SEPP 65 DESIGN VERIFICATION STATEMENT

PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO GEORGES RIVER COUNCIL

Project Site Address

160-178 Stoney Creek Road, Beverly Hills

Project Job Number

5728

Prepared on behalf of

Cuzeno Builders and Developers Pty. Ltd.

Date and Issue

8 MAY 2017, Issue A

Prepared by

CANDALEPAS
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SECTION 1.0 SUMMARY

This Design Verification Statement has been prepared on behalf of Cuzeno Builders and Developers Pty Ltd In support of a Development Application to Georges River Council for the development of the site at 160-178 Stoney Creek Road, Beverly Hills.

The development involves:

- Demolition of existing commercial buildings
- Excavation and construction of a three level basement car park
- Construction of ground level retail, including shopping centre
- Construction of a two to four storey residential development comprising 44 Single Occupancy Units above ground level
- Accompanying private and common open space for residents

The following Council Codes and Planning Instruments provided the controls for the proposal:

- State Environmental Planning Policy No 55 – Remediation of Land;
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and Apartment Design Guide (2015);
- Section 79C of the *Environmental Planning and Assessment Act 1979;*
- Hurstville Local Environmental Plan 2012;
- Hurstville Development Control Plan.

This report is intended to be read in conjunction with the architectural plans prepared by Candalepas Associates Pty Limited as well as the following associated reports:

- Environmental Impact Statement / Preliminary Site Investigation prepared by Aargus Pty Ltd
- BASIX & Thermal Comfort Reports prepared by Building Sustainability Assessments
- Acoustic Report prepared by Rodney Stevens Acoustics
- BCA Assessment Report prepared by City Plan Services
- Access Assessment Report prepared by Morris Goding Access Consultants
- Landscaping Plan prepared by Elysium Design
- Traffic Report prepared by John Coady Consulting Pty Ltd
- Survey Plan Provided by Stuart De Nett Surveyors
- Statement of Environmental Effects prepared by SJB

We confirm that Mr Angelo Candalepas of Candalepas Associates directed the design of the enclosed Development application, which is represented by drawings (DA 1000, 1050, 1101-1108, 1201-1203, 1301, 1302, 1600, 1650, 1850, 1851, 1900, 1950) and that Mr Candalepas is registered as an architect in accordance with the NSW Architects Act 2003.

We confirm that the enclosed documentation achieves the design principles set out in *State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development* and has been designed with regards to the *Apartment Design Guide.*

SECTION 2.0 DESIGN QUALITY PRINCIPLES

PRINCIPLE NO. 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of the area, their relationship and the character they create when combined.

The site of the proposed development is located at 160–178 Stoney Creek Road, Beverly Hills and is comprised of Lots 1-5 in DP 19301, Lot 1 in DP 128696, Lot 1 in DP 129260, Part Lots 132-134 in DP 12807, and Lots 1-2 in DP 136146.

The site has an area of 3 780 m² and is bound by Stoney Creek Road to the South, Lee avenue to the East, existing commercial buildings to the West, and a public lane and existing houses to the North. The frontage to Stoney Creek Road is approximately 88m and the frontage to Lee Avenue is approximately 36m. The site has nominally been divided into an 'East Site' and a 'West Site' due to varying site controls.

Existing commercial buildings currently occupy the western end of the site, fronting both Stoney Creek Road and the Public Lane. The remainder is vacant land following the decommissioning of a former *Shell* service station.

The development proposes to demolish the existing buildings on the site and construct a 3-5 storey development with ground level retail space, including a supermarket, and a total of 44 one, two and three bedroom residential apartments.

