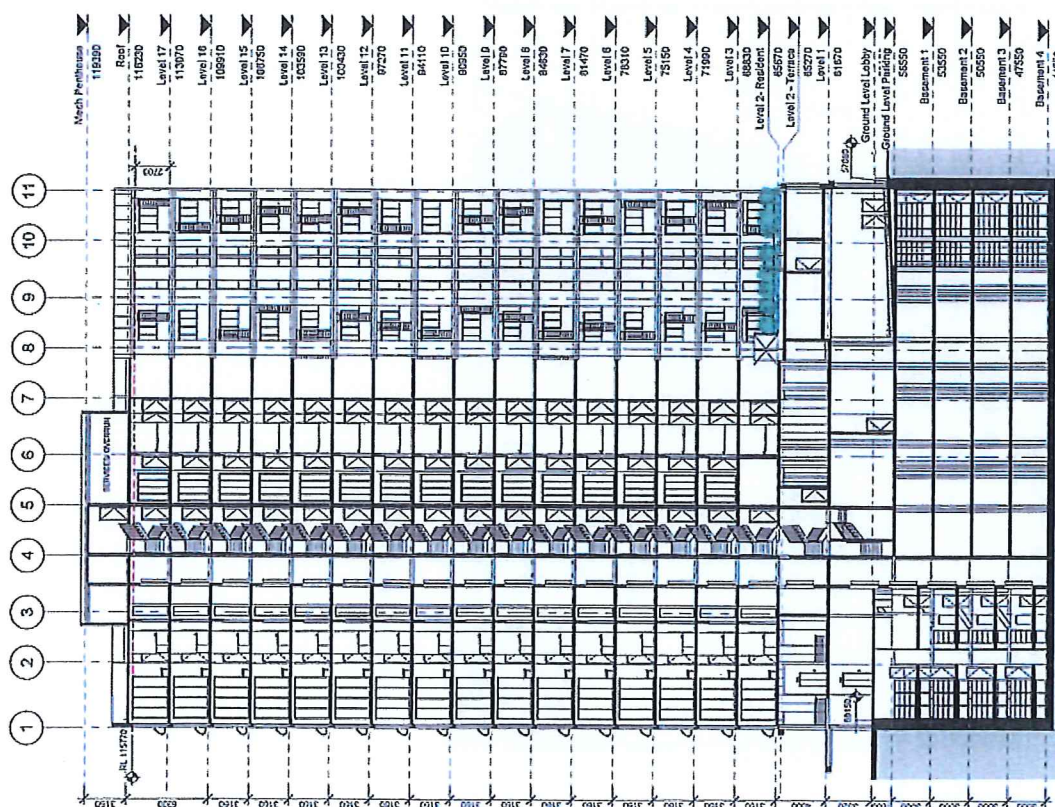
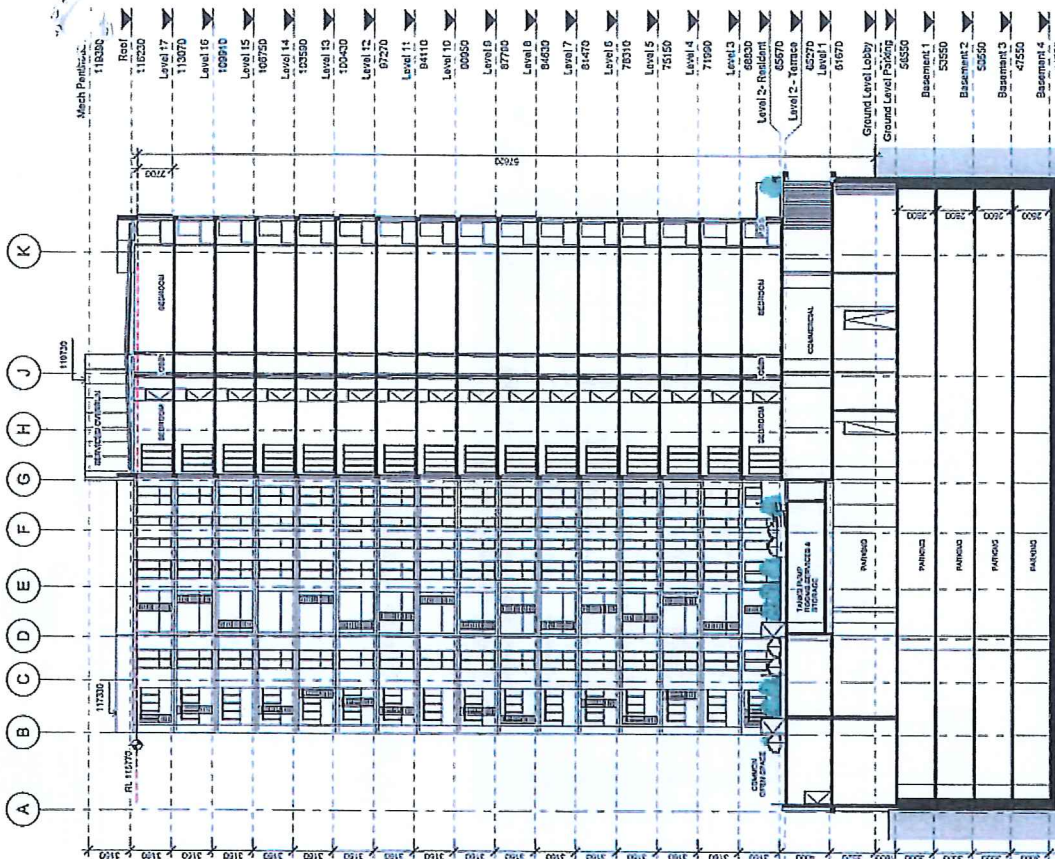


