

Department of Planning, Housing and Infrastructure

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St Leonards Telstra Exchange Design Guide

DRAFT FOR PUBLIC EXHIBITION

January 2024



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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St Leonards Telstra Exchange Design Guide

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1 Introduction

1.1 Land to which this Design Guide applies

The Design Guide applies to land at 524-542 Pacific Highway St Leonards identified below in Figure 1.

This land is also referred to as the Telstra Exchange site.

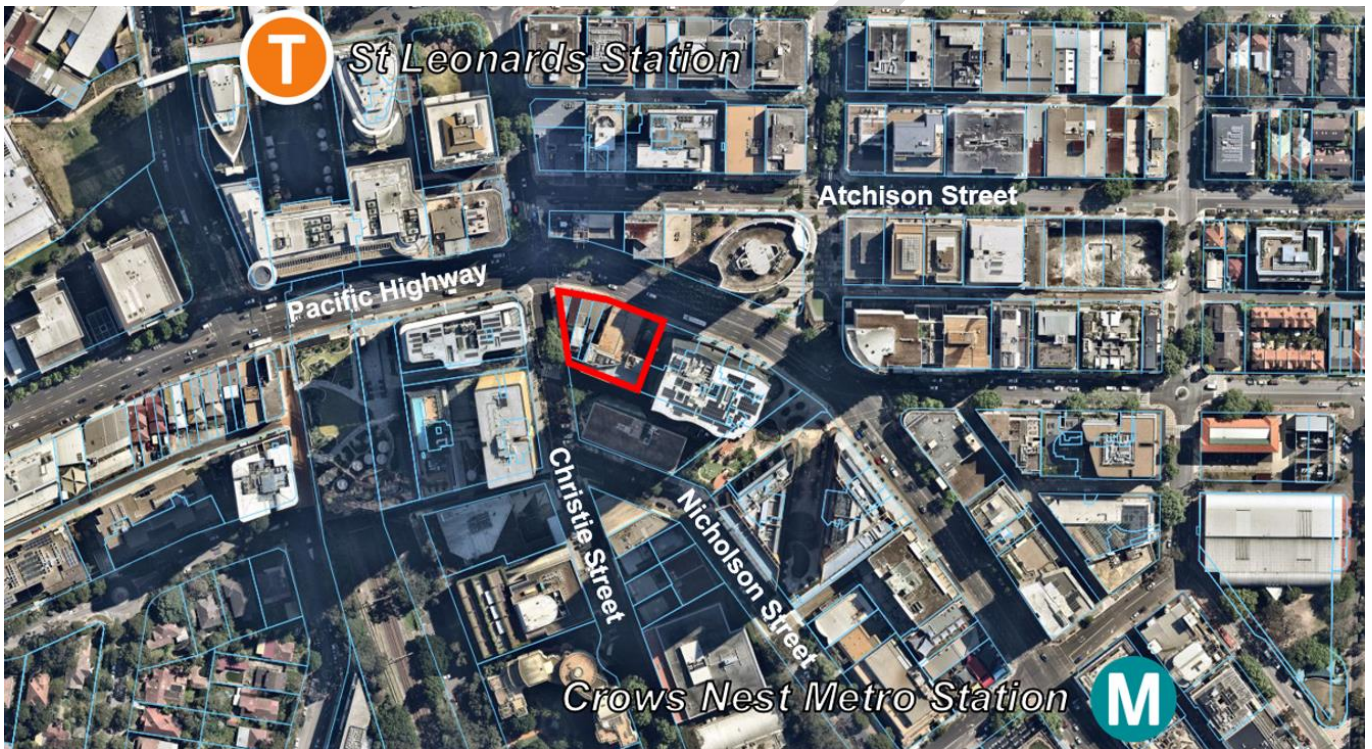


Figure 1: Site Location (Source: DPHI / Nearmap)

1.2 Commencement

The Design Guide commences on the day on which the amendments to the Lane Cove Local Environmental Plan 2009 as they relate to the site come into effect.

1.3 Amendments to this Guide

Any amendment to this Design Guide requires the endorsement of the Secretary of the Department of Planning, Housing and Infrastructure.

Refer to *Section 5: Glossary and Amendment Notes* for amendment notes to this Design Guide.

1.4 Purpose and Application of this Design Guide

The purpose of this Design Guide is to support implementation of the *Lane Cove Local Environmental Plan 2009* (Lane Cove LEP 2009) as it applies to the Telstra Exchange site by providing more detailed provisions to guide development.

It is given effect by reference in *Part 6 Additional local provisions* of the Lane Cove LEP 2009 which requires the consideration of the objectives and guidance of this Design Guide as part of the assessment of the future redevelopment of the Telstra Exchange site in St Leonards.

This Design Guide replaces the provisions of the Lane Cove Development Control Plan 2010 in so far as they apply to the site.

1.5 Relationship to planning instruments and documents

The Design Guide forms part of the planning controls that apply to the Telstra Exchange site. This includes Acts, Regulations and State Environmental Planning Policies.

Relevant Acts and Regulations include:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021.*

Relevant State Environmental Planning Policies include:

- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

The Design Guide is supplementary to the Lane Cove LEP 2009 and State Environmental Planning Policies. Where a provision of this Design Guide is inconsistent with a provision in the Lane Cove LEP 2009 or a State Environmental Planning Policy, the Lane Cove LEP 2009 or State Environmental Planning Policy prevails to the extent of the inconsistency.

2 Vision and Principles

2.1 Vision for the Precinct

The 2036 Plan provides a vision for the St Leonards core to be revitalised through a balance of commercial and residential development, providing lively and active streets, safe and interesting laneways for people and sunny tree-lined public spaces. The Vision Map provides for higher densities between stations.

