40 Memorial Avenue Bella Vista

ARCHITECTURAL DESIGN REPORT
State Significant Development Application

August 2025

Version A
Prepared for: Landen Dev 8 Pty Ltd
Date: 12 August 2025

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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landen

TURNER

The Project Team acknowledges First Nations peoples as the Traditional Custodians of the many lands upon which we gather, work and journey across. We recognise their ongoing connections to land, sea and community and pay our respects to their Elders past and present.

“My Artwork represents the connection to the Waterways and Country. We attended a walk on Country with Artefact Heritage Services and Stakeholders. The site was located at Bella Vista and the new housing developments is connected to the Country and waterways.”

Artwork and quote by Aunty Kayelene Slater.

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Part 01

Analysis

1.0 Introduction
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1.0 Introduction

1.01 Project Team

Client	Landen Dev No. 8 Pty Ltd
Job No	21098
File Name	21098_SSDA Design Report
Document Title	Design Report
Date	12 August 2025
Status	SSDA Submission

Project Manager	Impact Group
Design Manager	DBO Group
Architect	TURNER
Planner	Knight Frank
Landscape Architect	Land and Form Studio
Aboriginal Heritage	Artefact Heritage Services
Traffic	TTPA
Civil Engineer	EI Australia
Mechanical	Walkerbai
Electrical	Walkerbai
Hydraulics	Walkerbai
Fire	Walkerbai
Vertical Transport	Walkerbai

Waste	Elephants Foot
BCA & Access	Steve Watson and Partners
BASIX	Capital Engineerring Consultants
Flood	Orion
Structural	Capital Engineering Consultants
Arborist	Hugh the Arborist
CGI	Choi Render
Wind	Windtech Consultants
Archaeology	Apex Archaeology
Quantity Surveyor	Napier Blakeley

QUALITY ASSURANCE

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QUALITY CONTROL

This document is for discussion purposes only unless signed and dated by a Director of Turner

Reviewed by:	**Dated:**
James Lauman	12/08/2025

James McCarthy
Director
Registered Architect 10759

TURNER

Architecture
Urban Design
Interiors
Environmental Graphics

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Nominated NSW Registered Architect
Nicholas Turner, No. 6695

1.02 TURNER Team

James McCarthy
Director

James brings to projects a strong conceptual framework that is underpinned by a wide experience of construction processes and techniques. At Turner, James has worked on a wide range of master-planning and innovative commercial, urban and affordable housing and mixed-use projects.

James believes in creating people focused designs that deliver a sense of place which is inspiring and memorable.

James brings a wealth of experience, leading the design and delivery of a wide range of project types including masterplanned communities, medium to high-density apartments, social and affordable housing, retail, aged care, and increasingly, hybrid combinations of these typologies.

James Lauman
Associate Director

Tomas Moore
Project Designer

Ophelia Wu
Senior Designer

Katy Zang
Designer

Matthew Britt
Designer

Jason Hwang
Designer

Yong Ning Gan
Senior Designer

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

1.03 Project Summary

Key Metrics

Site Area	: 25,569m²
Proposed FSR	: 1.954:1
Proposed GFA	: 49,977m²
Max. Building Height	: 51.5m
Storeys	: 9 (Building A), 15 (Building B, C & D)
Typical Floor-to-Floor Height	: 3.2m
Total Dwellings	: 444
Total Carpark Spaces	: 504

Dwelling Mix :

This report has been prepared by TURNER on behalf of Landen Property as part of the SSDA submission for 40 Memorial Avenue, Bella Vista. The site presents a unique opportunity to enhance the existing built environment and contribute positively to the future vision and aspirations of the Bella Vista and Kellyville Transport-Oriented Precinct.

The proposal acknowledges the precinct's significance within the metropolitan context and its evolving character by delivering a high-quality, modern multi-residential development that strengthens the existing community and fosters a distinct identity. It aims to create a place that is inclusive, connected, and safe for people and communities to thrive.

The future vision for the Bella Vista and Kellyville Precinct anticipates increased residential density around the Bella Vista and Kellyville Metro Stations. The precinct will offer a diverse range of housing choices and a well-designed public domain to serve the local community.

In collaboration with our client and consultant team, our goal is to design and deliver an iconic precinct that sets a new benchmark not only within Bella Vista and Kellyville but also across the broader Sydney Metropolitan region. **We envision a vibrant residential precinct that attracts like-minded individuals, fostering a strong sense of community— a place where people can live, play, and connect.**

Perspective from corner of New Road 01 and New Road 02

1.04 SEPP (Housing) Design Verification Statement

New South Wales

State Environmental Planning Policy Amendment (Housing) 2023

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

Published LW 14 December 2023 (2023 No 664)

We confirm that James McCarthy has directed the design of 40 Memorial Avenue, on behalf of Landen Property .

The design has been prepared in accordance with the design quality principles and requirements set out in the State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Flat Development.

James McCarthy is registered as an architect in accordance with the NSW Architects Act 2003.

Dated: 12/08/25

Signed

James McCarthy
Director
Registered Architect 10759

TURNER

1.1 Strategic Context

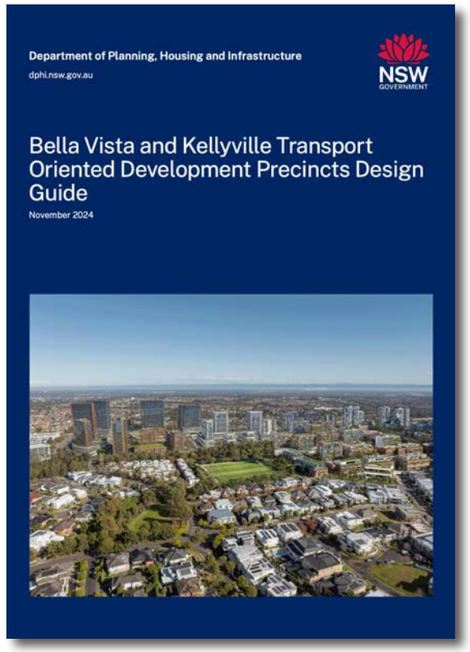
TURNER

1.11 Strategic Policy

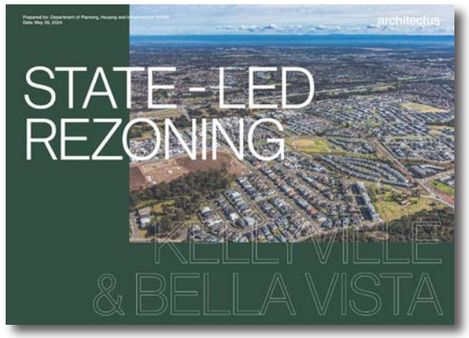
The proposal aligns with key State and Local policy documents, supporting the growth and long term success of Bella Vista & Kellyville precinct.

STATE

BELLA VISTA STATION PRECINCT DEVELOPMENT DESIGN GUIDELINES
2019

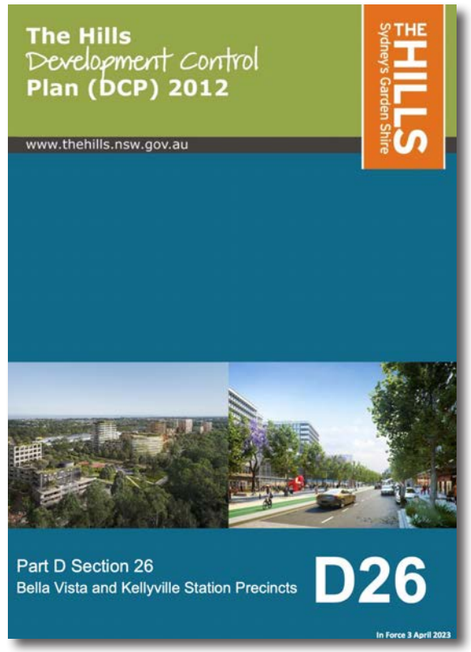


BELLA VISTA AND KELLYVILLE TRANSPORT ORIENTED DEVELOPMENT PRECINCTS DESIGN GUIDE
2024

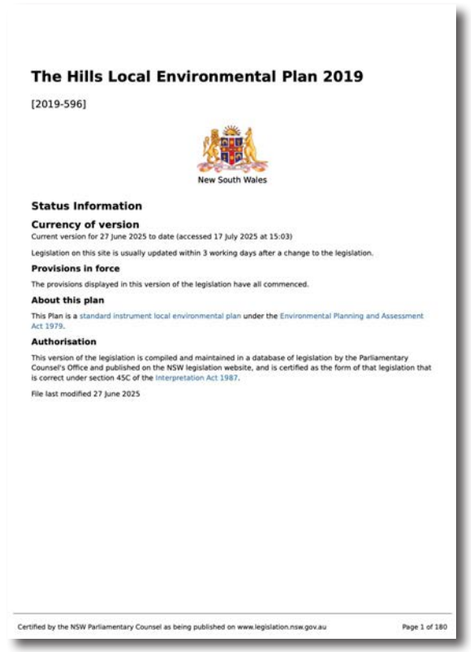


BELLA VISTA & KELLYVILLE STATE-LED REZONING URBAN DESIGN REPORT
2024

LOCAL



THE HILLS DCP
2012



THE HILLS LEP
2019

1.12 Policy Controls

FLOOR SPACE RATIO

The allowable floor space ratio for the site is 1.9:1.

Legend (n:1)

	Study area boundary	S1	1.5	T2	2.1	W3	3.9
	Proposed areas of change	S4	1.8	U4	2.8	X1	4
N	1	S5	1.85	V2	3.2	Y1	4.5
P1	1.2	S6	1.9	V3	3.4	Y2	4.6
Q	1.3	T1	2	W1	3.5	Y3	4.9

ZONE

The site is situated within R1 - General Residential zone.

Legend

	Study area boundary	R4	High Density Residential
	Proposed areas of change	RE1	Public Recreation
R1	General Residential	E1	Local Centre
		SP4	Enterprise

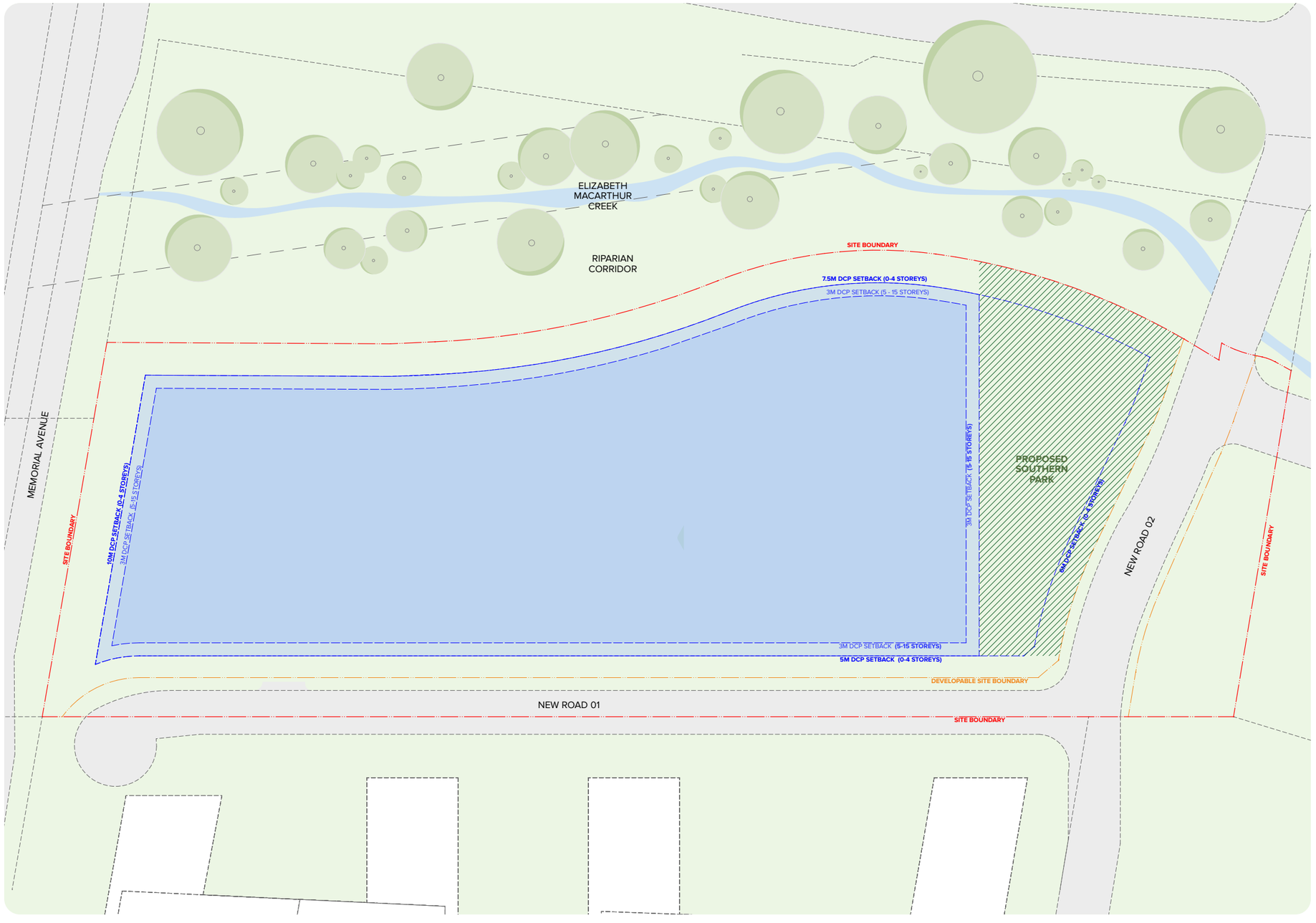
HEIGHT

The maximum permissible building height for the site is 51.5m.

Legend (metres)

	Study area boundary	W2	41.5
	Proposed areas of change	Y2	51.5
R3	22.5	AA1	67.5
T3	28	AA3	73.5
T4	29	AB1	80
		AB2	99.5

1.12 Policy Controls_Site Setbacks



Reference to the Bella Vista and Kellyville Transport Oriented Development Precincts Design Guide

4.3.4.3 Street Wall Heights and Upper Level Setbacks

Objectives

a. To ensure buildings are setback at the upper levels to create a quality public domain, streetscape character and comfortable pedestrian environment.

b. To provide a transition to adjoining development, public domain, and the Elizabeth Macarthur Creek corridor.

c. To frame north-south pedestrian movement along the riparian corridor with a consistent street wall and built form interface.

d. To reduce overshadowing, bulk, and visual impacts of buildings to streets and the public domain and the creek corridor.

e. To ensure a comfortable street wall height that enhances pedestrian and residential amenity.

Provisions

1. Street wall heights are not to exceed 4 storeys for any building, in accordance with **Table 9**.
2. Buildings above 4 storeys in height are to be set back to create a distinct podium and tower built form.
3. The parts of any building above street wall height should be set back from the outer edge of the street wall facade by a minimum of 3m.
4. Setbacks above the street wall height are to be emphasised through variation in architectural features, materials, and design elements.

Table 9: Street wall heights

Height in Storeys	Podium/Street Wall Height	Upper Level Setback
6 storeys	4 storeys (4 + 2 upper storeys setback)	3m
7 storeys	4 storeys (4 + 3 upper storeys setback)	3m
8 storeys	4 storeys (4 + 4 upper storeys setback)	3m
12 storeys	4 storey (4 storey podium + 8 storey tower)	3m
17 storeys	4 storey (4 storey podium + 13 storey tower)	3m
20 storeys	4 storey (4 storey podium + 16 storey tower)	3m

1.12 Policy Controls_Proposed Envelope

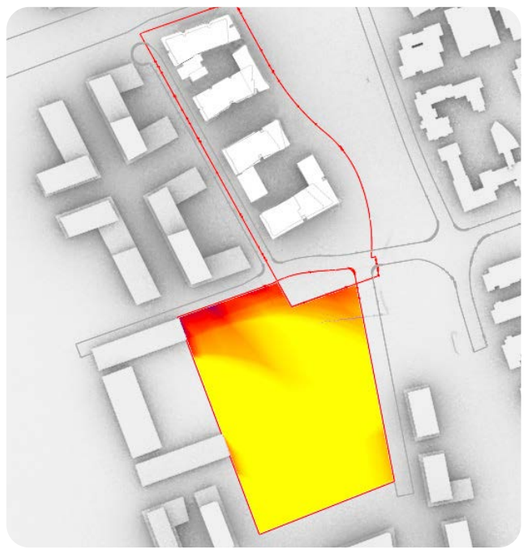
Shadow Analysis_ Southern Precinct Park/Oval

1 **The Proposed Scheme casts a shadow that allows the Precinct Park/Oval to receive natural sunlight over 93% of its total area for a minimum of 4 hours between 9am and 3pm on the winter solstice.**

2 **The Written Notes of the Bella Vista and Kellyville Precinct DCP state that surrounding public open spaces must achieve a minimum of 75% area coverage with sunlight for at least 4 hours between 10am and 2pm. Our proposed scheme allows the Precinct Park to achieve 78% within that timeframe**

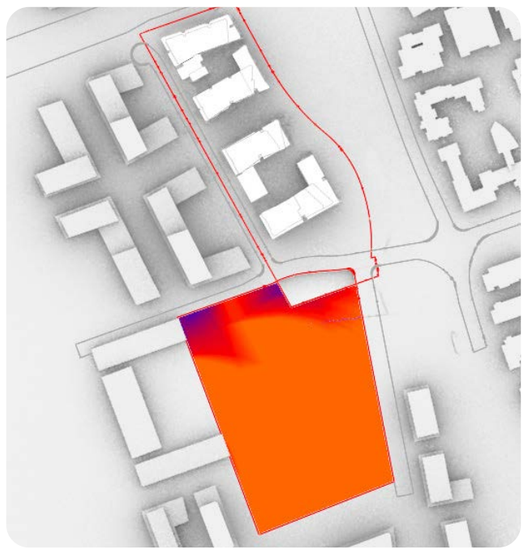
June 21 _ 9:00 - 15:00 (6 Hours)

Achieves 93% of direct solar access to District Park for 4 Hours.



June 21 _ 10:00 - 14:00 (4 Hours)

Achieves 78% of direct solar access to District Park for 4 Hours.



Source: Bella Vista & Kellyville State-led Rezoning Urban Design Report

Public Open Space

The UDG in the approved SSD state the following controls for open spaces in Bella Vista:

1. built-form allow solar access into local parks so that 75% of each park gets uninterrupted light from 10am-2pm on the winter solstice, June 2; and
2. built-form allows solar access into town square allowing for a minimum 75% that receives uninterrupted light from 10am - 2pm on the winter solstice, June 21.

The adjacent heat mapping demonstrates that this can be achieved with the revised built-form massing. Additionally, the proposed district park (labelled 3) is able to achieve at least 4 hours or more of direct solar access at winter solstice.

Figure 39. Open space solar testing

Bella Vista and Kellyville | Response to Submissions - Addendum

Department of Planning, Housing and Infrastructure (DPHI)

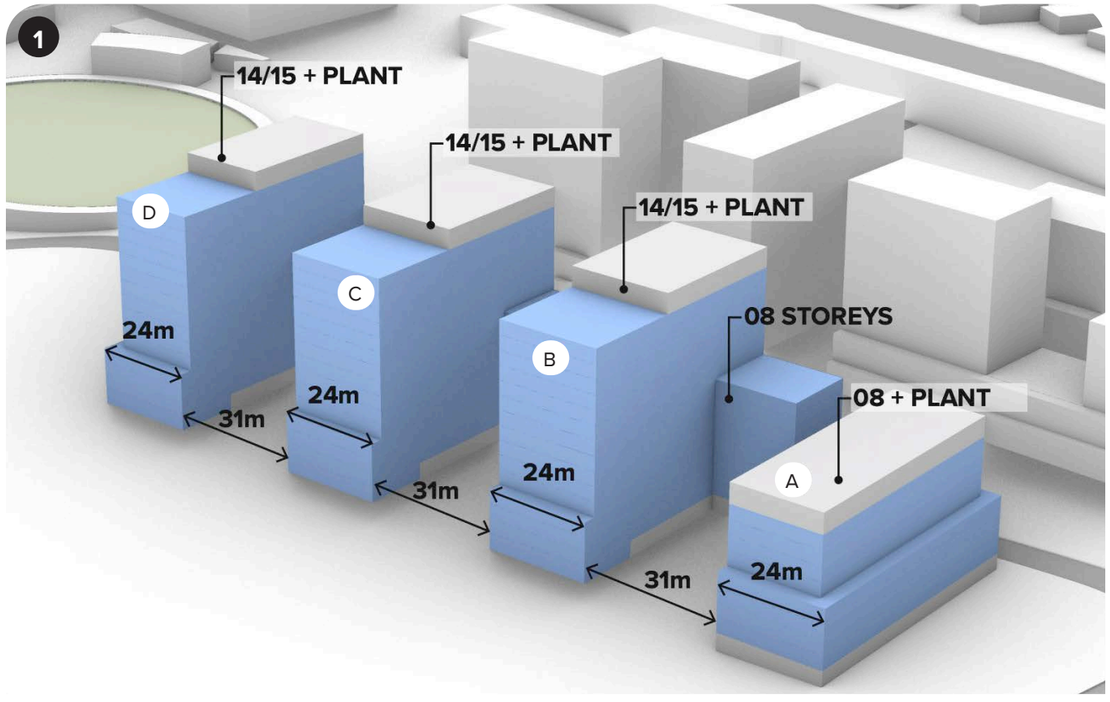
1.12 Policy Controls_Massing Envelope

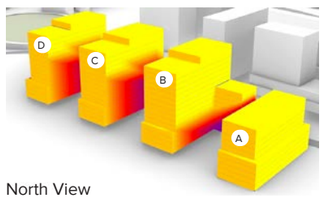
Legend

- Main massing
- Proposed relocated space
- Plant Rooms
- Removed space

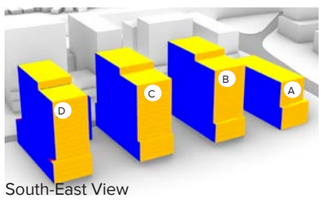
TOD vs Proposed

Inherited Transit-Oriented Development (TOD) Massing

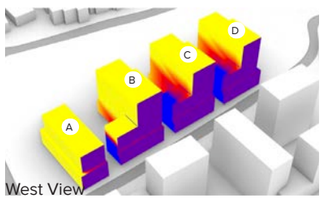




North View



South-East View

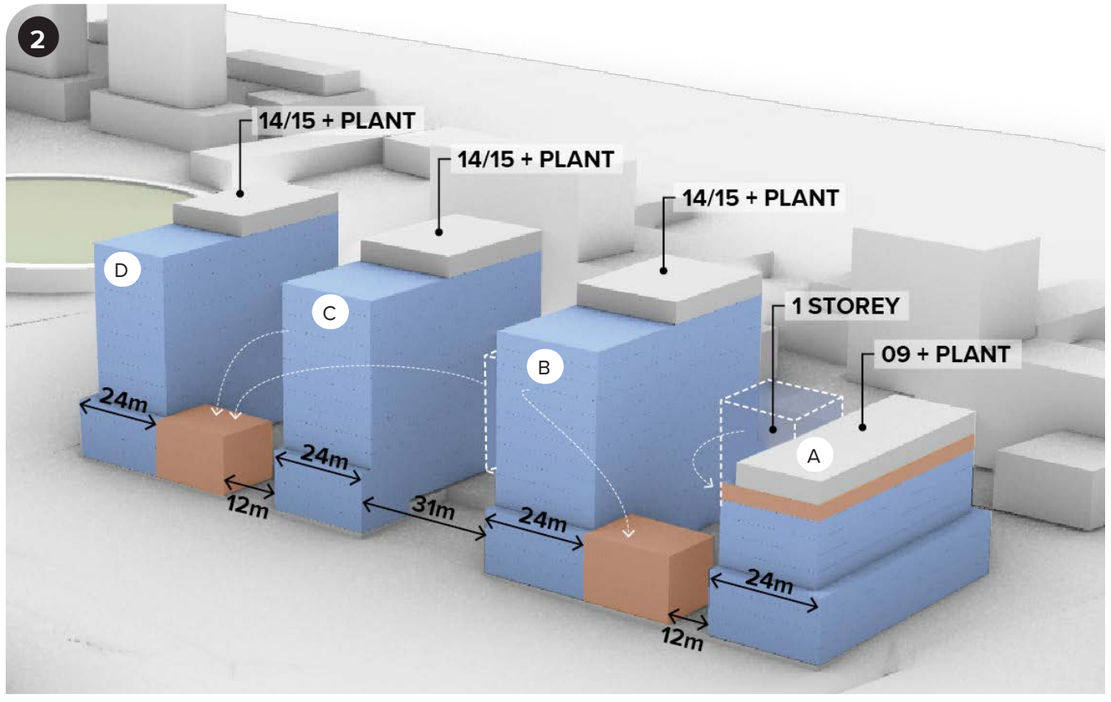


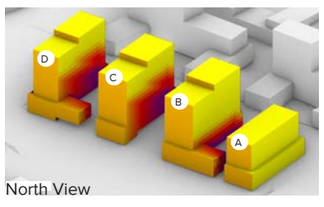
West View

Observations:

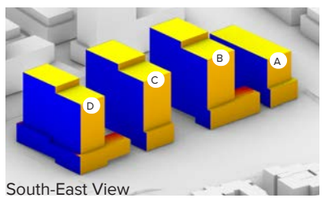
- ✗ No consideration for solar access to the roadside 8-storey building.
- ✗ Excessive overshadowing with no apparent mitigation.
- ✗ Limited outlook towards Elizabeth MacArthur Creek.
- ✗ No provision for a publicly accessible through-site link.
- ✗ Lack of human-scale design along the creekside, impacting pedestrian experience.

Proposed Massing

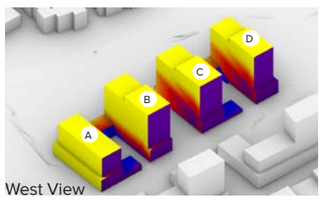




North View



South-East View



West View

Considerations:

- ✓ Maximised outlook towards Elizabeth MacArthur Creek.
- ✓ Incorporate a 30m publicly accessible through-site link at the center of the site.
- ✓ Ensure provisions for cross-ventilated apartments to enhance airflow and livability.
- ✓ Implement a staged design approach for efficient development and delivery.
- ✓ Maintain an appropriate 4-storey datum along the streetscape to reinforce human scale.
- ✓ Introduce a 4-storey creekside interface that engages with the existing green terrain.
- ✓ Minimise self-overshadowing to enhance solar access and amenity.

1.13 Context History

"Elizabeth Macarthur Creek: The Living Thread Weaving Bella Vista's Past, Present, and Future."

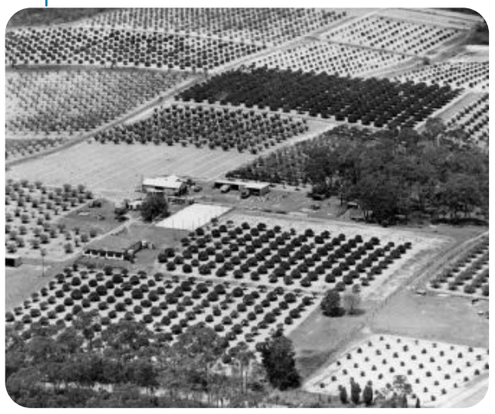
Indigenous Land (Pre-1788)

Dharug Country, the area was home to the Dharug people, who used the creeks and land for food, shelter, and cultural practices.

Early Colonial Settlement (1799–1801)

John & Elizabeth Macarthur and her family transformed this landscape, establishing vast sheep-grazing lands that would go on to shape Australia's wool industry. Their presence left an enduring legacy, seen in the rolling hills, old farming trails, and remnants of early colonial infrastructure in Bella Vista and Kellyville today.

Pastoral & Agricultural Growth (1800s–1900s)



Bella Vista and the wider Hills District were historically known for orchards and fruit-growing, particularly in the late 19th and early 20th centuries. While Bella Vista Farm itself was originally focused on sheep grazing, the surrounding area later became part of Sydney's fruit-growing belt, famous for its oranges, peaches, pears, and stone fruits.

Urban Expansion (1900s–Present)

Farming declined as Sydney's northwest developed into suburban and commercial hubs, particularly with the rise of Bella Vista and Kellyville.

1.13 Context History_ Social and Cultural History

Pre-Colonial Context:

The land surrounding Old Windsor Road and Elizabeth Macarthur Creek was traditionally inhabited by the Dharug people, particularly the Bidjigal clan. The creek and surrounding woodlands were sources of food, water, and cultural practices, with the area being traversed by songlines and traditional paths.

Evidence of Aboriginal presence includes stone tools, scarred trees, and ceremonial grounds—particularly along creek corridors such as Elizabeth Macarthur Creek.

Colonial and Agricultural Era (Early 1800s):

In the early 19th century, the area was granted to European settlers including Elizabeth Macarthur, who managed extensive agricultural operations. The land was primarily used for sheep grazing, orchards, and cropping.

Old Windsor Road, built in the early 1800s, became a vital colonial route linking Parramatta and Windsor, influencing settlement patterns and the development of farming estates.

Mid-to-Late 20th Century:

Post-war migration and the suburban boom brought European, Middle Eastern, and later Asian communities into the Hills District.

The region retained its semi-rural character well into the 1990s, known for market gardens, nurseries, and rural homesteads.

1.13 Context History_ Urban Development History

Suburban Expansion (1990s–2000s):

As part of the NSW Government's "Metropolitan Strategy", Bella Vista and Kellyville were earmarked for urban release to address Sydney's growing housing needs.

The opening of Norwest Business Park (1993) at Bella Vista transformed the area from rural to urban. It attracted corporate headquarters, retail, and light industrial uses, driving local job growth.

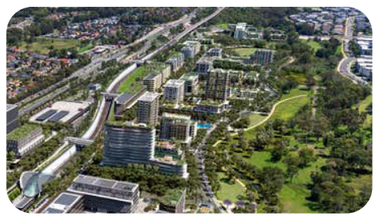
Kellyville, meanwhile, was subdivided for low-density residential development, with an emphasis on family-friendly suburban living.

Transport Infrastructure as a Catalyst:

The construction and upgrade of Old Windsor Road and M2 and M7 motorways provided major vehicular access, influencing urban sprawl.

The Sydney Metro Northwest (opened 2019), with stations at Bella Vista and Kellyville, has more recently encouraged transit-oriented development (TOD) and medium-density zoning near transport nodes.

Current Urban Character:



Bella Vista is now characterized by a mix of corporate business parks, medium-density housing, and lakeside commercial areas, while Kellyville remains more suburban with standalone dwellings, schools, and shopping centers.

The Elizabeth Macarthur Creek corridor now serves as an ecological spine, incorporated into urban green infrastructure, stormwater management, and passive recreation areas.

1.13 Context History_ Architectural Character and Evolution

Agrarian to Suburban:

Original structures in the area included colonial homesteads, timber cottages, and farm buildings, many of which have been lost, though remnants survive at places like Bella Vista Farm (1790s)—a heritage-listed site illustrating colonial architecture and land use.

Suburban Typologies (1990s–2010s):

Residential development in Kellyville consisted primarily of project homes, often two-storey brick veneer houses with double garages and pitched roofs—typical of volume-built suburban design.

Bella Vista saw a mix of larger custom homes and townhouses within master-planned estates, often incorporating contemporary styles with rendered facades and minimal detailing.

Recent Trends:

In the last decade, urban consolidation around transport nodes has encouraged mid-rise apartments, mixed-use buildings, and more architecturally diverse developments.

Projects now integrate sustainability principles, landscape integration, and creek corridor restoration, particularly along Elizabeth Macarthur Creek, which forms a defining element of local place identity.

1.2 Urban Analysis

1.21 TOD Masterplan

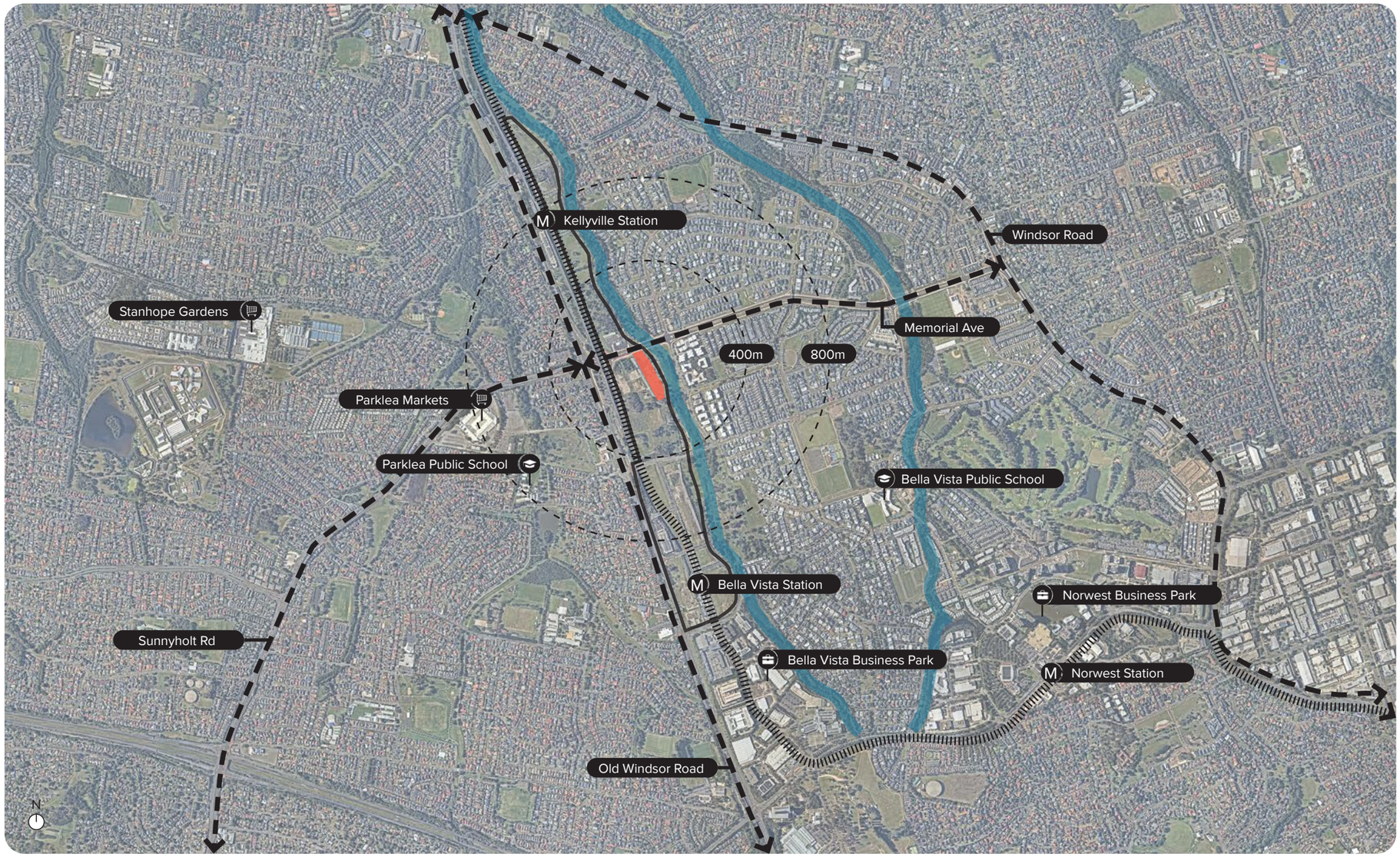
Figure 16. Block BV1&7 Bella Vista 3D view

Source: Bella Vista and Kellyville State-led Rezoning Urban Design Report

The proposed development at 40 Memorial Avenue, Bella Vista is situated within a strategic precinct identified in the NSW Government's Transit-Oriented Development (TOD) Masterplan, which guides the transformation of the Bella Vista–Kellyville area in response to the Metro Northwest infrastructure. The TOD framework promotes high-density, walkable neighbourhoods centred around public transport, with a focus on integrated open spaces, enhanced connectivity, and sensitive transitions between built forms. It represents a coordinated planning approach aimed at delivering sustainable housing and urban renewal outcomes in alignment with state-level growth objectives.

As one of the designated Privately-Owned Sites within the TOD masterplan area, the 40 Memorial Avenue development is encouraged to deliver a high-density, mixed-use outcome that supports the broader vision. This proposal sets a strong benchmark by enhancing housing supply, introducing a new public park, and improving pedestrian connectivity via a through site link between Buildings B and C. It also prioritises environmental integration through generous setbacks, landscape buffers, and protection of the Elizabeth Macarthur Creek corridor. The design contributes to the evolving urban character with articulated towers, active frontages, and a diverse mix of dwellings that promote liveability and inclusivity.

1.23 Site Context



The site is positioned within the NSW Government's Bella Vista–Kellyville Transit-Oriented Development (TOD) precinct, a strategic area for high-density residential growth. It benefits from close access to Bella Vista & Kellyville Metro Stations, offering strong public transport links to Sydney's wider network.

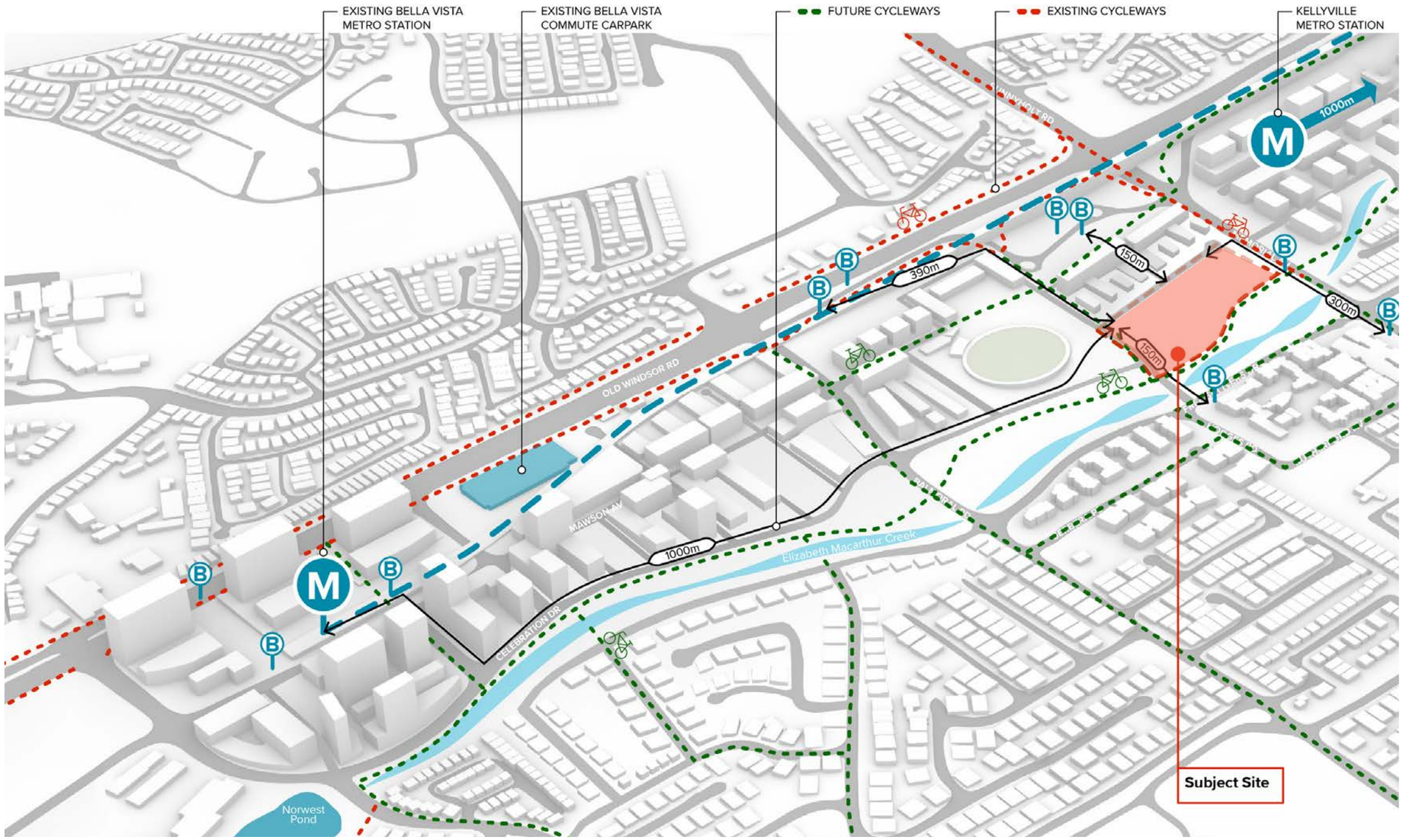
The surrounding context includes a mix of low-density single dwellings, aged care centres, and proximity to Norwest Business Park, a key employment hub. The site is bordered to the south by Elizabeth Macarthur Creek and connected to a network of landscaped green corridors and public open spaces, including the adjacent Southern Precinct Park.

With a diversity of surrounding uses, residential, commercial, community and recreational, the site is ideally situated to support a walkable, well-connected, and mixed-use neighbourhood, aligning with the TOD vision for sustainable urban living.

Legend

- Proposed Site
- Riparian Corridor
- Bella Vista and Kellyville Precinct
- Northwest Metro Line
- Metro Station
- Major High Roads

1.22 Site Context_Future Movement Networks



The site at 40 Memorial Avenue is strategically located within the Bella Vista–Kellyville Transit-Oriented Development (TOD) precinct and benefits from excellent existing and future transport connections. It is within walking distance of Bella Vista Metro Station, offering high-frequency services via the Metro Northwest line to key employment and activity centres across Sydney. Vehicular access is also well-supported, with direct links to Memorial Avenue, Old Windsor Road, and the M7, as well as a proposed new bridge under the SSDA to further enhance connectivity for vehicles and service deliveries while maintaining separation from pedestrian zones.

The TOD masterplan prioritises walkability and enhanced pedestrian networks. Future upgrades will include widened footpaths, shared paths, and publicly accessible links that connect key destinations within the precinct. The proposed development contributes to this vision through the introduction of a through-site link between Buildings B and C, improving permeability and activating the ground plane. As the precinct evolves, the site will form part of a highly legible, multimodal network that balances efficient vehicular movement with a safe, walkable, and human-scaled urban environment.

1.22 Site Context_Future Green Amenity

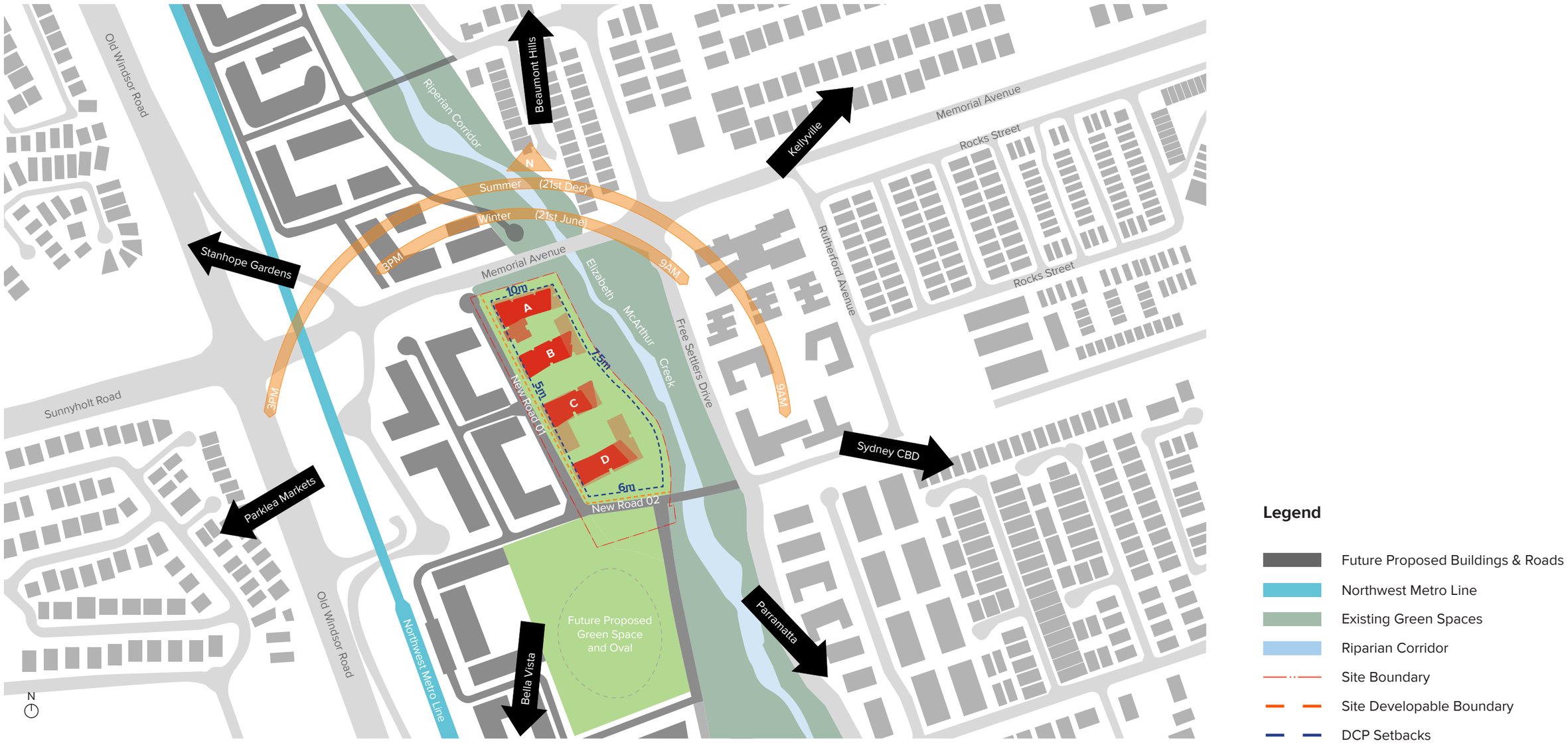
The site is strategically located within the green infrastructure framework outlined in the Bella Vista–Kellyville TOD Masterplan. Elizabeth Macarthur Creek, which runs along the site's southern boundary, forms part of a key ecological corridor linking parks, stormwater systems, and natural habitats across the precinct. The development responds sensitively to this environmental context through generous setbacks and riparian planting, establishing a clear transition between urban built form and the surrounding natural landscape.

Landscaping is conceived as an integrated system that aligns with the masterplan's vision for a connected, sustainable urban fabric. The proposal includes deep soil zones, communal courtyards, private terraces, and a new public park adjacent to Building D—together supporting stormwater management, biodiversity, and passive cooling. A central pedestrian link between Buildings B and C further contributes to the precinct's 'green grid', enhancing walkability, visual continuity, and social connectivity.
This landscaped spine strengthens the site's contribution to a cohesive public realm and reinforces the character of a high-density, liveable urban neighbourhood embedded in landscape.

1.3 Site Analysis

TURNER

1.31 Site Plan



Legend

- Future Proposed Buildings & Roads
- Northwest Metro Line
- Existing Green Spaces
- Riparian Corridor
- Site Boundary
- Site Developable Boundary
- DCP Setbacks

1.32 Key Site Views

The site is located next to Memorial Avenue, a busy road

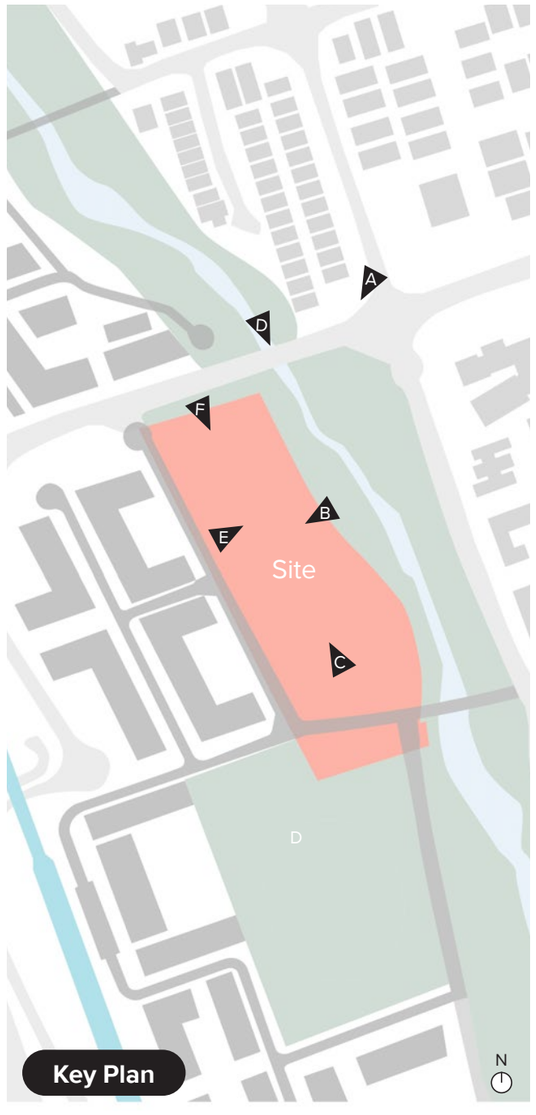
Future through-site link connecting pedestrian from new road to Elizabeth Macarthur Creek

There is significant fall over the site of approximately 5m

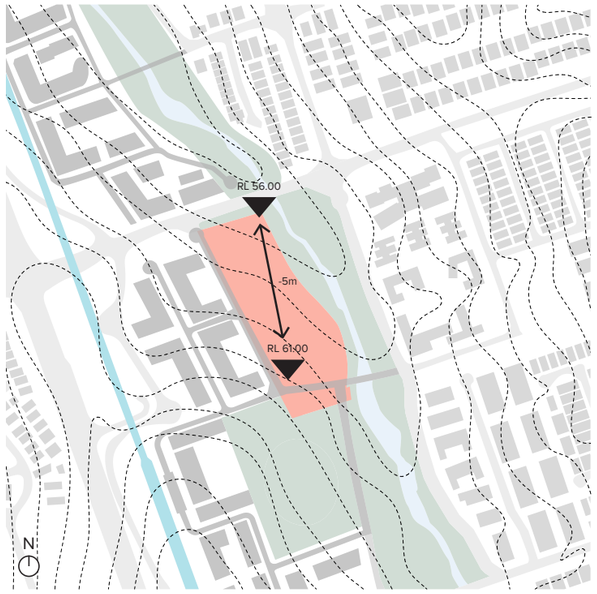
Elizabeth Macarthur Creek that runs through east of the site

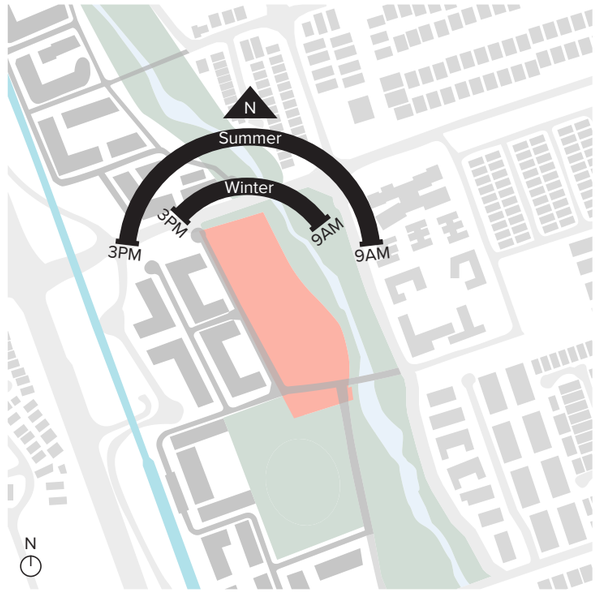
Riparian corridor zone just outside the boundary of the site

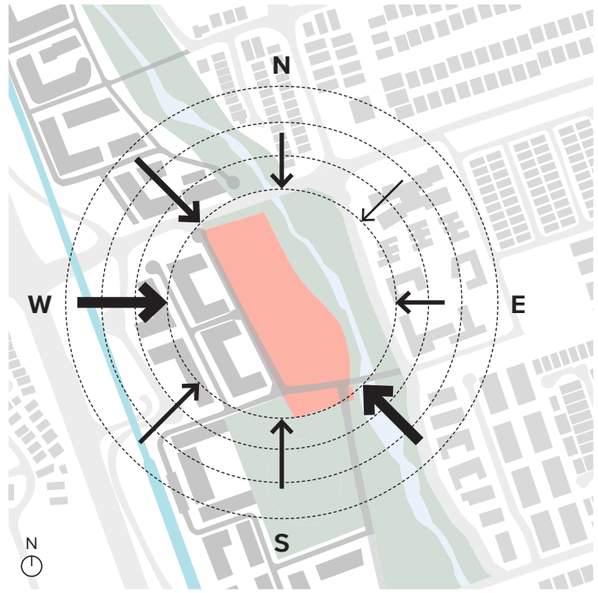
The south of the site has a protected park that cannot be built on

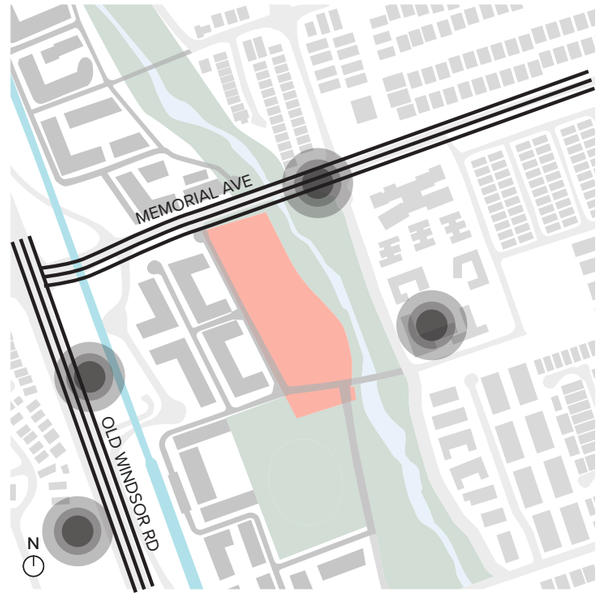


1.33 Site Conditions









Flooding and Topography

- Site
- Topography
- RL 0.00 Existing RL

Sun Path

- Site
- Sun Path
- North Arrow

Prevailing Winds

- Site
- Magnitude of Prevailing Wind

Noise

- Site
- Road Traffic Noise Source
- Public Catchment Noise Source

Part 02

Proposal

2.0 Brief
2.1 Place Making & Architecture

2.0 Brief

TURNER

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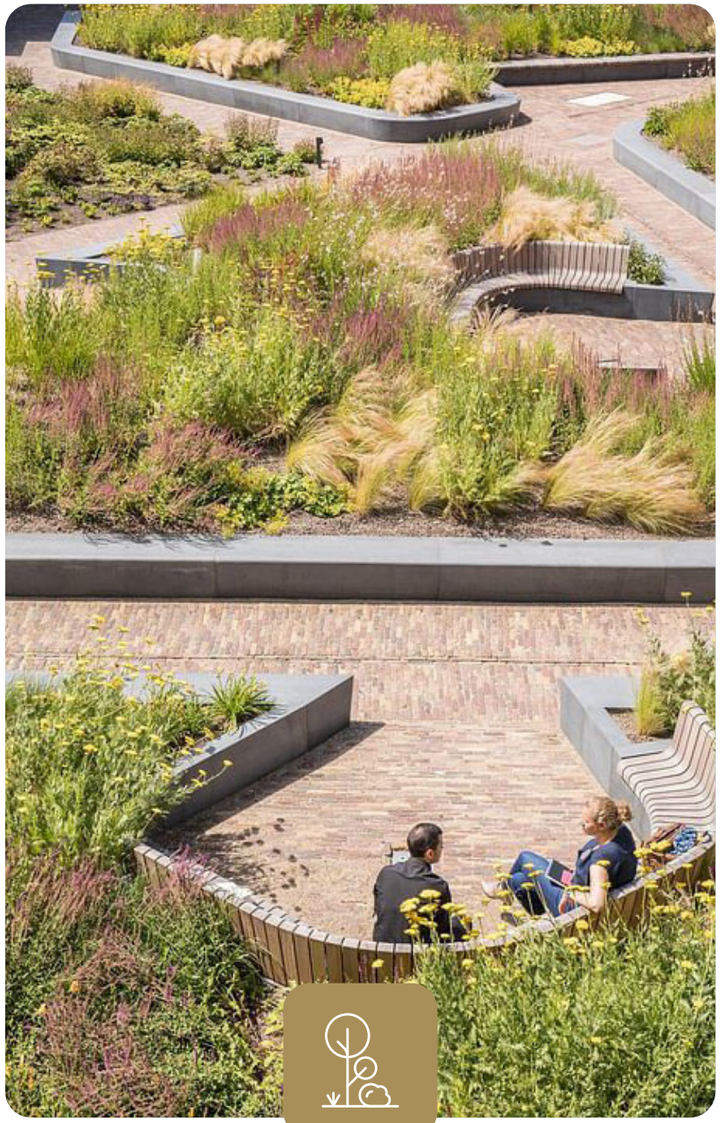
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

2.01 Vision



SUSTAINABLE
A green, positive and enduring precinct for the people and environment.

