



55 - 57

# Railway Street Griffith NSW

Lot 3 DP 1224710

For  
Joss Group

ARCHITECTURAL  
DESIGN REPORT:  
DVS | SEPP 65 | GRDCP

**CohenLeigh  
Architects**

+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
Sandringham, VIC 3191

Project 220503  
Railway Street - Residential Development  
Issue: B  
Date: 23rd May 2024



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# 01. DVS

## Design Verification Statement

Established in 1987 (formerly Dale Cohen Architects) the office is led by Dale Cohen, Clementine Leigh & Ben Cohen.

With over 35 years' experience, our practice has built a reputation for innovation & design excellence with the aim of making a valuable contribution to the life of our clients & the built environment.

Our practice has an extensive & award winning portfolio of built work that includes residential, multi residential, commercial & more recently, public realm projects. We have long-standing repeat clients who appreciate the value we bring to their projects.

Put simply, we're inspired by doing great work with great people.

In Accordance with Clause 50(1A) of the Environmental Planning and Assessment Regulations, 2000,

I, Dale Cohen, am a qualified architect for the purpose of State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

I verify that the Residential Flat Building, as stated above was designed under my instruction with regard to parts 3 & 4 of the State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.



Dale Cohen

NSW Registered Architect 12030

Service NSW Design Practitioner  
DEP0003330

This design report has been prepared by Cohen Leigh Architects on behalf of The Joss Group and forms part of an application to be submitted to Griffith City Council. It describes the architectural response for a site known as 55-57 Railway Street Griffith NSW Lot 3 DP 1224710.

The proposal presents a high-quality residential development in a liveable and connected precinct, to utilise the immediate amenity of Griffith

In summary the development proposes the construction of a 4-storey building consisting of:

- 3 residential levels above ground floor level containing 18 apartments
- Ground floor Entries & Carparking.
- Communal open spaces on ground level for use by apartment residents.

The subject site comprises one allotment legally described as DP1224710

CONSULTANTS:

Planning - SKM Planning - Kelly McNicol  
Structure - Van Der Meer - Andrew Day  
Landscape - Yonderstudio - Fiona Slade  
Services - JBA - Kash Bryar  
Traffic - Peter Meredith Consulting - Peter Meredith  
Acoustics - Marshall Day - Alistair Bavage



# 02. The Site

## 55-57 Lot 3 DP1224710 Railway St Griffith NSW

The site is located 500m from the Griffith City Centre and falls within the Griffith CBD Masterplan. The Site fronts Railway Street with a Railway Easement to the rear

The Quest Hotel development is located adjacent to the west and an on-grade carpark is located adjacent to the east

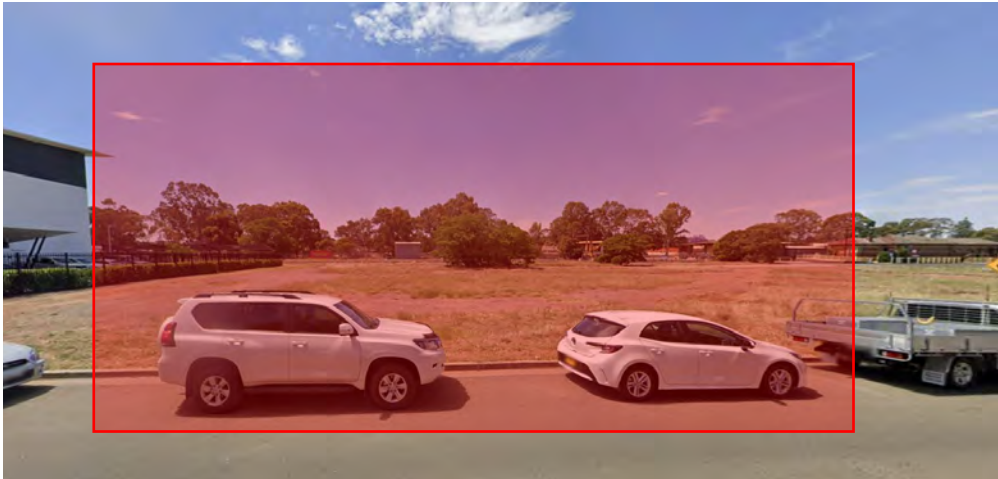
Opposite the site is Memorial Park & to the east of the park is a large Brick Building being the Griffith Telstra Exchange. To the west of the park is the Griffith Local Court.



55-57 Railway Street  
Quest Hotel to the West & On-grade Carpark to the East



Quest Hotel (West)



Proposed (Subject Site)



On-grade Carpark (East)



Griffith Telstra Exchange (Opposite - East Side)



Memorial Park (Opposite)



Griffith Local Court (Opposite - West Side)





3D Perspective (Railway Street Frontage View)

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# 03. SEPP 65 Design Quality Principles



# 03.1

## SEPP 65 DESIGN QUALITY PRINCIPLES

### Principle 1: Context and Neighbourhood Character

Schedule 1 Design quality principles

Principle 1: Context and neighbourhood character

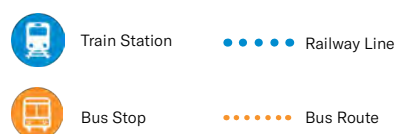
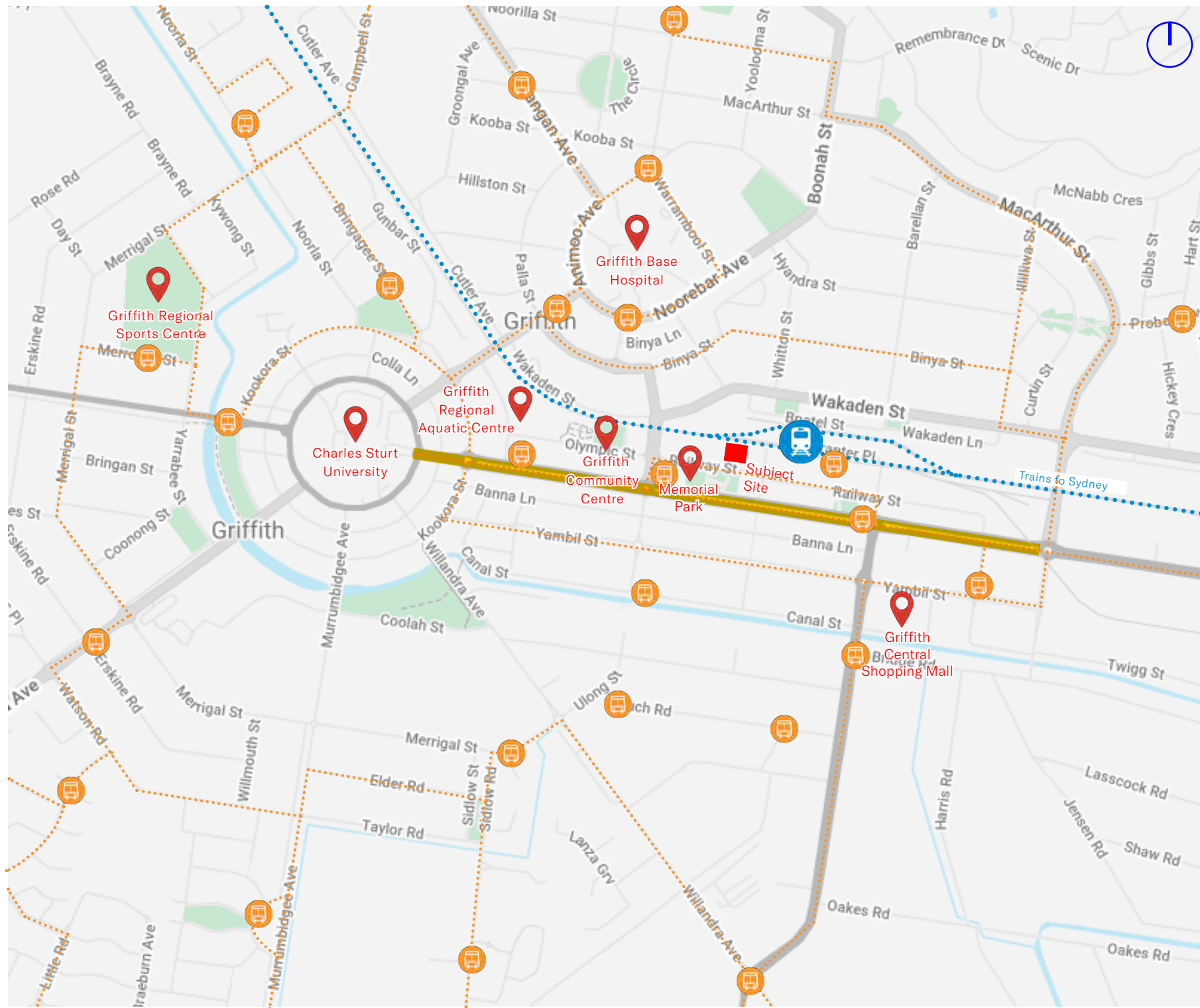
*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

#### SITE LOCATION:

The site is located 500m from the Griffith City Centre and falls within the Griffith CBD Masterplan. The Site fronts Railway Street with a Railway Easement to the rear. The Quest Hotel development is located adjacent to the west and an on-grade carpark is located adjacent to the east. Opposite the site is Memorial Park & to the east of the Park is a large Brick Building being the Griffith Telstra Exchange. To the west of the Park is the Griffith Local Court.

Up & down Railway Street is a mixture of Public & infrastructure and Hotel Buildings in a mixture of styles.

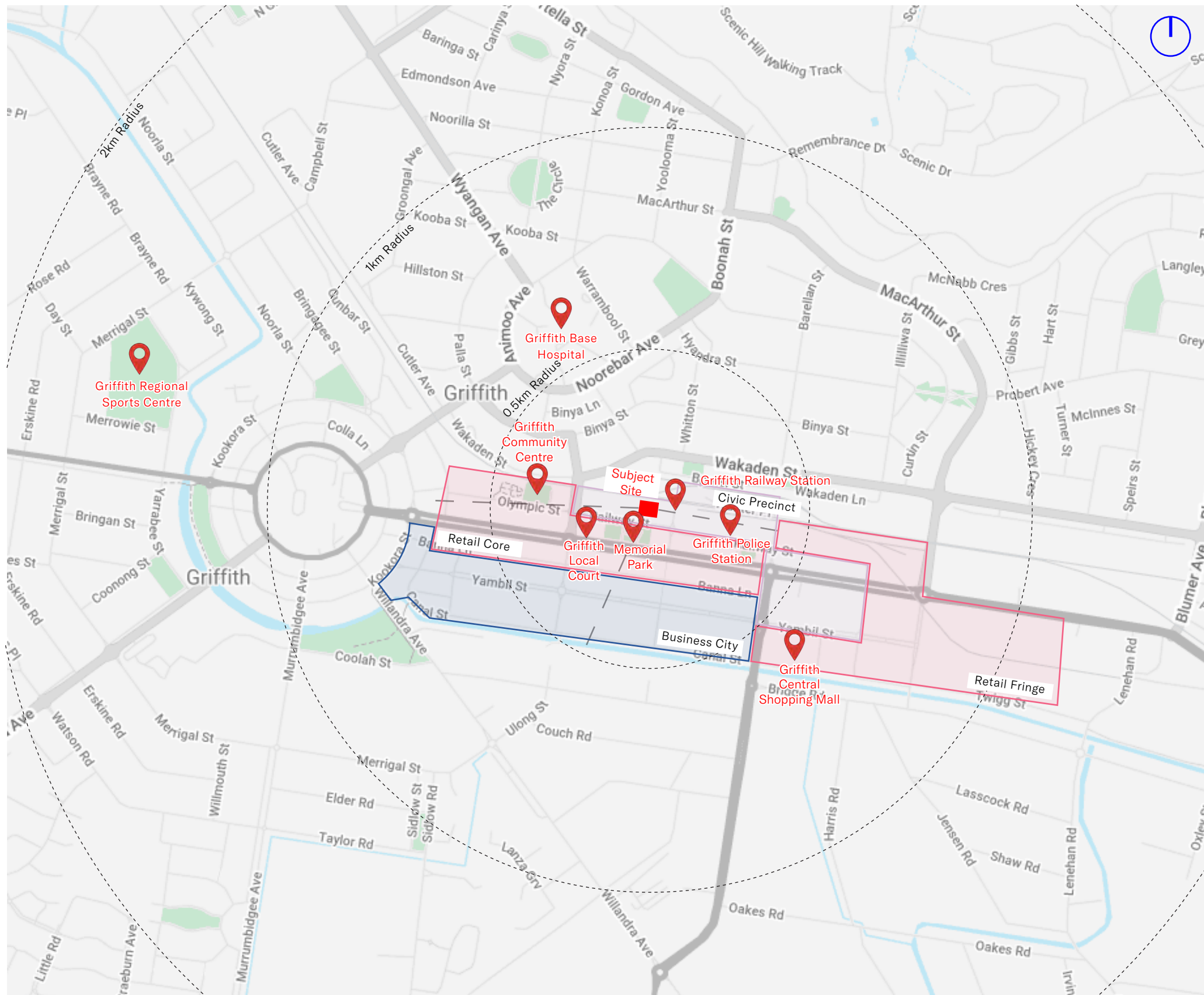




# 03.1

## SEPP 65 DESIGN QUALITY PRINCIPLES

### Principle 1: Context and Neighbourhood Character



#### SITE CONNECTIVITY:

The site is in very close pedestrian proximity to the City Centre (within 500 metres). Public & Infrastructure & Hospitality Facilities surround the Site including Memorial Park opposite with Griffith Local Court to the West, Griffith Police Station to the East, the Gem Hotel to the East, The Quest Hotel immediately to the west, and shops and offices associated with the CBD to the west.

Griffith Base Hospital is located to its north with the Griffith Regional Sports Centre located to its West within 2km. Vehicular access is via Kooyoo Street and the rear of the site so that Railway Street remains unencumbered by driveways.

The site is located within 100m from Griffith Railway Station



# 03.1

## SEPP 65 DESIGN QUALITY PRINCIPLES Principle 1: Context and Neighbourhood Character



### SITE ANALYSIS:

The site is on the North side of Railway St between Ulong St to the West and Kooyoo St to the East. Immediately adjacent to the site is the 4 storey Quest Griffith development to the west and an on grade Carpark to the east. Opposite the site to the South is Memorial Park beyond a well treed carparking strip and driveway and opposite the site to the north is a railway easement including Griffith Railway Station.

The site is currently vacant and comprises a single title. The site is of considerable size with an area of 3035m2 which include a 6000mm wide strip of land at the rear (adjacent to the north side railway easement) providing connection with Kooyoo St.

The site is also in close proximity to the City Centre (500m), the Griffith Central Shopping Mall, Griffith Community Centre, Griffith Base Hospital, Griffith Local Court and Griffith Police Station and other retail and commercial and art facilities including Medical Clinics, bus stops to a number of services and walking distance to Griffith Railway Station. Bike friendly roads and trails are within close proximity.

The scale of existing buildings immediately around the site and in its vicinity vary as does the style of buildings. As mentioned the Quest development immediately adjacent to the west is 4 levels high as is a proposed residential development adjacent to it to the west. The Telstra exchange diagonally opposite to the east is of a similar scale.



200m Radius

CohenLeigh  
Architects

+61 3 9521 6888  
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# 03.2 SEPP 65 DESIGN QUALITY PRINCIPLES

## Principle 2: Built Form and Scale

Schedule 1 Design quality principles  
Principle 2: Built form and scale

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

The proposed development meets the objectives of this Built Form and Scale Principle.

The scale of the building is appropriate with respect to existing buildings immediately around the site and in its vicinity and consistent with the desired future character of its CBD Zone. The Quest development immediately adjacent to the west is also 4 levels high as is a proposed residential development adjacent to it to the west. The Telstra exchange diagonally opposite to the east is of a similar scale.

Whilst there is no planning restriction re Floor Space Ratio the proposal for a ratio of 0.92 is modest for the site and reflects the outcome of significant landscape and communal space provision.

The Built form has no obvious amenity impact upon adjacent sites. (Please refer to the Shadow diagrams)

The setback from the front Railway St frontage is generous at 11341 to the ground floor carpark footprint and 9375 to the furthest cantilevered curvilinear balcony. This frontage is opposite Memorial Park and the project seeks to maximize visual connection with this important amenity.

The setback from the north boundary railway easement is 12884 to the furthest cantilevered curvilinear balcony and together with the easement of approximately 14500 to the rail lines provides a separation of 27384 which is significant.

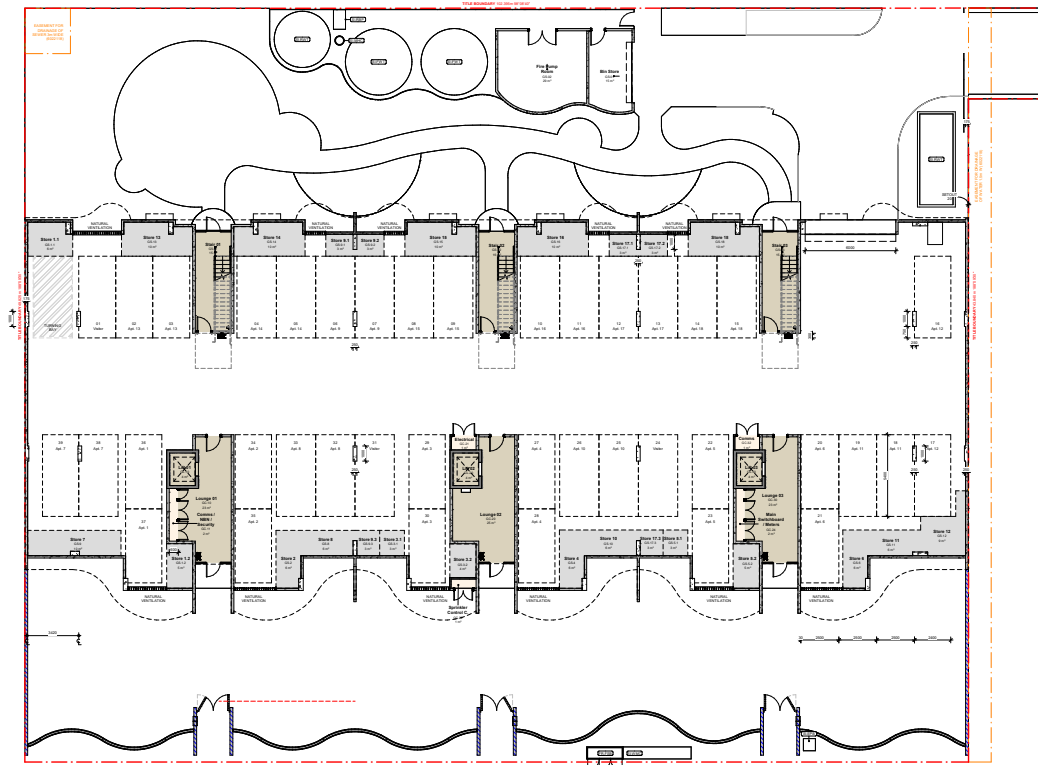
The setbacks to the east and west side boundaries are generally 3000 for the 3 residential levels above ground and zero at the