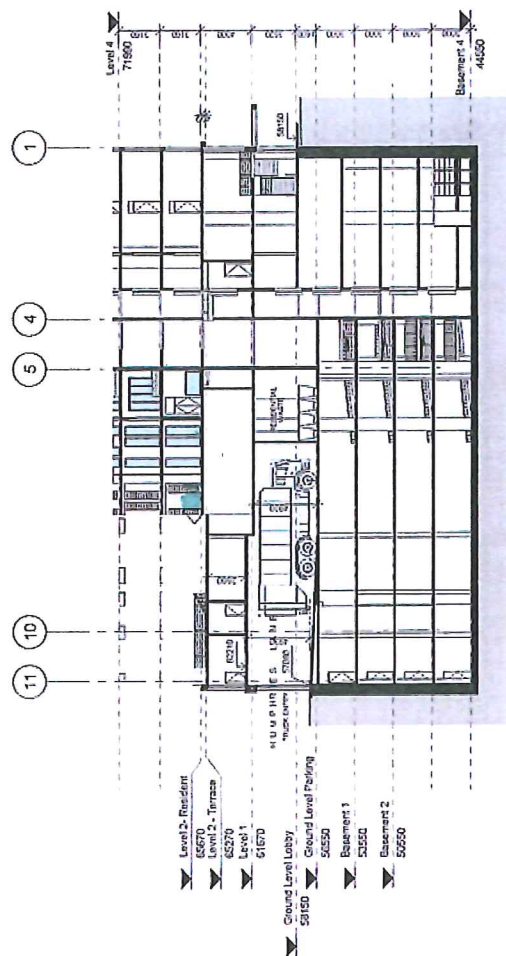
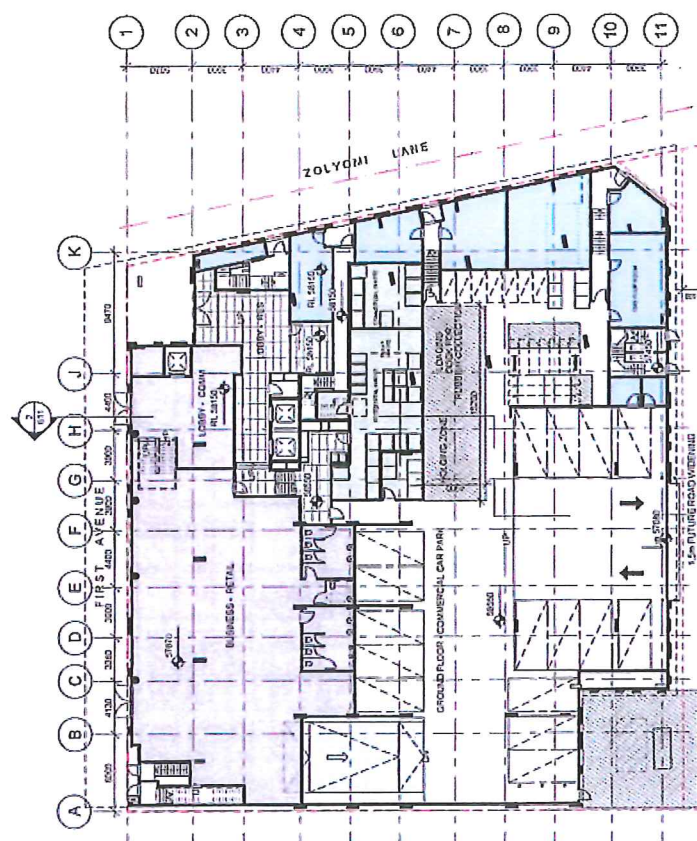


