MAKO ARCHITECTURE

Design Statement

Prepared to Accompany the Development Application submitted to Bayside Council for:

588 - 592 Princes Highway, Rockdale

On Behalf of Moweno Pty Ltd

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Contents

Design Verification Statement

With respect to the Architectural documentation lodged in conjunction with this Development Application, I make the following statements;

- I am an Architect registered in NSW (Reg No. 9520) and as such, a qualified designer under clause 50 (1A)
- MAKO Architecture have been responsible for the design of the project since its inception and have worked with related professionals and experts in working towards this design outcome.
- The project has been designed to provide a development that is respectful of local planning and design controls and responds to the nine design quality principles of SEPP No. 65.
- MAKO Architecture verify as required by Clause 50 (1AB) of the Environmental Planning and Assessment Regulation 2000, that the design quality principles set out in Schedule 1, design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as detailed on the following pages.

Simon Mather

Director

MAKO Architecture

SEPP 65 DESIGN QUALITY CRITERIA

Principle / Criteria	Response
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.	The scheme is principally a response to context. It is derived by contributing to more comfortable and healthy public domain and a legible future character. Two of the primary issues addressed are as follows: 1) Greater building articulation and setbacks to assist the avoidance of 'Urban Canyon Effect' on Princes Highway 2) Acknowledging road widening of Lister Avenue to create a more comfortable precinct for active frontages directly adjacent to Princes Highway 3) Specific augmentations of podium setbacks and height to relate more sympathetically with existing/proposed adjacent development
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 proposal's built form strategy reacts positively to the site and surroundings by; 1) Presenting as a prominent corner, marking the transition from the 'green gateway' to the Rockdale Central Business District; 2) Splitting an otherwise bulky form into 'prominent tower' and 'recessive tail' elements, enhancing sense of proportion and relief; and 3) Incorporating of a significant setback to the 'tail' element, contribute to the air quality of Princess Highway by encouraging fresh air flow and avoiding 'Urban Canyon Effect'. The street wall is held and reinforced by a commercial podium and highly articulated, civic scaled acoustic screen harbouring podium level terraced gardens.
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 site is located within close proximity to transport options with workplace, recreation and shopping options readily accessible, so presents as an appropriate location for high density residential development. This type of development is consistent with other development being undertaken within close vicinity of the site. Buildings have been carefully designed to offer excellent levels of amenity for residents with high levels of solar access, privacy, natural cross ventilation, views and quality communal facilities.

SEPP 65 DESIGN QUALITY CRITERIA

Principle / Criteria	Response
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.	In addition to the proposal meeting/exceeding natural ventilation and Solar access targets, additional measures and features have been incorporated to assist with thermal comfort and amenity such as: 1) In a bid to improve internal air quality and decrease the necessity for air conditioning, tower element and acoustic screen have been designed to funnel and capture wind, creating a downwash of positively pressured fresh air to apartments facing Princes Highway 2) Apartment levels have been planned such that no single apartment solely faces Princess highway, offering relief towards the appreciably more amenable Eastern and Northern aspects for all apartments 3) Gardens on ground, podium and roof levels allow opportunities for generous planting, improving microclimate by contributing to the mitigation urban heat island effect and improving outlook 4) A large proportion (over 44%) of apartments have been situated to enjoy northern orientation. 5) Small 'lift communities' have been proposed to engender resilient communities. Lift lobbies have access to natural light, natural ventilation and serve 4 and 6 apartments per floor respectively.
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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.	Landscape is incorporated as a critical part of the proposal and performs thermal, social and presentational functions. Several discreet areas of landscape are as follows: 1) Deep Soil planted verges along Princes Highway as a continuation of the 'green gateway' strategy, contributing to a more amenable, cooled and visually appealing future streetscape by providing shade and wind buffering. 2) On the Princes Highway side of the building, gardens behind the acoustic screen consist of a large area of densely planted cascading terraces, providing a cool, calm and pleasant outlook for apartments that would otherwise open directly to traffic noise and pollution associated with the transport corridor. 3) On the Eastern side of the podium, mass plantings improve privacy between apartments and private open spaces. 4) On level 11, a recreational area with lift access is provided where residents may gather and have access to excellent district and bay views. The recreational area is accessible via both lift cores, is serviced with an accessible bathroom, bbq facilities and seating arrangements and is designed to cater to multiple user group's simultaneous usage.