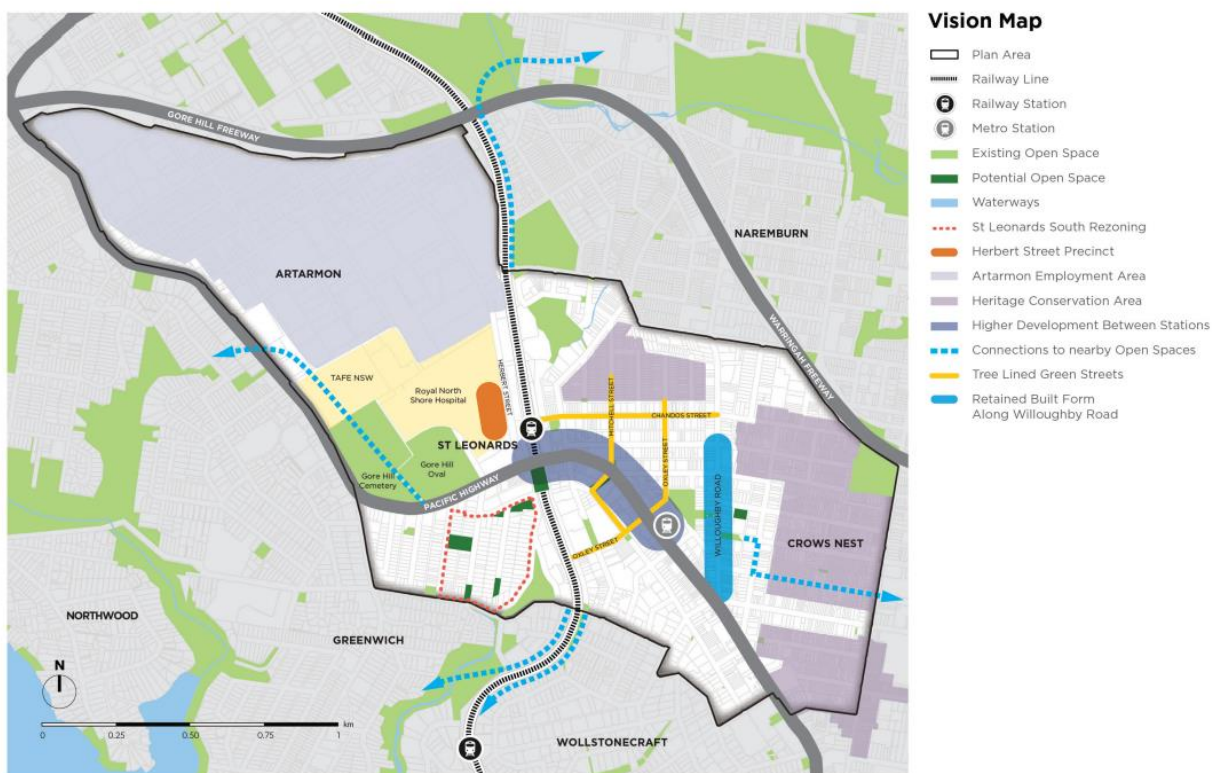


Figure 2: Vision Map (Source: DPHI St Leonards and Crows Nest 2036 Plan, 2020)

I) Relevant Precinct Objectives from 2036 Plan

- Apply casual surveillance and universal access principles to new development to create a safe, inclusive and comfortable environment.
- New development should have consideration to wind impacts demonstrated through a wind assessment.
- Consider cumulative impacts of new developments on existing areas, including overshadowing, wind impacts and view loss.

- Contain taller buildings between St Leonards Station and Crows Nest Metro Station.
- New building design should provide high on-site amenity and consider street width and character by providing ground and upper level setbacks and awnings to achieve a human scale at street level.
- Ensure new development contributes to a range of dwelling types in the area to cater for all life cycles.
- New development in mixed-use areas should contribute to the delivery of active streets by providing a range of uses at ground floor.
- Ensure no additional overshadowing of public open spaces and important places in accordance with solar access controls.
- New development in nominated areas along the Pacific Highway should be set back 3 metres and incorporate elements such as avenue planting, below ground setbacks for deep soil planting.
- Incorporate new street trees to realise the tree canopy targets and increase the overall tree coverage in the area.

ii) Urban Design Principles from 2036 Plan

The principles from the 2036 Plan form the design criteria which should be considered for future development in the area.

- Density is located close to a transport hub such as St Leonards Station or the Crows Nest Metro Station. Taller buildings are to be located within 150-200m of either station and transition in height to the surrounding areas
- St Leonards is to be read as the predominant centre to reinforce its commercial role and Crows Nest as a secondary lifestyle destination.
- Large developments are to be located between the stations and transition in height, bulk and scale from the highway to the surrounding neighbourhood areas. The focus of height is referred to as the 'knuckle area' within St Leonards mixed use commercial core.
- New developments are not to cause unacceptable overshadowing to any key existing or proposed public open spaces.
- New development must respond appropriately to built form character of sub-precincts, including height, bulk and scale, as well as the existing and proposed uses.
- New development should consider its relationship to surrounding context and urban grain, while seeking to provide improved accessibility through appropriate frontage treatment and provision of arcades, laneways, and enhanced public domain.

2.1.2 Vision for Telstra Exchange Site

The vision for the redevelopment of the Telstra Exchange site is to create a high-quality and contemporary mixed-use building that complements the character of St Leonards as a Strategic Centre. It aims to deliver a transformative development and revitalise a significant gap in the streetscape along Pacific Highway.

The development will create a transition between the former desirable qualities of place, with its emerging identity as a sophisticated, high density urban environment.

2.2 Place Based Principles

The place-based principles of this Design Guide are to ensure:

- a) development of a high-quality, contemporary, activated mixed-use building for living and employment opportunities that supports innovation and the jobs of the future;
- b) built form contributes positively to the public domain with respect to scale and comfort appropriate to the function and use of the space;
- c) a high-quality public domain for use by the general community for passive transport, recreation, activation, collaboration and culture;
- d) development responds to the existing context of the St Leonards precinct to minimise impacts on the amenity and urban character of the surrounding locality;
- e) development integrates water and energy efficient initiatives throughout the building and in the public domain.

3 Site and Context Analysis

3.1 Site Description

The Telstra Exchange site comprises eight separate allotments with a total area of approximately 1,671sqm. It is located on the corner of the Pacific Highway and Christie Street in St Leonards. The site adjoins the existing AMA commercial building to the south and the Landmark by New Hope to the east.