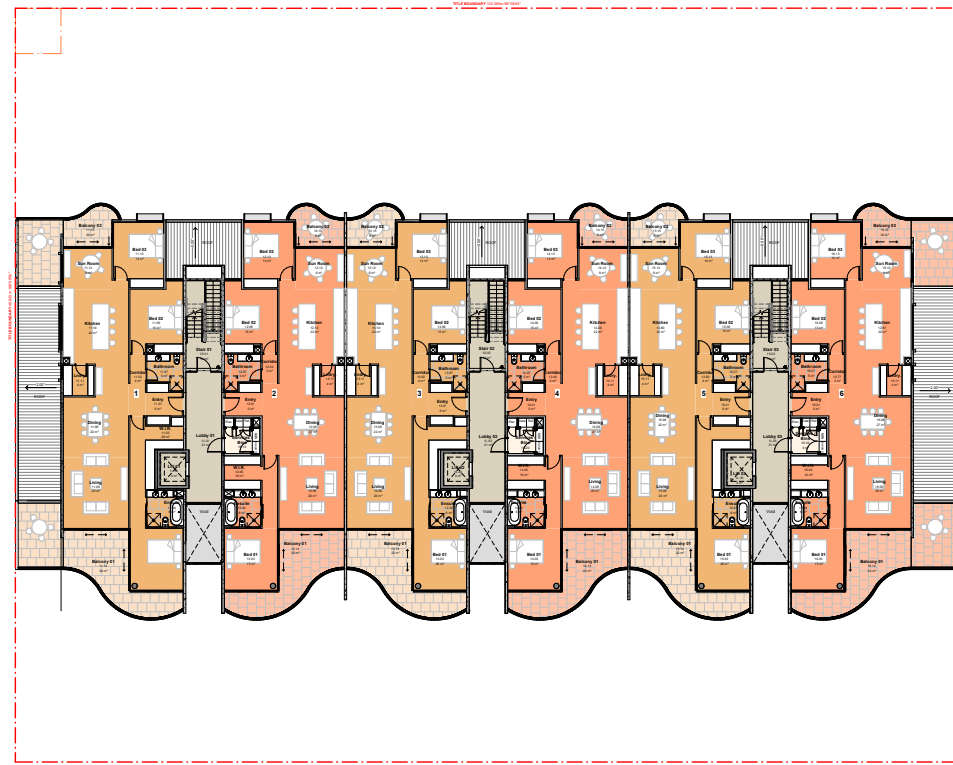


# 03.3 SEPP 65 DESIGN QUALITY PRINCIPLES

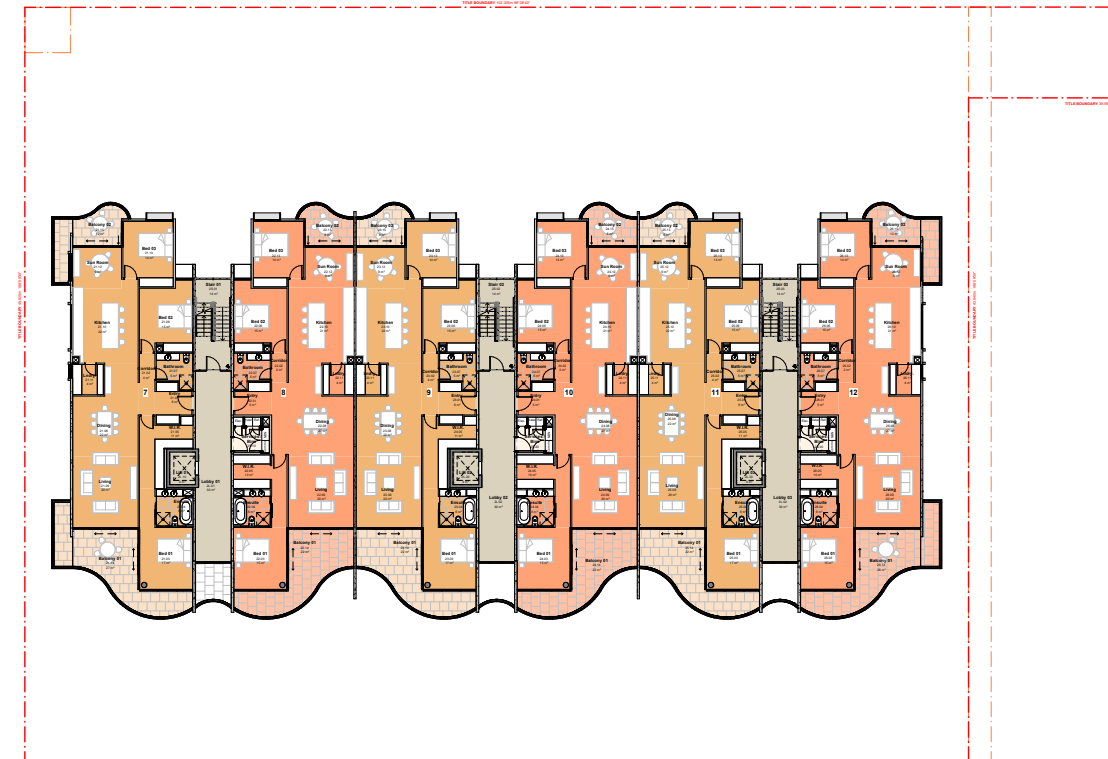
## Principle 3: Density



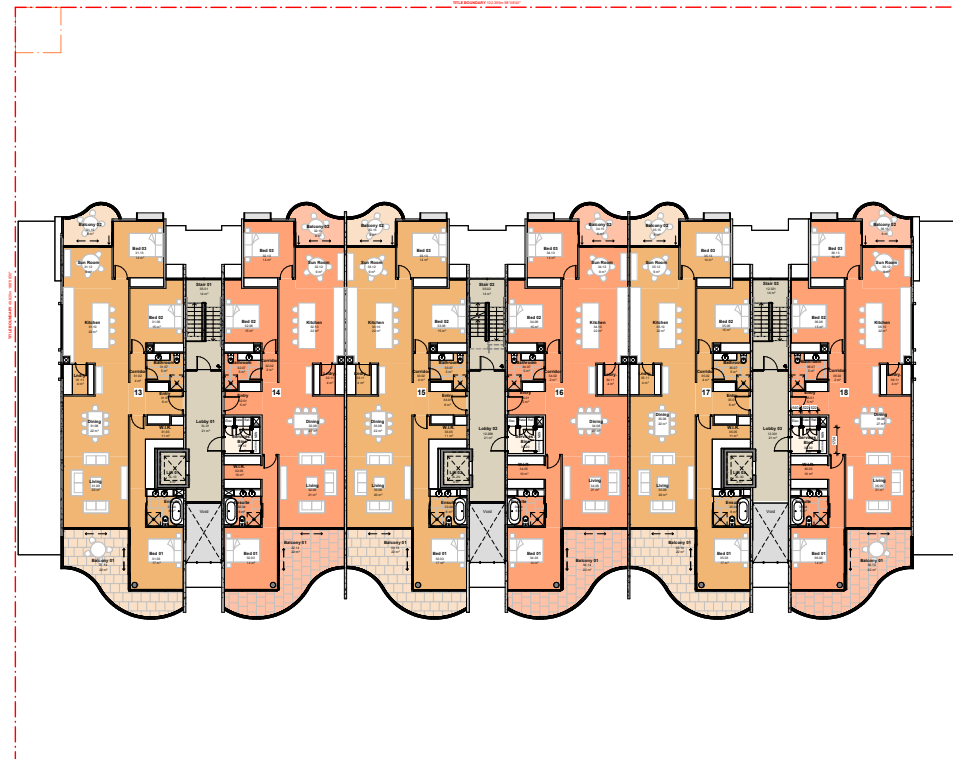
Ground Level



First Floor



Second Floor



Third Floor

Schedule 1 Design quality principles  
Principle 3: Density

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

The planned density and use of the site is consistent with the desired future character and density of Griffith and is supported by the proximity to retail, commercial, medical, recreational, and public transport facilities whilst complying with LEP and DCP controls.

### DEVELOPMENT SUMMARY:

Site Area:	3350 m <sup>2</sup>
Maximum GBA (Gross Building Area):	3189 m <sup>2</sup>
Maximum Zoned FSR (Floor Space Ratio):	N/A

Proposed GBA (Gross Building Area):	3189 m <sup>2</sup>
Proposed FSR (Floor Space Ratio):	0.95

Ground Floor Carparking	1356 m <sup>2</sup>
Entry & Foyer & Facilities	93 m <sup>2</sup>

Residential apartments Levels 1 to 3	3,509 m <sup>2</sup>
Level 1	1023 m <sup>2</sup>
Level 2	1050 m <sup>2</sup>
Level 3	1023 m <sup>2</sup>

APARTMENT MIX: 18 Total no. Apartments

18 no. 3 bed apartments	100%
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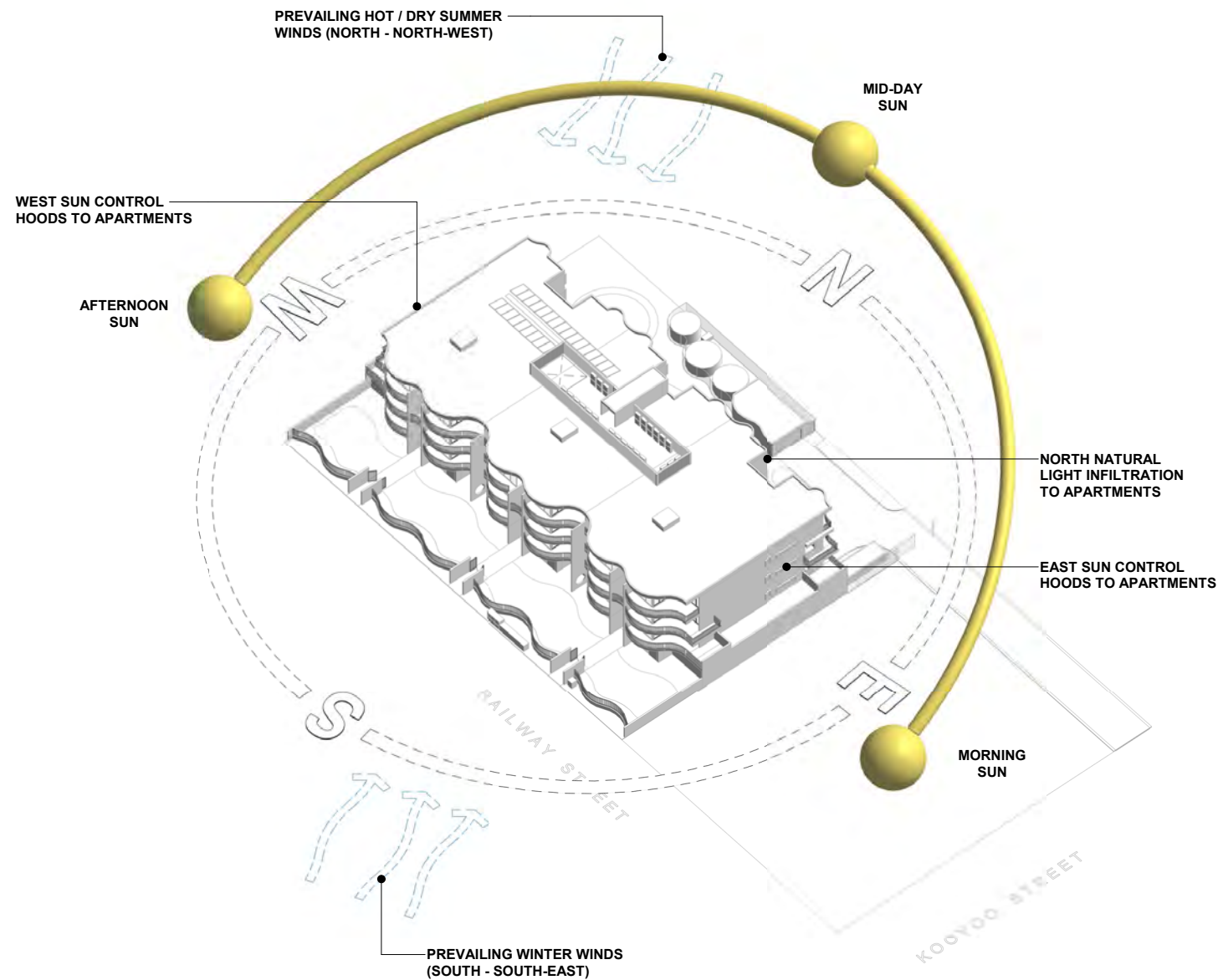
+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
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# 03.4 SEPP 65 DESIGN QUALITY PRINCIPLES

## Principle 4: Sustainability



Schedule 1 Design quality principles  
Principle 4: Sustainability

*Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*

The development aims to provide good sustainable design and contribute to positive environmental and social outcomes.

The provision of 18 high quality apartments in very close proximity to the City Centre, the Griffith Central Shopping Mall, Memorial Park opposite, Griffith Community Centre, Griffith Base Hospital, Griffith Railway Station, Griffith Local Court and Griffith Police Station and other retail and commercial and art facilities including Medical Clinics, bus stops to a number of services and walking distance to Griffith Railway Station and the Botanic Gardens. Bike friendly roads and trails are within close proximity.

This close proximity to destinations and public transport plus the provision of significant communal space and landscaping will encourage a more sustainable community apartment lifestyle and reduce vehicular dependency.

Apartments are maximized across the northern frontage (all apartments – 100%) to receive direct northern solar and light ingress. The same Apartments are also maximized across the southern frontage to maximize connectivity to Memorial Park. Because all apartments have dual orientations residents have the option to populate one side or the other in winter and summer and the in between months.

This with careful planning of the apartments achieves excellent summer sun protection and passive winter heating when the sun is lower and where heat gains are stored in the reinforced concrete frame of the building including the masonry and structural walls that also serve as dividing acoustic walls between apartments. Balconies are also positioned, shaped, and varied to allow flexibility of use and to achieve sun or shade and part

shelter from cold winds or exposure to cooling breezes. Sliding door and window openings shall be positioned to encourage natural cross ventilation in accordance with the requirements of the ADG. These openings shall be manually operated so that residents can control their own environment. Supplementary air-conditioning is provided with the provision of condensor apartments at the roof level accessed from the continuation of the central core stair. This avoids the capital and energy outlay for cooling Towers, which may never reach their capacity.

All apartments are designed to capitalize on local views and particularly the views over the opposite Memorial Gardens.

The building's services will be designed by expert consultants with the aid of the latest technology to ensure a state of the Art building and one that in unison with the passive design strategies and existing precinct infrastructure– and environmentally progressive to provide an important contribution to ecologically sustainable development.

The Ground Floor carpark has been designed to negate the need for any mechanical air supply or exhaust. It is completely naturally ventilated through louvres with the amount of free air determined by the Service Engineers.

Rainwater collection is included as is a solar panel array on the roof.



# 03.5 SEPP 65 DESIGN QUALITY PRINCIPLES

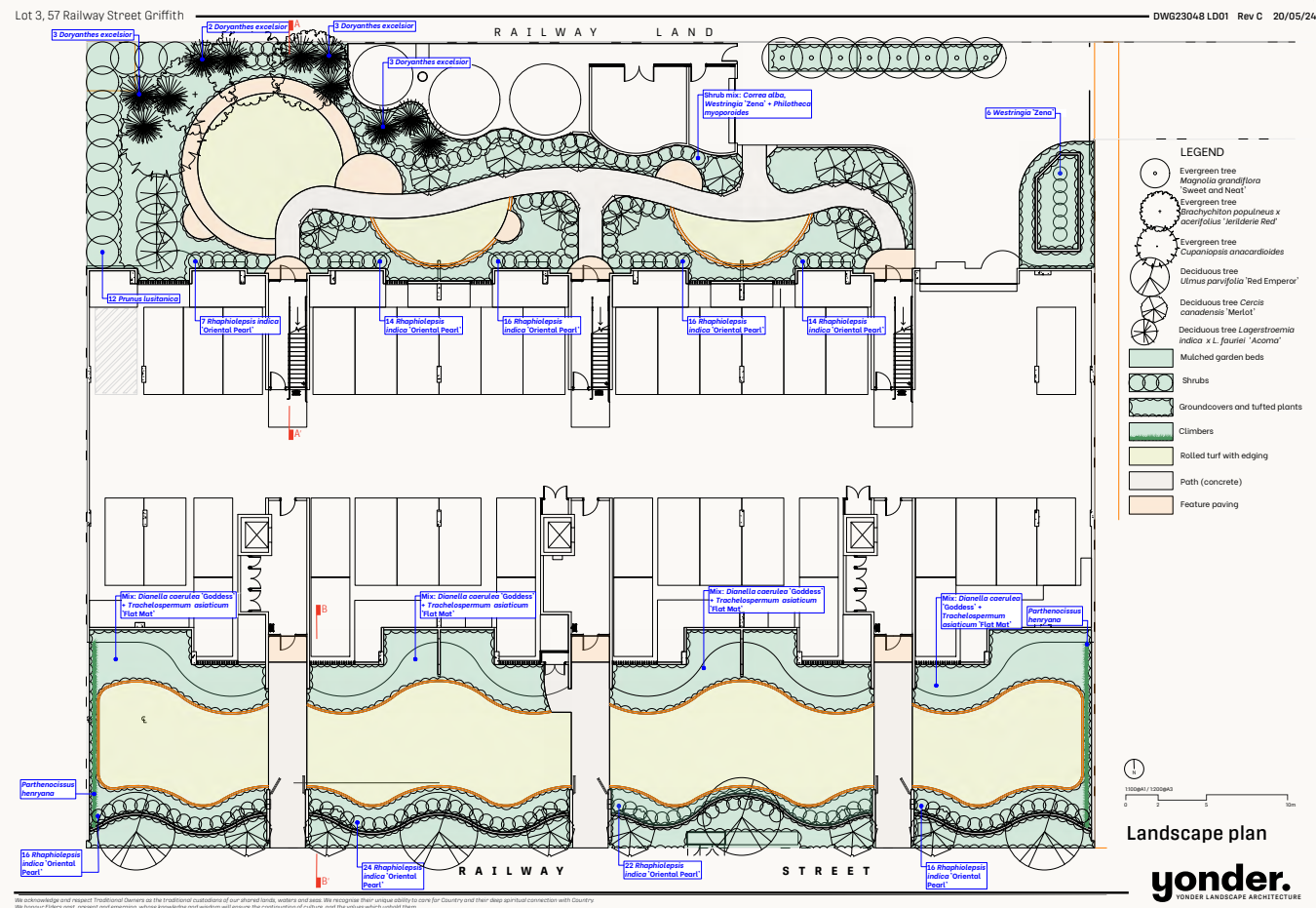
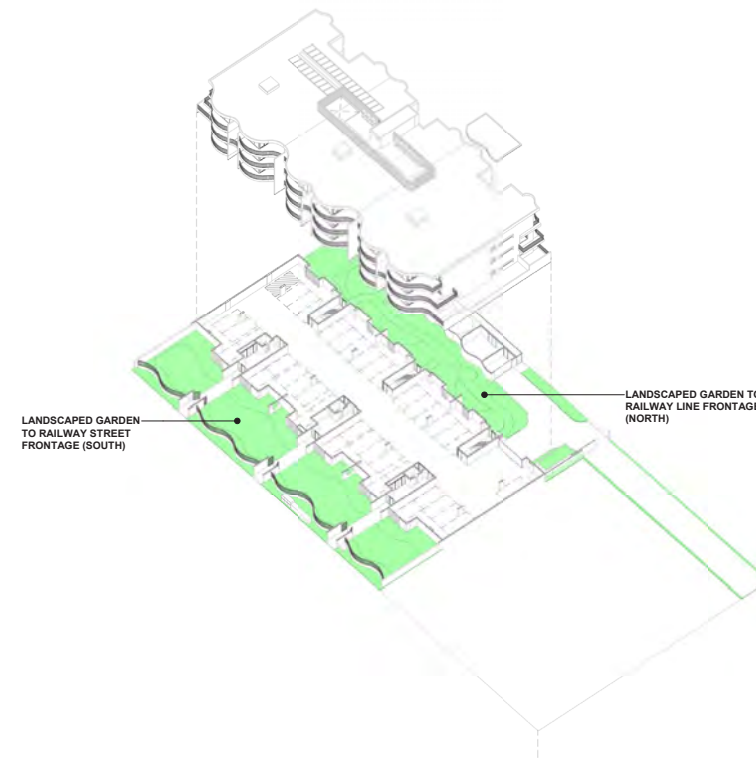
## Principle 5: Landscape

Schedule 1 Design quality principles  
Principle 5: Landscape

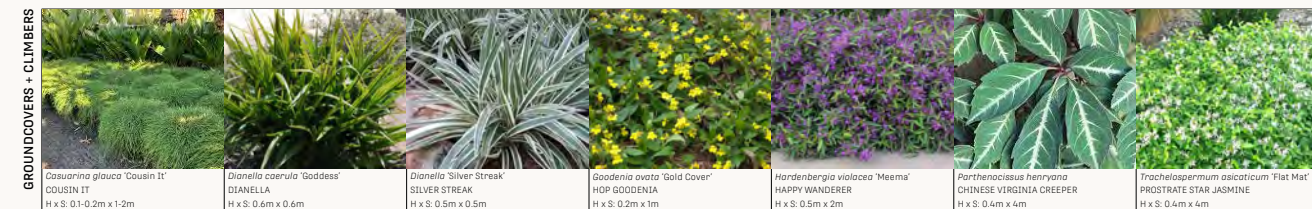
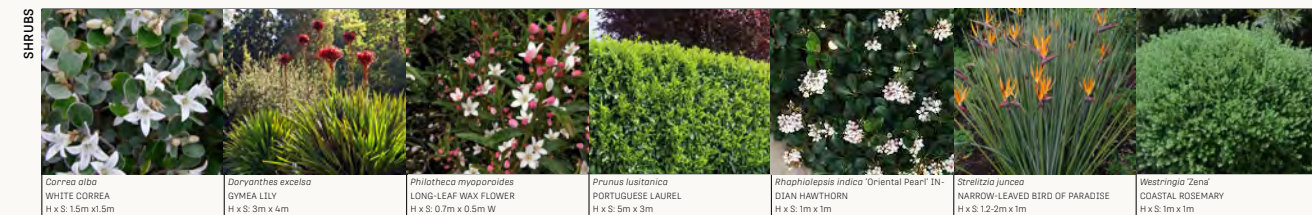
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.



Lot 3, 57 Railway Street Griffith DWG23048 LD03 Rev C 20/05/24



Plant palette

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

yonder.  
YONDER LANDSCAPE ARCHITECTURE

The project's Landscape has been well considered to achieve a reinforcing of the streetscape(s) and the provision of landscape amenity to the project.

The abundance of the communal open space at the rear of the property is to enhance the residential amenity and provide enjoyment for all residents.

Substantial pathways (1.5 metres wide) connect the rear doorways and the rubbish area and are accessible and easily identified. Designated areas for seating and socialising are scattered along the path as well.

A minor walking track frames a circular lawn area where more energetic activities can be enjoyed. A continuous garden bed to the north and the west blurs the view to the water tanks, the refuse area, and the railway line.

Taller evergreen trees and shrubs are located further away from the building so as not to affect apartments receiving sunlight. Low deciduous trees and are located closer to the building to highlight the path and entries to the rear doorways. Low shrubs (0.8 metres high) are located closer to the building to partially screen the rear wall of the building and to highlight entries to the rear doorways. Shrubs were not placed in the way of any natural ventilation required to the ground floor.

The open space for the front of the property aims to enhance the building with its playful curves. Trees are located to highlight the building and not to screen. Smaller trees highlight the substantial pathways (2.35 metres wide) from the front boundary to the front doorways.