CONNECTED
Supporting multi-modal and active transport.

LIVEABLE & DIVERSE
Facilitating a welcoming, healthy, and safe environment that strengthens community.

2.02 Key Design Principles

Creating a sense of place particular to its location

Residents to have a connection to natural elements via creekside landscaping.

Views and outlook towards landscape from apartments.

Inviting spaces and places for residents and the community that builds pride and belonging.

Pedestrian first streets and links that are attractive, safe and enjoyable to move through.

A distinct character informed by the unique qualities of the site.

Diversity of housing typologies, scale and architecture to create a vibrant streetscape.

2.03 Designing with Country

Walking on Country session on 14 February 2025

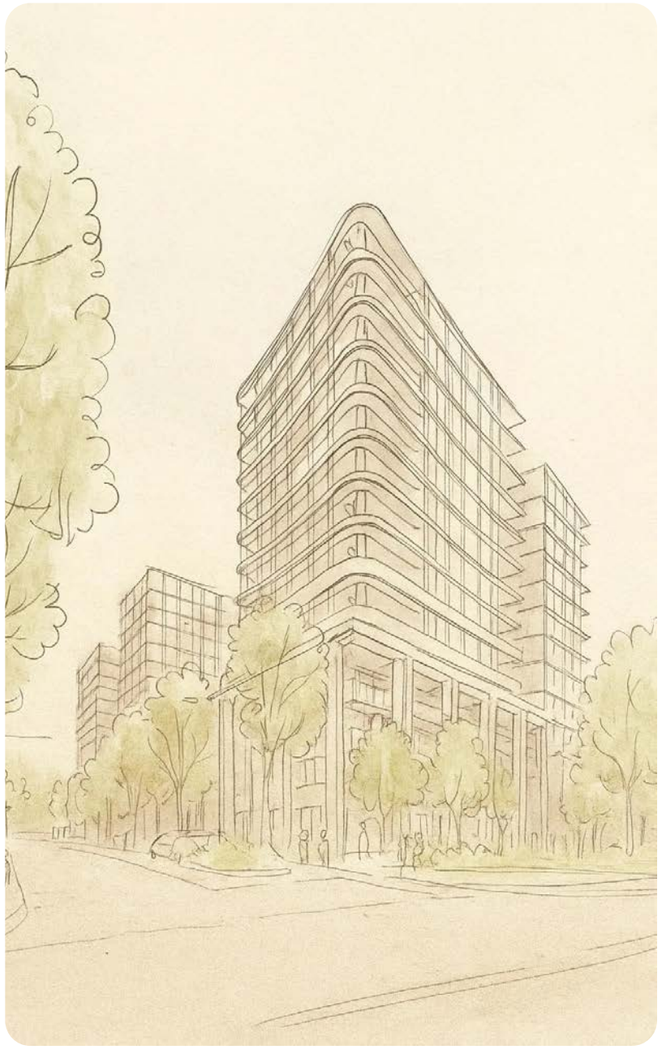
The design draws inspiration from the site's natural character and cultural context, informed by insights gained during the Walking on Country with local Elders. Design cues are taken from the proximity to Elizabeth Macarthur Creek, the surrounding tree canopy, and the site's gently sloping topography. These elements are reflected in the architectural response through a grounded, earthy material palette and a built form that is sensitively articulated to sit harmoniously within the landscape. The approach seeks to honour the cultural significance of the land while fostering a strong connection between people, place, and Country.

Artwork by Aunty Kayelene Slater

Cumberland Forest - Trees

Land - Earth

Creek - Water



Perspective sketch from corner of New Road 1 & 2

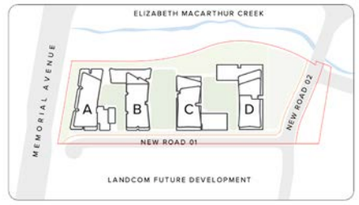
2.1 Placemaking & Architecture

TURNER

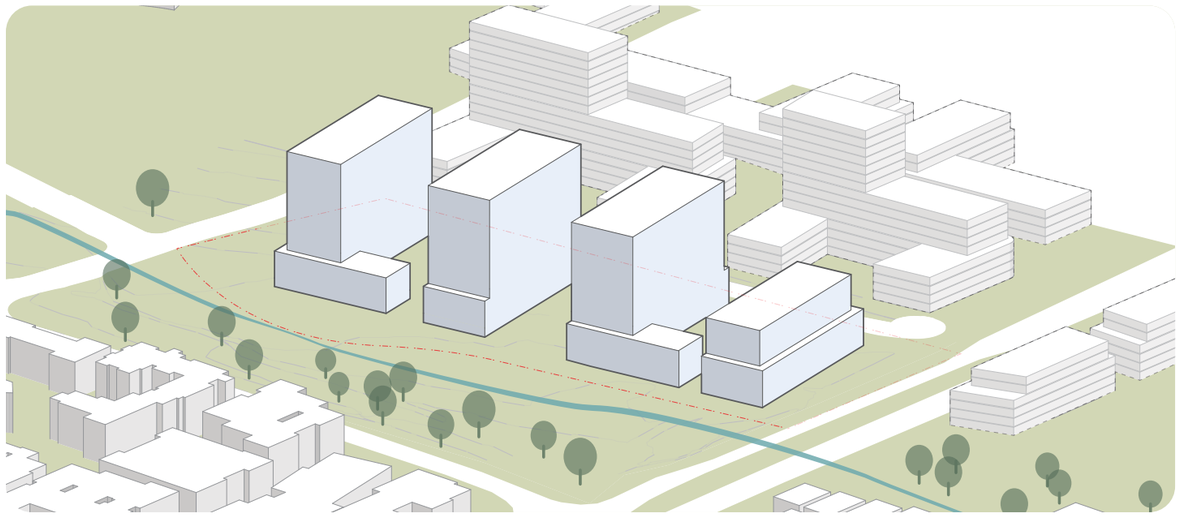
2.11 Key Design Considerations

Massing Evolution

KEYPLAN

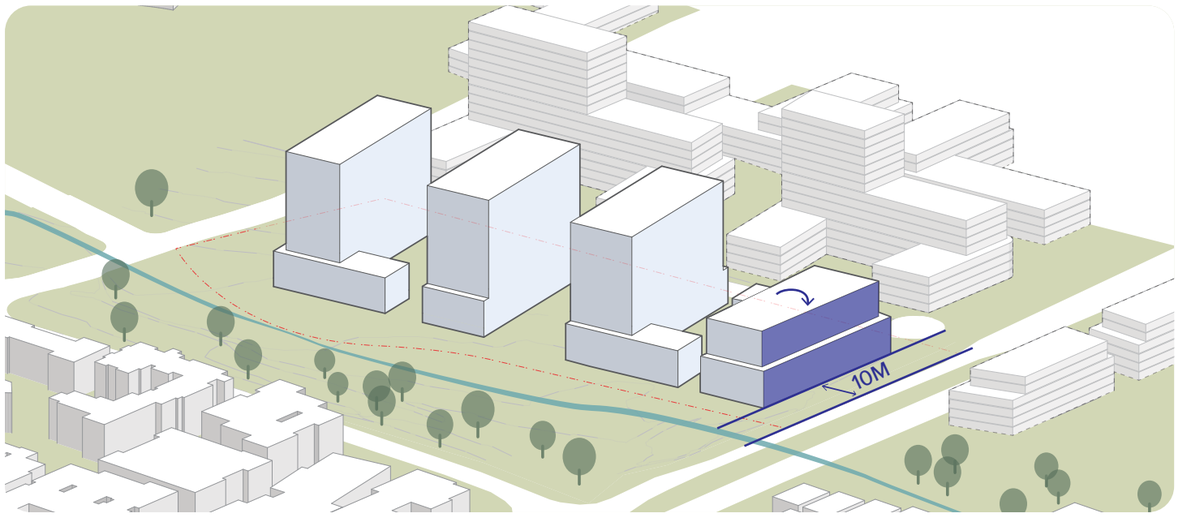


1 Base Massing



The proposed massing envelope is reconfigured based on the evaluation of the TOD massing and reassessed opportunities.

2 Alignment With Site Boundary

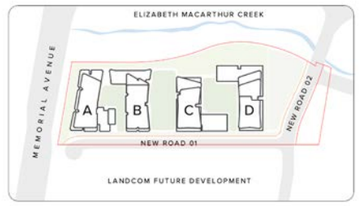


Building A's northern facade is set back in parallel to optimise site coverage, comply with setback regulations, and enhance design flexibility.

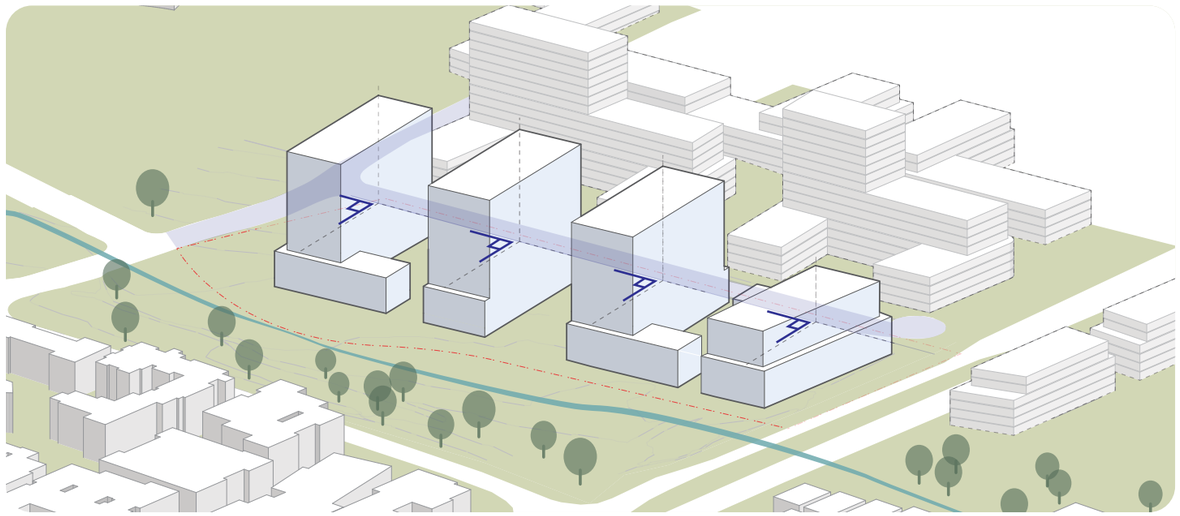
2.11 Key Design Considerations

Massing Evolution

KEYPLAN

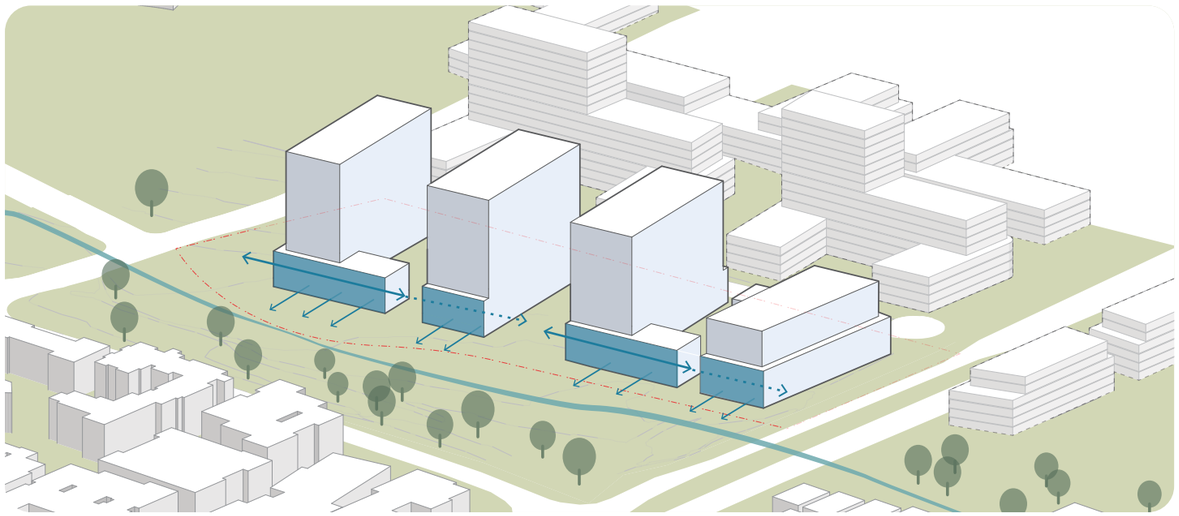


3 Interface to Street Edge



A perpendicular street interface creates right-angled junctions to improve urban connectivity, activate lobbies, and enhance pedestrian access and visual presence.

4 Enhance Creek Engagement

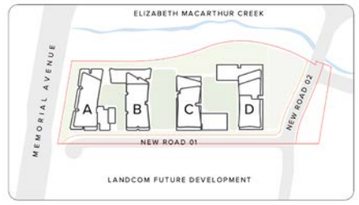


The podium is extended to optimise engagement with the creekside environment, activating townhouses with direct views and strengthening the connection between the built form and the landscape.

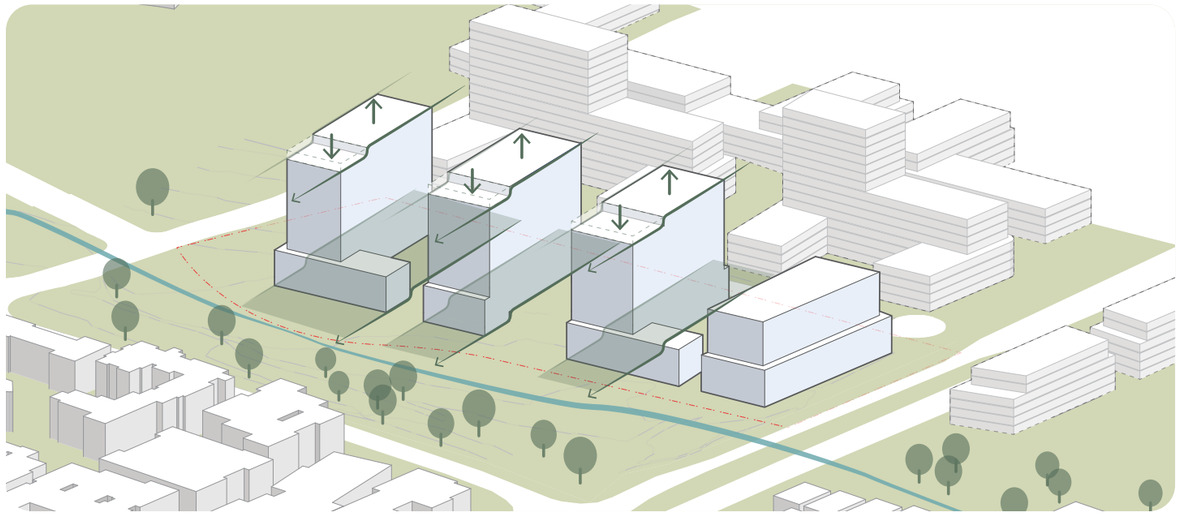
2.11 Key Design Considerations

Massing Evolution

KEYPLAN

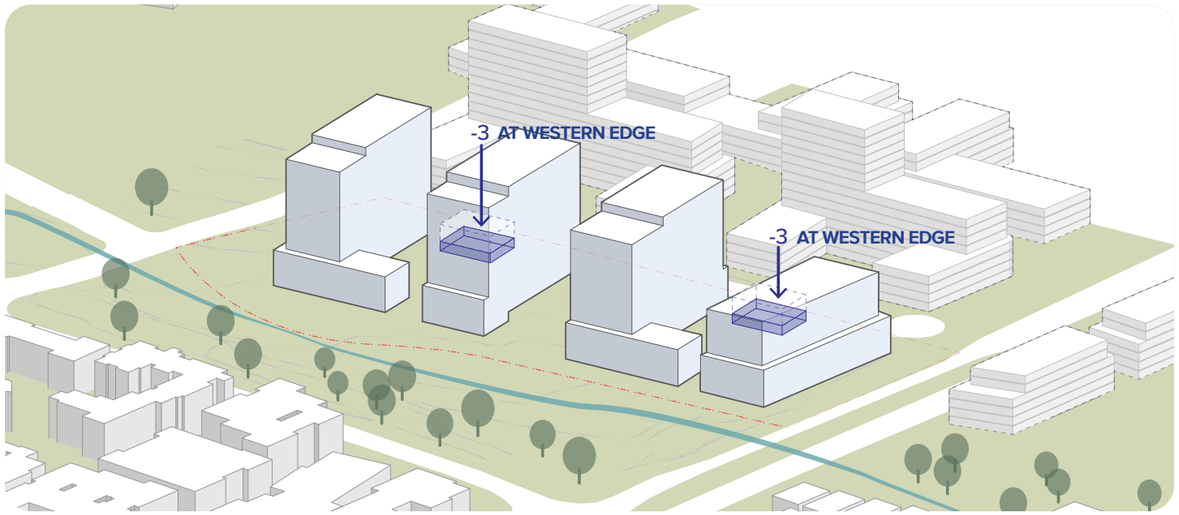


5 Reacting to Site Topography



Buildings B, C, and D step down towards the creek to adapt to the existing topography, while providing premium apartments with private courtyards and communal open space on the rooftops.

6 Adjusting Building Height

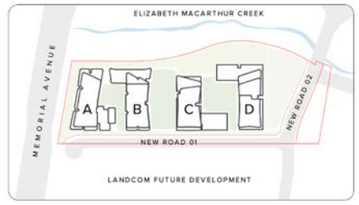


An additional level is added to Building A to maximise the height allowance, while varying building heights provide variation and enhance architectural articulation.

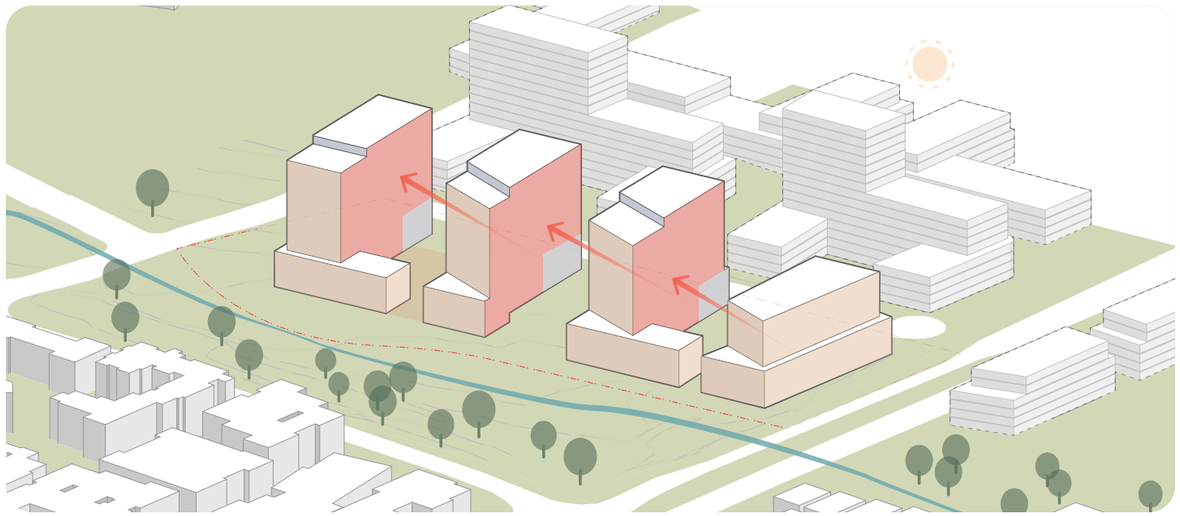
2.11 Key Design Considerations

Massing Evolution

KEYPLAN

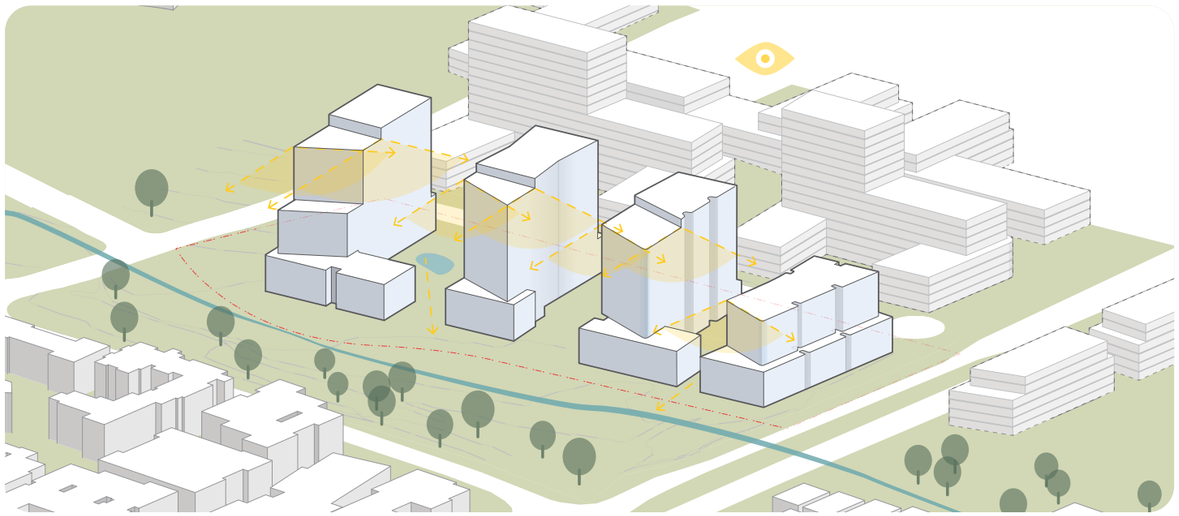


7 Improve Solar Access/Overshadowing



The eastern facades are angled to maximise solar access for adjacent southern buildings, enhance sunlight exposure to communal spaces, and minimise overshadowing.

8 Expanded Outlook Views

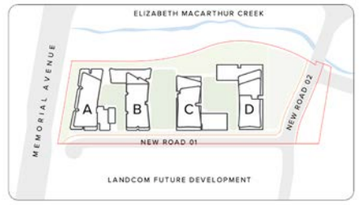


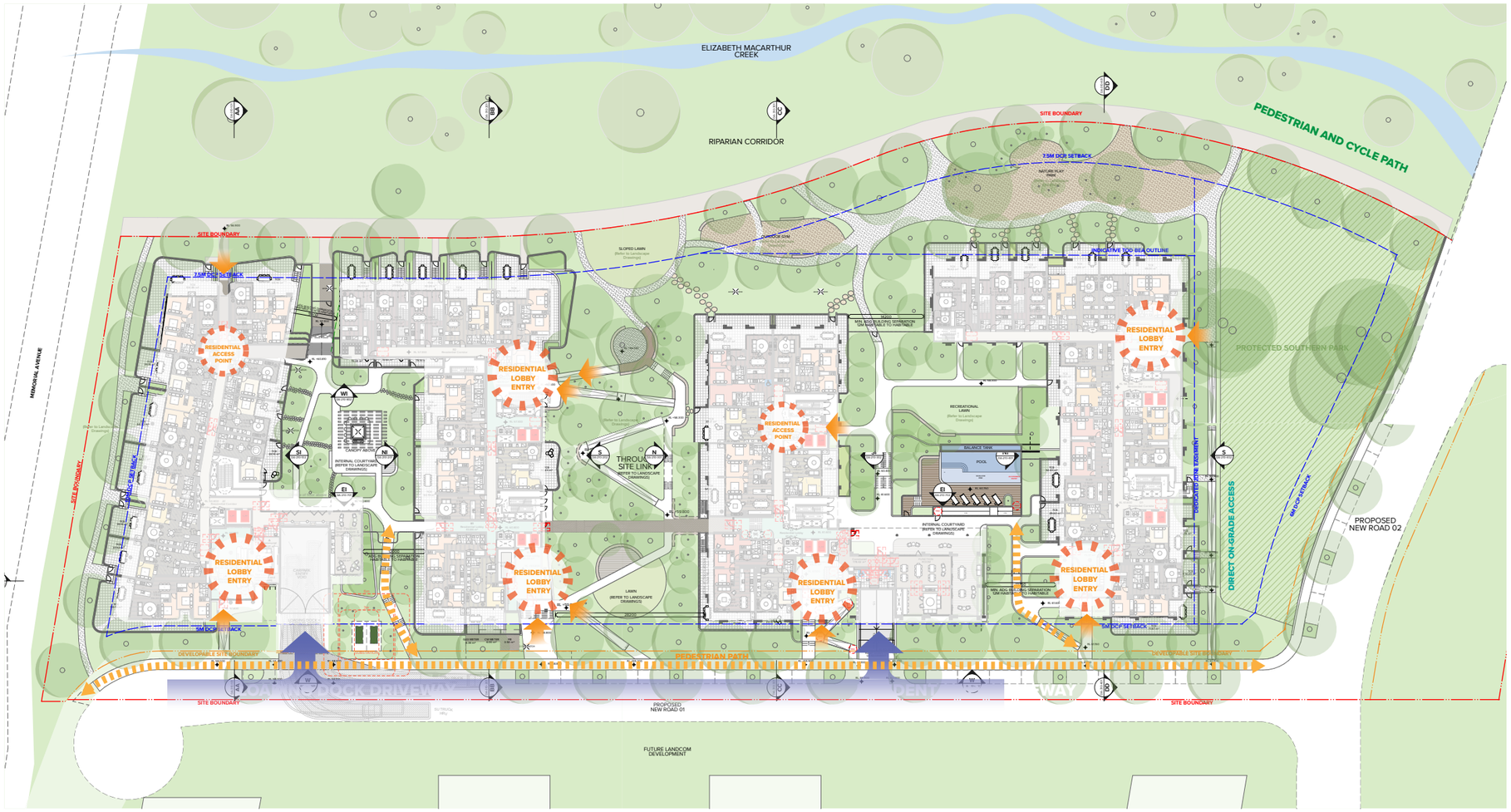
The buildings are angled to expand view corridors towards the north-east, offering panoramic vistas of the creekside landscapes and nearby National Parks, including Marramarra and Dharug.

2.12 Site Strategies_Arrival

Ground Level

KEYPLAN



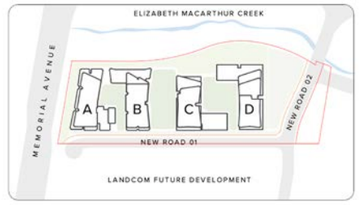


The proposal features multiple residential lobbies strategically positioned to facilitate movement and access through the site. Each building features a primary lobby that connects directly to the adjacent road, ensuring clear entry points for residents and visitors. In addition, secondary lobbies are strategically positioned to provide access from the through-site link and the adjacent southern park edge, enhancing site permeability and walkability. Buildings A and B are serviced by a shared loading dock and a common car park entrance, optimizing back-of-house operations. While Buildings C and D are equipped with independent car park entrances to manage traffic flow and maintain site efficiency.

2.12 Site Strategies_Permeability

Ground Level

KEYPLAN



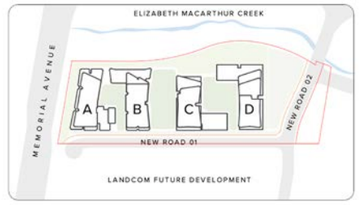
The proposed development prioritises permeability through a well-connected network of pedestrian links that integrate the site with its broader urban and natural context. A primary north-south connection spine runs through the site, linking all buildings and promoting ease of movement across the development. Additionally, an east-west through-site link is positioned between Buildings B and C, providing direct pedestrian access from the new road down to the creek edge.

Further pedestrian connections are established through a series of semi-private courtyards, creating a sequence of accessible, human-scaled spaces that reinforce the site's walkability. At the eastern boundary, a continuous cycleway follows the creek edge, enhancing connectivity to local open space networks and promoting alternative transport options for residents.

2.12 Site Strategies_Safety & Security

Ground Level

KEYPLAN



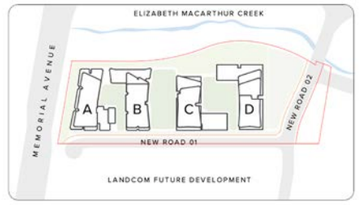
This precinct embeds safety and security principles through its design, fostering a physically well connected and secure neighbourhood. Passive surveillance is enhanced through active frontages and clear sightlines across key pedestrian corridors, ensuring that communal spaces and passageways remain visible and well used throughout the day.

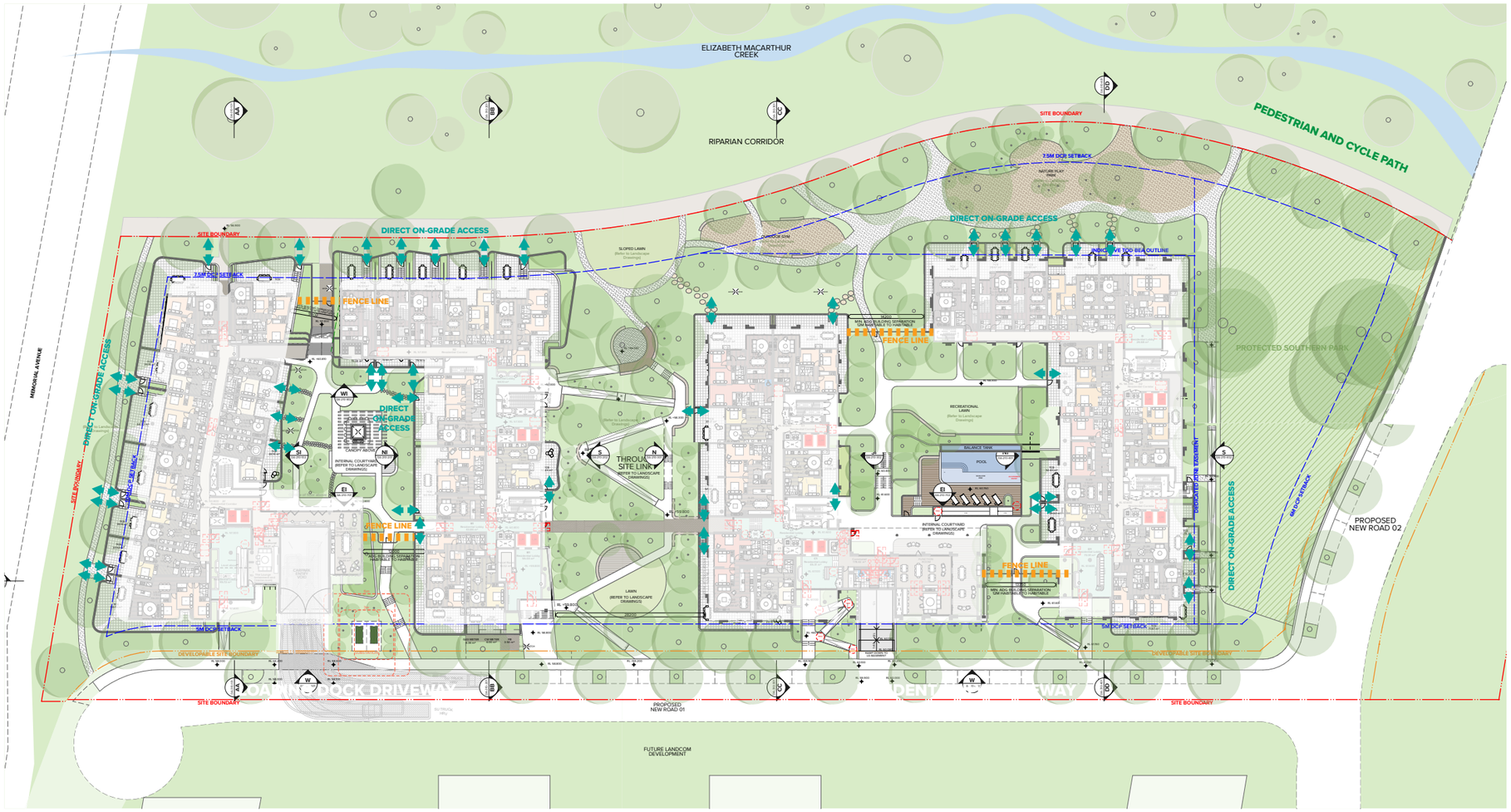
Secure access lines have been integrated along the green pedestrian links from both the western road and the eastern creek edge, ensuring that residential entries remain private while maintaining permeability and connectivity. The proximity to the creek is addressed through careful landscape design and natural surveillance, balancing accessibility with security. Well lit, clearly defined pathways support safe pedestrian movement across the site, while the arrangement of buildings and open spaces promotes casual observation and a sense of community over shared environments.

2.12 Site Strategies_Private Access

Ground Level

KEYPLAN



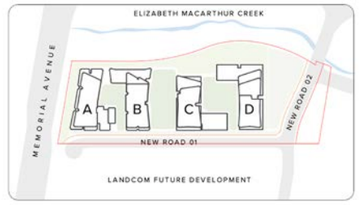


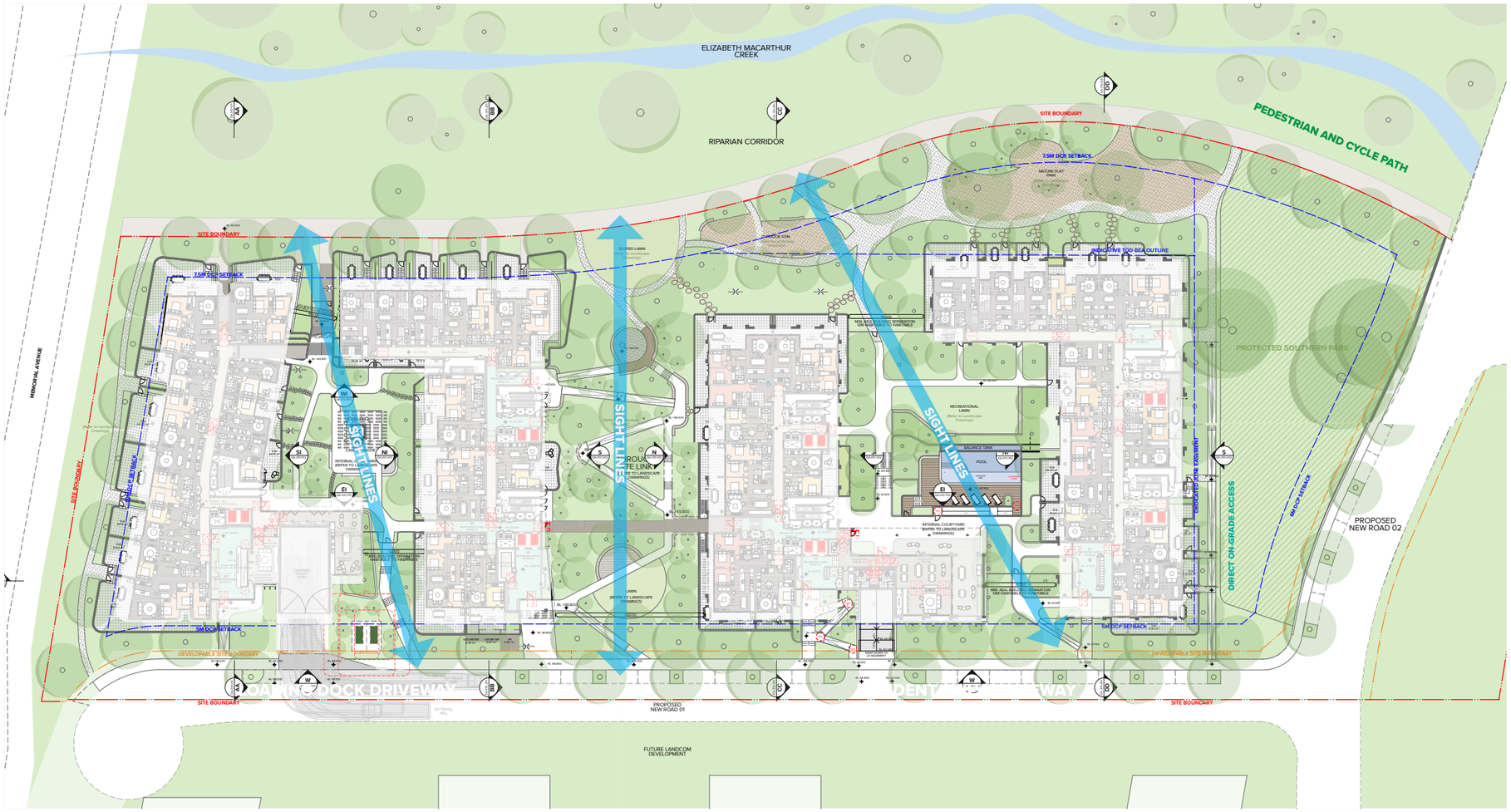
All apartments and townhouses located on the lower ground and ground levels are provided with individual private entries directly accessible from the public realm. This approach enhances a sense of ownership and residential identity while activating the street edges. Privacy is carefully maintained through the use of fencing, level changes, and layered landscaping, which act as buffers between private and communal areas, ensuring comfortable and secure living environments for residents.

2.12 Site Strategies_View Lines

Ground Level

KEYPLAN



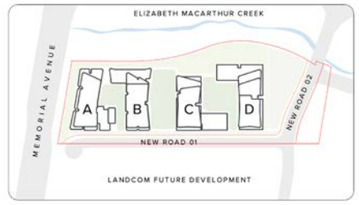


The built form along the eastern edge of the northen courtyard has been strategically reduced to open up direct sight lines to the creek. This not only enhances visual connectivity to the natural landscape but also facilitates improved cross ventilation and air movement for the lower level dwellings.

2.12 Site Strategies_Communal Facilities

Ground Level

KEYPLAN



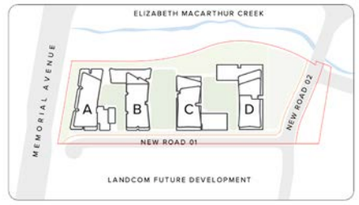
Each stage of the development is designed with its own dedicated communal courtyard and shared facilities, fostering a strong sense of community within each precinct. These spaces are thoughtfully designed to be flexible and inclusive, catering to the diverse needs of residents across different age groups and lifestyles.

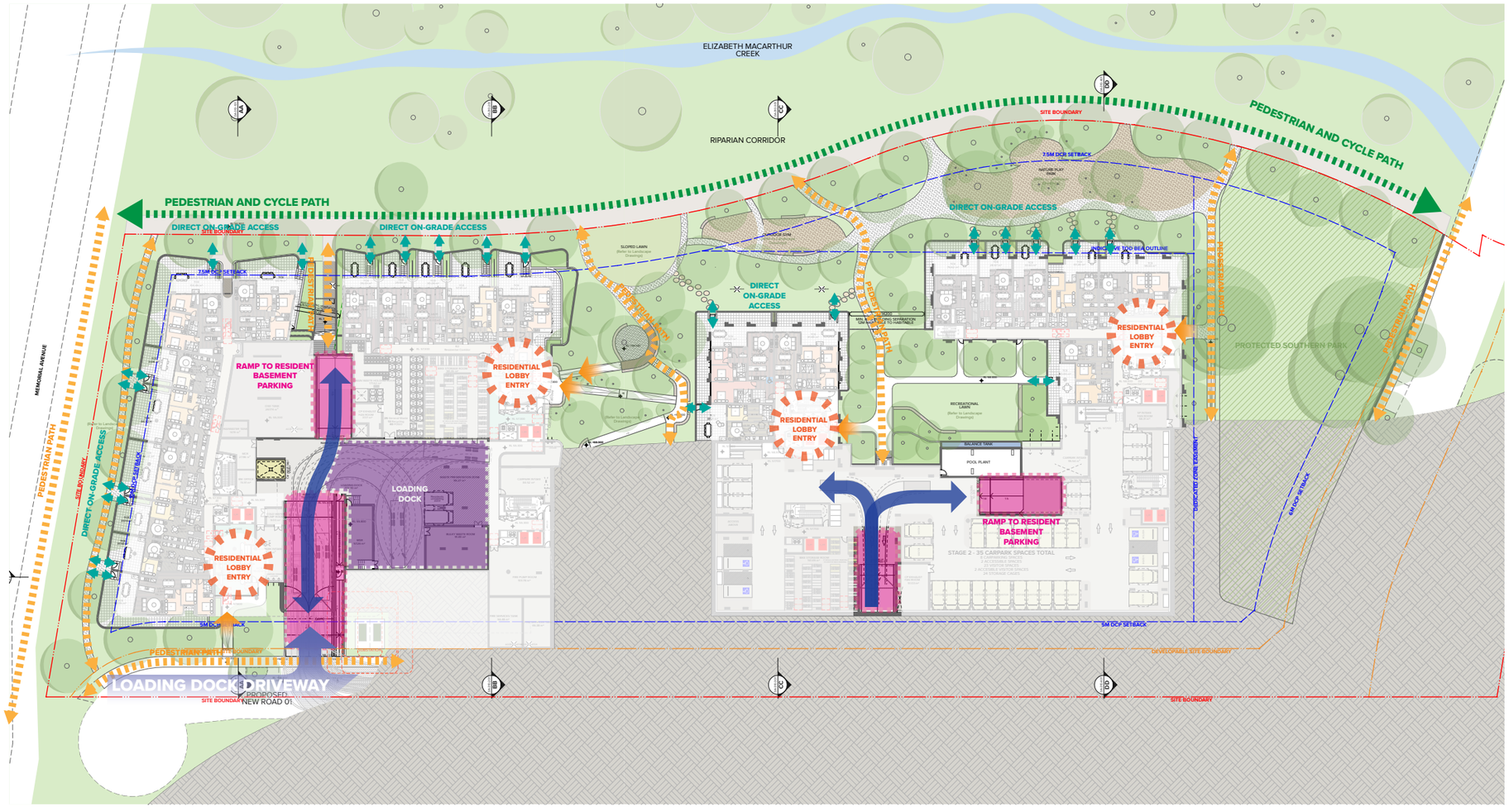
Landscape strategies have been employed to carefully manage level changes within the courtyards. The integration of ramps and gentle transitions ensures accessibility is maintained, while enhancing the usability and visual cohesion of the communal spaces.

2.12 Site Strategies

Lower Ground Level

KEYPLAN





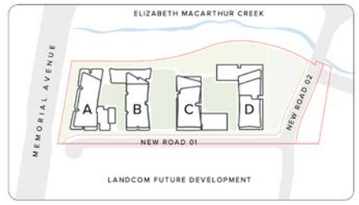
The lower ground level has been strategically planned to accommodate essential back-of-house functions while maintaining a high-quality public realm above. For Buildings A and B, this level contains the shared loading dock, services rooms, and a ramp leading into the basement car park, all located beneath the communal courtyard. These service elements are carefully integrated into the architectural expression, with car park and loading dock entries set back from the street to minimise visual impact.

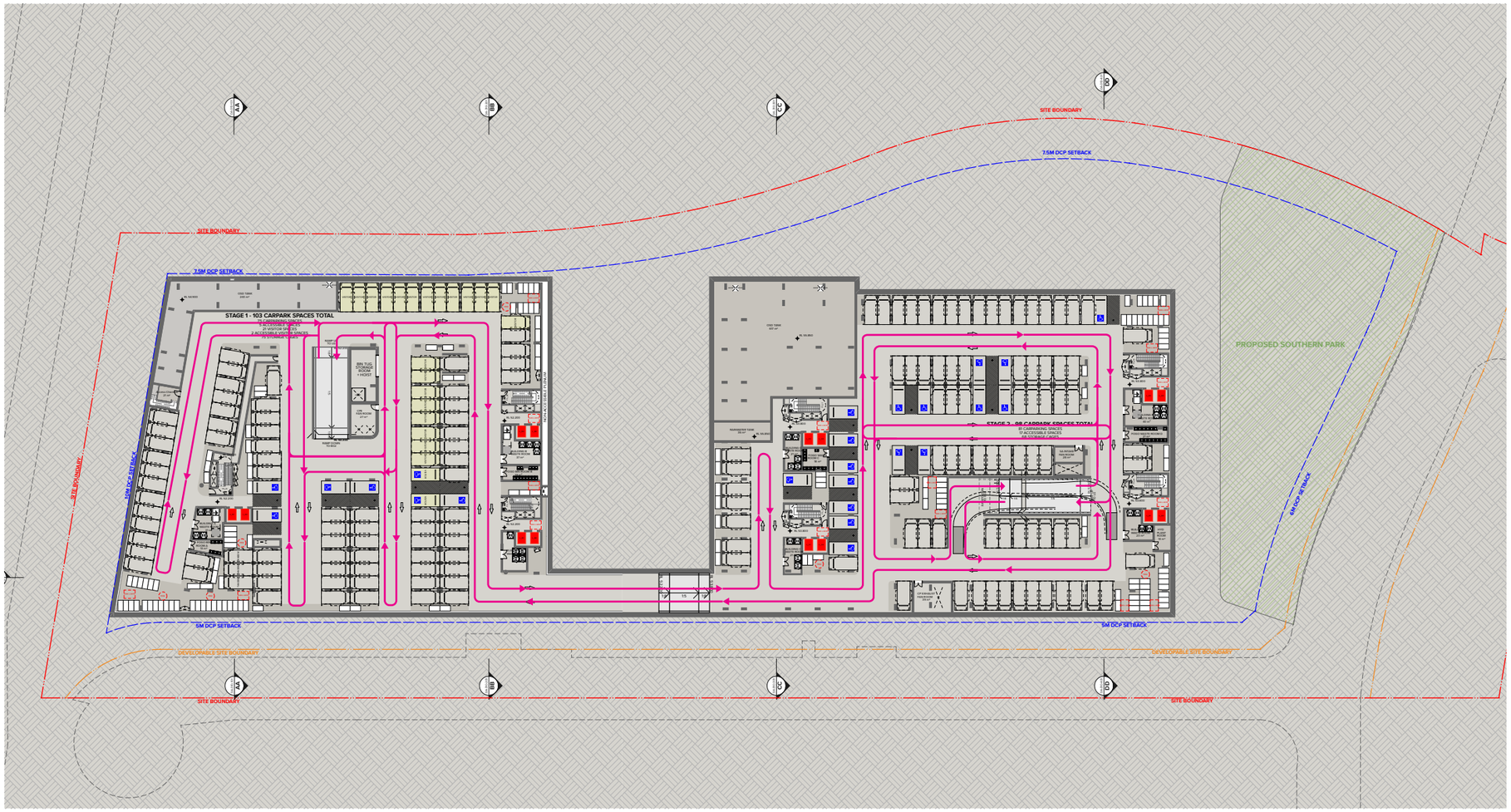
Similarly, Buildings C and D share a lower ground car park, also positioned beneath the communal courtyard. The layout has been optimised to ensure efficient circulation and space utilisation, supporting both resident convenience and operational functionality.

2.12 Site Strategies

Typical Basement

KEYPLAN





The basements serving the two development stages are connected via an internal bridge, enabling efficient circulation and shared servicing between buildings. The layout has been carefully planned to optimise spatial efficiency, vehicle movement, and operational functionality.

Each building includes a dedicated waste room within the basement, with waste management streamlined via hoists that transfer waste to a holding room located at the lower ground level for collection. This system minimises disruption at street level and supports an integrated, well-managed back-of-house operation.

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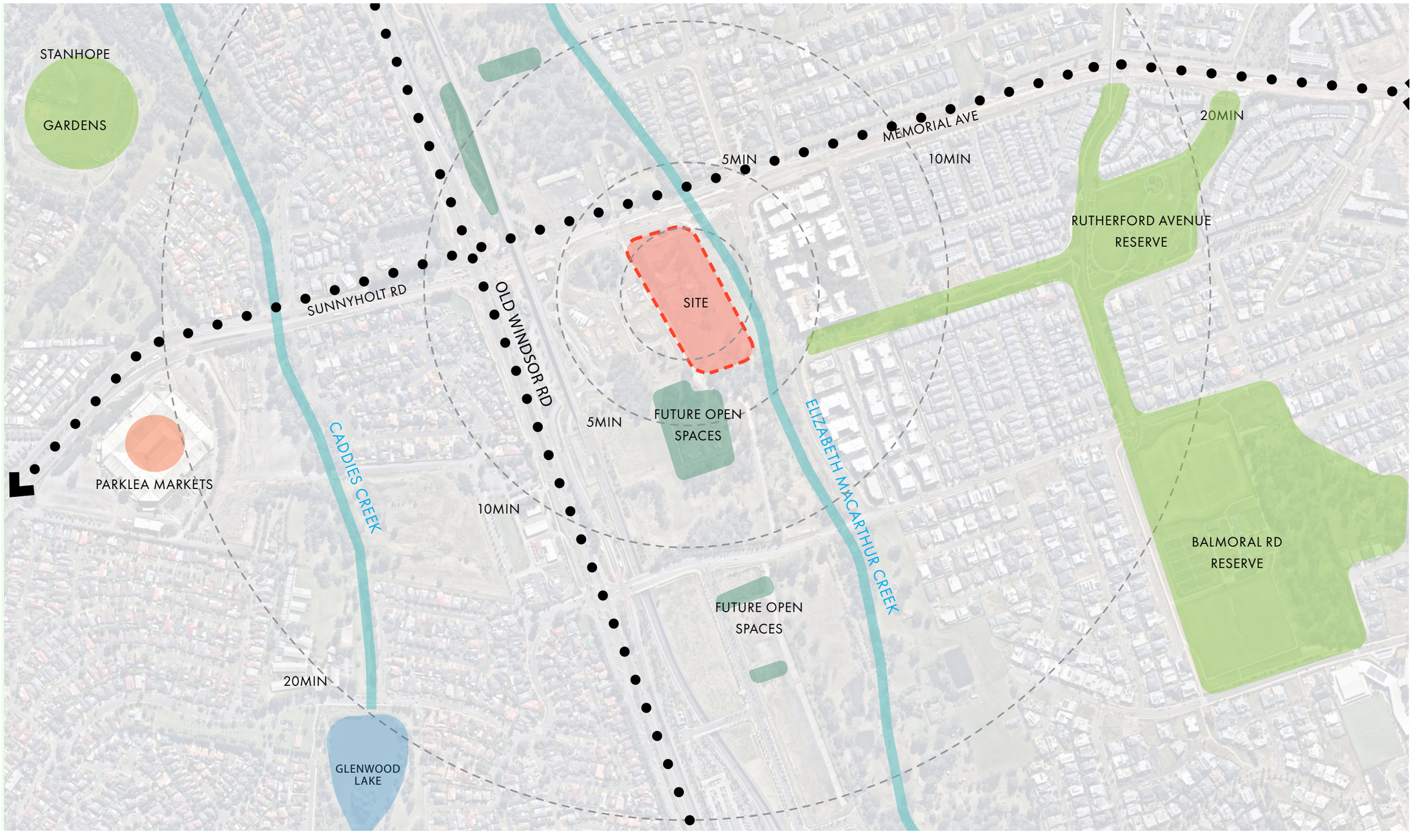
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

TURNER

Land+Form

2.13 Landscape Design & Open Space

Landscape Key Areas



TURNER

Land+Form

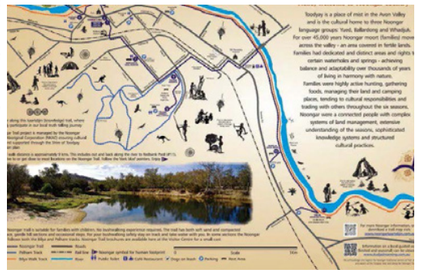
2.13 Landscape Design & Open Space

Connecting with Country

Ground plane elements

Walks and Trails

Landscape Markers



Interpretive Panels

Landscape geometry and ground plane elements
Embedding Aboriginal design elements into the ground plane of a site can connect a new development directly to Country, providing a tangible aesthetic reference to significant physical, social or spiritual features of the land.

Interpretive panels
Well-designed and written interpretive panels are an excellent media for conveying key stories and rich narratives in an effective, accessible manner. If integrated into the design of a site, they can be strategically located to gain appropriate exposure.

