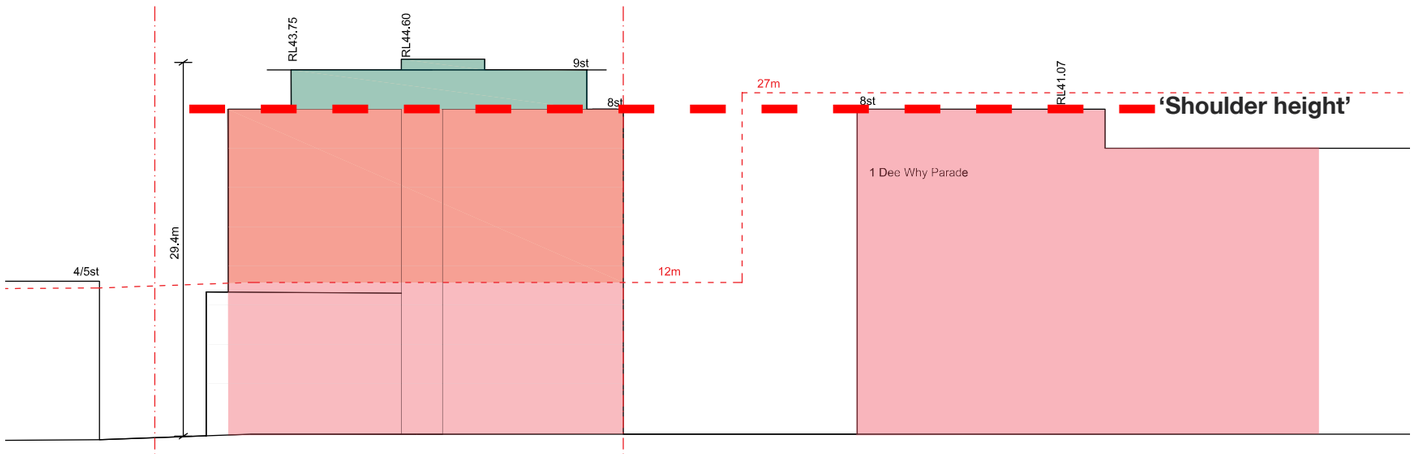


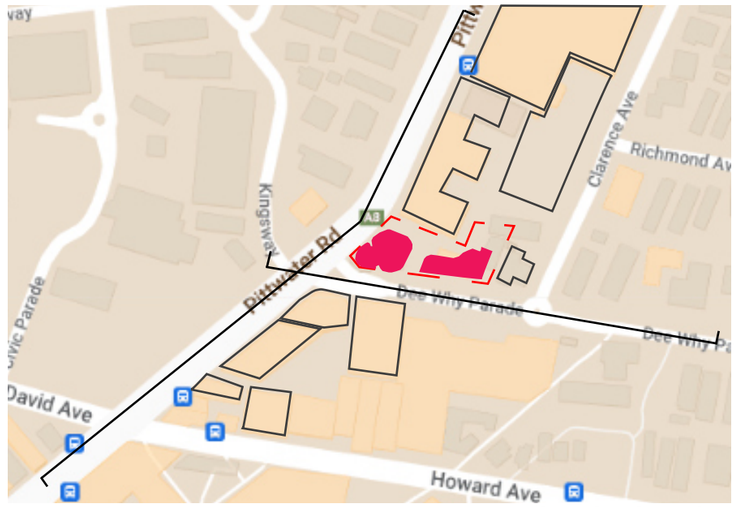


typical floor plan

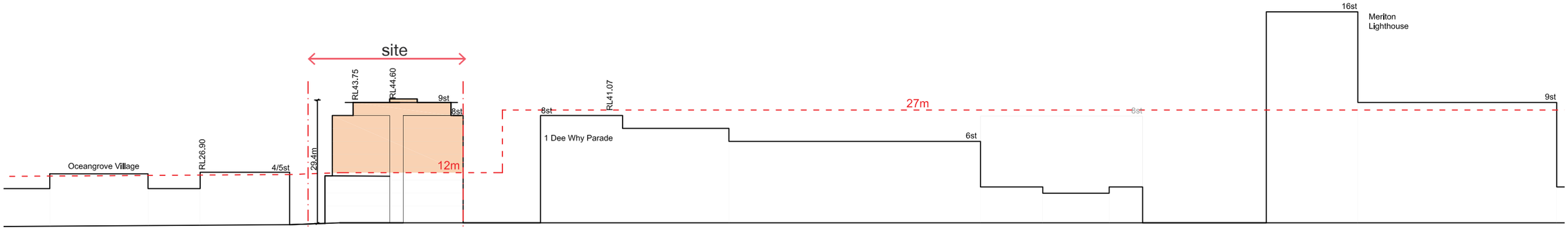
urban design response, building height

The street-scape elevations as illustrated below highlight the proposed desired heights that we are seeking through the planning proposal. The shoulder height and relationship with no.1 Dee Why Parade is evident in the diagram, with the recessive nature of the top lantern element finishing the building form with this setback.

