Hill Thalis
Architecture + Urban Projects

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Project No. 24.44 PT

57 Station Street, Mullumbimby - Development Application
SEPP (Housing) 2021 Chapter 4 | Schedule 9 | Design Principles Report

1.0 Schedule 9 Design principles

1.1 Context and neighbourhood character

An ideally located site in town

This 1 691m^2 site is located in the centre of Mullumbimby township which is set in the lush environment of coastal northern NSW. The site enjoys ready access to the town's public facilities and the shopping centre immediately to the south and west, which provide a range of services for residents.

Mullumbimby has a fine street and lane network, set out on a well-dimensioned grid, which makes the town highly walkable. All major facilities, schools and community facilities. are within a 5/ 10 minute, 400/800 metre walk, while a bus service gives access to other centres in the region.

Mullumbimby

Mullumbimby is a fine compact town in a beautiful natural setting. Historically the green banks of the Brunswick River form the town grid's western and northern extent, while Saltwater Creek to the south is the limit. The former train line, parallel with Station Street, was the eastern limit. The town has since spread to the west and east.

In the original grid, the streets have a generous 30 metre (100 foot) dimension, providing scope for ample car parking, street trees and water management. However the whole town centre, including the subject site, is nonetheless subject to flooding. Accordingly all retail and residential accommodation on the ground floor has been set above the Council-nominated freeboard level.

Heritage Context

The entire historic core of Mullumbimby is designated as a Conservation Area.

A number of distinctive buildings line Burringbar and Dalley Streets, which are the town's main streets These are principally hotels, former banks and commercial buildings. This collection of disparate buildings directly front the street and have a confident urban scale, often with verandahs, parapets and external shading. Disappointingly two of the most sizeable hotels in the town, both on prominent corners along Buringbar Street, burnt down in recent decades, robbing the town of scale and character.

Newer buildings of note are the Mullumbimby ex-Services Club, the Civic Memorial Hall and the recent linear Council Chambers and offices along Station Street, which have a generous double height colonnade.

The site is currently used as a surface car park, with a 1980's era public toilet in the north-west corner, idiosyncratically-designed by prominent local architect Christine Vadasz. Both would be replaced by this Development Application.

Strategic Planning Context

In negotiations with Landcom, Council have identified this site as the most suitable to boost the town's provision of affordable housing in order to attract and keep key workers – people like police, firefighters, teachers, nurses, rural workers, and those who work in the local shops.

This Development Application benefits from the SEPP (Housing) 2023 provisions under Division 1, clause 16, that permits additional Floor Space and Height above the LEP controls in relation to the provision of Affordable Housing.

This design is informed by a thorough analysis of the urban conditions (see urban analysis drawings in DA submission). The scale of buildings in the town centre is diverse, from sizeable

Gadigal Lands
Level 4, 15 Foster Street Surry Hills, NSW 2010
+61 2 9211 6276
hillthalis.com.au

Philip Thalis NSW ARB #6780
Sarah Hill NSW ARB #5285
Nominated Architects
ABN 36 002 939 406

two storey hotels and civic buildings, to single storey shop fronts.

A Positive Street Presence

The proposal's principal address is to Station Street, which is the eastern edge street for the town. To the north are a dozen houses and a Woolworths set back from the street, while to the south there are a mix of commercial properties, surface car parking and the major Council complex.

The site extends through to McGoughans Lane, which serves a number of businesses in the vicinity of the site.

The street frontage is high visibility to Argyle Street, which is the main eastern access into Mullumbimby. Accordingly the design responds of its important urban position, and relates well to the scale and urban character of the more substantial buildings in the centre of town. The Station Street façade is the principal entry with retail built to the street and continuous verandahs above. The other frontages all have 3 – 6 metre garden setbacks, with inset balconies the prominent element. Following the common pattern throughout the centre, car parking and service access is from the lane.

Overall, the design responds to its particular site conditions, appropriately addressing the street and lane frontages.

1.2 Built Form and Scale

Site Planning

For buildings of this type and scale, the site plan is crucial. The building arrangement is similar to many buildings in the centre of Mullumbimby, in that it builds to the street, while having setbacks to the side and to the lane.

The setbacks are tailored to the particular site conditions. To each boundary;

- The front (east) to Station Street mostly has a zero setback, but this frontage does not extend to the northern boundary, thus providing a landscape transition to the houses to the north. The greater setback allows a continuous landscape and strengthens the presentation to the street.
- The setback along the northern boundary is either 3 metres or 6 metres to the face of the balconies, with the glass line generally further setback. The setback is entirely deep soil planting and entry courtyards to the ground floor dwellings for the length of this interface.
- The southern façade varies between 3 and 7.5 metres, except at the street front where there is a zero setback for a short length, in anticipation of the commercial site to the south redeveloping. The upper floors are inset open terraces, stepping back from 7.5 to 9 metres on the second floor. Again at ground level the setback is largely occupied by deep soil gardens, with EV parking at grade on permeable paving.
- To the lane the setback is 3 metres, occupied by driveways and hardstand or deep soil planting to improve the lane environment for all.