Walks and trails
The Elizabeth Macarthur Creek walk offers significant opportunities for public art, movable heritage displays or signage explaining points of interest along the way; both along the walk itself and along access pathways between the buildings.

Artworks
Eye-catching, large-scale artworks are an effective method of interpreting and expressing Aboriginal heritage values. Public art is a powerful tool of cultural expression, with strong graphics able to tell stories and visually communicate cultural messages to a large audience. This type of interpretive media creates a visual statement about the cultural heritage of an area and is important in place-making.

*Refer to Connecting with Country Report by Artefact Heritage and Enviornment for details

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

TURNER

Land+ Form

2.13 Landscape Design & Open Space

Landscape Proposal

Scale 1:600@ A3

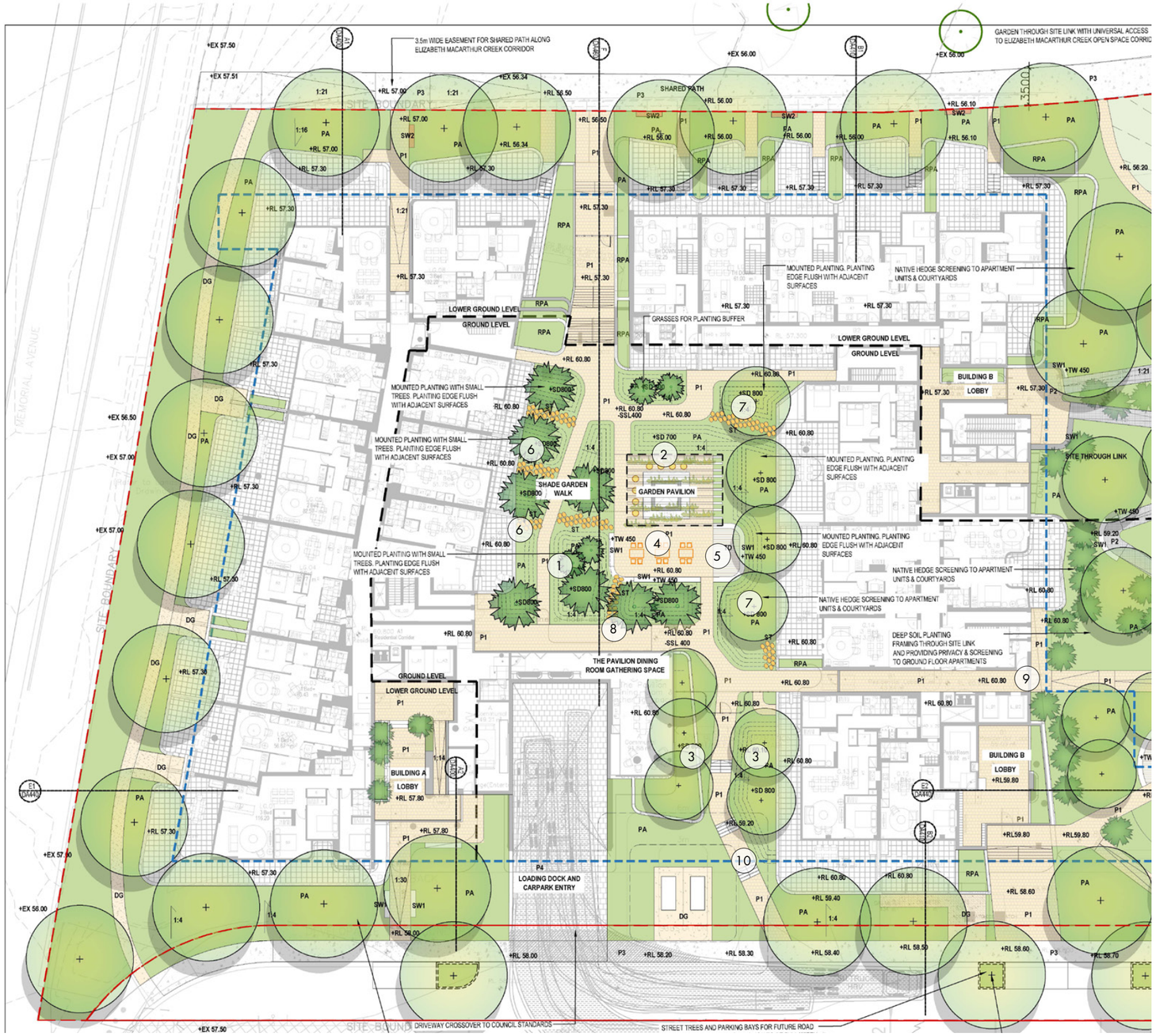
0 5 10 15 20

TURNER

Land+Form

2.13 Landscape Design & Open Space

Stage 1 - Garden Patio



KEY MAP

1. SHADE GARDEN WITH A MEANDERING PATH FOR A TRANQUIL AND IMMERSIVE EXPERIENCE.
2. GARDEN PAVILION - UTILISE EXHAUST AS PART OF SHELTER STRUCTURE
3. EXTENSIVE PLANTING BUFFER
4. OUTDOOR SOCIAL HUB WITH FLEXIBLE SEATING
5. IMMERSIVE GARDEN SETTING WITH SEATING NOOKS
6. INFORMAL STEPPERS PROVIDING ACCESS TO THE APARTMENT
7. DENSE LANDSCAPE BUFFER IS PROVIDED FOR PRIVACY
8. SITE THROUGH LINK TO COS
9. ACCESS TO GARDEN LINK
10. ACCESS FROM STREET TO COS

Scale 1:400@ A3

0 5 10 15

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

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Land+Form

2.13 Landscape Design & Open Space

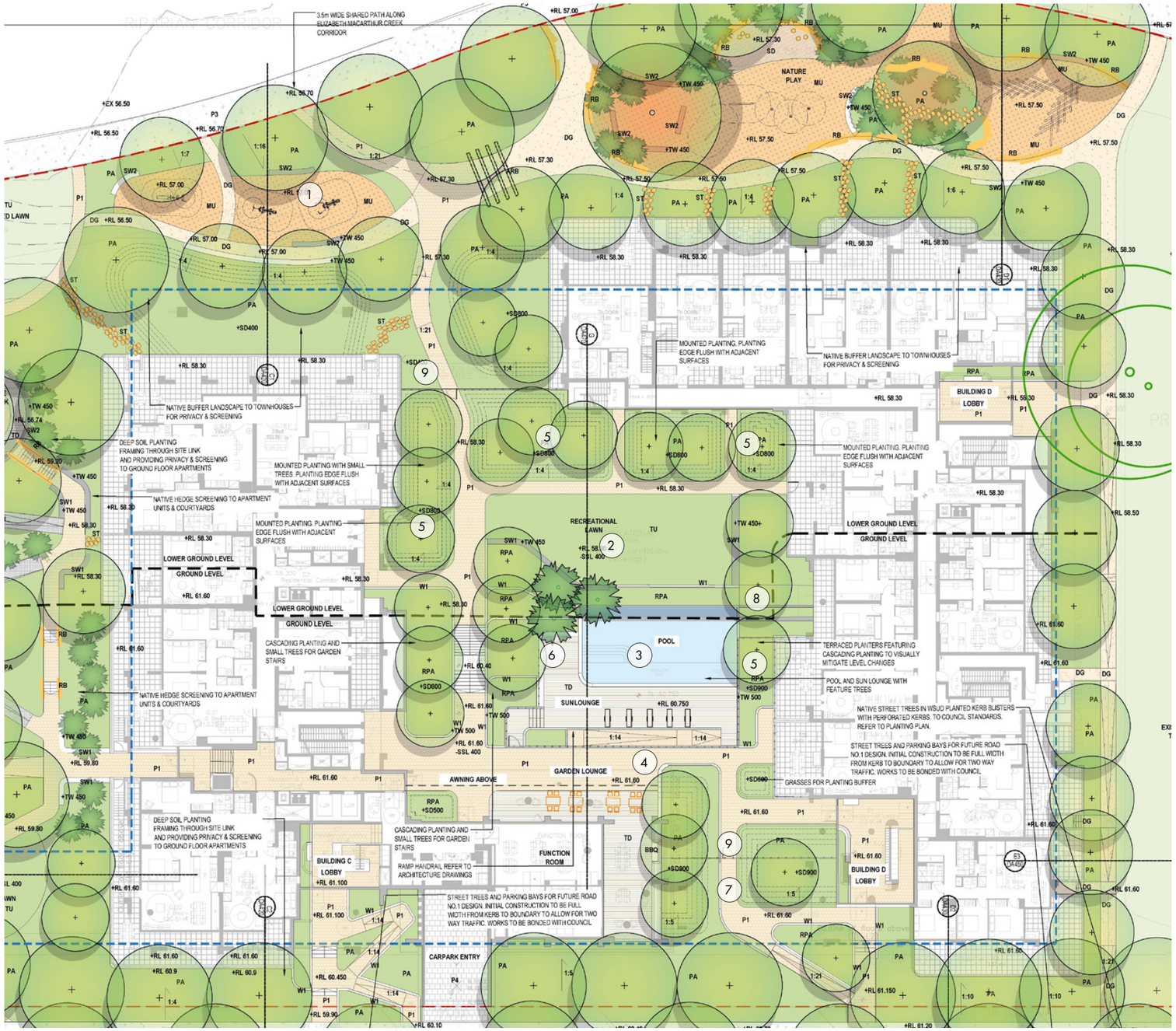
Garden Patio Character

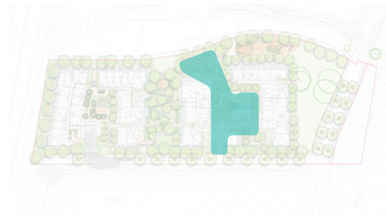
TURNER

Land+Form

2.13 Landscape Design & Open Space

Stage 2 - Health & Wellness Hub





KEY MAP

1. PUBLICLY ACCESSIBLE EXERCISE/FITNESS SPACES
2. RECREATIONAL FLEXIBLE LAWN
3. POOL WITH SUN LOUNGE
4. GARDEN LOUNGE
5. EXTENSIVE PLANTING FOR PRIVACY
6. SEATING POCKET
7. ENTRY COURTYARD WITH FEATURED TREES
8. TERRACE GARDEN
9. INDICATIVE LOCATION FOR FENCE AND GATE

BASEMENT LINE

Scale 1:400@ A3

0 5 10 15

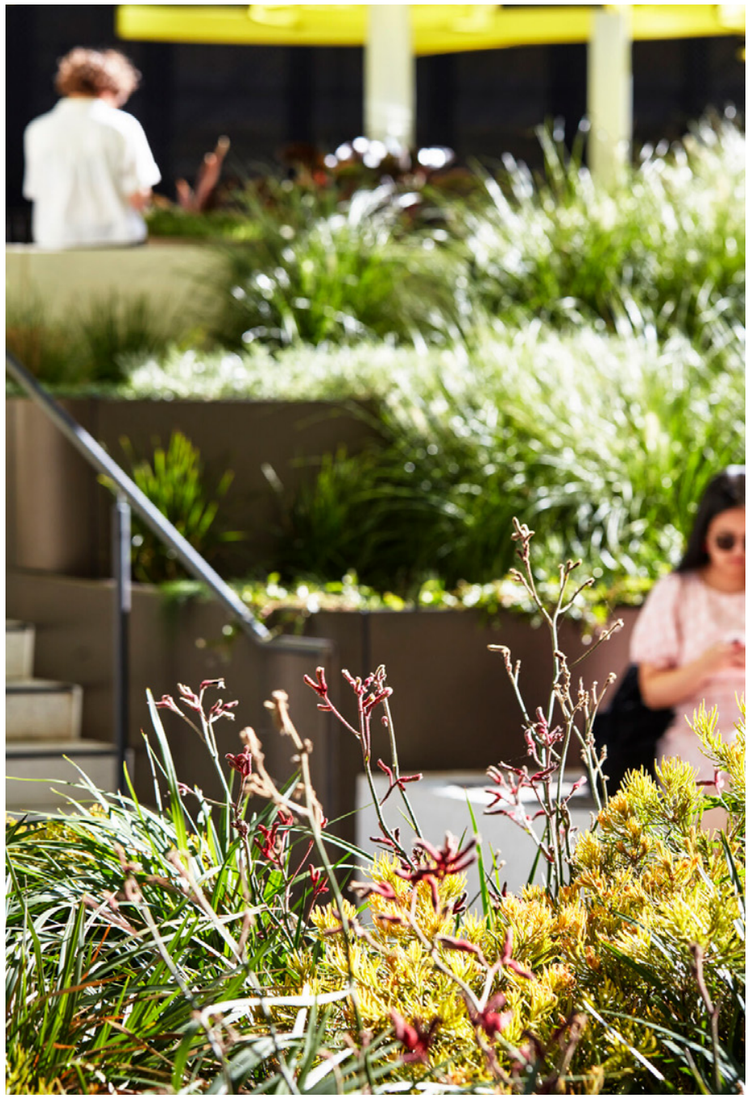
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

TURNER

Land+Form

2.13 Landscape Design & Open Space

Health & Wellness Hub Character



TURNER

Land+Form

2.13 Landscape Design & Open Space

Building B Communal Rooftop Spaces

TURNER

Land+Form

2.13 Landscape Design & Open Space

Building D Communal Rooftop Spaces

KEY PLAN
NTS

TURNER

Land+Form

2.13 Landscape Design & Open Space

Building A Communal Rooftop Spaces

TURNER

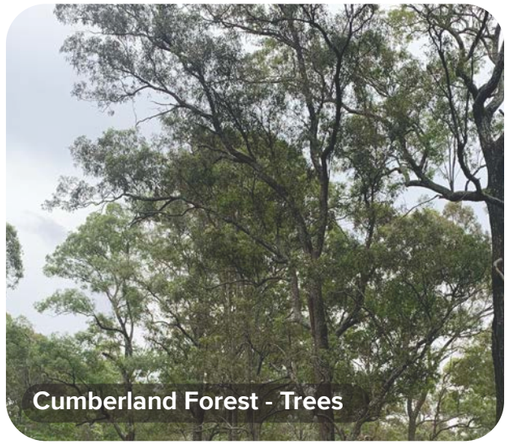
Land+Form

2.13 Landscape Design & Open Space

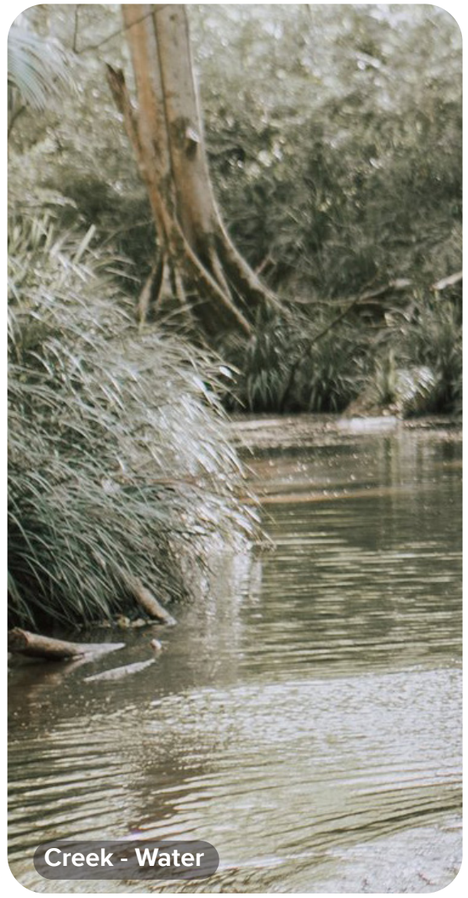
Building D Communal Rooftop Spaces

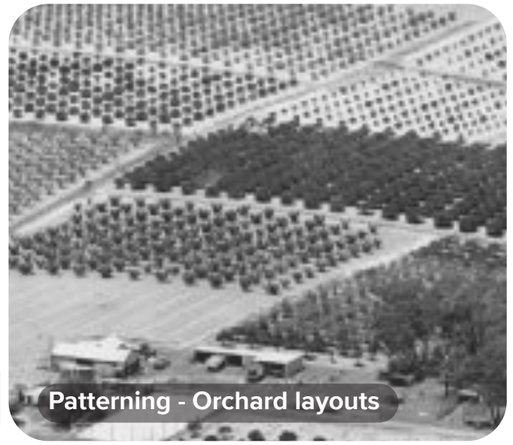
2.14 Facade Design

Design Cues


Cumberland Forest - Trees

Land - Earth


Creek - Water


Patterning - Orchard layouts

Heritage Verandah-Bellavista Farm

Landscaping - "The Garden Shire"

Country Design Cues

The façade design draws on insights from a Walking on Country session with a local Elders, incorporating cues from the site's natural features and cultural significance. Inspired by the flow of Elizabeth Macarthur Creek, the verticality of surrounding tree canopies, and the site's gentle topography, the design uses rhythmic articulation, earthy materials, and terraced forms to reflect the landscape. Screening elements mimic dappled light through trees, while soft building edges and integrated planting echo the bushland interface. These strategies foster a strong connection to Country, grounding the architecture in its place.

Historical Context Design Cues

The design also responds to historical context cues drawn from the area's colonial and agricultural heritage. Inspired by Bella Vista Farm, the use of continuous horizontal elements references the traditional verandahs found in vernacular colonial architecture, offering rhythm, shade, and connection to the outdoors. Subtle patterning within the façade reflects the historical orchard layouts of the Hills Shire, evoking the ordered rows and cultivated land of the area's agricultural past. The design also embraces the "Garden Shire" identity, integrating soft landscaping and green edges that continue the Hills' long-standing tradition of garden-oriented living. Together, these cues ground the project in local history while reinterpreting it through a contemporary architectural lens.

2.14 Facade Design

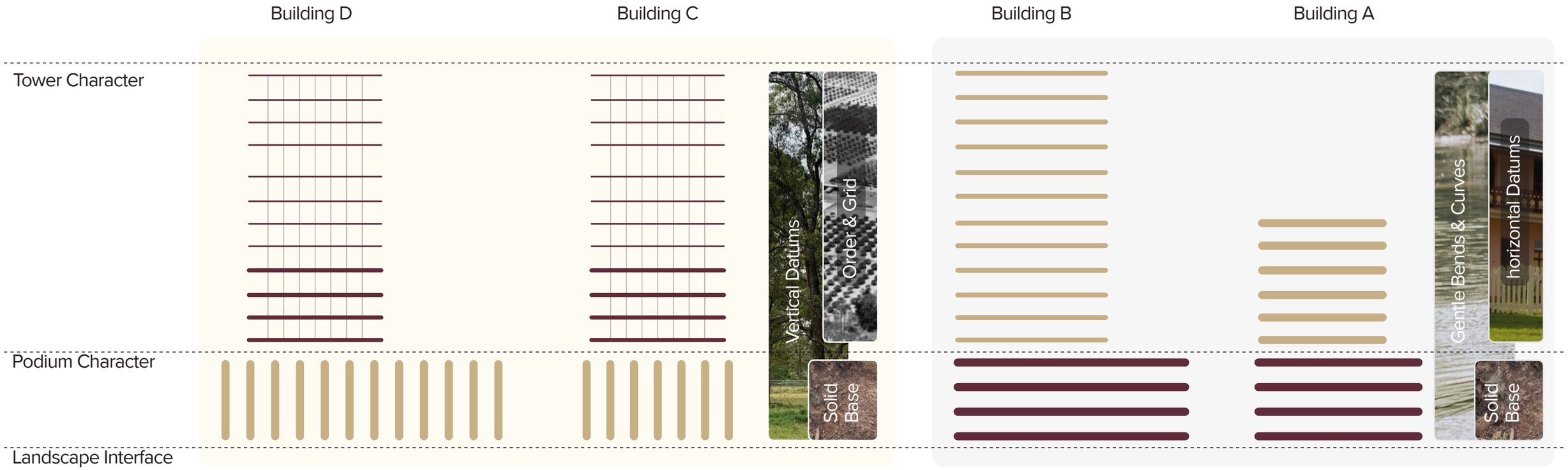
Contextual Response & Precinct Identity

Southern Precinct (Building C & D)

Concept		Architectural Feature
Cumberland Forest - Trees	→	**Vertical Datums**
Patterning - Orchard layouts	→	Order & Grid
Landscaping - "The Garden"	→	Garden-Oriented living
Land - Earth	→	Solid Base/Earth Tones

Northern Precinct (Building A & B)

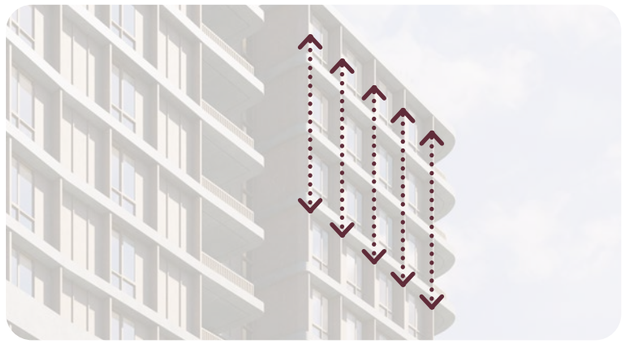
Concept		Architectural Feature
Heritage Verandah	→	**Horizontal Datums**
Creek - Water	→	Gentle Bends & Curves
Landscaping - "The Garden"	→	Garden-Oriented living
Land - Earth	→	Solid Base/Earth Tones

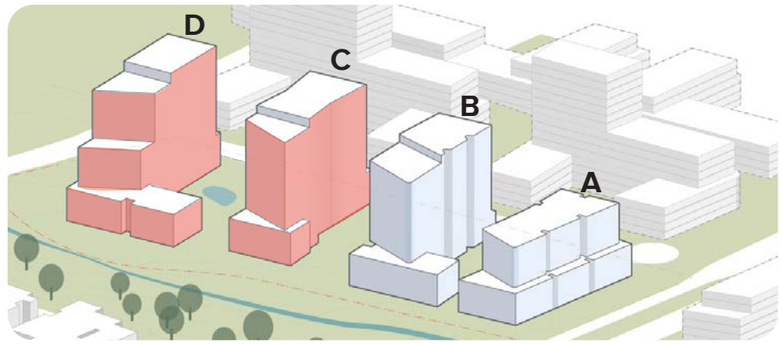


2.14 Facade Design

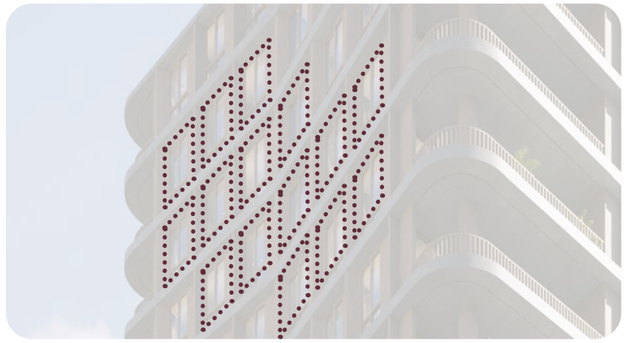
Facade Typologies

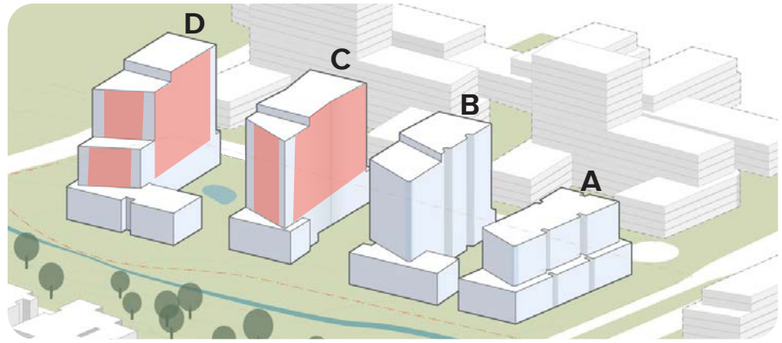
TYPE 1_VERTICAL DATUMS_Building C&D



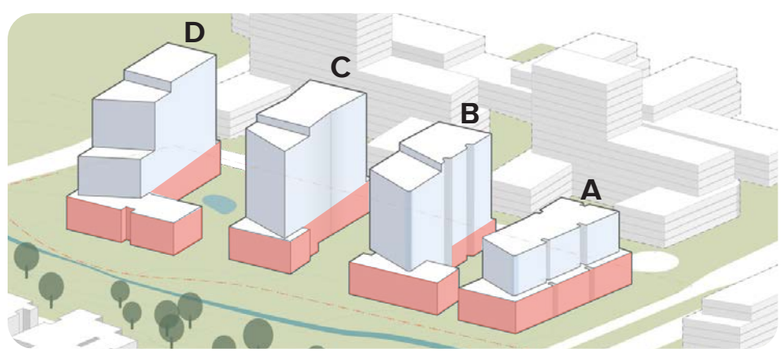


TYPE 2_ORDER & GRID_Building C&D





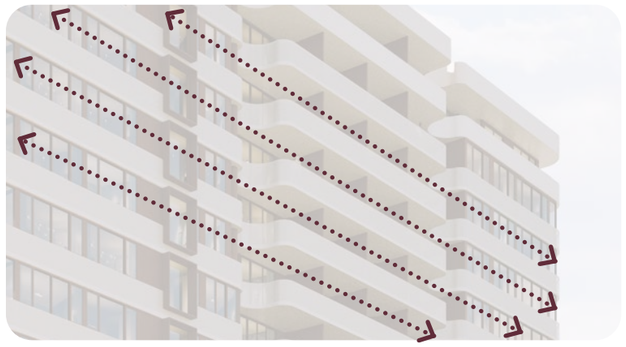
TYPE 3_SOLID BASE & EARTH MATERIALS

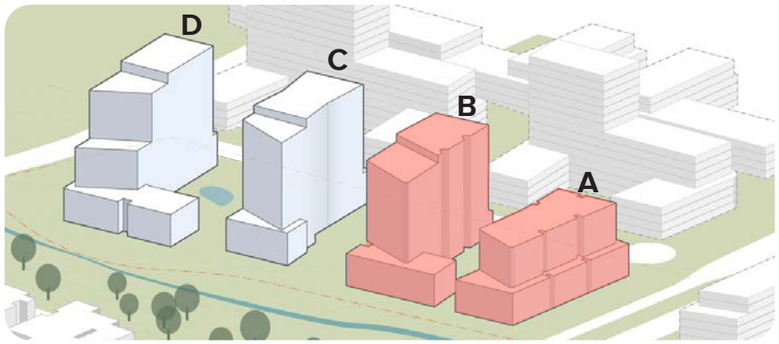


2.14 Facade Design

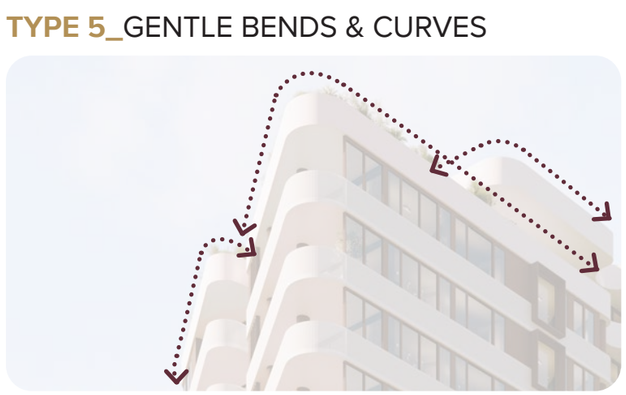
Facade Typologies

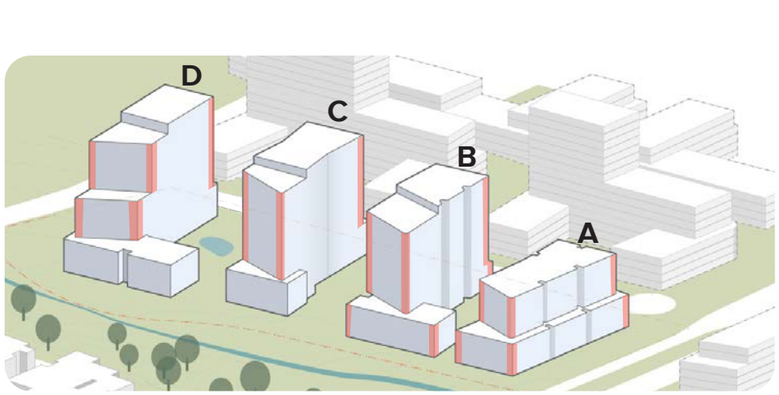
TYPE 4_HORIZONTAL DATUMS_Building A&B

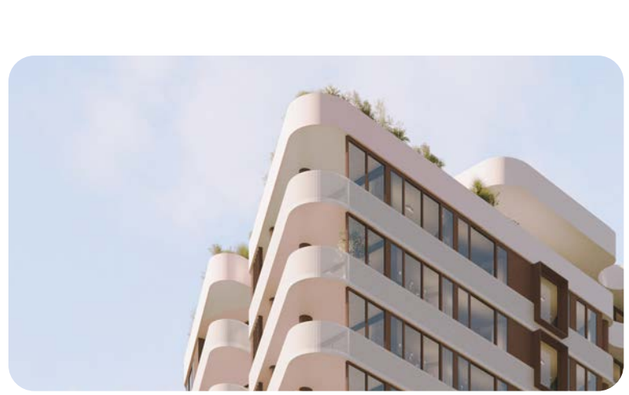




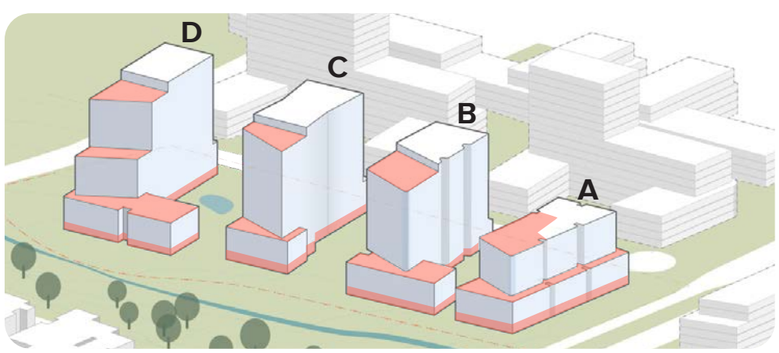
TYPE 5_GENTLE BENDS & CURVES





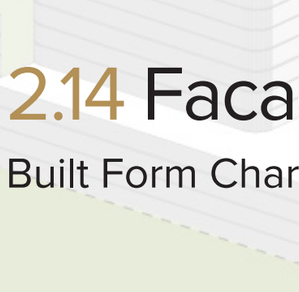


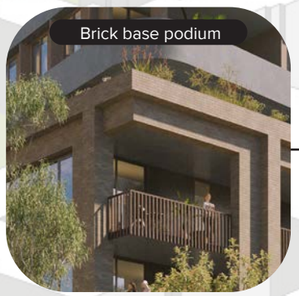
TYPE 6_GARDEN-ORIENTED LIVING

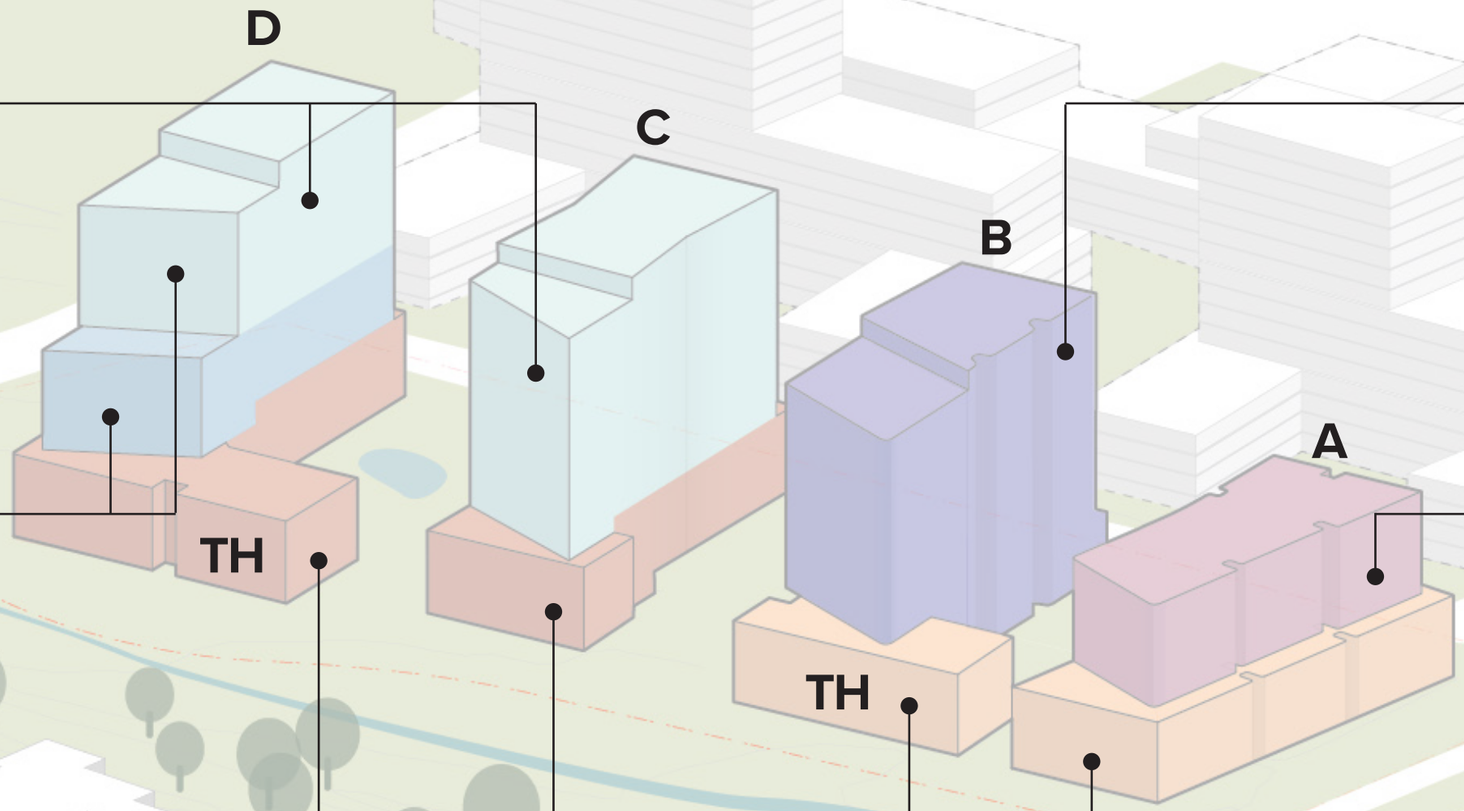


2.14 Facade Design

Built Form Character

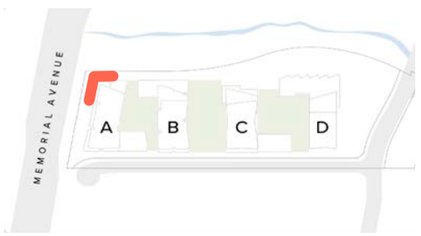






2.14 Facade Design

Building A Facade Character



KEYPLAN

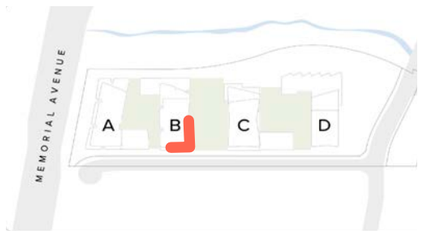
Landscaped Communal Rooftop

Light coloured concrete spandrel

Brickwork spandrel on podium

2.14 Facade Design

Building B Facade Character



KEYPLAN

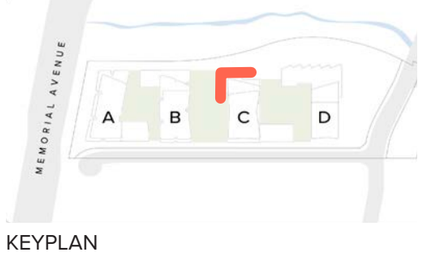
Landscaped private terrace

Perforated metal balustrade

Brickwork spandrel on podium

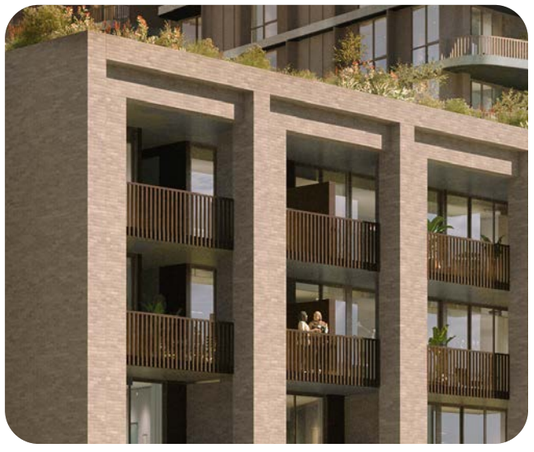
2.14 Facade Design

Building C Facade Character



KEYPLAN

Curved slab edges

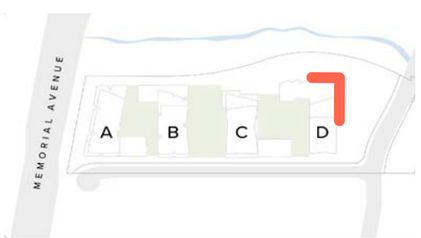


Vertical metal balustrades

Brickwork piers and 4 storey podium

2.14 Facade Design

Building D Facade Character



KEYPLAN

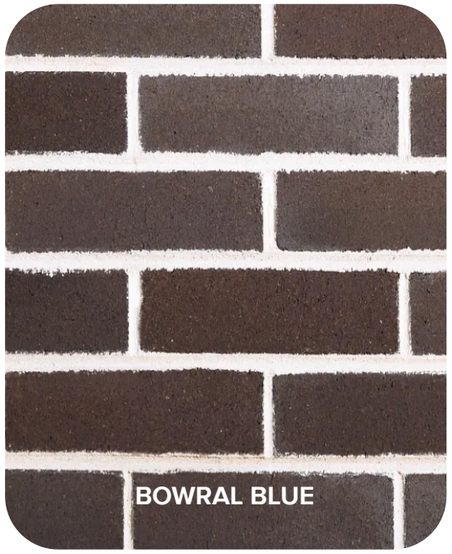
Curved slab edges and solid concrete spandrels

Vertical metal balustrades

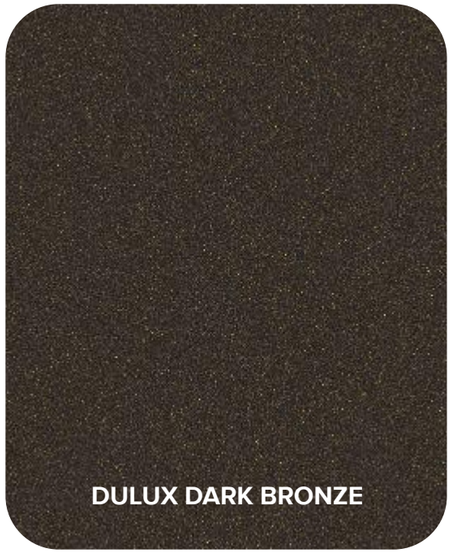
Brickwork piers and 4 storey podium

2.14 Facade Design

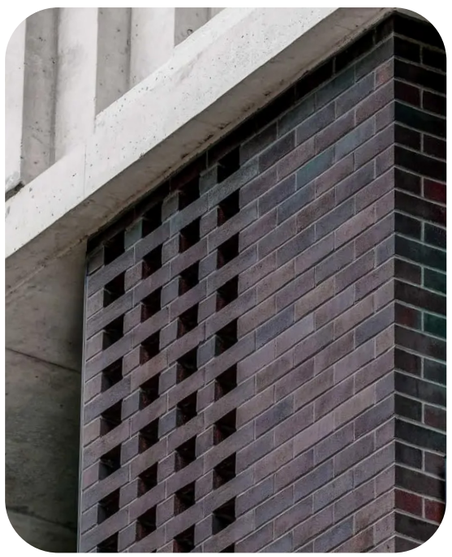
Stage 1_Building A & B Material Palette

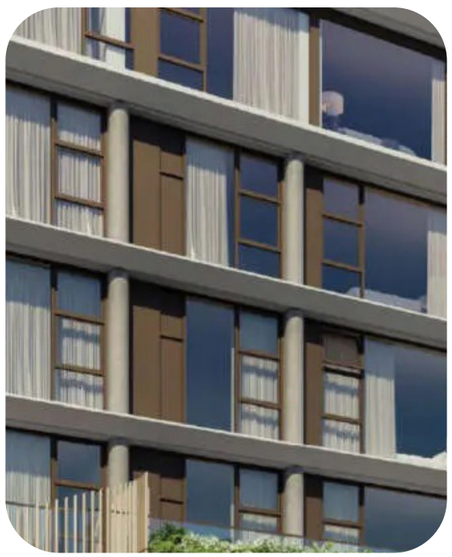

BOWRAL BLUE

DULUX SURFMIST


DULUX DARK BRONZE

GARDEN PATIO





2.14 Facade Design

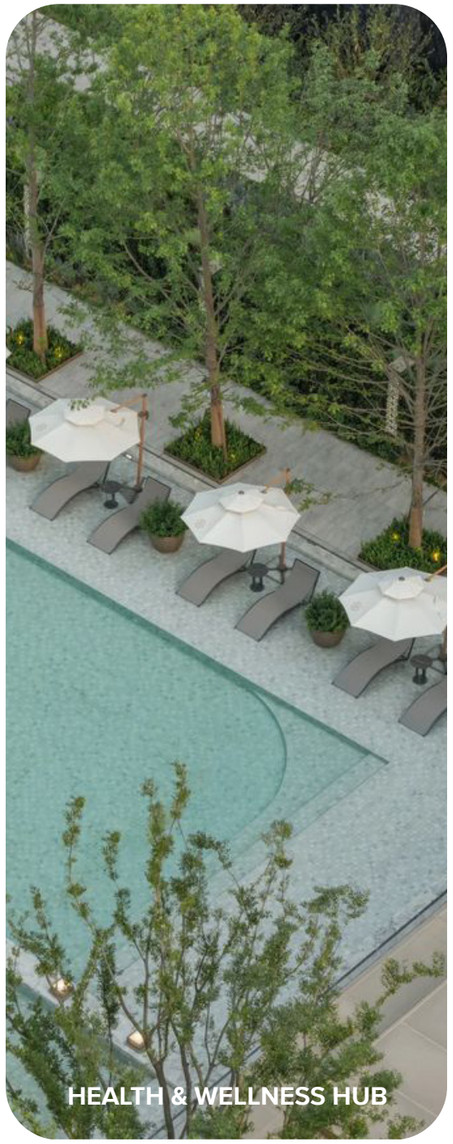
Stage 2_Building C & D Material Palette

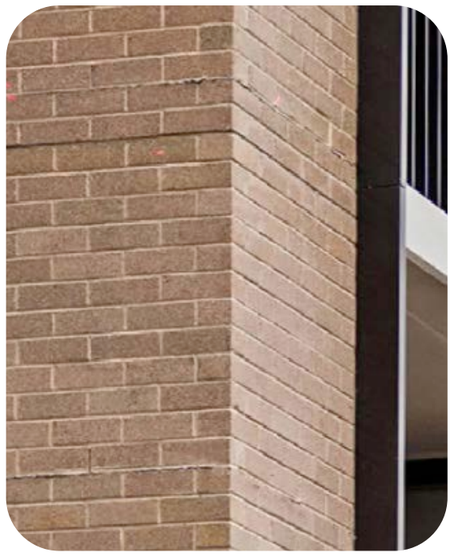
BOWRAL SIMMENTAL SILVER

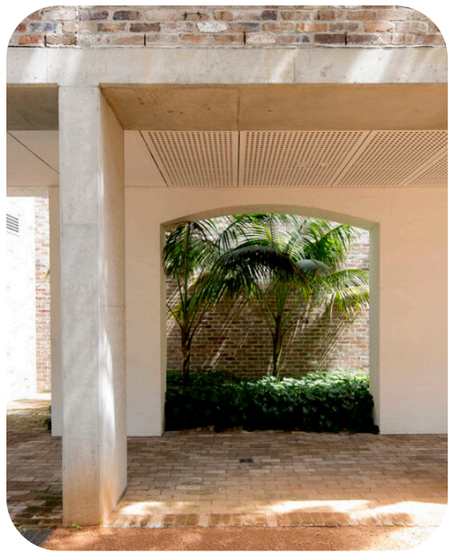
NATURAL FINISH CONCRETE

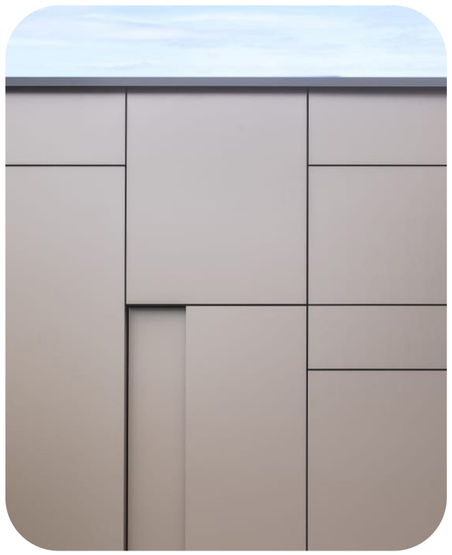
DULUX CHAMPAGNE KINETIC

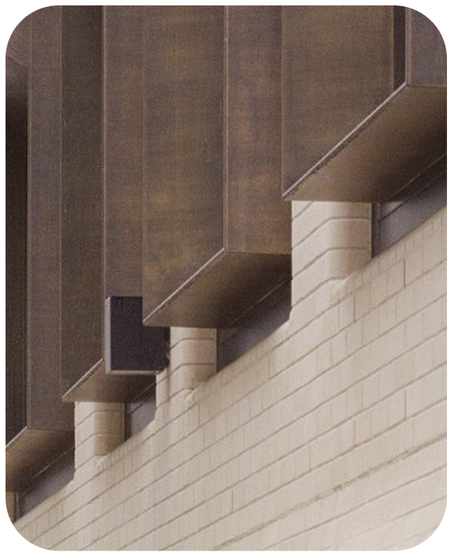
DULUX MEDIUM BRONZE


HEALTH & WELLNESS HUB

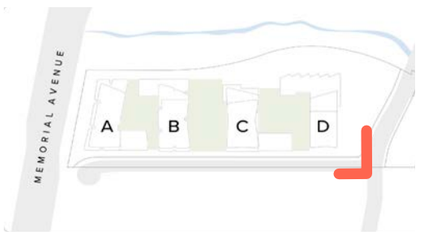






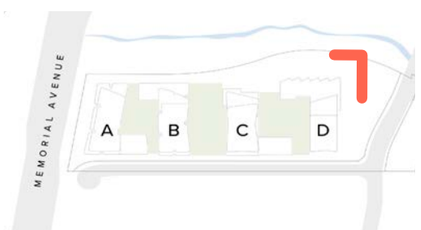


2.15 Perspectives



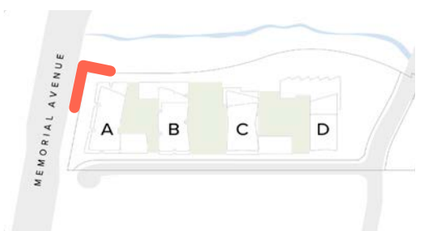
KEYPLAN

2.15 Perspectives



KEYPLAN

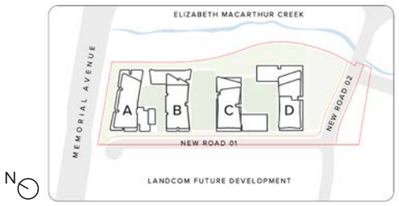
2.15 Perspectives

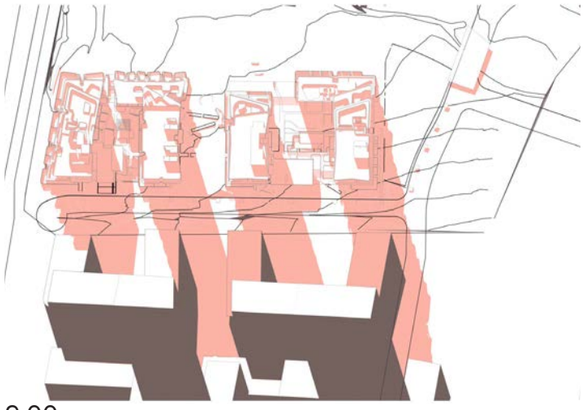


KEYPLAN

2.16 Shadow Analysis

KEYPLAN





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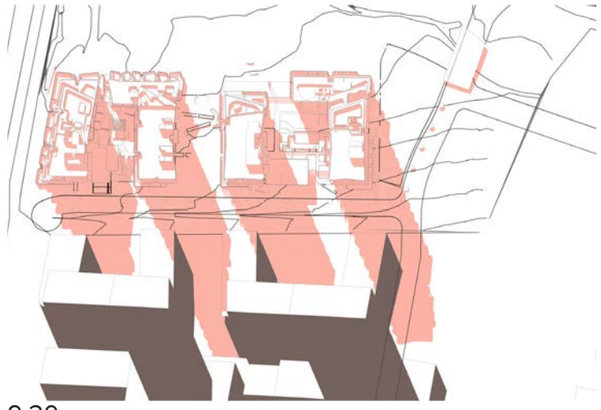

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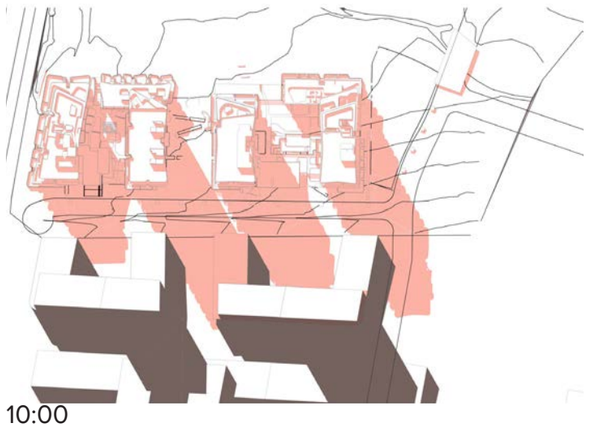

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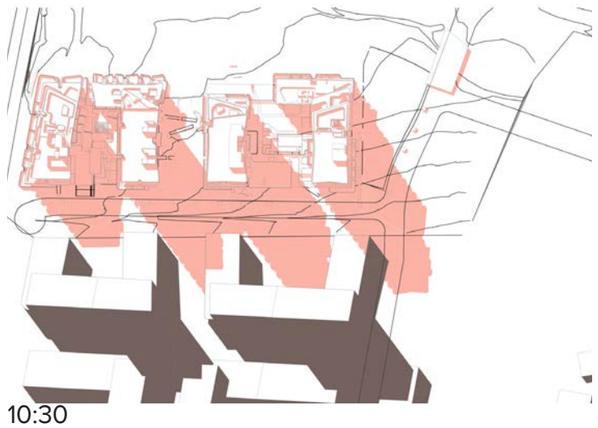

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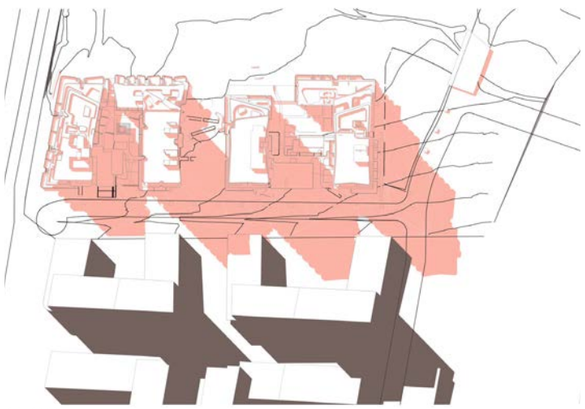

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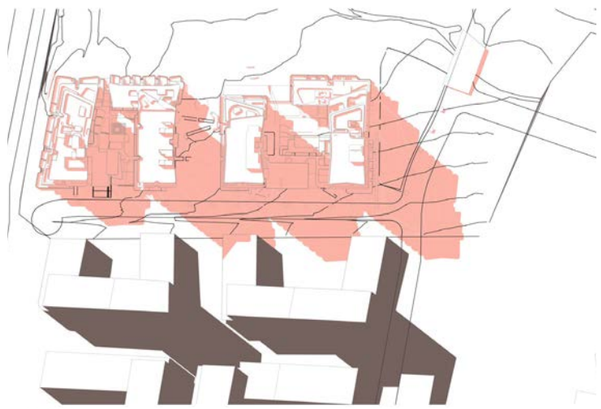

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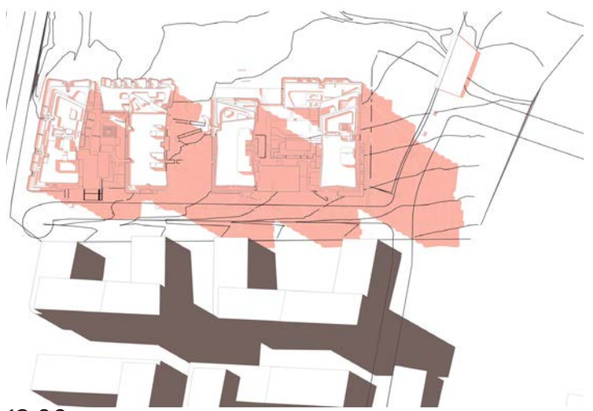

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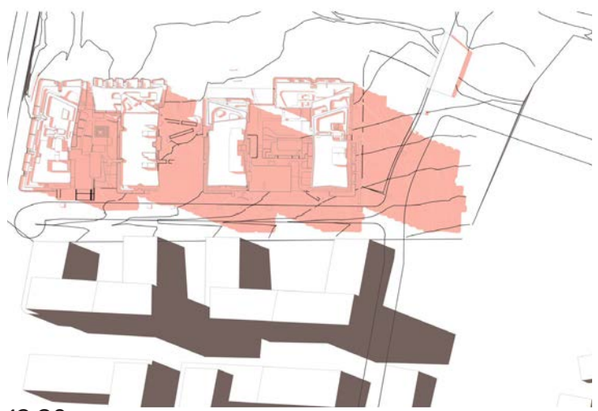

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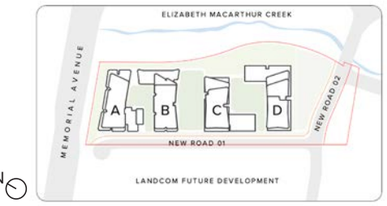
2.16 Shadow Analysis