Table 1: Legal property description

Address	Legal Description
524-530 Pacific Highway	Lot 7 Section 17 DP 3175 Lot 8 Section 17 DP 3175 Lot 9 Section 17 DP 3175 Lot 1 DP 433297
536 Pacific Highway	Lot D DP 377423
538 Pacific Highway	Lot C DP 377423
540 Pacific Highway	Lot B DP 377423
542-542A Pacific Highway	Lot A DP 377423

3.2 Regional Context

Located 6km and 2km north of the Sydney CBD and North Sydney respectively, 5km south of Chatswood and 10km west of Macquarie Park, St Leonards is a key centre in the Lower North Shore, as a transport and service hub providing significant housing and employment. Sitting at the heart of the Eastern Economic Corridor, the St Leonards precinct has rapidly evolved from historically a fine grain, local centre, to a now large-scale, high density, and mixed-use strategic centre. **Figure 3** below provides a regional context map illustrating the relationship of St Leonards with the surrounding key precincts.

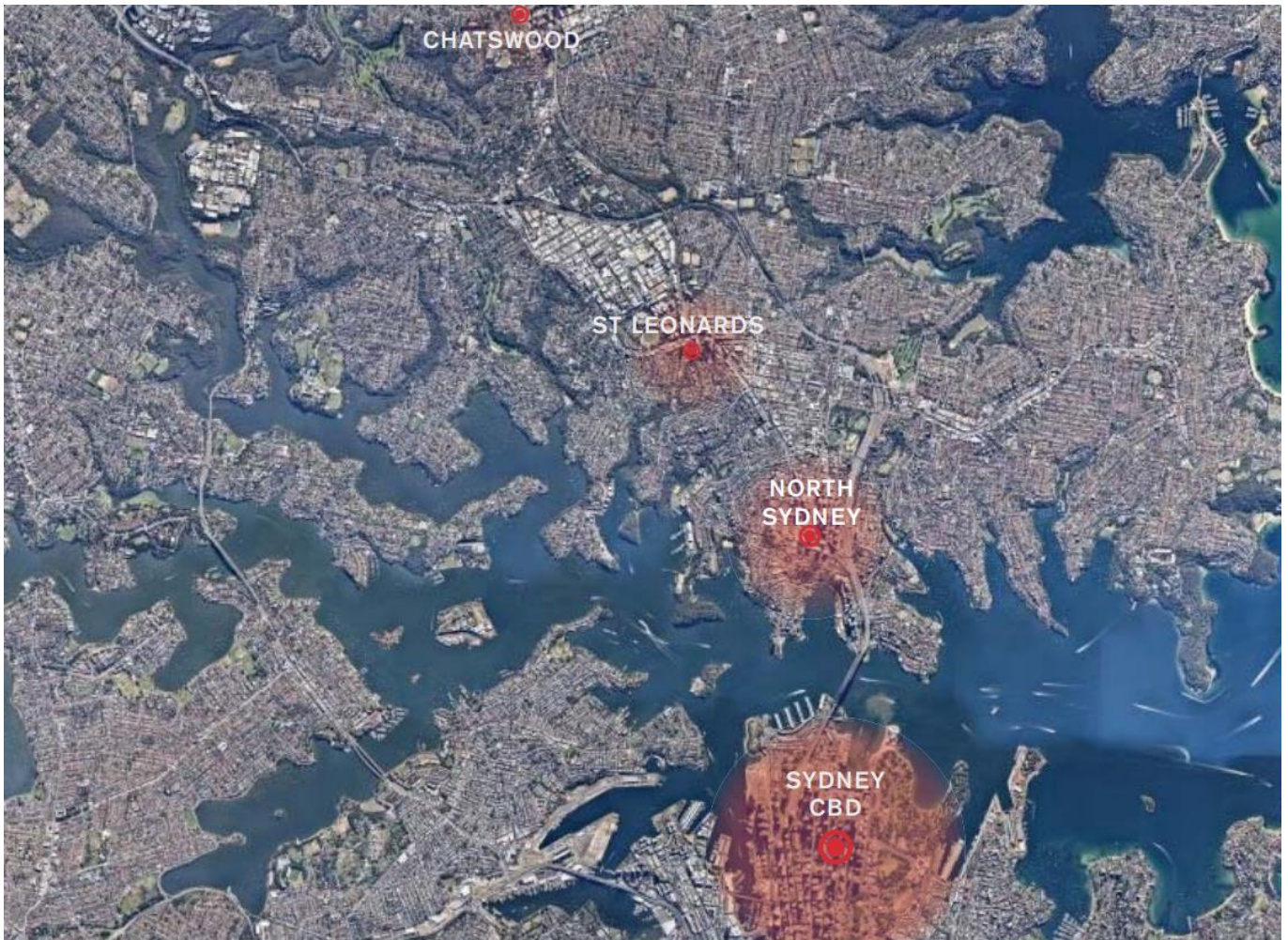


Figure 3: Regional Context Map (Source: DKO Architects, September 2023)

3.4 Local Context

The Telstra Exchange site is located in the heart of St Leonards at a significant corner along Pacific Highway. The St Leonards Centre is undergoing a transition from an ageing, second-tier commercial precinct, to a vibrant, active mixed-use area. The transition is being supported by recently completed development, recent approvals and future planned development in accordance with the St Leonards Crows Nest 2036 Plan.

Figure 5 illustrates how the Telstra Exchange site relates to surrounding buildings within the precinct and is part of a broader renewal to the centre.