SEPP 65 DESIGN QUALITY CRITERIA

Principle / Criteria	Response
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 building and it's rooms have been configured to offer high levels of amenity including: 1) Generous, furnishable spaces with dignified access 2) Inherent privacy between apartments and other buildings, requiring minimal intervention by way of privacy screening etc. 3) Maximised access to views, outlook, sky view 4) Minimised exposure to adverse environment associated with Princes Highway 5) High levels of solar access and natural ventilation 6) Articulated facade maximises access to oblique views 7) High quality communal open space 8) Ample storage inside apartments and dedicated co-located storage cages in basement car park. 9) High number of 1 and 2 bedroom apartments with integral WFH facilities (72%)
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.	Safety starts with a clear distinction between private and public domain and a robust approach to passive security. 1) Building entries are clearly identifiable and well lit. 2) Clear lines of sight around perimeter of building achievable and entries are located within clear line of sight from surrounding public domain. 3) Apartments have been to configured to contribute to a whole of street passive surveillance coverage.
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, providing opportunities for social interaction amongst residents.	The proposal incorporates 17 unique types of apartments to suit varied groups of occupants with small and large 1, 2 and 3 bedroom apartments. Social interaction is key to building a resilient community. Whilst the roof terrace will form a series of outdoor zones for this interaction to occur, we see that incidental interaction is just as important, so anticipate this occurring at lift lobby windows and entry points as well as in nearby cafe's such as may eventuate in the retail premises addressing Lister Avenue at ground floor. The proposal incorporates small lift communities of 4 apartments per floor and 6 apartments per floor respectively. Lift lobbies are naturally lit and ventilated. We hope that this will improve the opportunities for residents to know their neighbours and build a resilient community.

SEPP 65 DESIGN QUALITY CRITERIA

Principle / Criteria	Response
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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	The proposal's aesthetic proposition is that the mass of the building is broken into three main, contrasting elements which come together as a cohesive composition, these being: 1) The podium facade takes on the role of acoustic barrier and formal base. It protects the lower west facing apartments from road noise and captures fresh air downwash. The angled soffit of the southern podium and angled awning of the northern podium hint at spaces within the building and form civic scaled gestures. The podium's brickwork facade with concrete articulation loosely refers to remnant and disenfranchised interwar brick buildings interspersed along Princes Highway. Infill glazing takes on the 'zig zag' profile often used to graphically convey noise and consequently benefits occupants by naturally dispersing sound and avoiding privacy breach via reflection during the night time. The alignment and height of podium expression mediates the convoluted context including awkward setback of the neighbouring building to the south as well as the dramatic shift in scale to the east. 2) The northern 'tower' element is intentionally prominent. Balconies to the north are wavering and horizontal to maximise oblique views and solar penetration, whereas, the western facade is defensive and rectilinear, cutting down noise and heat gain from this orientation. Materials include brick facings smooth concrete and finely ribbed concrete. The concrete is proposed to be finished with extremely low sheen mineral stains, which give the impression of natural, deep and varied off form finish without the batching and damage risk associated with unfinished off-form concrete, nor the maintenance risk and 'flattening' effect of acrylic paint. 3) The southern 'tail' element sets back significantly, formally recessing and echoing the defensive infilled grid treatment of the tower As an overall composition, the proud tower and recessive tail have the effect of animating built form into smaller, more dynamic components.