KEYPLAN



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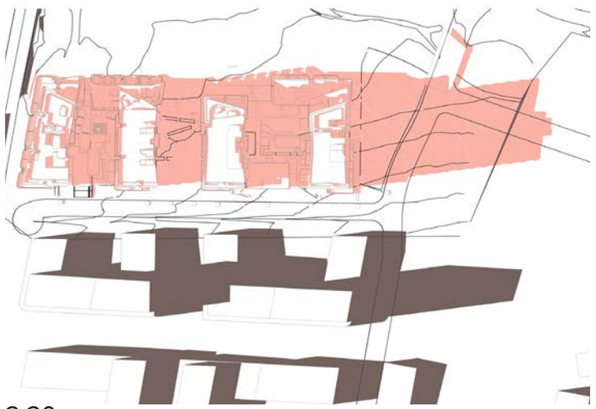
1:30

2:00



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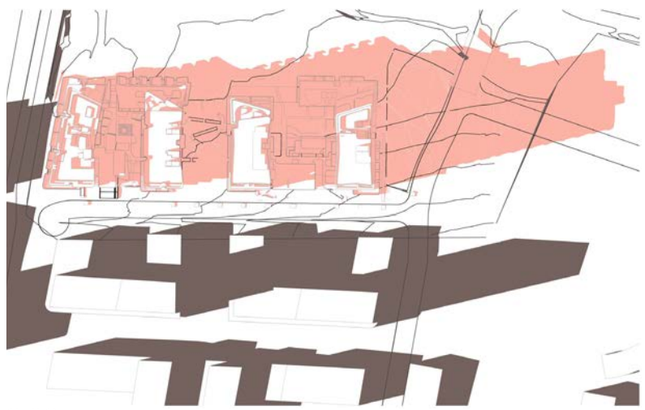

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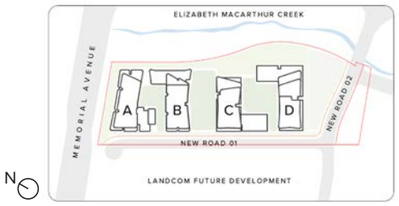
2.17 Community Spaces

Communal Open Spaces - Area & Solar

KEYPLAN

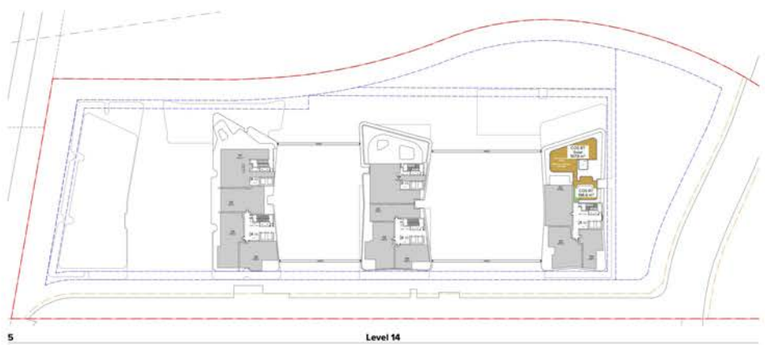


1 Lower Ground

2 Ground Level

3 Level 03

4 Level 08



5 Level 14

Communal Open Space
Communal Open Space 2hr Solar Access

Communal Open Space
Developable Site Area:
20,511m2

Communal Open Space Requirement
- ADG Requirement Minimum 25% of Developable Site Area
= 5,127.7m^2
- Minimum 50% of COS has to receive 2hr direct solar access

Total Communal Open Space Provided: 6,492.3m^2
= 31.6% of Developable Site Area **COMPLIANT**

Total Communal Open Space 2hrs Solar Access Provided: 3,250.1m^2
= 50% of Communal Open Space **COMPLIANT**

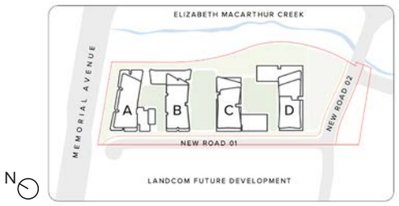
31.6%
C.O.S

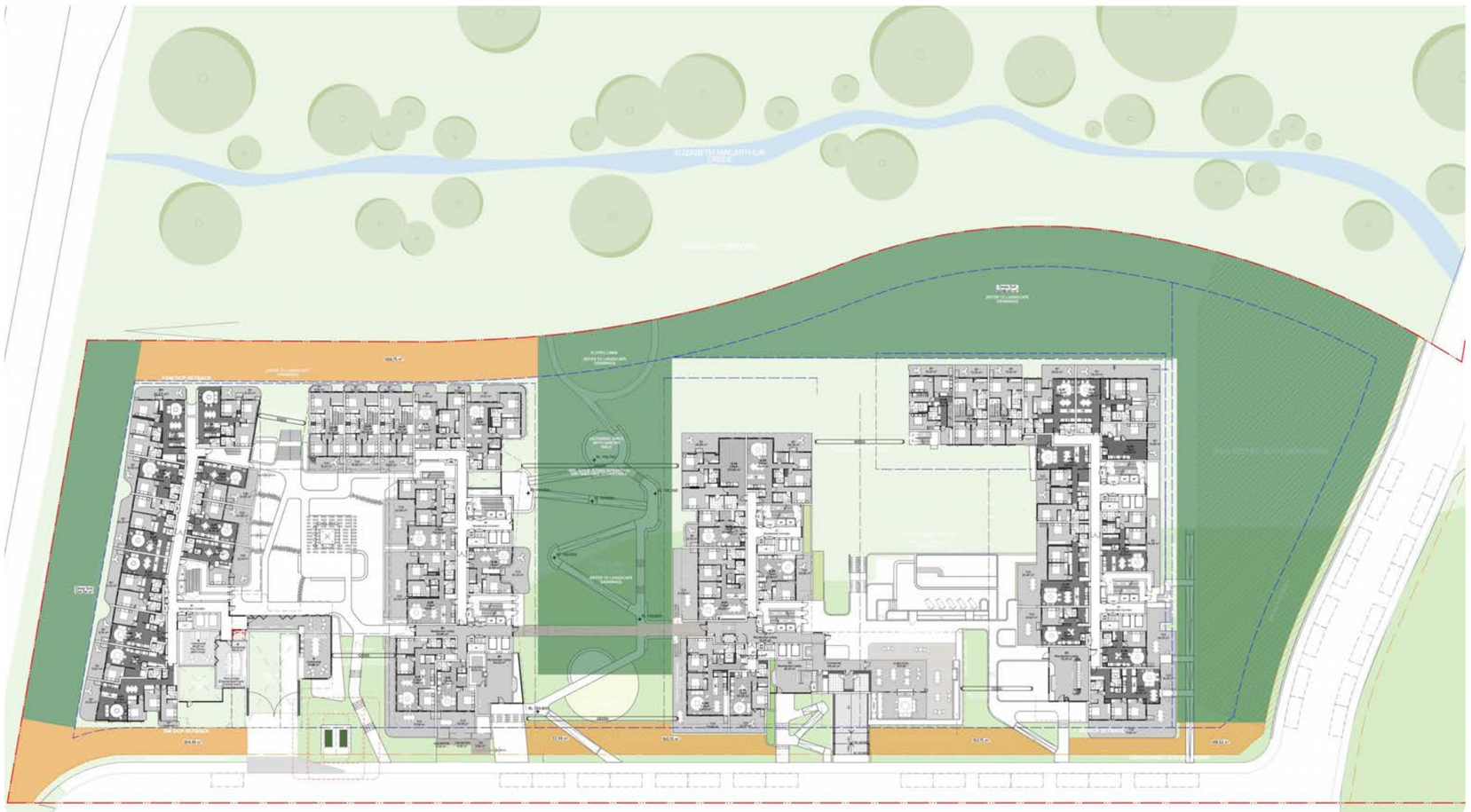
50%
C.O.S
Solar access

2.17 Amenity Summary

Deep Soil

KEYPLAN





Deep Soil
Developable Site Area:
20,511m2

Deep Soil Requirement
- ADG Requirement Minimum 7% of Developable Site Area = 1,435m²
- DCP Requirement Minimum 15% of Developable Site Area = 3,076m²

ADG Extract
Deep Soil Zones are to meet the following minimum requirements: Site area greater than 1,500m2 to be 7% of the site area with a minimum dimension of 6m

DCP Extract 4.1.1 (i)
A minimum of 15 percent of the private open space area of a site is to be a deep soil zone.

Total Deep Soil Area Provided: 6,772.44 m²
= 33% of Developable Site Area **COMPLIANT**

33%

Deep Soil

2.17 Amenity Summary

Solar

Minimum % of apartments achieving 2 hours solar access: ≥70%
Actual % of apartments achieving 2 hours solar access: 321/444 apartments = 72.3%

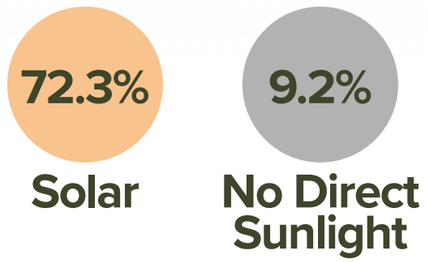
Maximum % of apartments receiving no direct sunlight: ≤15%
Actual % of apartments receiving no direct sunlight: 41/444 apartments = 9.2%

01 **Lower Ground Level**
Internal Solar Access: 21
No Direct Sunlight: 1

02 **Ground Level**
Internal Solar Access: 19
No Direct Sunlight: 11

03 **Level 01**
Internal Solar Access: 26
No Direct Sunlight: 6

04 **Level 02**
Internal Solar Access: 31
No Direct Sunlight: 6



2.17 Amenity Summary

Solar

Minimum % of apartments achieving 2 hours solar access: ≥70%
Actual % of apartments achieving 2 hours solar access: 321/444 apartments = 72.3%

Maximum % of apartments receiving no direct sunlight: ≤15%
Actual % of apartments receiving no direct sunlight: 41/444 apartments = 9.2%

01 **Level 03**
Internal Solar Access: 21
No Direct Sunlight: 2

02 **Level 04**
Internal Solar Access: 22
No Direct Sunlight: 2

03 **Level 05**
Internal Solar Access: 22
No Direct Sunlight: 2

04 **Level 06**
Internal Solar Access: 22
No Direct Sunlight: 2

72.3%
Solar

9.2%
No Direct Sunlight

2.17 Amenity Summary

Solar

Minimum % of apartments achieving 2 hours solar access: ≥70%
Actual % of apartments achieving 2 hours solar access: 321/444 apartments = 72.3%

Maximum % of apartments receiving no direct sunlight: ≤15%
Actual % of apartments receiving no direct sunlight: 41/444 apartments = 9.2%

01 **Level 07**

Internal Solar Access: 23
No Direct Sunlight: 3

02 **Level 08**

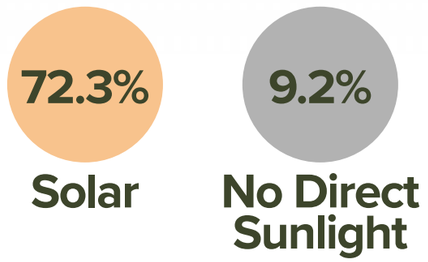
Internal Solar Access: 18
No Direct Sunlight: 1

03 **Level 09**

Internal Solar Access: 18
No Direct Sunlight: 1

04 **Level 10**

Internal Solar Access: 18
No Direct Sunlight: 1



2.17 Amenity Summary

Solar

Minimum % of apartments achieving 2 hours solar access: ≥70%
Actual % of apartments achieving 2 hours solar access: 321/444 apartments = 72.3%

Maximum % of apartments receiving no direct sunlight: ≤15%
Actual % of apartments receiving no direct sunlight: 41/444 apartments = 9.2%

01 **Level 11**
Internal Solar Access: 18
No Direct Sunlight: 1

02 **Level 12**
Internal Solar Access: 18
No Direct Sunlight: 1

03 **Level 13**
Internal Solar Access: 18
No Direct Sunlight: 1

04 **Level 14**
Internal Solar Access: 8
No Direct Sunlight: 0

72.3%
Solar

9.2%
No Direct Sunlight

2.17 Amenity Summary

Cross Ventilation

Minimum % of apartments to be naturally ventilated: ≥60%
Actual % of apartments that are naturally ventilated: 180/301 apartments = 60%

01 **Lower Ground Level**

Cross Ventilated Apartments: 13

02 **Ground Level**

Cross Ventilated Apartments: 10

03 **Level 01**

Cross Ventilated Apartments: 22

04 **Level 02**

Cross Ventilated Apartments: 22

60%

Cross Ventilation

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

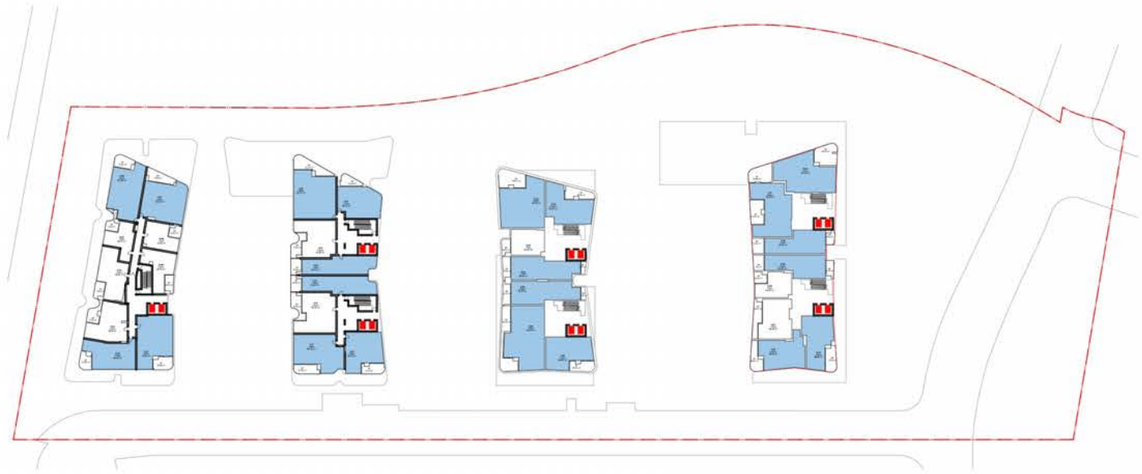
2.17 Amenity Summary

Cross Ventilation

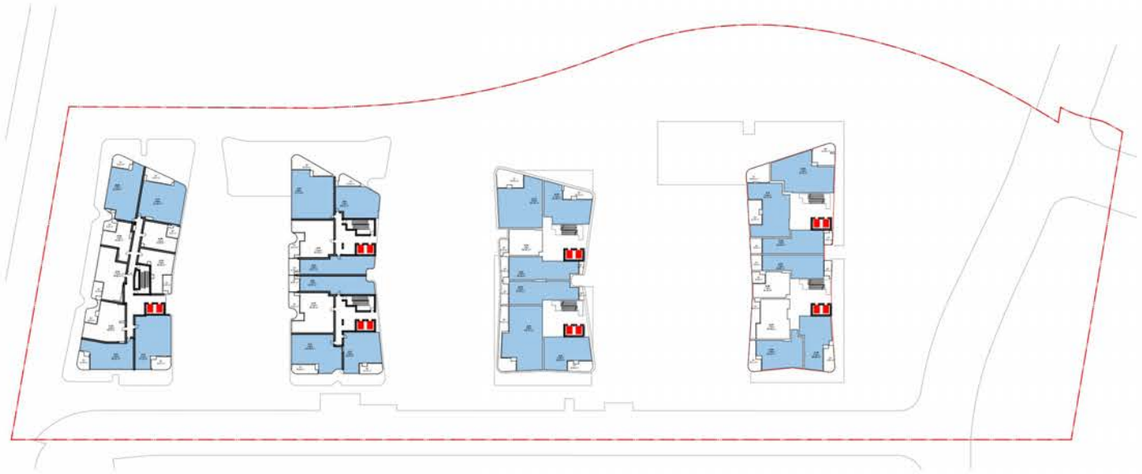
Minimum % of apartments to be naturally ventilated: ≥60%
Actual % of apartments that are naturally ventilated: 180/301 apartments = 60%

01 **Level 03**
Cross Ventilated Apartments: 22

02 **Level 04**
Cross Ventilated Apartments: 22



03 **Level 05**
Cross Ventilated Apartments: 22



04 **Level 06**
Cross Ventilated Apartments: 22

60%

Cross Ventilation

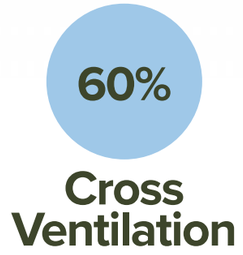
2.17 Amenity Summary

Cross Ventilation

Minimum % of apartments to be naturally ventilated: ≥60%
Actual % of apartments that are naturally ventilated: 180/301 apartments = 60%

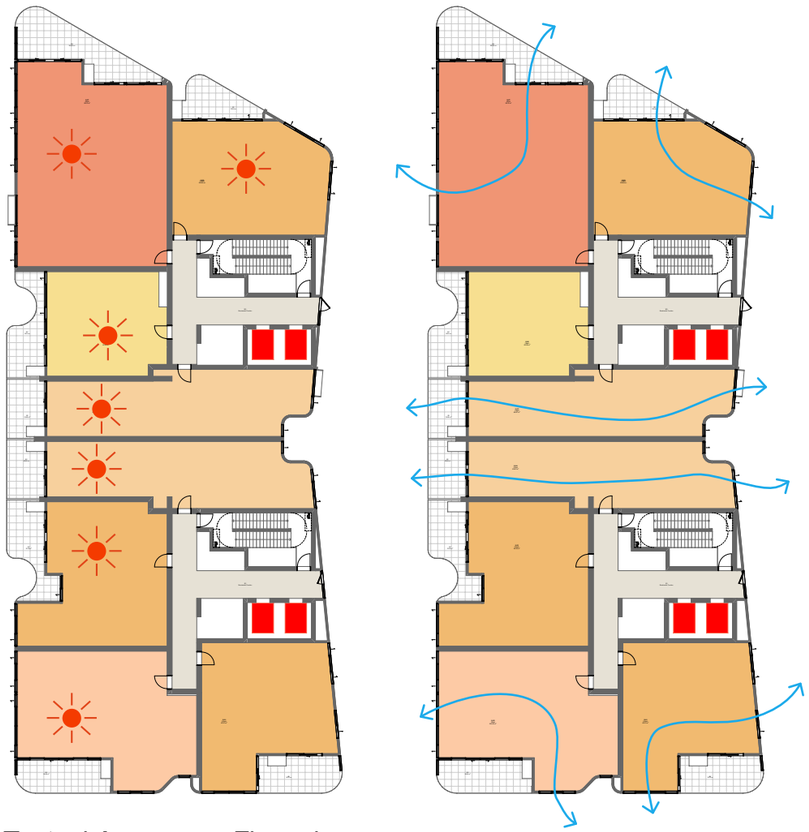
01 **Level 07**

Cross Ventilated Apartments: 25



2.17 Amenity Summary

Apartment ADG Compliance



Typical Apartment Floorplate

Item	ADG Objective	Compliance Criteria
Natural Solar Access	With reference to Apartment Design Guide, Solar Access (Objective 4A-1, Design Criteria 1). Minimum % of apartments achieving 2 hours solar access: ≥70%	321/444 units = **72.3%** (minimum 70%) **Complies**
	No Direct Sunlight (Objective 4A-1, Design Criteria 3). Maximum % of apartments receiving no sunlight: ≤15%	41/444 units = **9.2%** (maximum 15%) **Complies**
Natural Cross Ventilation	With reference to Apartment Design Guide, Natural Ventilation (Objective 4B-3, Design Criteria 1). Minimum % of apartments are naturally cross ventilated in the first nine storeys of the building: ≥60%	180/301 units = **60%** (minimum 60%) **Complies**
Communal Open Space	With reference to Apartment Design Guide, Communal Open Space (Objective 3D-1, Design Criteria 1). Minimum % of communal open space area: ≥25% of the site.	6,248.4m^2/20,511m^2 units = **31.6%** (minimum 25%) **Complies**
	Direct Sunlight to Communal Open Space (Objective 3D-1, Design Criteria 2). Minimum % of area receiving 2 hours solar access: ≥50%	3,142m^2/20,511m^2 units = **50%** (minimum 50%) **Complies**
Deep Soil	With reference to Apartment Design Guide, Deep Soil Zones (Objective 3E-1, Design Criteria 1). Minimum % of site area to be deep soil zone: ≥7%.	6,449m^2/20,511m^2 units = **33%** (minimum 7%) **Complies**

Part 03
Compliance

3.0 Housing SEPP Principles
3.1 Design Review Assessment
3.2 ADG Objectives

3.0 Housing SEPP Principles

3.01 Context & Neighbourhood

Image Reference by CGI Artist, refer to Architectural drawings for accurate information.

REQUIREMENT

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.

PROPOSAL

The proposed development at 40 Memorial Avenue, Bella Vista responds strategically to its evolving TOD context while aligning with the planning vision of The Hills Shire Council and broader metropolitan frameworks.

Situated within the rapidly transforming Bella Vista and Kellyville precincts—areas identified for higher-density residential growth along the Sydney Metro Northwest corridor—the development contributes to this evolution by offering a high-quality, contextually integrated built form. It will be part of a well connected pedestrian and vehicular network. The project balances urban living with landscape integration and strong public domain outcomes.

Proximity to Elizabeth Macarthur Creek is respected through appropriate setbacks that protect ecological and visual connection while enhancing site permeability and amenity.

Massing and orientation have been informed by solar access and overshadowing studies, ensuring minimal impact on adjacent dwellings and open spaces—particularly the Southern Precinct Park/ Oval. A new public park adjacent to Building D strengthens the local green network and acts as a recreational extension of the Southern Precinct Park.

A through-site pedestrian link between Buildings B and C improves site connectivity, encourages walkability, and activates the ground plane with passive surveillance. Together, these elements create a cohesive, accessible, and community-oriented public domain.

Architecturally, the proposal references local materials and character while introducing contemporary articulation in line with the precinct's future identity. It exemplifies high-quality urban design that supports Bella Vista's growth into a vibrant, connected, and liveable high-density neighbourhood.

In summary, the development offers a contextually sensitive and forward-looking response that enhances the public realm, supports strategic growth, and establishes a strong design precedent for the precinct.

3.02 Built Form & Scale

Image Reference: In-House CGI. The images reflect the architectural design intent while the landscaping is indicative only. Refer to Landscape Architect's drawings for detailed landscape design.

REQUIREMENT

Good design achieves a scale, bulk and height appropriate to the existing or future desired 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.

PROPOSAL

The proposed development at 40 Memorial Avenue achieves a well-proportioned and articulated built form that responds sensitively to the site, surrounding context, and public domain. While the scheme inherits its massing from the approved Transport-Oriented Development Masterplan, the arrangement has been carefully refined in response to previous DA considerations from Council to maximise the site's potential and enhance amenities for individual apartments and shared spaces.

The inherited massing has been reconfigured to better suit the needs of future residents, strengthen the relationship with the natural context, improve pedestrian movement at the ground plane, and increase building separation to create generous courtyards and outlooks.

A key design driver has been the retention of the through-site link, which enables improved permeability and public connection. The original western roadway massing, at eight storeys, constrained compliance with ADG solar access requirements; this has been addressed by redistributing GFA towards the creek frontage. This adjustment improves passive surveillance, strengthens view corridors, and enhances engagement with the natural setting. These design refinements were informed by ongoing discussions with Council during the original DA process and remain important considerations to be carried forward into the SSDA submission.

3.03 Density

Image Reference by CGI Artist, refer to Architectural drawings for accurate information.

REQUIREMENT

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.

PROPOSAL

The proposed development at 40 Memorial Avenue achieves an appropriate residential density that supports high levels of amenity for future residents. It responds to The Hills Shire Council's vision for increased housing supply and is well supported by nearby infrastructure, services, and transport.

The development offers a diverse mix of apartment types, including ground-level terraces with private entries and open space, catering to a range of household types and life stages. Apartments are efficiently planned to maximise sunlight, natural ventilation, and outlook—many with dual aspects and views toward Elizabeth Macarthur Creek and adjacent green spaces. Each dwelling includes private outdoor space, complemented by communal landscaped areas and a new public park adjacent to Building D, encouraging connection to nature and community.

The site is conveniently located near key amenities. Bella Vista Metro Station is approximately 1.1km away, Norwest Business Park is around 4km away, and local schools, childcare centres, retail, and parks are all accessible within 5km radius. This location offers easy access to essential services and supports a well-connected, balanced lifestyle.

The proposed development provides generous building separation that exceeds the minimum requirements set out in the Apartment Design Guide (ADG), contributing to improved residential amenity and privacy. In addition, the landscape provision is substantial relative to the number of dwellings proposed, offering ample green space and deep soil zones to support vegetation and enhance the overall environmental quality of the site.

3.04 Sustainability

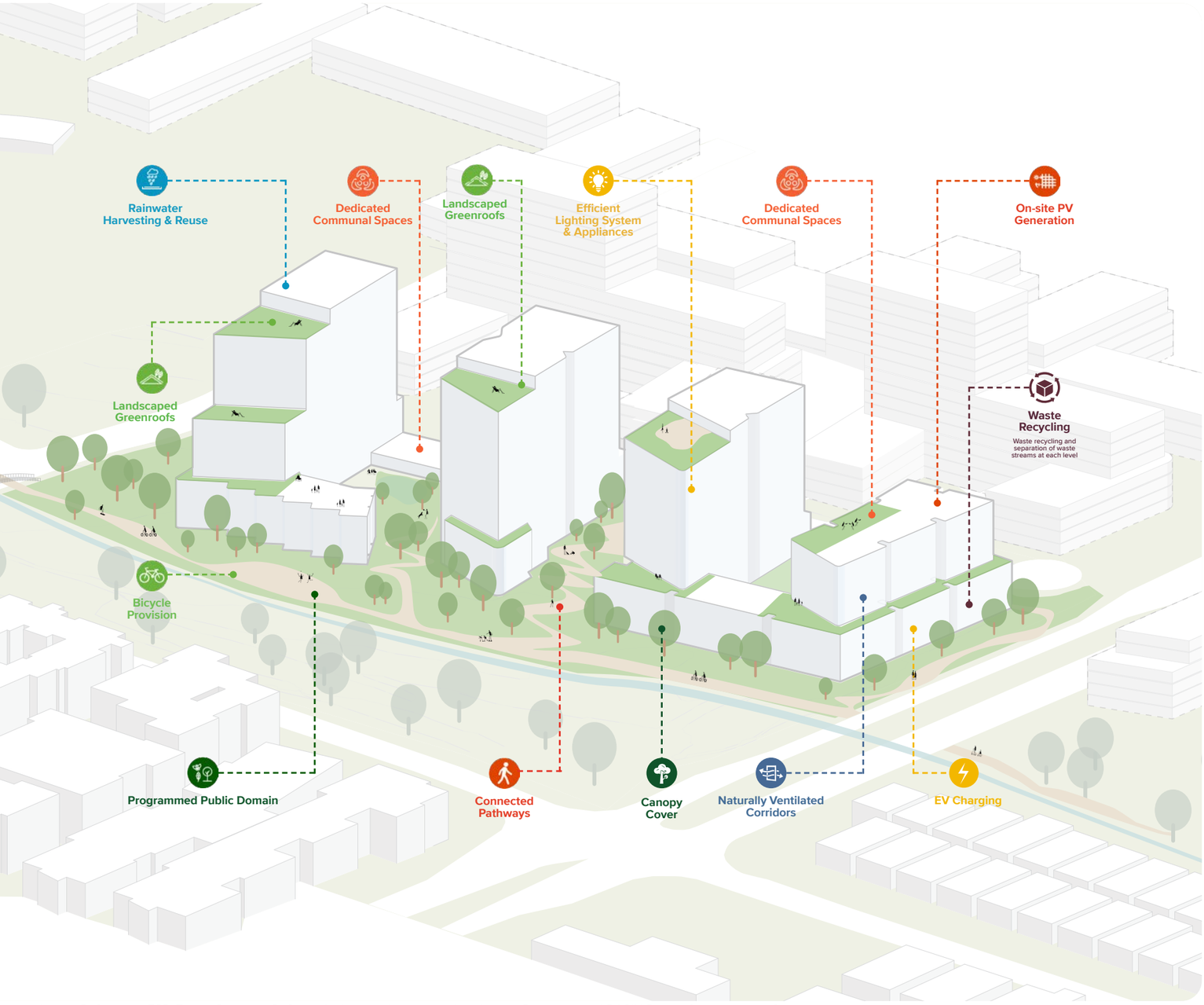


Image Reference: ESD Target Diagram, Refer to Archiectural drawings, Landscape Drawings and BASIX Report for accurate information.

REQUIREMENT

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.

PROPOSAL

The proposed development at 40 Memorial Avenue is designed to deliver strong environmental, social, and economic outcomes, aligning with principles of sustainable urban development and The Hills Shire Council's planning vision.

The project prioritises passive design strategies, with apartment layouts optimised for natural cross-ventilation and solar access, reducing reliance on mechanical systems. The building meets Sustainable Buildings SEPP, BASIX, and NatHERS standards.

Material selection supports durability and low maintenance, with high quality, pre-finished material such as brick, natural finish concrete and powder-coated elements, avoiding painted surfaces where possible. High-performance façades are designed with appropriate depth and shading to reduce heat gain and support thermal comfort. South facing facades feature a considered ratio of glazing to solid elements, supporting improved energy efficiency and thermal performance.

Landscape elements include deep soil zones, green roofs, and planting that supports biodiversity and urban cooling. Wildlife-friendly habitats are integrated, and Indigenous design elements reflect ongoing consultation with Traditional Custodians to promote Connection with Country.

Resilience measures include Urban Heat Island Effect mitigation and provision for future EV charging. Energy and water efficiency is enhanced through on-site PV generation and rainwater harvesting.

The proposed development also meets requirement for affordable housing contribution, equivalent to 7% of total GFA.

The site is well-connected to public transport, cycleways, and key amenities. Bicycle parking is provided to encourage sustainable transport options. Proximity to bus and rail links enhances access to employment, education and services.

Refer to BASIX and ESD Report for further detail.

3.05 Landscape

Image Reference by CGI Artist, refer to Architectural drawings for accurate information.

REQUIREMENT

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, and provides for practical establishment and long-term management.

PROPOSAL

The proposed development at 40 Memorial Avenue integrates built form and landscape into a cohesive, sustainable design that responds sensitively to its natural and urban context.

A clear and cohesive landscape strategy has been applied across the site, integrating communal courtyards and flexible shared spaces to accommodate diverse resident needs. Level changes are managed through ramps and gentle transitions, ensuring accessibility.

The proposed east-west through-site link between Buildings B and C provides visual connectivity to the adjacent creek, supported by a series of ramps and stairs that respond to the natural topography. The proposed southern park of the site retains existing grass and vegetation. On the eastern interface, the building is set back to preserve views to the creek, with nature play elements and passive recreation spaces programmed between the building and the riparian corridor. These support year-round usability and encourage interaction with the natural environment.

Apartments on the lower ground and ground floors feature private external terrace entries from the public realm, supporting family friendly living. Additionally, communal rooftop gardens provide residents with further access to open space, contributing to both social interaction and urban greening.

The development provides generous landscaped area and tree canopy coverage across the site, exceeding the compliance requirements of the Transport Oriented Development (TOD) Design Guide. Tree planting and canopy cover have been prioritised throughout the site to enhance shade and support local biodiversity. These support year-round usability and encourage interaction with the natural environment.

Refer to Landscape Design Report by Land and Form for further detail.

3.06 Amenity

Image Reference: In-House CGI. The images reflect the architectural design intent while the landscaping is indicative only. Refer to Landscape Architect's drawings for detailed landscape design.

REQUIREMENT

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

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 services areas and ease of access for all age groups and degrees of mobility.

PROPOSAL

The proposed development delivers a high standard of internal and external amenity, supporting resident wellbeing and contributing to a positive living environment. Apartments are thoughtfully designed with efficient layouts, generous room sizes to ensure functionality and comfort. The range of apartment types caters to a diverse mix of residents — including families, couples, and single occupants.

Each building features a well-designed, spacious lobby with direct access from the street, providing clear wayfinding and a welcoming arrival experience. Lobbies also incorporate dedicated storage areas for parcel deliveries, enhancing convenience for residents and reflecting contemporary living needs.

Most of the apartments benefit from excellent access to sunlight and natural ventilation, achieved through dual-aspect layouts and optimal building orientation. Living areas and private open spaces are strategically located to maximise daylight while minimising overlooking and overshadowing.

A range of communal indoor facilities are provided. This includes flexible dining and lounge area for entertaining, work-from-home hubs that are directly connected to landscaped courtyards and pool areas, encouraging social interaction and active lifestyles.

A variety of communal outdoor facilities are provided across ground-level courtyards, podiums, and rooftops. These include nature play areas, shaded seating, flexible lawns, and BBQ zones, supporting both passive and active recreation for residents.

The new public park adjacent to Building D enhances the development's amenity offering, strengthening connections to the broader open space network and providing an additional layer of green space for residents and the wider community.

3.07 Safety

Image Reference: In-House CGI. The images reflect the architectural design intent while the landscaping is indicative only. Refer to Landscape Architect's drawings for detailed landscape design.

REQUIREMENT

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.

PROPOSAL

The proposed development prioritises safety through a clearly defined spatial hierarchy, integrated passive surveillance, and well-considered access and lighting strategies. A strong distinction is maintained between public, communal, and private spaces, ensuring each area is legible, appropriately located, and fit for its intended use.

Ground-level terraces with private entries establish a human-scale interface and a sense of ownership over the street edge, enhancing passive surveillance. Building entries are clearly defined, well-lit, and securely accessed directly from the public domain, supporting intuitive wayfinding and visibility.

Communal open spaces are strategically positioned where they can be naturally overlooked by surrounding apartments, enhancing security through passive observation. The pedestrian link between Buildings B and C is framed by lobby and private terrace entries, as well as landscaping, creating a safe and well-surveilled thoroughfare through the site.

The proposed park adjacent to Building D also benefits from passive surveillance, with surrounding apartment frontages and open sightlines fostering a secure environment. Lighting is thoughtfully integrated throughout the development to ensure visibility after dark, and materials are selected for durability and ease of maintenance, supporting long-term safety and upkeep.

3.08 Housing, Diversity & Social Interaction

Image Reference: In-House CGI. The images reflect the architectural design intent while the landscaping is indicative only. Refer to Landscape Architect's drawings for detailed landscape design.

REQUIREMENT

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.

PROPOSAL

The proposed development delivers a diverse mix of 1, 2, 3 and 4-bedroom apartments, townhouses, and penthouses, thoughtfully distributed across the site. This equitable allocation offers residents a variety of outlooks and orientations, maximising natural sunlight and amenity while responding to the local context.

Study nooks and additional utility rooms are integrated into apartment layouts where possible to support flexible work-from-home arrangements, aligning with contemporary lifestyle needs. The layouts prioritise functionality, with logically arranged spaces that optimise furniture placement and minimise inefficient circulation.

The diverse housing mix accommodates various household types and budgets, fostering social diversity. Landscaped courtyards and flexible lawns provide communal spaces that encourage interaction across all ages. By combining diverse housing types with flexible internal layouts, the development promotes a sustainable and inclusive community where residents can adapt their homes to evolving needs over time.

The development also includes an affordable housing contribution equivalent to 7% of the total GFA, supporting housing diversity and improved access to housing for a broader range of the community.

3.09 Aesthetics

Image Reference by CGI Artist, refer to Architectural drawings for accurate information.

REQUIREMENT

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.

PROPOSAL

The proposed development features a built form defined by well-proportioned and balanced architectural elements. The material palette uses natural warm tones, with high quality pre-finished materials such as brick, natural finish concrete and powder-coated elements, avoided painted finish where possible.

The design complies with the setback and building separation requirements outlined in the DCP and Urban Design Guidelines, ensuring alignment with the intended urban form and character of the area.

Stage 1 is defined by a strong horizontal expression in both the podium and towers. The podium is anchored with a solid brick base that responds to the context. The towers feature horizontal spandrels that gently follow the curve of the adjacent creek, enhancing the relationship to the natural landscape. Building A incorporates natural concrete finishes, while Building B uses metal mesh to provide variation in texture and materiality, while maintaining overall design cohesion.

Stage 2 shifts to a vertical design language. The podium features vertical brick elements that reference the surrounding tree canopy, while the towers follow a grid-like facade with vertical fins. Building D is distinguished by solid concrete spandrels at the midsection of the tower, offering a subtle contrast to Building C while maintaining visual consistency across the development.

A cohesive visual identity in the proposed development is achieved through a consistent design language, established by aligning key datums and applying a unified material palette across the precinct.

3.1 Design Review Assessment

TURNER

TURNER

Land+ Form

3.11 Response to SDRP 1 Comments

Connecting with Country

Panel Comment

1. Build on the good start to the engagement process. Prioritise further engagement to develop and refine the themes and response to Country and align this with project milestones to maximise opportunities for the project.

2. Develop initiatives that have synergies with water quality, sustainability, resilience, and Care for Country. Demonstrate how they are manifest in the design and will be enduring and beneficial for Country.

3. The project team is encouraged to refer to the recently finalised Connecting with Country framework (2023) and case studies available on the GANSW website.

Response

The design has been meaningfully informed by the February 2025 Walk on Country session with local Elders, which shaped the project's cultural narrative and key Country design cues—land, water, and forest—as outlined in Section 2.03 of the Design Report. Engagement with Aboriginal stakeholders will continue to be prioritised at key project milestones to ensure themes and initiatives are refined and embedded throughout the design process. This ongoing consultation will also align with the principles of the Connecting with Country Framework to maximise cultural, social, and environmental outcomes.

Country was integrated into the Landscape and Architectural Design schemes early in the design process.

Through Site Link

Creek Side Park

TURNER

Land+ Form

3.11 Response to SDRP 1 Comments

Site Strategy & Landscape

Panel Comment

Revisit the site planning to improve the quality and amenity of the ground plane, including both courtyards and the interface between the dwellings and adjacent landscape and public spaces. Focus on increasing the response to climate change, improving liveability and amenity, and integration of the building and landscape.

9. Improve the amenity and environmental conditions of the courtyards by:
   a. reconfiguring the basement car park to increase deep soil that is contiguous and not over structure
   b. providing generous, mature feature trees for increased amenity e.g. summer shade and privacy screening
   c. reducing built form to the northern courtyard's eastern perimeter, opening it up (partially or fully) to optimise breezes and air movement for dwellings at the lower floors
   d. optimising privacy and providing universal access where courtyards interface with surrounding dwellings and their private open space.

10. Develop a strategy for communal spaces to ensure they complement each other in different seasons e.g. shady courtyards in summer and rooftops with winter sun.

Response

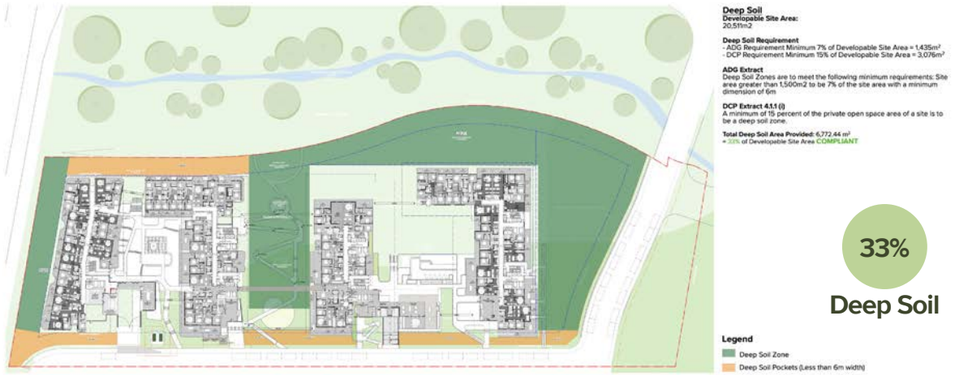
9a) Overall deep soil sits at 33% of the developable site area, this is over double the minimum requirement of the DCP. Deep soil areas are continguous in nature and are co-located with communal and public programs allowing generous tree canopy and planting to thrived in useable spaces.

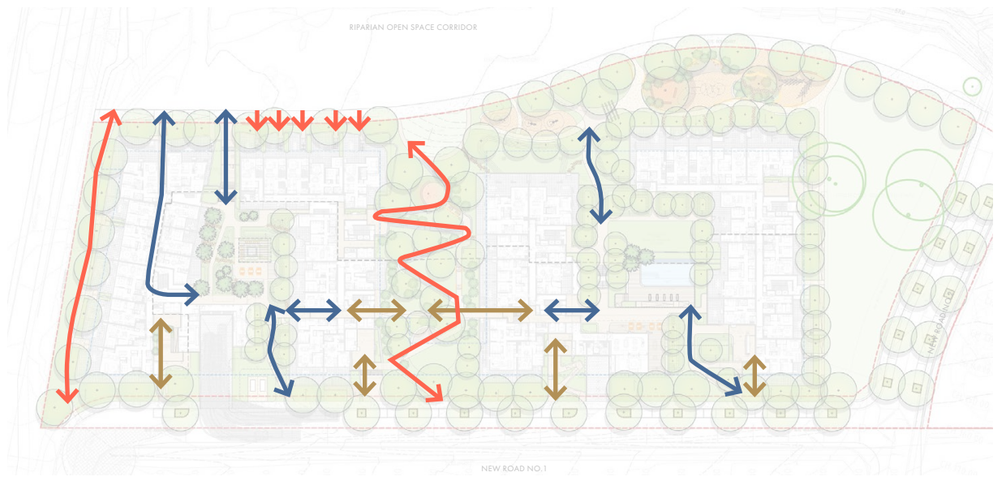
9b) The proposal provides approximately 32.2% tree canopy coverage across the developable area exceeding the TOD Design Requirement of 20% providing additional urban heat mitigation to the area. Mature feature trees will be strategically located in communal areas to help with shade and comfort but to also provide a form of wayfinding through the precinct.

9c) Built form along the eastern edge of the northern courtyard has been reduced to improve cross ventilation, solar access, and air movement to lower-level apartments, as shown in Section 2.12 of the Design Report. This also enhances visual connection to the riparian corridor.

9d) Universal access has been provided to each communal and private space. This has been coordinated with the access consultant in which a strategy has been agreed to ensure universal access is provided throughout whilst minimising the need for additional ramps, balustrades and handrails to de-clutter the public domain.

10) Rooftop communal spaces have been provided in the latest proposal to compliment the two primary communal podium spaces. Meaning residents can acces both types of spaces in different seasons pending the need for shade or sunlight.





↔ Universal access to creek corridor and communal podiums
↔ Universal access to lobbies
↔ Universal access to communal podiums

TURNER

Land+Form

3.11 Response to SDRP 1 Comments

Site Strategy & Landscape

Panel Comment

11. Provide a communal roof terrace at Buildings A, B, C and D to ensure equity of access for all residents.
    a. ensure parity of facilities across all roof terraces.
    b. provide ample open space, generous greenery and good orientation, balanced with building plant requirements, PV cells, and lift overruns.

12. Demonstrate high-quality design and amenity outcomes for the dwellings at their interface with the streetscape, landscape, and open spaces. Key locations include the through-site link, courtyards, the riparian corridor, and the dedicated open space to the south.

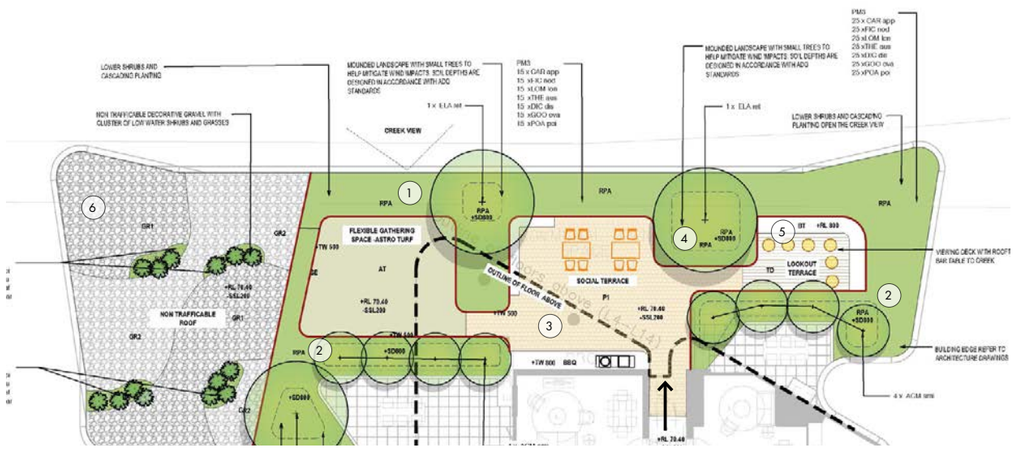
14. Exclude the dog park from the proposal, as there will be ample space in the surrounding precinct.

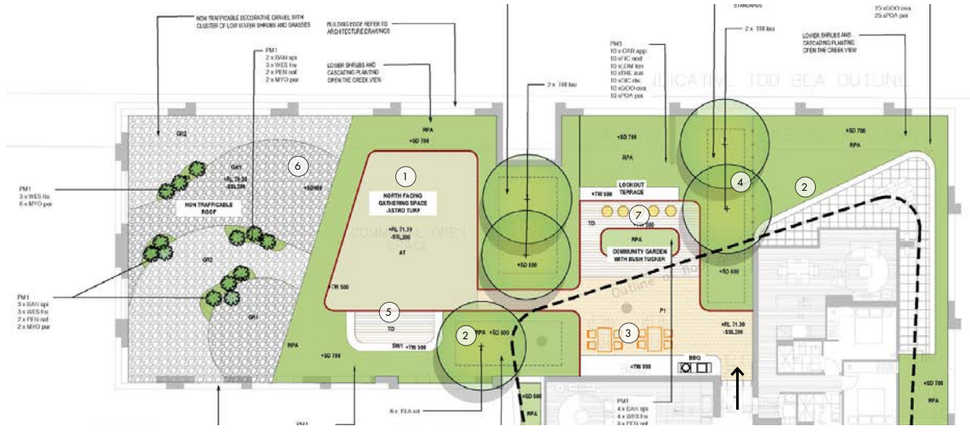
Response

11) Rooftop communal spaces have been provided in the latest proposal to buildings A, B and D providing equitable amenity to each space, generous open spaces and view orientated towards Elizabeth Macarthur Creek reinforcing the sites connection with its natural context.

12) Generous landscape setbacks have been provided throughout the ground plane with sloped planted embankments to ensure privacy is retained to each ground floor dwelling whilst ensuring sightlines are also maintained. The development is grounded in a strong landscape setting with most planting areas being provided in deep soil zones ensuring a high quality amenity outcome for residents.

14) The dog park has been removed and replaced with an outdoor pool and social deck. The overall communal space between buildings C and D has been simplified into two key usable areas maximising space, function and planting.





Typical communal rooftop - amenity, program and soft landscaping

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

TURNER

Land+Form

3.11 Response to SDRP 1 Comments

Sustainability & Resilience

Panel Comment

Development in Western Sydney necessitates a strong design response to urban heat, not just the current climate, but that of future decades. Ensure the project's stated ambition for good, long-term community outcomes meets this challenge.

5. Mitigate heat by maximising the greening of the buildings, courtyards and open spaces, including planting as many mature trees as possible.

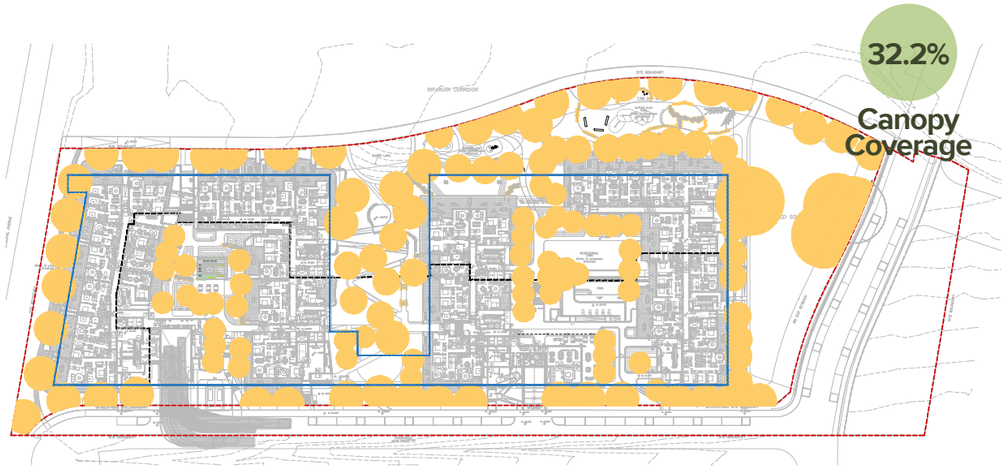
6. Ensure the approach to greening is supported by a landscape design that is future-proof to value management during delivery and minimises maintenance.

Response

The landscape site coverage (soft landscaping and planting) across the site equates to approximatelty 43% which is 13% in excess of the TOD Design Requirement of 30%.

In addition to the above, the proposal provides approximately 32.2% tree canopy coverage across the developable area exceeding the TOD Design Requirement of 20%, providing urban heat mitigation that is strategically located within communal and open spaces areas.

The landscape design is generally co-located with communal spaces and accessible deep soil areas ensuring maintenance and access is easiliy provided. The design layouts are robust in nature, ensuring if materials are value engineered due to construction costs, the scale and quality of the spaces will not be hindered.



3.11 Response to SDRP 1 Comments

Site Strategy & Landscape

Panel Comment

Revisit the site planning to improve the quality and amenity of the ground plane, including both courtyards and the interface between the dwellings and adjacent landscape and public spaces. Focus on increasing the response to climate change, improving liveability and amenity, and integration of the building and landscape.

9. Improve the amenity and environmental conditions of the courtyards by:
   a. reconfiguring the basement car park to increase deep soil that is contiguous and not over structure
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   c. reducing built form to the northern courtyard's eastern perimeter, opening it up (partially or fully) to optimise breezes and air movement for dwellings at the lower floors
   d. optimising privacy and providing universal access where courtyards interface with surrounding dwellings and their private open space.

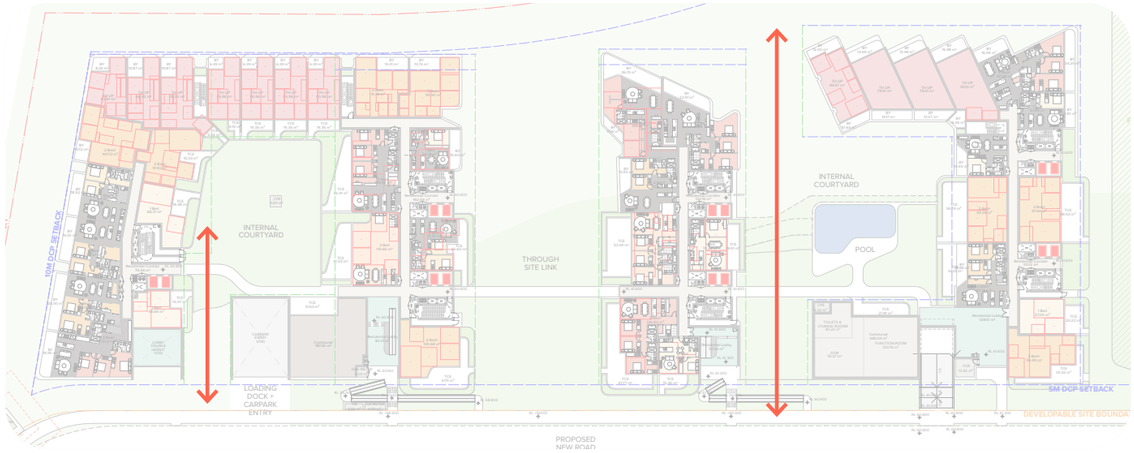
Response

9a) In response, the basement layout has been revised to reduce the extent of the basement link beneath the through-site link, allowing for an expanded area of contiguous deep soil.

9b) Refer to Landscape Drawings

9c) The built form along the eastern edge of the northern courtyard has been strategically reduced to open up direct sight lines to the creek. This not only enhances visual connectivity to the natural landscape but also facilitates improved cross-ventilation and air movement for the lower-level dwellings

9d) A mixed strategy of dense plantings, fencing and level change has been adopted to maintain the privacy and amenity of private open space areas within the courtyard setting and alongside the through site link.



SDRP 1 Scheme

Current Proposed Scheme

Sight lines
Air movement

3.11 Response to SDRP 1 Comments

Built Form & Architecture

Panel Comment

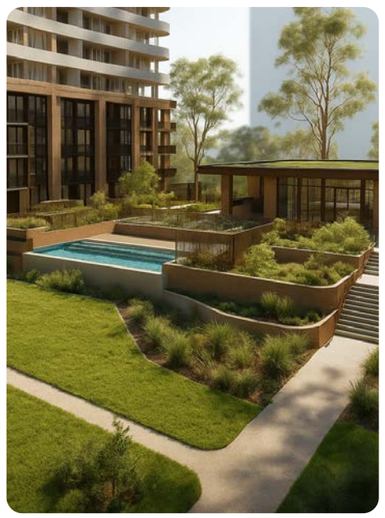
15. Given the increased height and FSR controls provided by the TOD Accelerated Precinct rezoning, and the site size, further justification is required for any proposed height and FSR increases beyond what is permissible. Where departures from the controls are proposed, these should be compared with a compliant scheme to demonstrate any impacts.

