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Apartment Design Guide (ADG) Compliance Statement

142 Ocean Street, Narrabeen

Prepared on behalf of:	Trio Industries Pty Ltd
Prepared by:	PopovBass Architects
Date:	July 2021
Issue:	A

To be read in conjunction with SEPP 65 Report

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ADG Reference	Relevant Design Considerations/Guidance/Criteria	Proposal	Comment
Part 1 – Identifying the Context			
n/a			
Part 2 – Developing the Controls			
2C Building height	Develop site-specific building envelopes and heights within a development control plan for large or complex sites such as those on steep slopes and those with changing topography. These specific heights need to be achievable within the building height set in the LEP.	Achieves objectives	The proposal does not exceed the maximum building height of 8.5m as stipulated in the Warringah LEP 2011. Appropriate floor-to-floor allowances of 3.0-3.1m have been allowed for. The building form steps at the rear of the site to follow the contour of the topography. The development is consistent with the desired future scale and character of Ocean Street.
2D Floor space ratio	Test the desired built form outcome against the proposed FSR to ensure it is coordinated with the building envelope, height, depth, setbacks, and open space requirements.	n/a	The Warringah LEP 2011 FSR Map does not apply to the subject site and therefore the proposal is defined by the setbacks and maximum building height.
2E Building depth	Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation. Where greater depths are proposed, demonstrate that indicative layouts can achieve acceptable amenity with room and apartment depths. This may require significant building articulation and increased perimeter wall length.	Achieves objectives	The proposed building depth achieves the objectives of the ADG as all apartments have three aspects and therefore maximise the cross-ventilation and solar access allowed to the site.
2F Building separation	Minimum separation distances for buildings are: Up to four storeys (approximately 12m): - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms	Achieves objectives	The minimum separation distance of 12m between habitable rooms cannot be achieved due to the narrow 15m width of the site and would result in an unusable building width of 3m. The recently approved multi-residential development to the south and the existing multi-residential development to the north are both of similar width to the proposal in their presentation to the street. The proposal achieves the desired aims as it is scaled to support the desired future scale and character of Ocean Street, while achieving high amenity for residents through ventilation, solar access and areas of deep soil appropriate to the size and nature of the site. The arrangement of the apartments, location of the windows and use of screens ensures privacy between neighbouring buildings.
2G Street setbacks	To improve passive surveillance, promote setbacks which ensure a person on a balcony or at a window can easily see the street.	Achieves objectives	The proposal complies with the front boundary setback of 6.5m as stipulated in the Warringah DCP 2011. It is in line with the predominant setback of the neighbours to the north and south. Front facing windows and balconies improve passive surveillance.
2H Side and rear setbacks	Test side and rear setbacks with the requirements for: - building separation and visual privacy - communal and private open space - deep soil zone requirements	Achieves objectives	See comments in 3F Visual privacy
Part 3 – Siting the Development			
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	The design of the proposal was developed in consideration of the various constraints of the site as noted in the Site Analysis Plan.
3B Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Complies	Living and private open spaces are oriented to the north and these spaces are located to avoid overshadowing from the existing multi-residential building to the north.

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	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter.		Complies	The proposal achieves a minimised overshadowing impact by proportionately setting back the building where it proposes an increase in height.
3C Public domain interface	**Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security.		Complies	Apartments, private open spaces and car spaces are secure from the street. Upper level balconies and windows overlook the public domain for passive security.
	Objective 3C-2 Amenity of the public domain is retained and enhanced.		Complies	Planting is used along the street frontage to soften the edges of the building and the entry to the carpark. Mailboxes are integrated into the entry fence. The requirements of Northern Beaches DCP 2011 stipulate waste storage areas to be located at street level, so the design integrates this room with the entry gateway to minimise its visual bulk while softening it with landscape treatment such that it does not read as a room from the street.
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.	1. Communal open space has a minimum area equal to 25% of the site.	Variation required	The proposal does not incorporate a communal open space, as it would be unnecessary and unused due to the following factors: - Small size of development (4 units) and the small size of the site - 3 of 4 units have large areas of private open space in the form of balconies, terraces and landscaped areas - Proximity of the site to the beach (50m) which provides ample opportunities for group and individual recreation and interaction
		2. 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.		
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			
	Objective 3D-3 Communal open space is designed to maximise safety			
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			