APARTMENT DESIGN GUIDE
PART 3 OBJECTIVES

Principle / Criteria	**Response**
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Site features and analysis have been incorporated in accordance with Appendix 1 of the ADG. See Site Analysis Plan.
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	Building has been laid out in accordance with figure 3B.2: "Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west." In this case, the Eastern orientation offers significantly better amenity, so has been favoured
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	Existing and future neighbouring development has been considered by view from sun analysis and is not unfairly impeded by the proposal.
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	All dwellings are elevated above street and in most cases are able to survey the street. Lobby, retail premises and driveways are situated and defined by securable entires and allow for clear lines of sight around property, reinforcing the definition of private and public domain.
Objective 3C-2 Amenity of the public domain is retained and enhanced	Planting softens the Princes Highway interface and provides opportunities for seating. Mail boxes are located in lobby, perpendicular to the street alignment. The visual prominence of underground car park vents are minimised through discrete and well integrated ducting. Substations, pump rooms, garbage storage areas and other service requirements are well integrated, located in basement car parks and out of view wherever possible. Ramping for accessibility is minimised by having the building entry aligned to footpath levels Durable, graffiti resistant and easily cleanable materials such as face brickwork, precast concrete (mineral stained), glass and powdercoated aluminium have been used at ground floor.
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal areas exceed 40% of site area and offer a range of amenity including passive and active uses. The main communal area consists of a high quality roof terrace incorporating shelter, seating areas, plantings, bbq facilities and an accessible bathroom. It has been configured to ensure multiple groups can utilise space simultaneously and that all residents may take advantage of the outstanding views.

APARTMENT DESIGN GUIDE
PART 3 OBJECTIVES

Principle / Criteria	**Response**
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Communal open space has been located at level 10 where it has access to sunlight and views and is directly accessible via all elevators. Seating and bbq areas have been included to serve a broad range of users/uses. Landscape treatment specifically responds to and connects inhabitants to views and canopy beyond the site.
Objective 3D-3 Communal open space is designed to maximise safety	Communal open space is contained, surveyable from residential windows and incorporates high balustrade/wind shields for additional comfort and safety.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	The northern part of the site is being dedicated as public space as a part of the Lister Avenue widening which is consistent with the future character of the precinct. The green gateway setback at the western side of the site may also be understood as a part of the public domain as it is accessible to the public. The treatment of this space is consistent with the broader objectives surrounding the future character of Princes Highway. Principally, it's role is the provision of canopy.
Objective 3E-1 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	Deep Soil zone totalling 251sqm (excluding land subject of VPA, which may also be considered deep soil) has been provided on street frontages to benefit street plantings. At 12.6% of the site area this exceeds the requirement for 7% of site area. In addition to the deep soil zones, planting depths at roof terrace have been provisioned at depths to support small trees, contributing to coolth and biodiversity.
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation distances have been addressed with existing, proposed and future development potential of adjacent sites in mind. The separations stated in the design criteria have been met or else accord with the principles through use of appropriate orientation/fenestration.
Objective 3F-2 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	Generally habitable rooms and private open spaces have been positioned in elevated positions which are inherently private and have maximised access to views. The design responds to further enhance privacy in the following ways: 1) Incorporation of spandrels and screened balustrade types to enhance privacy between lower levels of building to public domain. 2) Incorporation of narrow, vertical windows to habitable rooms overlooking communal open space on level 11