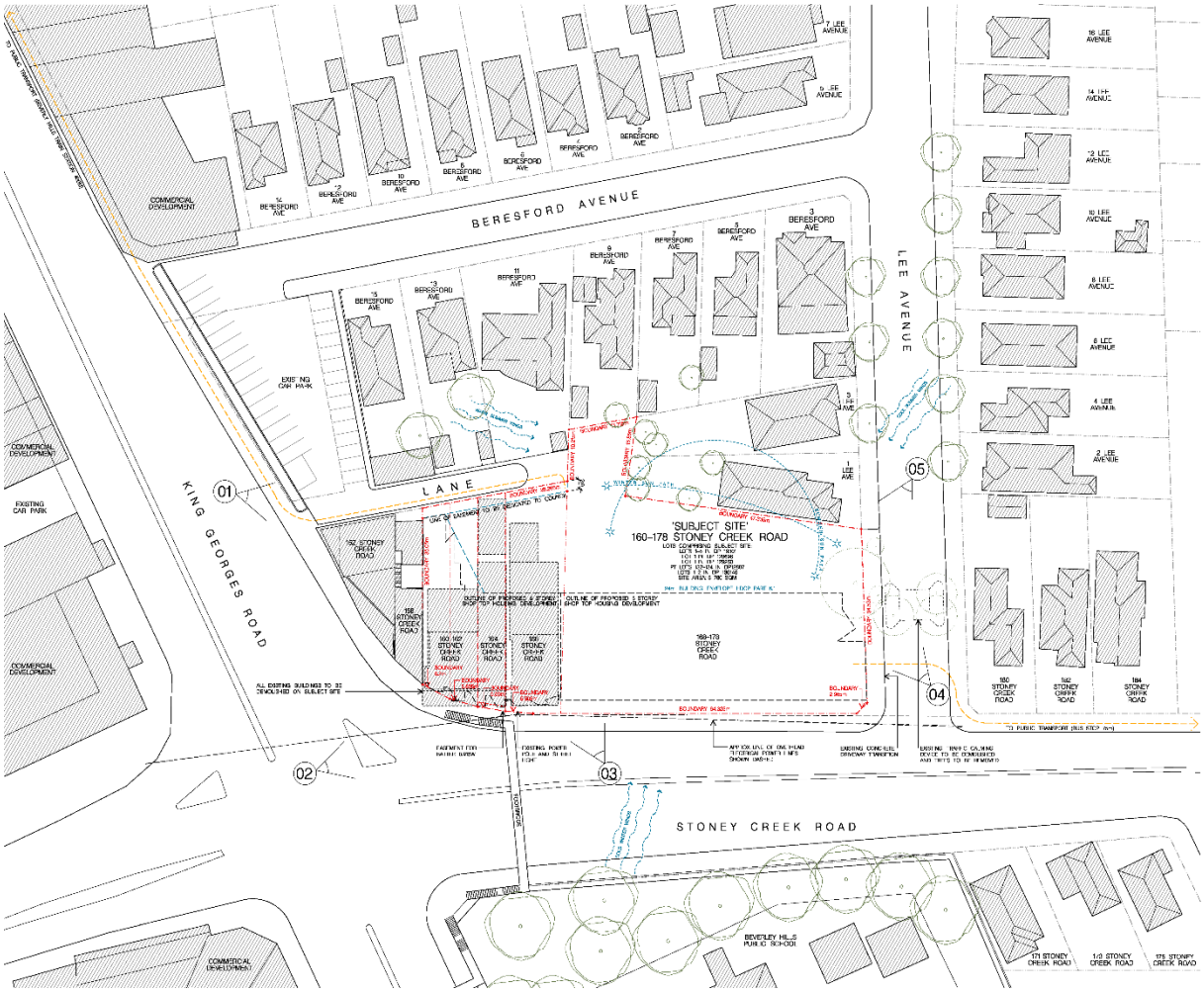

Figure (i). Site Plan & Context – See DA 1050 Site Analysis

The subject site falls within Zone B2 – Local Centre under the Hurstville LEP 2012. While residential accommodation is prohibited in Zone B2, shop top housing is permitted with consent. The proposal for dwellings located above ground floor retail premises is therefore acceptable.

There are two FSR controls that apply to the site: 1.5:1 for the East Site and 2.0:1 for the West Site. Combined, the site averages a permissible FSR of 1.66:1. A maximum height of 15m applies to the West Site and a maximum height of 9m applies to the East Site.

The proposal seeks to create a vibrant mixed use precinct that will make a positive contribution to the current and future character of the area. By engaging with and activating a previously underutilised lane, the development is able to transform an inhospitable street condition into an activated retail and residential precinct that can set the standard for future development in the area. The frontage to Stoney Creek Road is designated as an *activated street frontage* in the Hurstville DCP, and will be similarly activated through high quality architectural detail and shopfront detailing, signage and glazing.

PRINCIPLE NO. 2: BUILT FORM & 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.