Response

The proposed density responds to the desired future character contemplated by the Transport Oriented Development Precinct Scheme for Kellyville and Bella Vista. The scheme has significantly progressed from the first design review with the following key outcomes that support the minor exceedance in yield and building height that is sought:

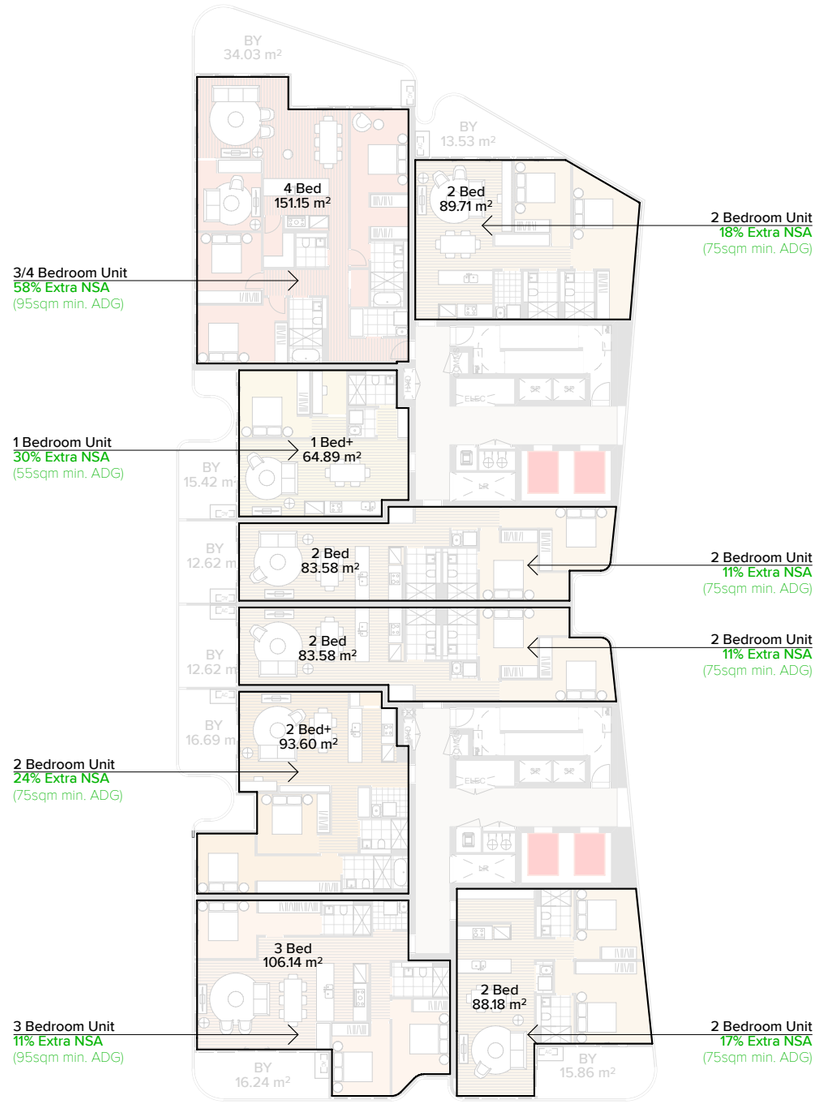
- Apartment sizes that well exceed minimum ADG requirements
- Ample deep soil, canopy cover, and public domain
- Through site link that delivers precinct connectivity
- High amenity internal and external communal areas
- Beyond minimal building separation
- No significant overshadowing of existing/future development nor open space areas

Landscape and public doman proposed includes recreational lawn, garden pavillion and social gathering spaces



Communal facilities proposed includes pool, WFH spaces and function room

The project site is part of the Kellyville and Bellavista TOD precinct



Generous apartment sizes

3.11 Response to SDRP 1 Comments

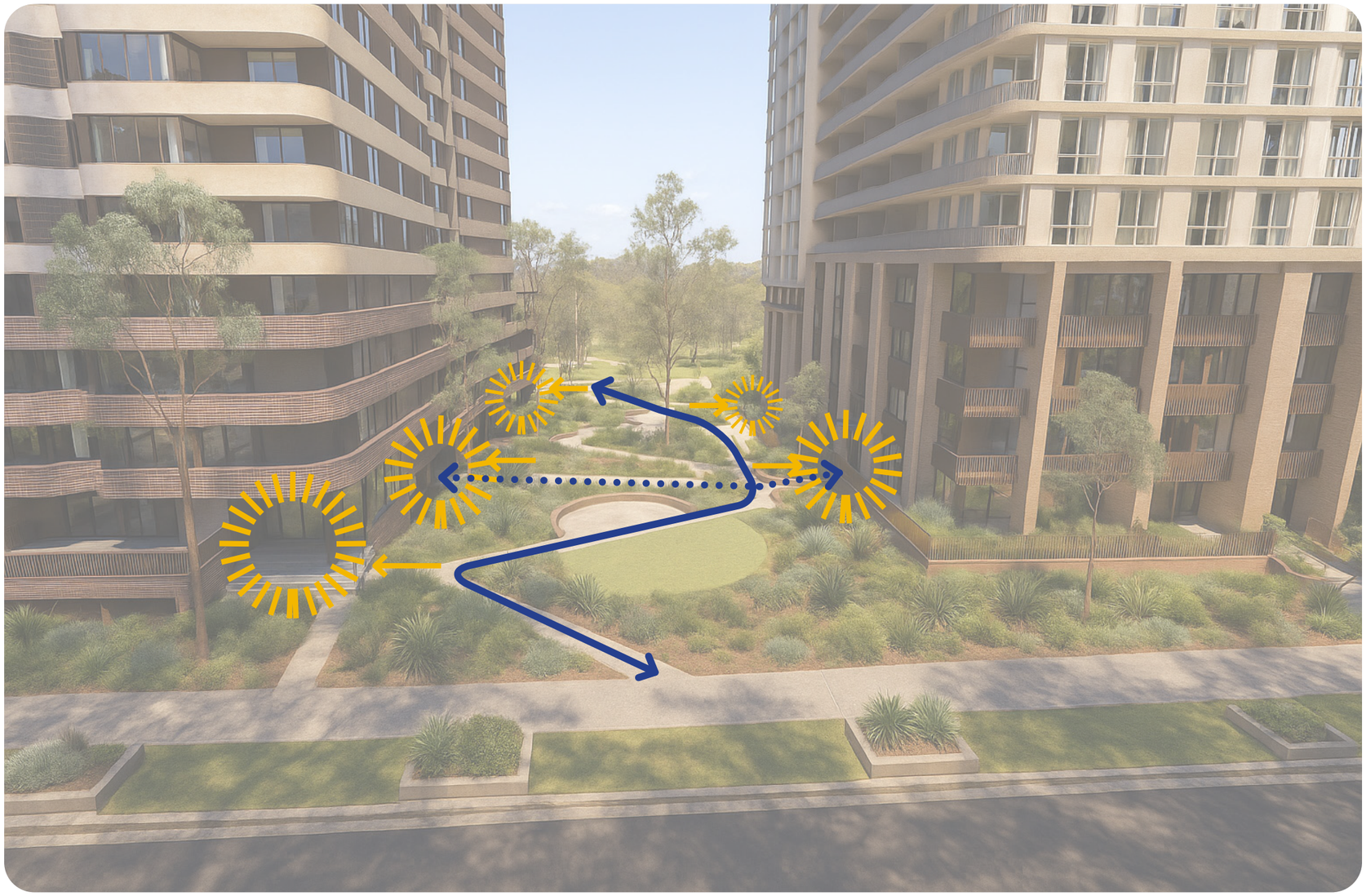
Built Form & Architecture

Panel Comment

16. Increase the townhouses along the courtyard perimeter and the through-site link. This will improve the quality of these spaces through fine-grain frontages and enhanced CPTED outcomes.

Response

To enhance the townhouse character along the courtyard perimeter and through-site link, the podium levels have been designed with a fine-grain, townhouse-style frontage. This approach helps to soften the building mass at ground level and contributes to improved CPTED outcomes and a more human-scaled public realm.



Perspective looking into the through site link from New Road 01

3.11 Response to SDRP 1 Comments

Built Form & Architecture

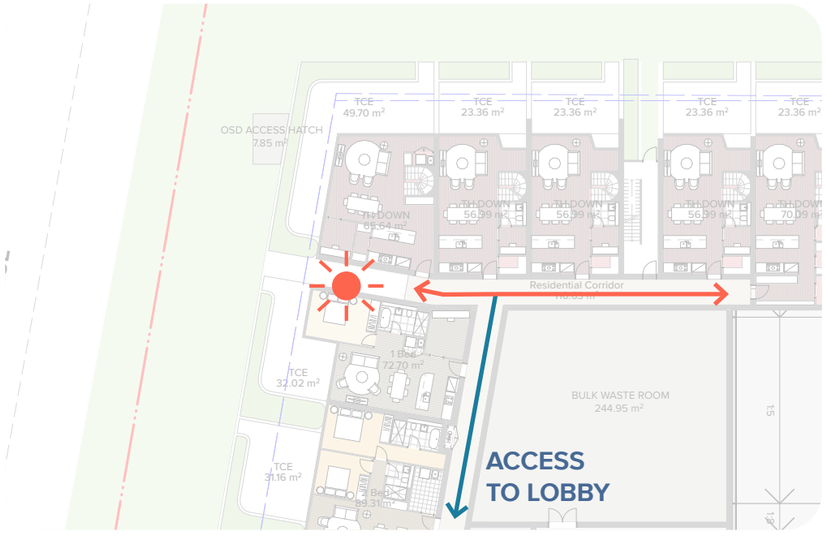
Panel Comment

17. While the entry locations are supported, they generate very long corridors. Improve the amenity of circulation spaces by breaking up their length and providing greater access to natural light, views, and a diversity of ground floor uses.

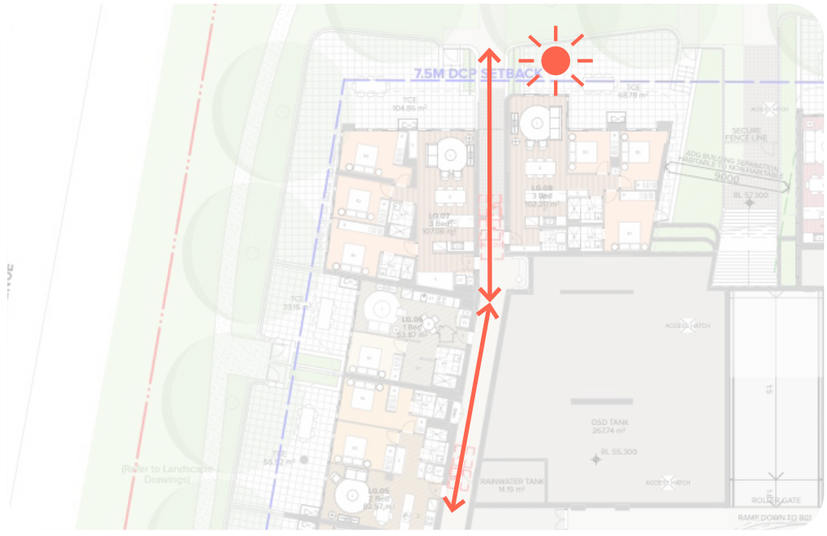
In building A, the corridor lengths have been reduced to improve the circulation. Additionally, a direct connection to the creek has been introduced at the end of the corridor, enhancing access to natural light and views.

In Building B & Building D, a secondary lobby has been introduced to break up the corridor lengths and provide access alternatives for Creek side apartments. This lobby connects to the public through site link and public Park, improving natural light access and views, supporting a mix of ground floor uses, and promoting passive surveillance.

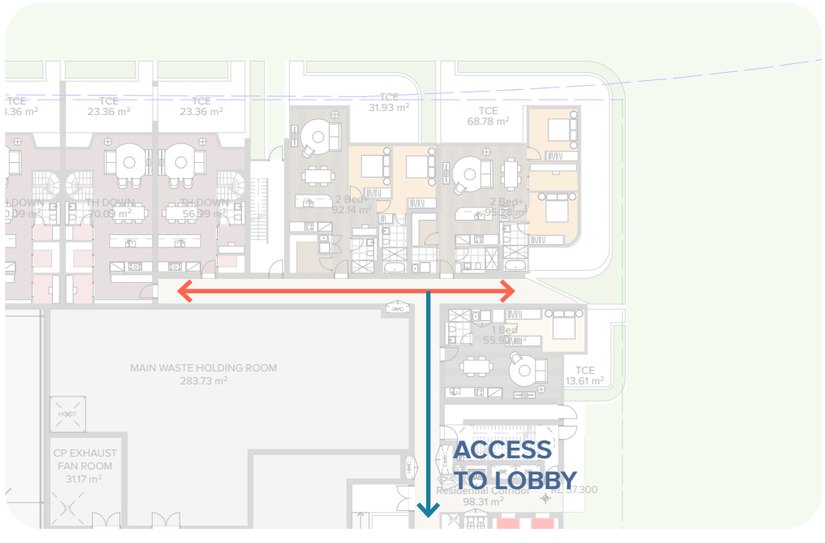
Response



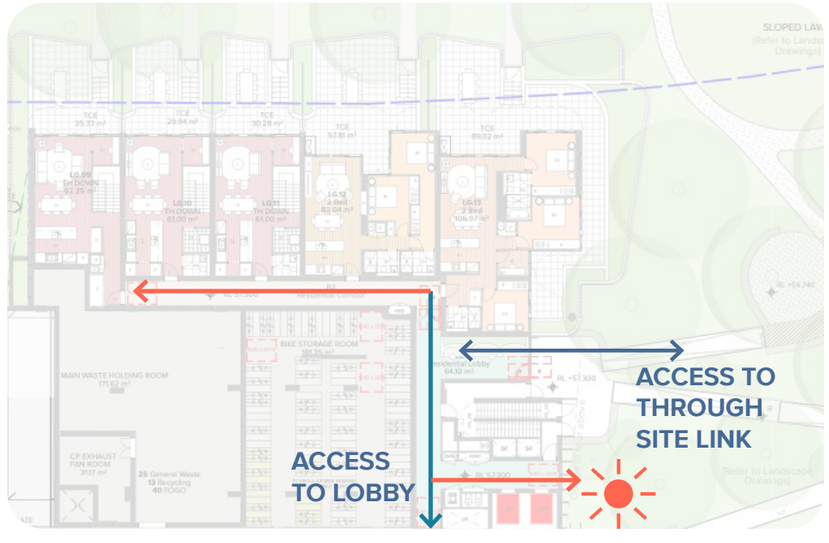
SDRP 1 Scheme_Lower Ground Level



Current Proposed Scheme_Lower Ground Level



SDRP 1 Scheme_Lower Ground Level



Current Proposed Scheme_Lower Ground Level

3.11 Response to SDRP 1 Comments

Built Form & Architecture

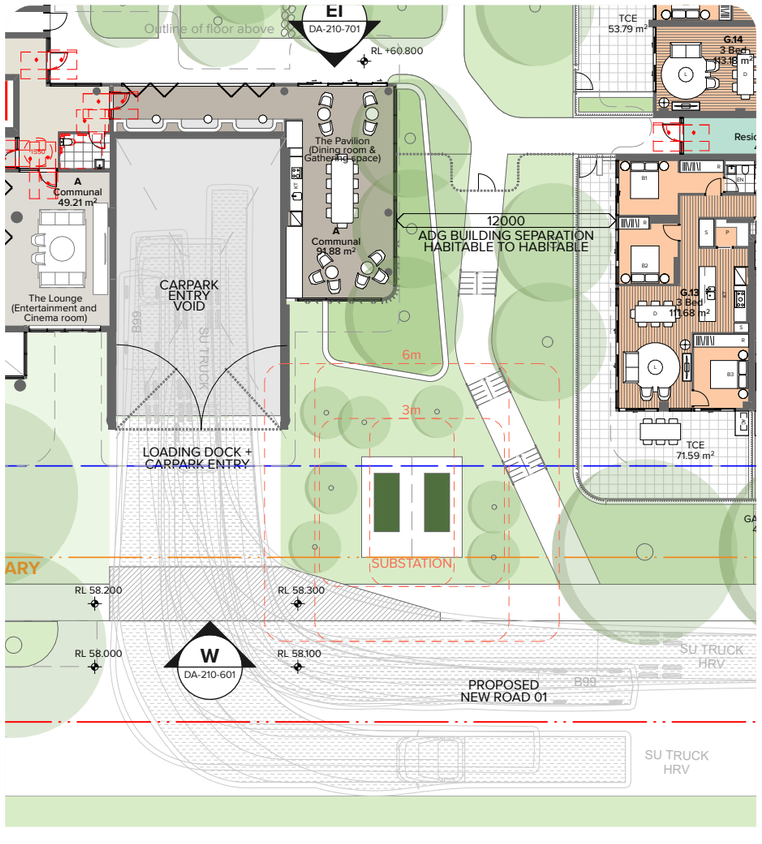
Panel Comment

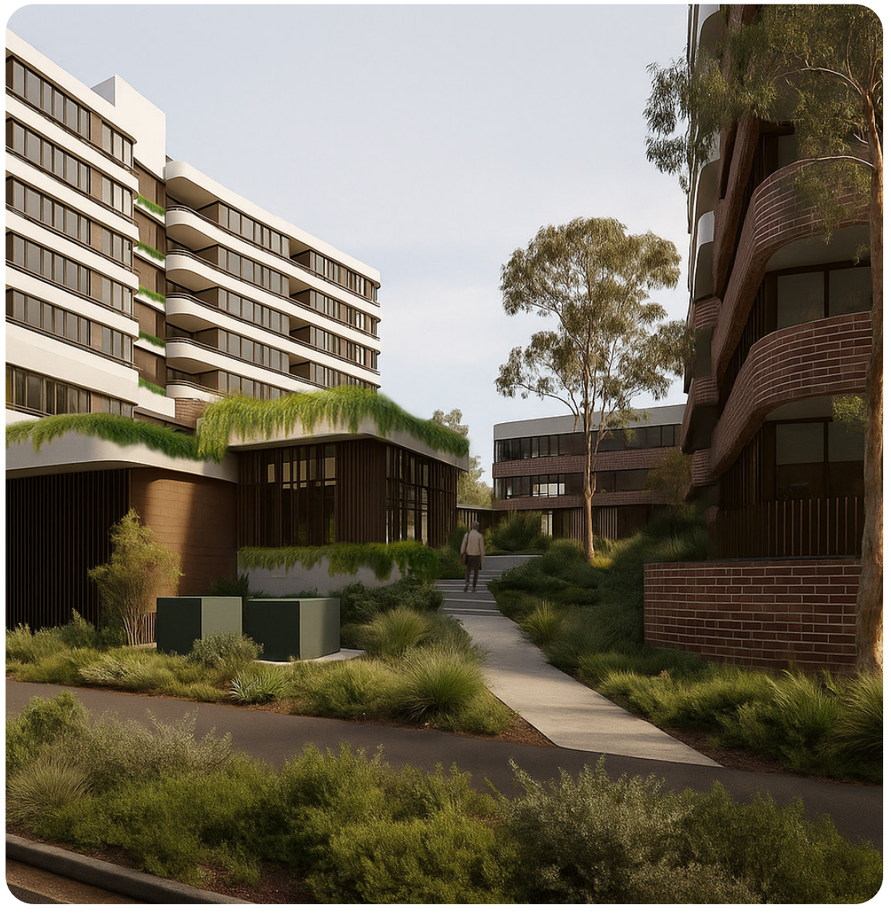
18. Integrate the substations within the building, rather than in their current prominent location.

Response

Integrating the substation within the building was explored; however, the current approach retains it in between building A & B. To mitigate its visual prominence, landscape treatments will be used to soften its visual scale and enhance its integration with the surrounding environment.

Landscape treatment for the substation includes permeable paving using decomposed granite for access, along with low shrubs and grasses to help mitigate the visual scale of the substation.





3.21 Response to SDRP 1 Comments

Sustainability & Resilience

Panel Comment

Development in Western Sydney necessitates a strong design response to urban heat, not just the current climate, but that of future decades. Ensure the project's stated ambition for good, long-term community outcomes meets this challenge.

4. Demonstrate how the project will contribute to NSW's Net Zero emissions goal by 2050.

7. Respond to the LEP design excellence requirements for ecologically sustainable development via stretch targets and going beyond ADG minimums. Explore opportunities to:

a. ensure sustainability and environmental performance drives the architecture
b. develop WSUD and improve water quality in response to the local hydrology
c. test capacity for PV cells and options for full electrification
d. optimise initiatives to support healthy Country

8. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

Response

4. Thermal Envelope meets the requirements of the Sustainable Buildings SEPP/BASIX NatHERS requirements – focus on passive design elements for wall & glazing U-values, balanced with solar admittance and window openability to promote natural ventilation and heat rejection. Average NatHERS rating of 7.4 stars meets the minimum requirements, with water and energy targets under BASIX achieved as demonstrated by the supporting ESD report.

7. Building Materials & Embodied Carbon - report & quantify embodied emissions associated with building materials, identify opportunity for initiatives to demonstrate reducing GHG impact to support the broader ESD strategy.

8. Prioritise Demand Reduction & Energy Efficiency, complemented by Rooftop Solar PV.

Other initiatives for review:

- Water use (rainwater harvesting, efficient fixtures & fittings with appropriate WELS ratings)
- Landscaping & biophilic design, low irrigation demand species
- High energy efficiency equipment specification (high Energy Star rating for fridges, washing machines, dishwashers etc.) Indoor environment quality (Acoustics, Natural Daylight/Glare, minimising material pollutants e.g. TVOCs, formaldehyde etc.)
- Climate adaptation & resilience opportunities – assess potential risks & mitigations

The proposal aligns with the objectives of the NSW DPIE Net Zero Plan Stage 1: 2020–2030 through its embedded sustainability strategies, as outlined in the Design Report and supporting BASIX documentation. These include high-performance façades, natural ventilation strategies, deep soil planting, rooftop communal spaces, and water-sensitive urban design (WSUD) elements. Together, these initiatives contribute to reduced operational energy demand, improved thermal comfort, and lower carbon emissions—supporting the state's pathway to net zero.

Refer to ESD Report for further information.

3.11 Response to SDRP 1 Comments

Other

Panel Comment

17. Demonstrate how the design responds to family-living considerations, via indoor and outdoor spaces of high amenity, including:
- a. co-location of shared indoor and outdoor spaces
- b. capacity for gathering for various user groups
- c. good sightlines for child supervision
- d. spaces that optimise winter sun and summer shade
- e. dwelling layouts and lobbies with spatial capacity for family life e.g. multi-purposing spaces for child play, and space for strollers, bikes and family specific storage needs.

Response

The proposed development at 40 Memorial Avenue demonstrates a strong commitment to supporting family life within a higher density context, drawing on the principles outlined in Healthy Higher Density Living for Families with Children (Western Sydney Local Health District, 2024). Through high-amenity indoor and outdoor spaces, flexible layouts, and safe, accessible communal areas, the design supports the health, wellbeing, and daily needs of families with children.

17a) Shared amenity spaces are thoughtfully co-located to enhance usability and social connection. A gym and function room located at ground level in Building C directly interfaces with a secure communal open space and outdoor pool between Buildings C and D, encouraging active lifestyles and interaction across age groups. These facilities are easily accessible from all dwellings and contribute to daily family convenience and wellbeing.

17b) A variety of communal open spaces, located between Buildings A & B and C & D, are designed to accommodate both informal play and more structured social gatherings. An outdoor pool, lawns, and landscaped seating areas provide opportunities for families and diverse user groups to gather, play and relax. These spaces support intergenerational use and help build community through everyday interaction.

Building A & B Courtyard
Garden pavillion and social gathering space

Building C & D Courtyard
Function room that connects to the outdoor pool and recreational lawn

3.11 Response to SDRP 1 Comments

Other

Panel Comment

17. Demonstrate how the design responds to family-living considerations, via indoor and outdoor spaces of high amenity, including:
- a. co-location of shared indoor and outdoor spaces
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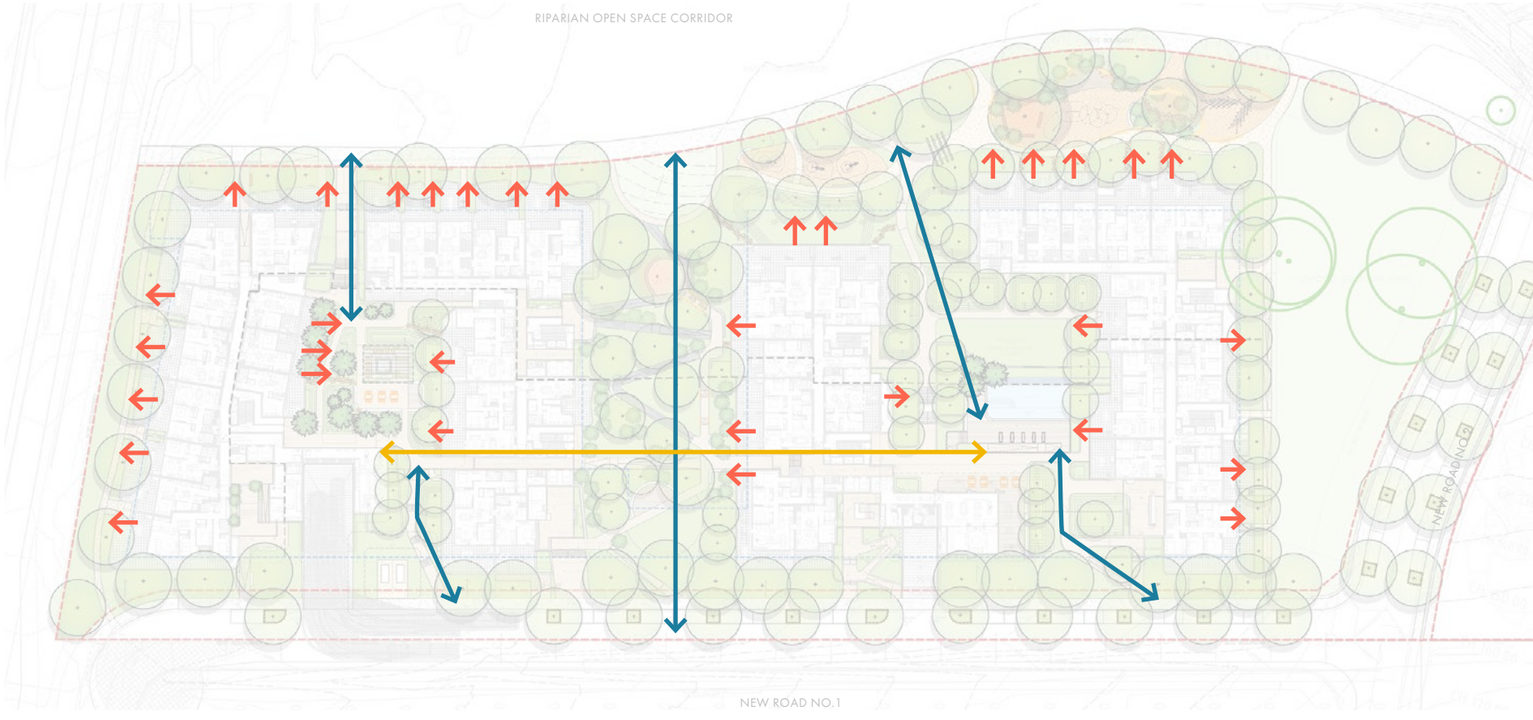
- e. dwelling layouts and lobbies with spatial capacity for family life e.g. multi-purposing spaces for child play, and space for strollers, bikes and family specific storage needs.

Response

17c) The communal open spaces are secure, well-overlooked by adjacent apartments, and designed with clear sightlines to support passive surveillance. Landscape design by Land and Form intentionally excludes furtive spaces, creating safer environments for children—while acknowledging that this does not replace the need for supervision. Ground-floor terraces and active frontages further reinforce visibility, and the building layout enables clear visual connections between dwellings and shared spaces.

↔ Access points
↔ Resident Connection
↔ View corridor



3.11 Response to SDRP 1 Comments

Other

Panel Comment

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    d. spaces that optimise winter sun and summer shade
    e. dwelling layouts and lobbies with spatial capacity for family life e.g. multi-purposing spaces for child play, and space for strollers, bikes and family specific storage needs.

Response

17d. The development optimises solar access across seasons through careful orientation and generous east-west building layout. Deep soil setbacks and extensive tree planting help moderate temperatures, providing shade in summer and sun access in winter to both private and communal spaces. The design prioritises thermal comfort, supporting outdoor play and recreation year-round.

Building A & B Courtyard
Garden pavillion and social gathering space

Building C & D Courtyard
Function room that connects to the outdoor pool and recreational lawn

3.11 Response to SDRP 1 Comments

Other

Panel Comment

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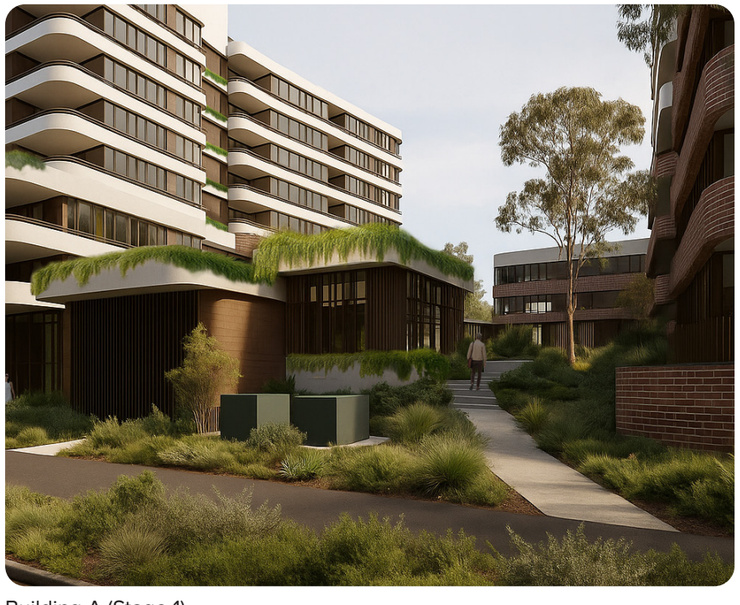
- e. dwelling layouts and lobbies with spatial capacity for family life e.g. multi-purposing spaces for child play, and space for strollers, bikes and family specific storage needs.

Response

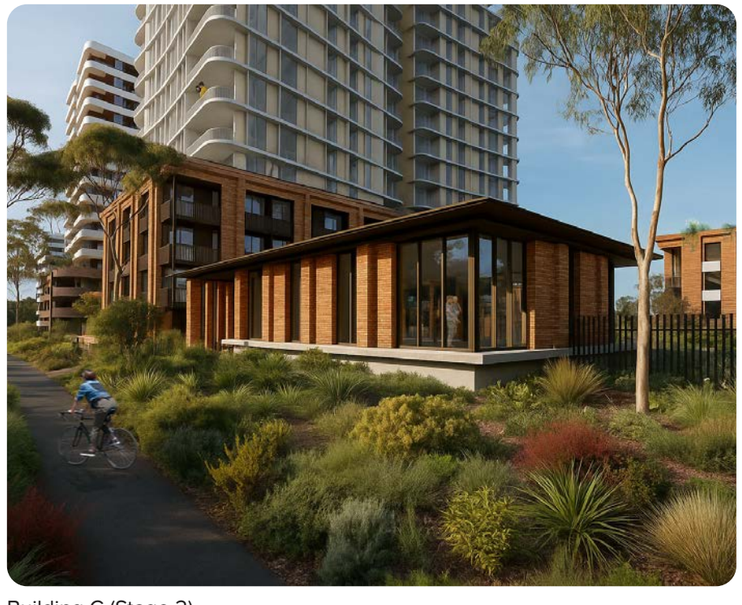
17e. The mix of 1, 2, and 3-bedroom apartments, townhouses, and penthouses is equitably distributed across Buildings A–D, offering a variety of family-friendly housing types. Where possible, study nooks and flexible rooms support remote work or children's study and play. Generously sized residential lobbies are secure, intuitively located for clear wayfinding, and designed to accommodate strollers, bikes, and storage, enhancing functionality for family life.

The highly permeable ground plane, featuring a central north–south spine and east–west through-site links, encourages movement across the site and provides children and families with multiple safe, landscaped pathways for walking, play, and access to communal facilities.

Through its thoughtful layout, diverse apartment mix, co-located amenities, and safe, legible shared spaces, the development at 40 Memorial Avenue responds directly to the key recommendations of the Healthy Higher Density Living for Families with Children report. It delivers the spatial quality, practical features, and amenity required to support families in higher-density environments, promoting comfort, flexibility, health, and community wellbeing.



Building A (Stage 1)
Communal Facility Building



Building C (Stage 2)
Communal Facility Building

3.11 Response to SDRP 1 Comments

HHDL References

Panel Comment

18. Benchmark against relevant precedents and refer to Healthy Higher Density Living for Families with Children (Western Sydney Local Health District, 2024).

The design should co-locate shared indoor and outdoor spaces with clear sightlines for child supervision, and provides spacious lobbies and layouts that support family life, including areas for play, strollers, bikes, and storage.

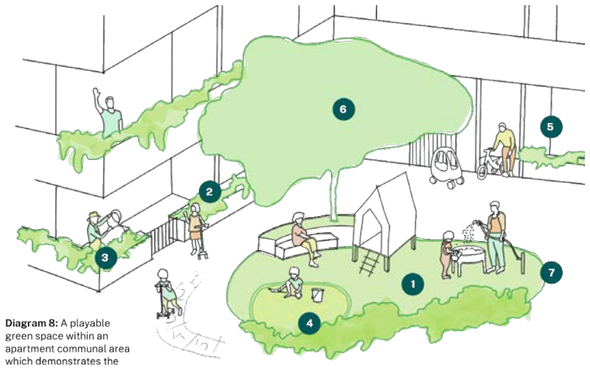


Diagram 8: A playable green space within an apartment communal area which demonstrates the key design guidelines.

Diagram extracted from HHDL Guide

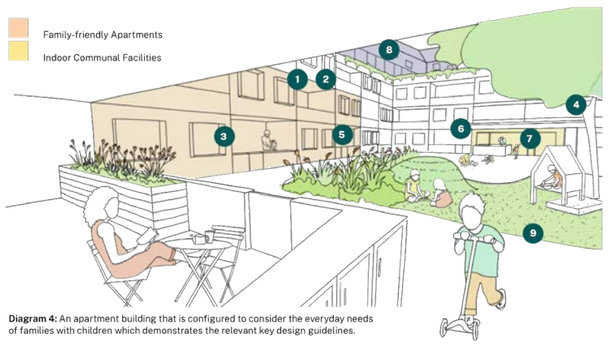


Diagram 4: An apartment building that is configured to consider the everyday needs of families with children which demonstrates the relevant key design guidelines.

Diagram extracted from HHDL Guide

The development includes community facilities such as an outdoor pool to support children's play, with larger, family-friendly apartments located nearby to ensure convenient access and encourage family use.

The design should emphasise creating spaces with the capacity to support gathering for diverse user groups. This includes co-located indoor and outdoor areas, flexible community infrastructure, and shared open spaces that cater to families, children, and broader community needs—particularly important in higher-density and infill developments where access to communal space is limited.

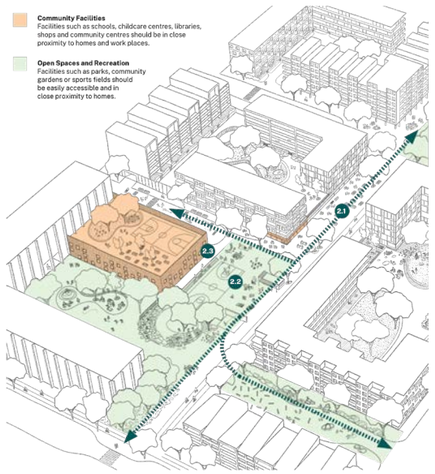


Diagram extracted from HHDL Guide

Child-oriented Public Facilities (such as schools and childcare centres)

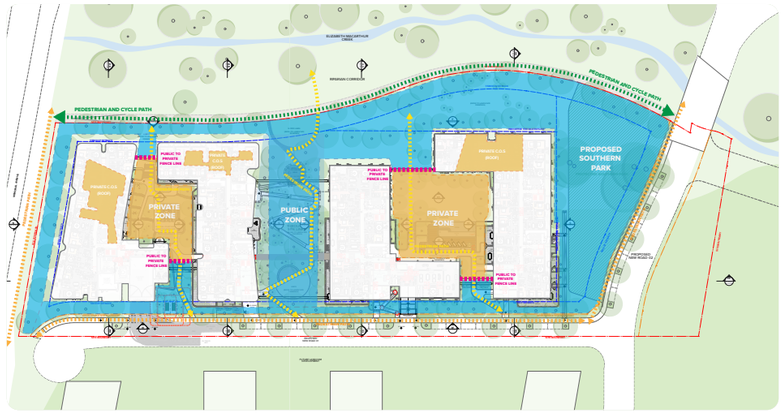
Public Outdoor Spaces

Children's Travel Routes

Diagram 15 (left): A Neighbourhood Play Map showing a range of play opportunities distributed evenly across a neighbourhood. Play opportunities are connected with Children's Travel Routes to enable safe active transport between facilities.

Diagram 16 (below): Diverse Play Opportunities which encourage different types of play.

Diagram extracted from HHDL Guide



The development supports gatherings for all user groups through shared indoor and outdoor spaces, with the through-site link providing a key connection point. It is also well-connected to surrounding public parks, greenery, and a nearby creekside interface, enhancing access to natural public open space and encouraging community interaction.

3.11 Response to SDRP 1 Comments

HHDL References

Panel Comment

18. Benchmark against relevant precedents and refer to Healthy Higher Density Living for Families with Children (Western Sydney Local Health District, 2024).

Response

The development is designed with flexibility to support family-friendly living in a higher-density context. While final allocation of family-friendly apartments is pending, the design supports adaptable layouts, landscape integration, and communal amenities that can accommodate future needs.

Building-Scale Responses

1. Family-Friendly Apartment Provision
Higher ratio of 2–3 bed dwellings (82% of total), supporting future family needs. 25% of 2–3 bed units designed to accommodate larger family-friendly layouts. Ground and podium levels allow direct or visual access to communal open spaces.

2. Green Outlooks and Grouping
Deep soil zones and mature planting promote green views and access to nature. Logical grouping of family apartments near communal areas encourages community interaction.

3. Access & Circulation
Secure, generously sized lobbies near lifts support pram/bike storage. Corridors designed above 1.8m width with natural light and CPTED principles.

4. Flexible Community Rooms
Function room and gym open directly onto communal spaces. Provisions for acoustic separation, storage, and future kitchenette integration.

5. Apartment Layout Considerations
Internal layouts allow for flexible play areas, suitable bedroom sizes, and extra storage. Bathrooms, laundries, balconies and sound insulation can support child-focused routines.

Neighbourhood-Scale Responses

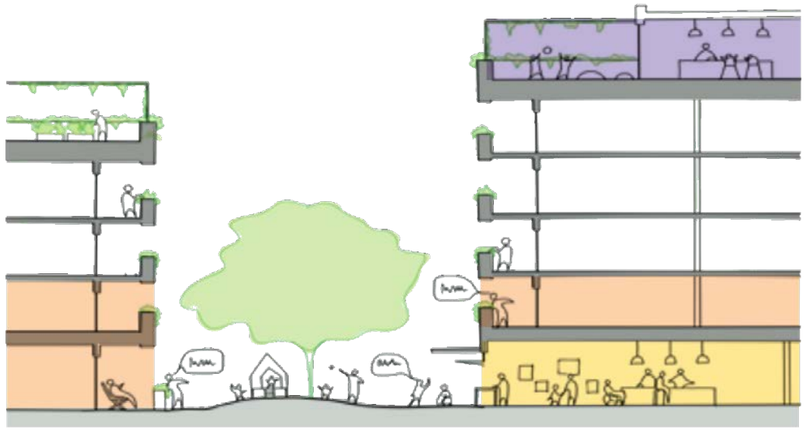
1. Child-Friendly Travel Routes
Future opportunity to incorporate 30km/hr zones, better crossings, shaded paths, and seating. High walkability and passive surveillance designed through ground-level terraces.

2. Diverse Play Opportunities
Play spaces located within 200–400m of all dwellings. Communal open spaces between buildings include water play, nature play, and intergenerational activities. New public park adjacent to Building D complements existing parks.

3. Caregiver Infrastructure
Close proximity to Metro, schools, and childcare within walking distance. Design includes shaded rest areas, safe surfaces for prams, and accessible toilets. Informal opportunities for caregiver socialising and amenity integration.

Sustainability and ESD
Use of passive solar design, durable materials, natural ventilation. Waste management includes bulky storage and chutes on every level.

Compliance & Future Readiness
The proposal aligns with many key design guidelines and SDRP expectations. Areas such as child-specific art, co-creation processes, and childcare integration remain flexible for future stages.



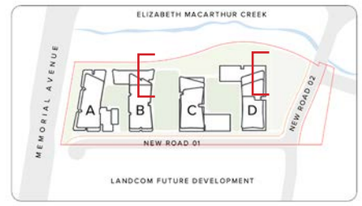
3.11 Response to SDRP 1 Comments

Public & Private Zoning

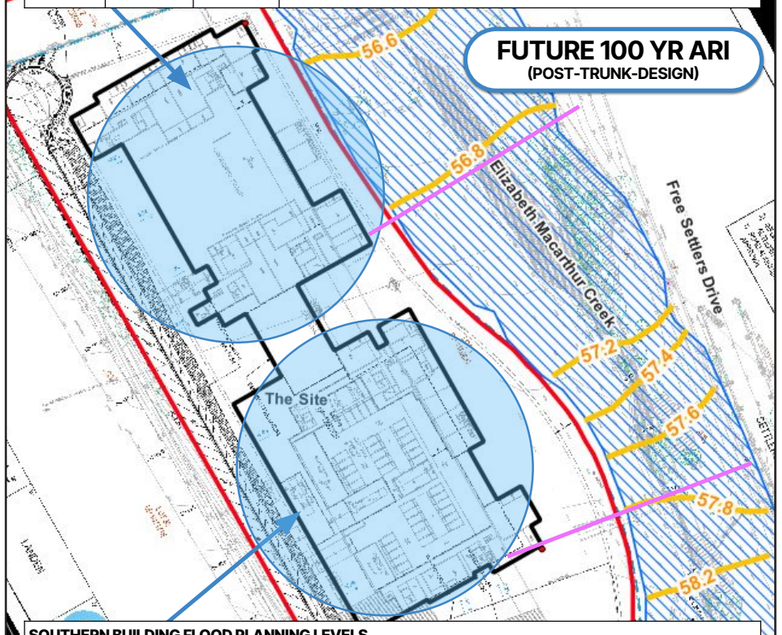
3.11 Response to SDRP 1 Comments

Flood Measures

KEYPLAN

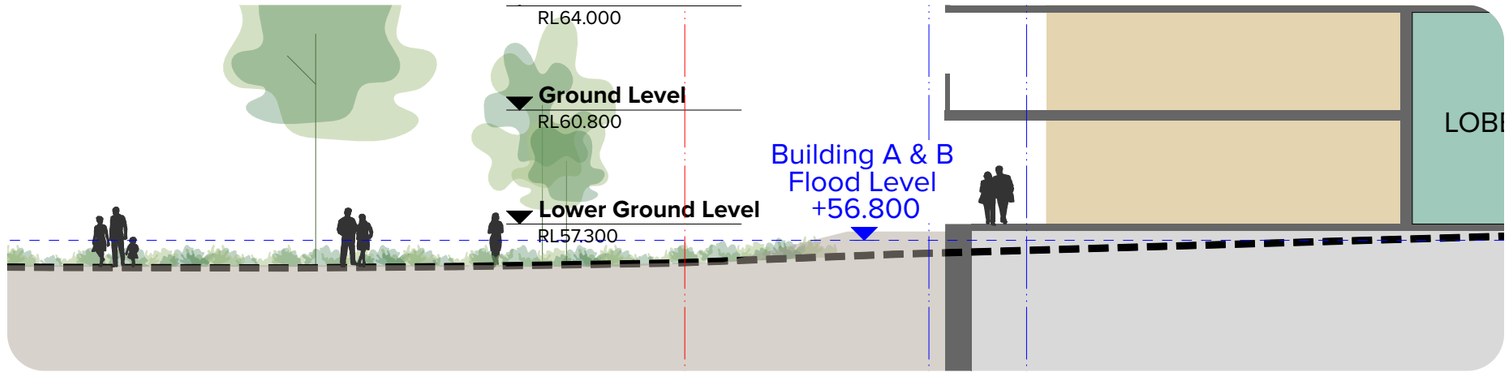


NORTHERN BUILDING FLOOD PLANNING LEVELS			
FLOOD PLANNING LEVEL	DESCRIPTION	VALUE (MAHD)	APPLICATION (AS PER HILLS SHIRE DCP (2012) PART C - SECTION 6 - FLOOD CONTROLLED LAND)
FPL 4	PMF	NA	
FPL 3	100 YEAR ARI + 0.5M	**57.3**	HABITABLE FLOOR LEVELS MUST BE AT OR ABOVE THIS LEVEL ACCORDING TO THE HILLS DCP (PART C - SECTION 6 - 2.5 (RESIDENTIAL) B) ENCLOSED CAR PARKING MUST BE PROTECTED FROM INUNDATION BY FLOOD WATERS UP TO THIS LEVEL WHERE 20 OR MORE VEHICLES ARE POTENTIALLY AT RISK (PART C - SECTION 6 - 2.5 (RESIDENTIAL) I)
FPL 2	100 YEAR ARI	56.8	
FPL 1	20 YEAR ARI	NOT KNOWN	

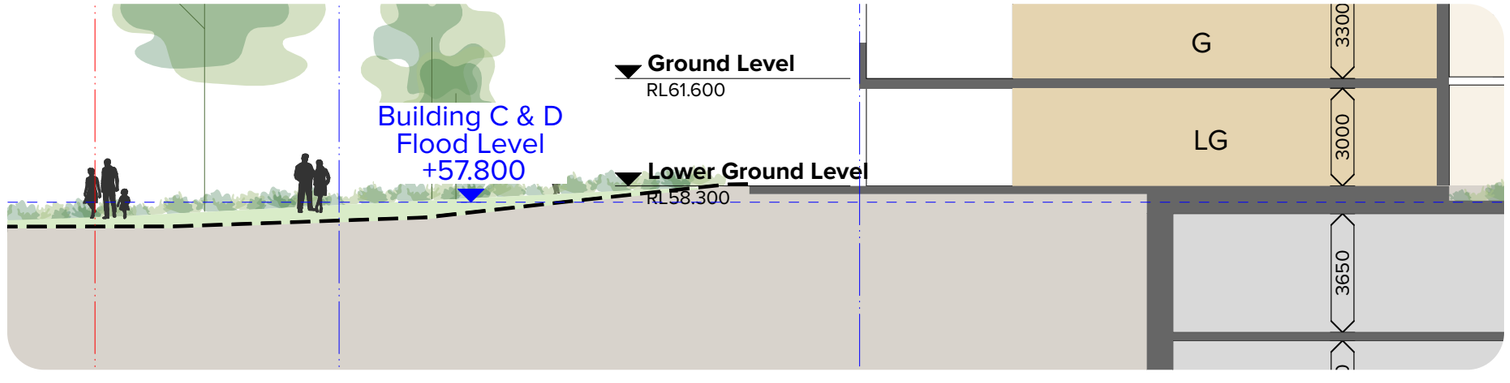


SOUTHERN BUILDING FLOOD PLANNING LEVELS			
FLOOD PLANNING LEVEL	DESCRIPTION	VALUE (MAHD)	APPLICATION (AS PER HILLS SHIRE DCP (2012) PART C - SECTION 6 - FLOOD CONTROLLED LAND)
FPL 4	PMF	NA	
FPL 3	100 YEAR ARI + 0.5M	**58.3**	HABITABLE FLOOR LEVELS MUST BE AT OR ABOVE THIS LEVEL ACCORDING TO THE HILLS DCP (PART C - SECTION 6 - 2.5 (RESIDENTIAL) B) ENCLOSED CAR PARKING MUST BE PROTECTED FROM INUNDATION BY FLOOD WATERS UP TO THIS LEVEL WHERE 20 OR MORE VEHICLES ARE POTENTIALLY AT RISK (PART C - SECTION 6 - 2.5 (RESIDENTIAL) I)
FPL 2	100 YEAR ARI	57.8	
FPL 1	20 YEAR ARI	NOT KNOWN	

Building Flood Planning Levels from Flood Consultant



Building A & B Flood Planning Level: 56.8m (100 Year ARI)



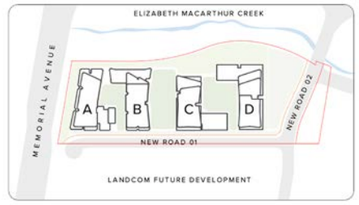
Building C & D Flood Planning Level: 57.8m (100 Year ARI)

Habitable floor levels for all buildings are above the level of Future 100 Year ARI, according to The Hills DCP (Part C - Section 6 - 2.5 (Residential) B).

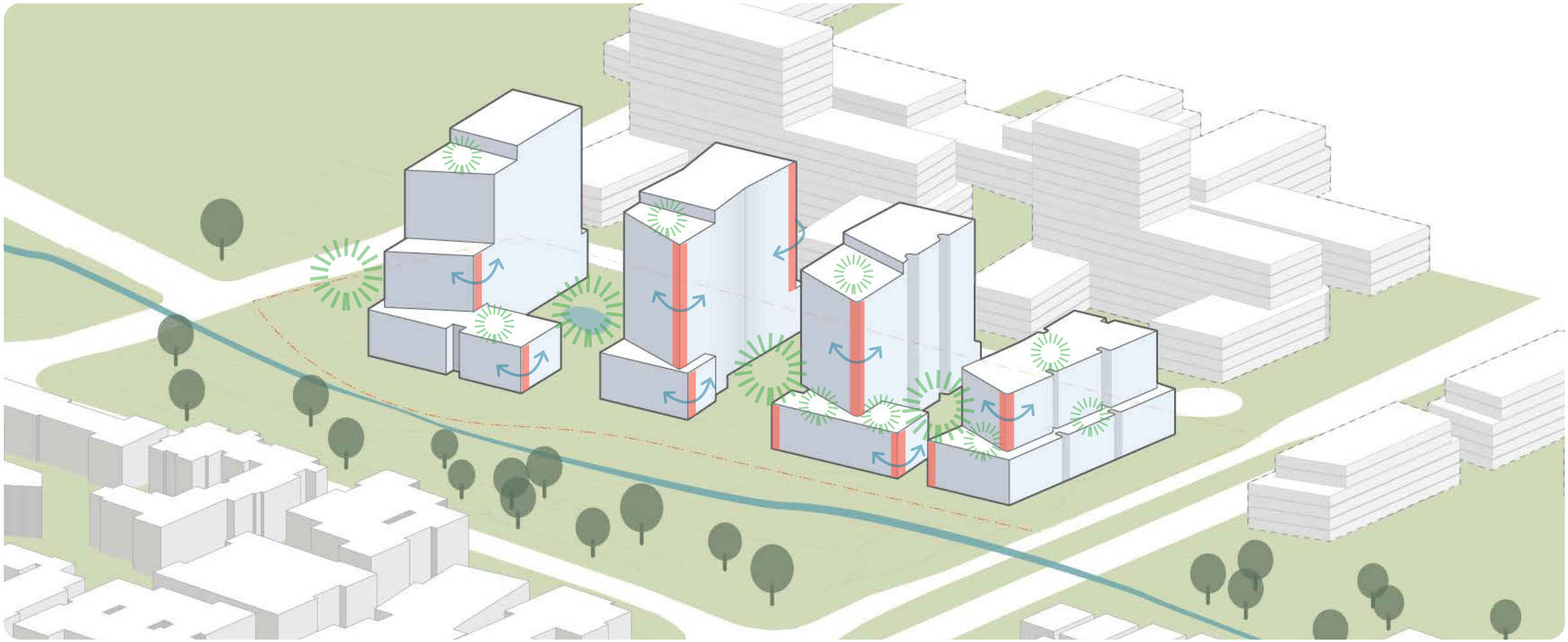
3.11 Response to SDRP 1 Comments

Wind Measures

KEYPLAN



Detailed study of wind mitigation measures had been undertaken by wind consultant. The prevailing winds are primarily from the north-east, west and south-east. When these winds hit the buildings perpendicularly, awnings help reduce the downwash effect at ground level, while screens are installed at key points on affected balconies and rooftop areas. Wind tends to be stronger around the corners of buildings therefore activated spaces are avoided around that area. Localised architecture features and landscaping elements such as trees and shrubs help manage wind at ground level.



Wind mitigation zones
Landscaping elements and treatments to manage wind
Wind

02 Response to SDRP 2 Comments

3.12 Response to SDRP 2 Comments

Design Excellence

Panel Comment

1. To demonstrate the proposal is capable of achieving design excellence, further design development is required in the following areas:
    a. the quality and amenity of both courtyards at the ground plane
    b. the facade elements and composition for all buildings, including form, architectural expression and diversity within the group.

Response

1a) Both ground-level courtyards have been designed as high-amenity, landscaped communal spaces that support passive recreation, visual relief, and social interaction. As outlined in Section 2.13 of the Design Report, the northern courtyard integrates open lawns, shaded seating, and planted edges that enhance comfort and permeability, while maintaining deep soil zones. The southern courtyard offers a more enclosed, garden-like character with layered planting, opportunities for informal play, and strong visual and physical connections to adjacent communal areas. Both spaces are CPTED-informed, receive adequate sunlight, and are accessible and legible from building entries, ensuring their usability and long-term value to residents.

CGI perspective from the Communal Courtyard between building C & D

3.12 Response to SDRP 2 Comments

Design Excellence

Panel Comment

1. To demonstrate the proposal is capable of achieving design excellence, further design development is required in the following areas:
    a. the quality and amenity of both courtyards at the ground plane
    b. the facade elements and composition for all buildings, including form, architectural expression and diversity within the group.

Response

1b) The proposed development demonstrates a clear and cohesive architectural composition through the use of a consistent material palette and a continuous brick base that unifies both stages of the project. Distinct facade articulation is used to introduce diversity and character within the group: Buildings A and B feature a more fluid form, expressed through continuous spandrel, while Buildings C and D adopt a more structured, grid-like facade with vertical fins. This variation in architectural expression enhances visual interest and harmony, as well as contributes to the overall design excellence of the proposal. Refer to Page 33-34 for further information.

