

ELEMENT	OBJECTIVE	RESPONSE
Neighbourhood Character and Strategic Context	<p>Objective 1.1: To ensure buildings respond creatively to their context and to agreed aspirations for the future development of the area.</p> <p>Objective 1.2: To provide a create design response that is based on a clear understanding of the urban contex and neighbourhood character.</p>	<p>The subject site is in a Mixed Use Zone and within the Brunswick Street Major Activity Centre. It is located in an area that has experienced substantial change with tall buildings.</p> <p>The development of an eight storey apartment building towards the rear of the site responds appropriately to its urban context. It allows the retention of the historic building at the front of the site, whilst responding to its backdrop of tall buildings. The height and scale of the new building will integrate respectfully within its context and is consistent with the level of change expected in this area.</p>
Building Envelope	<p>Objective 2.1: To ensure that the height of new development responds to existing urban context and neighbourhood character objectives of the area.</p> <p>Objective 2.2: To ensure new development is appropriate to the scale of nearby streets, other public spaces, and buildings.</p> <p>Objective 2.3: To protect sunlight to public spaces.</p> <p>Objective 2.4: To respond to existing or preferred street character.</p> <p>Objective 2.5: To ensure building separation supports private amenity and reinforces neighbourhood character.</p> <p>Objective 2.6: To ensure areas can develop with an equitable access to outlook and sunlight.</p> <p>Objective 2.7: To ensure visual impacts to dwellings at the rear are appropriate to the context.</p> <p>Objective 2.8: To maximize informal or passive surveillance of streets and other public open spaces.</p> <p>Objective 2.9: To maximise residential amenity through the provision of views and protection of privacy within the subject site and on neighbouring properties.</p> <p>Objective 2.10: To ensure new tall buildings do not create adverse wind effects.</p> <p>Objective 2.11: To treat roof spaces and forms as a considered aspect of the overall building design.</p>	<p>The mixed use area displays diversity in building heights. The proposal directly responds to the tall buildings in the vicinity and is consistent with the on-going change that is occurring in the area.</p> <p>The building is located along the side boundaries which is consistent with the character of the area, especially within an activity centre.</p> <p>There is equitable access to outlook and sunlight.</p> <p>The proposal does not unreasonable shadow public spaces, including the street.</p> <p>There are no unreasonable visual impacts at the rear due to the commercial uses of nearby properties.</p> <p>The provision of balconies and habitable windows associated with the dwellings facilitates passive surveillance of the street and rear laneway.</p> <p>The overall height of the building coupled with its design detail will not produce adverse wind effects.</p> <p>The roof design integrates into the overall building design and features a roof garden.</p>

Street Pattern and Street Edge Quality	<p>Objective 3.1: To create walkable areas within a safe and interesting public setting.</p> <p>Objective 3.2: To closely integrate the layout and occupation patterns of new development with the street.</p> <p>Objective 3.3: To ensure car parking does not dominate the street frontage.</p> <p>Objective 3.4: To create street entrances with a strong identity that provide a transition from the street to residential interiors.</p> <p>Objective 3.5: To ensure car park entries do not detract from the street.</p> <p>Objective 3.6: To avoid creating inactive frontages as a result of fencing private open spaces.</p> <p>Objective 3.7: To ensure that front fences respect and contribute to the neighbourhood character.</p>	<p>The proposal maintains a walkable area with no changes to the pedestrian footpath. A secondary pedestrian access at the rear of the site improves access to the laneway and Fitzroy Street.</p> <p>The proposal retains the existing building fronting the street with no changes to access. Car parking remains at the rear of the site and will not impact the street frontage.</p> <p>The provision of an office at ground level maintains a good level of activation and surveillance of the street.</p> <p>No changes are proposed to the existing front fence.</p>
Circulation and Services	<p>Objective 4.1: To provide adequate, safe and efficiently designed parking layouts.</p> <p>Objective 4.2: To provide safe and convenient access between car parking and bicycle areas and the pedestrian entry to buildings.</p> <p>Objective 4.3: To create shared internal spaces that contribute positively to the experience of living in higher density development.</p> <p>Objective 4.4: To minimise running and maintenance costs.</p> <p>Objective 4.5: To minimise water use.</p> <p>Objective 4.6: To incorporate provision for site services in the building design to ensure good function and ease of service and maintenance.</p>	<p>The car stacker system provides secure and convenient car parking to future occupants. Similarly, bicycle parking is secure and easily accessible at ground level.</p> <p>Shared areas are clearly defined within the building.</p> <p>The development provides a high level of site services to enhance residential living.</p>
Building Layout and Design	<p>Objective 5.1: To provide a range of dwelling sizes and types in higher density residential developments.</p> <p>Objective 5.2: To optimise the layout of buildings in response to occupants' needs as well as identified external influences and characteristics of a site.</p> <p>Objective 5.3: To create functional, flexible, efficient and comfortable residential apartments.</p>	<p>The proposal will deliver greater choice in housing.</p> <p>Dwelling layouts comprise open plan living areas with direct access to private open space. This enhances the functionality and useability of these spaces.</p> <p>All dwellings have access to natural ventilation.</p> <p>Adequate storage space is provided for each dwelling by way of built in cupboards and external storage at ground level.</p>

	<p>Objective 5.4: To ensure that a good standard of natural ventilation is provided to internal building spaces.</p> <p>Objective 5.5: To provide adequate storage space for household items.</p> <p>Objective 5.6: To promote buildings of high architectural quality and visual interest.</p>	<p>The architectural quality of the building is high and innovative, comprising a good mix of finishes and feature elements.</p>
<p>Open Space and Landscape Design</p>	<p>Objective 6.1: To ensure access to adequate open space for all residents.</p> <p>Objective 6.2: To ensure common or shared spaces are functional and attractive for their intended users.</p> <p>Objective 6.3: To allow solar access to the private and shared open spaces of new high density residential units.</p> <p>Objective 6.4: To integrate the design of shared and private open space into the overall building design and façade composition.</p> <p>Objective 6.5: To provide for greenery within open spaces.</p> <p>Objective 6.6: To create public open space appropriate to its context.</p>	<p>Each dwelling has access to two balconies with a minimum area of 10sq m and located to the east and west. These spaces will receive good solar access throughout the day.</p> <p>Balconies are designed to integrate into the overall architecture of the building.</p> <p>Planter boxes are proposed along balcony edges and more generous garden areas are proposed at the roof top.</p>