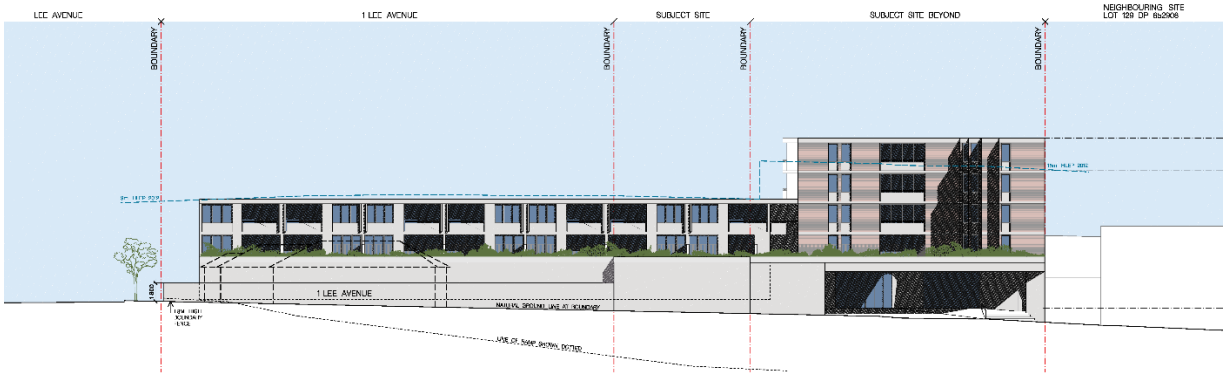

Figure (ii). North Elevation

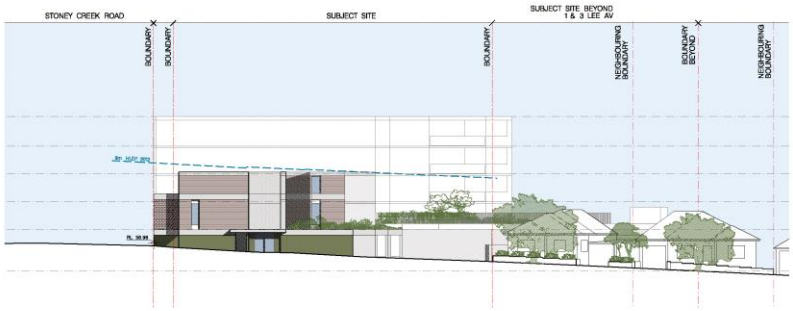

Figure (iii). East Elevation

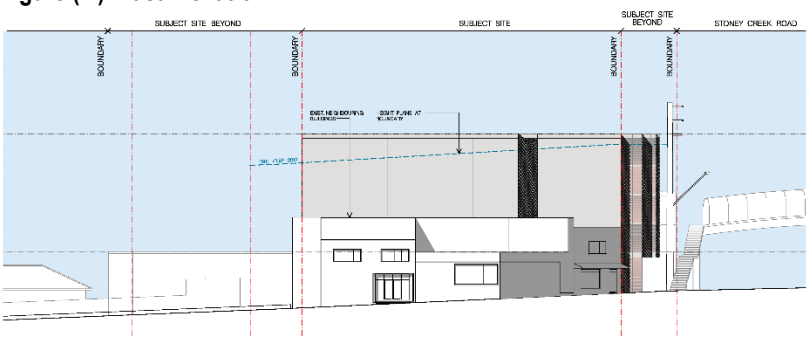

Figure (iv). West Elevation

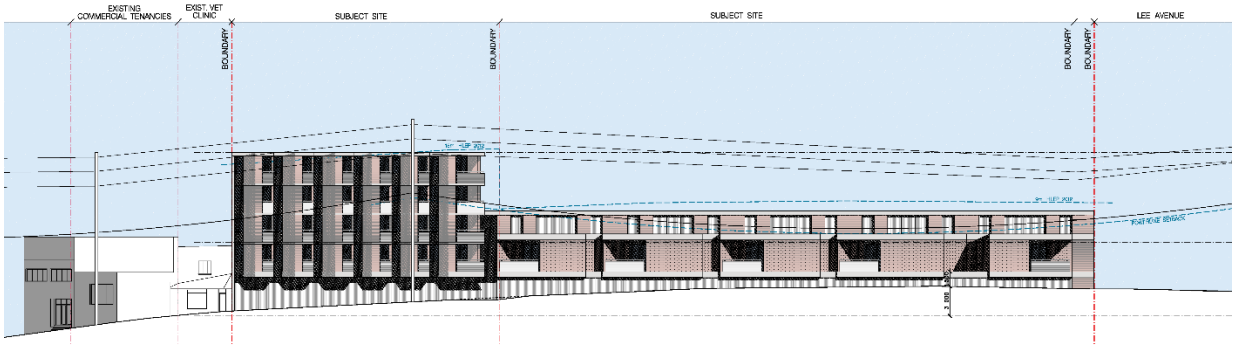

Figure (v). South Elevation – Stoney Creek Road

The scale of the proposed development is desirable for the future character of development in the vicinity. This scale and massing is mostly consistent with the permissible height limit of 9m and 15m as specified within the Hurstville LEP 2012. The proposed mixed-use development provides an appropriate scale in terms of bulk for the surrounding context.