North perspective from the creek and Memorial Avenue

3.12 Response to SDRP 2 Comments

Connecting with Country

Panel Comment

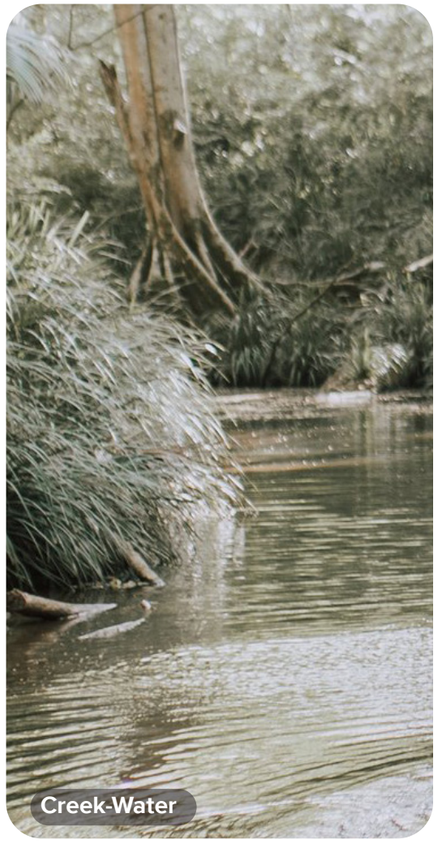
Country was not a focus of the review; accordingly, advice is limited to the following:

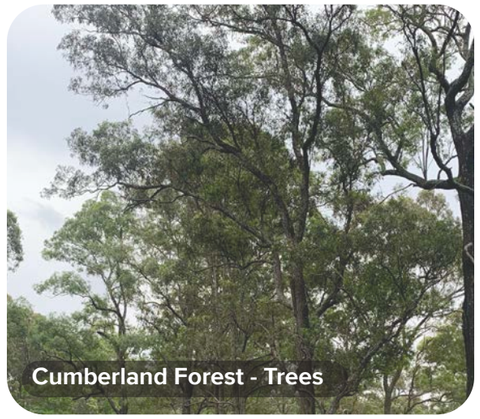
2. Continue to develop the themes and initiatives for Country as per advice outlined in the SDRP 1 design advice letter.

3. Continue to refer to the recently finalised Connecting with Country framework (2023) and case studies available on the GANSW website.

Response

The design continues to draw on insights from the February 2025 Walk on Country session with local Elders, which informed the project's Country design cues, as outlined in Section 2.03 of the Design Report. Themes of water, land, and forest are expressed through materiality, façade articulation, and the integration of riparian and landscape elements. Ongoing reference is made to the Connecting with Country Framework (2023), and relevant case studies, to guide future stages of design refinement and engagement.





Country Design Cues

The façade design draws on insights from a Walk on Country session with a local Elders, incorporating cues from the site's natural features and cultural significance. Inspired by the flow of Elizabeth Macarthur Creek, the verticality of surrounding tree canopies, and the site's gentle topography, the design uses rhythmic articulation, earthy materials, and terraced forms to reflect the landscape. Screening elements mimic dappled light through trees, while soft building edges and integrated planting echo the bushland interface. These strategies foster a strong connection to Country, grounding the architecture in its place.

3.12 Response to SDRP 2 Comments

Site Strategy and Landscape

Panel Comment

Further design development of the key green spaces (with a focus on the courtyards) is necessary to improve amenity outcomes.

4. Provide comprehensive drawings in the EIS to clearly show the interface between buildings and courtyards, and at the through site link. These were not included in the presentation, raising concerns about the extent of above ground basement and the quality and character of courtyard height transitions.

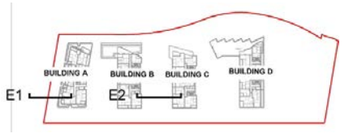
Response

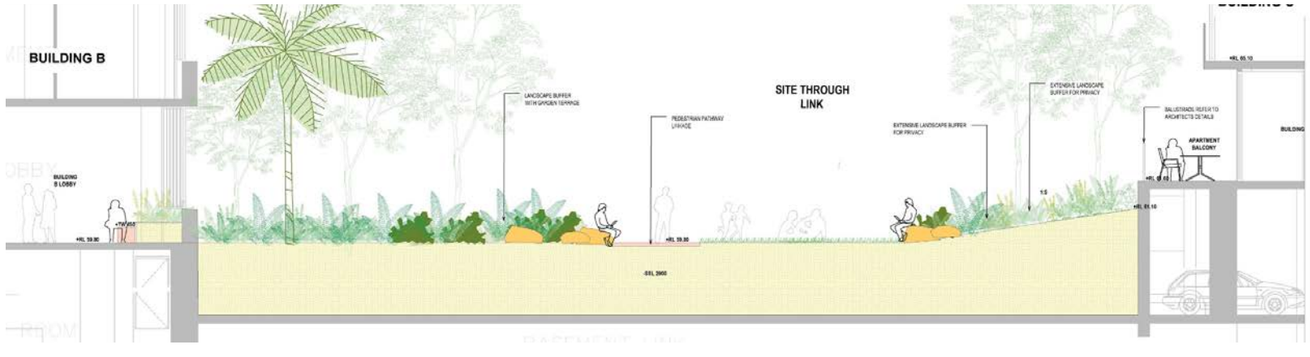
4) The courtyards and through site link have been carefully designed to not give the appearance of an underlying basement structure. This is achieved through vertical transitions, terraced and mounded landscape areas, which provide an organic feel

The swimming pool in Building C & D courtyard has been relocated to the same level as the communal facility to reduce vertical separation between active uses. This adjustment helps focus active functions at Ground Level, improving engagement between the pool and the communal facility.

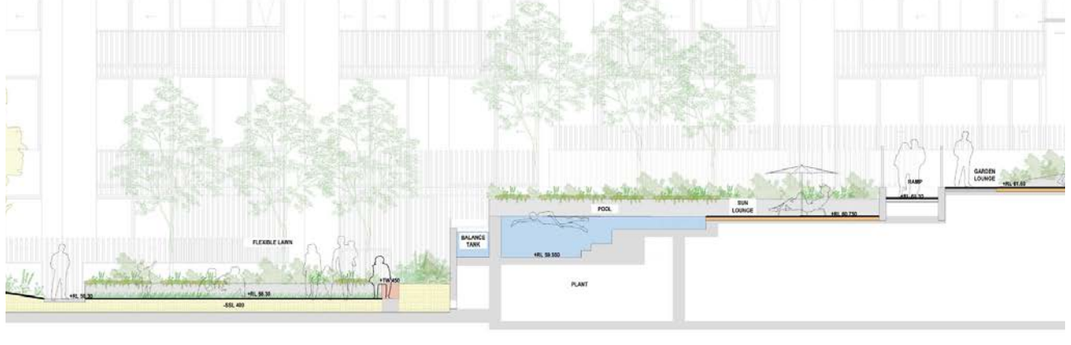
The Lower Ground Level is now dedicated to flexible lawn area, which provides visual and functional relief while also accommodating varied user needs. This transition in levels has been carefully considered to ensure appropriate height relationships and a high-quality landscape character.

Perspective looking into courtyard of Building C & D





Section of Through site Link



Section of Building C & D courtyard by landscape architect

3.12 Response to SDRP 2 Comments

Site Strategy and Landscape

Panel Comment

5. Develop the building to courtyard interface consistent with the advice of SDRP 1, including:
   a. maximising a green outlook for dwellings
   b. balancing privacy with passive surveillance
   c. providing universal access
   d. clear delineation of private to semi-public areas.

6. Provide detailed wind analysis and any proposed mitigation measures for the key outdoor and public domain spaces demonstrating safety and comfort for their intended uses, including:
   a. the courtyards and their connections to the creek corridor
   b. the through site link and other key building perimeter locations for dwelling or pedestrian movement
   c. rooftop terraces.

Response

5) The building-to-courtyard interface has been developed to prioritise amenity, accessibility, and safety.

Living areas are oriented toward the creek, park, and landscaped courtyards to maximise solar and green outlooks, while blank walls and hardscape elements are minimised to enhance visual connection with nature.

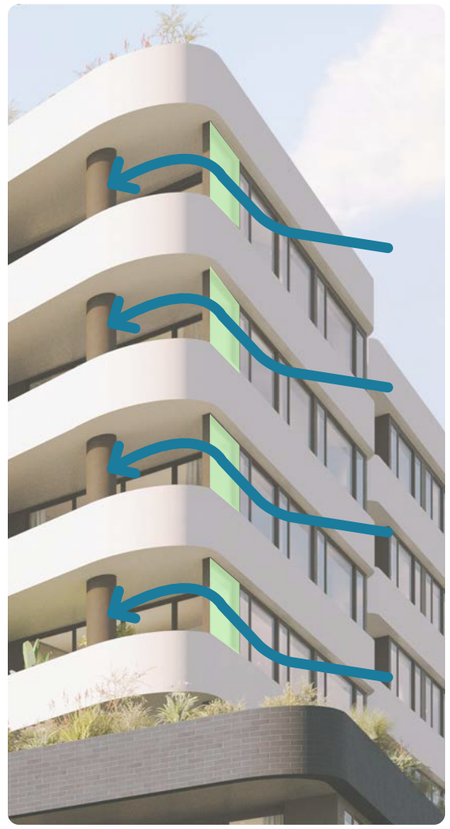
Privacy is balanced with passive surveillance through the careful placement of windows and balconies facing communal spaces, supported by screening elements such as planters and louvres.

Universal access is achieved via ramps and lifts connecting all levels of the site, including access from lobby entries down to the creek edge.

A clear delineation between private and semi-public zones is provided through a combination of fencing, gates, and layered landscaping.

6) Refer to page 22 for wind screen diagram. In line with the wind consultant's recommendations, densely foliating vegetation is proposed along pedestrian footpaths and around the perimeter of communal podium areas to improve comfort and reduce wind impact. Additionaly, wind screens are incorporated at key building edges, including around rooftop terraces and through-site links, to mitigate adverse wind conditions and ensure safety and usability of outdoor spaces

Circulation diagram showing universal access provided throughout the site



Fixed screen treatment for wind mitigation

Wind movement

3.12 Response to SDRP 2 Comments

Site Strategy and Landscape

Panel Comment

7. Minimise the impact of vertical transitions in the courtyards via landscape strategies.

8. Consolidate or reduce the program of the courtyards to better balance activity with the qualities of a tranquil and green sanctuary (relative to the proposed density), including:
   a. increased mature planting
   b. considering relocation of the pool indoors for year-round use, noting this could then be larger to better suit the number of users.

Response

7) The impact of vertical transitions within the courtyard spaces has been reduced by consolidating key programs and activities within a single level zone. Where level changes are necessary, gentle ramps are integrated into the landscape design to ensure accessibility and seamless movement throughout the space.

The swimming pool in Building C & D courtyard has been relocated to the same level as the communal facility to reduce vertical separation between active uses. This adjustment helps focus active functions at Ground Level, improving engagement between the pool and the communal facility.

8a) The courtyard program has been strategically consolidated to reduce intensity of use, allowing for increased areas of soft landscaping and mature planting. This approach enhances the courtyards' function as green, tranquil sanctuaries that provide respite amidst the proposed urban density.

8b) The relocation of the pool to an indoor setting was considered as part of the design development process. However, the final design retains the pool outdoors within the courtyard of Building C and D.

To better accommodate the number of users, the pool has been enlarged, with the surrounding landscaping carefully designed to complement the courtyard programs while maintaining a balance between activity and tranquillity.

Perspective looking into courtyard of Building A & B

Perspective looking into courtyard of Building C & D

3.12 Response to SDRP 2 Comments

Site Strategy and Landscape

Panel Comment

9. Simplify the through site link by consolidating or minimising the ramps and pedestrian paths. Revisit the site and benching levels as necessary.

10. Increase the activation of the southern open space while maintaining its tree canopy and biodiversity value - e.g. kids bike paths, skateboard ramps and rails.

Response

9) The through-site link has been reconfigured to minimise the use of ramps and streamline pedestrian movement. Existing 1:14 ramps have been replaced with more gradual 1:21 ramps, eliminating the requirement for handrails. This design adjustment enhances visual permeability, allowing uninterrupted views toward the creek and supporting a more open and accessible landscape experience.

10) The proposed design balances activation and ecological value within the southern open space. As outlined in the Landscape Design Report and the Biodiversity and Social Impact Reports, the area supports passive and active recreation while preserving existing canopy and enhancing biodiversity through native planting and habitat zones. Activation elements include open lawns, informal play areas, walking loops, and gathering spaces. Opportunities for future additions such as children's bike paths or low-impact play elements can be further explored in later design stages, subject to community consultation and ecological assessment.

Perspective looking into the through site link from New Road 01

North perspective from the creek to the proposed public park.

3.12 Response to SDRP 2 Comments

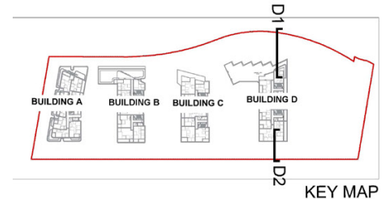
Site Strategy and Landscape

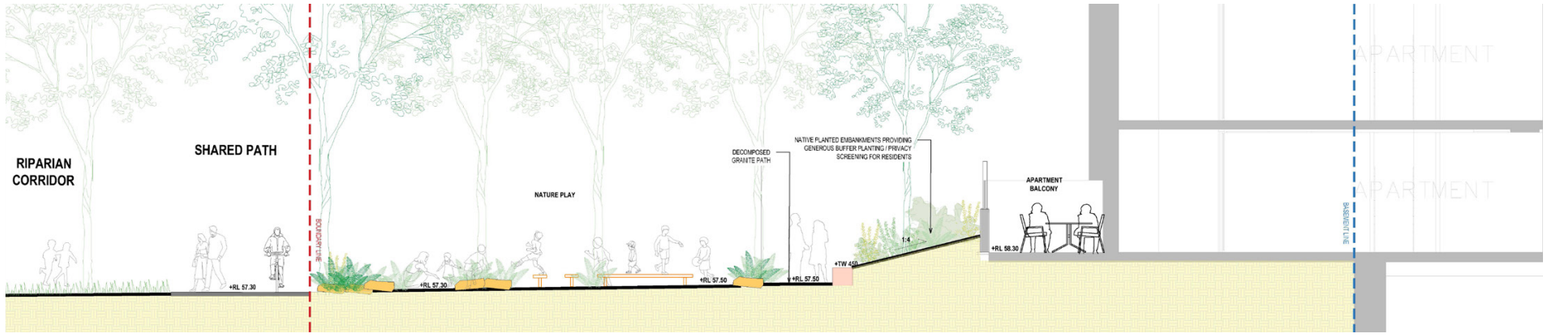
Panel Comment

11. The strategy for trees on structure via soil mounding and set downs is supported. Undertake careful detailed studies to ensure soil depth is not compromised and allows for thriving and generous planting. Include key details in the EIS.

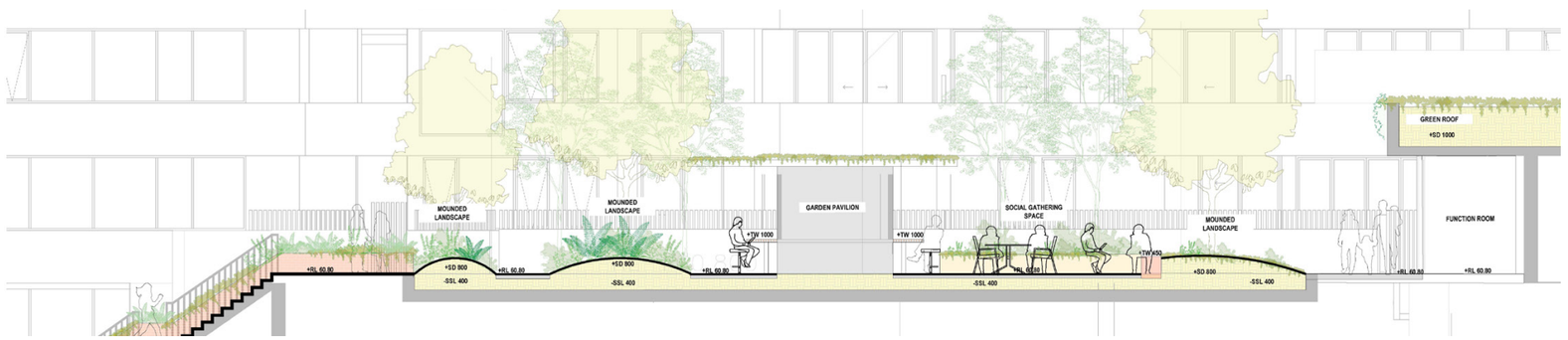
Response

Landscape sections have been provided by the project landscape architect, demonstrating the strategy for trees on structure via soil mounding and slab set downs. These details ensure compliance with minimum soil depth requirements to support healthy tree growth. Further coordination with structural and hydraulic consultants will continue during detailed design to safeguard planting viability. Refer to Section 2.13 of the Design Report for diagrams and planting strategies.





Transition of Building D terrace to creek by landscape architect



Transition of Communal Courtyard Between Building A & B to Creek

3.12 Response to SDRP 2 Comments

Built Form & Architecture

Panel Comment

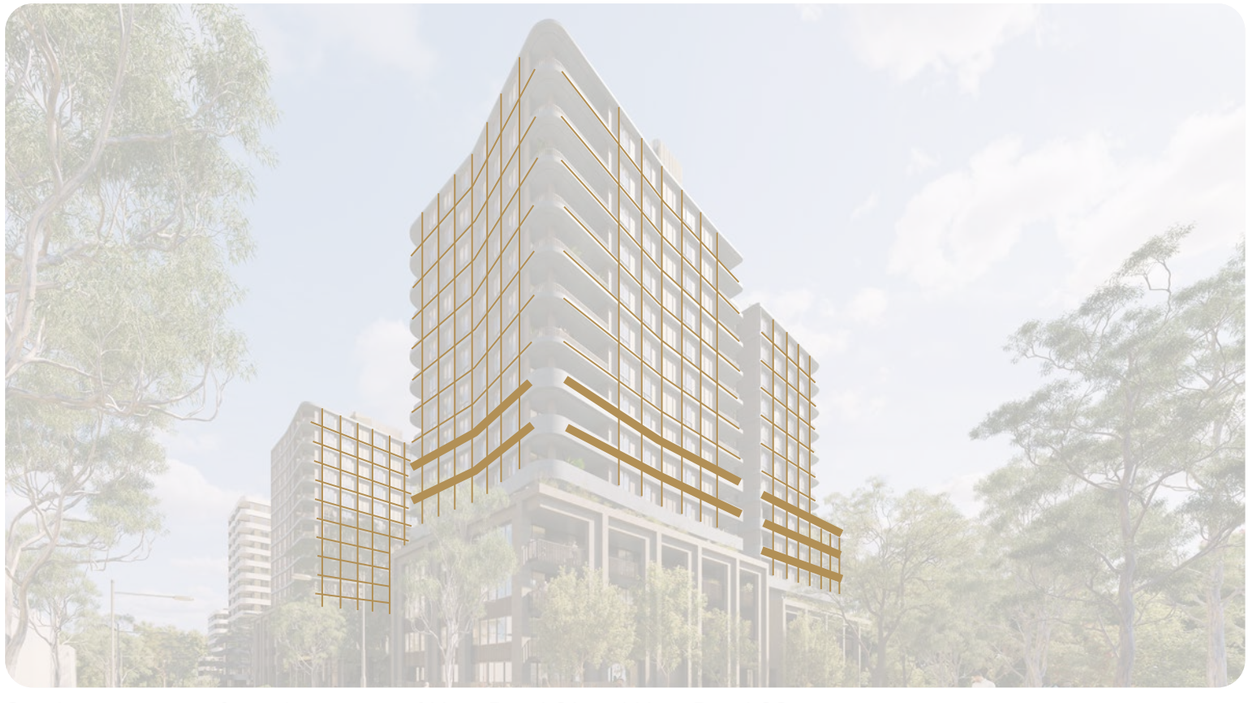
To achieve good architectural outcomes and improve diversity, further design development of the facade and architectural expression of individual buildings, and the buildings as a group, is required.

12. To realise the concept of an upper, middle and lower approach to the form and facade of each building:
    a. revisit their proportions to avoid the middle presenting as squashed
    b. increase the vertical elements of individual or multiple zones to better balance horizontal and vertical elements
    c. reduce the extent of solid balustrade to improve views out
    d. improve the relationship between curved and rectilinear forms, considering where and how they are applied.

Response

Buildings C and D have been refined to enhance the legibility of the base-middle-top composition. The middle zone has been adjusted to avoid a compressed appearance, with improved vertical articulation through consistent façade breaks and vertical balustrade treatments. Solid balustrades have been reduced and replaced with open elements to enhance outlook and lightness. Curved elements have been selectively applied at key junctions to complement, rather than compete with, rectilinear forms, improving overall compositional coherence.

North perspective from the creek and Memorial Avenue



South perspective from the corner of New Road 01 and New Road 02

3.12 Response to SDRP 2 Comments

Built Form & Architecture

Panel Comment

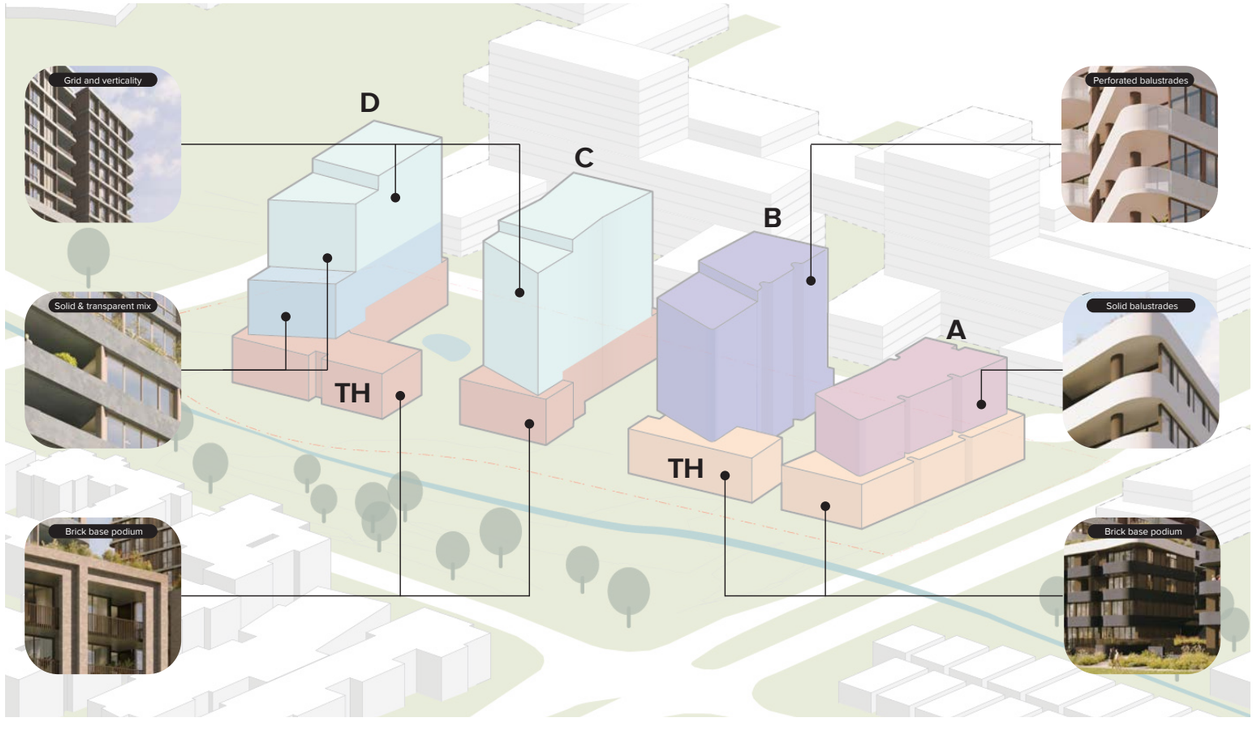
13. Ensure the above strategies support increased architectural diversity. The 3D character studies of each building are supportable, however, when repeated across the site they are less successful and do not generate sufficient diversity for the grouping.

Response

The proposal establishes a coherent architectural language that is grounded in place specific design cues while maintaining variation in materiality, massing, and façade articulation to support architectural diversity across the precinct. As outlined in Section 2.14 of the Design Report, each building adopts a distinct façade typology, such as vertical datum expression in Buildings C and D, and horizontal grid patterns and spandrel variation in Buildings A and B, reflecting their contextual position within the northern and southern precincts.

This approach is further reinforced through differentiated material palettes across stages, including contrasting brick tones (Simmental Silver vs. Bowral Blue), varied concrete finishes, and perforated screening systems. Rooftop communal spaces and garden courtyards also vary in character and amenity offering, supporting both visual and experiential diversity (see Section 2.13 of the Design report).

Together, these strategies ensure that while the built form is unified through a cohesive urban design framework, it avoids monotony by embedding meaningful architectural variation within each building envelope. Future design stages will continue to explore additional refinements in detailing and articulation to strengthen this diversity.



3.12 Response to SDRP 2 Comments

Built Form & Architecture

Panel Comment

14. Reconsider how brickwork is used, ensure it is complementary or integral to the building structure and form - e.g. avoid brick balustrades supported on a cantilevered and visible slab edge.

15. Provide a second core to Building A to improve amenity for residents and increase lift redundancy. This could potentially be a single lift core.

Response

14) Brickwork is utilised at the base of the building to ensure it is integral to the architectural expression and structural logic. In Stage 1, a horizontal brick spandrel detail was employed, effectively concealing the slab edge. For Stage 2, brick piers are introduced, with structural columns located in them, allowing the brickwork to contribute to the building's form and coherence.

Perspective of Building C & D's brick piers

Perspective of Building A & B's brick spandrel

15) The proposal maintains a single core arrangement for Building A, supported by two lifts to ensure adequate redundancy and resident amenity. This approach is consistent with benchmarked residential developments of similar scale and layout, and allows for greater efficiency in spatial planning and floorplate utilisation. The provision of two lifts within the central core ensures sufficient vertical transportation capacity, supports DDA compliance, and maintains operational resilience in case of lift maintenance or breakdown. A second core was considered but was not pursued due to inefficiencies in circulation and unit planning, non-compliance with solar and cross ventilation as well as its impact on yield and the building envelope.

3.12 Response to SDRP 2 Comments

Sustainability and Resilience

Panel Comment

Sustainability was not a focus of the review; accordingly, advice is limited to the following:

17. Provide a more detailed response to SDRP 1 advice in the EIS.

18. Continue to address the challenge of urban heat for a 2050 scenario during future design stages.

Response

17) A more detailed response to the sustainability and performance aspects raised in SDRP 1 has been addressed within the BASIX Certificate and accompanying Sustainability Report, which form part of this submission. These documents provide specific detail regarding energy efficiency, thermal comfort, water usage, and commitments aligned with long-term environmental performance targets.

18) The proposal takes a proactive approach to addressing the Urban Heat Island (UHI) effect and has integrated multiple strategies aligned with future climate resilience, including anticipated 2050 temperature conditions. The development embeds extensive landscape-led design, with more than 30% of the site dedicated to deep soil planting, exceeding ADG and Design Guide requirements (Refer Section 2.17). A combination of communal courtyards, green roofs, and riparian buffers adjacent to Elizabeth Macarthur Creek support passive cooling, biodiversity, and improved air quality (Section 2.13).

Building façades feature thermally responsive materials and shading elements informed by site-specific solar analysis (Sections 2.14 and 2.16), while setbacks and Green links increase airflow and mitigate localised heat accumulation (Section 2.12). Additionally, the proposal enhances canopy cover and integrates layered planting to reduce surface temperatures and support microclimate regulation.

These principles will continue to be refined during detailed design, with future stages incorporating WSUD, green infrastructure, and further material performance assessments to ensure long-term thermal comfort and sustainability outcomes.

Perspective of Building B, C & D from North-East Corner.

3.2 ADG Objectives

3.21 Response to ADG Objectives

Objective	Comment
3A Site analysis	
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*	**Complies** • A site analysis plan is included in the architectural drawings. • The proposal builds upon the principles of the Bella Vista and Kellyville Transport Oriented Development Precincts Design Guide.
3B Orientation	
Objective 3B -1 *Building types and layouts respond to the streetscape and site while optimising solar access within the development*	**Complies** • The proposal builds upon the strategies, objectives and massing of the Bella Vista and Kellyville Transport Oriented Development Precincts Design Guide. • The proposal includes a variety of building typologies of differing heights and scales across the site including 2 storey townhouses to promote walkability and activation of the streetscape and adjacent public park. • Lobbies located at key points along the ground plane and within the through-site link. • Solar access is maximised where possible to the publicly accessible pedestrian link, private communal open spaces, roads and proposed southern park.
Objective 3B-2 *Overshadowing of neighbouring properties is minimised during mid-winter:* • Living areas, private open space and communal open space should receive solar access in accordance with sections 3D and 4A	**Complies** • The building forms are aligned with the Precinct Masterplan and Urban Design Guide. • The eastern facades are angled to maximise solar access for adjacent southern buildings, enhance sunlight exposure to communal spaces, and minimise overshadowing. • Refer to the amenity and shadow diagrams for further information.
3C Public Domain Interface	
Objective 3C-1 *Transition between private and public domain is achieved without compromising safety and security* • Maximum 1m level change between private terraces, front gardens and dwelling entries above the street level • The height of solid fences or walls should be limited to 1m	**Complies** • Single controlled truck/vehicular access points into the site for residents, visitors and waste collection from proposed new road along the western site boundary. • The public domain has been expanded and integrated into the site primarily via the current through-site link. • Generous landscaping buffers are provided between public and private spaces. • Lobbies located at key points along the ground plane and within the through-site link. • Residential access points are carefully located with secured and controlled access. Appropriate wayfinding signage proposed allowing for increased legibility for residents and visitors. • Apartment windows and balconies enjoy aspects over the public domain to encourage passive surveillance. • 2 storey townhouses along the creek interface along the Riparian corridor promotes walkability and activation of the public domain. • A cycleway has been incorporated along the creek edge providing connections to the overall suburb.
Objective 3C-2 *Amenity of the public domain is retained and enhanced*	**Complies** • The site has been cleared and offers no existing public domain nor landscape. • The proposal builds upon the principles and objectives of the Transport Oriented Development Precinct Design Guide and ADG to deliver an extensive, high quality new public domain to the precinct and broader community. • The public domain includes a large publicly accessible park to the south and through-site link connecting to the development to the creek adjacent Riparian corridor and future cycleway. • The design minimises the prominence of service areas and carpark entries by consolidating these areas and locating them away from the primary public domain and pedestrian routes. Refer to the landscape design for further information.

Objective	Comment
3D Communal and Public Open Space	
Objective 3D-1 *An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping* ***Design Criteria*** Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	**Complies** • >25% of site area is provided as communal open space • The proposal provides a diversity of communal outdoor spaces for the amenity of residents and visitors to the site - on ground, at podium levels and on certain rooftop levels. • The proposal achieves >50% sunlight to the principal usable part of the communal open space for a minimum of 2 hours of mid-winter sun between 9am-3pm. Refer to the Communal Open Space Solar diagrams for further information.
Objective 3D-2 *Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting*	**Complies** • A range of functions are provided in the communal open spaces including public park and playground, transitional spaces and quiet zones with seating. pool. gym, BBQ facilities and outlook to the creek and communal landscaped podiums.
Objective 3D-3 *Communal open space is designed to maximise safety*	**Complies** • Generous landscaping buffers are provided between private and public domains to support activation and passive surveillance. • Whilst the landscaped podium is accessible to residents only, communal areas in the through-site link and parklands along the creek are accessible to the general community.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	**Complies** • Public open space is provided across the precinct in line with the Bella Vista and Kellyville Transport Oriented Development Precincts Design Guide. • This public domain includes a large publicly accessible park to the south of the site, which has multiple points of entry to apartment terraces. • The public domain incorporates and extends new cycleways along the creek interface and connections between the metro and future developments.
3E Deep Soil Zone	
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 ***Design Criteria*** Deep soil zones are to meet the following minimum requirements: Site area / Minimum dimensions / Deep soil zone (% of site area) less than 650m² / - / 7% 650m² - 1,500m² / 3m greater than 1,500m² / 6m greater than 1,500m² with significant existing tree cover / 6m	**Complies** >30% of the site is provided as Deep soil zone. ADG minimum requirement is 7% DCP minimum requirement is 15% Refer to the Architectural Deep Soil diagrams for further information.

3.21 Response to ADG Objectives

Objective	Comment
3F Visual Privacy	
Objective 3F-1 *Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy* Direct lines of sight should be avoided for windows and balconies across corners No separation is required between blank walls	**Complies with objectives** • Building separation are compliant with the objectives of the ADG minimum controls. • 24m separation between Building A & B. • 24m separation between Building B & C. • 40m separation between Building C & D. Refer to architectural drawings for further information.
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*	**Complies** • Outlook and privacy are managed by orientation, building articulation, and dividing walls.
3G Pedestrian Access and Entries	
Objective 3G-1 *Building entries and pedestrian access connects to and addresses the public domain*	**Complies** • Residential lobbies are legible, have a direct connection to the street network or public domain.
Objective 3G-2 *Access, entries and pathways are accessible and easy to identify*	**Complies** • All entry lobbies have at grade thresholds and accessible paths of travel for inclusive access.
Objective 3G-3 *Large sites provide pedestrian links for access to streets and connection to destinations*	**Complies** • The proposals reinforce the street edge with active frontages, expanding the public realm through setbacks and a through-site link.
3H Vehicle Access	
Objective 3H-1 *Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes*	**Complies** • Vehicular parking and service access have been coordinated along the western boundary, from New Road 01. • Aligned with the proposed two stages of the development two carpark entries are provided. They are setback from the street and have incorporated lush planting to within the setback to reduce their impact.

Design Criteria

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building Height	Habitable Rooms + Balconies	Non-Habitable Rooms
Up to 12m (4 Storeys)	6m	3m
Up to 25m (5-8 Storeys)	9m	4.5m
Over 25m (9+ Storeys)	12m	6m

Note:

Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

Objective	Comment
3J Bicycle and Car Parking	
Objective 3J-1 *Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas* *Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site*	**Complies** • Parking is provided to DCP rates. Refer to yield and mix schedule for parking provisions. • Bicycle storage rooms have been included in both stages to maximise amenity. Additional residential bicycle parking can be accommodated within the residential storage units.
Objective 3J-2 *Parking and facilities are provided for other modes of transport* Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable	**Complies** • Bicycle parking storage rooms have been provided in both stages. • Additional residential bicycle parking can be accommodated within the residential storage units.
Objective 3J-3 *Car park design and access is safe and secure*	**Complies** • Single controlled truck/vehicular access point into the site for residents, visitors and waste collection from the proposed New Road 01. • Basement entry will be by secure gate entry for each of the residential stages.
Objective 3J-4 *Visual and environmental impacts of underground car parking are minimized* *Protrusion of car parks should not exceed 1m above ground level.*	**Complies** • Where basement levels rise above the ground plane due to the site topography, built form and landscape have been designed to minimise visual impact and enhance the public and communal domains. • The entries to the basement are minimised in width and are integrated into the façade expression.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	N/A
Objective 3J-6 *Visual and environmental impacts of above ground enclosed car parking are minimised*	N/A

Design Criteria

For development in the following locations:

On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or

On land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre

The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less

The car parking needs for a development must be provided off street

3.21 Response to ADG Objectives

Objective	Comment
4A Solar and Daylight Access	
Objective 4A-1 *To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space* **Design Criteria** Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies • The proposal achieves more than 70% solar access to apartment living areas and balconies between 9am-3pm in mid-winter • <15% of apartments receive no-direct sunlight between 9am and 3pm mid winter across the precinct. Refer to the architectural drawings and amenity diagrams for further information.
Objective 4A-2 *Daylight access is maximised where sunlight is limited* Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	Complies Where sunlight is limited, glazing has been proportioned to ensure daylight access is maximised.
Objective 4A-3 *Design incorporates shading and glare control, particularly for warmer months*	Complies • Solar control shading is provided through the design of the façade articulation, slab projections and the proportion of glazing to the north, east and western facades
4B Natural Ventilation	
Objective 4B-1 *All habitable rooms are naturally ventilated* The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms	Complies • Habitable rooms are naturally ventilated • Windows and doors are sized to allow the ADG and NCC requirements for natural ventilation
Objective 4B-2 *The layout and design of single aspect apartments maximises natural ventilation* Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3) Natural ventilation to single aspect apartments is achieved with the following design solutions: Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Complies • Windows and doors are sized to allow the ADG and NCC requirements for natural ventilation The overall building depth facilitates ventilation to habitable rooms.

Objective	Comment
Objective 4B-3 *The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents* At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies, with Qualifications • More than 60% of apartments achieve natural cross ventilation. • Unit depths are in line with ADG requirements. Refer to apartment amenity drawings for further detail.
4C Ceiling Heights	
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access **Design Criteria** Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum Ceiling Height for Apartment and Mixed-use Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area; 2.4m for second floor, where area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30° minimum ceiling slope If located in mixed use areas: 3.3m for ground floor and first floor to promote future flexibility of use	Complies • 2.7m ceiling height will be provided to all habitable areas, apart from some localised mechanical and hydraulics services requirements at the kitchen area. Any associated 2.4m ceiling zone will be minimised.
Objective 4C-2 *Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms*	Complies Ground level dwellings have increased floor-to-floor of 3.5m allowing for increased ceiling heights to the habitable area as to provide a sense of space. This allows for increased solar access and a generous internal volume.
Objective 4C-3 *Ceiling heights contribute to the flexibility of building use over the life of the building*	Complies Ceiling heights are adjusted as per above to suit the building as appropriate.

3.21 Response to ADG Objectives

Objective	Comment
4D Apartment Size and Layout	
Objective 4D-1 *The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*	**Complies** • Apartments satisfy the requirements of the ADG. • Two-bedroom apartments with two bathrooms include an additional 5m² as per the ADG criteria. • A range of apartment typologies are provided including 2 storey "terrace" apartments, apartments with street access, adaptable and liveable apartments. • Habitable rooms include operable windows for daylight and ventilation.
Objective 4D-2 *Environmental performance of the apartment is maximised*	**Complies** • Apartment depths to the primary living area generally satisfy ADG requirements
Objective 4D-3 *Apartment layouts are designed to accommodate a variety of household activities and needs*	**Complies** • Bedrooms in all apartments are designed to generally allow a minimum of 10m² in master bedrooms and 9m² in other bedrooms. • Living rooms to 1-bedroom apartments have a minimum width of 3.6m • Living rooms to 2-bedroom apartments have a minimum width of 4m • The width of cross-through apartments is a minimum of 4m wide. • All bedrooms have built-in robes with a minimum linear dimension of 1.5m. • Main bedrooms are provided with built in robes with a minimum linear dimension of 1.8m.

Design Criteria
Apartments are required to have the following minimum internal areas:

Apartment Type	Minimum Internal Area
Studio	35m²
1 Bedroom	50m²
2 Bedroom	70m²
3 Bedroom	90m²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms

Design Criteria
Habitable room depths are limited to a maximum of 2.5 x the ceiling height

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

Design Criteria
Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of:

3.6m for studio and 1 bedroom apartments

4m for 2 and 3 bedroom apartments

The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts

Apartment layouts allow flexibility over time, design solutions may include:

All bedrooms allow a minimum length of 1.5m for robes

The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high

Dimensions that facilitate a range of activities and privacy levels

Objective	Comment
4E Private Open Spaces and Balconies	
Objective 4E-1	**Complies** • Apartments meet or exceed the ADG requirements for balcony and terrace areas. • All balconies meet or exceed the ADG recommended widths of 2m for 1 and 2 bedroom apartments and 2.4m for 3 bedroom apartments. • Ground level and podium private open spaces have a minimum area of 15m² and a minimum depth of 3m. • Balconies have been integrated into the facade and building design, responding to the context and the desired objectives of the ADG. • The varied balcony forms across the precinct enhance the facade articulation.
Objective 4E-2 *Primary private open space and balconies are appropriately located to enhance liveability for residents*	**Complies** • All balconies connect directly to the primary living areas and generally located to maximise solar access and/or outlook • Where possible, bedrooms also connect to the external space
Objective 4E-3 *Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building*	**Complies** The proposal responds positively to this design criteria, with the balconies providing articulation, depth, shadow and activation across the facades
Objective 4E-4 *Private open space and balcony design maximises safety*	**Complies** • Balcony design typically maximised the safety for the end-users with consideration of balustrade heights and climb-ability. • Elements such as AC units <1m from fall protection to be addressed during detail documentation with enclosures to prevent horizontal protrusions between 150mm-760mm range.

Design Criteria
All apartments are required to have primary balconies as follows

Dwelling Type	Minimum Area	Minimum Depth
Studio	4m²	-
1 Bedroom	8m²	2m
2 Bedroom	10m²	2m
3+ Bedroom	12m²	2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m

Objective	Comment
4F Common Circulation and Spaces	
Objective 4F-1 *Common circulation spaces achieve good amenity and properly service the number of apartments*	**Complies** • Circulation cores services 10 apartment or less per level. • Each circulation core has access to natural light and ventilation.
Objective 4F-2 *Common circulation spaces promote safety and provide for social interaction between residents*	**Complies** • Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents. • Lobbies are located off the street and active public domain to maximised visibility and legibility.

Design Criteria
The maximum number of apartments off a circulation core on a single level is eight

For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40

Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level

Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines

3.21 Response to ADG Objectives

Objective	Comment
4G Storage	
Objective 4G-1 *Adequate, well designed storage is provided in each apartment* Storage is accessible from either circulation or living areas. Left over space such as under stairs is used for storage **Design Criteria** In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling Type / Storage Size (Volume) Studio / 4m³ 1 Bedroom / 6m³ 2 Bedroom / 8m³ 3+ Bedroom / 10m³ At least 50% of the required storage is to be located within the apartment.	**Complies** • Apartments are provided with storage facilities that satisfy ADG recommendations. • Apartments that do not accommodate the entire storage volume within the unit, locate a minimum of 50% of the required storage within the apartment with the remainder located in secure and accessible locations within the basement. A variety of storage types are provided, accessed off living rooms and circulation corridors within the apartments.
Objective 4G-2 *Additional storage is conveniently located, accessible and nominated for individual apartments*	**Complies** • Additional storage is typically located in basement areas within consolidated storage areas. These areas will be individually attributed and secured. Refer to the architectural drawings for further information.
4H Acoustic Privacy	
Objective 4H-1 *Noise transfer is minimised through the siting of buildings and building layout*	**Complies** • Adequate building separation is provided within the development in line with ADG requirements.
Objective 4H-2 *Noise impacts are mitigated within apartments through layout and acoustic treatments*	**Complies** • Internal apartment layout separates noisy spaces from quiet spaces, rooms with similar noise requirements have been grouped together. • Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources • The party walls (walls shared with other apartments) will be appropriately insulated in accordance with NCC requirements.
4J Noise and Pollution	
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* Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • Solar and daylight access • Private open space and balconies • Natural cross ventilation	**Complies** • Building location and adherence to prescribed setbacks is in line with ADG requirements. • Solid architectural layout and expression along main roads with higher level of noise pollution.
Objective 4J-2 • *Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission*	**Complies** Glazing and external wall specifications will support acoustic protection of apartments.

Objective	Comment
4K Apartment Mix	
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 is provided The apartment mix is appropriate, taking into consideration: the distance to public transport, employment and education centres the current market demands and projected future demographic trends the demand for social and affordable housing different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	**Complies** • A variety of apartment types are provided including 2 storey townhouses, courtyard apartments, adaptable and liveable apartments. • The unit mix consists of 18.5% 1 bedroom, 46.8% 2 bedroom, 34.7% 3 and 4 bedroom. • 6 units of 2 storey townhouses are provided. • The sizing of apartments varies within each typology to allow multiple users including 1, 2, 3 and 4 bedroom apartments, including those with study areas. • The apartment sizes are generous; 1 bedroom range up to 60m² in size, 2 bedroom range up to 90m² in size, 3 bedroom range up to 130m², and 4 bedroom range up to 150m² in size.
Objective 4K-2 *The apartment mix is distributed to suitable locations within the building* Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	**Complies** • Apartment types are distributed across all floorplates.
4L Ground Floor Apartments	
Objective 4L-1 *Street frontage activity is maximised where ground floor apartments are located* Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: -Both street, foyer and other common internal circulation -Entrances to ground floor apartments -Private open space is next to the street -Doors and windows face the street Retail or home office spaces should be located along street frontages Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	**Complies** • Landscaping and engagement with through site link provide activation and extends to the public realm at creek side and new western and southern road. • Lobby entries are then distributed to further support an active ground plane on new western road.

3.21 Response to ADG Objectives

Objective	Comment
Objective 4L-2 *Design of ground floor apartments delivers amenity and safety for residents* Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: Elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) Landscaping and private courtyards Window sill heights that minimise sight lines into apartments Integrating balustrades, safety bars or screens with the exterior design	Complies • Apartments and townhouses at lower ground level and ground level are provided with increased private open space where level terrain is possible. This allows for generous private courtyards that are family friendly, with each having their own private gate access to the terrace from the adjacent street. • The generous courtyards located on the creek-side are provided with gate entries further activating the landscape connections and providing further surveillance of these areas.
4M Facades	
Objective 4M-1 *Building facades provide visual interest along the street while respecting the character of the local area* Design solutions for front building facades may include: a composition of varied building elements a defined base, middle and top of buildings revealing and concealing certain elements changes in texture, material, detail and colour to modify the prominence of elements Building services should be integrated within the overall facade Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: well composed horizontal and vertical elements variation in floor heights to enhance the human scale elements that are proportional and arranged in patterns public artwork or treatments to exterior blank walls grouping of floors or elements such as balconies and windows on taller buildings Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	Complies • Façade articulation is designed to provide 'in the round' presence and identity that step along the western road, creek side and towards the landscaped podium as a response for this location.
Objective	**Comment**
Objective 4M-2 *Building functions are expressed by the façade* Building entries should be clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Complies • The architectural language has been designed to provide legibility of the user group within increased ceiling height and glazing provision. • Lobbies are clearly legible in this language, marked by facade articulation and awnings. Refer to the architectural drawings and perspectives for further information.
4N Roof Design	

Objective	Comment
4N Roof Design	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street Roof design relates to the street. Design solutions may include: special roof features and strong corners use of skillion or very low pitch hipped roofs breaking down the massing of the roof by using smaller elements to avoid bulk using materials or a pitched form complementary to adjacent buildings Roof treatments should be integrated with the building design. Design solutions may include: roof design proportionate to the overall building size, scale and form roof materials compliment the building service elements are integrated	Complies • Roof treatments have been integrated with the façade design as a continuation of the building with materials and pattern to compliment the architecture • Service elements have been integrated into the roof design, set back from the roof perimeter and sufficiently screened where possible.
Objective 4N—2 *Opportunities to use roof space for residential accommodation and open space are maximised* Habitable roof space should be provided with good levels of amenity. Design solutions may include: -penthouse apartments -dormer or clerestory windows -openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Complies • The proposal provides several communal roof gardens for residents with a variety of uses to enhance amenity and user experience.
Objective 4N—3 *Roof design incorporates sustainability features* Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: the roof lifts to the north eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design	Complies • The proposal provides solar panels across the rooftops to facilitate on-site renewable energy generation. • Roof colours and treatments have been selected to minimise heat gain and sit sympathetically within the composition • A number of buildings have rooftop communal areas that incorporate planting and shade structures that mitigate urban heat island effect while providing ecological benefits. Refer to the landscape architect and architectural drawings and perspectives for further information.

3.21 Response to ADG Objectives

Objective	Comment
4O Landscape Design	
Objective 4O—1 *Landscape design is viable and sustainable* Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: -diverse and appropriate planting -bio-filtration gardens -appropriately planted shading trees -areas for residents to plant vegetables and herbs -composting -green roofs or walls -Ongoing maintenance plans should be prepared Microclimate is enhanced by: -appropriately scaled trees near the eastern and western elevations for shade -a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter -shade structures such as pergolas for balconies and courtyards	**Complies** • The design of the public domain and open space incorporates a diverse network of spaces that address the climatic conditions along with the selection of appropriate materials and finishes. A selection of plants, trees and materiality has been carefully considered to ensure that they are suited to the site conditions. Refer to the landscape design report for further information.
Objective 4O—2 *Landscape design contributes to the streetscape and amenity* Landscape design responds to the existing site conditions including: -changes of levels -views -significant landscape features including trees and rock outcrops Significant landscape features should be protected by: -tree protection zones (see figure 4O.5) -appropriate signage and fencing during construction -Plants selected should be endemic to the region and reflect the local ecology	**Complies** Landscaping at ground level has been designed to support the public realm experience. Refer to the landscape design report for further information.

Objective	Comment
4P Planting on Structures	
Objective 4P—1 *Appropriate soil profiles are provided* Structures are reinforced for additional saturated soil weight Soil volume is appropriate for plant growth, considerations include: modifying depths and widths according to the planting mix and irrigation frequency free draining and long soil life span tree anchorage Minimum soil standards for plant sizes should be provided in accordance with Table 5	**Complies** Soil profiles have been specified as designed by qualified landscape architects in line with ADG requirements. Refer to the landscape design report for further information.

Plant type	Soil Depth	Soil Area
Large Trees	1,200mm	10 x 10m or equivalent
Medium Trees	1,000mm	6 x 6m or equivalent
Small Trees	800mm	3.5 x 3.5m or equivalent
Shrubs	500-600mm	
Ground Cover	300-450mm	
Turf	200mm	

Objective 4P—2 *Plant growth is optimised with appropriate selection and maintenance*	**Complies** Refer to the landscape design report for further information.
Objective 4P—3 *Planting on structures contributes to the quality and amenity of communal and public open spaces*	**Complies** The proposed development incorporates planting on grade, roofs and podium structures which will contribute positively to the development. Refer to the landscape design report for further information.
4Q Universal Design	
Objective 4Q—1 *Universal design features are included in apartment design to promote flexible housing for all community members* Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	**Complies** • 20% of the apartments comply with the silver level universal design standard. Refer to architectural package for further information.
Objective 4Q—2 *A variety of apartments with adaptable designs are provided* Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: convenient access to communal and public areas high level of solar access minimal structural change and residential amenity loss when adapted larger car parking spaces for accessibility parking titled separately from apartments or shared car parking arrangements	**Complies** • Adaptable apartments will be provided at a rate of 10% in the development to meet DCP requirements. • Several different apartment types are used as adaptable apartments Refer to architectural package for further information.
Objective 4Q—3 *Apartment layouts are flexible and accommodate a range of lifestyle needs*	**Complies** • The apartment layouts are provided to be flexible and suitable for a wide demographic range.

3.21 Response to ADG Objectives

Objective	Comment
Apartment design incorporates flexible design solutions which may include: • Rooms with multiple functions • Dual master bedroom apartments with separate bathrooms • Larger apartments with various living space options Open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	• Simple room shapes and clean lines are favoured to better facilitate a range of furniture layouts and uses.
4R Adaptive Re-Use	
Objective 4R—1 *New additions to existing buildings are contemporary and complementary 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
4S Mixed Use	
Objective 4S-1 *Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement*	N/A
Objective 4S-2 *Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents*	N/A
4T Awnings and Signage	
Objective 4T-1 *Awnings are well located and complement and integrate with the building design* Awnings should be located along streets with high pedestrian activity and active frontages A number of the following design solutions are used: continuous awnings are maintained and provided in areas with an existing pattern height, depth, material and form complements the existing street character protection from the sun and rain is provided awnings are wrapped around the secondary frontages of corner sites awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes should be integrated and concealed Lighting under awnings should be provided for pedestrian safety	Complies • Expressed awnings have been provided to differentiate between building entry and residential zones and enhance building identity from the street. These are integrated into the overall architectural expression

Objective	Comment
Objective 4T—2 *Signage responds to the context and desired streetscape character* Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Legible and discrete way finding should be provided for larger developments Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	• Clear wayfinding in the form of signage to be developed during the design documentation phase to establish clear vehicular and pedestrian routes to designated areas of the site, increasing legibility and safety.
4U Energy Efficiency	
Objective 4U—1 *Development incorporates passive environmental design* Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	Complies • Mechanical exhaust is located on rooftops with minimum separation requirements to openings driven by NCC to prevent warm air from impacting residents. • In accordance with the ADG, units achieve cross ventilation, providing fresh air and cooling breezes to residents
Objective 4U—2 *Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer* A number of the following design solutions are used: the use of smart glass or other technologies on north and west elevations thermal mass in the floors and walls of north facing rooms is maximised polished concrete floors, tiles or timber rather than carpet insulated roofs, walls and floors and seals on window and door openings overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Complies • Awnings and pergolas on communal open spaces are provided where suitable for protection from the sun. • Other areas utilise the extensive canopy cover to provide shade and refuge from the heat. A selection of plants, trees and materiality has been carefully considered to ensure that they are suited to the site conditions. • The Architectural design incorporates well considered selection of colours, materials and finishes that address the climatic conditions.
Objective 4U—3 *Adequate natural ventilation minimises the need for mechanical ventilation* A number of the following design solutions are used: rooms with similar usage are grouped together natural cross ventilation for apartments is optimised natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	Complies • Natural ventilation is generally provided to habitable rooms and to circulation spaces.

3.21 Response to ADG Objectives

Objective	Comment
4V Water Management	
Objective 4V—1 *Potable water use is minimised*	**Complies** • The development incorporates water efficient fittings, appliances and waste-water re-use. To be addressed during detailed documentation. Refer to the BASIX Report for further information. • Plant selections are designed for the microclimate and are typically low-water use. Refer to the landscape design report for further information.
Objective 4V—2 *Urban stormwater is treated on site before being discharged to receiving waters*	**Complies** Storm water treatment is provided as described in the Storm Water Management Report prepared by EI Consulting Australia.
Objective 4V—3 *Flood management systems are integrated into site design*	**Complies** Flood management system is provided Orion Consulting.
4W Waste Management	
Objective 4W-1 *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents* Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared	**Complies** • Waste chutes are provided at each residential level, along with separate recycling collection bins. • Waste storage areas are located in dedicated rooms within the basement and lower ground level. • Waste collection is to occur within the loading dock, accessed from New Road 01. • The on grade loading dock is located within a highly landscaped setback minimising its impact to the street and adjoining residences.
Objective 4W-2 *Domestic waste is minimised by providing safe and convenient source separation and recycling* All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core Alternative waste disposal methods such as composting should be provided	**Complies** • Communal waste rooms – housing a garbage chute and recycling bins – are provided for residents in convenient and accessible locations related to each vertical core. • Waste and recycling storage areas are ventilated and have durable and washable finishes • All dwellings have sufficient internal space for the holding of waste and recycling.

