

DESIGN STATEMENT

SCHEDULE 1

1. Setbacks, Building Form and Design

In reviewing the original approval, it was evident that the intent of the building setback was to "reduce the height and visual bulk at Lindfield Avenue and provide an appropriate contextual relationship with the Lindfield Avenue and Kochia Lane Streetscapes.

It is also noted by the Department that "the façade at Kochia Lane lacks articulating features".

With this conditional intent in mind, the design has delivered a stronger more robust streetscape through the use of solidity, containment and contrasting materials (as is reflected in the robust streetscape of 1-21 Lindfield Avenue).

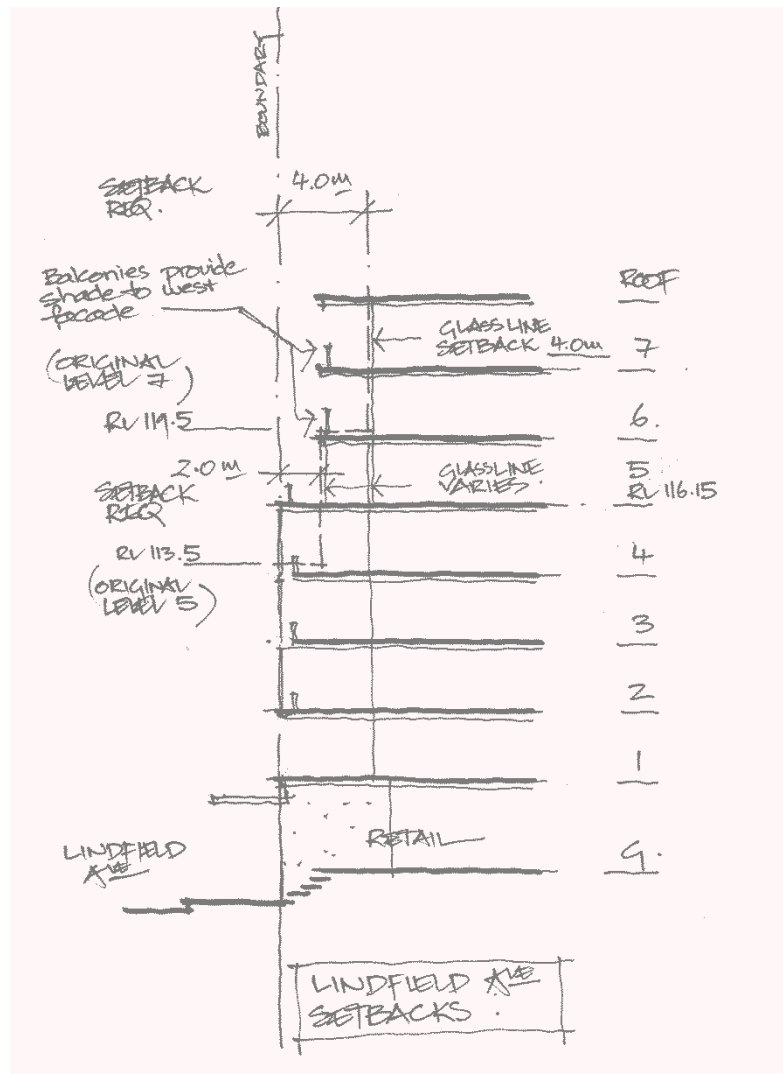


DIAGRAM 1: Lindfield Ave Setbacks

The composition of the new building has been articulated to form a distinct hierarchy of base, podium and top. This creates a clear transition of low-rise, linear streetscape (1-21 Lindfield Avenue) stepping up to a new town centre form and architecture.

A stronger podium form and articulation with distinct "solid" façade elements will define a more dynamic Lindfield Avenue streetscape, rather than multiple setbacks that would generate a "wedding cake" approach.

With this in mind the RL's nominated in the approval (which relate to the original design floor levels) are less important. It becomes an issue of overall scale, and how the new development is perceived along the streetscape. (Refer to the 3D images). The white portal (which references the white outline elements of the heritage building) contains and frames a richly articulated streetscape including terra cotta façade, deep balconies, bay windows and sunscreens.

The portal sits above the building base, to ensure clear identity of the retail components at ground level.