The building is set back significantly from the northern boundary providing a transition area between the new development and the existing low scale residential to the north. The building's frontage to Stoney Creek Road and King Georges Road to the south means that the proposal has zero overshadowing impact on neighbouring sites.

In the western portion of the site, the four storey residential development above ground floor retail is considered appropriate due to its proximity to other commercial buildings and its separation from habitable residential structures on surrounding sites.

The bulk of the western portion of the development as seen from the northern neighbours is reduced by stepping away from the northern boundary in plan. Viewed from the street from the south the articulated recesses contribute to providing a visually interesting facade that is suitable in its context.

The built form responds to the character of the locality through considered, distinctive architectural forms and a rich natural material palette that relates to the surrounding predominantly brick houses. Furthermore, the proposal has been designed and carefully situated on site in such a way as to minimise the impacts on the amenity of the existing neighbouring buildings.

PRINCIPLE NO. 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.

The development of a ground floor retail centre with the addition of residential apartments in the upper levels is considered consistent with the zone objectives of the Hurstville LEP 2012. The development will provide housing opportunities within close proximity to employment opportunities and public transport routes.

There are two FSR controls that apply to the site: 1.5:1 for the East Site and 2.0:1 for the West Site. Combined, the site averages a permissible FSR of 1.66:1. The proposed development provides 2,197m2 of retail and commercial gross floor area and 4,088m2 of residential gross floor area, totally 6,285m2 and equating to an FSR of 1.66:1, given the site area of 3,780m2.

PRINCIPLE NO. 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX). Further, the proposal embodies excellent passive systems of sustainable building design such as:

- Northerly aspect to the majority of living spaces in the development to optimise solar access and natural ventilation\
- Use of operable skylights to improve amenity to south facing apartments
- Daylight penetration to reduce heating and artificial lighting requirements
- Proposed selection of low embodied-energy materials
- Excellent passive solar gain and loss properties
- Cross ventilation to habitable rooms, assisted by the buildings' spacious open plan and articulated exterior

PRINCIPLE NO. 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.

The landscape proposal has been designed to improve the amenity of the site within the property as well as improving the boundary condition to neighbouring sites. Trees are proposed to be planted at the termination of the lane to the north of the site, improving the public domain and animating the public entry to the retail centre.

Extensive planting is proposed for the level one communal open space, ensuring a high level of amenity for all residential occupants. This same level one planting softens the boundary to neighbouring residential properties and improves visual privacy between sites. Large areas of landscaped private open space have also been provided to the north facing level one apartments.

PRINCIPLE NO. 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.

The 44 residential dwellings include, 5 one bedroom units (11%), 31 two bedroom units (71%) and 8 three bedroom units (18%). The proposed development has been designed to provide the maximum amenity to a majority of the dwellings. 31 out of the 44 apartments (70%) in the development receive a minimum of two hours of solar access to the living areas and private open spaces during mid-winter. Cross-ventilation is also available to over 60% of the apartments. The design maximises the daylight and natural ventilation available to each unit, and affords high levels of privacy for occupants and future neighbouring developments.

All of the north-facing units have north-facing balconies overlooking landscaped communal open space. The north facing units on level one also have private landscaped courtyards. All south facing units on the uppermost levels are provided with operable skylights to increase solar access and natural cross-ventilation. Numerous light wells have also been employed to similarly improve apartment amenity.

The units facing south to Stoney Creek Road have been designed with balconies screened with perforated brick facades to provide privacy to occupants and protection from the busy street while also allowing ventilation. Units on the south east of the development additionally have balconies that are either open to the sky or provided with skylights.

PRINCIPLE NO. 7: SAFETY

Good design optimises safety and security, within the development and the public domain.

The design proposes the following security measures to restrict and control communal access around the proposal:

- The residential access from Lee Avenue is direct and highly visible allowing passive surveillance to occur. The alternative entry point is from the public retail court which is similarly visible.
- A video entry system at residential entry points linked to the units allows access through the external security point upon confirmation from inside.
- A fob key is supplied to occupants; this allows access through the entry security points and controls lift entry and exit, dependant on pre-programmed access allocations. The fob can be kept inside a wallet, unlocking the security points upon approach.
- The residential mail boxes are located within the site boundary and close to the main entry.
- Wide common circulation areas with clear sight lines are provided at all levels with no obscured corners within the main public spaces.
- High quality architectural lighting throughout the development assists in securing the area at night.
- Generous windows and balconies provide passive surveillance to the communal open spaces and surrounding public spaces.