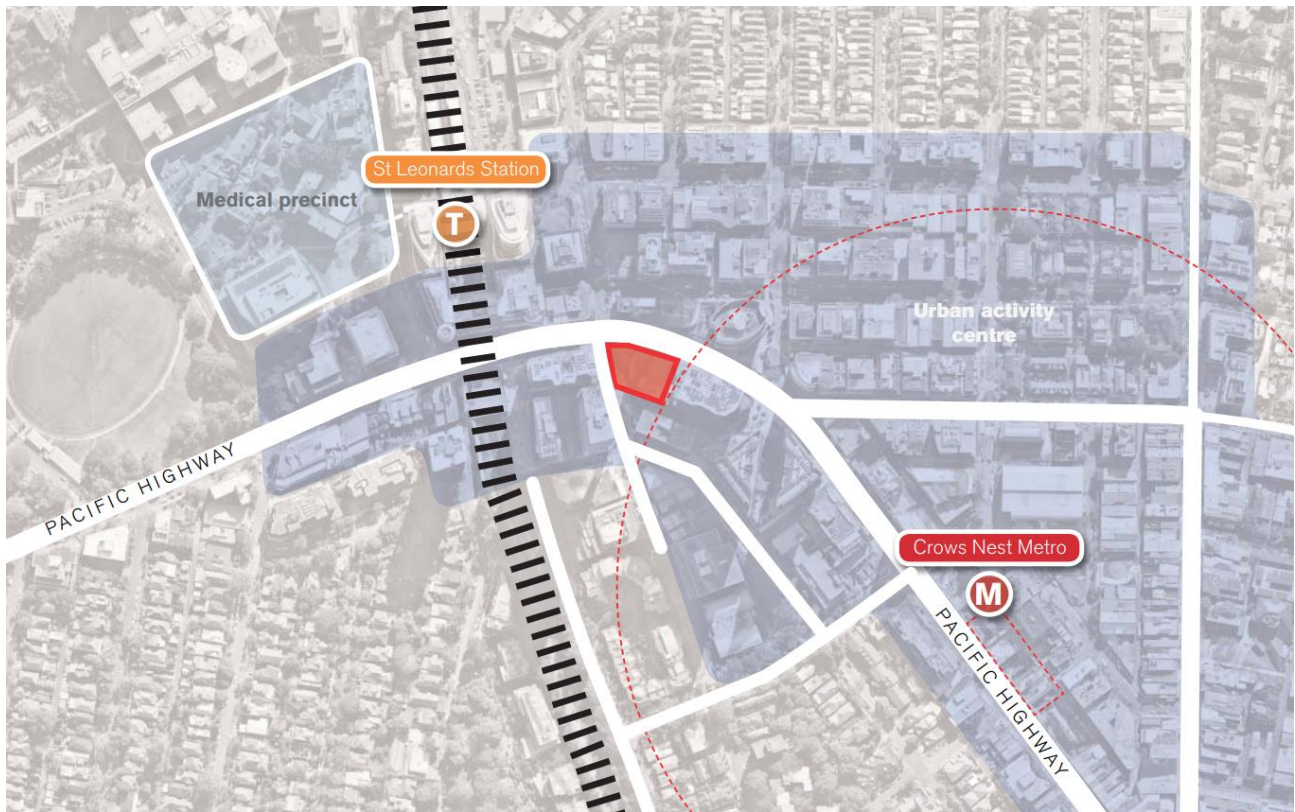


Figure 4: St Leonards Centre (Source: DKO Architects, September 2023)

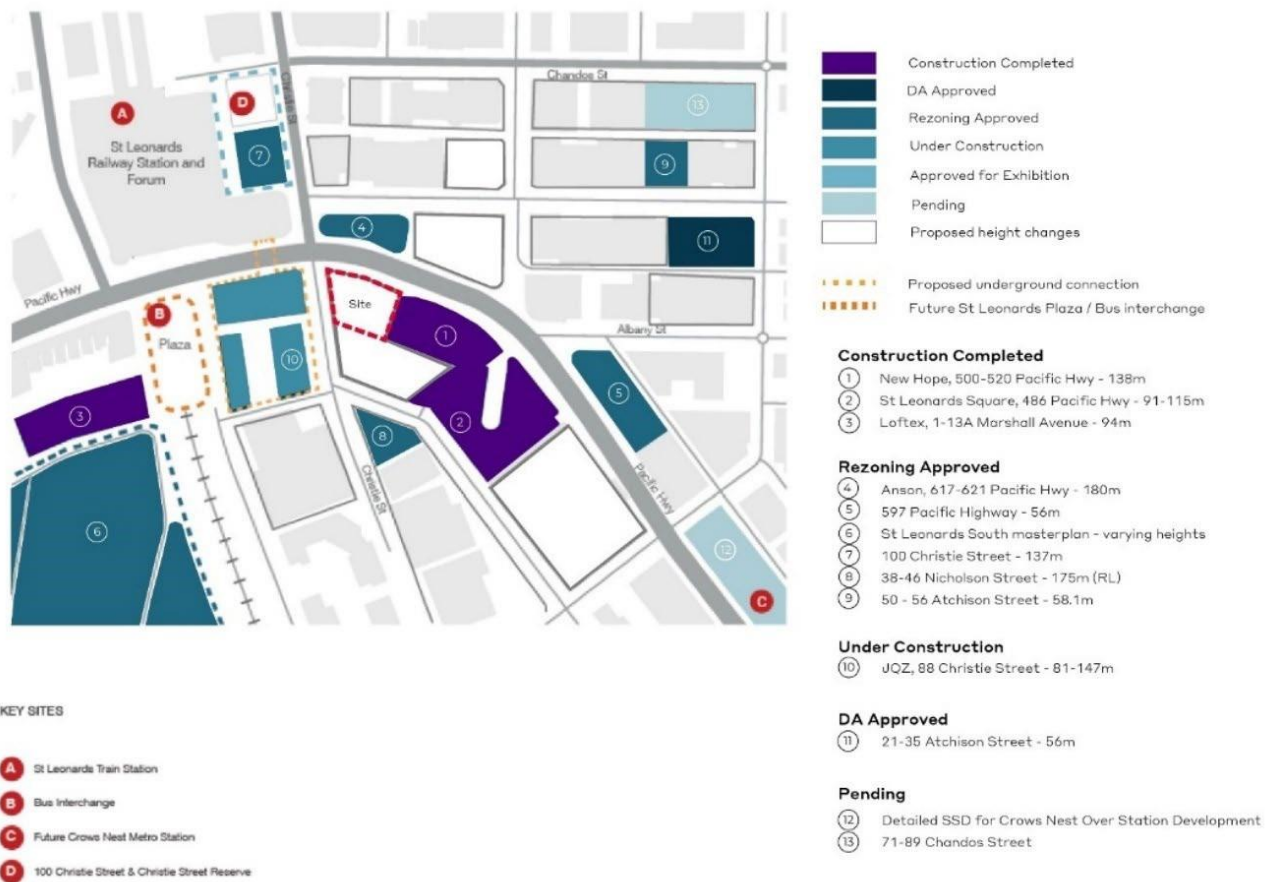


Figure 5: Local Development Context from Rezoning Report (Source: Ethos Urban, September 2023)