The project gains outlook and daylight from all orientations. The extensive communal gardens will allow trees to grow in deep soil, with extensive planting to provide a green outlook for all to enjoy - a clear improvement over the existing carpark.

Building Organisation

The design places a pair of shops to Station Street, with the primary residential entry between them. At ground floor behind the shops is an open but undercover car park, garbage areas and services. Along the northern side are 4 studio apartments that wall off the carparking but are open to the gardens. These studios are deemed under NSW planning rules as a Boarding House, so they also have a small Common Room and veranda, and an independent path entry from both street and lane.

The two upper floors accommodate compact 28 apartments, served by a lift and a pair of open stairs that connect to open-air galleries and double height voids. There are 4 apartments at each end on each floor, with a series of 6 north-facing studio apartments accessed off the open-air galleries along their southern side.

The main communal residential entry is centrally located and addresses Station Street via an inset entry porch, raised above the flood level and accessed by both steps and a platform lift.

The multiple stairs and open communal circulation ensure that there all 28 apartments on the upper floors are cross ventilated.

The north-facing round floor studio apartments have their own street and lane access along the northern boundary, with private courtyards open to the communal gardens.

The single car park driveway is accessed off the rear lane, whereas the existing car park has access and egress to Station Street and egress to the lane. Unlike some older walk-ups flats, the driveway is integrated within the building footprint to decrease its presence and impact, and to allow the site's perimeter to be fully landscaped.

Building Scale and Urban Presence

Consistent with the larger, more characterful buildings in Mullumbimby, the design brings a confident scale and urban presence. Despite being 3 storeys in height, its eaves and ridge heights are similar to the larger older buildings on the main streets.

The facades on all sides have open balconies and inset verandas to provide suitable articulation, amenity and weather protection. The architectural expression is of well-scaled horizontal and vertical elements. The well-proportioned inset balconies and windows are framed by projecting concrete slabs, external shading. These combine modelling, environmental control and privacy.

A broad roof with deep eaves on all sides tops the design, reminiscent of such roofs which so typify regional Australian settings.

The proposal creates an appropriate urban presence and coherent architectural expression to the primary street and boundary frontages.

1.3 Density

Density Appropriate to Context

The proposed density is within the permissible 0.975:1 – which adds the 30% FSR bonus in the SEPP (Housing) 2023 to the applicable 0.75:1 LEP controls. This is appropriate to this convenient location with good levels of amenity. The site is well located close to public transport, shops and a wide range of public facilities including community buildings and schools.

This DA has a total of 28 apartments (subject to ADG) and 4 studios (as Boarding House, technically not subject to ADG) in a variety of configurations. The project adds to the area's housing stock, with a range of affordable dwellings suitable for either singles, couples or small family groups. The site will be particularly attractive to those interested in taking advantage of Byron Shire's many attractions, nearby towns, the rivers and parklands, coastal walks and beaches, shops, education and employment in the wider area.

The individual apartment plans are tailored to the particular site conditions, very cognisant of orientation and urban situation.

Therefore the proposed development provides an appropriate type of accommodation that supplements the LGA's existing housing stock. The purposeful site planning, generous setbacks, extensive landscape areas and the high levels of amenity throughout demonstrate that the project is not an overdevelopment of the site.

Density promoting housing choice

A mix of plans are proposed, with diverse architectural characters and qualities. The 28 new dwellings and 4 ground floor studios offer a range of sizes and internal arrangements, tailored to the particular site conditions.

The mix of dwellings comprises;

- 6 x 2 bedroom apartments;
- 10 x 1 bedroom apartments;
- 12 x studio apartments;
- 4 Boarding House Studio apartments (not subject to the ADG controls)

The 4 ground floor garden apartments have direct garden access, & their own verandas.

All apartment sizes exceed those in the ADG, and there are a number of apartments on the upper floors with generous balconies.

Therefore the proposed development provides a mix of accommodation to support the needs of a future population. The high levels of amenity achieved demonstrate that the project is appropriate to the site.

1.4 Sustainability

BASIX

The project is fully compliant with BASIX. The roofs will have solar collectors

Compact Living and Urban Renewal

The development of this site promotes compact town planning principles and is consistent with a raft of planning objectives.

Sunlight and daylight

The substantial majority of apartments receive controlled solar access to living areas and their various balconies and terraces. All windows and sliding doors have projecting hoods and wide balcony overhangs. Winter sun will penetrate deep into many apartment plans have a considered depth to facade ratio. The setbacks and screen planting provide privacy to the neighbours on the north, west and south boundaries.