PRINCIPLE NO. 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.

The site is located close to facilities such as retail shops, health and veterinary care, a school, post office, cinemas, restaurants and cafes. The site is in close proximity to mass public transport in Redfern Railway Station and is well serviced by public bus routes.

The development consists of a mix of 5 x 1 bedroom units (63m2), 31 x 2 bedroom units (ranging from 70m2-83m2) and 8 x 3 bedroom units (ranging from 96m2-100m2). The varied unit mix and sizes are considered appropriate for the locality and correspond to the future vision for the area in terms of density and built form. This also provides for a healthy unit mix in social terms enabling varying types of occupants of varying age groups to co-exist in the development.

PRINCIPLE NO. 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 proposed development has been carefully considered with respect to the surrounding built environment. Materials such as brick and perforated brick, glass, off-form concrete, glass block and aluminium screening interpret the language of the surrounding area in a contemporary way. The materials are considered appropriate for the local climate, while ensuring a high aesthetic standard. The proposed palette will provide a precedent for future mixed use developments in the area.

The north facade of the proposal is composed of a simple palette of brick, concrete and glass, expressing the rhythm of the apartments. Concrete detailing and recessed balconies add articulation, depth and shadow.

The south facade hosts a rich combination of brick, perforated brick, concrete and aluminium screening. Deep articulation in the plan offers visual interest and shadow detailing, creating a strong and sophisticated offering to the street.

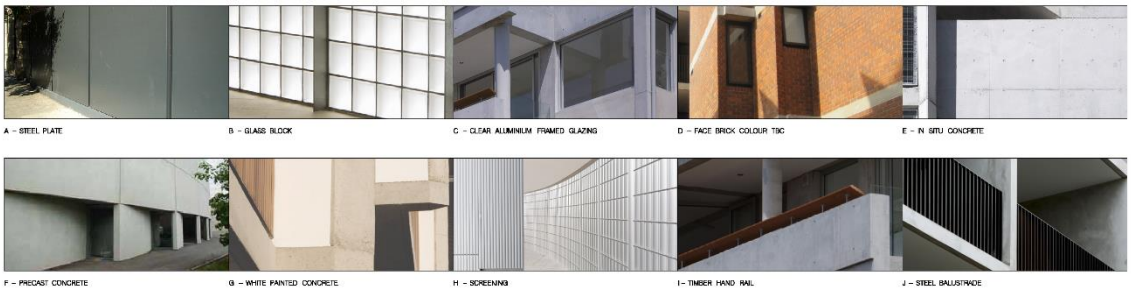

Figure (vi). Materials

The use of materials and textures such as brick and perforated brick, glass, off-form concrete, glass block and aluminium screening provide a rich character for the benefit of the occupants and the community, with high levels of refinement and longevity. The materials used throughout are robust and designed to withstand the elements, ensuring low maintenance requirements.

Through its material palette and architectural features the development seeks to encourage a sense of the domestic, reflecting the surrounding residential sites, as well as identifying the active public retail spaces on ground floor which are reflective of the objectives of the local centre land zone.

The development proposal has been designed with the amenity requirements of the Apartment Design Guide as an inherent part of the design considerations, and the building's contribution to the site will provide an example of design excellence for the benefit of the residents and general public alike.