Deep Soil landscape is provided well in excess of the requirements of the ADG. The percentage of site provided is 1001m2/3350m2 = 30%

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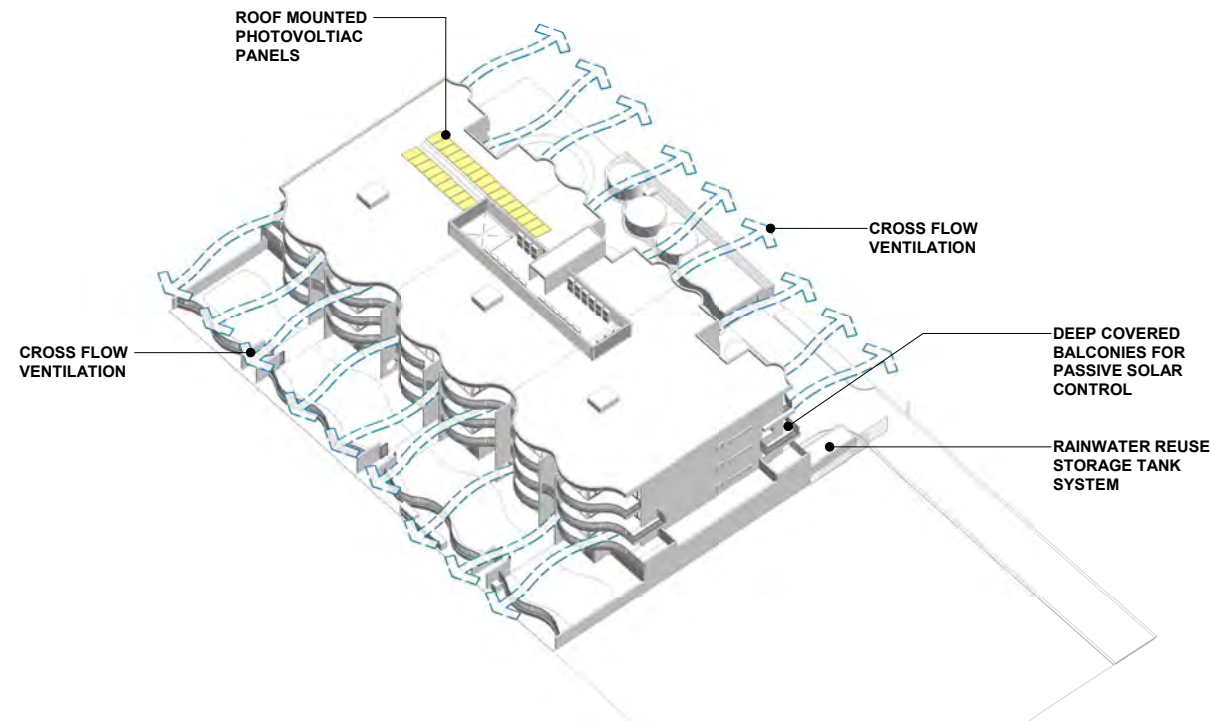
+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
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# 03.6 SEPP 65 DESIGN QUALITY PRINCIPLES

## Principle 6: Amenity



Schedule 1 Design quality principles  
Principle 6: Amenity

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

The apartments are carefully designed with exposure across the north maximized to garner solar ingress as well as to the south for overview of the Memorial Gardens with is a major amenity for the site. The exposure to both the north and south for all apartments provides variations in lifestyle (informal and informal areas) as well as generous cross ventilations and views. The apartments fulfil the requirements of the ADG as well as the GRDCP and these are expanded upon in checks of these requirements in this report.

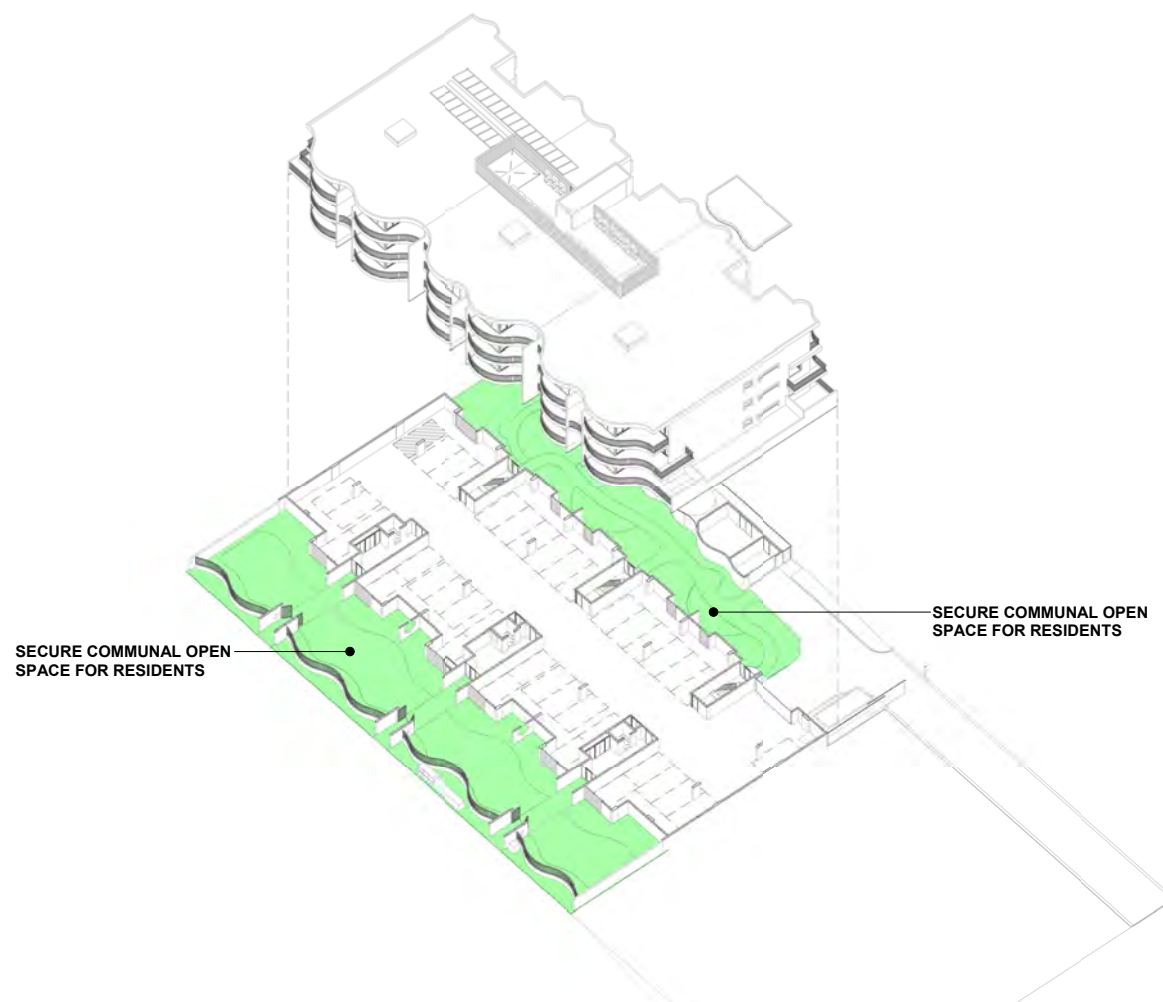
Apartment entries are generously sized and corridors minimized to maximize the provision of area to the main rooms in vantaged positions with rooms shaped and proportioned to suit appropriate furnishing. Balconies and terraces are generously sized and some external walls of the building form provide balcony shelter if required and importantly give the internal spaces a sense that the external space is a continuation of the internal space. All walls and floors/ceilings are to be acoustically designed to at the least meet the requirements of the NCC at a minimum and all internal walls within apartments are to include acoustic insulation in excess of the NCC requirement.

Communal open space is provided on the ground level and may include a BBQ and outdoor kitchen and vegetable growing area.

The ground floor entries to each module or 6 apartments includes a small waiting lounge as a transition area for receiving guests or leaving the building.

Fully conforming Accessibility is provided to all apartments.

Storage well in excess of ADG requirements is provided to all apartments including at least 50% of the requirement within apartments and more than the balance in the basement adjacent to allocated carspaces. Refer to the Area analysis.





# 03.7 SEPP 65 DESIGN QUALITY PRINCIPLES

## Principle 7: Safety

Schedule 1 Design quality principles  
Principle 7: Safety

*Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

The proposal places emphasis on providing safe and secure access to both the public and private domains including the perimeter of the site and particularly the main street frontage. Easily distinguishable direct pathways connect each lift and stair core to the street and similarly in the alternative approach ground carpark a see through link visible to both approach directions maximizes the provision of safety. Safety in these zones will also be supplemented by CCTV.

Entries into the residential apartments at each level are well defined and in close proximity to both the lift and stair.

Safety in all entry zones will be supplemented by CCTV as it will be at ground level.

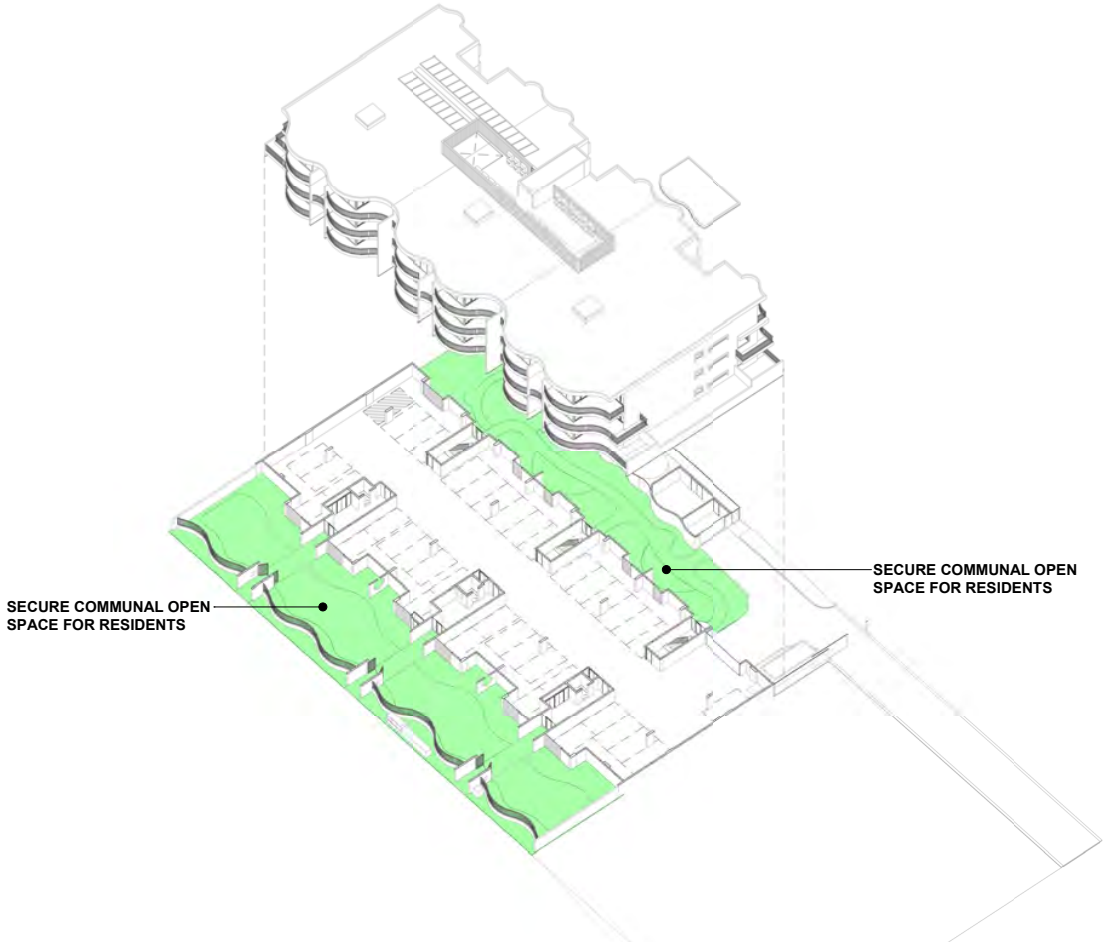
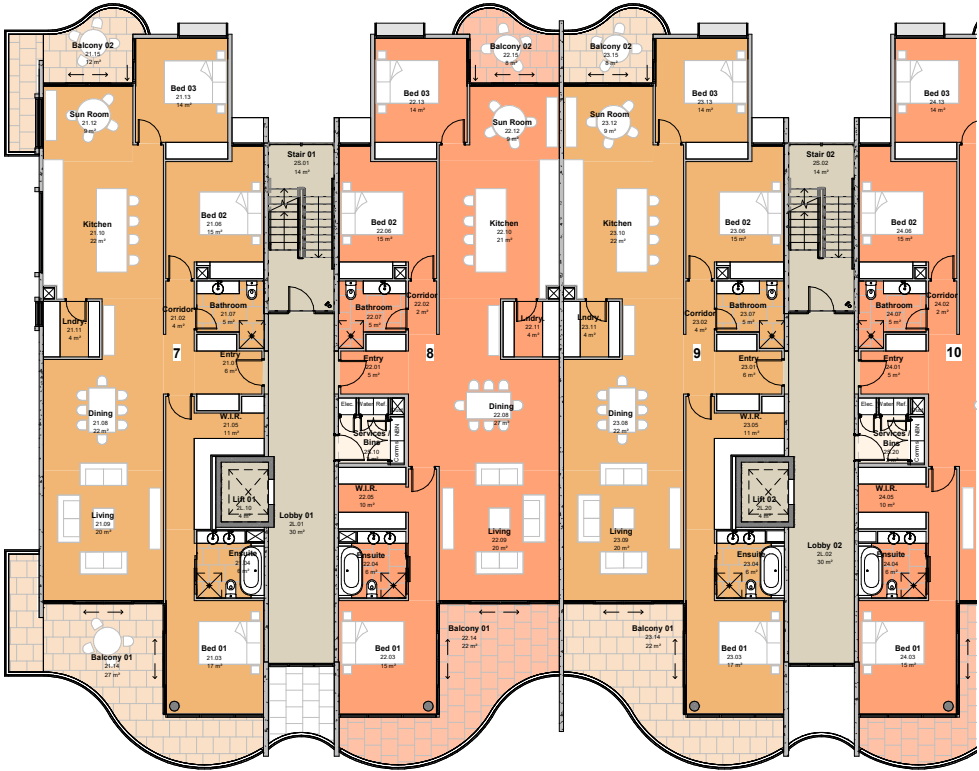
DDA safe and conforming access is provided throughout.





# 03.8 SEPP 65 DESIGN QUALITY PRINCIPLES

## Principle 8: Housing Diversity and Social Interaction



Schedule 1 Design quality principles  
Principle 8: Housing diversity and social interaction

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.*

*Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.*

The development seeks to satisfy a demand from residents leaving larger properties and farms to live close to facilities of the CBD.

To this end these residents still require up to 3 bedrooms to be able to house family and or visitors and be well well supported by Communal Amenity inclusions whether these are those provided at Ground level on-site or nearby.

These provisions allows a healthy social/communal interaction between residents.

DDA conforming access is provided throughout



# 03.9

## SEPP 65 DESIGN QUALITY PRINCIPLES

### Principle 9: Aesthetics

Schedule 1 Design quality principles  
Principle 9: Aesthetics

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The building has been designed to set the standard as to what constitutes excellent low/medium-rise design and desired character in the Central Business District.

The building is strongly articulated so that individual apartments are readily identified with deep form returns between apartments and resultant chiaroscuro (play of light and shadow).

This is achieved with the dynamic Curvilinear balcony forms contrasting with the projecting orthogonal blade forms both externally and from within the apartments where the blades encapsulate the balconies so that the internal sense of spaciousness from within the apartments is enhanced. At the north rear of the building the central core blades continue up and over roof level encapsulating the services access stair onto the roof. The blades also serve as dividing walls between apartments

External walls on the north side are punctuated with windows with powdercoated steel surrounds that provide articulation of the rear elevation as well as sun-control. These surrounds are finished in Timberland powdercote.

The building materiality supports the composition of elements. Durable and hard wearing light earthy blade colours contrast with the strength yet softness of the white balcony forms including the balcony soffits. Bronze tinted glazing is complimentary to the earthy walls and with the Timberland powdercoated window frames provide a sophisticated and recessive presentation of the glazing systems.

The linearity and recessiveness of the ground floor carparking area gives contrasts strongly with the cantilevered balcony forms to make them more dynamic. The natural ventilation louvres into the carpark are similarly finished in Timberland powdercote.



Curvilinear Off Form Concrete White Texture Finish Including to Balcony Soffits

Timberland Duratec Powdercoated Aluminium Balustrading

Earthy Coloured Precast Concrete Blades

Timberland Duratec Powdercoated Aluminium Window Frames (Bronze Tint Double Glazing)

Timberland Duratec Powdercoated Aluminium Palisading above 600 high rendered base





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# 04. Design Objectives & Design Criteria

## GRDCP / ADG Compliance Matrix



GRDCP Griffith Development Control Guidelines N/A to CBD but used as a Guide	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
Note that the GRDCP does not apply to this area however is used as a guide and the following report addresses issues pertaining to the DCP.		Refer to the following
	State Environmental Planning Policy No 65: Design Quality of Residential Apartment Development and Design Verification Statement	Design Verification Statement provided.
	Design Principle 1 - Context and neighbourhood character	Refer to Design Principle 1 response in DVS.
	Design Principle 2 - Built form and scale	Refer to Design Principle 2 response in DVS.
	Design Principle 3 - Density	Refer to Design Principle 3 response in DVS.
	Design Principle 4 – Sustainability	Refer to Design Principle 4 response in DVS.
	Design Principle 5 - Landscape	Refer to Design Principle 5 response in DVS.
	Design Principle 6 - Amenity	Refer to Design Principle 6 response in DVS.
	Design Principle 7 - Safety	Refer to Design Principle 7 response in DVS.
	Design Principle 8 - Housing Diversity and Social Interaction	Refer to Design Principle 8 response in DVS.
	Design Principle 9 - Aesthetics	Refer to Design Principle 9 response in DVS.



# 04 DESIGN OBJECTIVES & DESIGN CRITERIA

## GRDCP /ADG Compliance Matrix

GRDCP Griffith Development Control Guidelines N/A to CBD but used as a Guide	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
4.5(a) Has a BASIX certificate been submitted? 4.5(b) Does the dwelling adopt general sustainable building practices? 4.7(d) Has the location of outdoor clothes drying areas been provided with access to sunlight? Or is there a suitable location for such facilities?	State Environmental Planning Policy (Building Sustainability Index Basix) 2004	E4.5(a) (b) Energy Consultant will access the on-line assessment tool to calculate the dwelling's energy and water scores based on a range of design data. Refer to Basix Report.  4.7(d) Laundry facilities are proposed in each apartment. Open air clothes drying area is provided in the Ground Floor north side landscape
B01449 31(.93	<b>ADG 2A – Primary Controls</b> Consideration of:  Sunlight/Daylight access Orientation/overshadowing Natural Ventilation Visual/Acoustic Privacy Ceiling Heights, Communal open space Deep soil zones Public domain interface Noise/Pollution	A response to these issues is developed in the following matrix.
	<b>ADG 2B - Building Envelope</b>	No FSR is specified for this Precinct.
4.6(a) Is the dwelling height less than 9 m? 4.06(b) Are the proposed tree heights consistent with dwelling scale?	<b>ADG 2C - Building Height</b>	4.6(a) There is no maximum building height control. Refer to Building Plans for heights. The height of the building is suitable for its setting in the CBD. 4.06(b) The proposed tree heights are consistent with the building scale. Refer to Landscape Plan  Height of building = 13.47m above ground level excluding stair link to roof top plant.  Height of building = 15.87m above ground level to top of stair link to roof top plant.
No Precinct FSR Requirement	<b>ADG 2D – Floor Space Ratio (FSR)</b>	Site area: 3,350m <sup>2</sup> GFA (FSR) GROUND: 93 m <sup>2</sup> LEVEL 1&3: (1023m <sup>2</sup> / floor) LEVEL 2: (1050m <sup>2</sup> / floor) TOTAL: 3096 m <sup>2</sup>  FSR = 3,189 / 3,350 = 0.95



# 04 DESIGN OBJECTIVES & DESIGN CRITERIA

## GRDCP /ADG Compliance Matrix

GRDCP Griffith Development Control Guidelines N/A to CBD but used as a Guide	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
	<b>ADG 2E - Building Depth</b>	The Building Depth has been determined in the design decision to have living and bedroom spaces within each unit orientated either to the south to overlook the Park on the opposite side of the road or to the north to capture solar access. The Building depth is 24.6m.
Building separation is achieved	<b>ADG 2F - Building Separation</b>	The Building separation is ample with Railway Street on the south side and a railway easement on the north side.  There is a on grade carpark site on the east side and a Crest development on the west side that is separated from the site by 13m.  These separations achieve the intent of this control with respect to visual and acoustic privacy, outlook, daylight, sunlight, and natural ventilation.
5.7e) 6m required but not strictly necessary in CBD	<b>ADG 2G - Street Setback</b>	The Railway street front setback is 9.38m to the nearest point of any balcony  The Railway street front setback is 11.28m to the nearest habitable space (Bedroom 1 window walls
5.7f) Are side and rear setbacks a minimum of 0m?	<b>ADG 2H - Rear and Side Setbacks</b>  ADG requires an east side setback to balconies and habitable rooms of - 3m	3m provided to east and west sides Residential levels 1-3.  0m provided to east and west side 1 <sup>st</sup> floor balconies however these are provided with 1.8m high fire rated privacy walls  0m provided to east and west sides ground level carpark
4.2 Has a Site Analysis Plan been submitted with the DA? 4.3(a) Is the dwelling is on a corner block & does it address both street frontages? 4.3(b) Does the primary street façade address the street and incorporate at least two of the design features? • entry feature or porch; • awnings or other features over windows; • recessing or projecting architectural elements; • open verandah; or • bay windows or similar features 4.3 I Does the proposal fit in with the scale or character of surrounding development? Does a window to a habitable room face the street? 4.4(a) Is the design generally in accordance with the precinct statement? 4.4(b) Are blank front walls spanning 5 m without a physical change avoided? 4.4I Do the side walls visible from the street have a length of 10 m without a physical change? 4.4(f) Will the proposal overshadow adjacent private spaces or habitable rooms?	<b>ADG 3A - Site Analysis</b> <i>Objective - Site Analysis illustrates that the design has been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>	Refer to Design Quality Principle 1: Context and Neighbourhood Character : Site Analysis 4.3(a) Site is not on a corner. 4.3(b) The design incorporates architectural elements including building articulation, landscaping, balconies, various materials and textures. Refer to 3D images 4.3 I Yes. CBD. Refer to 3D images. Yes, there are windows to habitable rooms on each elevation. 4.4[a] Yes but N/A. CBD 4.4[b] There are no blank front walls spanning 5 m without a physical change. 4.4(l) Side walls visible from the street have a physical change in less than 10m lengths. 4.4(f) there occurs zero overshadowing of adjacent private open spaces or habitable rooms



GRDCP Griffith Development Control Guidelines N/A to CBD but used as a Guide	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
	<b>ADG 3B - Orientation</b> <i>Objective - Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i> <i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>	Refer to Design Quality Principle 4: Sustainability for the orientation of apartments  All Apartments orientate habitable room spaces to both the north and south.
	<b>ADG 3C - Public Domain Interface</b> <i>Objective - Transition between private and public domain is achieved without comprising safety and security.</i> <i>Amenity of the public domain is retained and enhanced.</i>	Refer to Design Quality Principle 6: Amenity and  Refer to Design Quality Principle 7: Safety and  Refer to Design Quality Principle 8: Housing Diversity and Social Interaction
	<b>ADG 3D - Communal and Public Open Space</b> <i>Objective - An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i> <i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i> <i>Communal open space is designed to maximise safety.</i> <i>Public space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>	Refer to Design Quality Principle 6: Amenity response and  Refer to Design Principle 8 response
	<b>ADG 3E-Deep Soil</b> <i>Objective - A site in excess of 1,500m<sup>2</sup> requires 7% deep soil with a minimum dimension of 6 metres.</i>  <i>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.</i>	Refer to Design Principle 5 - Landscape response.  This requirement is significantly exceeded.
4.9(a-b) Has the development considered the location of windows, and private open space of adjacent dwellings? Has overlooking been considered?	<b>ADG 3F- Visual Privacy</b> <i>Objective - Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i> <i>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.</i>	As per ADG 2F - Building Separation  4.9(a-b) Privacy has been prioritised and factored into the design.