The upper levels of the building are defined by a combination of balconies and operable sunshading devices. This will ensure the upper levels are different in character and façade texture to the podium streetscape. Of particular note is that this character will change throughout the day as the devices are engaged or not to control solar access and privacy.

2. Setback to Kochia Lane

The design recognises the importance of the 4m setback to Kochia Lane to facilitate the widening of the laneway for improved pedestrian amenity and traffic movement as per Council's Public Domain Plan.

The encroachment of the upper levels of the building will have no impact on the use and amenity of the lane widening.

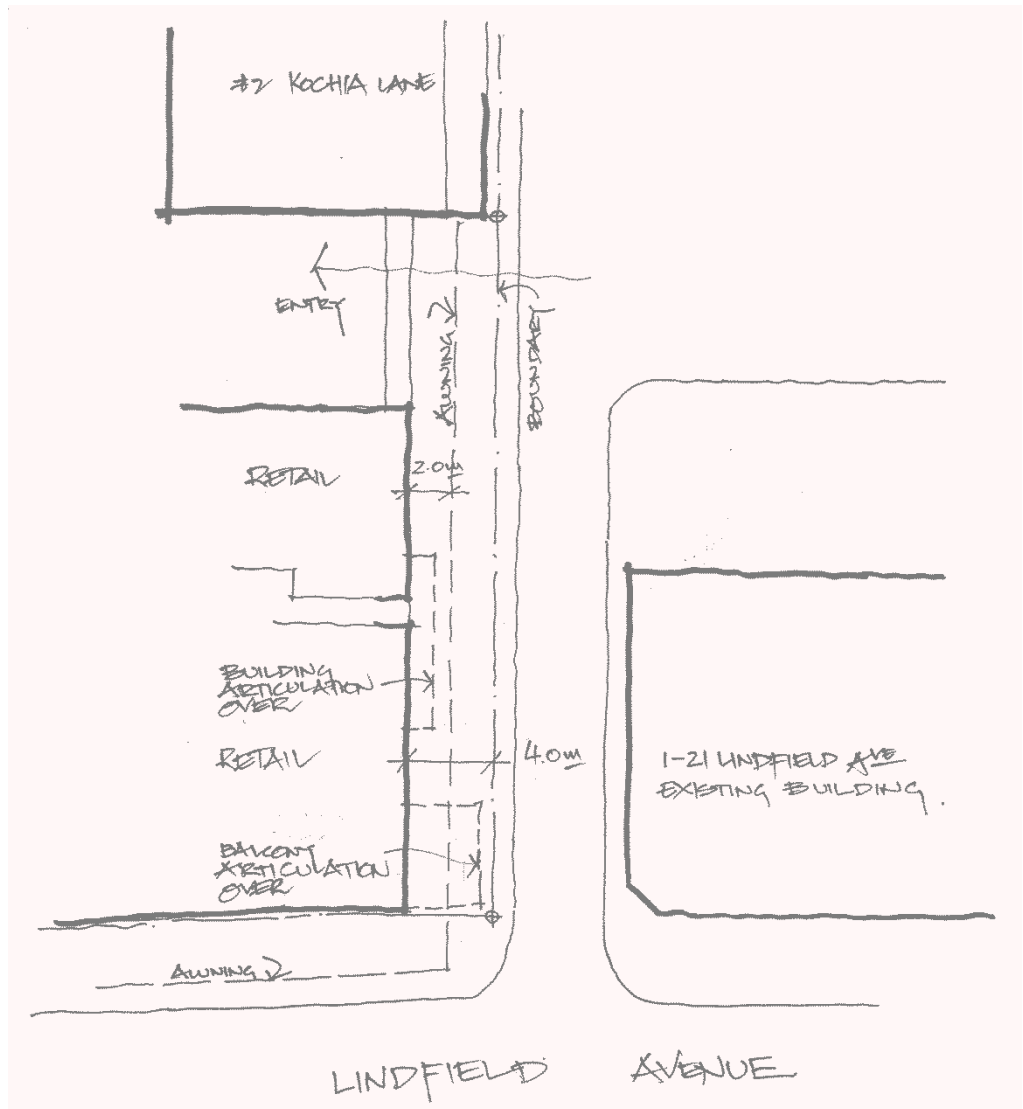


DIAGRAM 2: Kochia Lane Plan showing articulated building elements dotted over.