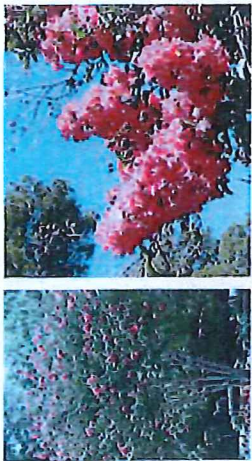
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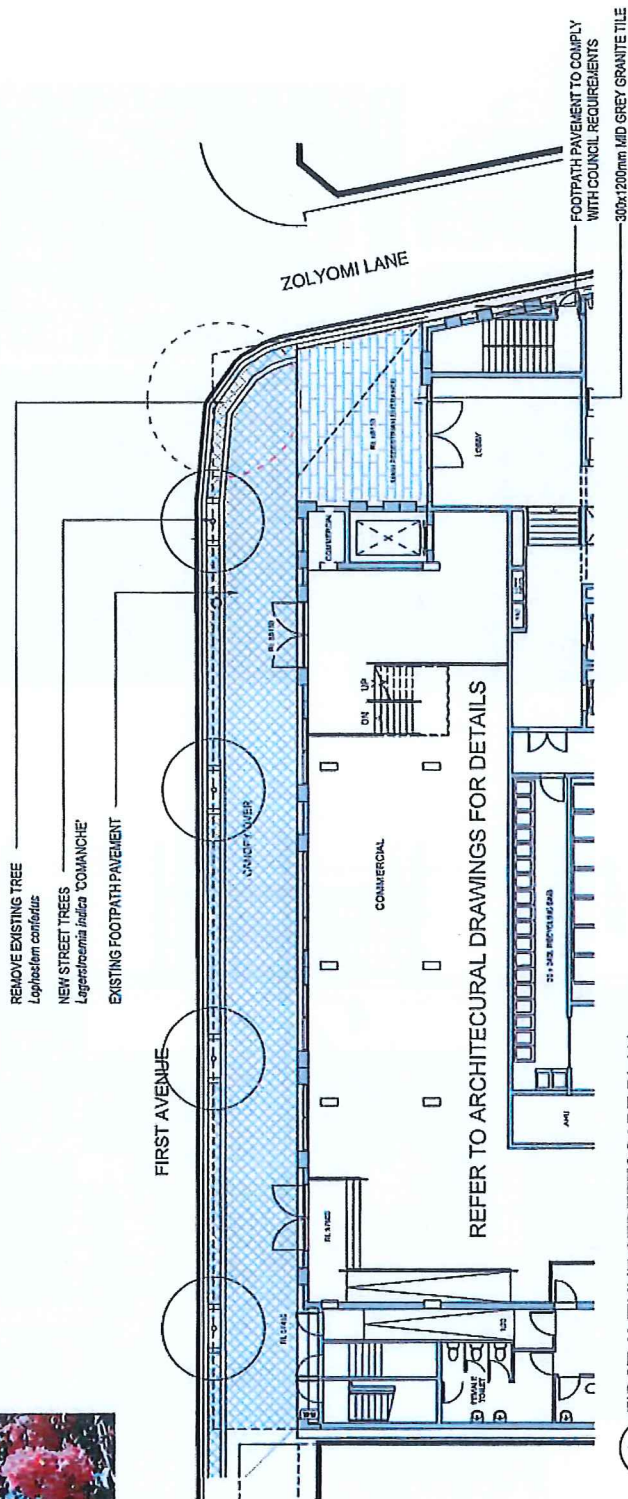
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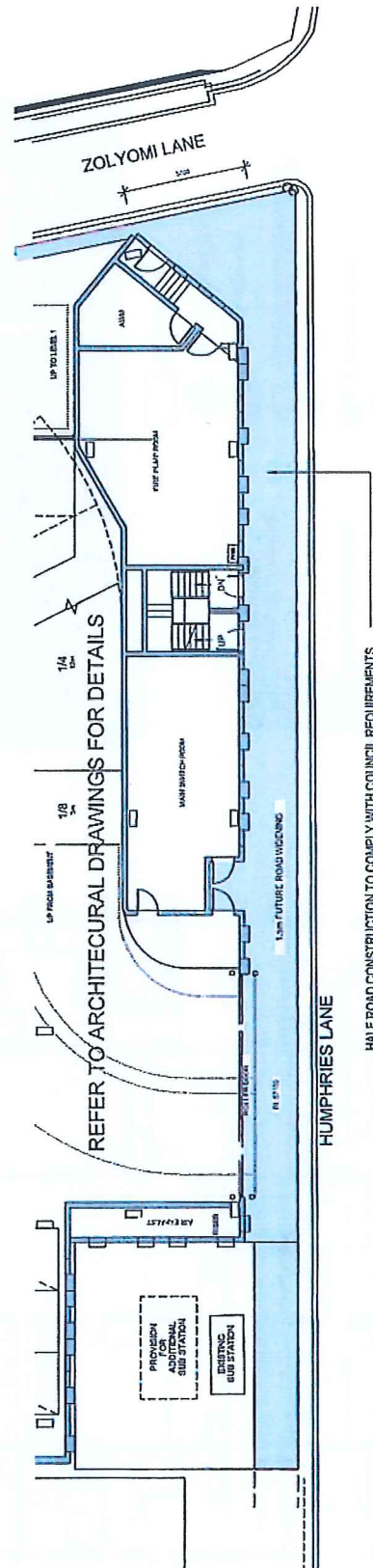


Lagerstroemia indica 'comanche'