GRDCP Griffith Development Control Guidelines N/A to CBD but used as a Guide	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
	<b>ADG 3G- Pedestrian access and entries</b> <i>Objective - Building entries and pedestrian access connects to and addresses the public domain. Access, entries and pathways are accessible and easy to identify. Large sites provide pedestrian links for access to streets and connection to destinations.</i>	Refer to Design Principle 6 Amenity & 7 Safety response in DVS.
	<b>ADG 3H - Vehicle Access</b> <i>Objective - Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>	Refer to the Traffic Report and ADG 3J following
<p>5.7g) Is parking located at the rear of the RFB or at the basement level?</p> <p>5.7h) Tandem parking is permitted where two parking spaces are designated for a single unit.</p> <p>5.7i) RFB's should be designed with a single driveway supporting two-way traffic with a minimum width of 5.5 m; and Notwithstanding, the provisions of AS 2890 to the contrary, all parking areas with 90 degree parking must have minimum aisle width of 6.2m</p> <p>Reversing of a vehicle to exit a carparking space and/or parking area must not exceed 15 metres in length. In this instance a manoeuvring area/turning bay must be provided at the end of the carpark for vehicles to enter and exit area in a forward direction. The manoeuvring area/turning bay must be appropriately line-marked and signposted.</p> <p>5.7j) Internal vehicle circulation must be:</p> <p>i. at least 0.5 m setback from a fence; ii. at least 1 m setback from another dwelling; iii. at least 2.5 m setback from a window in a habitable room if the window exceeds 1m<sup>2</sup>; and</p> <p>iv. the setbacks should contain plants to soften edges</p> <p>5.7k) All accessways, driveways, parking and vehicle manoeuvring areas must be in accordance with Council's Engineering Standards: Subdivision and Development</p>	<p><b>ADG 3J - Bicycle and Carparking</b> <i>Objective - Car parking is provided based on proximity to public transport in centres in regional areas. Parking and facilities are provided for other modes of transport. Car park design and access is safe and secure. Visual and environmental impacts of underground car parking are minimised. Visual and environmental impacts of on-grade car parking are minimised. Visual and environmental impacts of above-ground enclosed car parking are minimised.</i></p>	<p>Refer to the Traffic Report.</p> <p>5.7g) Enclosed ground level parking is proposed.</p> <p>5.7h) Tandem parking proposed for 6 spaces</p> <p>5.7i) Entry width is 5.5m minimum</p> <p>All parking spaces have a minimum dimensions of 2.6 m x 5.5 m</p> <p>Aisle width of 6.2m minimum complies and a manoeuvring area/turning is provided at the end of the carpark</p> <p>5.7j) Internal vehicle circulation complies with this criteria.</p> <p>5.7k) Noted and Refer to the Traffic Report.</p>
<p>4.7(a) Is solar access available between the hours of 9 am and 5 pm for a minimum duration of 3 hours to any living area on the 22nd of June for each respective dwelling?</p> <p>4.7(b-c) Are buildings oriented on a north-south east-west axis to maximise solar access to living areas? Are windows located and shaded so as to reduce summer heat load and to permit entry of winter sunlight?</p>	<p><b>ADG 4A - Solar and Daylight access</b> <i>Objective - To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Daylight access is maximised where sunlight is limited. Design incorporates shading and glare control, particularly for warmer months.</i></p>	<p>4.7(a) 100% of Apartments receive more than the required sunlight on the 22nd of June</p> <p>4.7(b-c) 100% of Apartments are oriented on a north-south axis and windows are protected by eave/balcony overhangs.</p>



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	<b>ADG 4B - Natural Ventilation</b> <i>Objective - All habitable rooms are naturally ventilated.</i>  <i>The layout and design of single aspect apartments maximises the natural ventilation.</i> <i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</i>	<p>All habitable rooms are naturally ventilated and 100% of apartments have two aspects for cross ventilation.</p>
	<b>ADG 4C - Ceiling Heights</b> <i>Objective - Ceiling height achieves sufficient natural ventilation and daylight access.</i> <i>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</i> <i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>	<p>Ceiling heights to habitable rooms are to be 2.70m high.</p> <p>Ceiling heights to wet areas are to be 2.45m high.</p>
<p>If the internal area for each apartment will be equal to, or greater than, the recommended minimum internal area for the relevant apartment type specified in Part 4D of the Apartment Design Guide.</p> <p>5.7(l) Do dwellings meet the minimum internal floor area?</p> <p>5.7(m) Do bedrooms have a minimum area of 8 m2 excluding wardrobe space</p> <p>5.7(n) Do combined living and dining rooms meet the minimum areas?</p>	<b>ADG 4D - Apartment size and layout</b> <i>Objective - The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i> <i>Environmental performance of the apartment is maximised.</i> <i>Apartment layouts are designed to accommodate a variety of household activities and needs.</i>  <p>If the internal area for each apartment will be equal to, or greater than, the recommended minimum internal area for the relevant apartment type specified in Part 4D of the Apartment Design Guide.</p>	<p>The layout of rooms within each apartment is functional, well organised and provides a high standard of amenity, The main feature of the apartments is orientation to both the south overlooking Railway St and the park opposite and to the north overlooking the railway easement. Formal Living spaces and the Master bedrooms face south to the park and informal spaces and other bedrooms to the north. The apartments are generous in area providing generous windows to habitable rooms.</p> <p>5.7(l) Each 3-bedroom apartment is 160m2 measured to internal faces of bounding walls and windows and exceeds the minimum requirement of 90m2.</p> <p>No Daylight and air is borrowed from other rooms and all windows are visible from any point in every habitable room</p> <p>Each Habitable room depths does not exceed a maximum of 2.5 x the ceiling height. In open plan layouts where the formal living and dining are combined the maximum habitable room depth is 9.14m which exceeds the required maximum 8m from a window however an informal dining area on the north side of the apartments is within 2.4m of a north facing window.</p> <p>5.7(m) Master bedrooms have a minimum area of 14.6m2 which exceeds the minimum required 10m2. These rooms have a minimum dimension of 3.5m which exceeds the minimum required of 3m. (excluding wardrobe space) Other bedrooms 2 &amp; 3 are 14m2 and 12.4m2 respectively and exceed the minimum required 9m2 (excluding wardrobe space). These bedrooms have a minimum dimension of 3.5m</p>



# 04 DESIGN OBJECTIVES & DESIGN CRITERIA

## GRDCP /ADG Compliance Matrix

<b>GRDCP</b> Griffith Development Control Guidelines N/A to CBD but used as a Guide	<b>SPC (ADG)</b> State Planning Controls Apartment Design Guidelines	<b>Response</b>
		<p>and 3.3m respectively which exceeds the minimum required of 3m. (excluding wardrobe space)5.7n) The combined living/dining rooms have a minimum width of 4.35m and average width of 4.75m which exceeds the minimum required 4m. On the sunroom/kitchen north side the minimum width remains the same at the cross over.So Apartments and spaces and robes are very generously sized – well in excess of minimum requirements and all habitable rooms are on the external face of the building. All apartments have informal living areas and 2 out of 3 of the bedrooms orientated north. All habitable rooms are well more than 10% windowed to the outside and these are visible from all spaces within. Refer to plans for room dimensions and window percentages. Windows to living spaces are full height to a minimum of 2.84m high with a 150mm pelmet recess to the ceiling height of 2.7m.</p> <p>Kitchens are excluded from Circulation Space.</p>
<p>4.9(d) Does the dwelling include a balcony, if so has overlooking been considered? Has PPOS in the form of a balcony or terrace with a minimum area of 8 m2 and a width of 2 m been provided for all dwellings? Or has communal open space with a minimum area of 40 m2 and a minimum dimension of 5 m been provided?</p>	<p><b>ADG 4E - Private open Space and Balconies</b>  <i>Objective - Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</i>  <i>Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>  <i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i>  <i>Private open space and balcony design maximises safety.</i></p>	<p>4.9(d) The apartments have very generously designed balcony/terrace spaces adjacent to living spaces and bedrooms and are more than 2.4 metres wide. These balconies have multiple orientations to allow flexibility of use. It is expected that the typical minimum 22m2 balconies to the south side formal living spaces will be used extensively in the warmer months and conversely the minimum 8m2 balconies on the north side in the cooler months. All balconies are designed in support of the Architectural articulation of the building and to interface strongly with the internal spaces. Balconies on the east and west sides of the building on Level 1 include 1.8m precast privacy walls on the boundary and these balconies provide additional areas to those described above. The balconies are carefully designed in consideration of safety.</p> <p>Balconies are a significant design feature of the proposal, avoiding direct views by neighbours.</p> <p>Additionally external communal open spaces are provided at ground landscape areas on both the south and north sides that are significantly greater than 40m2 and significantly more than 5m in dimension. Refer to the landscape plans.</p>
<p>Are mailboxes provided in accordance with Australia Post's requirements?</p>	<p><b>ADG 4F – Common Circulation and Spaces</b>  <i>Objective - Common circulation spaces achieve good amenity and properly service the number of apartments.</i>  <i>Common circulation spaces promote safety and provide for social interaction between residents.</i></p>	<p>Refer to Design Quality Principle 7: Safety</p> <p>Mailboxes are provided within each of the 3 gate entries and accessed by Australia Post on the outside</p>



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5.7(o) Is additional storage with a minimum dimension of 500 mm provided?	<b>ADG 4G – Storage</b> <i>Objective - Adequate, well-designed storage is provided in each apartment.</i> <i>Additional storage is conveniently located accessible and nominated for individual apartments.</i>	Refer to the Plans where all Apartments have in excess of 21m <sup>3</sup> and up to 36m <sup>3</sup> of storage. Storage to Apartments in the carpark exceed the minimum requirement alone. The smallest storage in the basement is 15m <sup>3</sup> and up to 30m <sup>3</sup> and each unit has a storage unit adjacent to one or both of its carspaces.  6m <sup>3</sup> of storage requirements is provided within the Apartments without counting Laundry Joinery.
5.7p) Are bedrooms located away from vehicular accessways, parking areas, air conditioning Apartments or other noise sources? 4.9I Are noise generating plant and equipment shown on the plans located and screened away from bedrooms on adjacent properties?	<b>ADG 4H – Acoustic Privacy</b> <i>Objective - Noise transfer is minimised through the siting of buildings and building layout.</i> <i>Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>	5.7(p) Bedrooms are located away from noise sources onsite. The building is sited well clear of hostile environments.  All walls and floors/ceilings are to be acoustically designed to at least meet the requirements of the NCC at a minimum and all internal walls within apartments are to include acoustic insulation in excess of the NCC requirement.  Apartment entries are away from quieter spaces.  All external glazing is double glazed and acoustically sealed.  4.9I Refer Plans for Designated plant locations away from apartments.
	<b>ADG 4J – Noise and Pollution</b> <i>Objective - In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i> <i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	Refer to the Acoustic Report
	<b>ADG 4K – Apartment Mix</b> <i>Objective - A range of apartment types and sizes is provided to cater for different household types now and into the future.</i> <i>The apartment mix is distributed to suitable locations within the building.</i>	Refer to Principle 8: Housing Diversity and Social Interaction
	<b>ADG 4L – Ground Floor Apartments</b> <i>Objective - Street frontage activity is maximised where ground floor apartments are located.</i> <i>Design of ground floor apartments delivers amenity and safety for residents.</i>	N/A



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	<b>ADG 4M – Facades</b> <i>Objective - Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the façade.</i>	Refer to Principle 9: Architectural Expression
	<b>ADG 4N – Roof Design</b> <i>Objective - Roof treatments are integrated into the building design and positively respond to the street. Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Refer to Principle 6: Amenity
5.7q) & r) Is a minimum landscape area of 20% of the total lot provided? Is a Landscape Plan submitted which includes: The nature strip, a combination of tree planting for shade, mid height shrubs, lawn and ground covers, 50% of the overall number of trees and shrubs are species native to the region, a reticulated sprinkler system, an ongoing maintenance plan? 4.11(b-c) Can the landscaping areas generally be planted and maintained in accordance with 4.11(b-c)? 4.12(a-f) Have street trees been proposed in accordance with 4.12 (a-f)? 4.16 (a-b) Front Fences & Side and Rear Fences: Are side and rear fences generally be a maximum of 1.8 m tall? 4.17 Outbuildings, Garages and Carports 4.18 Stormwater. 4.19 Swimming Pools.	<b>ADG 4O – Landscape Design</b> <i>Objective - Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity.</i>	Refer to Principle 5: Landscape Refer to The Landscape Areas Plan for a detailed analysis. 5.7q) & r) The area of Landscape provided at Ground level is 1265m2 (soft and hard) = 37.7% of site area (inclusive of pathways) 4.12(a-f) Refer to the Landscape Plan 4.16 (a-b) Refer to the 3D image of the Street Elevation for Front Fences. Return side fences from the street frontage and from the rear boundary to be 1800mm high. 4.17 Outbuildings, Garages and Carports not proposed except for tank pump room and bin store – Refer Waste ADG 4W 4.18 Stormwater. Refer to separate Draft plans for the proposed stormwater system in accordance with Council's Engineering Standards: Subdivision and Development. 4.19 Swimming Pools. – N/A
	<b>ADG 4P – Planting on Structures</b> <i>Objective - Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	N/A



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	<b>ADG 4Q – Universal Design</b> <i>Objective - Universal design features are included in apartment design to promote flexible housing for all community members.</i> <i>A variety of apartments with adaptable designs are provided Adaptable housing should be provided in accordance with the relevant council policy.</i> <i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	<p>Accessibility is provided throughout the project to the arrival doors of all residential spaces This includes to all shared facilities and within these spaces.</p> <p>Accessibility within apartments will be provided upon demand.</p>
	<b>ADG 4R – Adaptive Re-Use</b> <i>Objective - New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i> <i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	N/A
	<b>ADG 4S – Mixed Use</b> <i>Objective - Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i> <i>Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.</i>	N/A
	<b>ADG 4T – Awnings and Signage</b> <i>Objective - Awnings are well located and complement and integrate with the building design.</i> <i>Signage responds to the context and desired streetscape character.</i>	<p>Refer to Principle 5: Landscape</p> <p>Principle 6: Amenity</p> <p>Principle 7: Safety</p>
<p>4.15 (a-f) Are rainwater tanks proposed, if so, do they meet the requirements of 4.15(a-f)? Are all BASIX requirements for rainwater tanks shown on the plans?</p>	<b>ADG 4U – Energy Efficiency</b> <i>Objective - Development incorporates passive environmental design.</i> <i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i> <i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	<p>Refer to Principle 4: Sustainability</p> <p>4.15 (a-f) Yes rainwater collection tanks are provided and shown on the plans.</p> <p>Energy Consultant will access the on-line assessment tool to calculate the dwelling's energy and water scores based on a range of design data. Refer to Basix Report.</p>



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	<b>ADG 4V – Water Management and Conservation</b> <i>Objective - Potable water use is minimized.</i> <i>Urban storm water is treated on site before being discharged to receiving waters.</i> <i>Flood management systems are integrated into site design.</i>	Refer to Principle 4: Sustainability Principle 5: Landscape
<p>5.6.2(cc - dd) Can garbage bins be stored in the rear yard, side setback or garage of the dwelling?</p> <p>5.7t) Are shared waste storage areas incorporated into the design of the RFB and located at the rear of the site or in the basement?</p> <p>5.7u) Are minimum spaces for waste bin storage allocated per dwelling as follows?  up to 5 dwellings – one shared 660 litre bin stored in a shared area accessible by all dwellings  up to 10 dwellings – one shared 1100 litre bin stored in a shared area accessible to all dwellings.</p> <p>5.7v) Are waste storage areas accessible to all occupants while being secure?</p> <p>5.7w) The design of the development accommodates safe collection of bins? Can the bins be accessed by service vehicles without the need for manual manoeuvring of the bins, or reversing?</p> <p>5.7x) Where waste storage must be in a lower-level basement or internal areas, the building is designed to accommodate private waste collection vehicles entering and exiting?</p>	<b>ADG 4W – Waste Management</b> <i>Objective - Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i> <i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	<p>5.6.2(cc - dd) Waste collection is located in a Ground Level room in the Landscape.</p> <p>5.7t) 5.7u) Refer to the separate Waste Management report.</p> <p>5.7v) Yes, secure service/bin rooms are located on every level for each module of Apartments. So a service/bin room for every 2 Apartments..</p> <p>5.7w) Yes Refer to the separate Waste Management report.</p> <p>5.7x) Yes The proposal has been designed to accommodate private waste collection vehicles on site. Refer to the separate Waste Management report.</p>
	<b>ADG 4X – Building Management</b> <i>Objective - Building design detail provides protection from weathering.</i> <i>Systems and access enable ease of maintenance.</i> <i>Material selection reduces ongoing maintenance cost.</i>	<p>Materials have been carefully selected to maximise resistance to weathering. Generally minimized painted surfaces and maximized natural and durable materials</p> <p>The facade is detailed to prevent staining and protect walls below; In –situ Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes; Overhanging slabs/ceilings will be detailed with drip lines to avoid staining.</p> <p>Generally, maintenance of the building can be directly accessed via individual apartment or internal lobbies.</p>



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<b>Essential Services</b>  4.20(a) Is there Electrical Infrastructure located in proximity to the site? If so, has this been considered in the development application?  4.20(b) Are underground electrical lines proposed to the dwelling?  4.20I(i) Have connections to Council's water and sewer infrastructure been shown on plans?		4.20(a) Yes  4.20(b) Yes  4.20I(i) Yes – Shown on Draft Service Engineering Plans
<b>Bushfire Risk</b>  4.21 Is the site considered bushfire prone land?		Not identified on bushfire mapping.
<b>Frost Control</b> 4.22 Are any frost control fans within 1000 m of the site?		No frost control fans within 1000 m of the site
<b>Infill subdivision</b> a) To allow for a range of housing choices. b) To efficiently utilise existing essential services with capacity. c) To improve or maintain the amenity of the locality. d) To encourage subdivision and increase in housing in accessible locations. e) To ensure solar access and energy efficiency is considered in the subdivision of land.		Yes to all of these issues re subdivision