APARTMENT DESIGN GUIDE
PART 3 OBJECTIVES

Principle / Criteria	**Response**
Objective 3G-1 Building Entries and pedestrian access connects to and addresses the public domain	Clearly identifiable residential entry compliments multiple other retail frontages and entries to activate the street edge.
Objective 3G-2 Access, entries and pathways are accessible and easy to identify	Building access areas including lift lobby and hall are clearly visible from the public domain. Around the perimeter of the site, entries and interfaces have been adjusted to align with footpath levels, allowing accessible transitions into the building generally without the requirement to utilise stairs, ramps or lifts.
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	N/A
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Car park entry has been located in the safest possible location for the site. on Lister Avenue and as far away from it's intersection with Princes highway as possible. Apertur size has been dictated by garbage truck access restrictions and clear lines of sight have been maintained to benefit the safety of pedestrians. A clear distinction of the vehicle access has been made form pedestrian entities and pedestrian priority has been indicated by continuation of footpath material across frontage and a distinct change of material beyond the property line.
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	The proposal designates 129 spaces for residential and visitor usage of a total of 140 car parking spaces
Objective 3J-2 Parking and facilities are provided for other modes of transport	42 Bicycle spaces and 12 motorcycle spaces have been provisioned for. Capacity for electric car charging will be allocated to ensure future flexibility.
Objective 3J-3 Car park design and access is safe and secure	Access to basement facilities, escapes etc is via well lit and marked passage ways. lobbies are clearly visible, identifiable and accessible.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	Car park has been designed as a legible sequence of double loaded aisles over split levels, achieving maximum efficiency, hence minimal excavation. Basement does not protrude above the ground level at any public domain interface, having no visual impact save for the vehicular entry.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	No on-grade parking is proposed
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	No above ground parking is proposed

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	Response
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The proposal addresses the solar access requirements by achieving the following 72.3% of apartments receive greater than 2 hours of direct sunlight to living rooms windows and private open space between 9:00 and 15:00 during mid-winter All apartments receive some sun between 9:00 and 15:00 during mid-winter Apartments with Northerly aspect have been maximised
Objective 4A-2 Daylight Access is maximised where sunlight is limited	All habitable rooms have generous windows with sill heights at or below balustrade height.
Objective 4A-3 Design Incorporates shading and glare control, particularly for warmer months.	The vast majority of windows address shading with static overhangs, hoods, deep reveals or protruding elements tuned to block summer sun and allow penetration of winter sun wherever possible.
Objective 4B-1 All habitable rooms are naturally ventilated	All habitable rooms have operable windows opening to fresh outside air.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	The depth of single aspect apartments are shallow in accordance with figure 4D.3. Additionally, facades are highly articulated to encourage air pressure differentials and hence natural our flow.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	69.3% of apartments within the first 9 storeys are cross ventilated, with 72.3% of apartments configured to genuinely cross ventilate.
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Floor to floor heights have been established to allow for ceilings of 2.7m or higher in habitable spaces within all apartments.
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	Ceiling heights are maximised in habitable rooms and in over 80% of instances, bulkheads for exhaust reticulation will be located directly above joinery as to preserve volume of habitable spaces.
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	N/A
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	All apartments are equal to or greater than the minimum internal areas and have been carefully configured to provide flexible, furnishable spaces and access to daylight and views. A high proportion of apartments incorporate a dedicated WFH facility.
Objective 4D-2 Environmental performance of the apartment is maximised	Room depths are in accordance with design criteria

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	Response
Objective 4D-3 Apartment layouts are designed to accomodate a variety of household activities and needs	Rooms are in accordance with design criteria.
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Each apartment has access to a balcony or terrace space compliant with the required minimum space. Apartments at podium level typically have larger garden terraces.
Objective 4E-2 Primary open space and balconies are appropriately located to enhance liveability for residents	Balconies are located adjacent to living rooms, in most cases with secondary access from bedrooms and oriented with the long side facing outwards.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The shape, detail and configuration of balcony spaces is integral to the architectural expression of the building in the following ways: Shape of balconies on northern and eastern facades waver to maximise oblique views and form the primary expression of the building. Plain glass balustrades have been avoided Soffit colour has been considered as a part of the architectural strategy Downpipes and balcony drainage are concealed A/C condensers on balconies have been avoided in the deign by provisioning for consolidated plant. In unavoidable instances, where condensers have to be incorporated on balconies, they will be well integrated within balcony spaces Water and gas outlets will be provided for balcony spaces
Objective 4E-4 Private open space and balcony design maximises safety	Balcony levels are configured to incorporate 1 step up to a flat suspended tile surface, with balustrades and screens designed to not be climbable
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	Common areas have been designed with adequate lifting, generous widths and access to light and air. The total number of apartments per floor ranges between 4 and 6. Windows are located within close proximity to lift doors so that occupants get a sense of natural daylight upon arrival at each level of the building.
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Common spaces have been designed to incorporate clear lines of sight to promote safety. Direct, level access is provided to each apartment via well lit corridors and apartments, exits will be clearly indicated by legible, coordinated signage. Seats have been provided near lift banks adjacent to windows which may encourage community engagement. Community notice board shall be located adjacent to mailboxes.
Objective 4G-1 Adequate, well designed storage is provided in each apartment	The required storage volume is allocated in each apartment and in basement