1 FIRST AVENUE STREETSCAPE PLAN

Scale 1:100 @ A1 & 1:200 @ A3

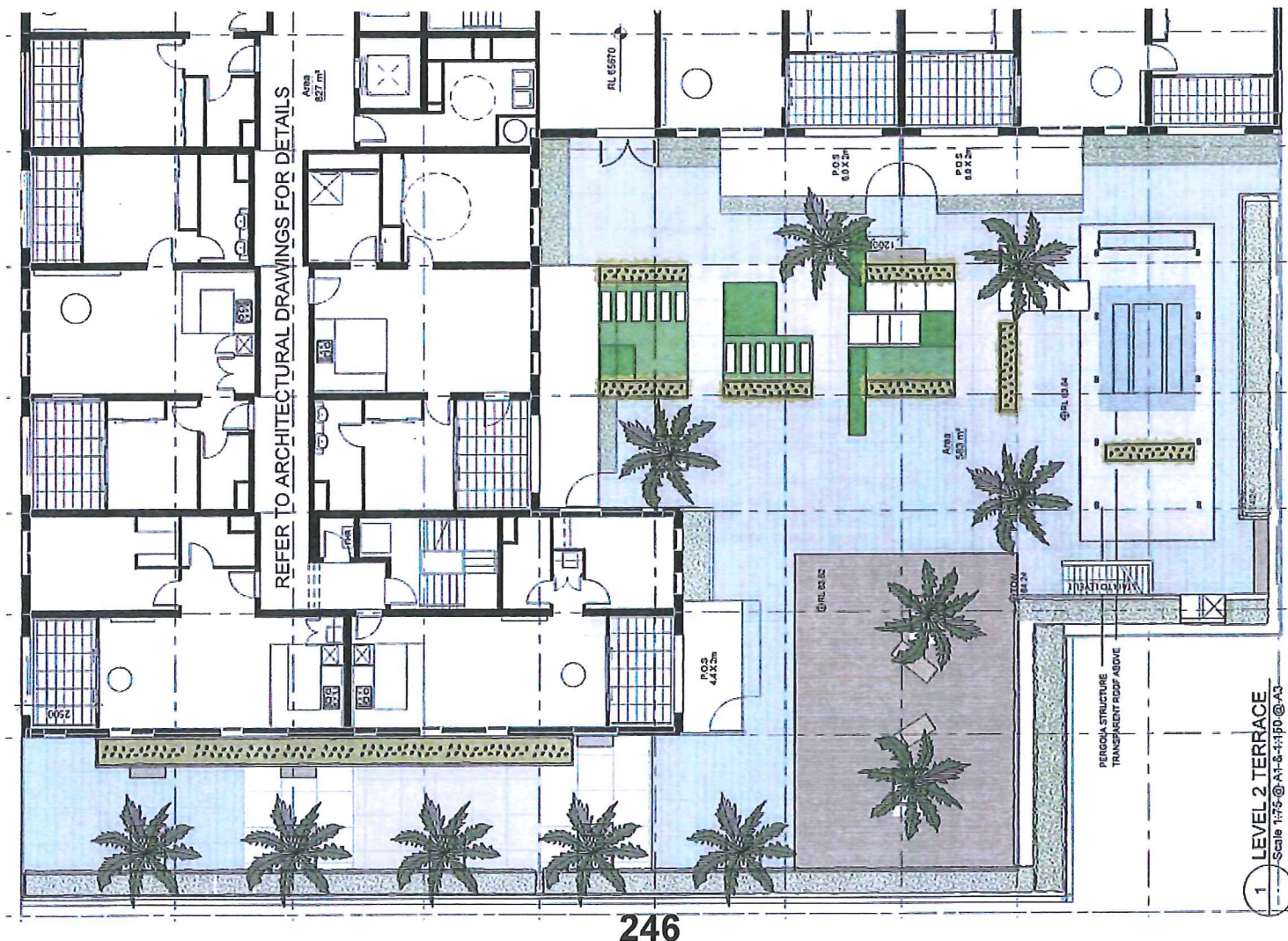


2 HUMPHRIES LANE STREETSCAPE PLAN

Scale 1:100 @ A1 & 1:200 @ A3

L001 LANDSCAPE - GROUND FLOOR PLAN





L002 LEVEL 2 TERRACE LANDSCAPE PLAN



LEGEND

FINISHES

	DARK GREY GRANITE PAVER 300 x 1200mm
	LIGHT GREY GRANITE PAVER 1200 x 1200mm
	WHITE GRANITE PAVER 300 x 1050 / 1000 x 1000 / 1200 x 1200
	TIMBER PLATFORM DECKING

FURNITURE


"Mantorian" HARDWOOD BENCH

COMMUNAL BARBEQUE

TIMBER TABLE

TIMBER SUN LOUNGE

FLANTING

GREY LIGHTWEIGHT CONCRETE PLANTER
600mm HIGH, WIDTH AND LENGTH VARY

 *Bambusa boninensis* BAMBOO

 *Livistonia australis* PALM TREE

PRECEDENTS

Precedents - Balcony Planting



Bougainvillea sp.



Herbs



Olea europaea



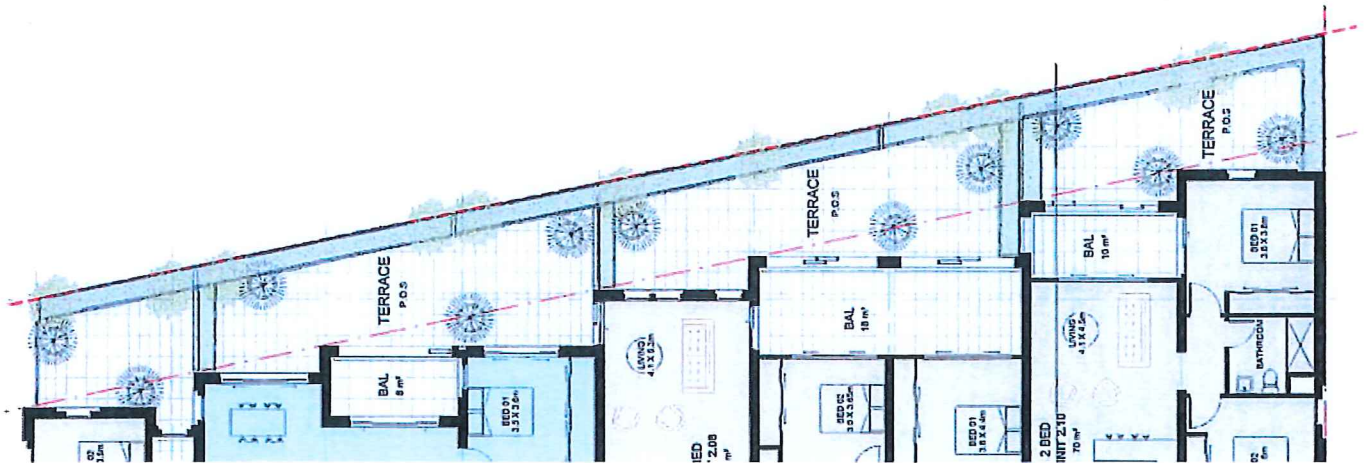
Gloditsia triacanthos (Honey Locust)