CANDALEPAS ASSOCIATES
May 2017

SECTION 4.0 APPENDIX

APPENDIX A: Compliance Table – Apartment Design Guide – SEPP 65

Relevant Sections of SEPP 65 Design Code	Compliance
Part 1: IDENTIFYING THE CONTEXT	
1A Apartment building types	The proposal complies. The apartment building type of *shop top housing* is, with the proximity to existing retail centres within Beverly Hills, is suited to the locality.
1B Local character and context	The proposal complies. The articulated facades and built form ensures that the development transitions between the higher density retail developments from King Georges Road across to the residential scale of Lee Avenue. The proposal makes a positive contribution to the further character of the area and sets the standard for medium density mixed use developments in the area.
PART 2: DEVELOPING THE CONTROLS	
2C Building Height • *Ensure development responds to the desired future scale and character of the street and local area.* • *Ensure adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain.*	The site is subject to a maximum height of 15m to the West and 9m to the East, resulting in 4 levels (to the West) and 2 levels (to the East) of residential apartments. These legislated height planes ensure the development responds to the desired future scale and character of the surrounding streets and local area. The proposal complies with solar access to apartments and common open space to the north of the development. The development does not significantly overshadow adjoining properties or the public domain.
2D Floor Space Ratio • *Ensure that development aligns with the optimum capacity of the site and the desired density of the local area.*	The site is subject to a maximum floor space ratio (FSR) of 1.66:1 with a site area of approximately 3 780m^2. The development has a total gross floor area of 6285m^2 which equates to an FSR of 1.66:1. This proposal reflects the opportunity to increase density and maximise area on such a prominent and currently disused site, setting a precedent for future development in the locality.
2E Building Depth • *Maximum internal plan depth should be 18 metres from glass line to glass line.*	The proposal complies. The maximum internal plan depth of the deepest unit is 11 metres.
2F Building Separation • *Minimum separation distances for buildings 5 storeys and above (12- 25m) are:* - *18 metres between habitable rooms/balconies* - *12 metres between habitable rooms/balconies and non-habitable rooms* - *9 metres between non-habitable rooms.*	The building complies. There are no direct lines of sight within the development and the building is separated from neighbouring developments in excess of the minimum separation distances described in the Apartment Design Guide.

2G Street Setbacks • *Establish the desired spatial proportions of the street and define the street edge.*	The proposal complies. No setbacks are prescribed in the DCP or LEP toward Stoney Creek Road, however setbacks are introduced to the form of the building where proximity to powerlines was identified as a potential ausgrid requirement. The proposal creates a strong urban form that addresses the site's prominent position in the street pattern, activating the street frontage as prescribed by the LEP. To the rear lane a street widening offset is also introduced as summarised in the DCP.
2H Side and Rear Setbacks • *Provide access to light, air and outlook for neighbouring properties and future buildings.* • *Retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape.*	The proposal complies. The DCP describes a 24m setback from Stoney Creek Road which informs the northern setbacks of the development and the bulk of the built form. The rhythm of the residential development is then maintain through architectural articulation along the built form.
Part 3: SITING THE DEVELOPMENT	
3B Orientation • *Building types and layouts respond to the streetscape and site while optimising solar access within the development.* • *Overshadowing of neighbouring properties is minimised during mid-winter.*	The proposal complies. The proposed development has been designed to provide maximum amenity to the majority of dwellings, with the majority of units facing North. 31 out of the 44 apartments in the development (>70%) receive solar access to the living areas and private open spaces for more than 2 hours between the 9am – 3pm in mid-winter. There is no proposed additional overshadowing to neighbouring residential buildings. Refer to shadow diagrams for more information.
3C Public Domain Interface • *Transition between private and public domain is achieved without compromising safety and security.* • *Amenity of the public domain is retained and enhanced.*	The proposal complies. The Public Domain works include additional planting and street widening to the lane, including access to the retail development, improving the amenity of the site and mitigating the impact of wind. The same paving from the rear laneway is proposed for this development, ensuring continuity across the site. The connection from Stoney Creek road is also enhanced with accessible entry and activated street frontages.
3D Communal and Public Open Space • *An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.* • *Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.* • *Communal open space is designed to maximise safety.* • *Public open space is responsive to the existing pattern and uses of the neighbourhood.*	The proposal complies. Communal open space has been incorporated into the level 1 podium environment for use by the residents. As this space shares a level with apartments, self-surveillance is offered to ensure the communal area is safe and usable. Retail space is integral to the works as shop top housing and provides amenity and an active street frontage for the locality.
3E Deep Soil Zones • *Provide areas on the site that allow for and support healthy plant and tree growth.* • *Improve residential amenity and promote management of water and air quality.*	Due to the necessity of car parking access into the site, given the urban setting of the site and the level of basement below, the current proposal does not provide deep soil zones. Water and air quality management will be maintained through the hydraulic and stormwater plans along with the podium level planting. Please refer to Landscape Architects documents and hydraulic engineer's documents for more information.