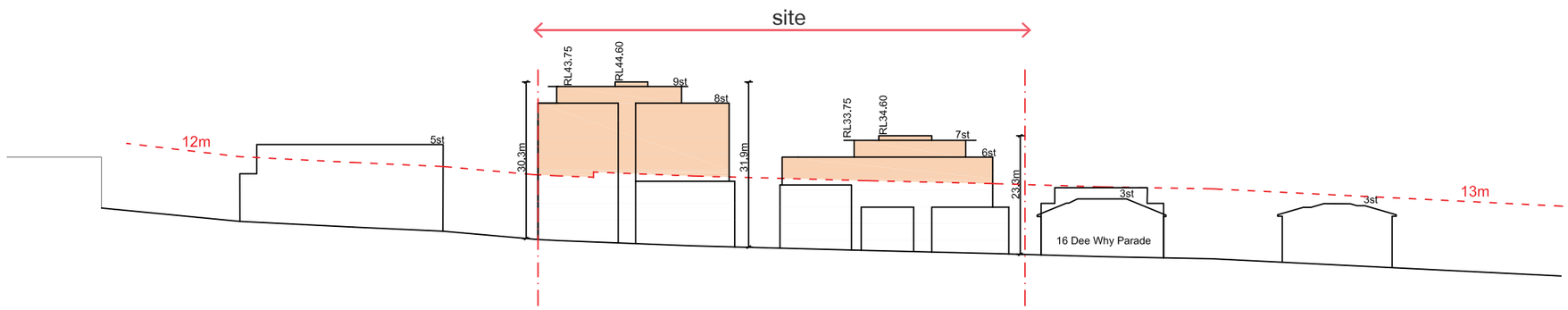




elevation key plan

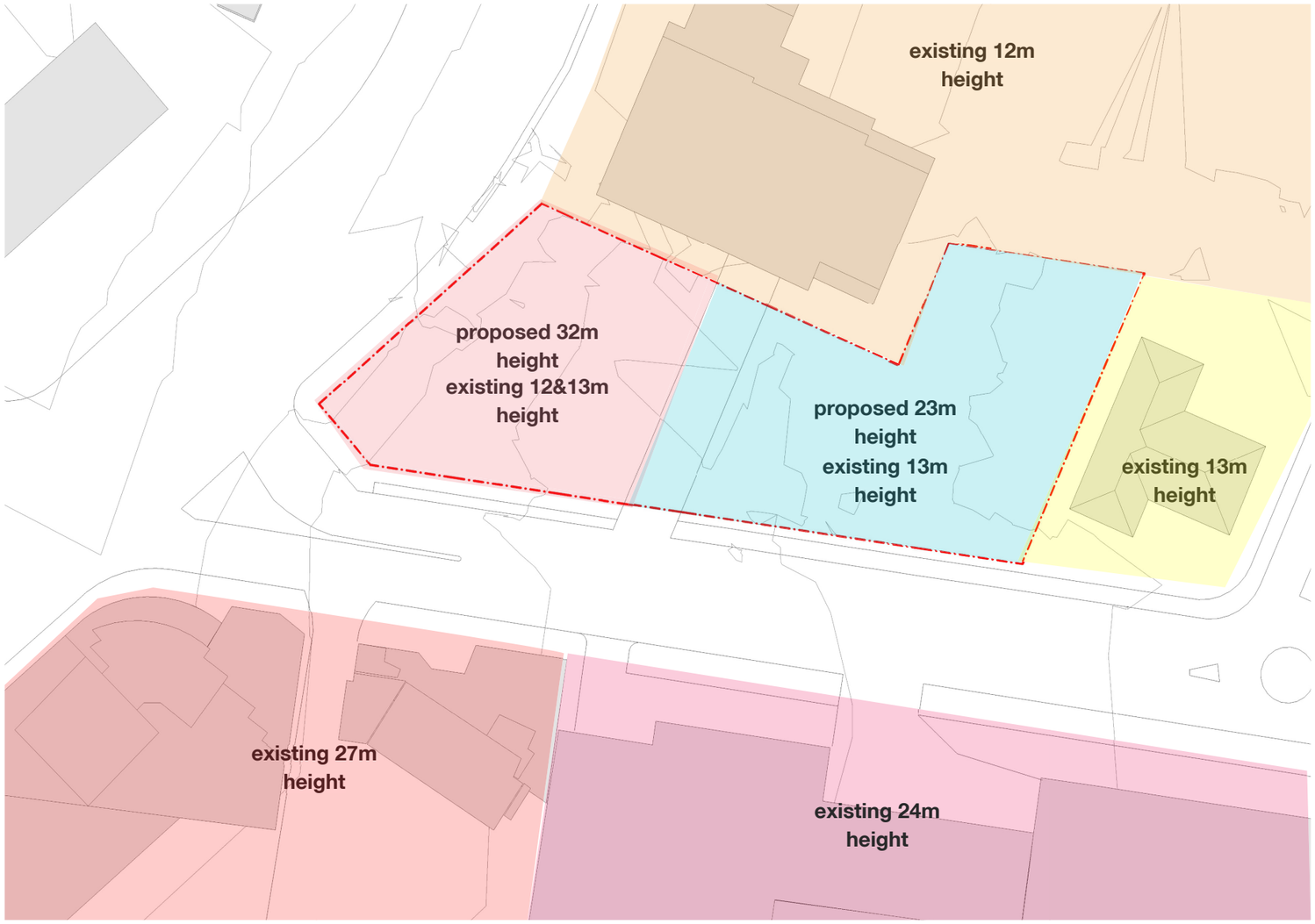


Pittwater Road elevation

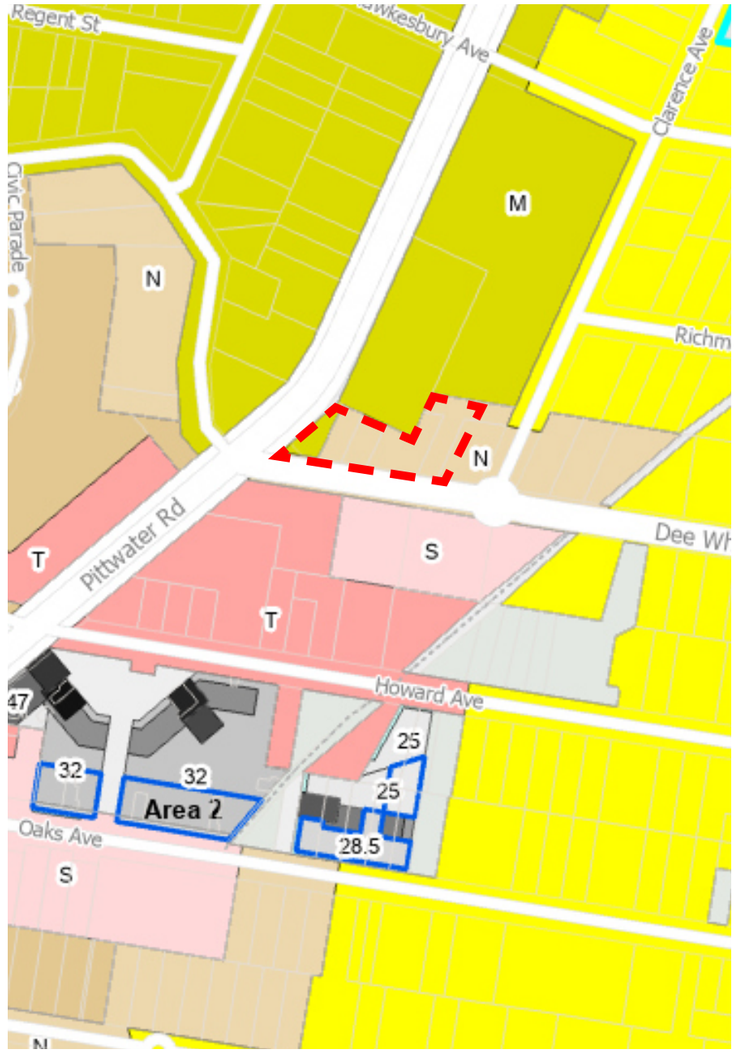


Dee Why Parade elevation

height map



proposed building height map



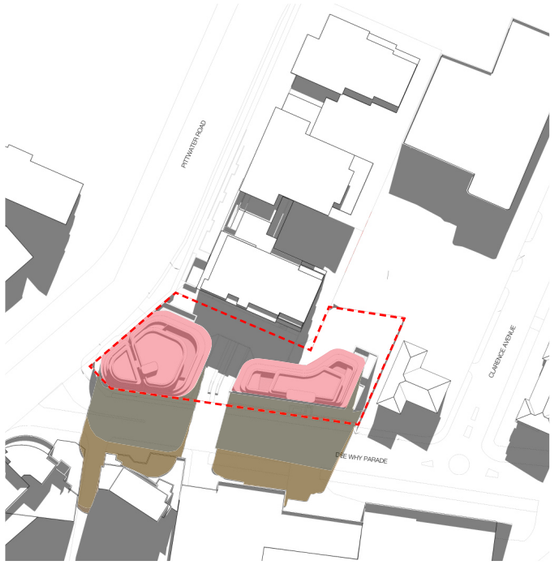
existing building height map

urban design response. shadow analysis, plan view

The proposed additional height has no relevant impact to the adjoining buildings which still achieve the minimum statutory solar access

21st june 9:00am

21st june 10:00am



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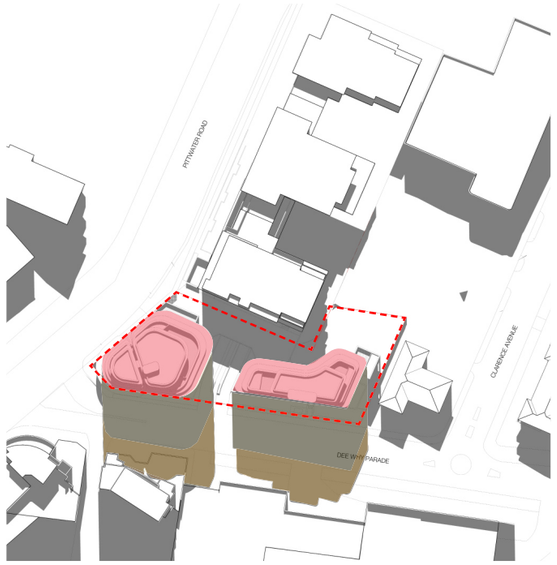