3.5 Movement Network

The site is well serviced by main vehicular routes, and within 400m walk of both St Leonards Station and the future Crows Nest Metro Station. The new metro station will provide a significant increase in rail service capacity and improve public transport access to the precinct with faster, more direct connections to other key employment hubs including Macquarie Park, Barangaroo and the Sydney CBD. Figure 6 illustrates the movement and connectivity network surrounding the site.

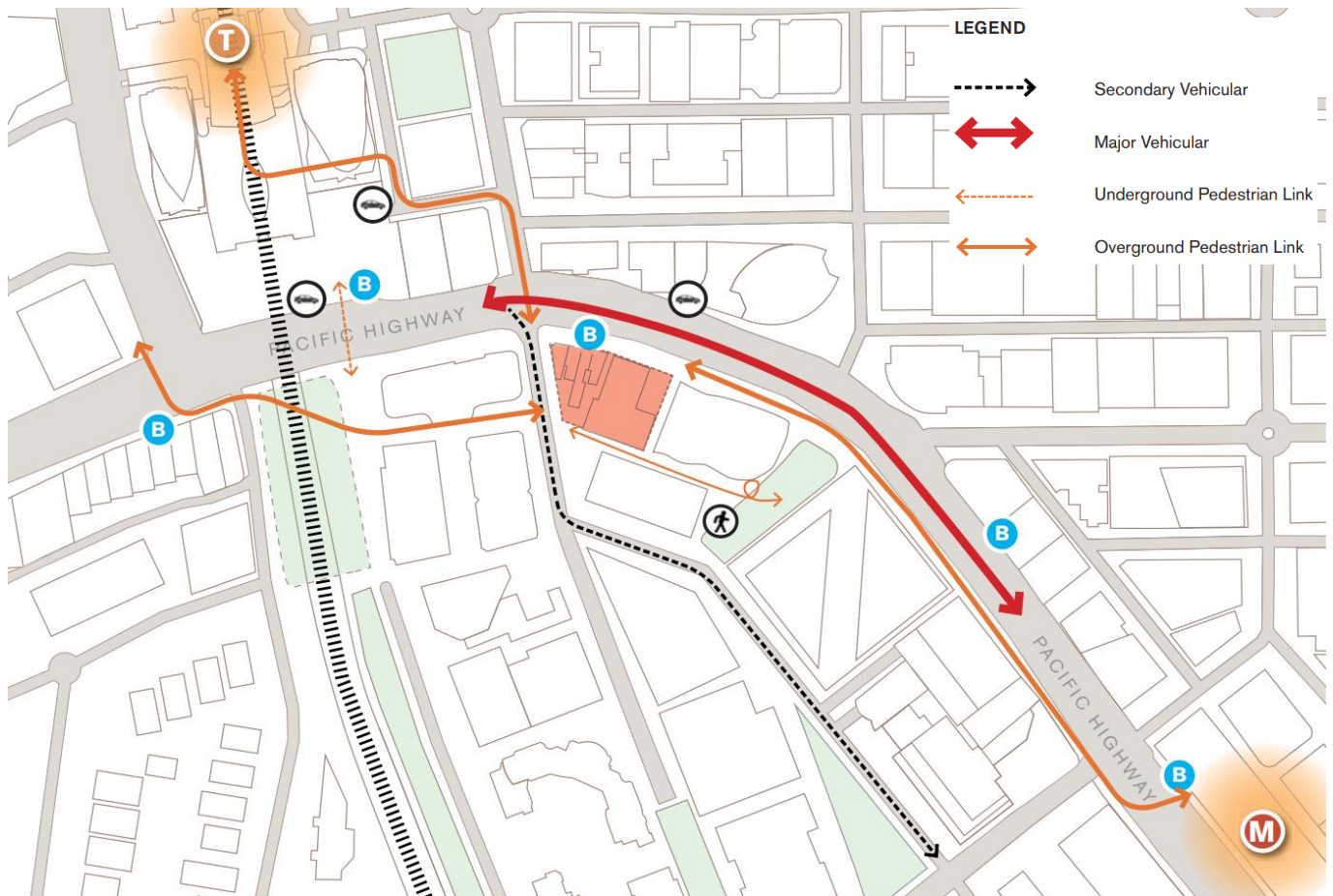


Figure 6: Connectivity Map (DKO Architects, September 2023)

4. Design Guidelines

4.1 Design Excellence Strategy

4.1.1 Objectives

- a) Development on the Telstra Exchange site demonstrates design excellence.
- b) Ensure that the amenity of residents, workers and visitors is enhanced by high quality landscaping for public domain, communal and private open space on the development site.
- c) Encourage Aboriginal peoples involvement throughout the design excellence process.
- d) Deliver building design and public domain outcomes informed by Connections with Country.

4.1.2 Provisions

1. The concurrent State Significant Development is required to consult and engage with the Government Architect's State Design Review Panel (SDRP) prior to lodgement of the development application.
2. The State Significant Development Application will need to consider and address the feedback received by the SDRP within a response report submitted with the application.
3. Where the development is unable to meet the feedback and advice from the SDRP, justification must be provided within associated design and technical reports.

4.2 Land Use

4.2.1 Objectives

- a) Support opportunities for mixed uses on a strategic site within proximity to transport services, as well as social and cultural infrastructure.
- b) Explore build-to-rent opportunities at the site as encouraged in the St Leonards and Crows Nest 2036 Plan.