3F Visual Privacy • *Minimum required separation distance between habitable rooms and balconies of 2 storeys is 12m.* • *Minimum required separation distance between habitable rooms and balconies of 5 storeys is 18m.* • *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.*	The proposal complies, all separations are greater than the prescribed minimums. Habitable windows have been located predominately in the north minimising the overlooking of neighbouring units and properties, and splayed walls are incorporated where appropriate for further protection of overlooking.
3G Pedestrian Access and Entries • *Building entries and pedestrian access connects to and addresses the public domain.* • *Access, entries and pathways are accessible and easy to identify.*	The proposal complies. Each street entry and basement level contains accessible paths of travel and lift access to all units. Orientating the entries to the street frontages provides a visual connection between the street and the development.
3H Vehicle Access • *Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.*	The proposal complies. Entry to the basement car parking of the development is proposed off Lee Avenue. The entry is integrated into the design of the development, with minimal disturbance to the street and public domain.
3J Bicycle and Car Parking • *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.*	The proposal complies. 7 on street car spaces of the existing development will be retained. Refer to the Traffic report by John Coady Consulting for more information. As the proposed car parking facilities are contained within the existing basement, there will be minimal visual and environmental impact.
Part 4: DESIGNING THE BUILDING	
AMENITY	
4A Solar and Daylight Access • *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.*	The proposal complies. 31 out of 44 apartments (over 70%) receive a minimum of 2 hours of sunlight to the living areas and private open space between 9am and 3pm mid-winter. Blade walls between balconies assist in offering shade and glare control for apartments.
4B Natural Ventilation • *All habitable rooms are naturally ventilated.* • *The layout and design of single aspect apartments maximises natural ventilation.* • *The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.*	The proposal complies. All unit depths range from 7-11 metres, with operable glazing to all habitable rooms offering natural ventilation to open space or to open air terraces. Over 60% of the apartments are naturally cross ventilated.
4C Ceiling Heights • *Ceiling height achieves sufficient natural ventilation and daylight access.*	The proposal complies with the 2.7 metre minimum ceiling height requirement.
4D Apartment Size and Layout • *Minimum internal areas for apartments are:* *Studio 35m²*	The following areas have been provided in the development: Unit Type | Unit Area Studio | n/a

1 Bedroom 50m² *2 Bedroom 70m²* • *Maximum habitable room depth is 8m from a window.* • *Bedrooms to have a minimum dimension of 3m.* • *Living rooms to have a minmum dimension of 3.6m (studio/1 bedroom) or 4m (2 bedrooms).*	<table><tr><td>1 bed</td><td>63 sqm</td></tr><tr><td>2 bedroom</td><td>70-89 sqm</td></tr><tr><td>3 bedroom</td><td>96-100 sqm</td></tr></table> Units over 15 meters deep are not provided. All living rooms have a minimum dimension of either 3.6m or 4m.
4E Private Open Space and Balconies • *All apartments are required to have primary balconies as follows:* *Studio 4m²* *1 Bedroom 8m² 2m min. depth* *2 Bedroom 10m² 2m min. depth* • *Private open space and balconies are appropriately located to enhance liveability for residents.* • *Design is integrated into and contributes to the overall architectural form and detail of the building.* • *Design maximises safety.*	All north-facing apartments are provided with generous balconies. South facing apartments are provided with balconies or open roofed terraces, due to the close proximity to powerlines along Stoney Creek Road. These terraces will also provide daylighting, ventilation access and acoustic shielding from the high level noise generated along Stoney Creek Road.
4F Common Circulation and Spaces • *The maximum number of apartments off a circulation core on a single level is 8.* • *For buildings over 10 storeys, the maximum number of apartments sharing a single lift is 40.* • *Common circulation spaces promote safety and provide for social interaction between residents.*	The proposal complies. There is a maximum of 6 apartments serviced by a single stair, and 2 lifts servicing 44 apartments overall. The development provides generous corridor widths and ceiling heights within circulation areas. Natural daylight illuminates these areas through openings at either end, and light wells along the length of the low level eastern side of the development. Robust materials will been used within these highly trafficked areas for durability.
4G Storage • *In addition to kitchen cupboards and bedroom wardrobes, the following storage is to provided:* *Studio 4m³* *1 Bedroom 6m³* *2 Bedroom 8m³* *3 Bedroom 10m³*	The proposal complies. Storage has been provided inside units and in basement storage units as required.
4H Acoustic Privacy • *Noise transfer is minimised through the siting of buildings and building layout.* • *Noise impacts are mitigated within apartments through layout and acoustic treatments.*	The proposal complies. The internal layouts of the apartments have been designed to ensure acoustic privacy between apartments and future residential developments. Appropriate use of glazing and materials as outlined in the Acoustic Report prepared by Rodney Stevens Acoustics, achieves the required level of acoustic privacy between apartments and surrounding streets.