Balcony perimeter bed and handrail



Bamboo



LEGEND PLANTING

- HERB/VEGETABLE IN 500mm W PLANTER
- Bougainvillea IN MIXED COLOURS IN 600mm W CONTAINERS
- Murroya paniculata IN 1000mm W PLANTER
- Olea europaea OLIVE OR Gloditsia triacanthos HONEY LOCUST IN LARGE POTS

1 LEVEL 2 POS
Scale 1:75 @ A1 & 1:150 @ A3



L003 LEVEL 2 PRIVATE OPEN SPACE LANDSCAPE PLAN

Compliance with State Environmental Planning Policy (SEPP) 65 - Design Quality of Residential Apartment Development

A design statement has been prepared by the project's registered architect. The statement addresses each of the 9 'design quality principles' listed under schedule 1 of SEPP 65. In determining an application, a consent authority must take into consideration the design quality of the residential apartment development when evaluated in accordance with these 9 design principles. The 9 principles are listed below, together with a town planning response. (Note: SEPP 65 does not apply to the business/retail component of the development).

Principle 1: Context and neighbourhood character	
Control	Town planning comment
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.	The site is located within the northern precinct of the Blacktown Central Business District (CBD). The Blacktown CBD was rezoned in 2012, which as part of the Blacktown master plan encouraged a variety of uses within the Blacktown major centre. Land uses including retail and business uses combined with residential uses were identified for the future character of the area. The proposed shop top housing development is in keeping with the desired future character of the northern precinct of the CBD. The site and surrounding sites are zoned B4 Mixed Use under BLEP 2015. The site has a 56 m height limit. It is considered that the development will contribute to the quality and identity of the area. The site's close proximity to public transport, services, facilities and a main road network also makes this a highly desirable site for high-rise, mixed-use development. The development is consistent with the future desired character of this transitioning precinct.
Principle 2: Built form and scale	
Control	Town planning comment
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.	The height of the development is consistent with the desired future character of this locality. A 4.35m departure is proposed to the building height. The majority of the departure (i.e. 2.96 m) is attributed to the roof features including the parapet, lift overrun and plant and equipment. The additional 1.39 m is because the base of the building has been increased in height to provide better access to the commercial tenancies on the ground level and improve the overall design and appearance of the building. The additional height does not impact on the bulk and scale of the development and in fact, improves the overall design and appearance of the building.

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 scale, bulk and height are appropriate for a mixed-use development in the CBD and represent a suitable response to the development controls applicable to the site. The development is in keeping with the requirements of the Apartment Design Guide (ADG) and Council's DCP requirements in relation to building alignment, setbacks and building type. The use of the podium and provision of an awning along the streetscape will help define the streetscape and provide all weather protection for future users. The stepped eastern façade also helps to reduce the buildings visual impact and solid appearance.
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Principle 3: Density

Control	Town planning comment
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.	BLEP 2015 establishes a maximum floor space ratio (FSR) of 6.5:1. While the proposal exceeds the maximum FSR by 4%, the density of the development is still considered to be suitable in a CBD context. The site is also located within 400 m of the Blacktown train station, bus interchange, major commercial areas and main arterial road network. In addition, existing community facilities including medical centres and parks such as the Blacktown Showground, are all within close proximity to the site. The minor variation to FSR is considered negligible when consideration is given to the sites context within the Blacktown CBD and services available to the development.

Principle 4: Sustainability

Control	Town planning comment
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 has been designed so that at least 70% of the units receive satisfactory levels of natural light and ventilation in accordance with the requirements of the ADG. Given the north-south orientation of the site, 18% of the units (i.e. 2 on most levels) will not receive direct sunlight in mid-winter. The ADG recommends that a maximum of 15% of the units not receive any direct sunlight. The ADG, however, is a guide only. It is also recognised that the non-compliance (i.e. 6 additional units) is a direct result of the north-south orientation of the site. The proposal is supported by a BASIX Certificate. The commitments are incorporated into the design of the building. The proposal demonstrates satisfactory levels of sustainability and the efficient use of energy and water resources. The proposal demonstrates appropriate waste management during the construction and ongoing use phases.

Principle 5: Landscape

Control	Town planning comment
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.	The development provides 588 sqm of communal open space at the podium level and a 45 sqm meeting room / gymnasium is provided at the first floor level for the exclusive use of the residents. The outdoor communal open space area will be embellished with paving, timber decking, synthetic grass as well as suitable trees and shrubs within landscape planter boxes. Communal bench seating, tables and a barbeque are also proposed. As the podium level covers the entire site, there is no opportunity for deep soil planting. Planter boxes, however, have been provided on the north-east corner of each residential level to provide additional greenery to the elevations. The proposal demonstrates appropriate landscaping for a CBD location. The landscaping suitably complements the built form and areas of common open space. Overall, the landscaping offers a suitable level of amenity for the future occupants. Conditions will also be imposed on any consent to ensure that suitable street tree species are planted that complement the height and scale of the development.