The site planning and building design maximise the benefits of passive solar design to all dwellings, as measured on the shortest day of the year;

- 23 of 28 dwellings (82%) exceed the heightened 3 hours mid-winter sun between 9am and 3pm – well in excess of the 70% ADG requirement;
- Exceeding the minimum standard, a good percentage receive sun for full 6 hour 9am – 3pm period;

- The 2 dwellings that get their best light from the east receive approximately 1 – 1.5 hours mid-winter sun between 9am and 3pm. Additionally these apartments receive sunlight from sunrise up to 9am, and will receive more sun all year round, so their performance is satisfactory;
- The 4 predominantly east and west facing dwellings that open EW to the south-side courtyard will receive good sun for the majority of the year, if not on the shortest day of the year.
- There are no single orientation south dwellings (0%), whereas the ADG allows up to 15% receive no winter sun.
- All dwellings have private outdoor space that is open to sun and green outlook;
- The projecting eaves, hoods and balconies ensure that there remains adequate protection from summer sun and heavy rain.

1.5 Landscape

Landscape Design

The site is currently an asphalt surface car park, with some perimeter planting. This proposal substantially increases the amount of deep soil planting, increasing it to 30% of the site area. The ADG only stipulates 7% deep soil landscape area for a site of this size.

The deep soil is provided around the side and rear boundary setback, to allow the planting of larger trees. The side boundaries have continuous planting, with deep soil to allow the sustainable growth of screen planting, to the benefit of both future residents and existing neighbours.

The concept landscape design has been carried out by a qualified landscape architect. The design takes advantage of the site conditions and features courtyard gardens, planted upper terraces, and large communal courtyard gardens.

The arborist has identified a number of trees on the site to be retained, as shown on the DA plans. They have assessed the impact of the new works on the trees' Critical Root Zone, and noted the larger areas of deep soil available to the trees.

Communal Open Spaces

The proposal provides future residents with a variety of communal landscape spaces for the use and enjoyment;

- The northern courtyard acts as the primary address point for the Boarding House studios, but is also readily accessible to the residents above as it is connected by a pair of open stairs, with through connections at ground floor to the southern courtyard and rear lane. This generous Courtyard combines private and communal areas.
- The southern courtyard is open to the car park, and connected by a third common stair to the apartments communal terraces above.
- The upper levels have open terraces as part of the communal circulation system, with amply opportunities for residents to personalise these generous spaces with there own planting.
- The landscape architect has also proposed new tree planting in front of the site on Station Street.

Communal Open Spaces within the site total; 625.3m^2 with 507.3m^2 on GF and xxm^2 of communal roof terraces. Together, these communal spaces occupy 37% of the site area (the ADG targets 25%).

The combination of these varied communal spaces will give future residents multiple opportunities to enjoy landscape spaces within the site. There are many extraordinary landscape spaces publicly available within easy walk of the site.

Passive cross ventilation

All primary private open spaces open directly off living rooms and offer protection from direct sun to interiors in summer. 28 out of 28 dwellings (100%) have excellent cross ventilation – well in excess of the 60% ADG requirement. The dwellings have been arranged to exploit good cross flow ventilation, and will enjoy the ability to manipulate differential air pressures through the careful selection of window types on opposing elevations.

Most dwellings can be cooled via passive means through their open cross sections and corner positions, which can be assisted with air movement by ceiling fans, boosted if desired by air conditioning.

Passive sun control

Sun control, in the form of inset balconies, roof and awning overhangs, deep reveals, the planting and the like is provided to living area and habitable room windows which have west, east or north orientation.

Minimising energy usage

Through the detailed design, energy use is also be reduced by;

- All kitchens are within 8 metres of operable windows, and a good percentage are on the façade with openable windows;
- The careful selection of elements such as low energy bulbs to common areas, motion sensor lighting and the like;
- All lobbies and common stairs on all levels are open air, with excellent natural light and ventilation;
- The roofs are fully insulated.

The gardens and associated planting aid the creation of a suitable micro-climate, especially in the courtyard spaces.

1.6 Amenity

Well-planned Arrangement with High Amenity

The building form accommodates all dwellings with corner or cross flow ventilation. The combination of site planning, planting, window design, orientation and solar controls also maximise cooling in summer and heating in winter. The distribution and apartment planning are all efficient, minimising corridor space and maximising habitable areas that open out to outdoor areas.

Limited Number of Apartments per Core

A fundamental characteristic of the project is the generosity of the communal gardens and circulation. This both individualises the apartment entries and ensures much better environmental performance for the apartments. The common stairs at each end are spatially dramatic, with double height voids and galleries, shelter from the elements while being open to light and air.

Well-Planned Apartments

All apartments are carefully planned to maximise useable area, amenity, storage and a sense of space. Every living room and bedroom in every dwelling complies with ADG minima. All apartment areas satisfy the ADG.

Appropriate Private Open Spaces

All dwellings have generous private outdoor spaces, and are located to take advantage of sun and outlook. All balconies meet the ADG sizes as a minimum, and a number of dwellings have more spacious private outdoor spaces. Additionally the communal circulation spaces are configured as generous open galleries, with additional potential for use, planting and socialisation.