Objective	Comment
4X Building Maintenance *Objective 4X-1* *Building design detail provides protection from weathering* A number of the following design solutions are used: roof overhangs to protect walls hoods over windows and doors to protect openings detailing horizontal edges with drip lines to avoid staining of surfaces methods to eliminate or reduce planter box leaching appropriate design and material selection for hostile locations	**Complies** • Building materials are selected to withstand the demands of the environment and to weather gracefully. • Painted and applied finishes are minimised. • Slab projection with drip groove proposed where suitable to perform as weather protection.
Objective 4X-2 *Systems and access enable ease of maintenance* Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	**Complies** • Suitable access for cleaning and maintenance has been designed for all appropriate areas.
Objective 4X-3 *Material selection reduces ongoing maintenance costs* A number of the following design solutions are used: sensors to control artificial lighting in common circulation and spaces natural materials that weather well and improve with time such as face brickwork easily cleaned surfaces that are graffiti resistant robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	**Complies** • The use of applied finishes is minimised in the development. • Communal areas are readily accessible for maintenance. • Well considered and robust materials have been selected across the development.

Part 04

Design

4.0 Yield Schedule
4.1 Architectural Drawings

4.0 Yield Schedule

4.01 Yield Schedule

TURNER

SSDA SCHEME SUMMARY SCHEDULE

21098
40 MEMORIAL RD_BELLAVISTA
15/08/2025

BUILDING A

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
9			10													
8	7	3.3	905	2	1	3		3			9	9	0	9	5	2
7	6	3.2	905	2	1	3		3			9	4	5	9	5	2
6	5	3.2	905	2	1	3		3			9	4	5	9	5	2
5	4	3.2	905	2	1	3		3			9	4	5	9	5	2
4	3	3.3	905	1	1	2		3	1		8	4	4	8	4	2
3	2	3.2	1155	3	3	2		3	1		12	4	8	12	8	4
2	1	3.2	1155	3	3	2		3	1		12	4	8	12	8	4
1	Ground	3.2	1230	4	2	2		3			11	3	8	11	8	3
0	Lower Ground	3.3	893	1	2	2		3			8	3	5	8	8	0
-1	Basement 1	3		20	15	22	0	27	3	0	87	39	48	87	56	21
-2	Basement 2	3		23%	17%	25%	0%	31%	3%	0%		45%	55%		64%	24%

		m²
GFA	8968	m²
		m²

BUILDING B

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
15	Roof	3.3	653						1	3	4				3	0
14	13	3.2	872			1	2	3	1		8				7	0
13	12	3.2	872			1	2	3	1		8				7	0
12	11	3.2	872			1	2	3	1		8				7	0
11	10	3.2	872			1	2	3	1		8				7	0
10	9	3.2	872			1	2	3	1		8				7	0
9	8	3.2	872				3	3	1	1	8				7	0
8	7	3.2	872				3	3	1	1	8	6	2	8	7	0
7	6	3.2	872				3	3	1	1	8	6	2	8	7	0
6	5	3.2	872				3	3	1	1	8	6	2	8	7	0
5	4	3.2	872				3	3	1	1	8	6	2	8	7	0
4	3	3.3	889				3	3	1	1	8	6	2	8	6	0
3	2	3.2	1217			1	5	1	3	1	11	6	5	11	9	1
2	1	3.2	1218			1	5	1	3	1	11	6	5	11	6	1
1	Ground	3.2	1137	1	1	1		4			7	2	5	7	3	2
0	Lower Ground	3.3	504			1		1	3		5	4	1	5	5	0
-1	Basement 1	3		1	8	40	35	22	12	8	126	48	26	74	102	4
-2	Basement 2	3		1%	6%	32%	28%	17%	10%	6%		65%	35%		81%	3%

		m²
GFA	14335	m²
		m²

BUILDING C

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
15	Roof		578				2			2	4				3	0
14	13	3.3	812	1			4		1	1	7				6	0
13	12	3.2	812	1			4		1	1	7				6	0
12	11	3.2	812	1			4		1	1	7				6	0
11	10	3.2	812	1			4		1	1	7				6	0
10	9	3.2	812	1			4		1	1	7				6	0
9	8	3.2	812	1			4		1	1	7				6	0
8	7	3.2	812	1			4		1	1	7	6	1	7	6	0
7	6	3.2	812	1			4		1	1	7	6	1	7	5	0
6	5	3.2	812	1			4		1	1	7	6	1	7	5	0
5	4	3.3	810	1			4		1	1	7	6	1	7	5	0
4	3	3.2	888	2			3		3		8	6	2	8	4	0
3	2	3.2	918	2			2		4		8	6	2	8	4	0
2	1	3.2	918	2			2		4		8	6	2	8	4	0
1	Ground	3.3	1086	1	2			1	3		7	3	4	7	4	2
0	Lower Ground	5.6	346		1			1	1		3	2	1	3	3	0
-1	Basement 1	3		17	3	0	49	2	25	12	108	47	15	62	79	2
-2	Basement 2	3		16%	3%	0%	45%	2%	23%	11%		76%	24%		73%	2%

		m²
GFA	12849	m²
		m²

BUILDING D

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
15	Roof	4.5	429				1		2		3				2	0
14	13	3.3	779	1		1	3		2		7				5	1
13	12	3.2	779	1		1	3		2		7				5	1
12	11	3.2	779	1		1	3		2		7				5	1
11	10	3.2	779	1		1	3		2		7				5	1
10	9	3.2	779	1		1	3		2		7				5	1
9	8	3.2	779	1		1	3		2		7				5	1
8	7	3.2	735	1		1	3	1	1		7	4	3	7	5	1
7	6	3.2	834	1		3	2		2		8	6	2	8	5	0
6	5	3.2	834	1		3	2		2		8	6	2	8	5	0
5	4	3.2	834	1		4	1		2		8	6	2	8	5	0
4	3	3.3	858	1		4		1	2		8	6	2	8	6	0
3	2	3.2	1320	2		3	2	2	3		12	6	6	12	9	1
2	1	3.2	1320	2		3	2	2	3		12	6	6	12	8	1
1	Ground	3.5	1328	2	1		2	2	2		9	2	7	9	4	4
0	Lower Ground	3.5	656				2	1	3		6	4	2	6	5	1
-1	Basement 1	3		17	1	27	35	9	34	0	123	46	32	78	84	14
-2	Basement 2	3		14%	1%	22%	28%	7%	28%	0%		59%	41%		68%	11%

		m²
GFA	13824	m²
		m²

SITE WIDE

YIELD CALCULATIONS

SITE AREA	25569	m²
Total GFA	49977	m²
FSR	1.95	:1

UNIT MIX

Type	No. Dwellings	Mix	Mix Total
1 Bed	55	12.4%	18.5%
1 Bed+	27	6.1%	
2 Bed	89	20.0%	46.8%
2 Bed+	119	26.8%	
3 Bed	60	13.5%	
3 Bed + / TH	74	16.7%	34.7%
4 Bed / PH	20	4.5%	
	444	100.0%	

Affordable Housing	Required	Proposed
%	7%	
Total GFA	3490	
Total Dwellings	34	

Liveable Housing (ADG)	Required	Proposed
Total Dwellings	444	
%	20%	
Total Liveable Dwellings	89	90

Adaptable Housing (DCP)	Required	Proposed
Total Dwellings	444	
%	10%	
Total Adaptable Dwellings	45	46

ADG COMPLIANCE

SOLAR

	No. Dwellings	Total Dwellings	%	Minimum Complaince	Complies
Achieve 2hr Solar	321	444	72%	70% Min.	✓
No Solar	41	444	9%	15% Max.	✓

NATURAL CROSS VENTILATION

	No. Dwellings	Total Dwellings	%	Minimum Complaince	Complies
Achieve Crossvent	180	301	60%	60% Min.	✓

CARPARKING REQUIREMENTS - STAGE 1

RESIDENTS Unit Type	No.	TOD RATES Rates	
1B/1B+	44	0.6	26.4
2B/2B+	97	0.9	87.3
3B/3B+/TH/4B/PH	72	1.4	100.8
	213		215
ACCESSIBLE	12 Adaptable Units	1	12
VISITOR			
Visitor	1 / 10 Units	0.1	21
Accessible Visitor	1 / 10 Visitor	0.1	2
TOTAL VISITOR SPACES REQUIRED			23
TOTAL PARKING SPACES REQUIRED			238
TOTAL PARKING SPACES PROPOSED			241

BICYCLE PARKING

Residents	1 / 3 Units	0.33	71
Visitor	1 / 12 Units	0.08	18
TOTAL BICYCLE PARKING SPACES REQUIRED			89
TOTAL BICYCLE PARKING SPACES PROPOSED			105

CARPARKING REQUIREMENTS - STAGE 2

RESIDENTS Unit Type	No.	TOD RATES Rates	
1B/1B+	38	0.6	23
2B/2B+	111	0.9	100
3B/3B+/TH/4B/PH	82	1.4	115
	231		238
ACCESSIBLE	34 Adaptable Units	1	34
VISITOR			
Visitor	1 / 10 Units	0.1	23
Accessible Visitor	1 / 10 Visitor	0.1	2
TOTAL VISITOR SPACES REQUIRED			25
TOTAL PARKING SPACES REQUIRED			263
TOTAL PARKING SPACES PROPOSED			263

BICYCLE PARKING

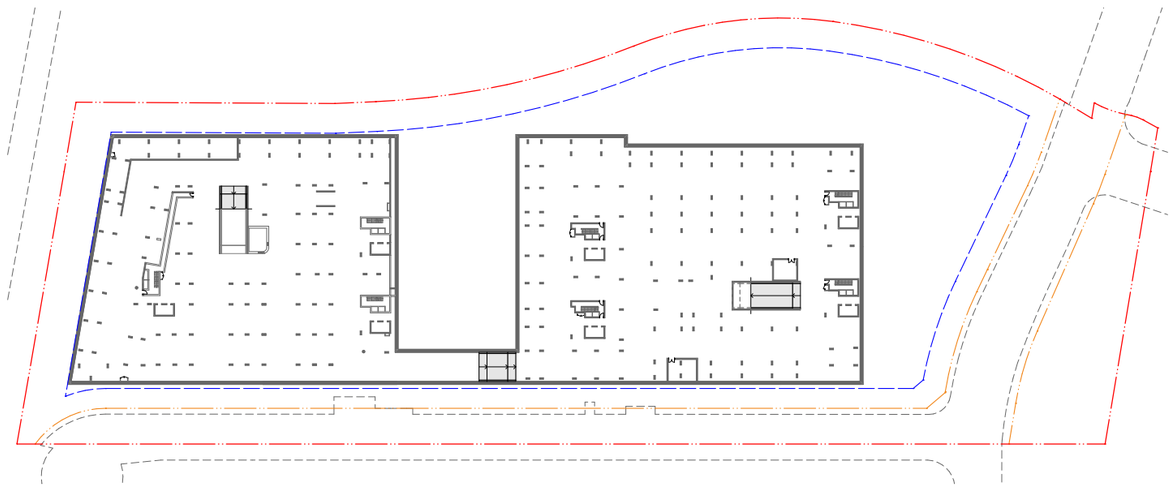
Residents	1 / 3 Units	0.33	77
Visitor	1 / 12 Units	0.08	19
TOTAL BICYCLE PARKING SPACES REQUIRED			96
TOTAL BICYCLE PARKING SPACES PROPOSED			96

72.3%
Total Solar

9.2%
Total No Direct Sunlight

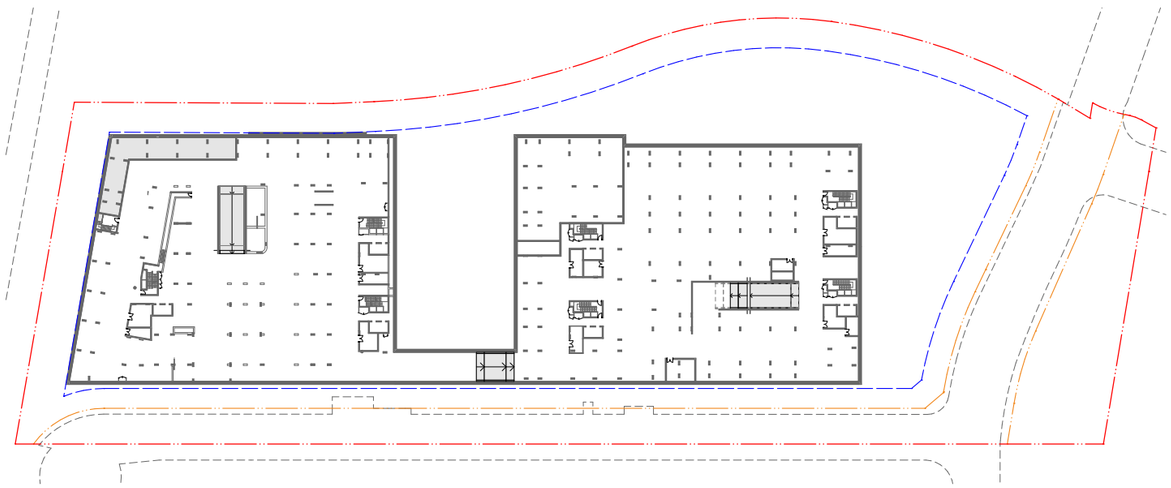
60%
Total Cross Ventilation

4.02 GFA Diagrams



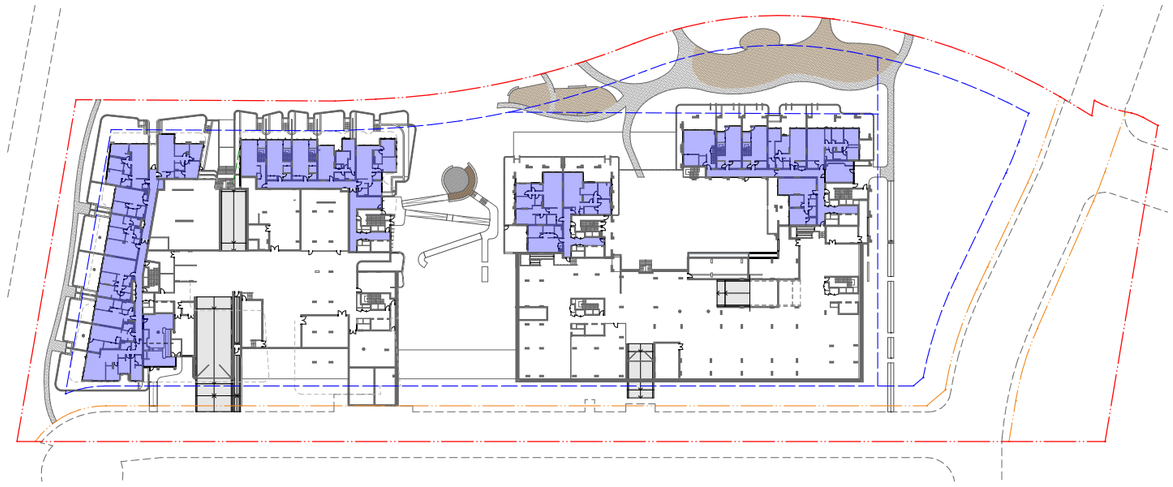
1 **Basement 02**

A	0
B	0
C	0
D	0
	0 m²



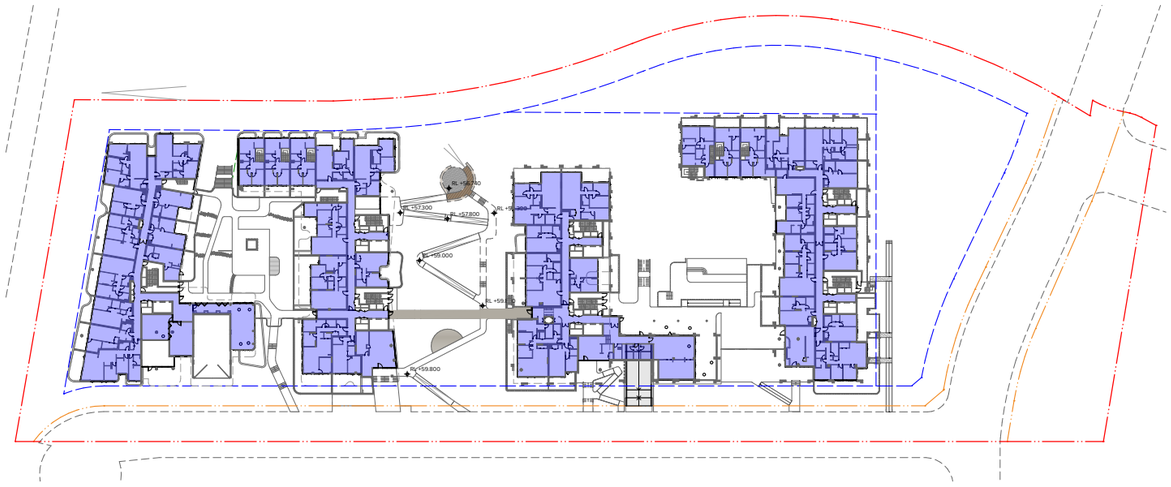
2 **Basement 01**

A	0
B	0
C	0
D	0
	0 m²



3 **Lower Ground Level**

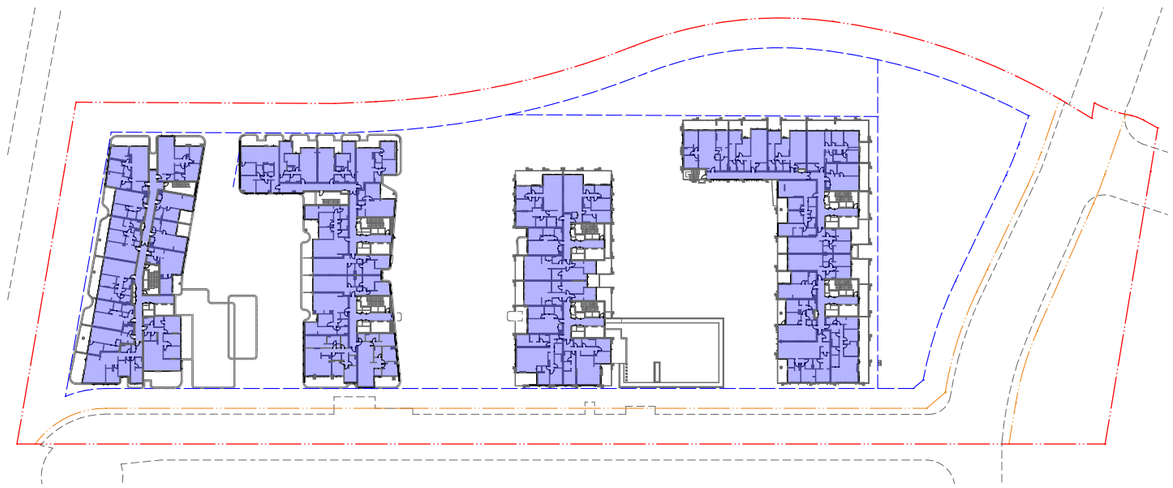
A	893.35
B	503.84
C	346.06
D	655.71
	2398.96 m²



4 **Ground Level**

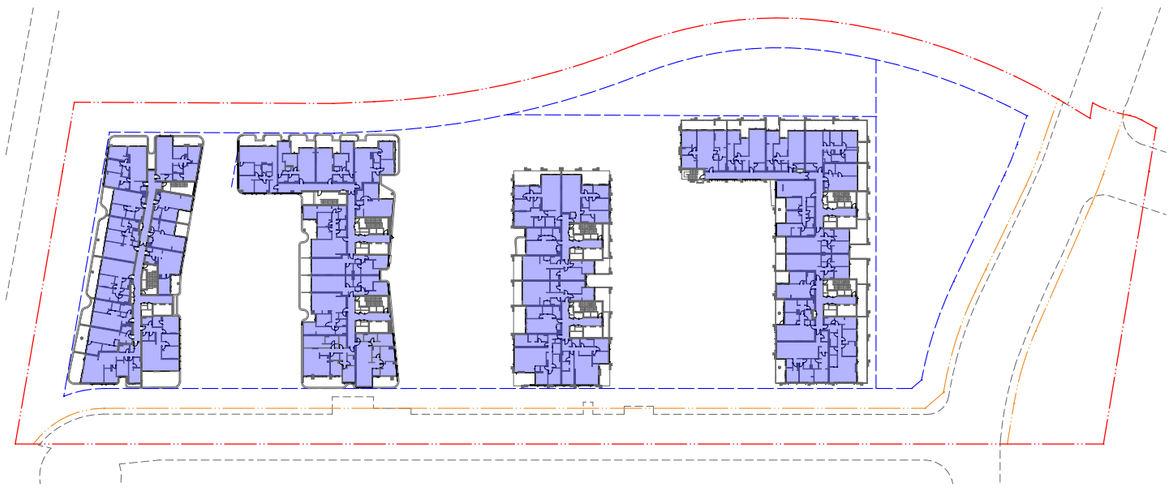
A	1229.98
B	1137.12
C	1085.81
D	1327.50
	4780.41 m²

4.02 GFA Diagrams



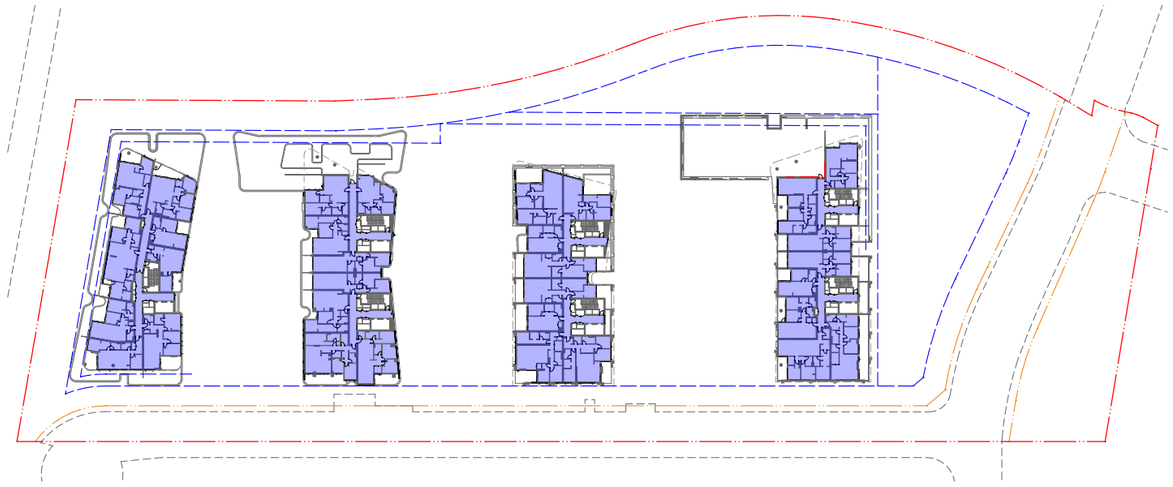
1 Level 01

A	1155.41
B	1217.52
C	918.41
D	1320.01
4611.35 m²	



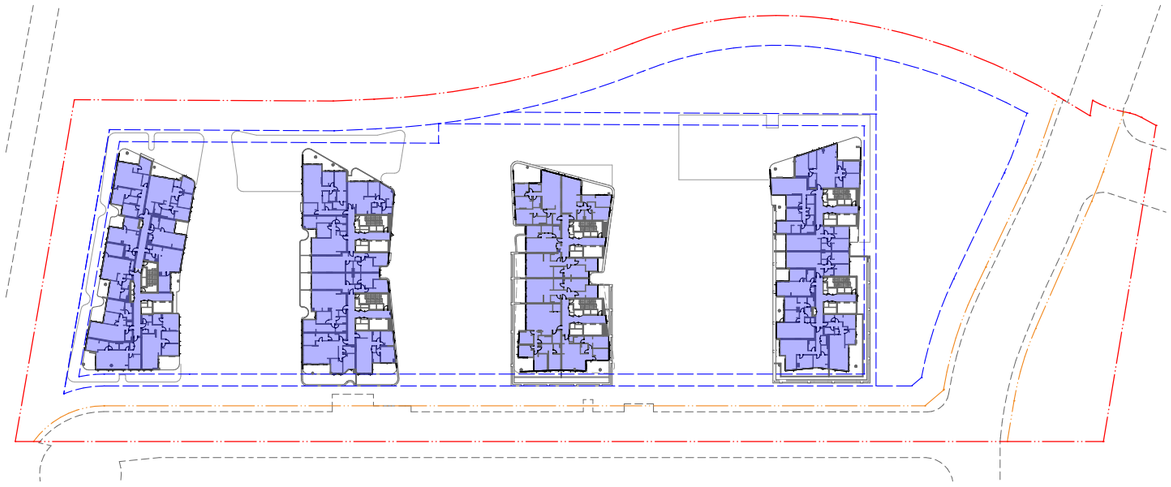
2 Level 02

A	1155.41
B	1217.40
C	918.41
D	1320.01
4611.23 m²	



3 Level 03

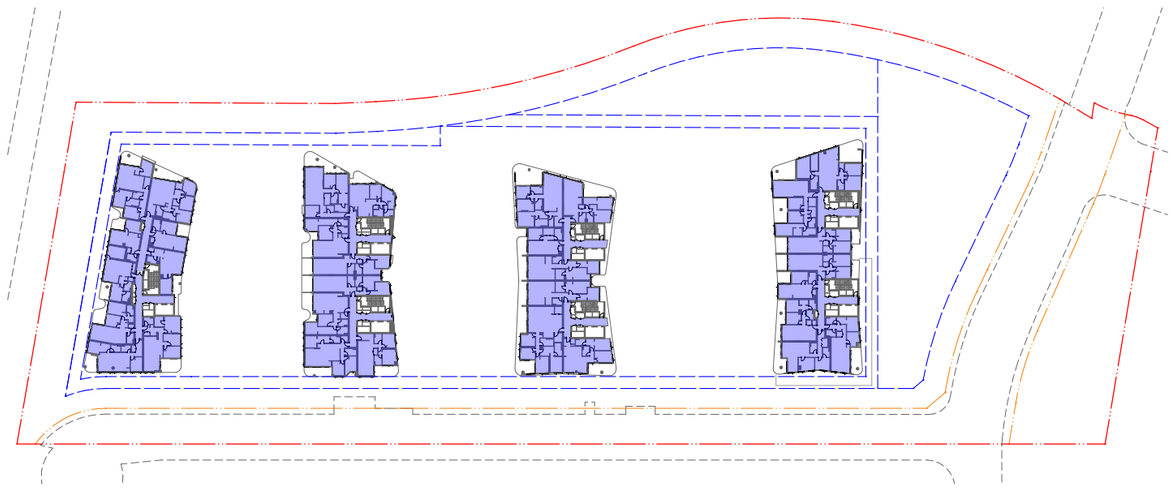
A	904.90
B	889.46
C	887.99
D	858.41
3540.76 m²	



4 Level 04

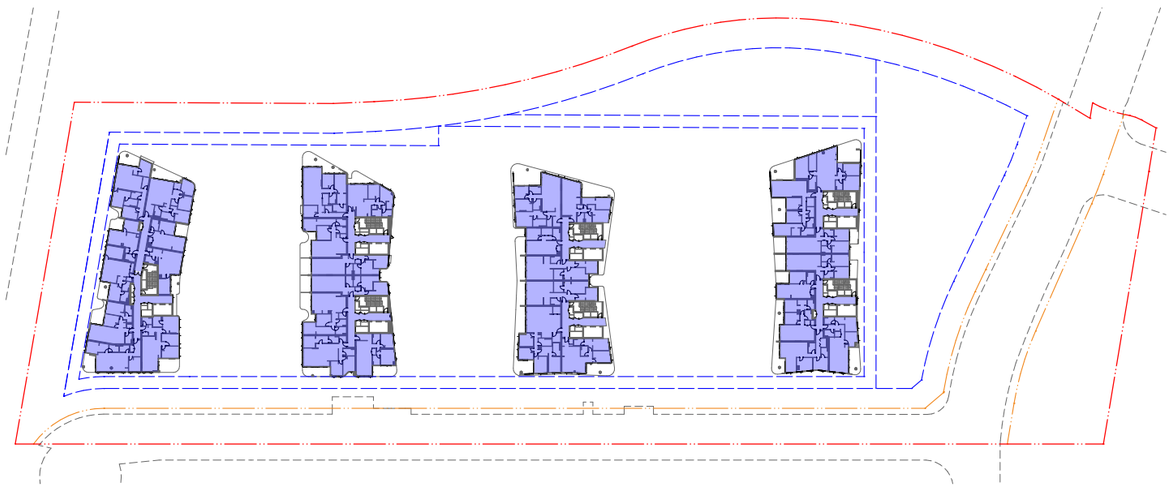
A	904.90
B	871.59
C	810.14
D	833.51
3420.14 m²	

4.02 GFA Diagrams



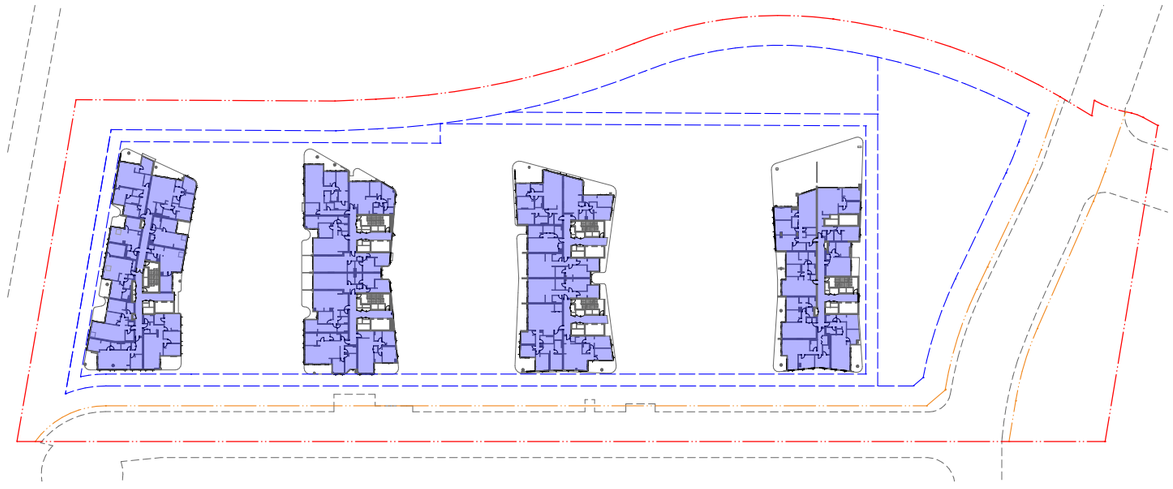
1 Level 05

A	904.90
B	871.59
C	811.58
D	834.36
	3422.43 m²



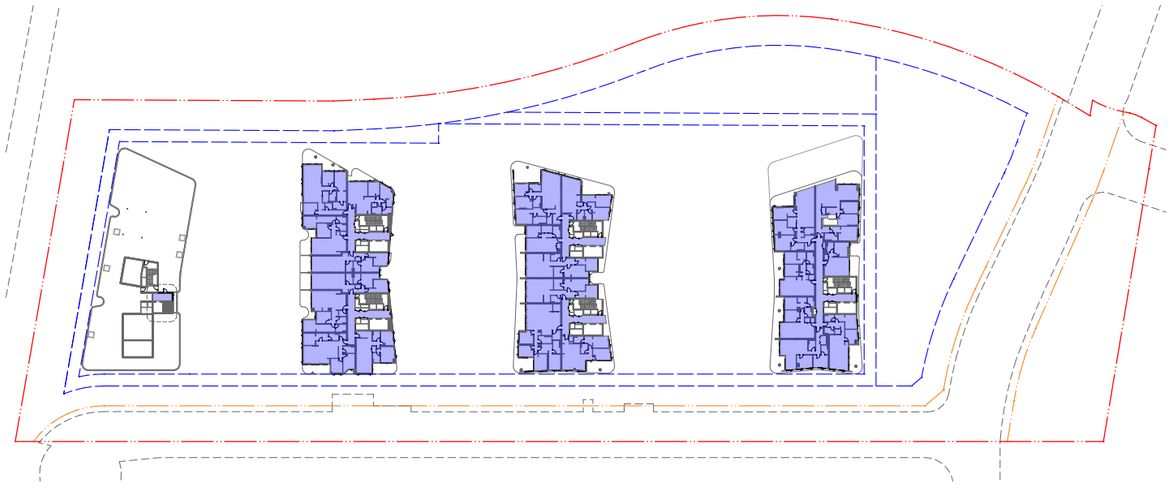
2 Level 06

A	904.90
B	871.59
C	811.58
D	834.36
	3422.43 m²



3 Level 07

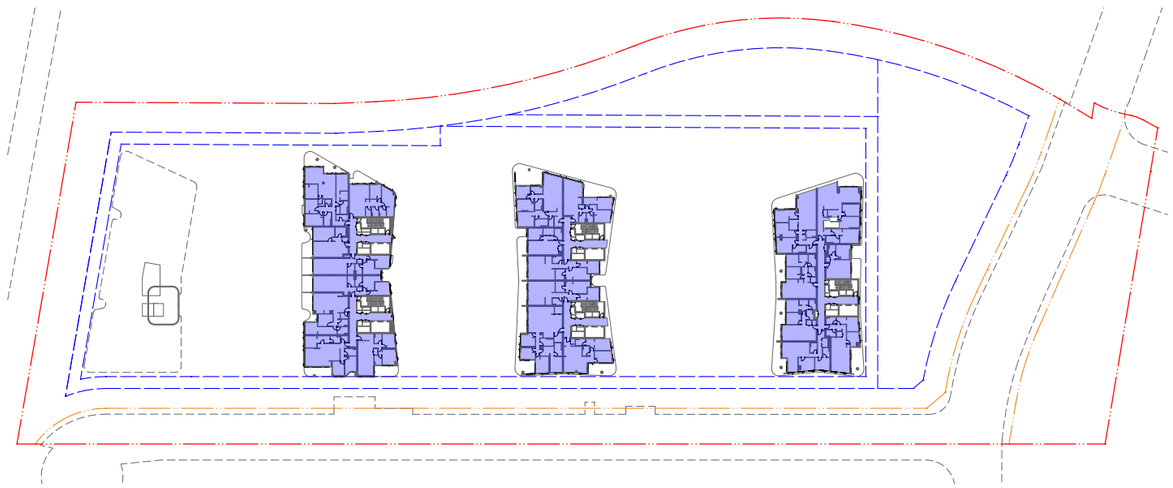
A	904.90
B	871.59
C	811.58
D	735.35
	3323.42 m²



4 Level 08

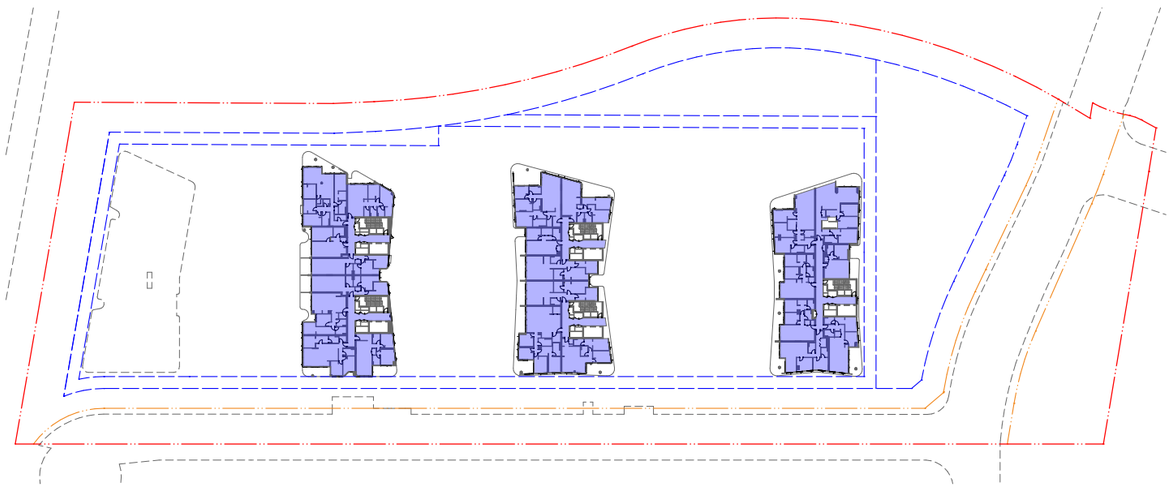
A	9.70
B	871.59
C	811.58
D	779.29
	2472.16 m²

4.02 GFA Diagrams



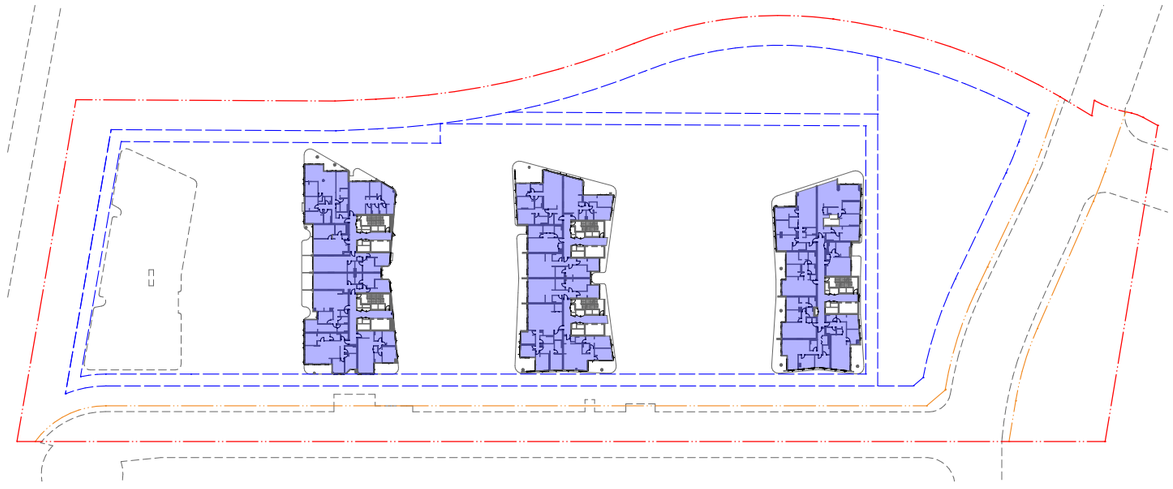
1 Level 09

B	871.77
C	811.58
D	779.29
	2462.64 m²



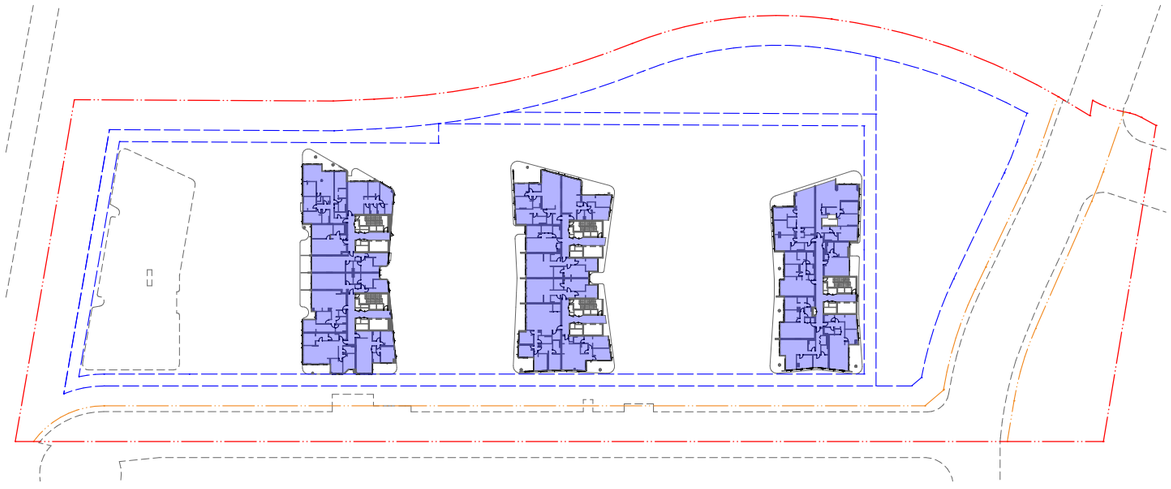
2 Level 10

B	871.77
C	811.58
D	779.29
	2462.64 m²



3 Level 11

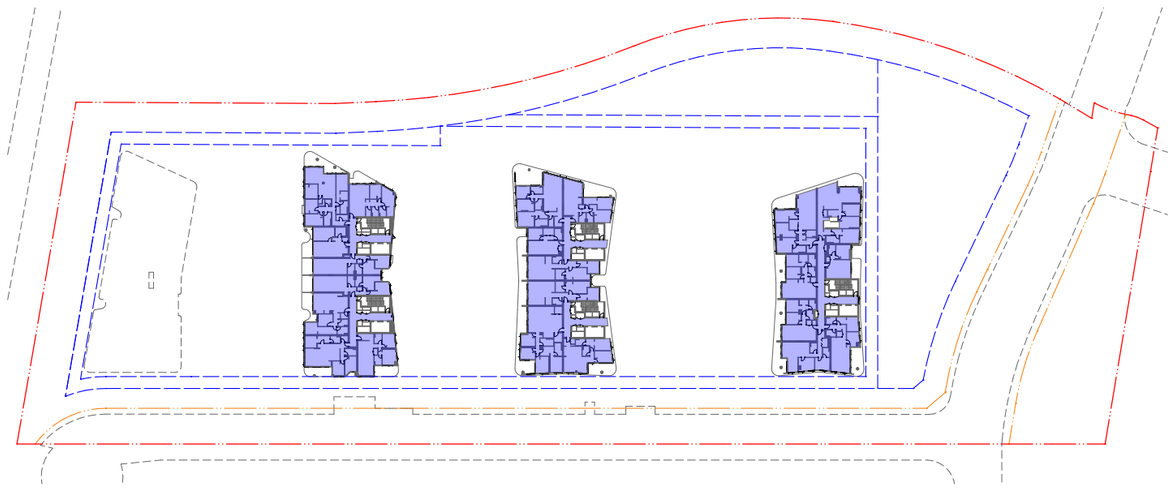
B	871.77
C	811.58
D	779.29
	2462.64 m²



4 Level 12

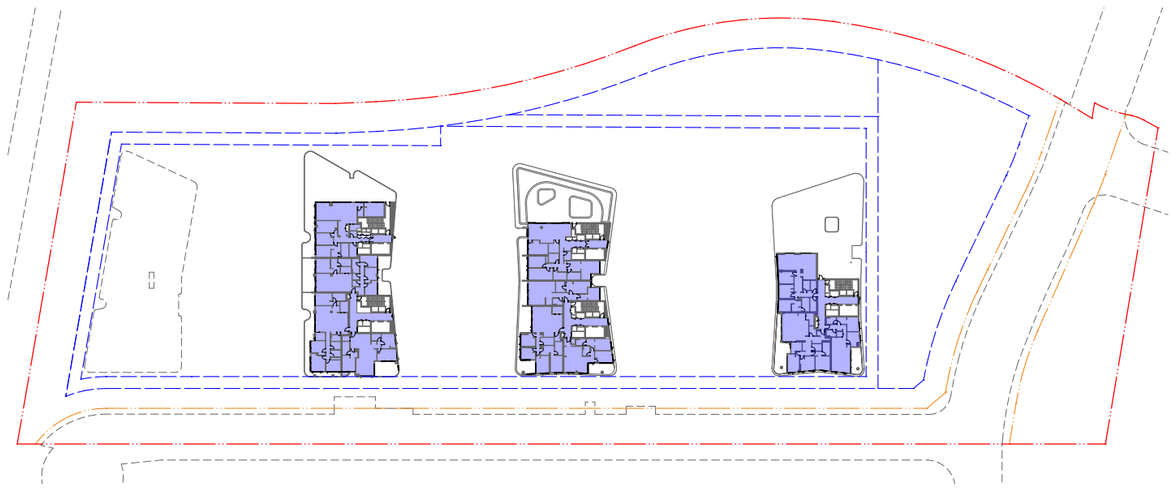
B	871.77
C	811.58
D	779.29
	2462.64 m²

4.02 GFA Diagrams



1 **Level 13**

B	871.77
C	811.58
D	779.29
	2462.64 m²



2 **Level 14**

B	871.77
C	811.58
D	779.29
	2462.64 m²

TOTAL GFA - 49,977m²

TOTAL SITE AREA - 25,569m²

FSR - 1.95:1

4.1 Architectural Drawings

TURNER

4.11 Drawing Register

4.11 GA Plans

Basement 02
Basement 01
Lower Ground level
Ground level
Level 01-02
Level 03
Level 04
Level 05-06
Level 07
Level 08
Level 09-13
Level 14
Roof

4.12 GA Elevations

Building A North Elevation
Building A South Elevation
Building B North Elevation
Building B South Elevation
Building C North Elevation
Building C South Elevation
Building D North Elevation
Building D South Elevation
Building A & B East Elevation
Building C & D East Elevation
Building A & B West Elevation
Building C & D West Elevation
Building A Internal Courtyard East Elevation
Building C Internal Courtyard East Elevation
Building B Internal Courtyard West Elevation
Building D Internal Courtyard West Elevation

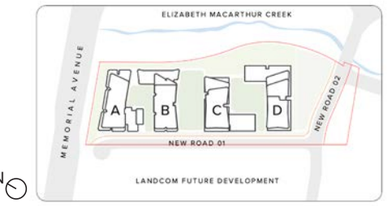
4.13 GA Sections

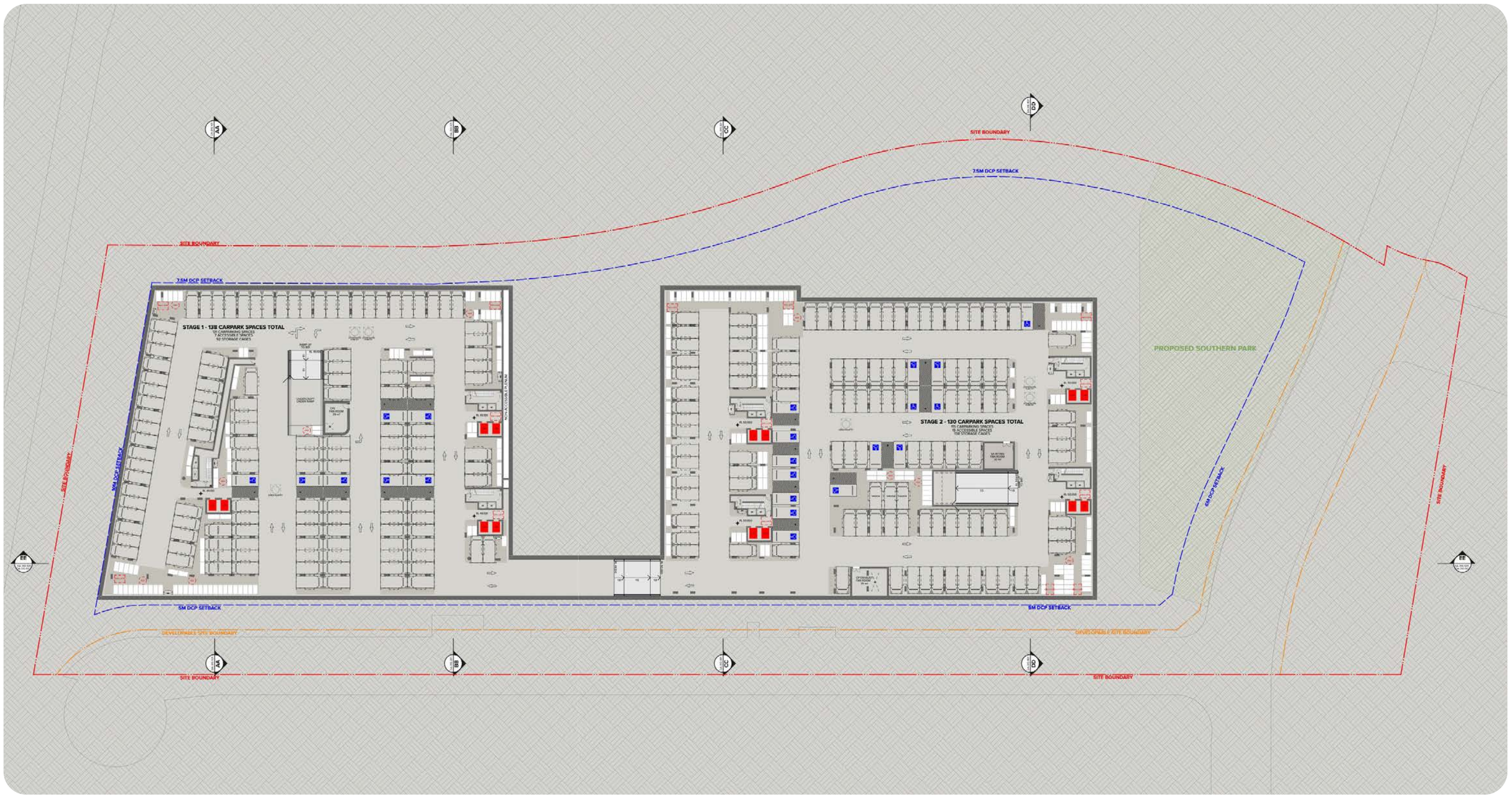
Section EE (Across the site) - Stage 01
Section EE (Across the site) - Stage 02
Section AA Building A
Section BB Building B
Section CC Building C
Section DD Building D