4.2.2 Provisions

1. Development to include a mix of land uses, including:
 - (i) Build-to-rent housing ;
 - (ii) Serviced apartment accommodation; and,
 - (iii) Retail and food and drink premises.
2. Provide for key worker and/or affordable housing units.

3. Provide for a range of communal open space and amenities to accommodate a diverse population of future residents that will occupy the proposed dwellings.
 4. Development should demonstrate that the type and location of communal open space will pose no adverse impact on the amenity of adjoining properties.
 5. Open space should follow the design principles and standards set by the Apartment Design Guide under SEPP 65.
 6. All common areas (including the principal entrance to the building) should be accessible by all people.
 7. Clearly separate and distinguish commercial and residential entries and vertical circulation.
-

4.3 Built Form and Massing

4.3.1 Objectives

- a) To provide for increased opportunity for height and density in the growing St Leonards Centre, close to public transport and services
- b) Promote density located close to a transport hub and encourage taller buildings within 150-200m of either the St Leonards Train Station or the Crows Nest Metro Station.
- c) Building envelopes are to respond to the site's surrounding context, which comprises taller buildings.
- d) Ensure appropriate building footprint, a variety of building facades and a 'fine grain' response to the public domain.
- e) Provide an appropriate building form that contributes positively to the public domain with respect to scale and comfort appropriate to the function and use of the space.

4.3.2 Provisions

Building Height

1. The building is to be a maximum height of 43 storeys (RL228.8) with 7m of rooftop plant equipment, corresponding to a building height of 155m (RL235.75).
2. No residential GFA is to be located above 143.45m (RL 224.2).
3. Levels above 35 storeys must demonstrate no environmental impact to Newlands Park and must meet the objectives, aims and actions of the St Leonards and Crows Nest 2036 Plan.
4. Floor to ceiling heights is to be a minimum of 5m at the ground level, 3.8m for the non-residential levels and 3.2m for the residential levels.

Density

5. Development on the site to have a floor space ratio (FSR) no greater than 17:1.
6. Development on the site must provide a minimum non-residential floor space ratio of 2.3:1.

Building Setbacks and Building Separation

7. Development on the site should comply with the following setback requirements:
 - (i) Northern Setback (Pacific Highway)
 - 0 metres from Ground Level to Level 42.
 - 3.5m setback on the north-western corner at the ground level of Pacific Highway to create a colonnade along the streetscape.
 - (ii) Southern Setback:
 - Ground Level: 0m
 - (iii) Eastern Setback:
 - Ground Level: 0 metres
 - Setbacks from Level 7 to 10 should be 6 metres
 - Setbacks from Level 11 and above may vary between 12 and 20 metres due to the pivot of elevation
 - (iv) Western Setback:
 - 0 metres
8. Average setback to the eastern boundary must be 12 metres to ensure compliance with the ADG building separation requirement.

Podium and Street Wall Height

9. Development on the site should provide a 6 to 8-storey street wall height to ensure an appropriate transitional podium height along Pacific Highway for the New Hope building to the east and the JQZ building to the west.
10. The podium must be constructed and designed with high quality materials and finishes that are compatible with the character of St Leonards.

Floor Plates

11. Podium floor plates will comprise of the Telstra Exchange telecommunication infrastructure as well as non-residential GFA ranging between 450 sqm to 1,148 sqm per level and a total of 721 sqm for affordable housing dwellings.
12. Tower floor plates will comprise of residential land use and will have an average area of approximately 729 sqm.
13. Typical residential floor plates should comprise a maximum of 9 build-to-rent apartments.
14. Locate a proportion of adaptable apartments to utilise sunlight access to cater for residents who may have limited access to communal areas.
15. Provide a minimum 10% of dwellings as adaptable housing.
16. Design common corridors with a minimum width of 2m to be accessible and facilitate movement.

Integration with the Telstra Exchange Building

17. Development on the site must retain the Telstra Exchange Building in its current form and ensure that it remains fully operational during the construction of the project.

Façade Articulation and Materials

18. Clearly distinguish the podium and façade through different materials and articulation.
19. The materiality of the podium should Support the former character of Pacific Highway including the use of solid brick.
20. The materiality of the tower façade should present a commonality for each façade to assist in unifying the built form. Materials of the façade should also create visual continuity between the podium and tower and respond to the residential nature of the building.
21. The selected materials of the brick podium should reflect the historic uses of the site and enhance the streetscape and character of St Leonards.

4.4 Landscaping and Public Domain

4.4.1 Objectives

- a) To provide high quality communal open space at ground level and throughout the building without reducing amenity and privacy to neighbouring dwellings.
- b) To provide a level of communal open space and landscaped area commensurate with the Apartment Design Guide (ADG) that is mindful of the site's unique constraints and location.
- c) Ensure communal open space areas are useable and enjoyable.
- d) Ensure that landscaping is used to provide appropriate amenity.

4.4.2 Provisions

Tree and Vegetation Planting

1. A Public Domain Strategy and Landscape Plan should be submitted any Development Application and should include details on the following landscaping and public domain improvements:
 - (i) Planting of five new street trees along Pacific Highway and one new street tree along Christie Street.
 - (ii) Screening planting along the boundaries of the building on the amenity levels to create a vertical village.
 - (iii) Public domain improvements
 - (iv) Activation of street frontages through double height lobbies and pocket retail spaces with outdoor dining.
 - (v) New planting and paving along each street elevation.

- (vi) Creation of vertical villages with communal open spaces and amenities spread throughout the building.
 - (vii) Provide a diverse range of communal open space and amenities that will cater towards different household types, including families, couples, and singles.
2. External communal open space is to incorporate landscaped areas that integrate with the surrounding public domain.
 3. A focus on native species should form the basis of any planting

4.5 Connecting with Country

4.5.1 Objectives

- a) New development should consider its place within country, including Aboriginal heritage by (at least) consulting with the Metropolitan Local Aboriginal Land Council.
- b) Embed connecting with Country principles into the layout and design of the building, public domain, and landscape, including recognising the important role of St Leonards to First Nations People prior to and post European contact.
- c) To create engaging and appropriate Aboriginal heritage interpretation that is responsive to culture with Country.