Balcony Design

All balconies are of inset rather than projecting form, making them more useable for longer periods of the day and year. This also allows multiple rooms to open to balconies, and allows a more complex play of light and outlook within the apartments. On the first floor to the street and lane, the balconies have solid spandrels to ensure privacy, protection and a coordinated architectural presentation. Where privacy is less of a concern, the inset and upper balconies have angled blade balustrades.

Privacy Between Dwellings

The provision of outdoor spaces has been arranged to ensure that each dwelling has ample privacy, both within the site and to neighbours. Careful consideration has been given to the dimensions of the courtyard gardens, as building separation meets ADG minima – 3, 6 and 9 metres. All courtyard spaces are planted, with planting that will further assist privacy and microclimate.

Ceiling Heights

In conformity with SEPP 65 and the ADG, 3.0 metre floor to floor heights are provided in order to achieve 2.7 metre high ceilings as a minimum in all living and bedroom spaces.

Servicing and Car Parking Provision

Bike parking is conveniently located in secure areas within the carpark. Services and metering are compactly located with the car parking, which is located directly under the building footprint.

Garbage Rooms

Garbage rooms are conveniently located at grade, opening directly to the rear lane. There are separate bin rooms for the residential and retail components, all sized by a waste consultant.

Storage

All dwellings have adequate, ADG-compliant built in storage, and many apartments have considerably more storage than the ADG benchmarks.

1.7 Safety

Security within the site

Safety and security to both the street and within the site can be provided by passive surveillance from all apartments. The site perimeter is secure and the main street entry and side gates will have self-closing security gates with intercom. The car park is wholly within the secure area.

Internally the clear and transparent circulation pathways and prominently-placed stairs provide the conditions for a safe and secure environment.

Access and safety

All communal areas, the gardens, the roof terraces, the basements and all circulation levels are accessible. Access and BCA assessments have been carried out, and their recommendations incorporated into the submitted DA design.

The ground floor levels comply with Council's flood and freeboard requirements.

1.8 Housing diversity and social interaction

Affordable Housing

The scheme utilises the Affordable Housing Floor Space and Height provisions and bonuses. This is a major contribution to boosting housing diversity and social inclusion in an area that is becoming much more expensive.

Street Presence and Neighbourhood Interaction

The location is integral to Mullumbimby, being on a gateway site with neighbourhood vehicle and pedestrian traffic. The site is suited to active residents who like to walk and cycle, and who would appreciate the proximity to the local amenities and the superb environment.

A continuous brick seat presents along the Station Street footpath, negotiating the raised flood levels while presenting a generous interface to the shops, to residents, visitors and passing pedestrians. The shops to the street will help to integrate the scheme with the locality, and encourage interaction and exchange. The future residents of the scheme can therefore become part of the neighbourhood.

The ground floor dwellings have gates for security to both the street and lane.

Housing Diversity

Remarkably the scheme has 12 different apartment configurations, from studio to 2 bedroom apartments in various configurations. The apartments subject to the ADG range in area from 35m^2 to 73m^2. This provides excellent diversity and choice to support the community, and tailor to a range of housing needs and desires.

Adaptable Housing

The scheme includes 3 adaptable apartments and 1 adaptable Boarding House studio. In addition, all apartments are Silver Level. All apartments have wheelchair access to their front doors. All communal spaces at all levels can be visited by those less able. Paths are all at compliant grades, or more gentle wherever possible.

Communal facilities

The main entry promenade, open foyers, a lift, site facilities, generous terraces and expansive communal gardens should all ensure a sense of community for the future inhabitants.

Circulation areas, including stairs and landings, are clearly denoted and have outlook to the garden courts, and multiple oblique views between the upper terraces down to the gardens at ground floor.

The ground floor parking has garbage rooms, bulky goods store, visitor parking, EV charging, service areas and bikes conveniently distributed. There are 3 open escape stairs, integrated with the landscape and giving additional access to the car park level.

Communal Terraces

The building has exceptionally generous, well-designed communal terraces., which allow for casual socialisation and personalisation.

1.9 Aesthetics

Mullumbimby Modern

The scheme develops its architectural character from its location and associations; the façade's serene horizontal lines and deep shadow echo those of the town's best veranda-ed facades, their hoods, balustrades and projecting eaves.

The character is understated, reinterpreting well understood architectural elements to form a controlled contemporary design, with an emphasis on economy of means.

A controlled palette of materials

The project uses the following range of materials in a rational and coordinated design;

- The visible elements of the ground floor and some party walls are in a red-coloured brick, echoing the red bricks of the town (the original brickworks produced red bricks, though of a questionable durability)
- within the car park, the structure will be an exposed concrete block
- the continuous seat to Station Street footpath will be a combination of matt and glazed bricks
- horizontal metal siding and aluminium balustrades used on the upper storeys, echoing the pressed metal facades that used to be a prominent feature of the town
- a subtle range of colours will be used on the fibre cement sheeting within the balconies
- a large metal roof with generous eaves caps the design, relating well to local precedents

The facades will be complemented by the vegetation, which uses a palette of endemic plants to relate to the lush local environment.

