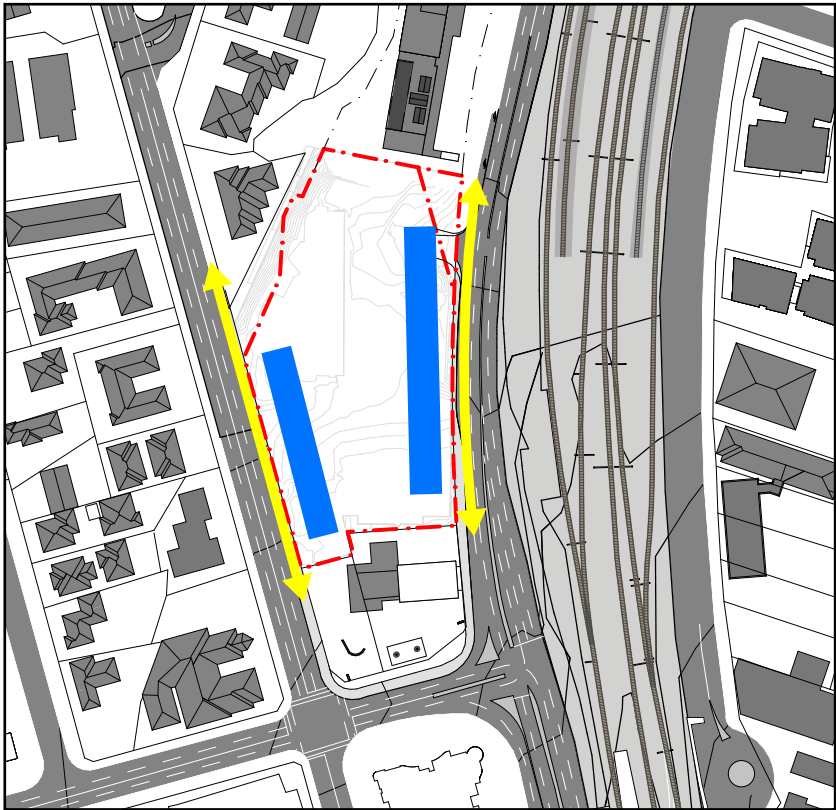


6.03 DESIGN GUIDELINES

Addendum

DESIGN GUIDELINES

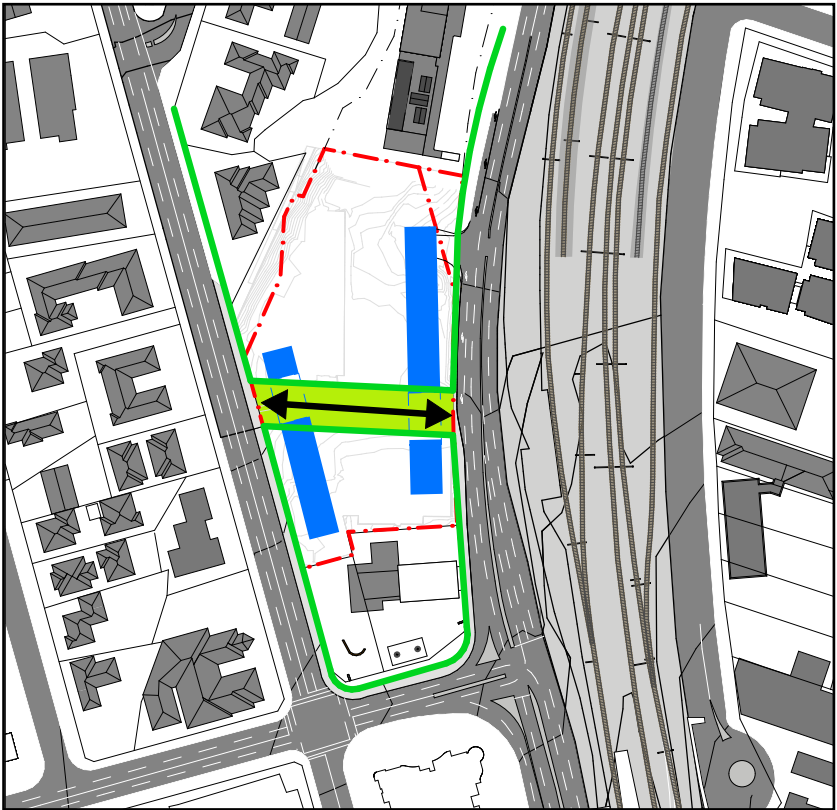
The following design guidelines are to read in addition to those of the design report provided by Bennett & Trimble and approved as part of SSD 8784. The following additional design guidelines are provided in satisfaction of condition B2 (a), (b) and (c) of the consent.