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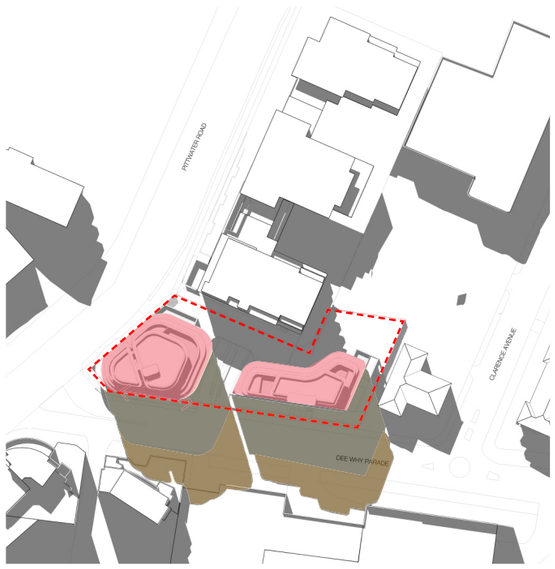

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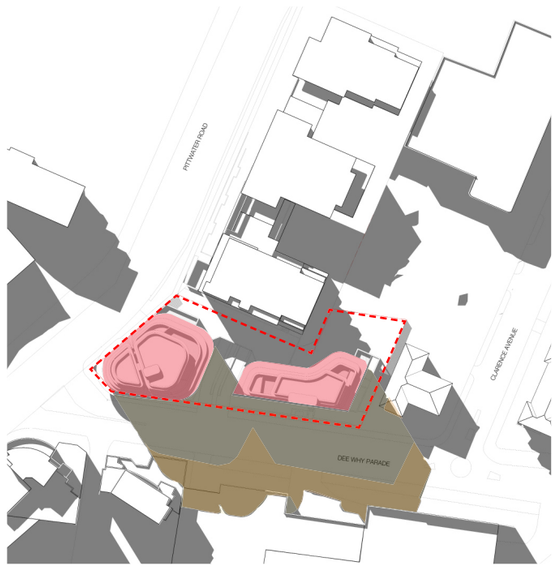

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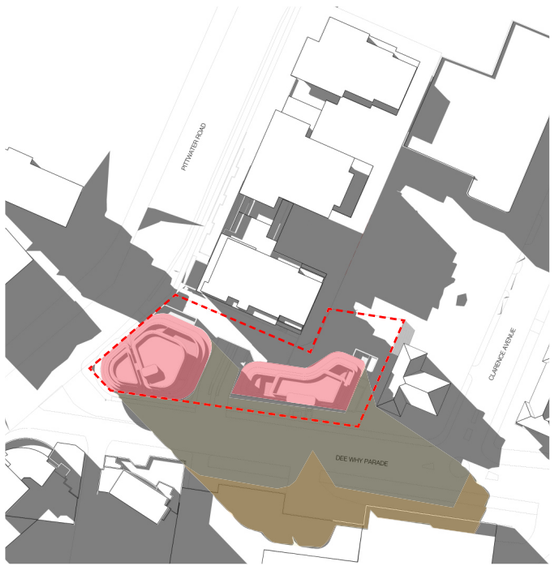
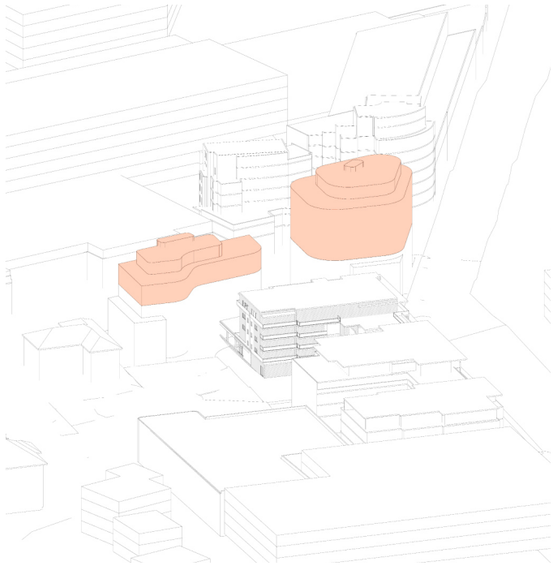


21st june 3:00pm

shadow cast by the volume that breaches the current height limit plane

urban design response. shadow analysis, views from the sun

The views from the sun show the compliant building envelope in white, and the additional proposed height in color.



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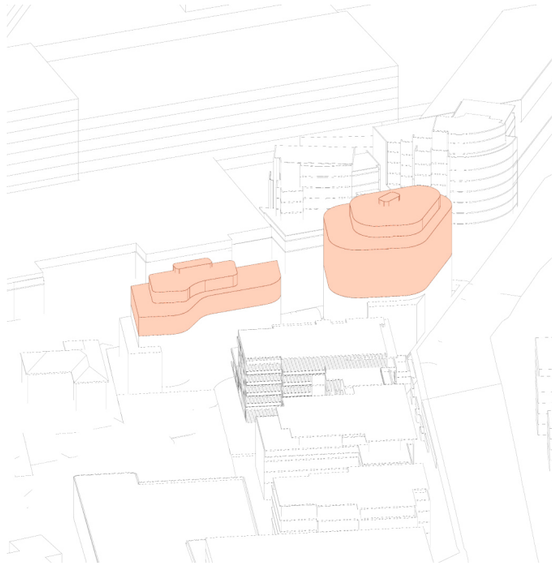