CohenLeigh  
Architects

+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
Sandringham, VIC 3191

Project 220503  
Railway Street Griffith  
Issue: B  
Date: 23.05.2024

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CohenLeigh  
Architects

+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
Sandringham, VIC 3191

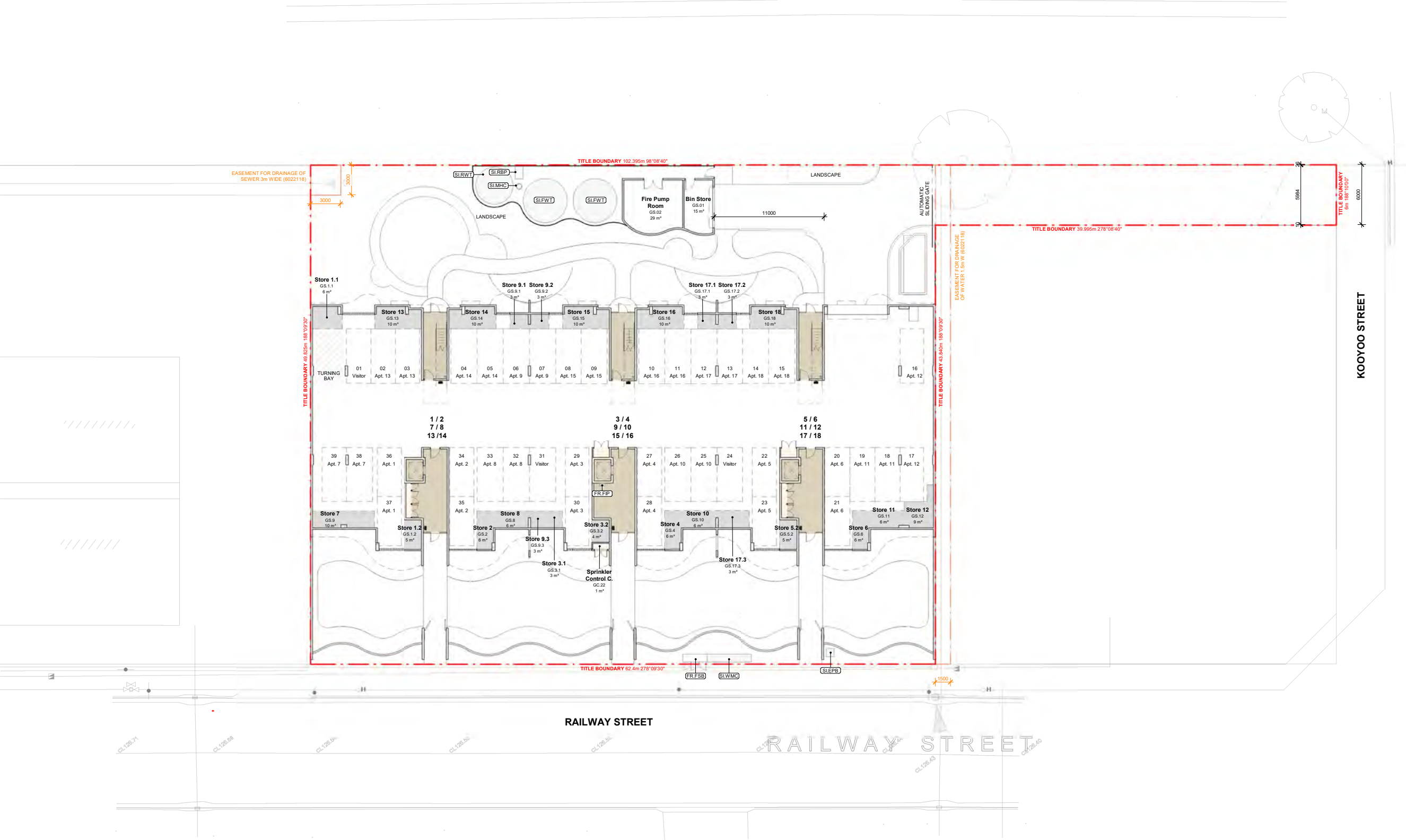
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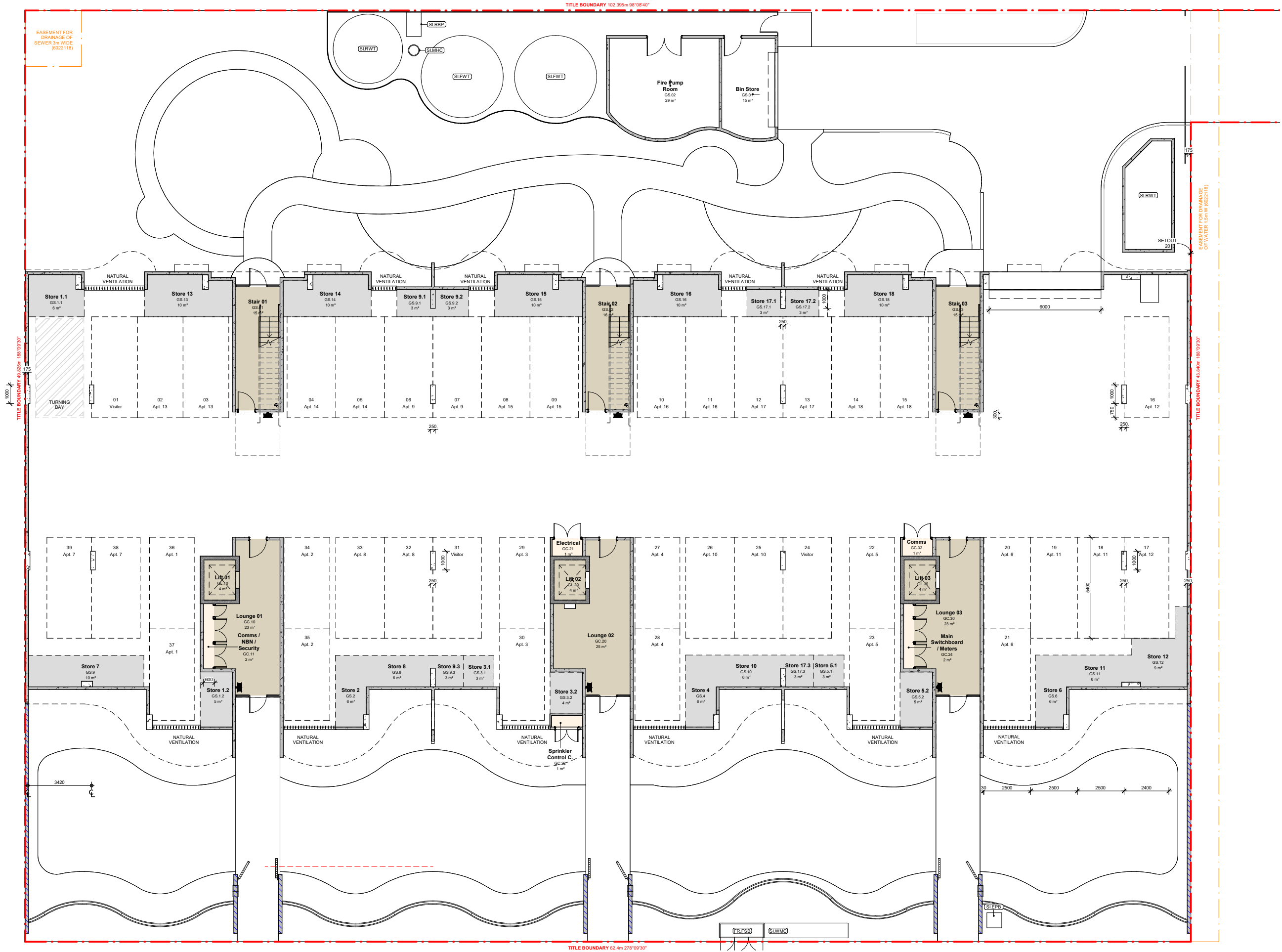
# 05. Architectural Drawings







5.11  
Plan - Ground Floor  
1:200

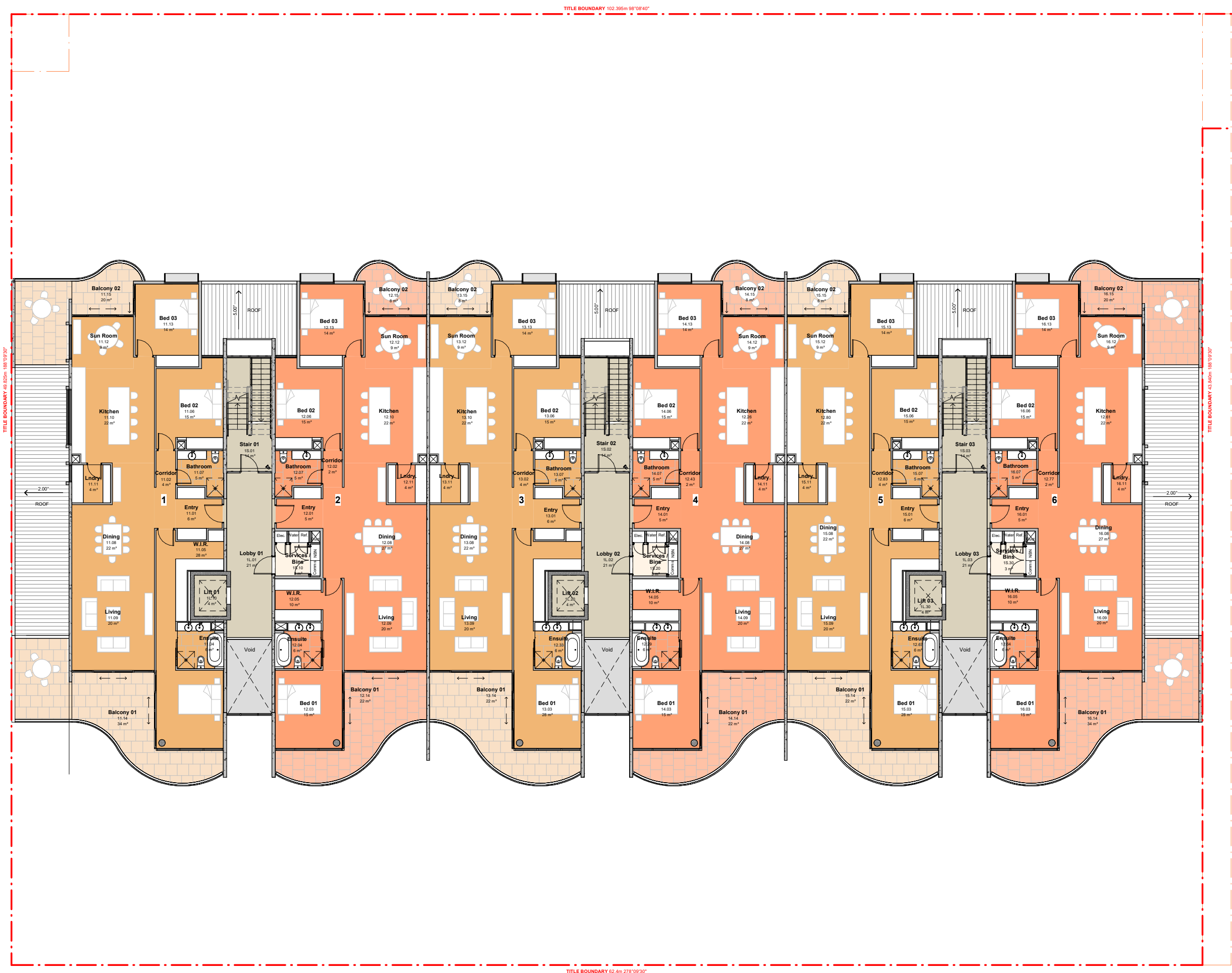


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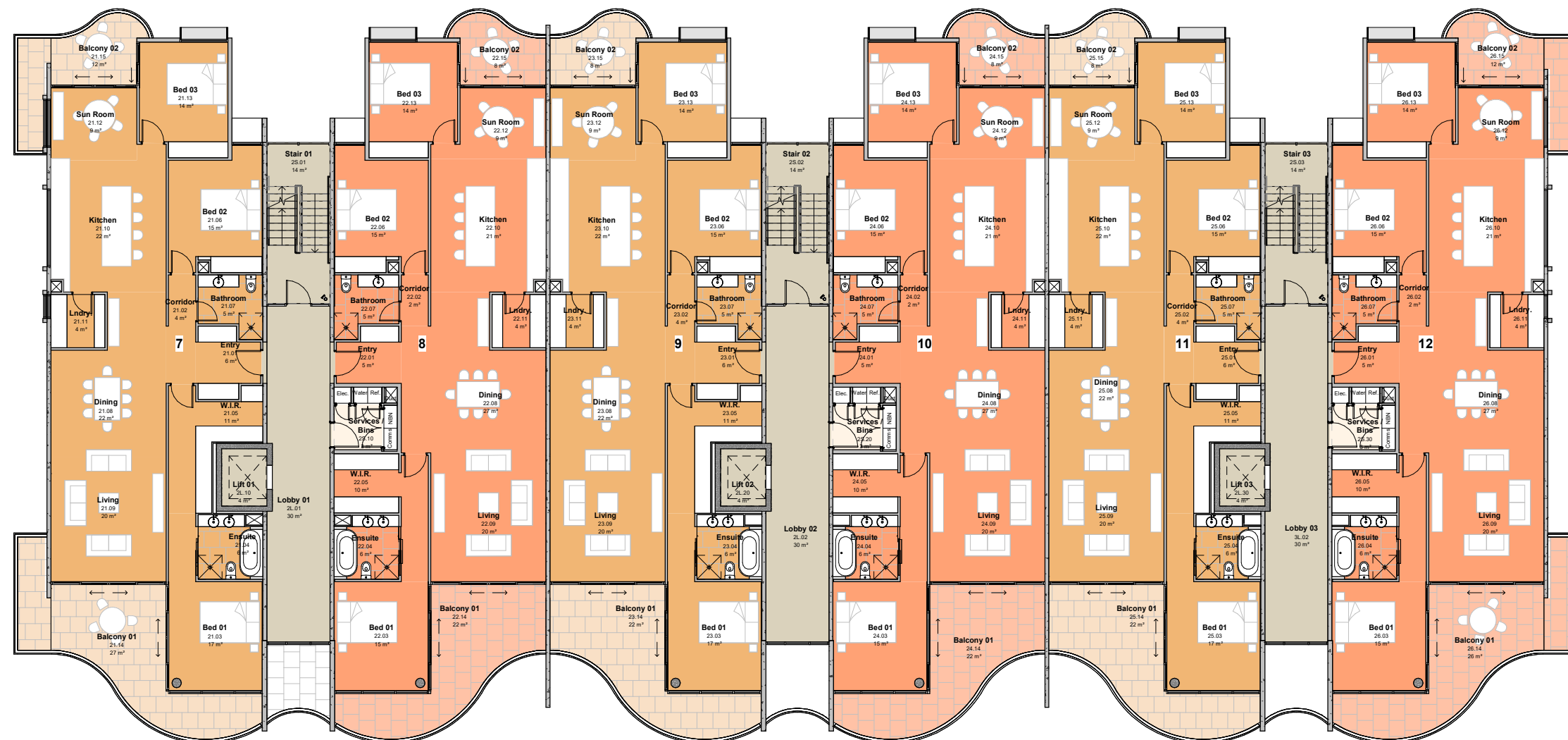
+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
Sandringham, VIC 3191

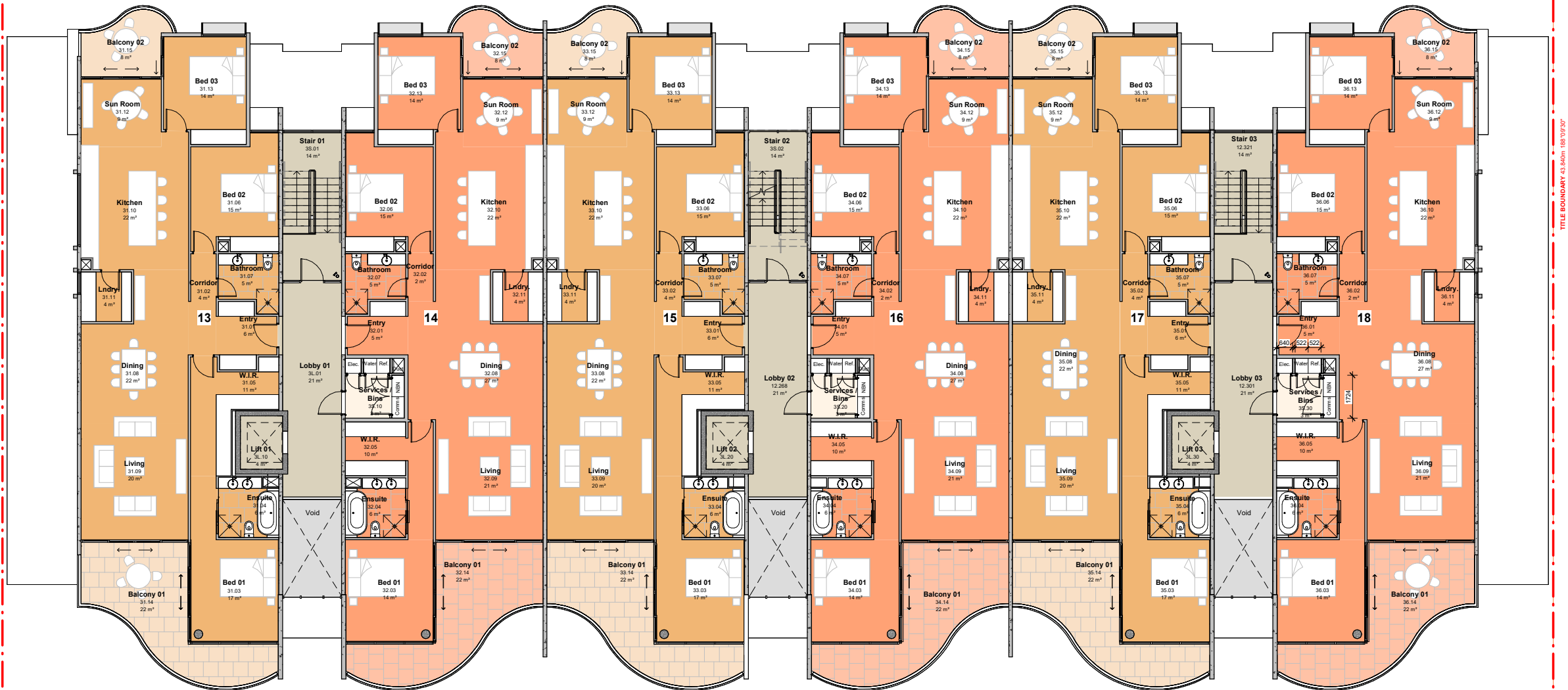
Project 220503  
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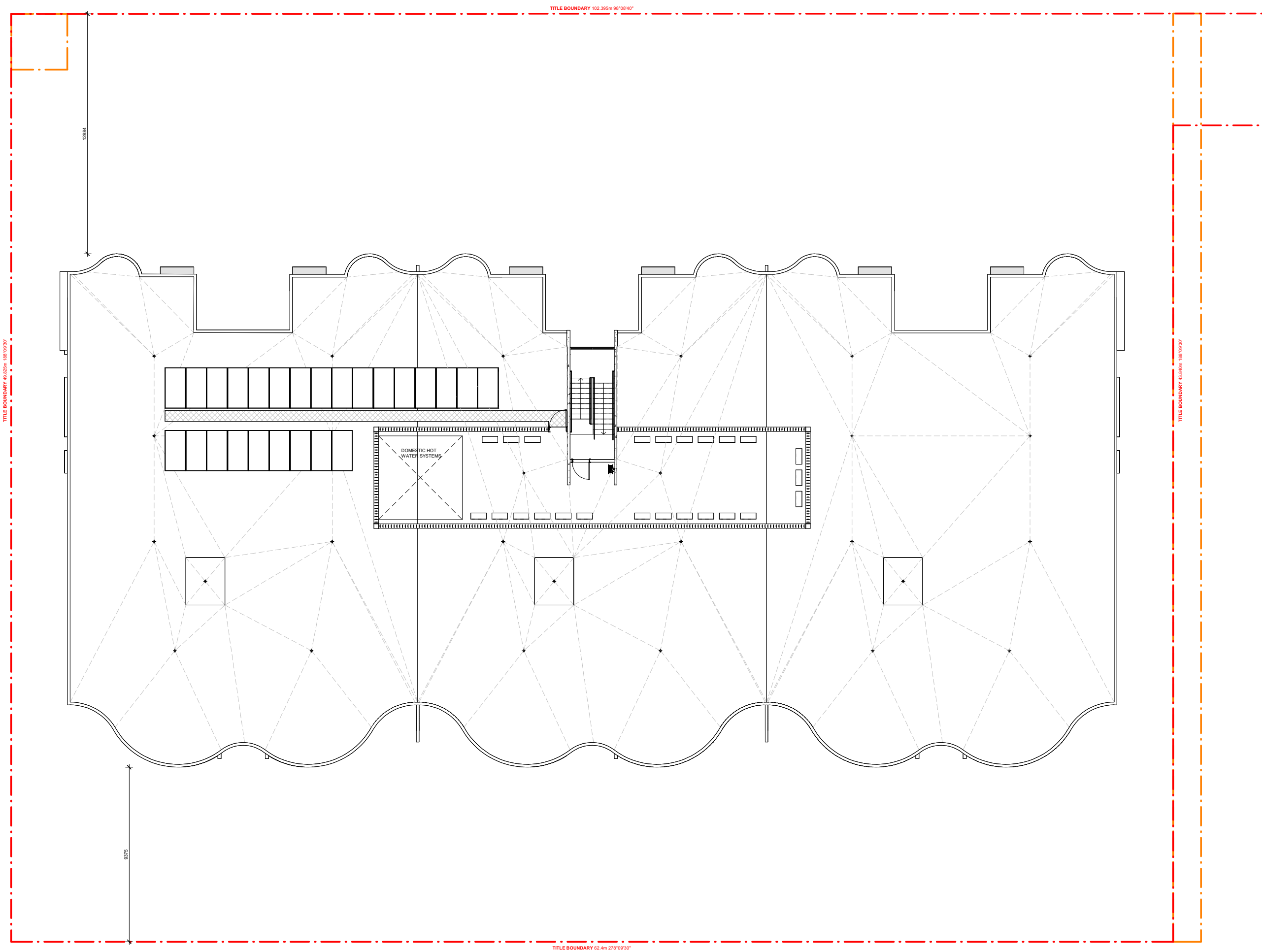