4.12 GA Plans

Basement 02

KEYPLAN

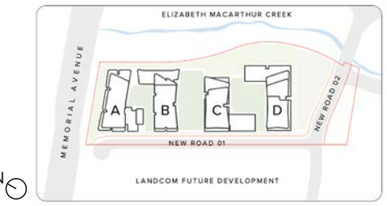


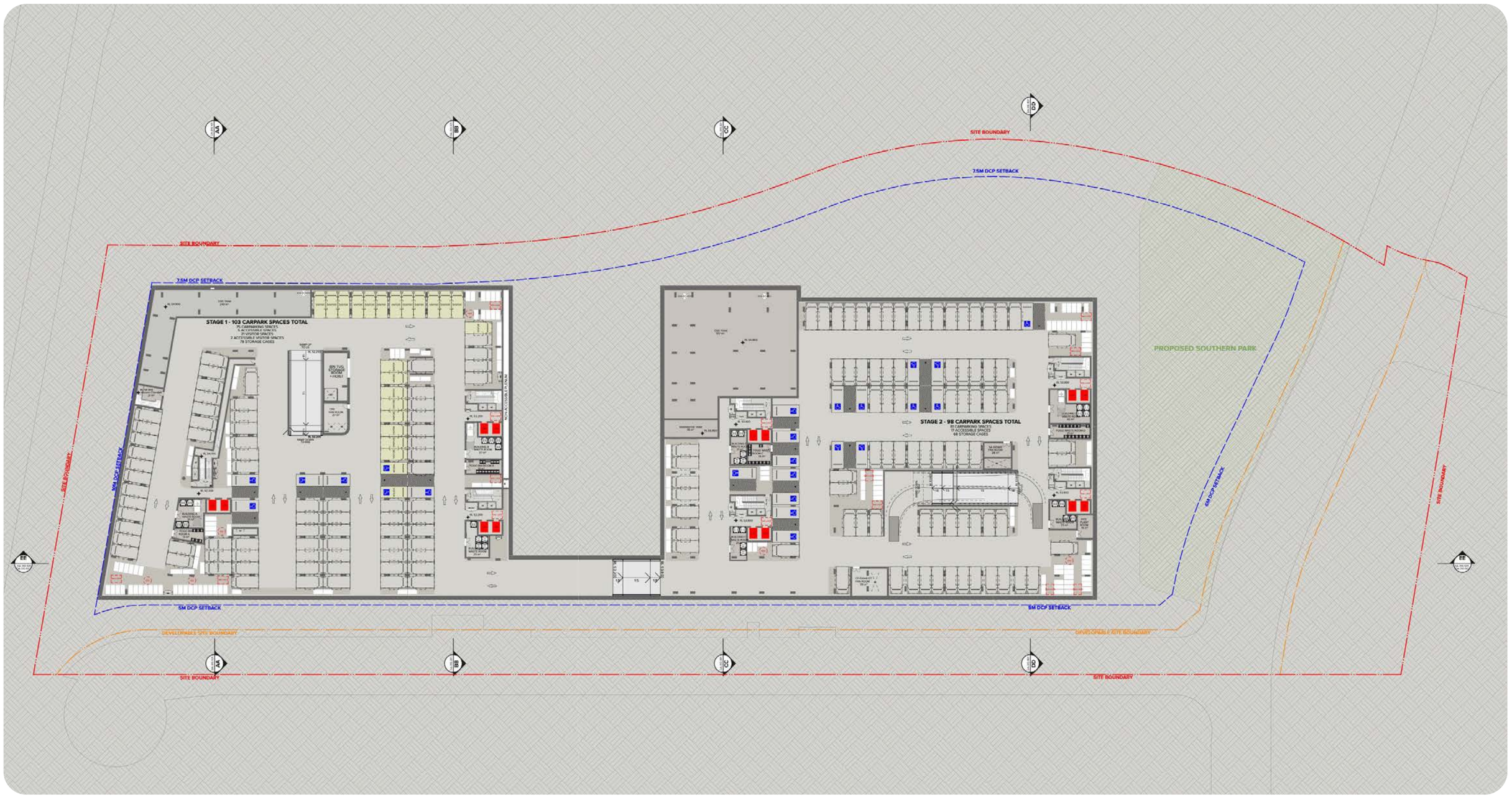


4.12 GA Plans

Basement 01

KEYPLAN

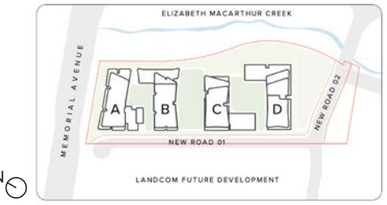




4.12 GA Plans

Lower Ground Level

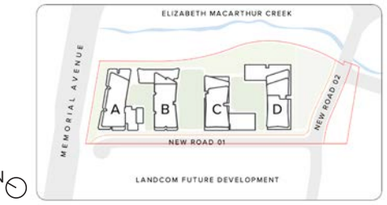
KEYPLAN



4.12 GA Plans

Ground Level

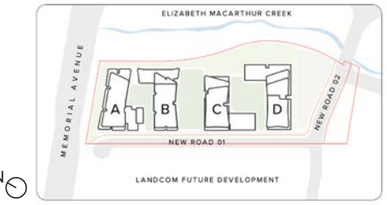
KEYPLAN



4.12 GA Plans

Level 01 - 02

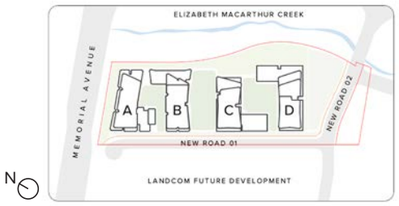
KEYPLAN



4.12 GA Plans

Level 03

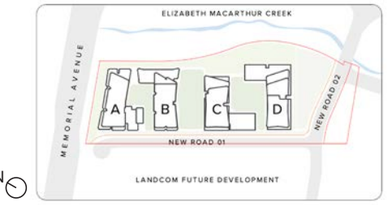
KEYPLAN

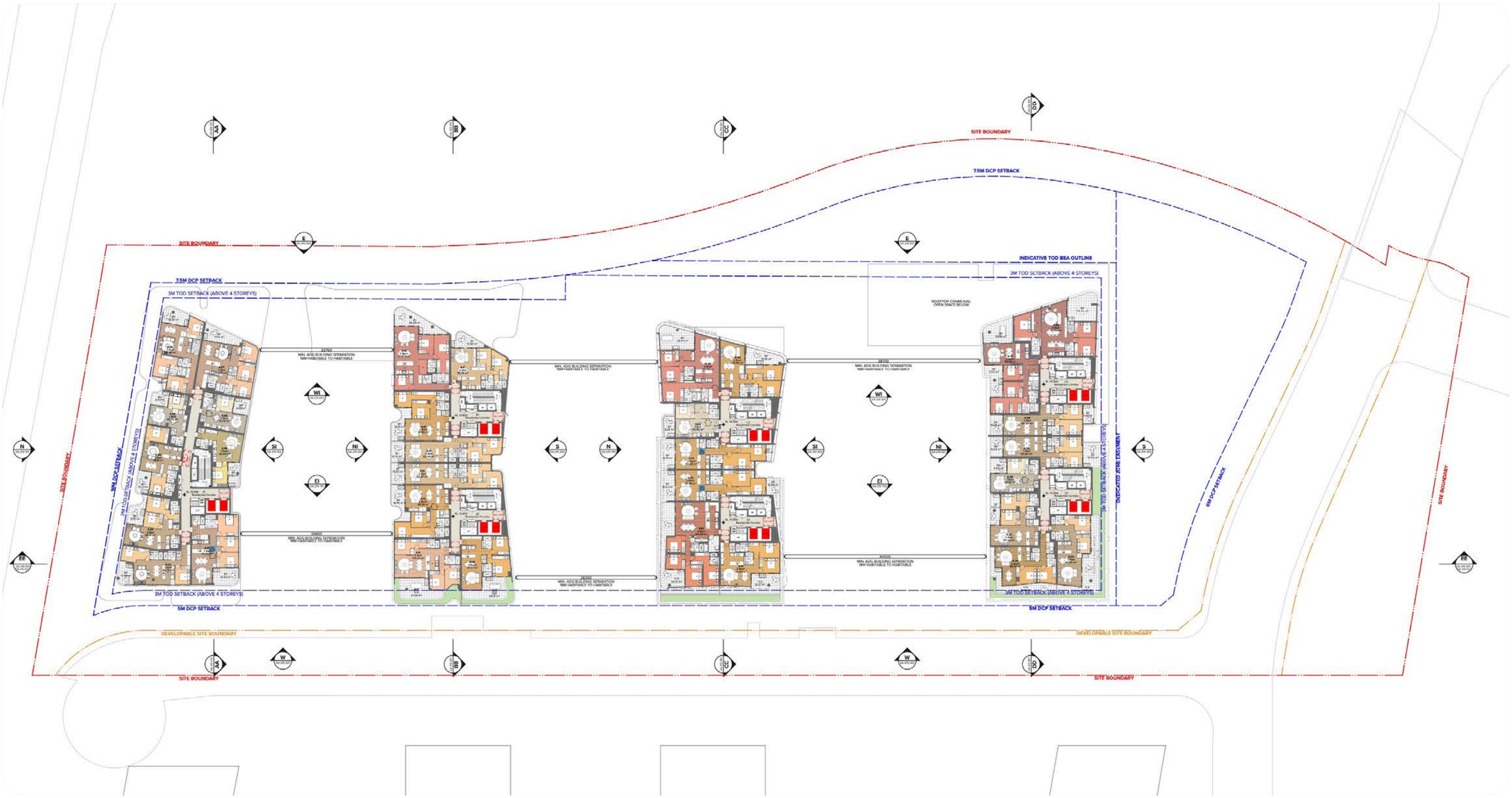


4.12 GA Plans

Level 04

KEYPLAN





4.12 GA Plans

Level 05 - 06

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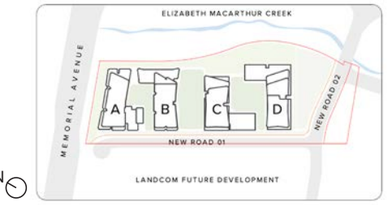
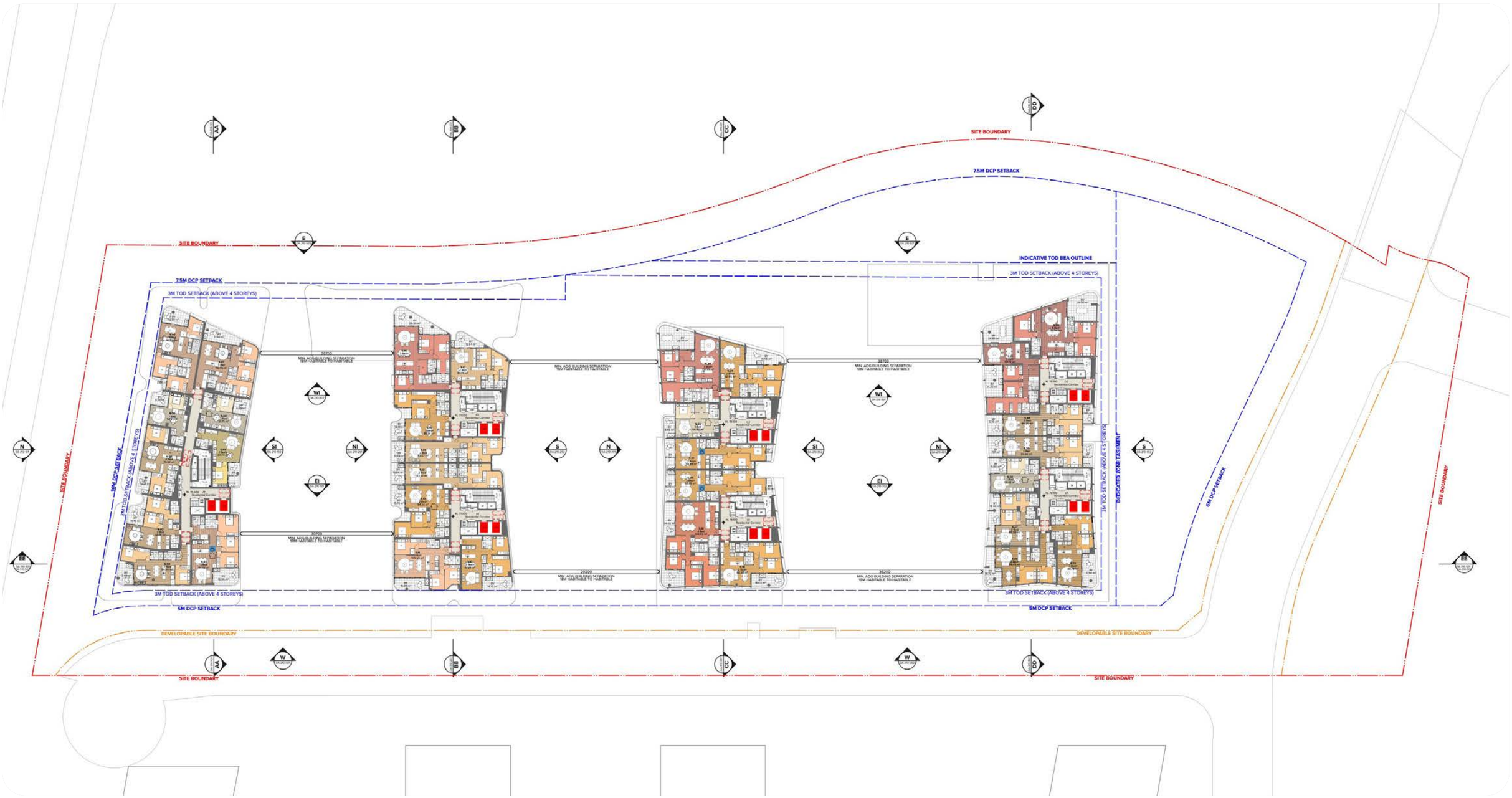
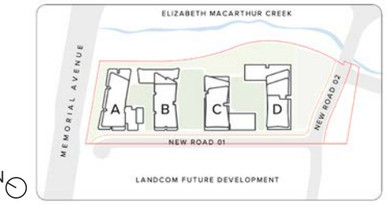




4.12 GA Plans

Level 07

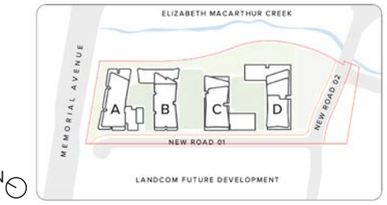
KEYPLAN



4.12 GA Plans

Level 08

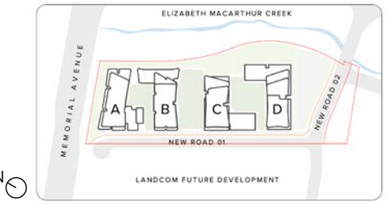
KEYPLAN



4.12 GA Plans

Level 09 - 13

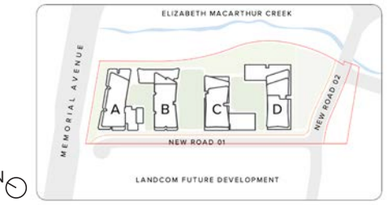
KEYPLAN



4.12 GA Plans

Level 14

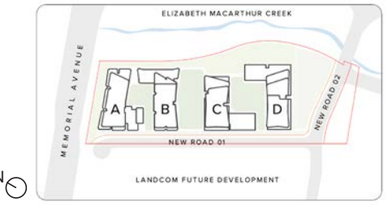
KEYPLAN

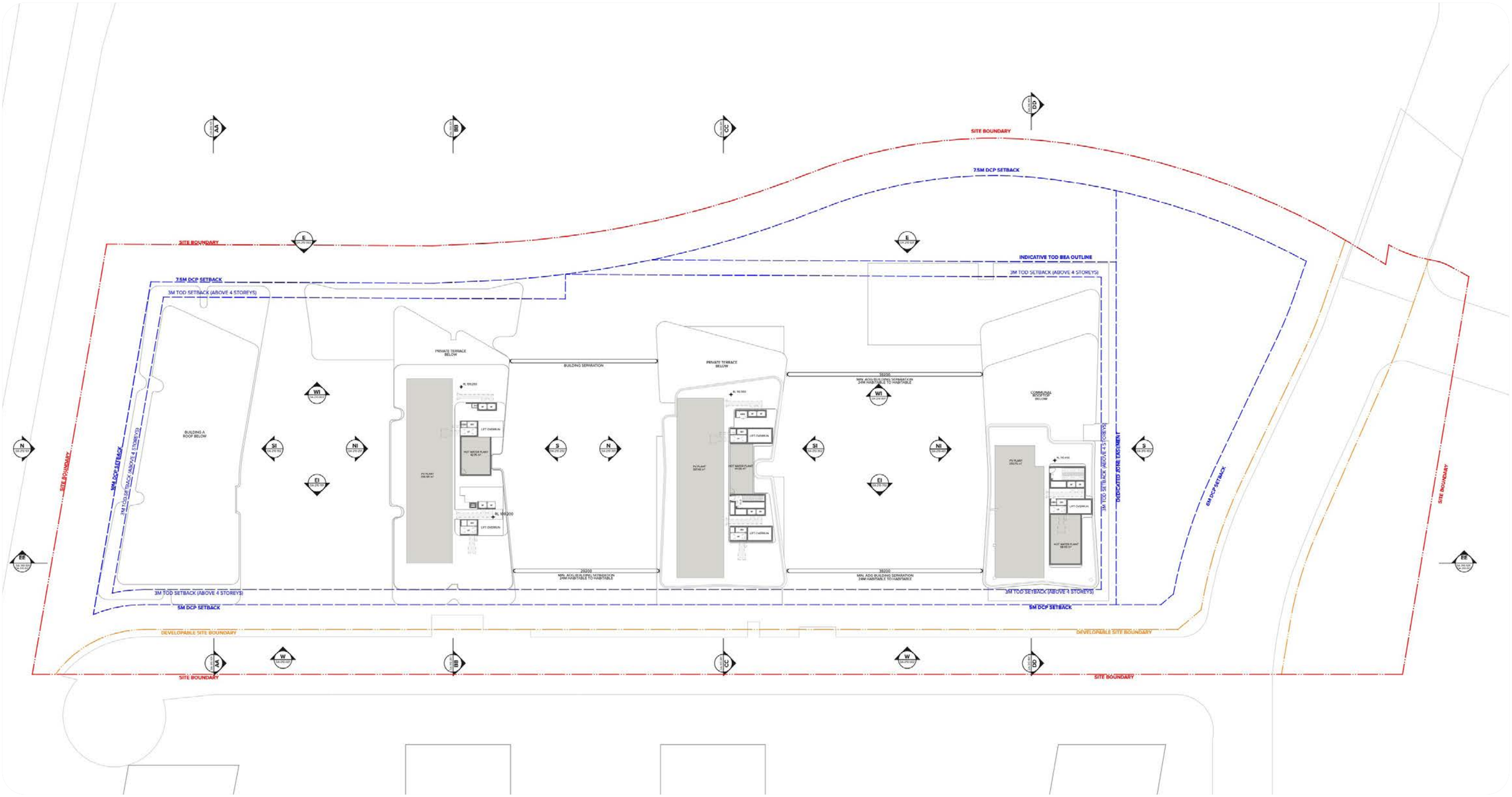


4.12 GA Plans

Roof Level

KEYPLAN





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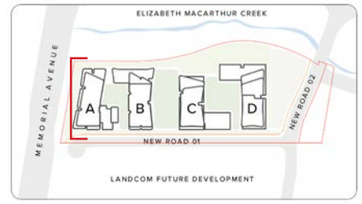
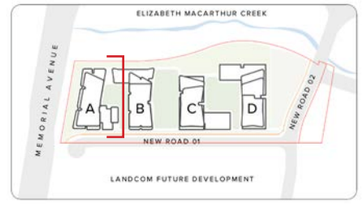


4.13 GA Elevations

Building A North Elevation

KEYPLAN



4.13 GA Elevations

Building A South Elevation

4.13 GA Elevations

Building B North Elevation

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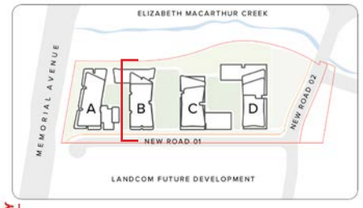

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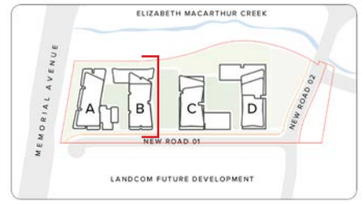

4.13 GA Elevations

Building B South Elevation

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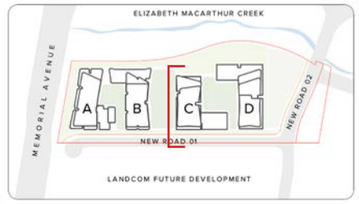


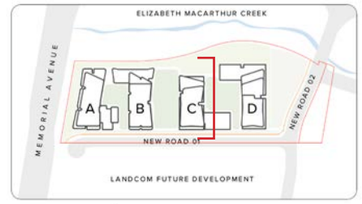
4.13 GA Elevations

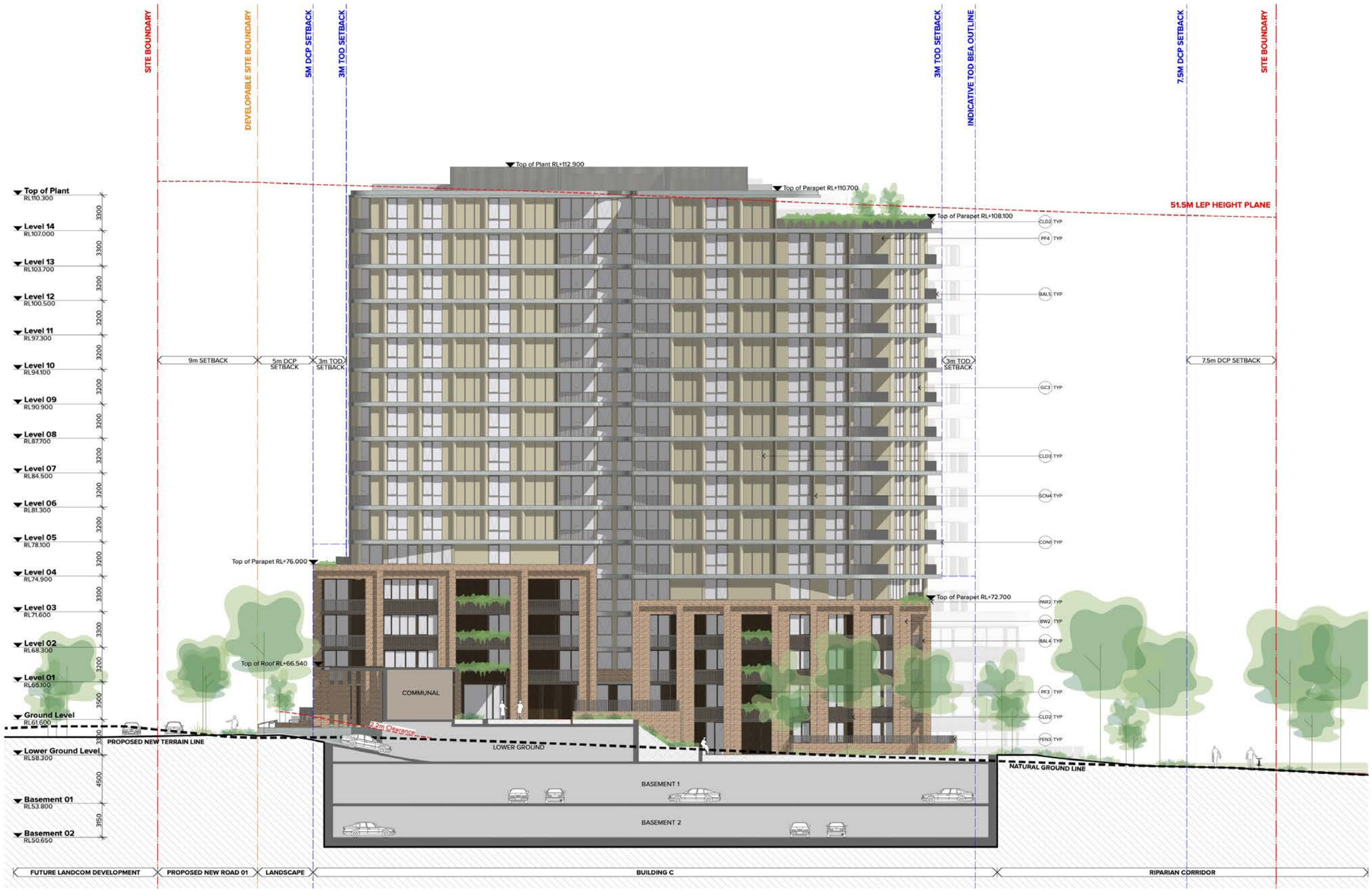
Building C North Elevation

4.13 GA Elevations

Building C South Elevation

KEYPLAN





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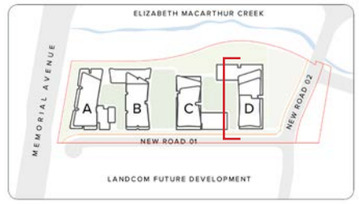
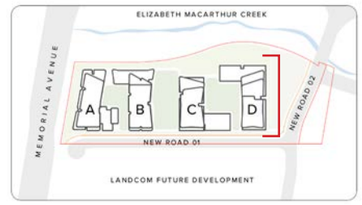


4.13 GA Elevations

Building D North Elevation

KEYPLAN



4.13 GA Elevations

Building D South Elevation

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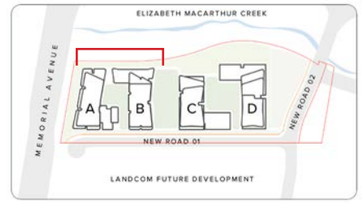

4.13 GA Elevations

Building A & B East Elevation

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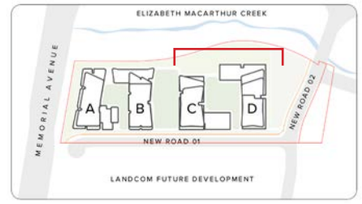

4.13 GA Elevations

Building C & D East Elevation

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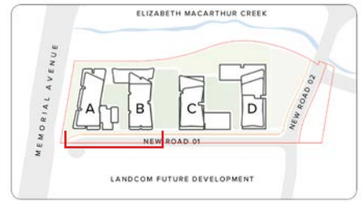
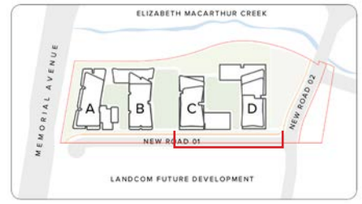


4.13 GA Elevations

Building A & B West Elevation

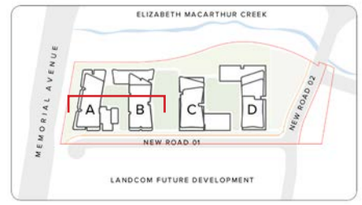
KEYPLAN



4.13 GA Elevations

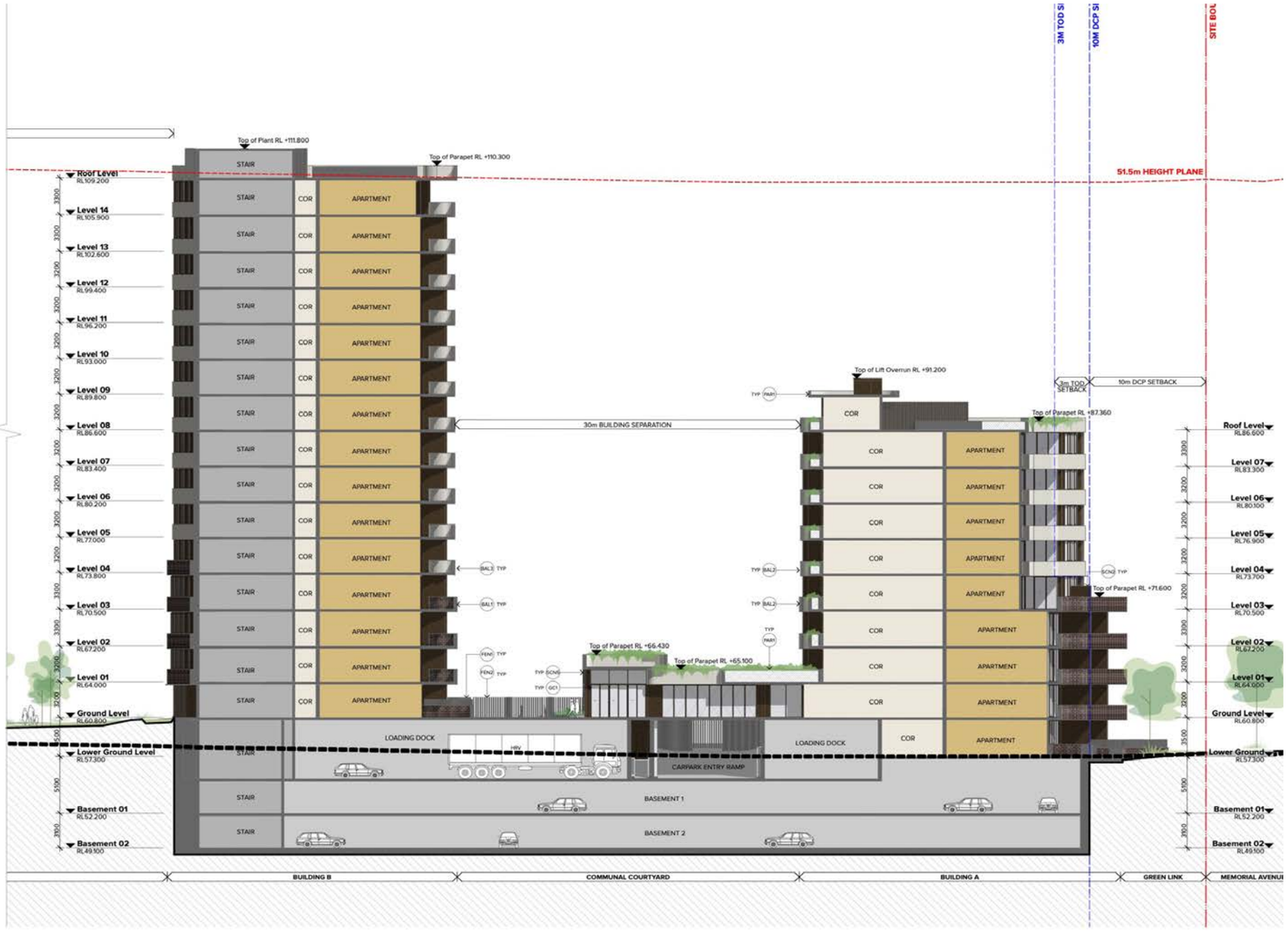
Building C & D West Elevation

KEYPLAN



4.13 GA Elevations

Building A Internal Courtyard East Elevation



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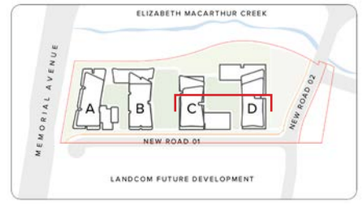
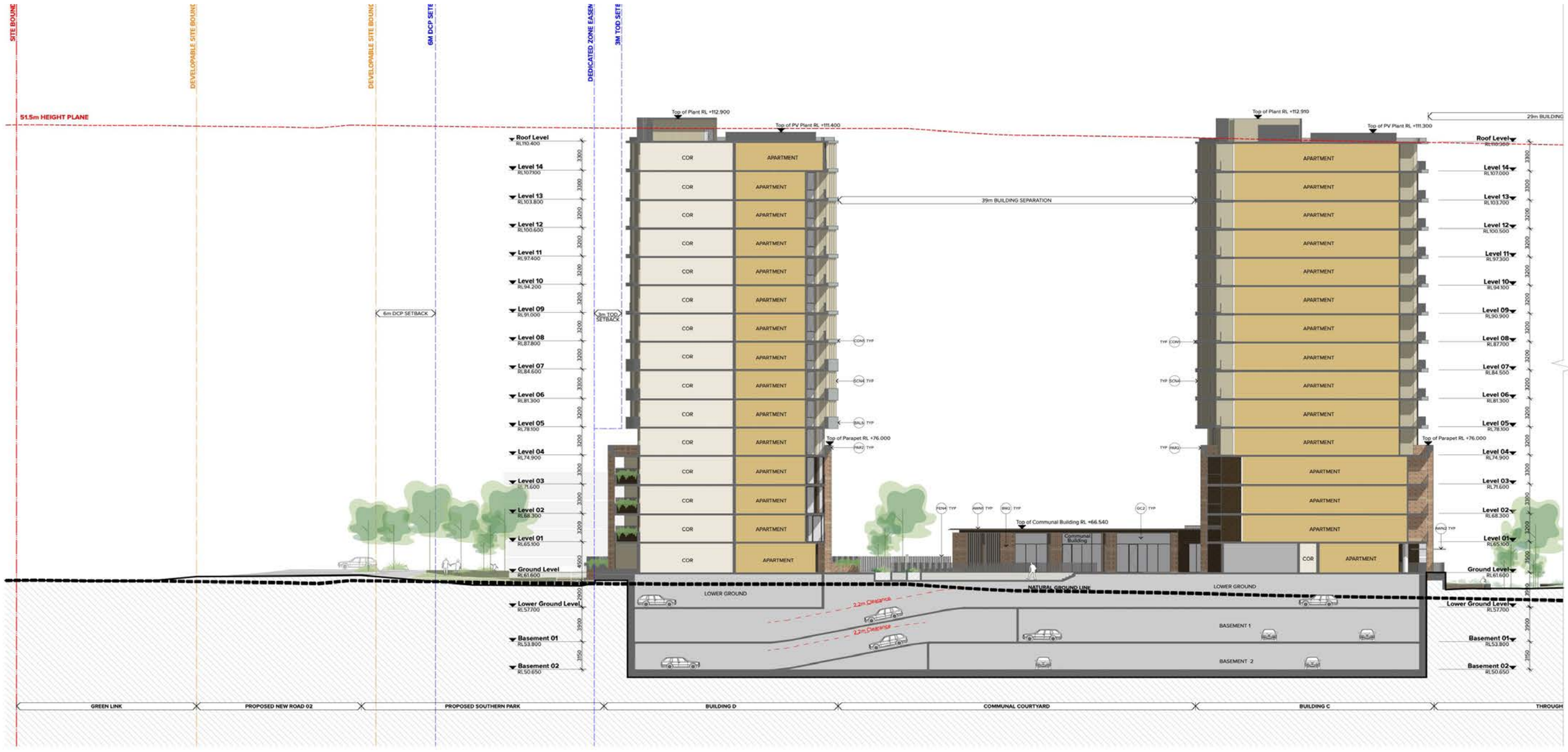


4.13 GA Elevations

Building C Internal Courtyard East Elevation



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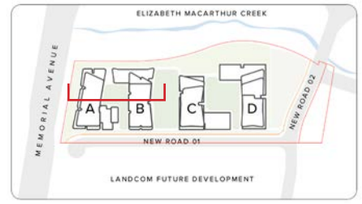
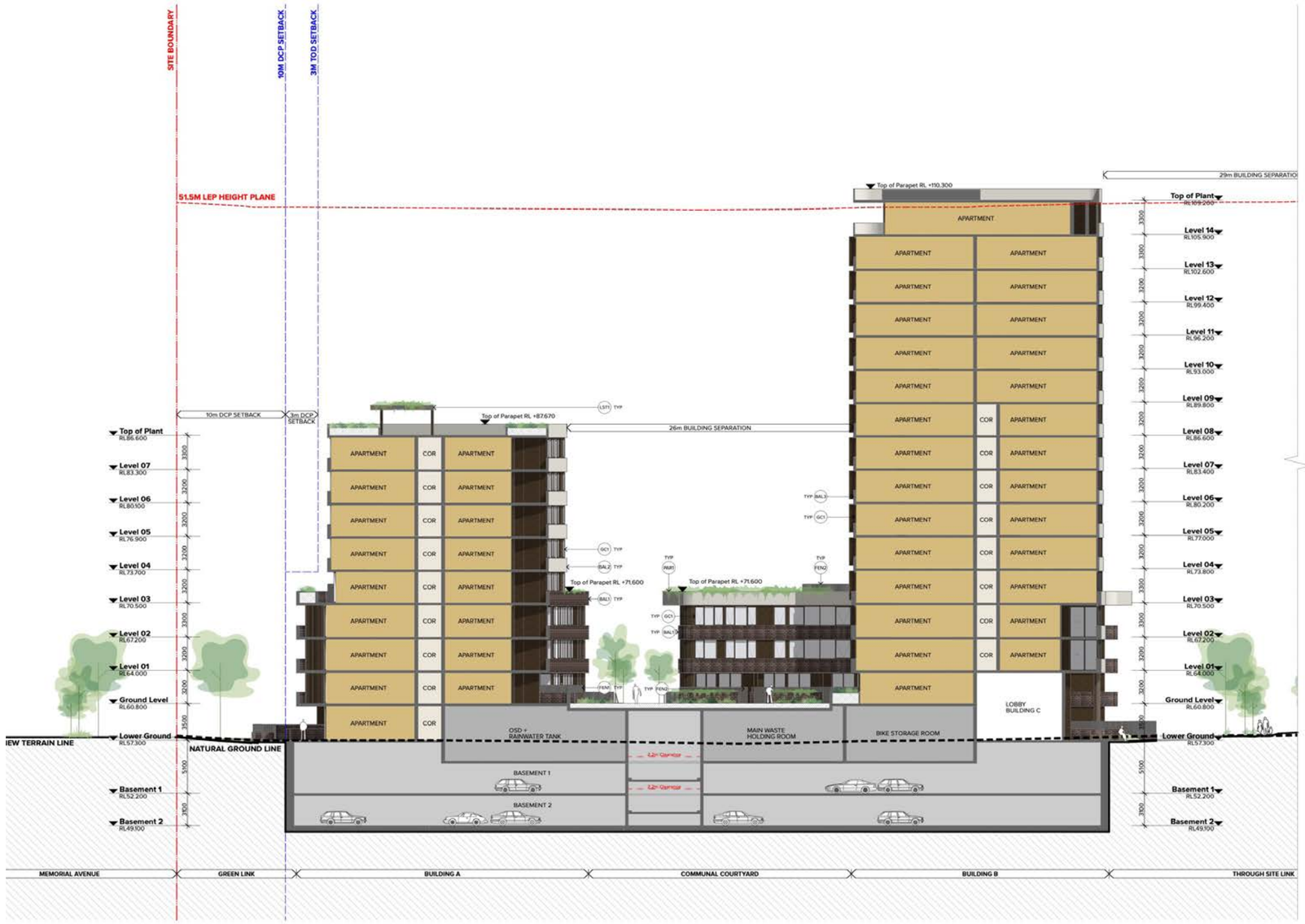


4.13 GA Elevations

Building B Internal Courtyard West Elevation



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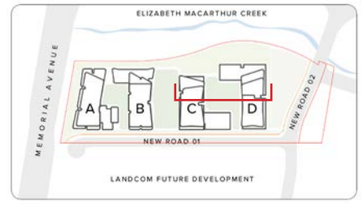
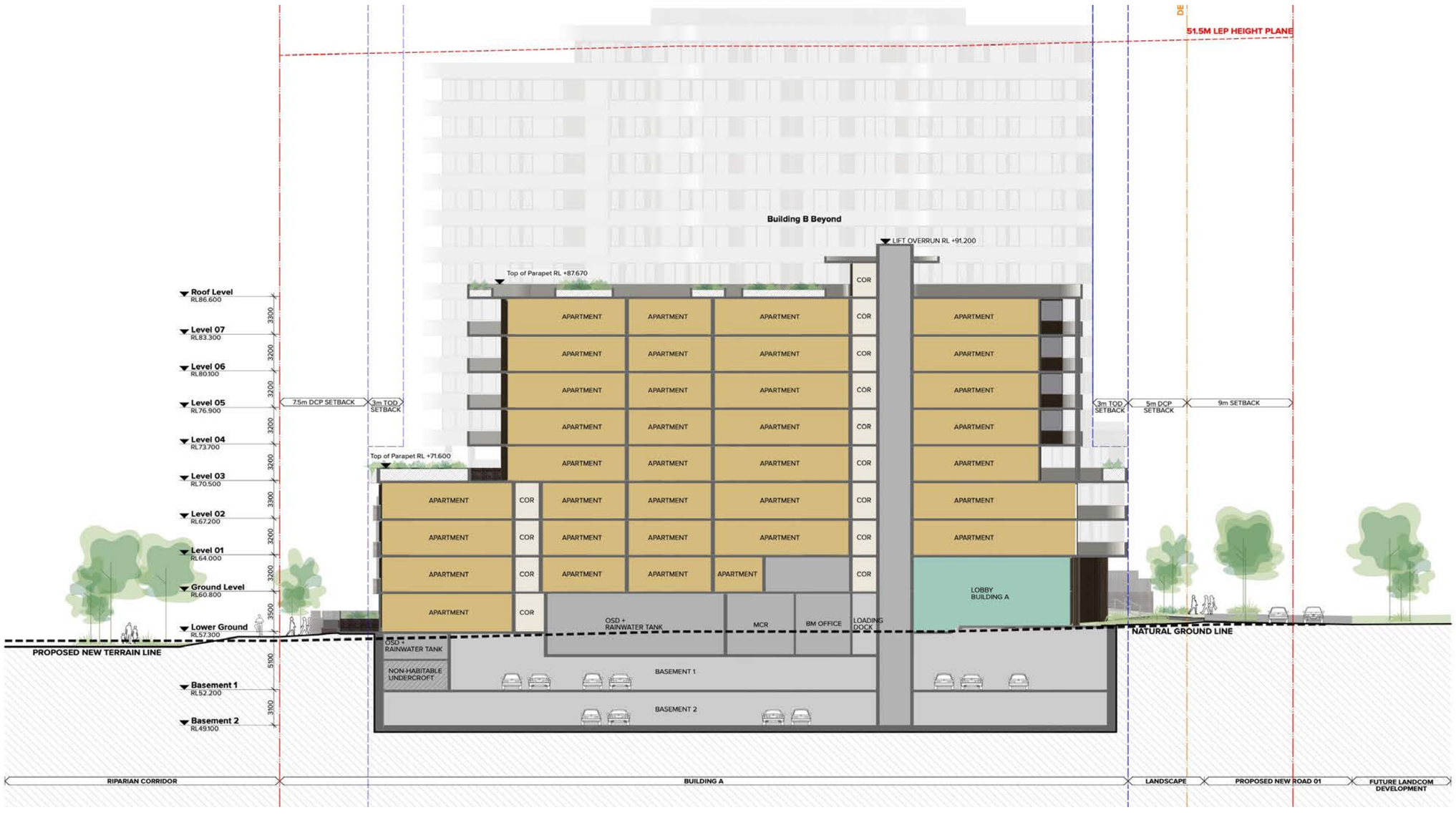


4.13 GA Elevations

Building D Internal Courtyard West Elevation



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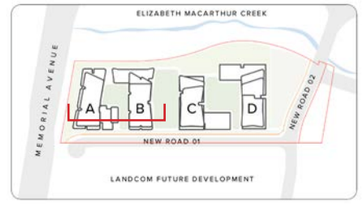
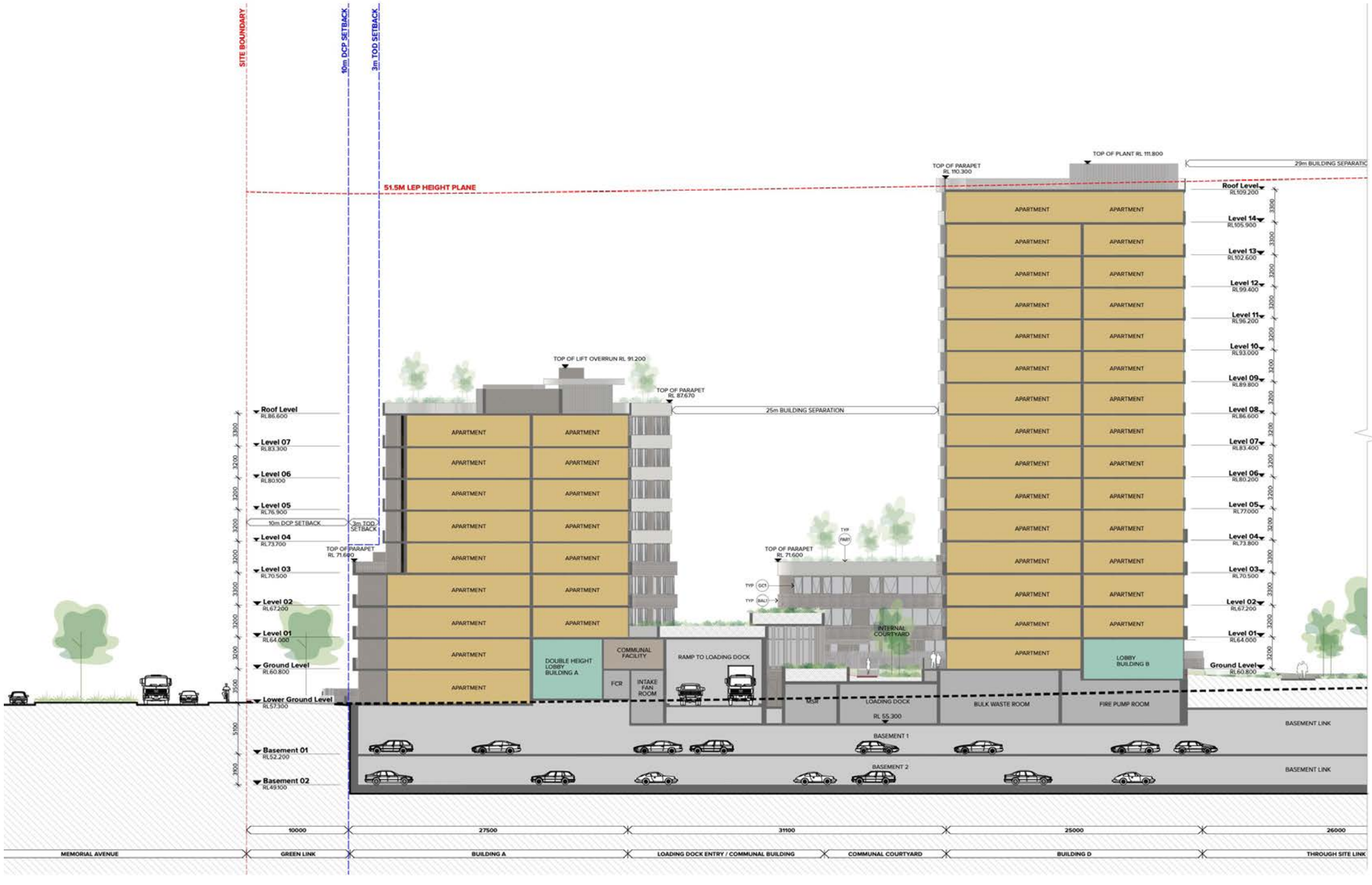


4.13 GA Elevations

Section EE (Across the site) - Stage 01



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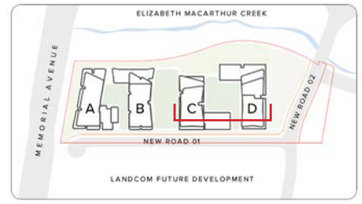
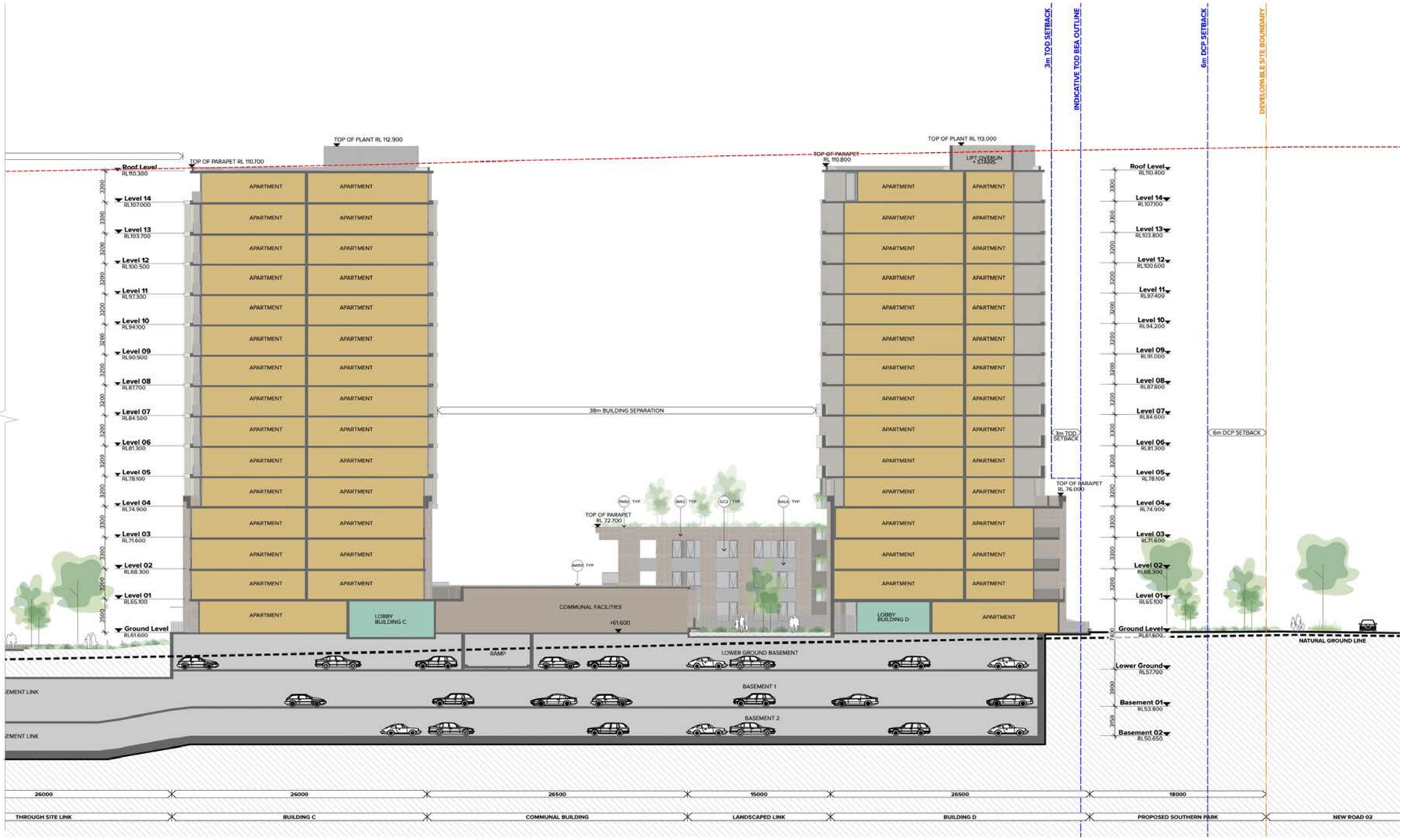


4.13 GA Sections

Section EE (Across the site) - Stage 02

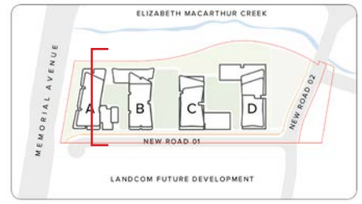
REFER TO DRAWING DA-310-101

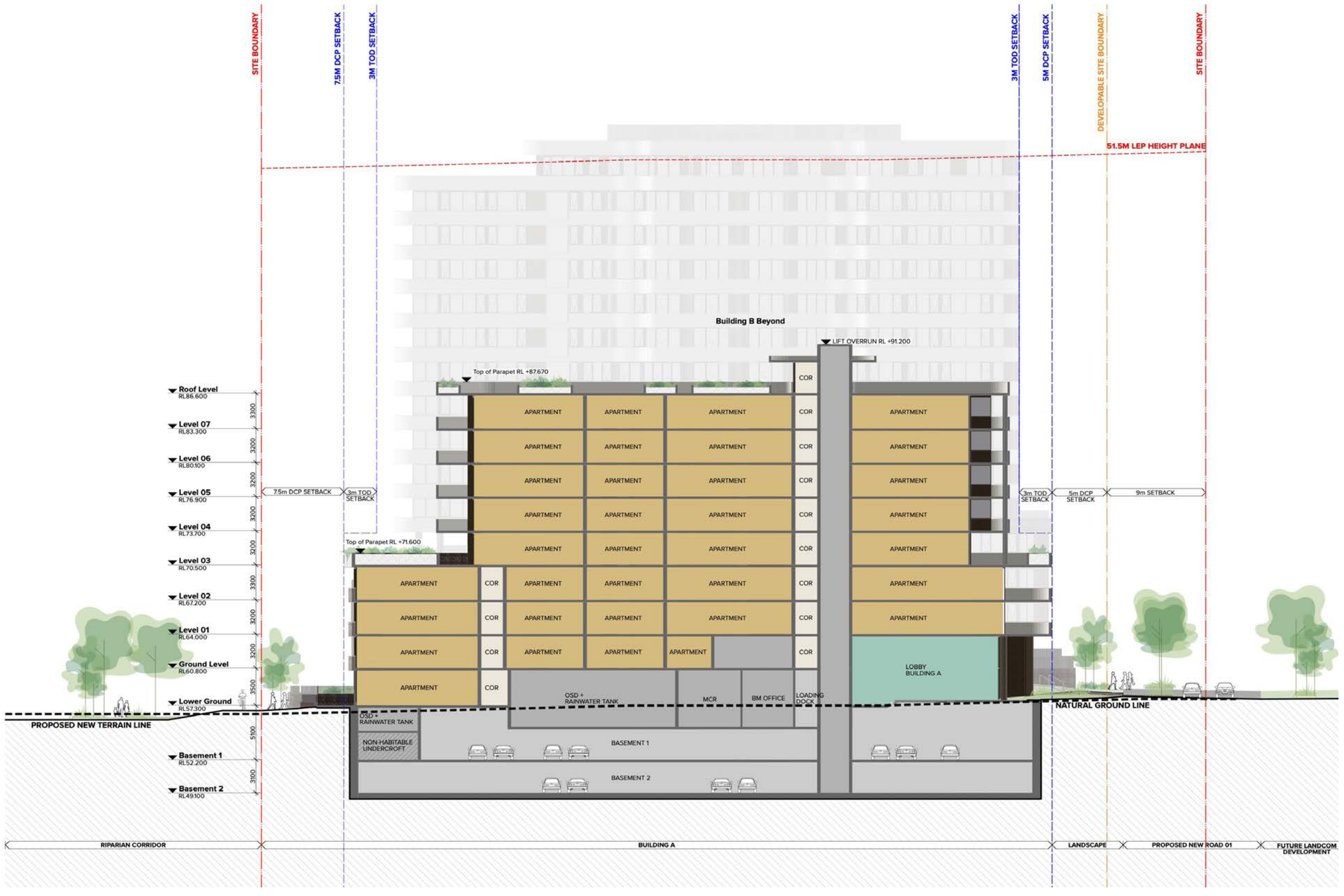


4.13 GA Sections

Section AA Building A

KEYPLAN





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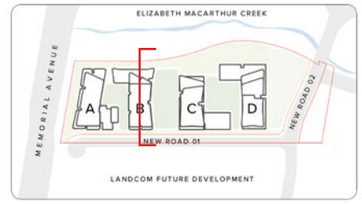
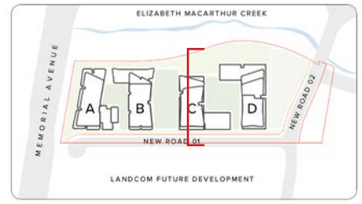


4.13 GA Sections

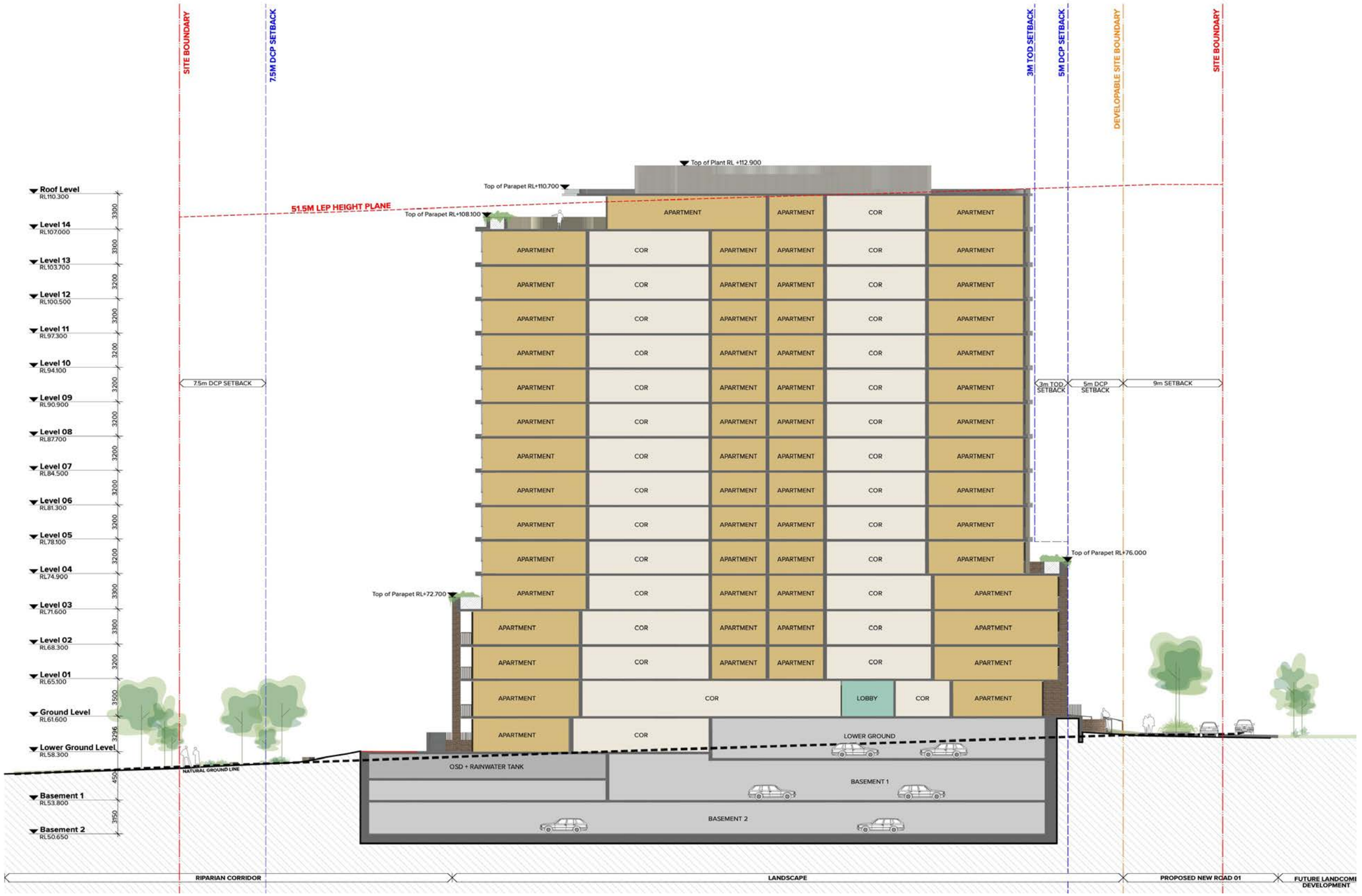
Section BB Building B

KEYPLAN



4.13 GA Sections

Section CC Building C



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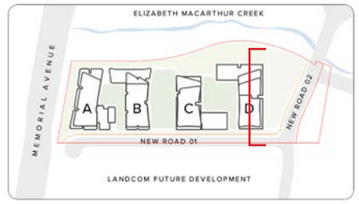

4.13 GA Sections

Section DD Building D

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