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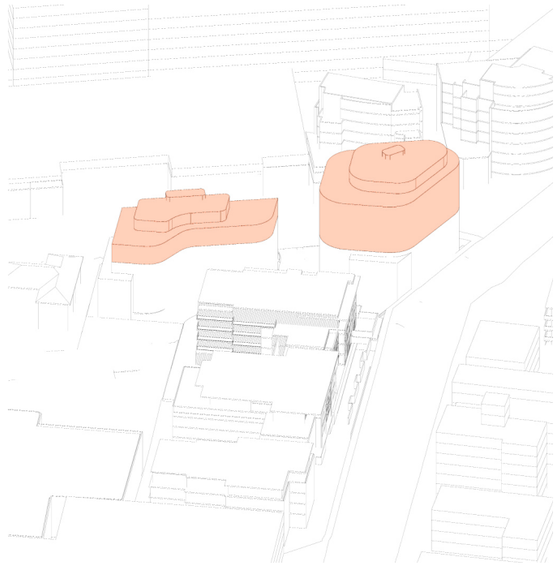

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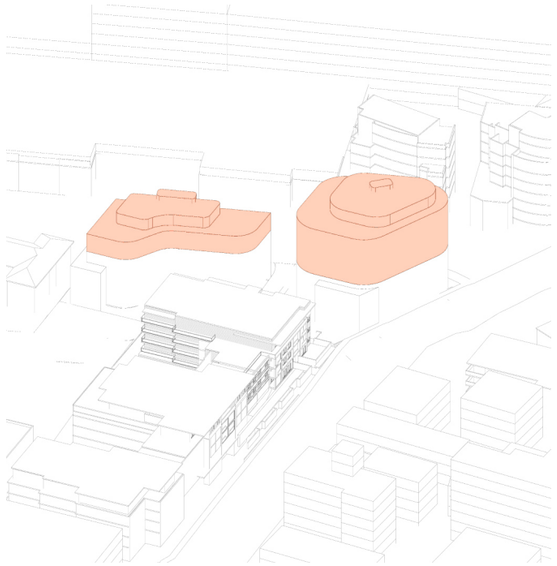

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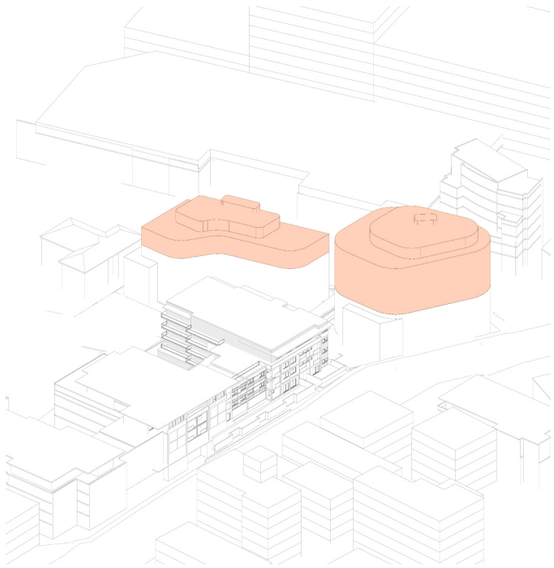

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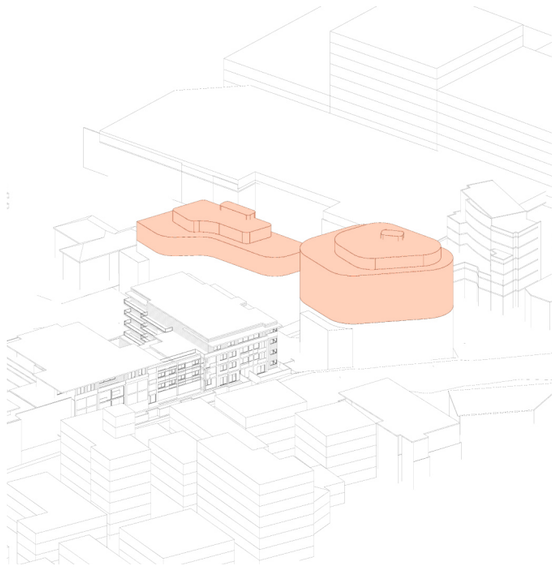

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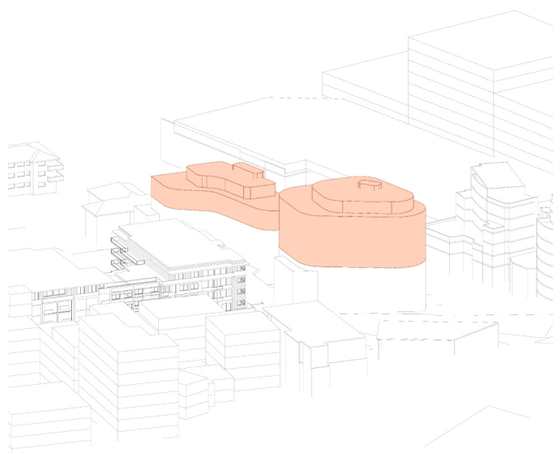

21st june 3:00pm

urban design response, photomontage

corner between Pittwater Road and Dee Why Parade facing north

conclusion

marchesepartners | Life3A

conclusion

With this planning proposal submission we aim to have created a building that responds to its existing surroundings, both in built form and surrounding context. The building sits comfortably within its existing context and aims to improve and celebrate the location and the importance of this proposed building to the local community.