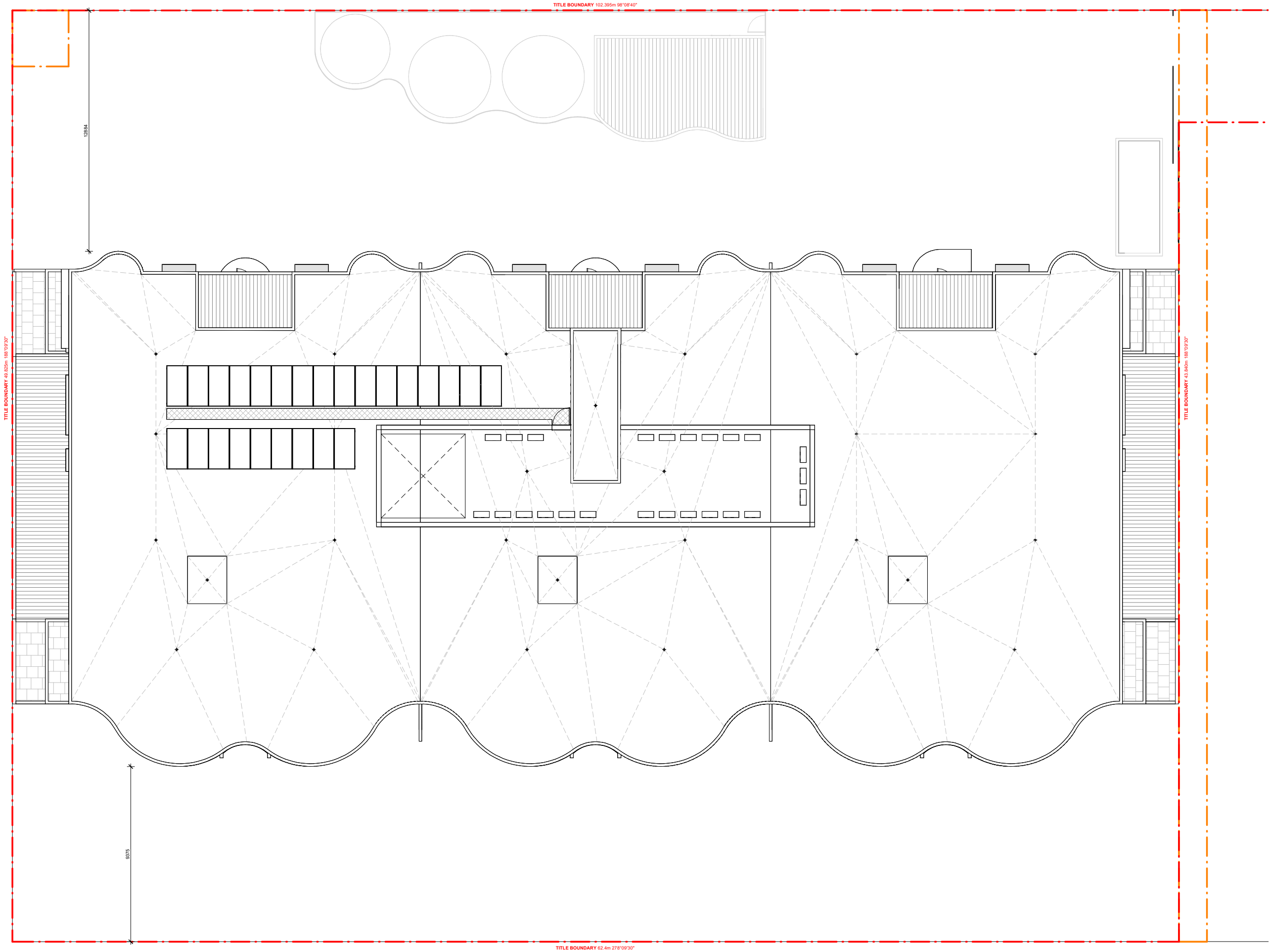




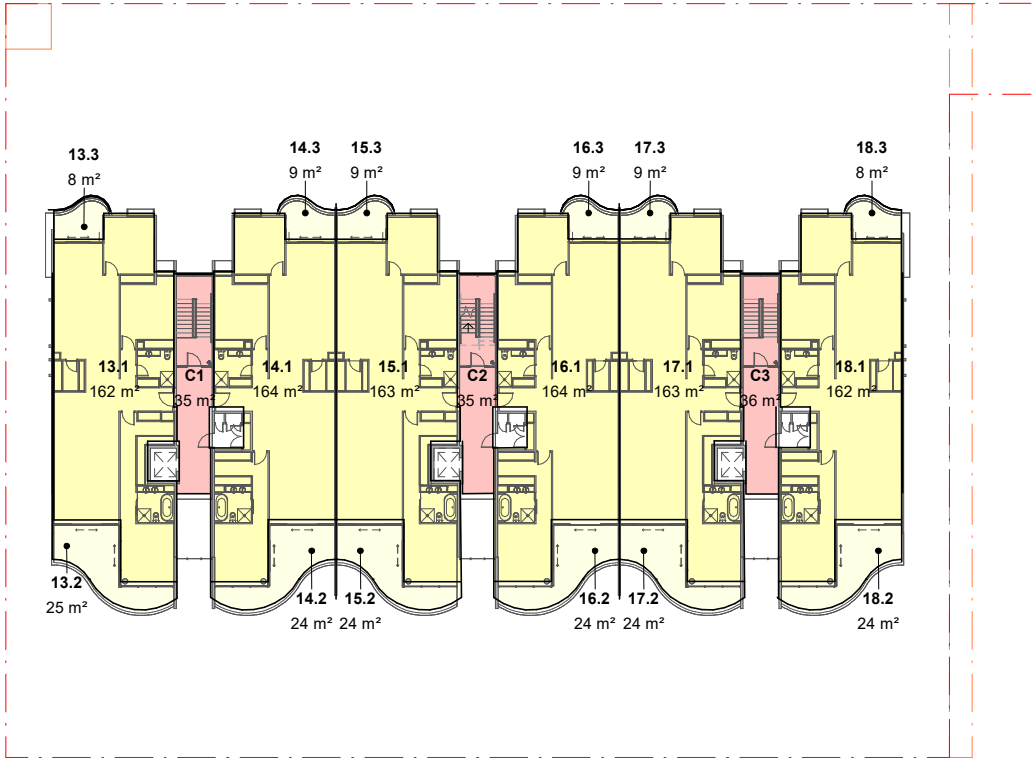
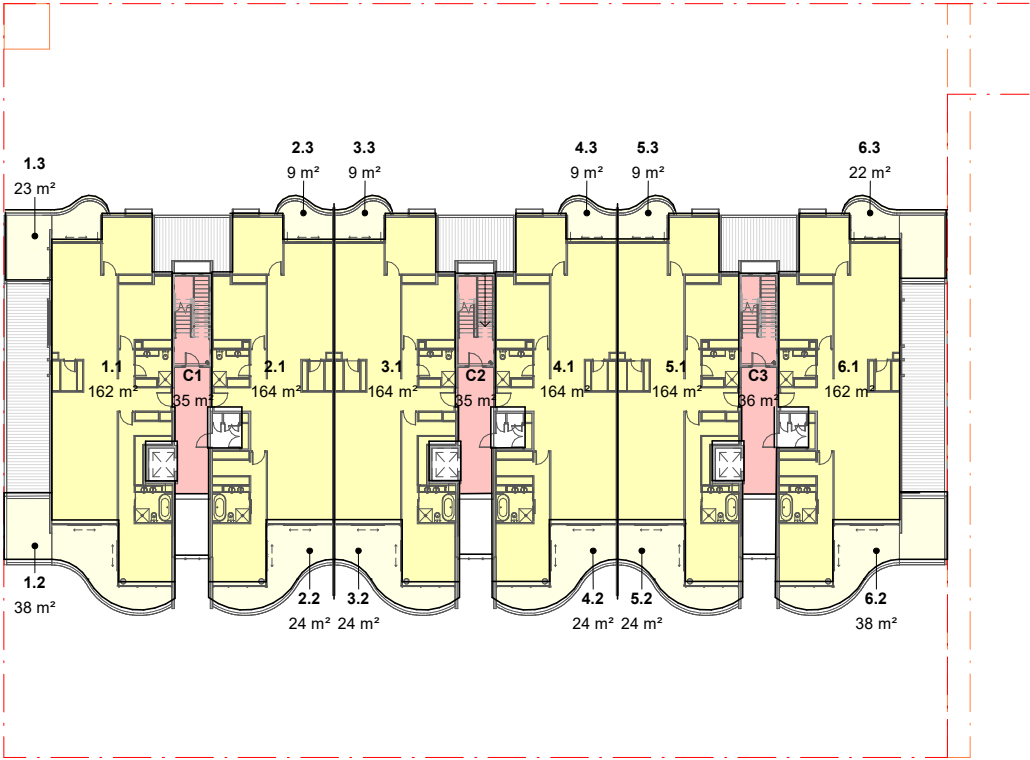
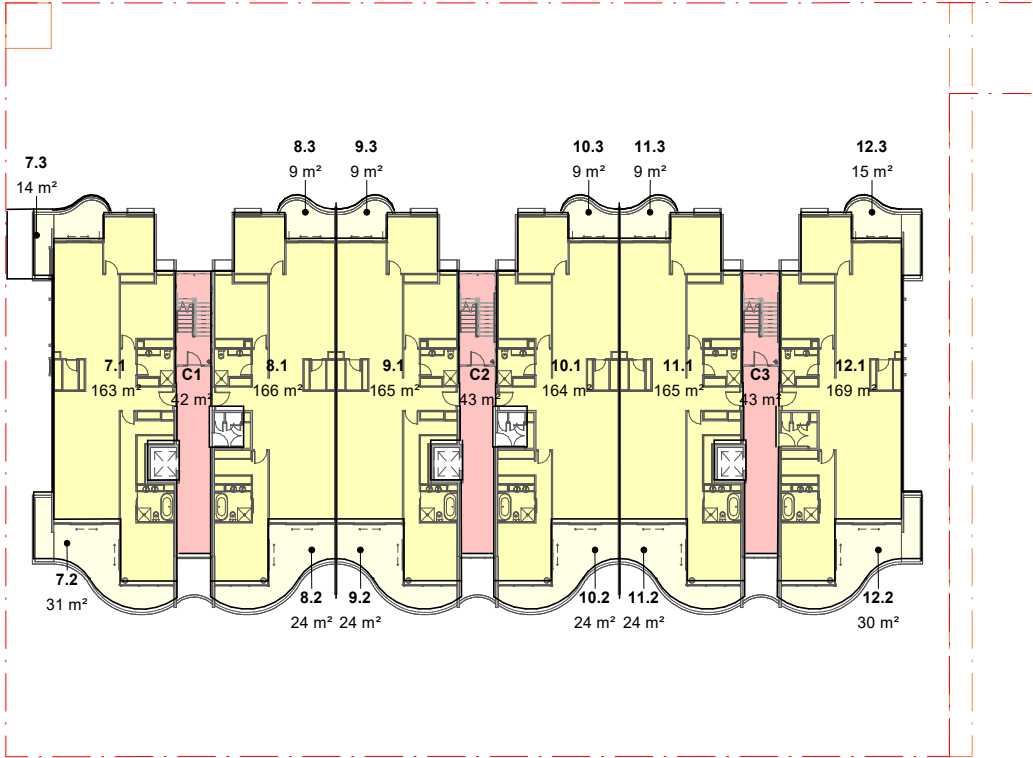
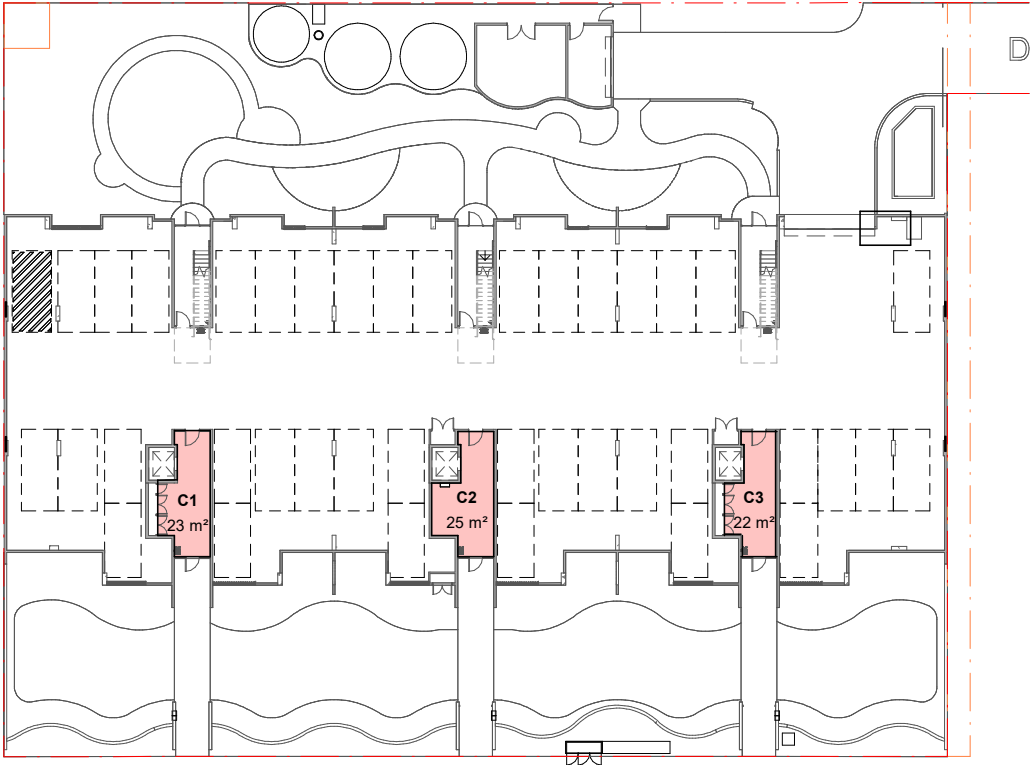










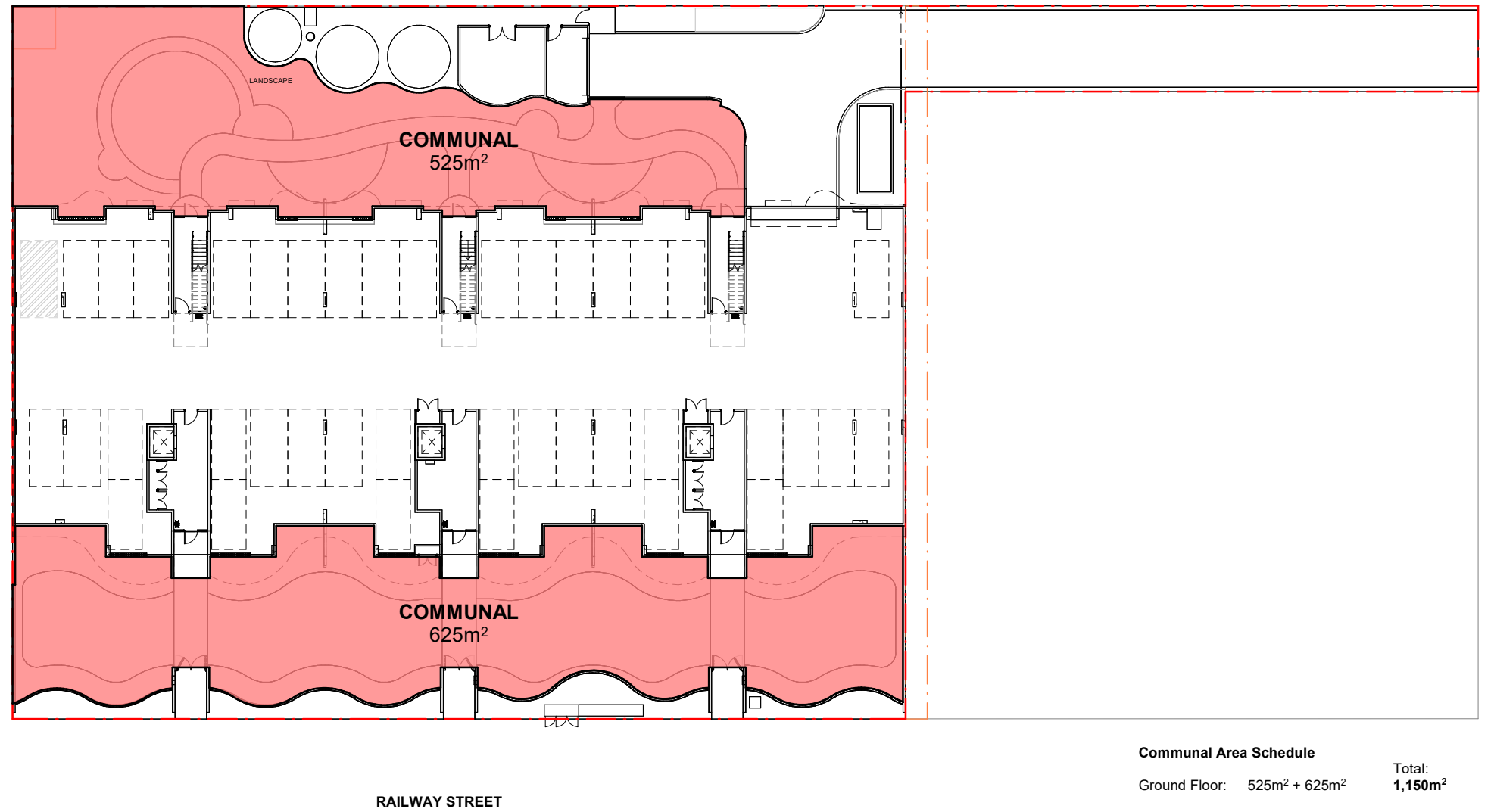


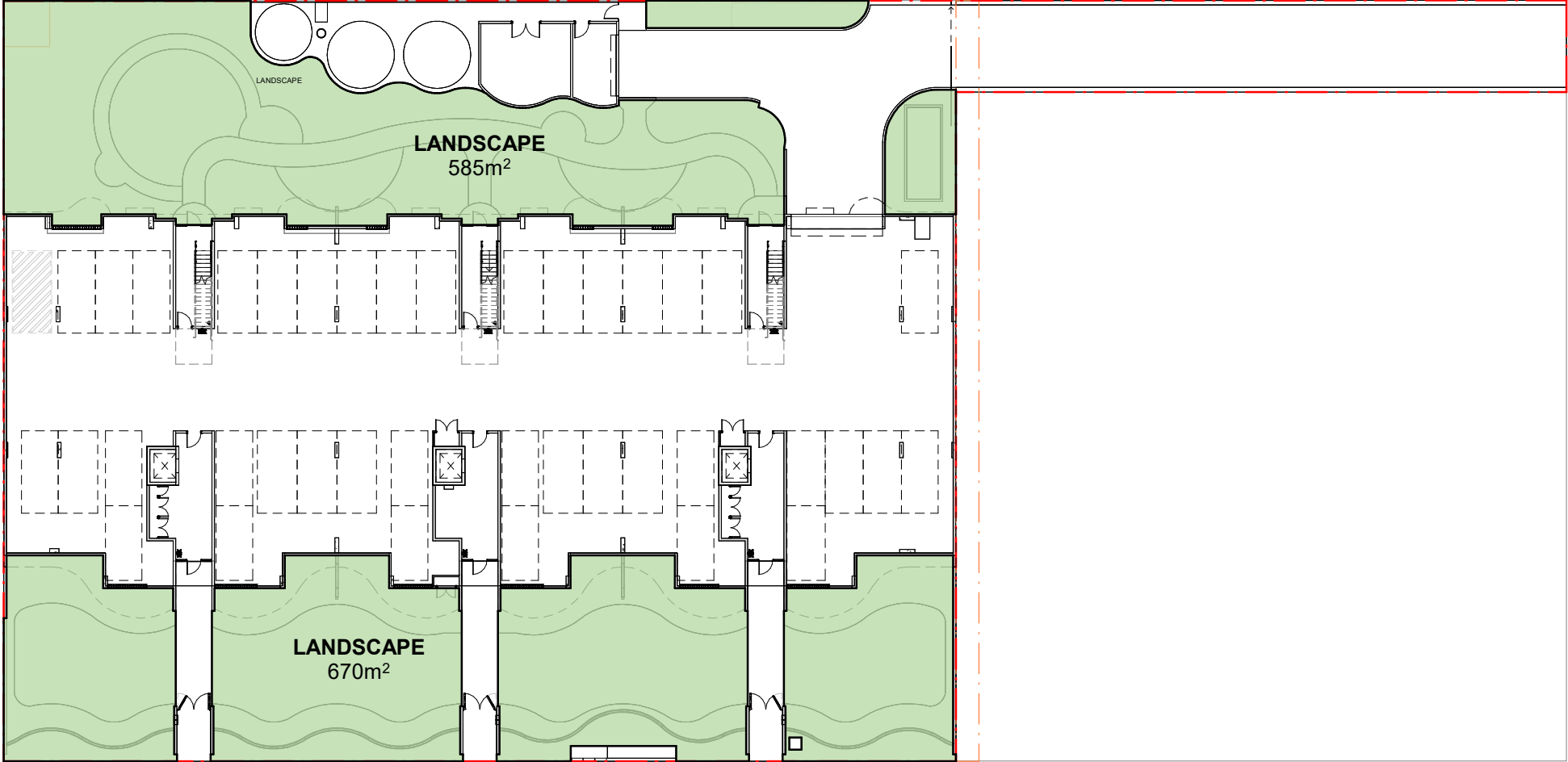
Area Schedule

Level Ground	C1	23 m²
Level Ground	C2	25 m²
Level Ground	C3	22 m²
		70 m²
Level 1	1.1	162 m²
Level 1	1.2	38 m²
Level 1	1.3	23 m²
Level 1	2.1	164 m²
Level 1	2.2	24 m²
Level 1	2.3	9 m²
Level 1	3.1	164 m²
Level 1	3.2	24 m²
Level 1	3.3	9 m²
Level 1	4.1	164 m²
Level 1	4.2	24 m²
Level 1	4.3	9 m²
Level 1	5.1	164 m²
Level 1	5.2	24 m²
Level 1	5.3	9 m²
Level 1	6.1	162 m²
Level 1	6.2	38 m²
Level 1	6.3	22 m²
Level 1	C1	35 m²
Level 1	C2	35 m²
Level 1	C3	36 m²
		1337 m²
Level 2	7.1	163 m²
Level 2	7.2	31 m²
Level 2	7.3	14 m²
Level 2	8.1	166 m²
Level 2	8.2	24 m²
Level 2	8.3	9 m²
Level 2	9.1	165 m²
Level 2	9.2	24 m²
Level 2	9.3	9 m²
Level 2	10.1	164 m²
Level 2	10.2	24 m²
Level 2	10.3	9 m²
Level 2	11.1	165 m²
Level 2	11.2	24 m²
Level 2	11.3	9 m²
Level 2	12.1	169 m²
Level 2	12.2	30 m²
Level 2	12.3	15 m²
Level 2	C1	42 m²
Level 2	C2	43 m²
Level 2	C3	43 m²
		1340 m²
Level 3	13.1	162 m²
Level 3	13.2	25 m²
Level 3	13.3	8 m²
Level 3	14.1	164 m²
Level 3	14.2	24 m²
Level 3	14.3	9 m²
Level 3	15.1	163 m²
Level 3	15.2	24 m²
Level 3	15.3	9 m²
Level 3	16.1	164 m²
Level 3	16.2	24 m²
Level 3	16.3	9 m²
Level 3	17.1	163 m²
Level 3	17.2	24 m²
Level 3	17.3	9 m²
Level 3	18.1	162 m²
Level 3	18.2	24 m²
Level 3	18.3	8 m²
Level 3	C1	35 m²
Level 3	C2	35 m²
Level 3	C3	36 m²
		1281 m²