A rigorous architectural expression

The aesthetic qualities of the project develop from the calibrated site planning and building envelopes. The massing and scale, the stepped form of the gallery access, the thresholds to the street and courtyards all are carefully developed architecturally.

Environmental performance coupled with amenity

The architectural and landscape character express in a positive way the environmental and amenity objectives embodied throughout the design. For example the balconies are designed to provide amenity with privacy, and have a rhythmic presence in the elevations. These are supplemented by the larger gathering spaces provided in the communal gardens.

A model apartment type

The form and scale of the facades relate to the better urban precedents of Mullumbimby's building stock. The design is a refined model for such types, and can help set the direction for other new buildings in the town.

The three-dimensional design provides appropriate modulation and the detail is resolved in a confident contemporary way.

1.10 Summary of design quality features

The proposed transformation of 57 Station Street in Mullumbimby has been carefully considered to achieve a high quality architectural and urban design resolution, including;

- The **site is ideal** for high quality apartments.
- The site is situated on the edge of the coastal landscape and within walk of a range of transport and local facilities, and therefore is **ideally located for urban consolidation**.
- The project **provides a positive presence to its street frontage**, and car parking, escapes and services are discretely located.
- The scheme provides much-needed Affordable Housing for the community, thus **boosting housing diversity and social inclusion**.
- The project has a **distinctive architectural character and scale** that will be an appropriate addition to the heart of Mullumbimby.
- The **extensive landscaped spaces** provided, which include generous areas of deep soil planting, are of the equal benefit of future residents and the adjoining natural areas.
- The **communal courtyard gardens** offer environmental qualities, amenity and potential sociability for the future residents.
- The **communal terraces have an exceptional generosity** and character, and will offer residents and their visitors outlook to an extraordinary landscape.
- Continuous **landscaped setbacks to each frontage** have been carefully considered.
- **Environmentally Sustainable Design (ESD)** has been holistically incorporated into many aspects of the project.
- The project will create a **high-quality residential environment** for future residents, offering a range of generous and well-planned apartments with character and high amenity.
- The proposal **satisfactorily considers the privacy** and interface with neighbouring properties.
- The project has such a **diversity of apartment sizes, types and configurations**.
- The resolution of urban, architectural, environmental and social design considerations demonstrates that the proposal is an **appropriate fit to its site and context.**
- The project **causes no overshadowing of neighbours in mid-winter.**
- The design to the Station Street frontage **considers both public and private views and is appropriate to its location at the eastern entry to the town.**
- The site's redevelopment provides contemporary residential accommodation, incorporating the principles of adaptability and accessibility, to **increase the housing choices available in Byron Shire.**
- Given the qualities of the proposal and the **high level of compliance with all SEPP (Housing Design) Design Principles,** with very good amenity well above ADG requirements**,** we encourage Council to consider this application favourably.

2.0 Design Response to Objectives in Parts 3 and 4

OBJECTIVE	SUMMARY	ACTIONS	Compliance
	SITING		
3A-1	Site Analysis illustrates that design decisions have been based upon the opportunities and constraints of the site.	Extensive Context and Site Analysis submitted as part of DA.	Complies
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The building addresses Station St, which is the primary public street frontage. The open-ended and landscaped northern courtyard provides and sizeable buffer to the neighbour, allowing public and private views through the site. The southern landscaped courtyard is an appropriate buffer to the commercial neighbours. The proposal's solar access is well in excess of ADG minima.	Complies
3B-2	Overshadowing of neighbouring properties is minimised during mid winter	The site planning minimises overshadowing.	Complies
3C-1	Transition between private and public domain is achieved without compromising safety and security	Clear definition of and address to Station Street - the public street to the east, and to the lane to the west. Excellent surveillance of all adjoining areas. Perimeter fencing to site boundaries provided.	Yes
3C-2	Amenity of the public domain is retained and enhanced	Main building address, flanked by shops. to the Station Street frontage. A continuous brick seat negotiates the levels mandated by flood, creating a generous public-spirited interface with the street. Street made more amenable with new kerb, deletion of driveways, continuous footpath and awning, and new planting.	Complies
3D-1	An adequate area of communal open space is provided to enhance residential amenity and provide opportunities for landscaping	The proposal provides future residents with a variety of communal landscape spaces for the use and enjoyment; - Extensive communal gardens on both north and south sides of the building, accessed by 3 stairs and lift - The northern courtyard acts as secondary address, with through connections at ground floor to the southern courtyard. This Courtyard is a combination of private courtyards and communal areas	Exceeds ADG and DCP requirements