Principle 6: Amenity

Control	Town planning comment
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 proposal is considered to be satisfactory in terms of unit sizes, room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook and service areas. All of the units comply with the minimum unit areas recommended by the ADG and provide an adequate outdoor private open space area in the form of a balcony or terrace which is directly accessible from the internal living area. All units have direct access to the basement via centrally located lifts and stairs. Adequate storage areas have been provided for each unit and within the basement and garbage chutes and waste rooms are conveniently located. Significant ramping was originally required to achieve disabled access into the retail/business tenancies at the ground level, and the dropped floor level resulted in a poorly designed base for the building. The development has been redesigned to provide ease of access for all future residents and visitors to the site.

Principle 7: Safety

Control	Town planning comment
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 provides good casual surveillance of the street frontage and public domain. The development has also been designed so that the future residential occupants will overlook communal spaces while maintaining internal privacy. Public and private spaces are clearly defined and suitable safety measures are integrated into the development. Appropriate lighting will be provided to all common area to increase the safety of those areas, especially at night. The parking areas will be secure and separation will be provided between the resident and visitor / customer parking compounds. Separate access is also proposed for the business / retail area and the private residential lobby. The proposal provides clear and legible entry points which benefit from casual surveillance. Overall, the development is capable of providing a high level of safety and security which deters unsafe behaviour.

Principle 8: Housing diversity and social interaction

Control	Town planning comment
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.	This principle essentially relates to design responding to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities and optimising the provision of housing to suit the social mix and provide for the desired future community. While the proposal has a limited mixture of units (i.e. 1 and 2 bedroom only), this is in response to the anticipated market and demographic demands and is supported by a market assessment report. The proposal also provides 16 adaptable units, thus providing a choice of attractive living locations and facilities to persons with disabilities and their families. The design promotes easily accessible common facilities and outdoor recreation spaces, and caters towards ease of use for everyone from children right through to the elderly. It is considered that the proposal satisfies these requirements by providing alternate housing opportunities in the locality. The development will provide additional housing choice within the area in close proximity to public transport and potential employment opportunities.

Principle 9: Aesthetics

Control	Town planning comment
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 proposal comprises an interesting and visually appealing built form which is in line with the desired future character of the transitioning locality. The building has been architecturally designed by a registered architect and is supported by a Design Verification Statement in accordance with the requirements of SEPP 65. It is recognised that the development is in an extremely prominent position on a main approach to the Blacktown CBD. It is also a prominent building and one that will be viewed 'in the round'. Council's City Architect, however, has raised no objections to the design. The stepped eastern façade helps to reduce the building's visual impact and solid appearance. Interesting cladding treatment and window patterning has also been proposed. The irregular window placement between floors and contrasting, dark panels generates visual interest. The proposed building finishes include painted concrete, glass, aluminium and high pressure laminate. The building form is simple and understated with individual expression in the random pattern of infill and colours.

Compliance with the Apartment Design Guide (ADG)

In addition to the 9 'design quality principles' listed above, SEPP 65 requires that when assessing an application, Council must have consideration for the design guidelines provided in the Apartment Design Guide (ADG). The following table identified the relevant design concepts and numerical guidelines from the ADG, and an assessment of the proposal against these guidelines.

ADG Requirement	Proposal	Compliance
Controls		
2F Building separation Up to 4 storeys / 12 m: • 12 m between habitable rooms / balconies • 9 m between habitable rooms / balconies and non-habitable rooms • 6m between non-habitable rooms Five to 8 storeys / up to 25 m: • 18 m between habitable rooms / balconies • 13 m between habitable rooms / balconies and non-habitable rooms • 9 m between non-habitable rooms Nine storeys and above / over 25 m: • 24 m between habitable rooms / balconies • 18 m between habitable rooms balconies and non-habitable rooms • 12 m between non-habitable rooms	The first 4 storeys will achieve the 12 m building separation requirements. The eastern and southern elevations are setback a minimum of 6 m from the centreline of the adjoining laneways. The western elevation is setback 6 m from the common boundary and First Avenue provides sufficient separation to future development to the north. The upper levels do not comply with the recommended distance separation requirements. The proposed development provides a 12 m distance separation at all levels of the building. This is consistent with the requirements of Council's DCP and with other approved developments in the CBD. Although the ADG is a guide, clause 6A of SEPP 65 states that some parts of the ADG must be applied when assessing applications and prevail over any inconsistent DCP control. The distance separation controls, however, are not included under clause 6A.	Yes No The distance separation requirements of the ADG, are a guide only. Non-compliance with the distance separation requirements does not warrant refusal of the application.
Siting the development		
3A Site analysis Satisfy the site analysis guidelines.	A site analysis has been provided and is considered satisfactory.	Yes