FLOOR SPACE RATIO AND BALCONY, BEDROOMS AND CARSPACE ANALYSIS											
PROJECT	RAILWAY ST GRIFFITH ISSUE A 240510										
PROJECT NO	220503										
CLIENT	JOSS GROUP										
LOCATION											
	GROSS BUILDING AREA	FSR AREA	FSR AREA/FLOOR	FSR(RATIO) SITE AREA = 3350M2	BALCONY/ TERRACE	% BALCONY/ TERRACE	NO OF BEDROOMS	NO OF B'MENT CARPARKS	INTERNAL STORE M3	GROUND CARPARK STORE M3	TOTAL STORE M3
LEVEL GROUND TOTAL	1449										
GROUND FLOOR CARPARK	1356										
GROUND FLOOR ENTRY 1-6	31										
GROUND FLOOR ENTRY 7-12	31										
GROUND FLOOR ENTRY 13-18	31		93								
LEVEL 1 (FIRST FLOOR)	1179										
APT 1		160			54	34%	3	2	6	15	21
APT 2		160			30	19%	3	2	6	18	24
APT 3		160			30	19%	3	2	6	21	27
APT 4		160			30	19%	3	2	6	18	24
APT 5		160			30	19%	3	2	6	15	21
APT 6		160			54	34%	3	2	6	18	24
CORE CIRCULATION		63	1023								
LEVEL 2 (SECOND FLOOR)	1179										
APT 7		160			54	34%	3	2	6	30	36
APT 8		160			30	19%	3	2	6	18	24
APT 9		160			30	19%	3	2	6	18	24
APT 10		160			30	19%	3	2	6	18	24
APT 11		160			30	19%	3	2	6	18	24
APT 12		160			54	34%	3	2	6	27	33
CORE CIRCULATION		90	1050								
LEVEL 3 (THIRD FLOOR)	1179										
APT 13		160			54	34%	3	2	6	30	36
APT 14		160			30	19%	3	2	6	30	36
APT 15		160			30	19%	3	2	6	30	36
APT 16		160			30	19%	3	2	6	30	36
APT 17		160			30	19%	3	2	6	18	24
APT 18		160			54	34%	3	2	6	30	36
CORE CIRCULATION		63	1023								
ROOF	16	0	0								
TOTALS	5002		3189	0.951940299			54	36	108	402	510







RAILWAY STREET

KOYOO STREET

Landscape Area Schedule		
Ground Floor:	585m² + 670m²	Total: 1,255m²

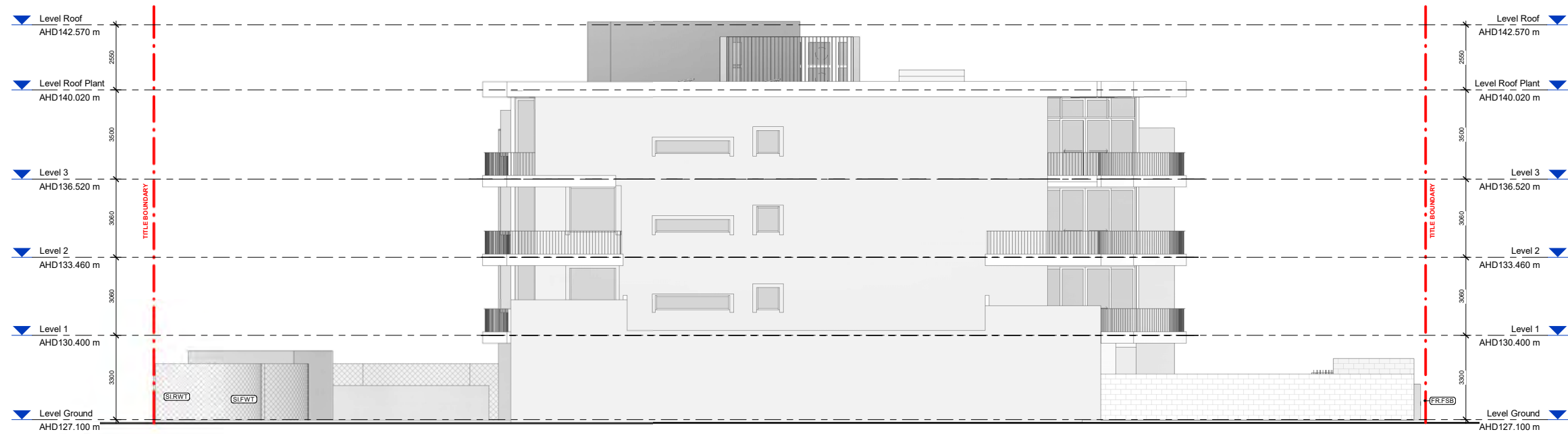


5.30  
Elevations - North & South  
1:200



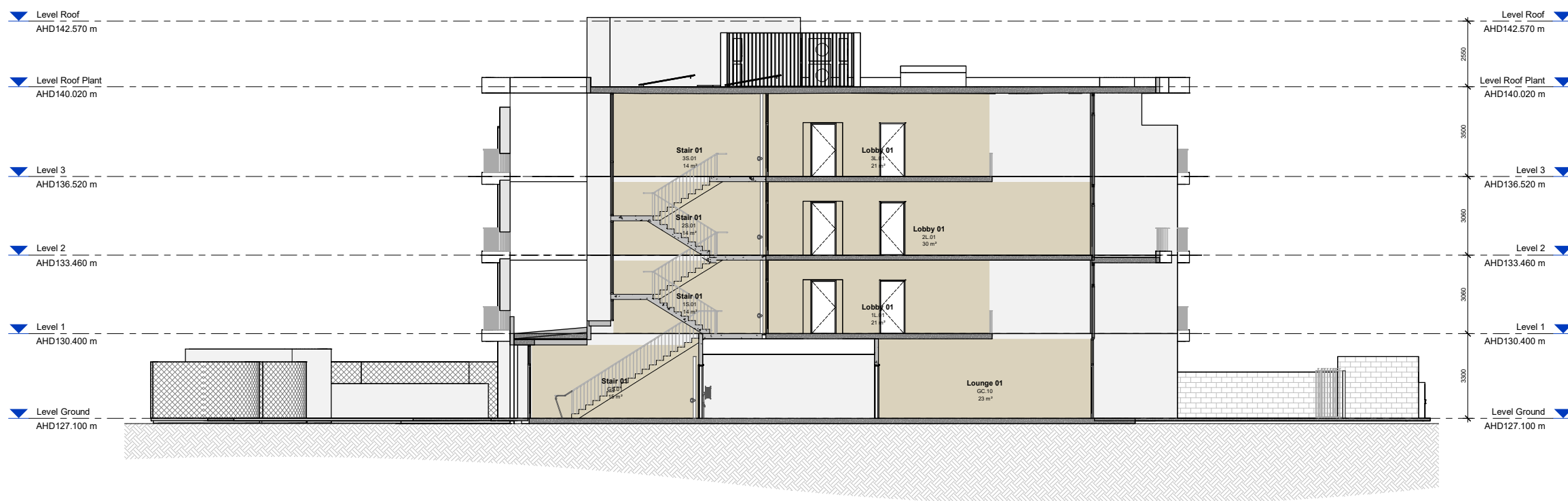
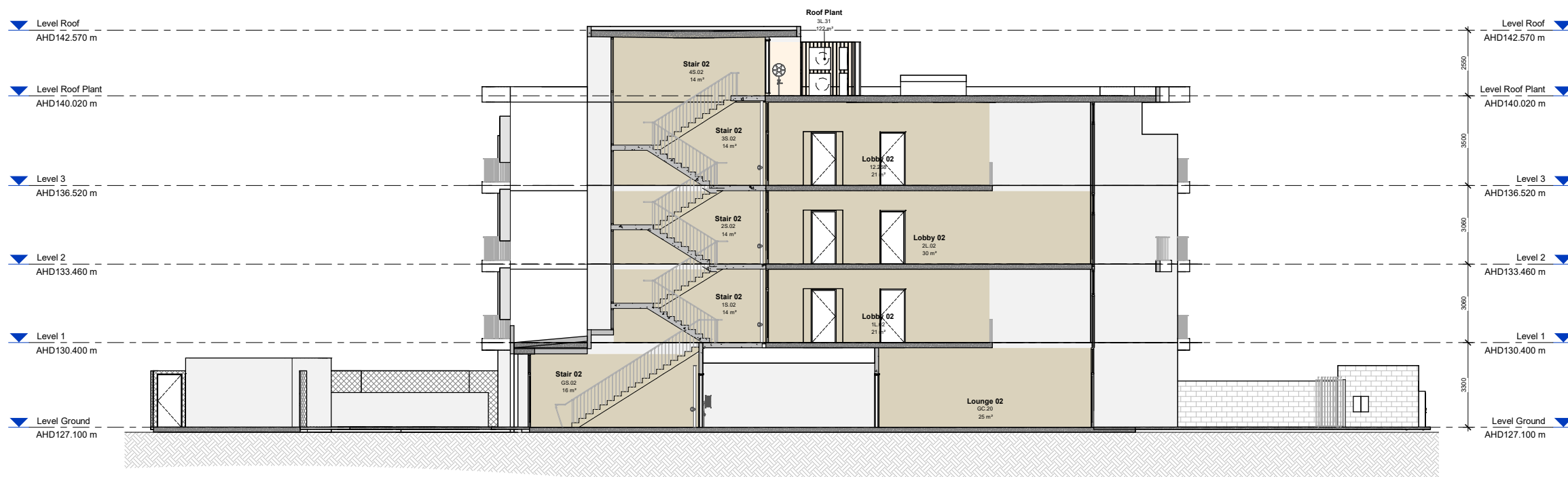


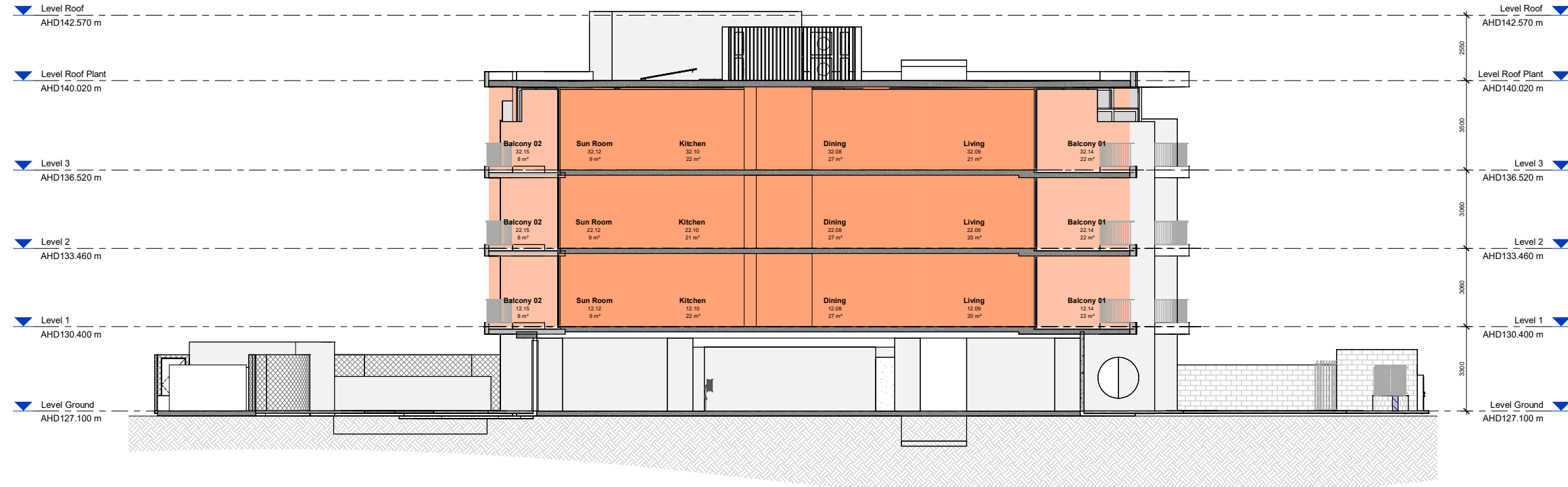
3 Elevation - East  
SK02 1:100



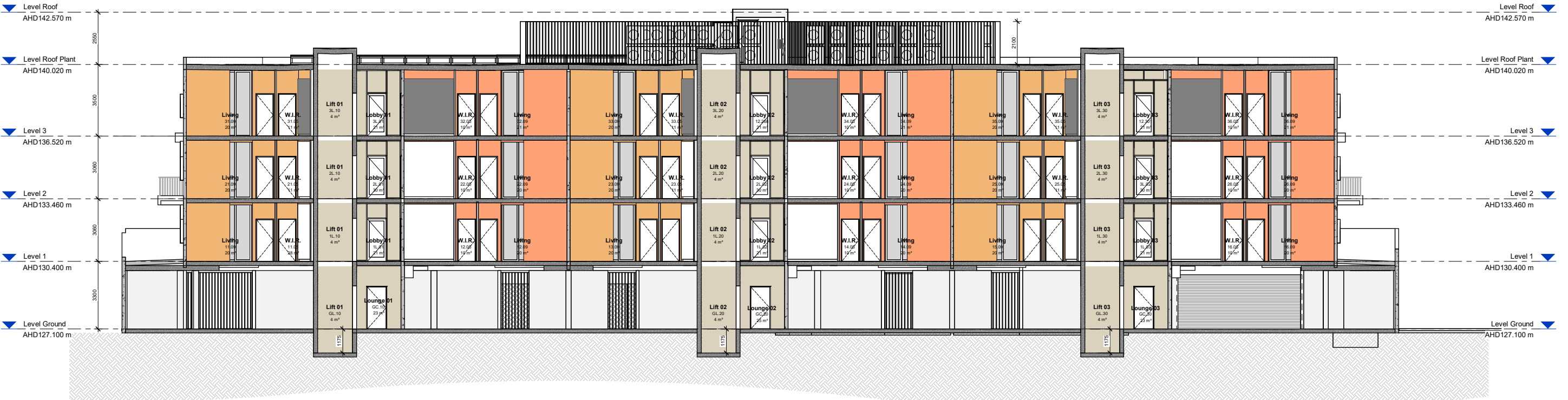
4 Elevation - West  
SK02 1:100



















CohenLeigh  
Architects

+61 3 9521 6888  
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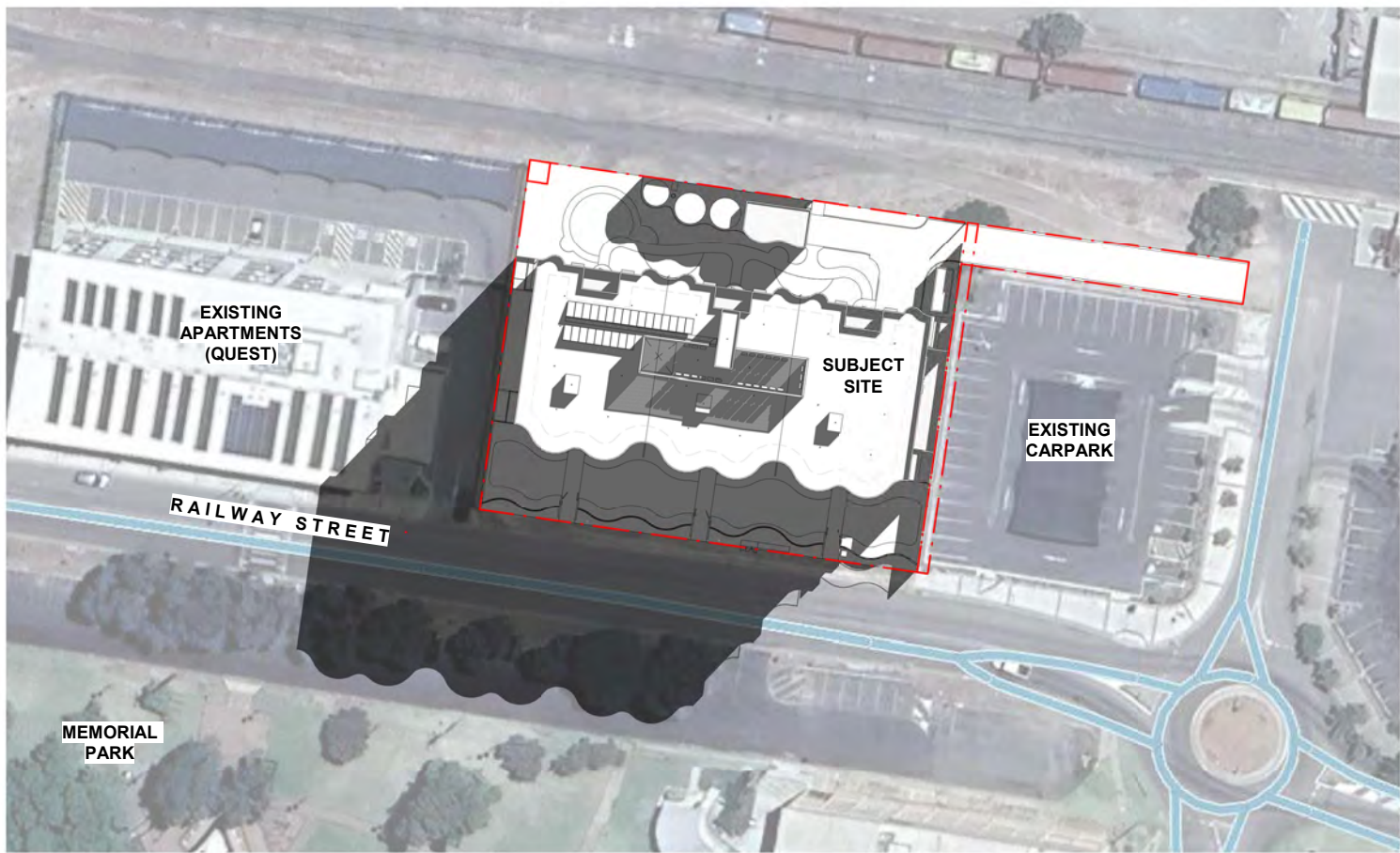