		- The southern courtyard is open to the car parking - Additional communal spaces are also provided on the upper levels in the form of broad terraces and double-height stair voids Due to its compact site planning this proposal provides a landscape area of 510.6m^2 (30.2% of the site area). The ADG only stipulates a 7% deep soil landscape area.	
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Communal Open Spaces within the site total; 510.6m^2 Communal landscape areas are located around the site perimeter. The combination of these varied communal spaces will give future residents multiple opportunities to enjoy landscape spaces within the site. In addition there are many extraordinary public landscape spaces available within easy walk of the site.	Complies
3D-3	Communal open space is designed to maximise safety	The communal open spaces are designed to maximise safety	Complies
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	NA	NA
3E-1	Deep soil zones allow for and support healthy plant growth. Min. deep soil zones <650sqm No min. dimensions 7% site area 650 – 1500 3m min dimension 7% site area ≥ 1500 6m min dimension 7% site area	Due to its compact site planning, this proposal provides a landscape area of 510.6m^2 (30.2% of site area) of the Landscaped Area) is deep soil planting. The deep soil areas vary between 3 and 6 metres in width. The deep soil is provided around the setback on 3 sides of site boundary to allow the planting of larger trees. The side boundaries have continuous planting, with deep soil to allow the sustainable growth of screen planting to the equal benefit of the residents of this site and neighbours.	Exceeds ADG and DCP requirements
3F-1	Adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy Height Habitable rooms/balconies Non habitable rooms Up to 12m 6m 3.0m Up to 25m 9m 4.5m >25m 12m 6.0m	The proposal is well separated from any residential neighbours, as nearby properties are predominantly commercial. The building is 3 storeys in height, in which case a 12 metre overall building separation applies (half to be provided on the subject site). Windows and balconies are predominantly set 6 metres off side boundaries, so comply with the 12 metre separation. Where the side setback is 3 metres, generally there are bedroom or service rooms, and balconies have a combination of columns and solid balustrades for privacy.	Meets ADG requirements

		The building is set 3 metres from the rear boundary to the 6.1 metre wide land, ensuring adequate separation to the rear	
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views between habitable rooms and private open space.	The site planning ensures full compliance with this objective. See comments on building separation above. The side courtyards are filled with mid-scale planting, further guaranteeing a green outlook as well as privacy.	Complies
3G-1	Building entries and pedestrian access connects to and addresses the public domain	The major residential entry to Station Street is clearly denoted. A civic-scaled brick seat addresses the footpath. Above it, generously scaled and openable shop windows face the street, with an open cafe terrace at the northern end. Residents access the stairs and lift from clear pathways off the entry and the 2 landscaped courtyards. There are other secure secondary exits.	Complies
3G-2	Access, entries and pathways are accessible and easy to identify	The communal pathways and entrances are clearly legible, due to the site planning, landscape integration and architectural articulation.	Complies
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	This is not possible on this site.	NA
3H-1	Vehicle access points are designed to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	A single two-way driveway off the rear lane has been designed with input from specialist Traffic Engineer, to comply with relevant standards regarding gradient, clearances and sightlines. The existing driveways that cross the footpath on Station Street are removed, significantly improving safety and the pedestrian environment.	Complies
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	NA However car and bike parking, adaptable spaces, are provided to Council codes.	Complies
3J-2	Parking and facilities are provided for other modes of transport	Bike parking provided The site is in the town centre and so easily accessible on foot.	Complies
3J-3	Car park design and access is safe and secure	Car parking designed with input from specialist Traffic Engineer, to comply with relevant standards.	Complies
3J-4	Visual and environmental impacts of underground car parking are minimised	At grade car parking (no basement) with single compliant driveway entry.	NA

3J-5	Visual and environmental impacts of on-grade car parking are minimised	The at grade car parking is not visible to the street. Access is from the rear lane. The benefits of the design include; - no excavation - easy access to the lift and stairs - no fire escapes from basement required - no mechanical ventilation system required - Car park open to side garden, allowing opportunities for use and play	NA
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	NA	NA
	DESIGNING THE BUILDING		
4A-1	Optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space All other areas – a min. of 3 hours A max. of 15% receive no sun in mid winter	The site planning and building design maximise the benefits of passive solar design to all dwellings, as measured on the shortest day of the year; 23 of 28 dwellings (82%) exceed the minimum 3 hours mid-winter sun between 9am and 3pm – well in excess of the 70% ADG requirement; The 2 dwellings that get their best light from the east receive approximately 1 – 1.5 hours mid-winter sun between 9am and 3pm. Additionally these apartments receive sunlight from sunrise up to 9am, and will receive more sun all year round, so their performance is satisfactory; All dwellings have private outdoor space that is open to sun and outlook; Although 3 apartment (10.7%) do not receive sun to their living room windows between 9am and 3pm, there are no single orientation south dwellings (0%), whereas the ADG allows up to 15% receive no winter sun. A number of these apartments = will receive good sun for the majority of the year, if not on the shortest day of the year.	Exceeds ADG requirements
	2 hours min sunlight midwinter in Sydney/Newcastle/Wollongong	NA - higher regional standard applies	Exceeds ADG requirements
	All other areas a min. of 3 hours	NA	NA