1. INTRODUCE LOW SCALE STREET DEFINING BUILDINGS ALONGBEECROFT ROAD AND RAY ROAD

DESIGN GUIDELINES

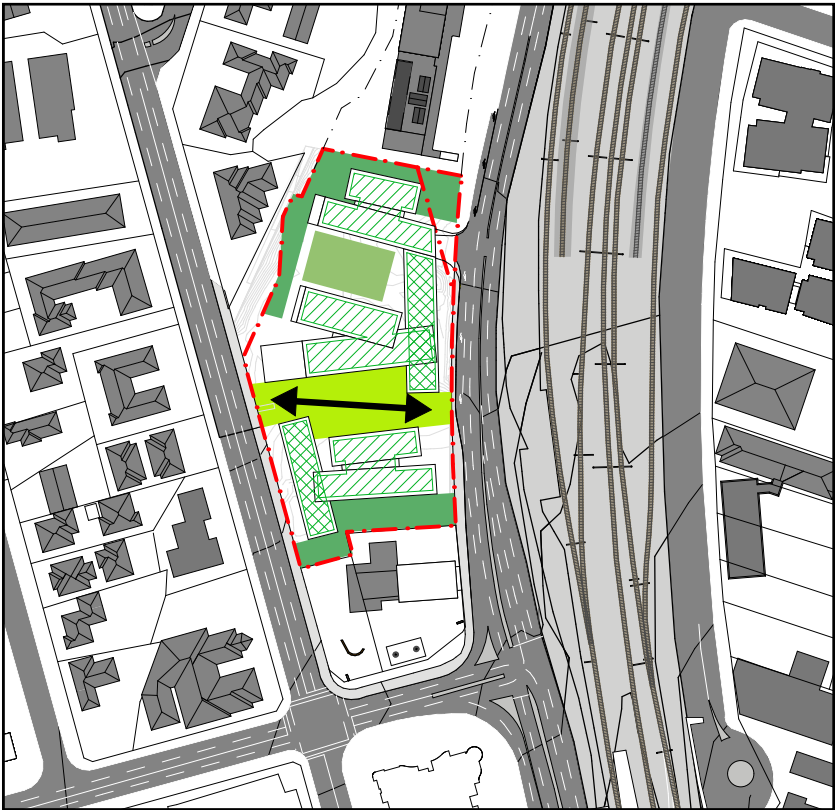
- 1.9 Investigate opportunities to step the building levels along the slope of Ray Road to provide activated frontage and provide at grade pedestrian access to ensure basement walls do not dominate the frontage.
- 1.10 Where basement walls protrude above ground and buildings are unable to be stepped, refer to section 3.10 of this report [Bennett & Trimble Design Report] fir basenebt treatment options.



2. CREATE THROUGH SITE LINK TO BREAK DOWN THE SCALE OF THEURBAN BLOCK AND INCREASE AREA CONNECTIVITY.

DESIGN GUIDELINES

- 2.8 The design of the through site link should increase the amount of landscaped area and rationalise ramps and staircases, such as by;
 - investigate separating the staircase and ramps
 - simplify the levels at landings
 - reduce the total length of ramps
 - increase the landscaped spaces at level changes
 - consider how thepathof travel for ramps will terminate near building entrances
- 2.9 Investigate design responses to keep the throughsite link open 18-24 hours a day.



6. USE LANDSCAPING TO

- DEFINE THE PUBLIC AND PRIVATE DOMAIN AT GROUND LEVEL
- PROVIDE DEEP SOIL BUFFERS ADJACENT TO PROPERTIES
- CREATE NEW ROOFTOP COMMUNAL SPACES OF VARIED CHARACTERS

DESIGN GUIDELINES

- 6.8 Consult with Roads and Maritime Services (RMS) to explore opportunities to plant street trees along the Beecroft Road frontage, including tree setbacks from kerb, species and mature canopy height.