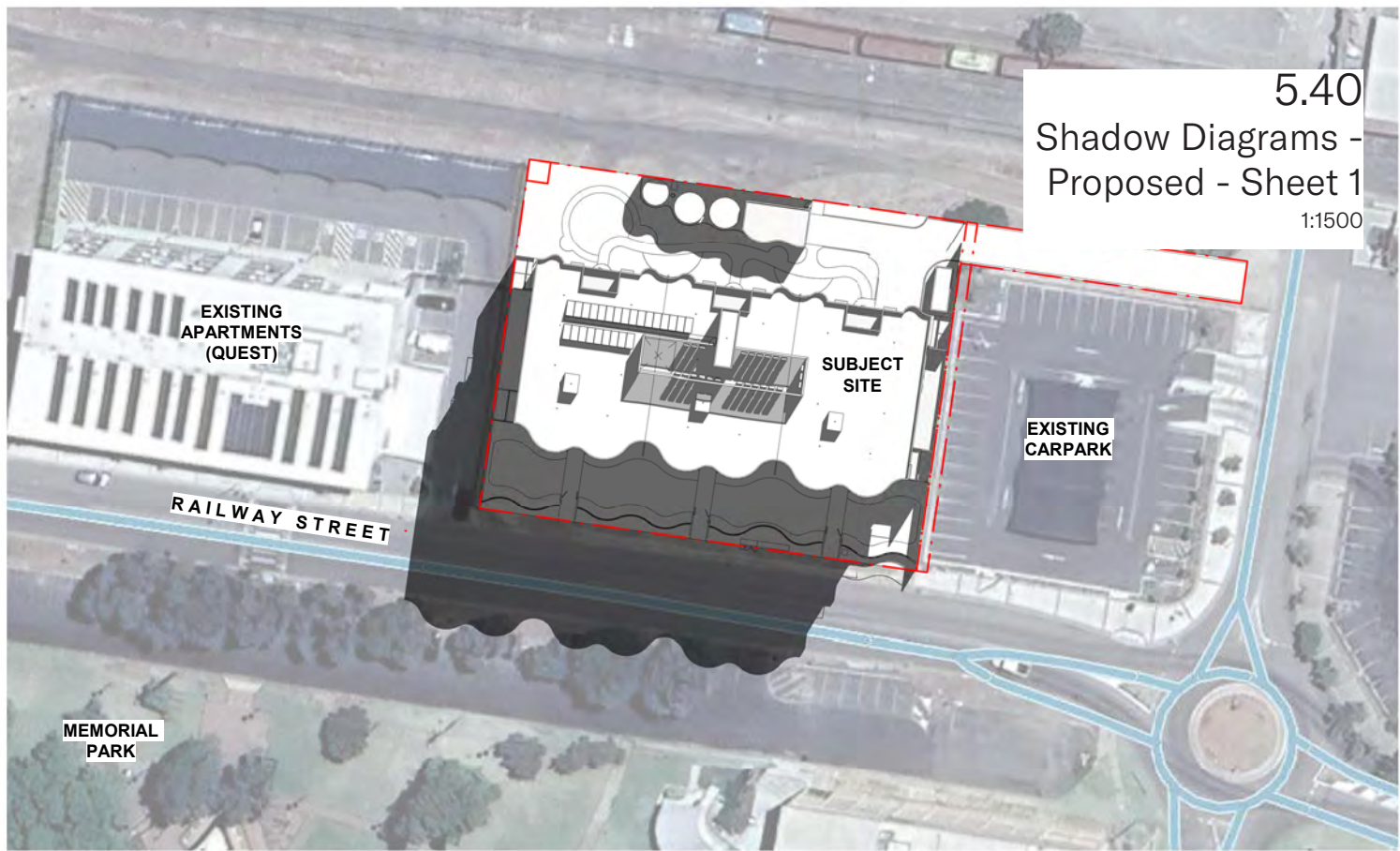




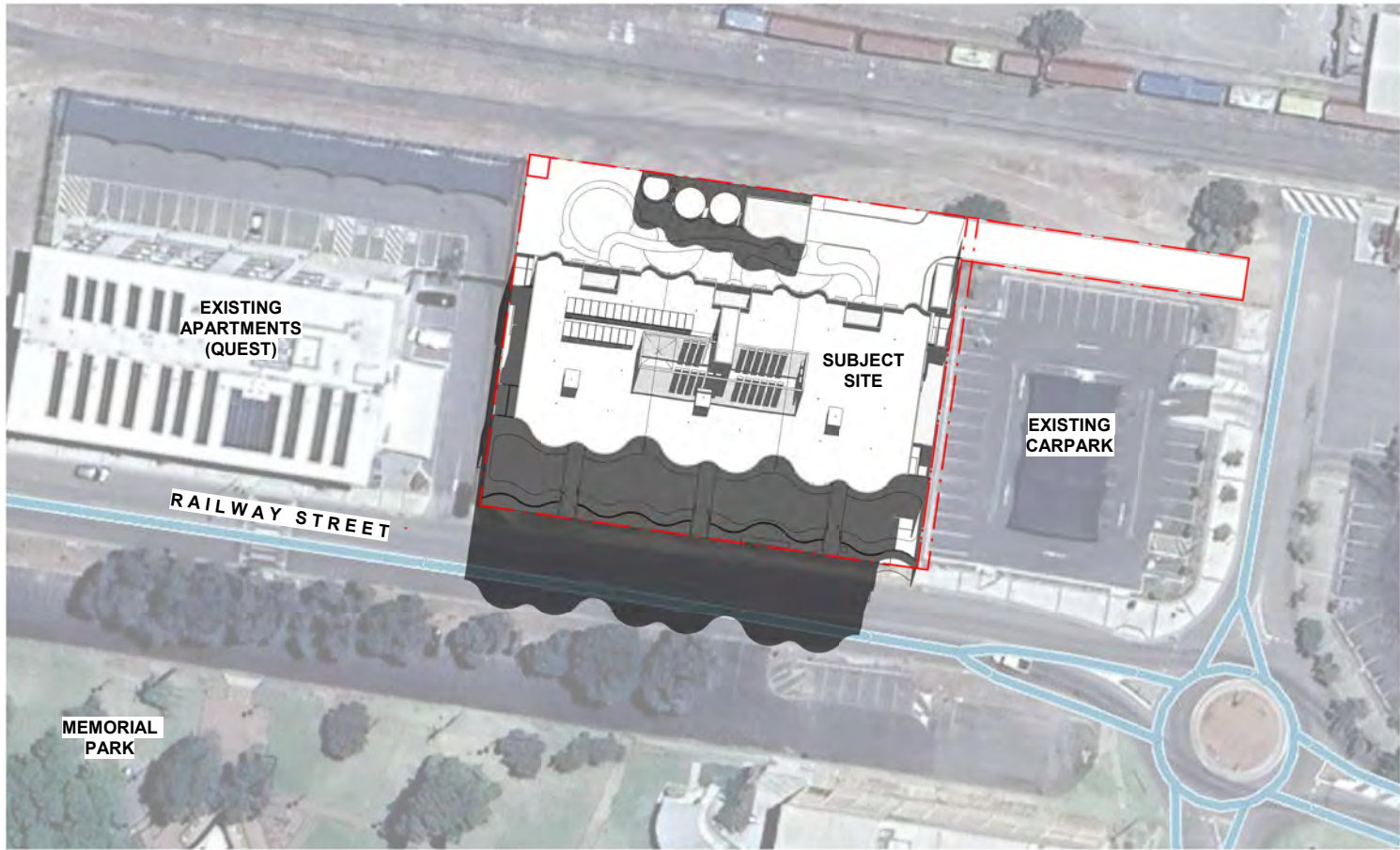




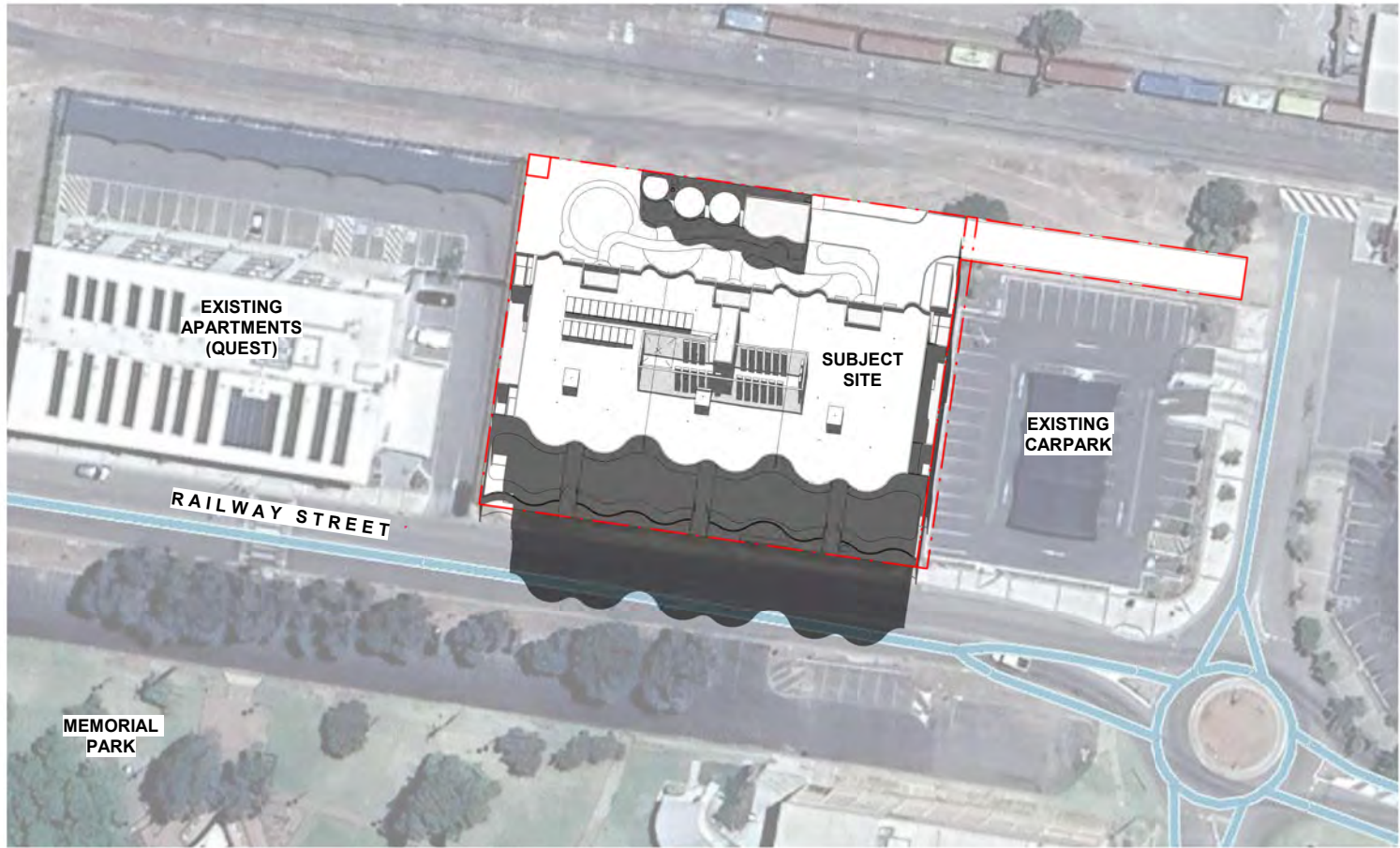
9am Proposed Shadow Diagram - (June 21 - 9am)  
DA-500 1:500



10am Proposed Shadow Diagram - (June 21 - 10am)  
DA-500 1:500

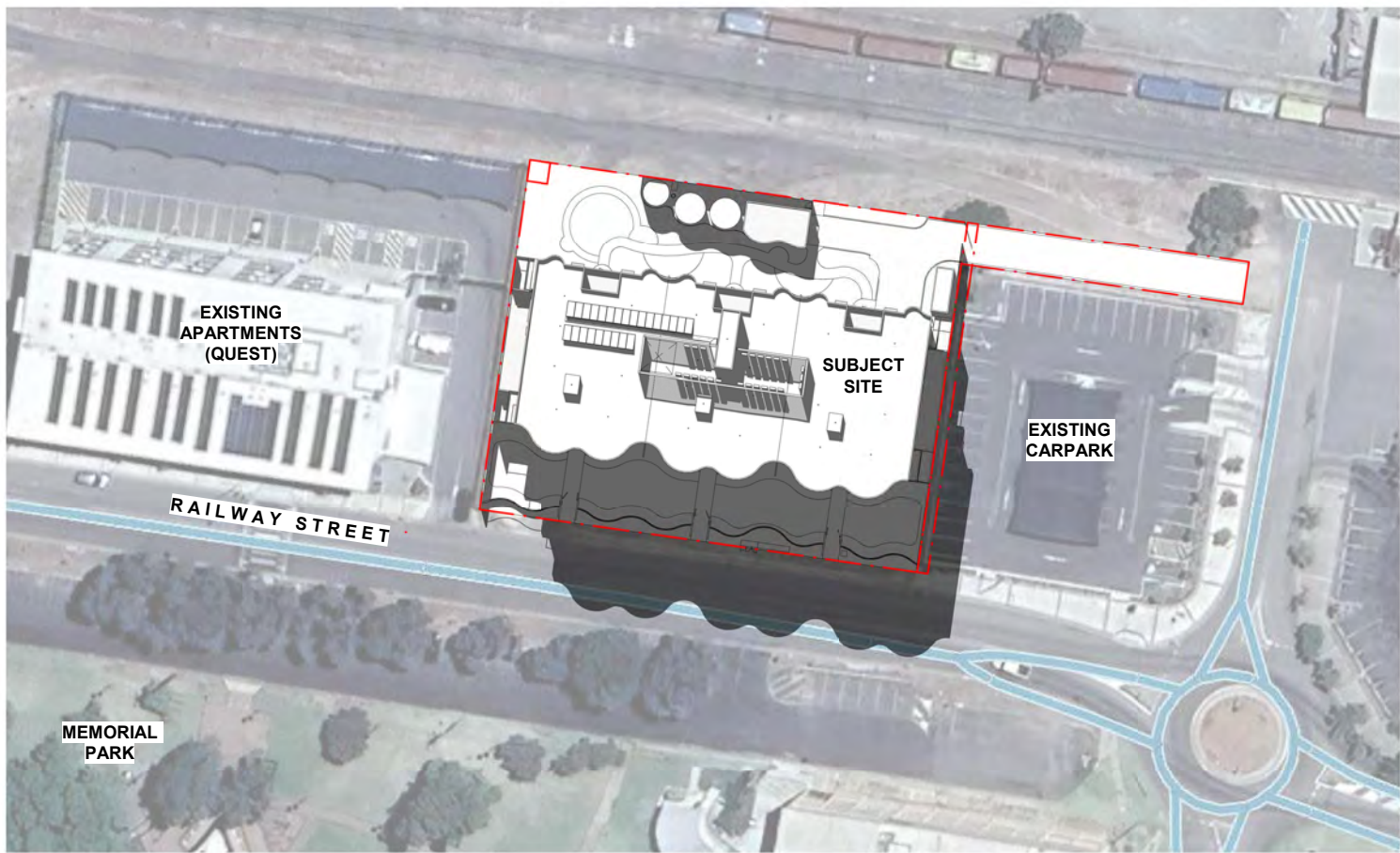


11am Proposed Shadow Diagram - (June 21 - 11am)  
DA-500 1:500

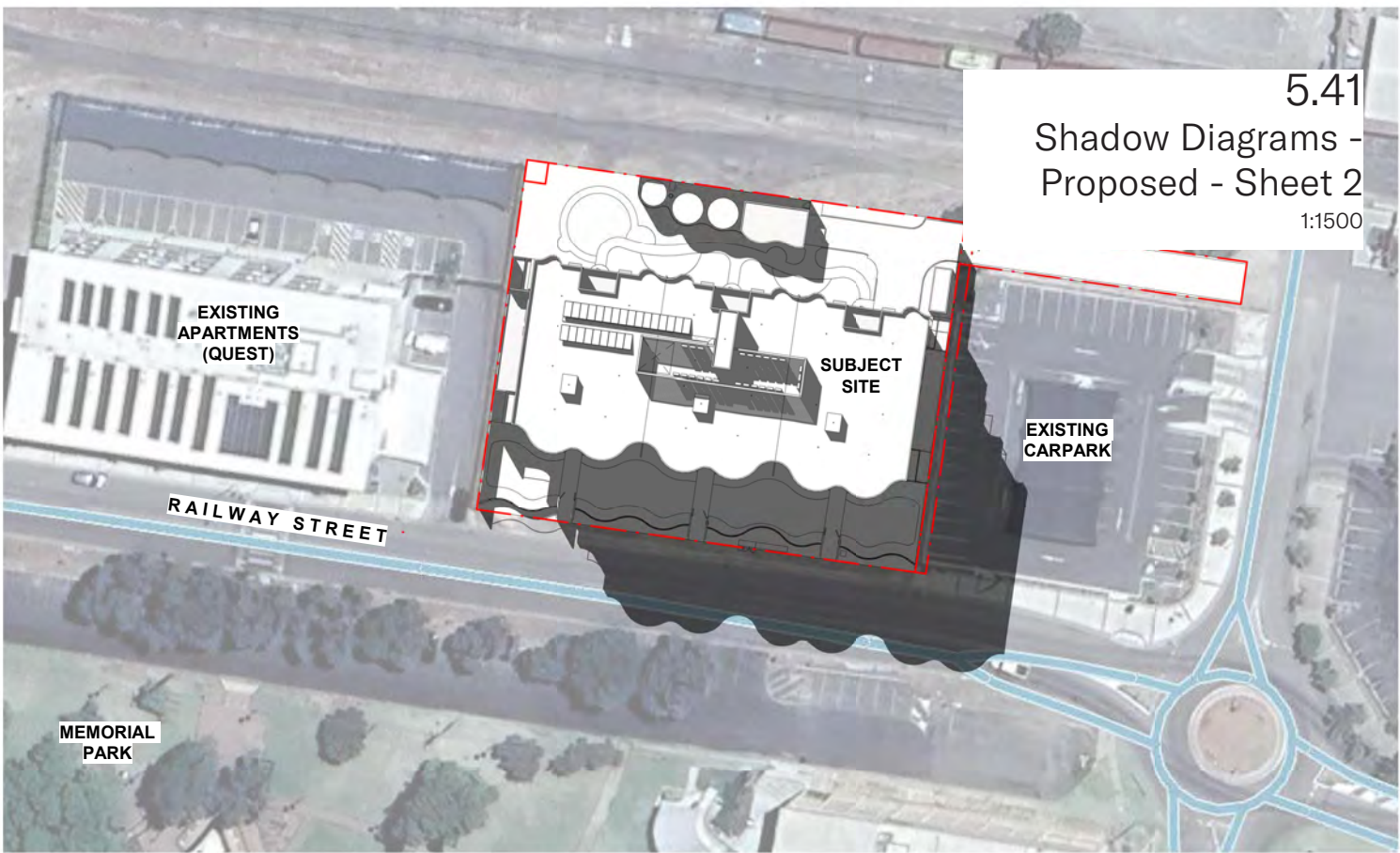


12pm Proposed Shadow Diagram - (June 21 - 12pm)  
DA-500 1:500

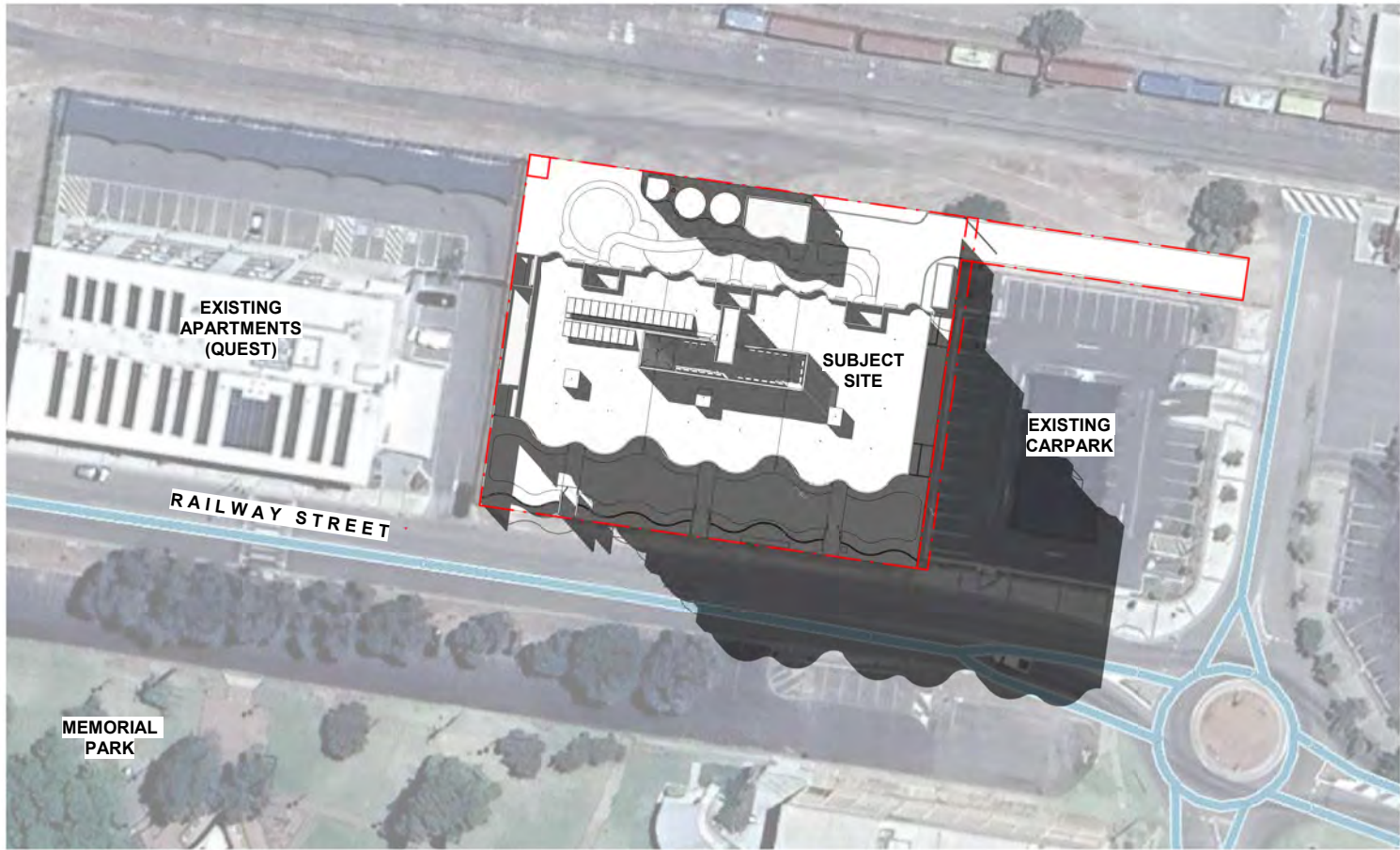




1pm Proposed Shadow Diagram - (June 21 - 1pm)  
1:500



2pm Proposed Shadow Diagram - (June 21 - 2pm)  
1:500



3pm Proposed Shadow Diagram - (June 21 - 3pm)  
1:500

5.41  
Shadow Diagrams -  
Proposed - Sheet 2  
1:1500