	A max. of 15% of apartments can receive no sun in mid winter	No dwellings (0%) are single orientation south, whereas the ADG allows up to 15% to receive no sun. As above, 10.7% of apartments do not receive mid winter sun between those times.	Complies
4A-2	Daylight access is maximised where sunlight is limited	See above	Complies
4A-3	Design incorporates shading and glare control, particularly for warmer months	Inset balconies, eaves, hoods, screen planting, glazing specifications and external landscape will allow all apartments to control solar access.	Complies
4B-1	All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated, and many living rooms receive light from two sides.	Complies
4B-2	The layout and design of single aspect apartments maximises natural ventilation	All single orientation apartments face north, with inset balconies to allow a greater extent of perimeter with more ventilation options.	Complies
4B-3	The number of apartments with cross ventilation is maximised At least 60% of apartments are naturally cross ventilated Over all depth of cross over apartments in 18m max.	100% of apartments are cross ventilated. The building depth is much less that the 18m maximum set out in the ADG.	Exceeds ADG requirements
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access. Min height of – Habitable rooms 2.7m Non habitable rooms 2.4m Two storey apartments 2.7m main living floor 2.4m for second floor (max. 50% area) Attic spaces 1.8m at edge of room 30° ceiling slope	3.0 metre to floor heights are provided throughout, in order to achieve 2.7 metre ceiling heights in all habitable rooms. No 2 storey apartments are envisaged.	Complies Complies Complies
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Some opportunities on top floor apartments to have higher ceilings.	Complies
4C-3	Ceiling height contributed to flexibility of building use over the life of the building	Only residential accommodation proposed. 3.0 metre to floor heights are provided throughout, in order to achieve 2.7 metre ceiling heights in all habitable rooms	NA
4D-1	Layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	All apartments are carefully planned to maximise useable space and a sense of openness. Furniture layouts are shown throughout. Every room complies with or exceeds ADG minimum width and area requirements	Complies
	Min. areas	All apartment sizes meet or exceed ADG requirements.	Complies

	Studio 35sqm 1 bed 50sqm 2 bed 70sqm 3 bed 90sqm	The larger 2 bed apartments are suitable for small families.	
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	Refer architectural plans	Complies
4D-2	Environmental performance of the apartment is maximised	Refer architectural plans	Complies
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Refer architectural plans	Complies
	In open plan layouts the maximum habitable room depth is 8m from a window	Many living rooms are placed on corners, many with 3 orientations. There are also many through living rooms in the larger apartments.	Complies
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	Variety of apartment types and sizes provided, including garden apartments and larger end apartments	Complies
	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobes)	All bedrooms equal or exceed these minimum areas	Exceeds ADG requirements
	Bedrooms have a minimum dimension of 3m (excluding robes)	All bedrooms equal or exceed these minimum dimensions	Exceeds ADG requirements
	Living rooms or open plan living have min width of 3.6m for studios/1beds 4m for 2/3beds	All living rooms equal or exceed these minimum dimensions	Exceeds ADG requirements
	Width of cross over apartments are at least 4m internally to avoid narrow layouts		NA
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All balconies meet or exceed ADG areas. All balconies, courtyards and terraces open from the major habitable rooms.	Complies
	Primary balconies Studio 4sqm 1 bed 8sqm 2m min depth 2 bed 10sqm 2m min depth 3 bed 12sqm 2.4m min depth	All balconies meet or exceed ADG areas and dimensions. Some apartments have extended balconies.	Complies

	Apartments at ground level or on podium have a private open space instead of a balcony. Minimum area is 15sqm and minimum depth is 3m	Although not subject to the ADG, the 4 ground floor studio apartments have inset balconies that open to the communal gardens	Complies
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The design of gardens, balconies and terraces is integral to the form and character of the scheme	Complies
4E-4	Private open space and balcony design maximises safety	All balconies and terraces have balustrades that comply with then NCC	Complies
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	All common lobbies covered but open air, and have a dramatic cross section to open to the stairs, courtyards and terraces. 1 lift is provided to serve the 28 apartments on levels 1 and 2.	Complies
	Maximum number of apartments off a circulation core on a single level is 8	The design does not have a conventional closed core, instead being organised around open galleries and double height stair voids. Technically there are 7 apartments per stair, so complies.	Complies
	Fore buildings 10 + storeys, maximum number of apartments sharing a single lift is 40		NA
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	The Common circulation spaces are open and characterful, a distinctive part of the site planning. Generous in dimension and connected to the gardens, they are able to be personalised by the residents. Wayfinding is easily understood	Complies
4G-1	Adequate, well designed storage is provided in each apartment	Detailed in the DA architectural plans	Complies
	Studios 4m3 1 bed 6m3 2 bed 8m3 3 + 10m3	Detailed on the plans	Complies
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	Detailed on the plans	Complies
4H-1	Noise transfer is minimised through the siting of buildings and building layout	Setbacks are provided between northern and southern wings. All interior separations to NCC requirements.	Complies
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	The internal planning of apartments allows for acoustic separation between bedrooms and living rooms, except in the studio apartments.	Complies
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through careful siting and layout of buildings	The site is not hostile environment, although at peak times it has minor traffic noise, and the operation of and deliveries to nearby retail.	Complies