As demonstrated the heights of the buildings sit well within the existing urban fabric and provide a gateway element to and from Dee Why, framing views and creating a transition from the town centre zone.

The apartments will benefit from high levels of solar access and cross ventilation and have access to abundant landscaped areas and communal facilities. The link to the existing Oceangrove Village is an important factor to the success of this development, creating a vibrant connection and legacy for the existing village.

The proposal will provide much needed seniors accommodation and free up housing stock for the local area. The desired future character of Dee Why will be enhanced by this landmark building, creating a new benchmark for design quality.

Indicative development data

Site area: 2,806.9sqm

Proposed GFA: 8,196.3sqm

Proposed FSR: 2.92:1

Dwellings: 51 ILUs with the following mix

27 x 2BED

24 x 3BED

Communal internal area: 805sqm

Deep soil: 522.6sqm (18.6%), Required 15%

Landscape: 960.0sqm (34.2%). Required 30%

Parking: 76 car parking spaces

Building height: 32m and 23m

appendix a, photomontages

marchesepartners | Life3A


Need a Blood Test?
OPEN 7 DA


NO
RIGHT
TURN
HAWKESBURY AV

appendix b, ADG compliance

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indicative layout, ADG compliance table

ADG COMPLIANCE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment	Compliance
PART 3: Siting the Development			
3A Site Analysis			
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The site analysis examined the opportunities for the site including key interfaces with neighbouring lots, potential future development and consistent outcomes with the intent of the current planning controls.	Y
3B Orientation			
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	The development has defined the street frontage to Pittwater Road to the north and Dee Why Parade to the east. Direct accesses from the street have been included on both streets.	Y
	• Where the street frontage is to the east or west, rear buildings should be orientated to the north.	The building is located facing north-west to Pittwater Road and south to Dee Why Parade.	Y
	• Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.	The building is located facing north-west to Pittwater Road and south to Dee Why Parade. The building envelope tries to minimise overshadowing to the surroundings.	Y
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	• Living areas, private open space and communal open space should receive solar access.	The proposed building form complies with the relevant setbacks. The proposal has no relevant impact to the adjoining buildings which still achieve the minimum statutory solar access	Y
	• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.		Y
	• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.		Y
	• Overshadowing should be minimised to the south or downhill by increased upper level setbacks.		Y
3C Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	• Direct access to ground floor dwellings with changes in level to allow for privacy.	GF units are accessed from lobby with direct connection to Pittwater Road Landscaping is provided for privacy.	Y
	• Upper level balconies and windows should overlook the public domain.	Upper level balconies and windows are orientated to allow maximum green outlook over public domain.	Y
	• Front fences and walls along street frontages should use visually permeable materials and treatments.	Fences provide a security line to the street and public domain, yet will be designed to provide a visual connection using permeable materials.	Y
	• Length of solid walls should be limited along street frontages.	Walls facing Pitwater Road and Dee Why Parade are articulated to avoid long blank walls.	Y
	• Opportunities should be provided for casual interaction between residents and the public domain.	The landscaped open space facing Pittwater Road isadjacent to the public domain. A visually permeable fence allows for interaction between residents and public domain.	Y
	• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.	Clear identifiable entries have been provided.	Y
	• Opportunities for people to be concealed should be minimised.	The architectural and landscape design promotes openness and connection of spaces, to avoid dead-ends and the chance for people to be concealed.	Y
Objective 3C-2 Amenity of the public domain is retained and enhanced	• Planting softens the edges of any raised terraces.	Some terraces are located on ground and soft landscaping will be provided to all terrace perimeters.	Y
	• Mailboxes should be located in lobbies.	Located in the main entrance lobby.	Y
	• The visual prominence of underground car park vents should be minimised.	Carpark vent locations and their appearance will be carefully considered.	Y
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	Substation proposed facing Dee Why Parade. Landscaping provided for minimise visual impact.	Y
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	Due to the natural topography of the site, level changes within garden areas cannot be avoided. Easily accessible and gentle sloping pathways will be designed to allow maximum flexibility for all users.	Y
	• Durable, graffiti resistant and easily cleanable materials should be used.	A palette of durable, hard-wearing and easily cleanable materials is proposed.	Y
	• On sloping sites protrusion of car parking above ground level should be minimised.	Basement car parking has been designed to sit below natural ground level.	Y
3D Communal and Public Open Space			
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	**Design Criteria**		
	• Communal open space has a minimum area equal to 25% of the site.	Communal open space has been provided on the roof top(155sqm) and upper (262sqm) and lower ground (464sqm) floors, representing 31% of the site (881sqm)	Y
	• 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).	Complies	Y
	Design Guidance		
	• Communal open space should be consolidated into a well-designed, easily identified and usable area.	The communal open spaces have been provided on the rooftop and ground floor where it is integrated into the development.	Y
	• Communal open space should have a minimum dimension of 3m.	All communal open spaces are dimensioned greater than 3m.	Y
	• Communal open space should be co-located with deep soil areas.	Communal areas located on the lower ground floor is co-located with deep soil area however, communal areas located on the upper ground and rooftop do not have the ability to co-located with deep soil landscaping and vegetation has been provided adjacent this zone for amenity.	Y
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The communal areas provide for a range of activities and separation to suit multiple user groups and activities.	Y
Objective 3D-3 Communal open space is designed to maximise safety		Communal open spaces are designed to be easily accessible and usable by all user groups.	Y
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A	N/A