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	Response
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	Additional storage in basement is clearly marked and assigned to individual apartments. Although, not directly associated with car spaces in some cases, the storage is located as to be safe and accessible.
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	Buildings have been planned as to locate apartments away from adjacent noise sources, with windows generally oriented away from primary noise sources. No single apartment within the proposal faces solely towards Princes Highway. Like program has been colocated wherever possible about party walls. To mitigate road noise to apartments with windows facing Princes Highway, an acoustic screen has been incorporated into the design, with apartments set back from the acoustic screen.
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	Rooms with similar noise requirements have been co-located wherever possible. Generally, different use zones are separated with doors and wherever possible, wardrobes are located to provide additional buffering of sound.
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Princess Highway presents as a considerable source of noise. In order to address the impact of this noise, an integrated architectural strategy has been employed including the following: No single apartment within the proposal faces solely towards Princes Highway. Large setbacks to windows facing road Acoustic screen to lower levels Generous terraced landscaping atop podium to generate perceived separation from road and higher quality outlook
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Where noise impact has been located, good seals, solid balustrades and/or wintergreen facades have been employed as part of the strategy to prevent noise transmission into apartments.
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	A variety of apartment types and sizes have been incorporated to support a diverse range of occupants, reflective of the location's demographic
Objective 4K-2 The apartment mix is distributed to suitable locations within the building	Apartment types have been configured throughout the building, to maximise solar access and to ensure efficient structural/services reticulation. Affordable options for each apartment type result from each type being distributed vertically.
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	N/A

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	Response
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	N/A
Objective 4M-1 Building facades provide visual interest along the street while respecting the character the local area	The form, detail and materiality of the building has been developed in response to site conditions. The response may be understood as follows: Massing strategy breaks down otherwise bulky form into distinct 'tower' and 'tail' elements Podium datum relates to surrounding development and gives a human scaled base to proposal incorporating civic gestures at corners and creating a small entry court, relating to adjacent development to the south. Tower is defined by orientation dependent articulation with sense of depth and shadow Tail is set back, and more simple in it formal presentation
Objective 4M-2 Building functions are expressed by the facade	Architectural expression of building elements are a direct reflection of function and use. Entry is clearly defined, commercial uses are distinctive and residential faces are defined by environmental response to orientation/context whilst maintaining a sense of the apartment layout. Commercial space ceiling rakes up to street to enhance daylight within space and protect lower level apartments from road noise.
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	massing strategy is enhanced by two distinct roof treatments. The tower is terminated and celebrated by varying parapet heights The tail element is terminated by a horizontal shelter structure relating to roof top communal space.
Objective 4N-2 Opportunities to use roof space for residential accomodation and open space are maximised	Communal open space is provided on roof of tail element, giving access to views and sun for occupants.
Objective 4N-3 Roof design incorporates sustainability features	The form is configure in such a way that the highest part of the roof is to the north, minimising overshadowing. The roof garden on level 10 will contribute to thermal stability of apartments below due to thermal mass and shading created from vegetation and planters. The Roof on top of the tower element contains a PV array.