		The site is in a local town and natural setting, open to breezes.	
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Am acoustic engineer has provided input to the DA, and façade engineer will be consulted regarding the glazing specification.	Complies
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Yes – see schedule	Complies
4K-2	The apartment mix is distributed to suitable locations within the building.	Yes – see plans	Complies
4L-1	Street frontage activity is maximised where ground floor apartments are located.	Yes – see plans	Complies
4L-2	Design of ground floor apartments delivers amenity and safety for residents	4 of the ground floor studio apartments (not subject to ADG) nonetheless have generous private courtyards, with external access.	Complies
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The building design creates an exemplar in the area, with a calm horizontal expression of expressed balustrades, with a base of red brick. The Station Street facade has a double height veranda, recalling those found on the commercial buildings in the town centre.	Complies
4M-2	Building functions are expressed by the façade	Each apartment can be clearly identified on the facades. The character of the communal spaces is more continuous, and differentiated from the language and scale of the apartments.	Complies
4N-1	Roof treatments are integrated into the building design and respond positively to the street.	The roofs are low pitched metal roofs, with solar collectors as required.	Complies
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	NA	NA
4N-3	Roof design incorporates sustainability features	The roofs have solar collectors. and some highlights.	Complies
4O-1	Landscape design is viable and sustainable	Full landscape design provided – refer landscape architects' plans and report.	Complies
4O-2	Landscape design contributes to the streetscape and amenity	Full landscape design provided – refer landscape architects' plans and report.	Complies
4P-1	Appropriate soil profiles are provided	Refer Landscape Design.	Complies
4P-2	Plant growth is optimised with appropriate selection and maintenance	Landscape design complies	Complies
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Landscape design complies	Complies

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	Yes – all common areas and dwelling entries fully accessible. Accessible car spaces already identified on ground floor plan, located convenient to the lifts. Adaptable plus silver level apartments are accommodated	Complies
4Q-2	A variety of apartments with adaptable designs are provided	Yes – see architectural plans	Complies
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	Yes – see architectural plans	Complies
4R-1	New additions to existing buildings are contemporary and complementary and enhance an areas identity and sense of place		NA
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse		NA
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Ground floor shops address the street.	Complies
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	This is achieved by the site planning, and typological arrangement.	Complies
4T-1	Awnings are well located and complement and integrate with building design	All residential entries have projecting awnings – see architectural plans	Complies
4T-2	Signage responds to the context and desired streetscape character	Yes – subject to future detailed design	NA
4U-1	Development incorporates passive environmental design	Yes – proposal exceeds ADG minima in terms of both solar access and cross ventilation	Complies
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Yes – proposal exceeds ADG minima in terms of both solar access and cross ventilation	Complies
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Yes – exceeds ADG minima in terms of both solar access and cross ventilation 100% of apartments have cross ventilation. Many bathrooms and kitchens have openable windows in addition to mechanical ventilation.	Complies
4V-1	Potable water use is minimised	Retention tanks indicated on plans, following hydraulic engineer's design	Complies
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	Detention tanks and water quality devices are designed to discharge stormwater to the street.	Complies
4V-3	Flood management systems are integrated into site design	Flood advice confirmed with Council, and all habitable areas comply with freeboard requirements.	Complies

4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage areas are consolidated adjacent to the rear lane - refer Waste Report	Complies
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Waste storage areas provided - refer Waste Report	Complies
4X-1	Building design detail provides protection from weathering	The façade design uses a limited palette of materials that have been selected for their durability. A large roof over-sails the building footprint, with 300mm half round edge gutters. To be able to access the membranes with minimal disturbance, paving of terraces and balconies will be on pedestals.	Complies
4X-2	Systems and access enable ease of maintenance	Considered throughout the design, to be further developed through Safe Design of Structures	Complies
4X-3	Material selection reduces ongoing maintenance costs	The main material and elements of the design are; - face brick base - concrete slabs and frame - infill metal siding to L1 and L2 walls to minimise maintenance - painted fc cladding on balconies, which can be maintained without the need for scaffolding.	Complies

10.0 CONCLUSION

The proposed design for 57 Station Street achieves a high quality architectural, landscape and urban design resolution.

The project will create a fine residential environment for future residents, with very good amenity and environmental performance well above ADG requirements.

Yours sincerely

Philip Thalis LFRAIA

Director **Hill Thalis** Architecture + Urban Projects

Registered Architect [NSW ARB registration number: #6780]

Hill Thalis

Architecture + Urban Projects Pty Ltd