ADG COMPLIANCE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment	Compliance
3E Deep Soil Zones			
Objective 3E-1 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	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	Deep soil area is 18,6% of the total site area (522,6sqm).	Y
3F Visual Privacy			
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved.	Generally separation between adjacent units allows for privacy. Where there is a possibility of visual impact between windows and balconies, screening will be provided.	Y
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).	Complies	Y
Objective 3F-2 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		Windows and terrace locations and orientations have been considered to maximise access to light and air and provide pleasant outlook without compromising privacy.	Y
3G Pedestrian Access and Entries			
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		The main entries for pedestrians and vehicles connect directly to public domain.	Y
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Access and wayfinding have been designed to allow all user group easy entry from the public domain.	Y
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		N/A	N/A
3H Vehicle Access			
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		The main vehicle entrance to basements is located off Dee Why Parade and designed to achieve a safe, conflict-free streetscape zone of high quality.	Y
3J Bicycle and Car Parking			
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Carparking has been designed to ADG requirements.	Y
Objective 3J-2 Parking and facilities are provided for other modes of transport		Bicycle and motorbike parking spaces have been accommodated.	Y
Objective 3J-3 Car park design and access is safe and secure		Basement car parking has been designed considering safety measures, e.g. , convex mirrors at ramps, kerbs, balustrades and markings where needed.	Y
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Carparking is located in basements and does not impact visually.	Y
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	N/A
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	N/A

indicative layout, ADG compliance table

ADG COMPLIANCE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment	Compliance
Part 4 – Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	41 apartments out of 51 receive at least 2hr solar between the hours of 9am and 3pm at mid-winter. This represents 80%.	Y
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	There are no apartments that do not receive sunlight between 9 a.m. and 3 p.m. during midwinter.	Y
Objective 4A-2 Daylight access is maximised where sunlight is limited.		Large windows and openings have been provided to units with minimum solar access.	Y
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Shading in form of deep balconies and some screening have been incorporated to minimise overheating and glare.	Y
4B Natural Ventilation			
Objective 4B-1 All habitable rooms are naturally ventilated		All habitable rooms have openable windows.	Y
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Large windows and openings have been provided to single aspect units.	Y
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	8 apartments out of 51 are naturally cross ventilated representing 75%. This comply with the minimum required.	Y
	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	N/A	N/A
4C Ceiling Heights			
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	The building has been designed with a grid and floor to floor height to allow all levels to comply.	Y
	• Habitable: 2.7m		
	• Non habitable: 2.4m		
4D Apartment Size and Layout			
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Apartments are required to have the following minimum internal areas:	All apartments have been designed to have a greater than required internal area.	Y
	• Studio: 35sqm	N/A	N/A
	• 1 bed: 50sqm	N/A	N/A
	• 2 bed: 70sqm		Y
	• 3 bed: 90sqm		Y
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	Additional space has been allowed for 2 and 3 bedroom units with ensuite and bathrooms.	Y
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	N/A	N/A
Objective 4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Habitable rooms are designed to limited depths below the requirement.	Y
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Open plan units are designed to limited depths below the requirement.	Y
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	Master- and other bedrooms are designed greater in space then the required area.	Y
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All bedrooms have a minimum of 3m dimension, most are larger.	Y
	Living rooms or combined living/dining rooms have a minimum width of:	Living rooms and living/ dining rooms have been designed larger than the required min width.	Y
	• 3.6m for studio and 1 bedroom apartments	N/A	N/A
	• 4m for 2 and 3 bedroom apartments		Y
4E Private Open Space and Balconies			
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:	All apartments have been designed with balconies to the minimum dimensions or greater.	
	Minimum area:		
	• Studio: 4sqm	N/A	N/A
	• 1 bed: 8sqm	N/A	N/A
	• 2 bed: 10sqm		Y
	• 3 bed: 12sqm		Y
	Minimum depth:		
	• Studio: -	N/A	N/A
	• 1 bed: 2m	N/A	N/A
	• 2 bed: 2m		Y
	• 3 bed: 2.4m		Y
	The minimum balcony depth to be counted as contributing to the balcony area is 1m		Y
	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 15sqm and a minimum depth of 3m.	Ground floor apartments of 3m deep and min 15sqm private open space.	Y
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		Location and treatment of private open spaces has been considered to maximise comfort.	Y
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Private open spaces and balconies are designed to be integrated in building envelope.	Y
Objective 4E-4 Private open space and balcony design maximises safety.		Easy access and use and safety measurement such as sufficiently high balustrades and railings have been considered.	Y