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	Response
Objective 4O-1 Landscape design is viable and sustainable	Landscaping has formed a key part of the design strategy, contributing to passive and active amenity. The landscape scheme has been prepared by qualified Landscape Architects and incorporates: Diverse and appropriate plantings Trees for shading, improvement of microclimate and outlook and air filtration Areas for residents to engage in productive gardening and composting Green roofs to assist with combatting urban heat island effect
Objective 4O-2 Landscape design contributes to the streetscape and amenity	Landscape design has been carefully considered to seamlessly integrate with the proposal and the desired future character of the area including the 'green gateway' zone along Princes Highway.
Objective 4P-1 Appropriate soil profiles are provided	In addition to the deep soilprovision, Podium and Level 10 rooftop have been designated for planting and have been designed to accomodate planters suitable for supporting the specified vegetation.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Plantings have been selected by registered Landscape Architect to be well suited to site conditions
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Landscape design has configured the roof top planting to relate strongly to integral seating and view. In the case of the Podium planting, this relates directly to the amenity of private spaces.
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for alll community members	The proposal incorporates apartments consistent with the Livable Housing Guideline's Silver Level.
Objective 4Q-2 A variety of apartments with adaptable designs are provided	10 apartments have been designed to require minimal adaptation cost to become accessible apartments.
Objective 4Q-3 Apartment layouts are flexible and accomodate a range of lifestyle needs	A broad range of apartments have been planned to enable flexibility of living. Living areas are typically oversized to allow for flexible furnishing.
Objective 4R-1 New additions to existing buildings are contemporary and complimentary and enhance an area's identity and sense of place	N/A
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	Response
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	This site presents an opportunity for viable commercial/retail uses at ground floor and has been designed to activate the ground plane appropriately.
Objective 4S-2 Residential levels of the building are integrated within the development and safety and amenity is maximised for residents	Residential uses are located above ground level and are clearly distinguished from commercial uses. Residential balconies and windows contribute to passive surveillance of the street, making the surrounding streets safer.
Objective 4T-1 Awnings are well located and complement and integrate with the building design	Well integrated awnings and overhangs protect building entries and active frontages.
Objective 4T-2 Signage responds to the context and desired streetscape character	Signage is to be subtle and well integrated into the ground floor architecture.
Objective 4U-1 Development incorporates passive environmental design	Proposal exceeds requirements for solar access, daylighting and natural ventilation, enabling the occupants to rely on passive heating, cooling and lighting and reducing energy consumption.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reuse heat transfer in summer	Apartments have been configured to maximise solar penetration during winter and utilise timber floors to absorb heat from sun.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is provided to all habitable rooms
Objective 4V-1 Potable water use is minimised	Water efficient fittings, appliances and wastewater re-use have been employed. Apartments should be individually metered Rainwater is collected, stored and re-used on site Drought tolerant, low water use plants have been used within landscape areas
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Stormwater systems have been designed in accordance with Bayside Council's requirements.
Objective 4V-3 Flood management systems are integrated into site design	Detention systems have been designed in accordance with Bayside Council's requirements.
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Well ventilated, discreet waste storage facilities have been incorporated into the basement where they are accessible for all residents, safe and well lit.

APARTMENT DESIGN GUIDE
PART 4 OBJECTIVES

Principle / Criteria	**Response**
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Dwellings incorporate allowance for recycling cupboard Waste and recycling may be deposited at pressurised chutes on each level of the building adjacent to lifts
Objective 4X-1 Building design detail provides protection from weathering	Building has been designed to offer robust finishes with protection of windows and well drained surfaces
Objective 4X-2 Systems and access enable ease of maintenance	Vast majority of windows are safely cleanable from within apartment. All areas of facade will be accessible by abseilers in the event of requirement for maintenance.
Objective 4X-3 material selection reduces ongoing maintenance costs	Facades are made of brick, robust precast finished with mineral paint for long lasting, minimal maintenance, patchable facades. Internal finishes to common areas are serviceable systems are programmed to operate efficiently, such as sensor lighting