ADG Requirement	Proposal	Compliance
3B Orientation Where an adjoining property does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by more than 20%.	The adjoining properties currently receive adequate solar access. The proposal will not unreasonably overshadow the adjoining properties.	Yes
3C Public domain interface Balconies and windows are to overlook the public domain. Entries to be legible. Raised terraces to be softened by landscaping. Mail boxes to be located in lobbies, perpendicular to the street or within the front fence. Basement carpark vents not to be visually prominent. Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carparks or out of view Ramping for accessibility to be minimised. Durable, graffiti resistant and easily cleanable materials should be used. On sloping sites, protrusion of car parking should be minimised.	Balconies and windows provide casual surveillance of the public domain. The entry is legible. The elevations show landscaping at the upper levels. Mailboxes are located within a separate mailroom off the lobby. Satisfactory Utility areas are either in the basement or out of sight. The podium has been redesigned to eliminate the excessive ramping. Suitable and durable materials are proposed. The car parking areas are well screened and will not be visible from First Avenue.	Yes Yes Yes – condition accordingly Yes – condition accordingly Yes Yes Yes Yes – condition accordingly Yes
3D Communal and public open space COS must be 25% of the site. Direct sunlight to 50% of COS for 2 hours between 9 am and 3 pm.	Site area: 2,111 sqm Required 25% = 528 sqm Provided: 633 sqm including 588 sqm at the podium and a 45 sqm gymnasium. Good solar access to the podium level.	Yes Yes

ADG Requirement	Proposal	Compliance
Minimum dimension of 3 m direct and equitable access.	Minimum dimension of 3 m. Direct and accessible access is achieved.	Yes
If COS cannot be located on the ground level, provide on the podium or roof.	Located on podium.	Yes
Range of activities (e.g. seating, BBQ, play area, gym or common room).	The overall provision of COS on the site is acceptable for this location. Suitable conditions will be imposed for the embellishment of the open space.	Yes – condition accordingly.
Visual impacts minimised from ventilation, substations and detention tanks.	The COS is clear of services.	Yes
Maximise safety.	The COS demonstrates a safe design.	Yes
Public open space, where provided, is to be well connected and adjacent to street.	N/A – The open space on site is for the exclusive use of the residents.	N/A
3E Deep soil zone Minimum area = 7% of site area. Preferred area = 15%. Sites over 1,500 sqm should provide deep soil zones with a minimum dimension of 6 m.	The podium and basement is built to the boundaries. Deep soil planting can therefore not be provided. Planter boxes and suitable landscaping, however, will be provided on the podium.	No Deep soil zones are not achievable in a CBD location.
3F Visual privacy For the building separation requirements refer to 2F above. Direct lines of sight should be avoided for windows and balconies across corners. Appropriate design solutions should be in place to separate POS and habitable windows to common areas.	See above. Internal visual privacy is generally acceptable because there is only one building. However, on every level unit 4 and unit 7 are located close to each other. Screen fencing, obscure glass and sound baffles are proposed.	No – see above Yes – fixed screens with obscure glass and sound baffles are proposed. Condition accordingly.
3G Pedestrian access and entries Connect to and activate the public domain. Easy to identify access. Internal pedestrian links to be direct.	Pedestrian access is direct to the street frontage and easily identifiable. Internal links are direct.	Yes
3H Vehicle access Access points are safe and create quality streetscapes.	The driveway location is suitable.	Yes

ADG Requirement	Proposal	Compliance
3J Bicycle and car parking Sites within 800 m of a railway station are to comply with the RMS Guide to Traffic Generating Developments. 0.4 spaces for each 1 bedroom unit 0.7 spaces for each 2 bedroom unit 1 visitor space for every 7 units At least 1 loading dock.	This site is within 800 m of Blacktown Railway Station. The proposal is for 160 units (49 x 1 bed and 111 x 2 bed). Total required = 121 spaces (being 98 resident spaces and 23 visitor spaces) Provided: 161 spaces which is a surplus of 40 spaces A loading dock is provided.	Yes Yes Yes
Conveniently located and sufficient numbers of bicycle and motorbike spaces.	Ample bicycle parking is provided. Space is available for motorcycles.	Yes
Designing the building		
4A Solar and daylight access Living rooms and POS are to receive a minimum 2 hours direct sunlight between 9 am – 3 pm in mid-winter to at least 70% of units. Maximum number with no sunlight access < 15%. Suitable design features for operable shading to allow adjustment and choice.	74% of units achieve 2 hours solar access 18.5% of units receive no sunlight (being units 4 and 7 on each level) Devices are provided which allow for management of solar access.	Yes No – Due to the north / south orientation of the site it is not possible for the units on the southern elevation to comply with the solar access requirements. Overall, solar access is considered satisfactory. Yes
4B Naturally ventilation All habitable rooms are to be naturally ventilated. The number of naturally cross ventilated units is to be > 60%. Depth of cross over apartments < 18 m.	Habitable rooms are ventilated More than 60% of the units are naturally cross ventilated. Satisfactory	Yes Yes Yes