ADG COMPLIANCE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment	Compliance
4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a circulation core is 4.	Y
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	N/A
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Common circulation spaces have been designed to enhance comfort and maximise access to light and air, while providing safe and secure spaces.	Y
4G Storage			
Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	All units achieve the required amount of storage or greater.	
	• Studio: 4m3	N/A	N/A
	• 1 bed: 6m3	N/A	N/A
	• 2 bed: 8m3		Y
	• 3 bed: 10m3		Y
	At least 50% of the required storage is to be located within the apartment.	More than 50% of storage space is located within units.	Y
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Additional storage cages are located with the basements and can be assigned conveniently near the unit's car parking space.	Y
4H Acoustic Privacy			
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Building location and layout have been developed to minimise noise transfer.	Y
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Unit layouts have been designed to minimise noise impact.	Y
4J Noise and Pollution			
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Building location, layout and façade design have been developed to minimise impact of externa noise and pollution.	Y
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		General building layout and design have taken into consideration mitigation of noise transmission.	Y
4K Apartment Mix			
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and		A mix of two bed and three bed apartments has been provided.	Y
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Two bed and three bed unit types provide a mix throughout the corner building.	Y
4L Ground Floor Apartments			
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Ground floor apartments facing Pittwater Road and street frontage activity.	Y
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The ground floor apartments are provided with open areas facing the street, the side or rear boundaries but secured within a fence.	Y
4M Facades			
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		The building has been designed to create a corner landmark, respecting the local character of the area.	Y
Objective 4M-2 Building functions are expressed by the facade			N/A
4N Roof Design			
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.		Roof treatments are integrated and respond to street character.	Y
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		The rooftop terrace provides a large common open space area.	Y
Objective 4N-3 Roof design incorporates sustainability features		Roof area will be utilise to provide a maximum amount of PV panelling.	Y
4O Landscape Design			
Objective 4O-1 Landscape design is viable and sustainable		Landscape design considers the location, potential user group and sustainable treatment.	
Objective 4O-2 Landscape design contributes to the streetscape and amenity		Streetscape and amenity landscaping will enhance the site.	Y
4P Planting on Structures			
Objective 4P-1 Appropriate soil profiles are provided		Soil profiles are provided sufficiently and considering the selection of planting to ensure landscaping to grown.	Y
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Plants have been selected appropriate to location and to ensure low maintenance.	Y
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Planting over some basement areas and at rooftop enhances communal and public open spaces.	Y
4Q Universal Design			
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all		Universal design features allow maximum flexibility.	Y
Objective 4Q-2 A variety of apartments with adaptable designs are provided		100% of units are adaptable	Y
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Universal design features allow maximum flexibility.	Y
4S Mixed Used			
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street			N/A
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			N/A
4T Awnings and Signage			
Objective 4T-1 Awnings are well located and complement and integrate with the building design		Awning is integrated into the overall building envelope	Y
Objective 4T-2 Signage responds to the context and desired streetscape character		N/A	N/A

indicative layout, ADG compliance table

ADG COMPLIANCE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment	Compliance
4U Energy Efficiency			
Objective 4U-1 Development incorporates passive environmental design		Beyond the required BASIX targets and the required ADG provisions, the proposal will be designed with a passive ESD design approach detailed as follows: • The recessed balconies have been developed to reduce the solar access in the summer months and to maximize the solar access in the winter period, targeting a further reduction to the usage of air-conditioning systems. •18,6% of the site has been allocated to deep soil zone, exceeding the minimum required of 7%. •Floor plan zoning based on heating needs (i.e. main occupancy zones faced north) •Summer Passive Cooling and Natural Ventilation •Fixed or adjustable external shading will be provided throughout as appropriate •Minimise direct solar gain •Adjustable internal blinds will be provided as appropriate •Effective cross ventilation - openable windows, ceiling fans, orientation to capture dominant breeze •PV panels and battery storages will be proposed.	Y
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Recessed balconies have been developed to reduce the solar access in the summer months and to maximize the solar access in the winter period, targeting a further reduction to the usage of air-conditioning systems.	Y
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural Ventilation to all units	Y
4V Water Management and Conservation			
Objective 4V-1 Potable water use is minimised			Y
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters			Y
Objective 4V-3 Flood management systems are integrated into site design			Y
4W Waste Management			
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Waste storage facilities are located within basement, with easy access for residents.	Y
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Waste is separated within basement, with easy access for residents. Waste management will be promoted to residents.	Y
4X Building Maintenance			
Objective 4X-1 Building design detail provides protection from weathering		Material choice and overall façade design provide protection from weathering.	Y
Objective 4X-2 Systems and access enable ease of maintenance		Suitable safety systems will be installed to allow easy and secure maintenance access.	Y
Objective 4X-3 Material selection reduces ongoing maintenance costs		Material choice and overall façade design provide protection from weathering.	Y

Summary:

Setbacks: Generally separation between adjacent units allows for privacy. Where there is a possibility of visual impact between windows and balconies, screening will be provided.

Solar access: at least 80% of the units receive a minimum of 2h direct sunlight between 9am and 3pm at mid-winter, 70% minimum required by ADG

Cross ventilation: 75% of the units are naturally cross ventilated, 60% minimum required by ADG

Deep soil: 522.6sqm (18.6%), 7% minimum required by ADG

Landscape: 960.0sqm (34.2%)

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