4.5.2 Provisions

1. Any Development Application for development on the site should be accompanied by a Connecting with Country Strategy that demonstrates how Country has formed an integral part of the built form and public domain. The Strategy should refer to the Government Architect's Connection to Country Framework.
2. New development is to showcase "Connecting with Country" design and consultation approaches, acknowledging and respecting Country.
3. Development is to consider opportunities to connect with Country through the design of built form, landscaping, public domain, drawing on knowledge of Country held by local Aboriginal knowledge holders and community groups.
4. Engagement with the Aboriginal Community and ongoing communication is required to seek community views on the proposed development.

4.6 Transport, Access and Connectivity

4.6.1 Objectives

- a) Regulate traffic movements and mitigate traffic congestion within the local road network.

- b) Ensure a safe pedestrian and cyclist network surrounding the site and improve permeability and connections.
- c) Provide appropriate amount of carparking spaces for residents, visitors and staff.
- d) Encourage active transport and use of public transport.

4.6.2 Provisions

1. A Transport Impact Assessment prepared by a suitably qualified transport consultant is to be submitted with any Development Application for development on the site.
2. Vehicular access to the loading dock and carpark is to be provided via Christie Street.
3. Pedestrian access to the residential lobby is to be provided via Christie Street and access to the commercial lobby is to be provided via Pacific Highway.
4. Development must contain a podium car parking which will comprise of a car stacker.
5. A maximum of 48 car parking spaces should be provided in the development of the site.
6. Provision for 112 bicycle spaces and end of trip facilities on the ground level.

4.7 Amenity

4.7.1 Objectives

- a) Ensure no additional overshadowing on public open spaces and important places within the St Leonards and Crows Nest Precinct.
- b) Protect solar access to key streets and open spaces during mid-winter to maximise useability and amenity of these spaces.
- c) Ensure development maintains comfortable conditions for pedestrians within the public domain.

4.7.2 Provisions

Solar Access

1. Any Development Application for development on the site must provide shadow analysis of the new development to ensure compliance with ADG solar access rate and solar access to surrounding residences.
2. Development on the site must not result in overshadowing to Newlands Park
3. Protect solar access to public open space, valued streetscapes and residential areas (as shown in Figure 7):
 - a. No additional overshadowing to key public open spaces from 10.00am to 3.00pm (mid winter) including Christie Park, Newlands Park, St Leonards South, Propsting Park, Hume Street Park, Ernest Place, Gore Hill Oval and Talus Reserve.
 - b. Residential Areas inside the 2036 Plan boundary should have no reduction in solar access of at least 2 hours between the hours of 9am tp 3pm (mid-winter),

- c. Residential areas outside the 2036 Plan boundary should have no reduction in solar access from 9am to 3pm (mid-winter)

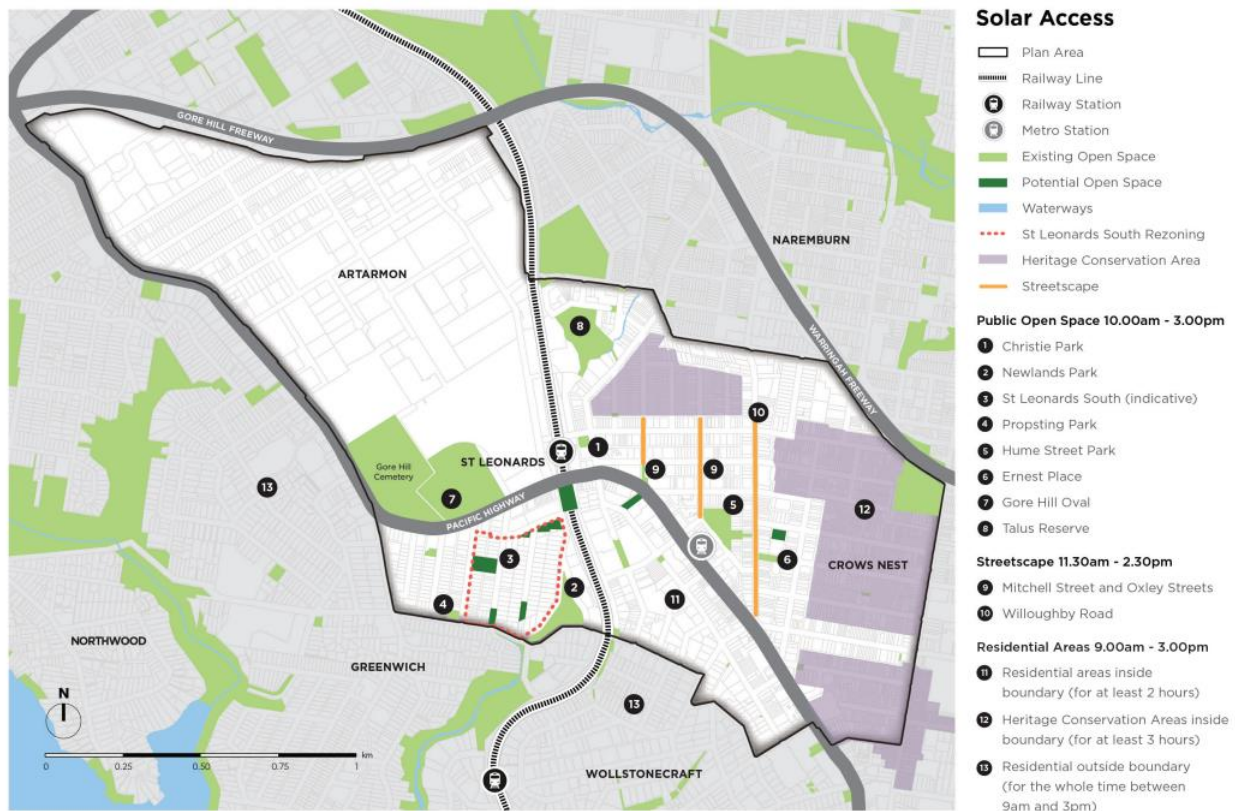


Figure 7: Solar Access Map (Source: DPHI St Leonards and Crows Nest 2036 Plan, 2020)