<table>
<tr><td>4J Noise and Pollution
In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</td><td>The proposal complies. The majority of balconies face away from the major roads, protecting them from noise and pollution and enabling visual privacy. The apartments which do face Stoney Creek Road incorporate screening and open air terraces to minimise road noise and pollution and direct exposure to the road condition. Please refer to the Acoustic Report prepared by Rodney Stevens Acoustics for further information.</td></tr>
<tr><td>CONFIGURATION</td><td></td></tr>
<tr><td>4K Apartment Mix
A range of apartment types and sizes is provided to cater for different household types now and into the future.
The apartment mix is distributed to suitable locations within the building.</td><td>The proposal complies. The development provides a varied unit mix across different areas of the building.

<table><tr><td>Unit Type</td><td>Total Units</td><td>Unit Mix</td></tr><tr><td>Studio</td><td>-</td><td>-</td></tr><tr><td>1 bed</td><td>5</td><td>11%</td></tr><tr><td>2 bedroom</td><td>31</td><td>71%</td></tr><tr><td>3 bedroom</td><td>8</td><td>18%%</td></tr></table></td></tr>
<tr><td>4L Ground Floor Apartments
Street frontage activity is maximised where ground floor apartments are located.
Design of ground floor apartments delivers amenity and safety for residents.</td><td>Not Applicable. The proposal does not provide ground floor apartments.</td></tr>
<tr><td>4M Facades
Building facades provide visual interest along the street while respecting the character of the local area.
Building functions are expressed by the façade.</td><td>The proposed facades are of high architectural quality as outlined above in Principle No. 2.
A range of robust materials offer durability as well as aesthetic quality. The north façade is highly articulated, expressing the balcony areas beyond and enhancing the development’s prominence within the urban skyline.</td></tr>
<tr><td>4N Roof Design
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.</td><td>The proposal complies. The roof form of the proposed development consists of a flat concrete roof with a parapet. This style of roof is in keeping with the building and shop top housing type, and enhances the overall aesthetic quality of the proposed façade.

The Level 1 podium, over the ground floor retail space, maximises the roof’s potential for usable communal area for residents.</td></tr>
<tr><td>4O Landscape Design
Landscape design is viable and sustainable.
Landscape design contributes to the streetscape and amenity.</td><td>The proposal complies. The landscaping plan prepared by Elysium Design and proposed public domain works offer a lively streetscape. The proposal seeks to enhance the amenity of the site.</td></tr>
<tr><td>4P Planting on Structures
Plant growth is optimised with appropriate selection and maintenance.
Planting on structures contributes to the quality and amenity of communal and public open spaces.</td><td>The proposal complies. The landscape design for the communal open space at Level 15 includes glass reinforced concrete planters on the perimeter. This proposal will provide a high quality roof terrace for the resident’s use.</td></tr>
</table>

4Q Universal Design • *Promote flexible housing for all community members.* • *A variety of apartments with adaptable designs are provided.*	The proposal complies. The number of adaptable apartments is optimised whilst superior pedestrian mobility and access is provided.
4R Adaptive Reuse • *New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.* • *Adapted buildings provide residential amenity while not precluding future adaptive reuse.*	N/A
4S Mixed Use • *Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.* • *Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.*	The proposal complies. Significant retail area is provided on the ground floor across the site, with clear entry and exit points situated prominently either to the northern lane or adjacent to neighbouring retail buildings to the west of the site to Stoney Creek Road. The residential floors are located on the upper levels of the building, offering enhanced safety and amenity away from street level and clearly defined residential entries and lobbies ensure amenity for residents.
4T Awnings and Signage • *Awnings are well located and complement and integrate with the building design.*	The proposal complies. The building itself provides clearly defined entries and signage is integrated will into the facades to Stoney Creek road and the laneway.
PERFORMANCE	
4U Energy Efficiency • *Development incorporates passive environmental design.*	The proposal complies as outlined above in *Principle No. 6* of this report. Natural ventilation and passive solar design is offered for all apartments.
4V Water Management and Conservation • *Potable water use is minimised.* • *Flood management systems are integrated into site design.*	The proposal complies. Please refer to the BASIX report prepared by Building Sustainability Assessments and the Stormwater Management Plan prepared by AJ Whipps for further information regarding water efficient fittings and appliances and water management systems.
4W Waste Management • *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.* • *Domestic waste is minimised by providing safe and convenient source separation and recycling.*	The proposal complies. The proposal meets the waste generation rates as stipulated by Georges River Council. The waste storage facilities are located in the basement, minimising the impact on the streetscape while still being in a convenient area for residents and commercial tenants.
4X Building Maintenance • *Building design detail provides protection from weathering.* • *Systems and access enable ease of maintenance.* • *Material selection reduces ongoing maintenance costs.*	The proposal complies. Robust materials selected for the façades are low maintenance and will not require re-painting.