ADG Requirement	Proposal	Compliance
4E Private open space and balconies 1 bed > 8 sqm and 2 m depth 2 bed > 10 sqm and 2 m depth Ground level / podium apartments > 15 sqm and 3 m depth	The balcony areas and dimensions all comply.	Yes
Extension of the living space.	POS is an extension of the living space	Yes
A/C units should be located on roofs, in basements, or fully integrated into the building design.	A/C units are not indicated on the plans. The acoustic assessment indicates they will be provided on the balcony areas. Further details are required as part of the construction certificate.	Yes – condition accordingly.
4F Common circulation and spaces Maximum number of apartments off a circulation core on a single level is 8 - 12.	Each level has 10 units off the single core.	Yes
Buildings over 10 storeys - maximum of 40 units sharing a single lift.	160 units share 2 lifts	Satisfactory
Daylight and natural ventilation to all common circulation areas above ground level.	A window is provided at the end of the corridor on the eastern elevation.	Satisfactory
Corridors greater than 12 m from the lift core to be articulated by more foyers, or wider areas / higher ceiling heights at apartment entry doors.	Corridors are 25 m in length.	Satisfactory
Maximise dual aspect apartments and cross over apartments.	More than half are dual aspect apartments.	Satisfactory
Primary living room and bedroom windows are not to open directly onto common circulation spaces.	Satisfied	Yes
For larger development – community rooms for owner's meetings and resident use should be provided.	A 45 sqm common room has been provided.	Satisfactory

ADG Requirement	Proposal	Compliance
4G Storage Studio > 4 m ³ 1 bed > 6 m ³ 2 bed > 8 m ³ 3 bed > 10 m ³ Minimum 50% within the apartment.	The required amount of storage has been provided within the units. Additional storage is provided within the basement.	Yes
4H Acoustic privacy Window and door openings orientated away from noise sources. Noise sources from garage doors, driveways, services, COS and circulation areas to be 3 m from bedrooms. Separate noisy and quiet spaces. Provide double / acoustic glazing, acoustic seals, materials with low noise penetration.	Satisfactory Achieved. Suitable acoustic measures are to be installed as per the acoustic assessment.	Yes – suitable conditions will be imposed to ensure compliance with the recommendations of the acoustic assessment.
4J Noise and pollution In noisy or hostile environments, the impacts of external noise and pollution are to be minimised through the careful siting and layout of buildings. To mitigate noise transmission: Limit the number and size of openings facing the noise sources. Use double or acoustic glazing, acoustic louvres or enclosed balconies (winter gardens). Use materials with mass and/or sound insulation (e.g. solid balcony balustrades, external screens or soffits).	The CBD location is not considered to be a noisy or hostile environment. Any potential noise impacts (predominantly from traffic on Sunnyholt Road) can be attenuated with appropriate acoustic measures as recommended in the acoustic assessment.	Yes – condition accordingly.
Configuration		
4K Apartment mix Provide a variety of apartment types. Flexible apartment mix.	69% of units are 2 bedroom. The remainder are 1 bedroom. The applicant has submitted a market assessment report to support the unit mix.	Satisfactory given the submitted market assessment.

ADG Requirement	Proposal	Compliance
4L Ground floor apartments Maximise street frontage activity. Direct street access to ground floor apartments. Ground floor apartments to deliver amenity and safety for residents.	N/A	N/A
4M Facades Front building facades are to provide visual interest whilst respecting the character of the local area. Provide design solutions which consider scale and proportion to the streetscape and human scale.	The proposed building will contribute positively to the desired future character of the area. The design is supported by Council's City Architect.	Yes – see Council's City Architect's comments under section 7.4 of the report.
4N Roof design Roof treatments are to integrated into the building design and positively respond to the street.	The roof is surrounded by a parapet that is designed to provide a clean roof line. Generally the roof will be recessive and not visible from the immediate public domain.	Yes
4O Landscape design site area < 850 sqm - 1 medium tree per 50 sqm of deep soil zone. 850 sqm to 1,500 sqm - 1 large tree or 2 medium trees per 90 sqm of DSZ. >1,500 sqm - 1 large tree or 2 medium trees per 80 sqm of DSZ.	The site area is 2,111 sq m. There are no deep soil zones given the podium extends to all 4 boundaries. Planter boxes with appropriate landscaping will be provided at the podium level. Additional planter boxes and planting is provided to the north and east elevations.	Satisfactory
4P Planting on structures Provide suitable plant selection. Provide suitable irrigation and drainage systems and maintenance. Enhance the quality and amenity of COS with green walls, green roof and planter boxes, etc.	Limited planting is provided on the podium. It is provided in 600mm high concrete boxes. The landscape design is considered suitable for a mixed-use development in the CBD.	Satisfactory
4Q Universal design 10% adaptable housing. Flexible design solutions to accommodate the changing needs of occupants.	16 adaptable units are provided (10%). The layout of the units comprises flexible design solutions.	Yes

ADG Requirement	Proposal	Compliance
4R Adaptive reuse New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	N/A
4S Mixed use Provide active street frontages and encourage pedestrian movement.	The site has 3 street frontages but only the First Avenue frontage is activated. This will be where the majority of pedestrian movements will occur.	Satisfactory
Residential entries separate and clearly defined.	Provision has been made for separate commercial and residential entries and lifts.	Yes
Landscaped COS to be at podium or roof level.	Landscaped COS is provided at the podium level.	Yes
4T Awnings and signage Awnings to be continuous and complement the existing street character.	There is an awning along the principal frontage.	Yes
Provide protection from sun and rain, wrapped around the secondary frontage. Gutters and down pipes to be integrated and concealed. Lighting under awnings is to be provided. Signage is to be integrated and in scale with the building. Legible and discrete way finding is to be provided.	The secondary frontages have no protection but are not intended to be pedestrian friendly.	
Performance		
4U Energy efficiency The development is to incorporate passive solar design. Heating and cooling infrastructure are to be centrally located (e.g. basement).	The development incorporates passive solar devices.	Satisfactory