The design is in response to the Departments comments about the original design and the lack of articulation to the Kochia Lane façade.

Thus the design recognises the merit of the setback, whilst creating a more visually dynamic and articulated façade. The framed balcony at Lindfield Avenue is approx. 7.0m above street level and will therefore have no impact on the future pedestrian or vehicular use of the laneway.

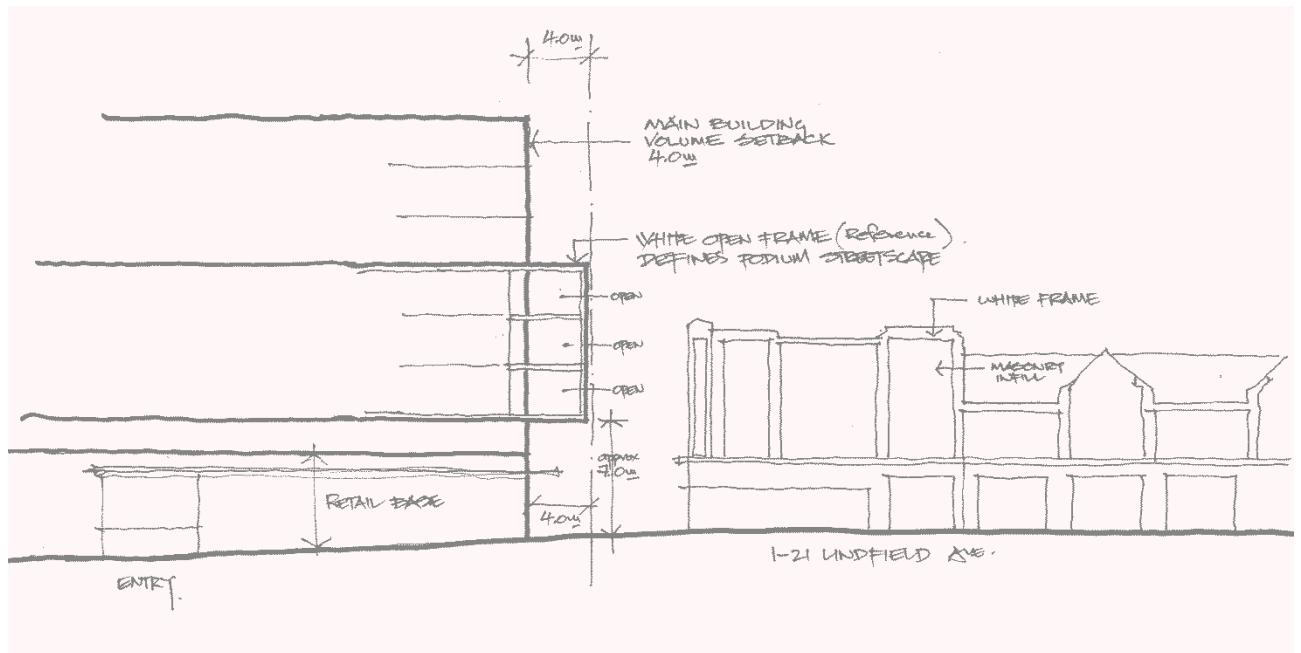


DIAGRAM 3: Lindfield Ave Elevation – Relationship to 1-21 Lindfield Ave across Kochia Lane

The bedroom articulation protrudes approx. 1.3m into the setback area and sits above the street awning. It will also have no impact on the future use of the laneway widening.

4. Relationship to adjoining Development

The design has been amended to address the concerns raised.

Notwithstanding future development on adjoining sites the intent of the design is to create buildings that can be read “in the round”. The original design, with large blank walls facing north was not a desirable outcome.

The apartments have been designed with their primary source of light and solar access from the east and west facades. Where a room only faces north the façade has been setback 3.0m to comply with BCA.

With regard to the bedrooms adjacent to the boundary, their primary source of light and ventilation is to the east and west. Their north facing slot windows, will be subject to a restrictive covenant should future development occur on the adjoining property.

This will ensure a more visually active architecture, in the intervening period.