Acoustic Amenity

4. Development on the site must comply with relevant noise criteria contained within the relevant policies and guidelines including (but not limited to):
 - *Protection of the Environment Operations (Noise Control) Regulation 2017*
 - *Interim Construction Noise Guidelines 2009*
 - *Development Near Rail corridors and Busy Roads Interim Guideline 2008*
 - *Assessing Vibration: a Technical Guideline 2006*
5. Noise impacts from potential increases in traffic on the surrounding road due to a proposed development is to be accessed in accordance with the NSW Road Noise Policy (DECCW, 2011).
6. Assessment with reference to the above policies and guidelines is to be demonstrated in a Construction Noise and Vibration Management Plan prior to the issue of a Construction Certificate.

Views and Vistas

7. A Visual Impact Assessment (VIA) must be undertaken as part of any Development Application on the site.

8. Development on the site should protect views and vistas where possible.
9. Development on the site must allow view sharing to Sydney CBD and Harbour, as well as district views.

Privacy

10. Development on the site should address privacy with neighbouring developments and mitigate potential impacts through appropriate measures i.e. screening.

Wind Impacts

11. New development should have consideration to wind impacts demonstrated through a wind assessment.
12. A quantitative wind effects study is to accompany any Development Application for development on the site.
13. Ensure an appropriate wind condition at the ground level, podium and communal open spaces.

Access

14. Access is to comply with the relevant provisions of the National Construction Code and associated referenced Australian Standards. Demonstration is required in the form of an access report prepared by a suitably qualified access consultant as part of the DA documentation.

4.8 Waste Management and Minimisation

4.8.1 Objectives

- a) Minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources.
- b) Encourage building designs, construction and demolition techniques, which minimise waste generation.
- c) Ensure waste management systems are compatible with collection services.

4.18.2 Provisions

1. A Waste Management and Minimisation Plan is to be prepared to accompany any Development Application for development on the site for both construction and operational waste.
2. The Waste Management and Minimisation Plan should consider the following:
 - (i) Volume and type of waste and recyclables to be generated.
 - (ii) Storage of treatment of waste on site.
 - (iii) Disposal of waste
 - (iv) Operational procedures for ongoing waste management once the development is complete.

4.9 Crime Prevention Through Environmental Design

4.9.1 Objectives

- a) Address safety, security and crime prevention requirements in the planning and design of development.
- b) Reduce opportunities for crime through environmental design and the provision of natural and technical surveillance opportunities.

4.9.2 Provisions

1. Any Development Application for development on the site must be accompanied by a Crime Prevention Through Environmental Design (CPTED) Report ensure the development is secure and safe.
2. Development must ensure the building design allows for casual surveillance of access ways, entries, driveways and public domain.
3. Development must provide a clear line of sight between one public or communal circulation space.
4. Development is to provide adequate lighting of all pedestrian access ways, parking areas and building entrances.
5. External lighting operates, as a minimum requirement, from dusk until dawn on Thursday, Friday and Saturday nights, and from dusk until midnight on other nights.
6. Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.
7. Provide security access controls where appropriate.
8. Contribute to the safety of any public domain areas.

4.10 Sustainability

4.10.1 Objectives

- a) Consider a balance of economic, environmental, cultural and social elements to enhance the quality of life within St Leonards.
- b) Ensure the development is water and energy efficient.
- c) Reduce the quantity of urban stormwater runoff.
- d) Minimise the use of mechanical ventilation and maximise the opportunities for natural ventilation.
- e) Minimise fossil fuel use and greenhouse gas emissions through the promotion of energy efficiency in the design of the building.

4.10.2 Provisions

1. Contribute to the NSW Government's objective of halving emissions by 2030 and achieving net zero emissions by 2050.
2. An Ecologically Sustainable Development strategy is to accompany any Development Application for development on the site that demonstrates how the following standards will be achieved:
 - (i) Embed optimum energy efficiency into building design according to use and typology, in accordance with the performance standards set out in Lane Cove Council's relevant sustainability policy.
 - (ii) Target a minimum 6 Star Green Star Buildings rating (or equivalent Green Star tool in effect at time of registration).
3. Development should:
 - (i) Demonstrate the prioritisation of passive design measures to minimise the energy gained and lost through the building envelope, and to provide thermal comfort to occupants throughout the year.
 - (ii) Maximise the utility of natural light to reduce the need for artificial lighting during daytime hours.
 - (iii) Improve the control of mechanical heating and cooling by designing systems to allow individual control of different rooms, zones or tenancies combined with the ability to open windows and facades for natural ventilation when the climatic conditions allow.
 - (iv) Orientation of building and facade design of all developments should capture and manage solar access, natural ventilation and breezes into the building.
 - (v) Provide external sun shading - vertical shading for east and west windows and horizontal sun shading for north facing windows.
 - (vi) Use high performance glass with minimal glare impacts where possible.
 - (vii) Ensure compliance with natural cross ventilation requirements as prescribed in the ADG.
 - (viii) Ensure single-aspect dwellings have adequate ventilation.

5. Glossary and Amendment Notes

5.1 Glossary

The following table defines selected key terms used in this Design Guide.

Table 1: Glossary of terms

Term	Meaning
Country	includes land, waters, and sky. It can be tangible or intangible aspects, knowledge and cultural practices, belonging and identity, wellbeing and relationships. People are part of Country' (Government Architect NSW & Dr Danièle Hromek, 2020)
Design excellence	is a term that exists in statutory planning to refer to the design quality of a building or project and to a variety of requirements intended to lift design quality. The description of Design Excellence is broadly consistent across planning legislation where it is often summarised as 'the highest standard of architectural, urban and landscape design.
Gross Floor Area (GFA)	gross floor area as defined in the Lane Cove Local Environmental Plan 2009

5.2 List of Amendments

Telstra Exchange Design Guide			
Date	Page	Section	Amendment