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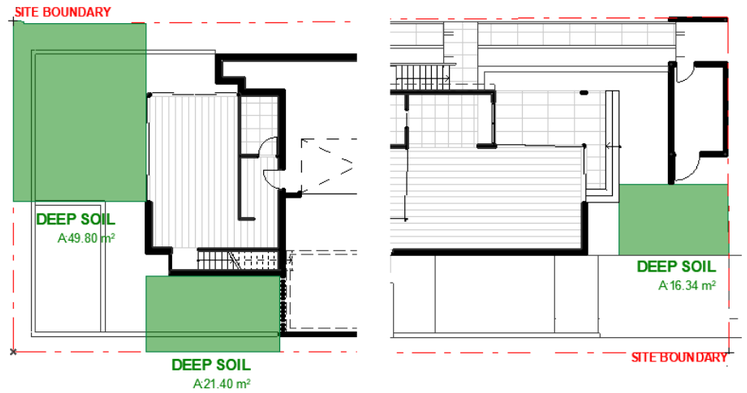
<table>
<tr>
<td>3E
Deep soil zones</td>
<td>Objective 3E-1
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</td>
<td>1. Deep soil zones are to meet the following minimum requirements:
650 – 1,500 sqm:
Minimum dimensions of 3m
7% of site area deep soil</td>
<td>Complies</td>
<td>Site area = 930.6 sqm
Minimum deep soil (min dimension 3m) = 65.1 sqm or 7%
Proposed deep soil (min dimension 3m) = 87.5 sqm or 9.4%
 
</td>
</tr>
<tr>
<td rowspan="3">3F
Visual privacy</td>
<td>Objective 3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</td>
<td>1. 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:
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table></td>
<td>Variation required</td>
<td>The proposal partially complies with the side boundary setbacks of 4.5m as stipulated in the Warringah DCP 2011. The proposal achieves a 3.0 – 3.5m setback between the building and the side boundaries.

Given the 15m width of the site, a 6m setback both sides is unreasonable. In order to achieve reasonable amenity for residents, the building form is articulated such that an appropriate level of separation is provided while also providing ample access to light, air and landscaped area. Fixed screening elements are used to provide adequate privacy between habitable rooms and balconies on neighbouring sites, augmented by planter boxes with cascading planting.</td>
</tr>
<tr>
<td colspan="2">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.</td>
<td>Complies</td>
<td>Entry path to lobby is screened from Apartment 1 by a high planter wall. Planting in planter boxes as well as fixed screens provide privacy to residents while still allowing outlook, light and ventilation.</td>
</tr>
<tr>
<td rowspan="3">3G
Pedestrian access and entries</td>
<td colspan="2">Objective 3G-1
Building entries and pedestrian access connects to and addresses the public domain.</td>
<td>Complies</td>
<td>The pedestrian entry is provided from the street frontage for residents, with apartments oriented towards the street.</td>
</tr>
<tr>
<td colspan="2">Objective 3G-2
Access, entries and pathways are accessible and easy to identify.</td>
<td>Complies</td>
<td>The pedestrian entry is clearly demarcated at the street frontage and the walkway to the main lobby beyond is clearly visible through the secure entry gate.</td>
</tr>
<tr>
<td colspan="2">Objective 3G-3
Large sites provide pedestrian links for access to streets and connection to destinations.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</table>

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<table>
<tr><td>3H
Vehicle access</td><td colspan="2">Objective 3H-1
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</td><td>Complies</td><td>The vehicle access point is located on the opposite end of the frontage to the pedestrian entry, and is recessed into the site while being located below cascading planter boxes. As per the traffic report, clear sightlines are to be maintained for vehicles entering and exiting the car park.</td></tr>
<tr><td rowspan="6">3J
Bicycle and car parking</td><td colspan="2">Objective 3J-1
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</td><td>Complies</td><td>Traffic report is submitted with the Development Application and includes the following table:

Table 2: Car Parking Assessment
<table><tr><th>Parking Type</th><th>Size</th><th>DCP Parking Rate</th><th>DCP Parking Requirements</th><th>Proposed Provision</th></tr><tr><td>Residential</td><td rowspan="2">4 x 3-bedroom dwellings</td><td>1.5 spaces per 3-bedroom dwelling</td><td>6 spaces</td><td>8 spaces</td></tr><tr><td>Visitors</td><td>1 space per 5 units or part of dwellings</td><td>1 space</td><td>1 space</td></tr><tr><td colspan="3">Total</td><td>7 spaces</td><td>9 spaces</td></tr></table></td></tr>
<tr><td colspan="2">Objective 3J-2
Parking and facilities are provided for other modes of transport.</td><td>Complies</td><td>Warringah DCP 2011 requires 1 bicycle park per dwelling for residents and 1 per 12 dwellings for visitors. Five bicycle spaces are provided.</td></tr>
<tr><td colspan="2">Objective 3J-3
Car park design and access is safe and secure.</td><td>Complies</td><td>Private garages and lobby from car park are secure.</td></tr>
<tr><td colspan="2">Objective 3J-4
Visual and environmental impacts of underground car parking are minimised.</td><td>Complies</td><td>Car park design is recessive, and internal layout is designed for maximum efficiency of vehicle movement.</td></tr>
<tr><td colspan="2">Objective 3J-5
Visual and environmental impacts of on-grade car parking are minimised</td><td>n/a</td><td>n/a</td></tr>
<tr><td colspan="2">Objective 3J-6
Visual and environmental impacts of above ground enclosed car parking are minimised</td><td>n/a</td><td>n/a</td></tr>
<tr><td colspan="5">Part 4 – Designing the Building</td></tr>
<tr><td rowspan="2">4A
Solar and daylight access</td><td rowspan="2">Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</td><td>1. 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.</td><td>Complies</td><td><table><tr><th></th><th>Min. 2 hours to living rooms</th><th>Min. 2 hours to POS</th></tr><tr><td>Apartment 1</td><td>No</td><td>Yes</td></tr><tr><td>Apartment 2</td><td>Yes</td><td>Yes</td></tr><tr><td>Apartment 3</td><td>Yes</td><td>Yes</td></tr><tr><td>Apartment 4</td><td>Yes</td><td>Yes</td></tr><tr><td>TOTAL</td><td>75%</td><td>100%</td></tr></table>
Refer to sun eye diagrams in architectural drawings.</td></tr>
<tr><td>2. 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.</td><td>n/a</td><td></td></tr>
</table>

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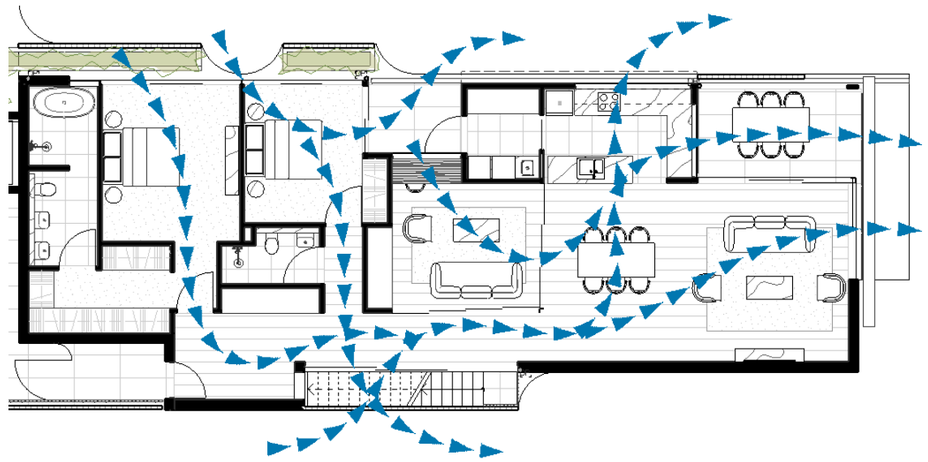
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Complies	All apartments receive direct sunlight between 9:00am and 3:00pm at mid winter.
	Objective 4A-2 Daylight access is maximised where sunlight is limited.		Complies	Full height glazing to living spaces and bedrooms is used to maximise daylight to northern, eastern and western facades. Cutouts in room form allow light to reach glazing in mid winter.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Complies	Projected awnings, fixed screens and glazing set back from the building line block direct sunlight on glazing during summer.
4B Natural ventilation	**Objective 4B-1** All habitable rooms are naturally ventilated.		Complies	All habitable rooms have operable windows/doors for ventilation.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.		n/a	No single aspect apartments.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	1. 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.	Complies	 All apartments achieve cross ventilation.
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	n/a	

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<table>
<tr>
<td rowspan="3">4C
Ceiling heights</td>
<td>Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access.</td>
<td>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

<table><tr><th colspan="2">Minimum ceiling height
for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>
These minimums do not preclude higher ceilings if required</td>
<td>Complies</td>
<td>3.1m typical floor-to-floor height

Apartment 2 rumpus (<50% of apartment area) = 2.6m ceiling height
All other habitable rooms = 2.7m ceiling height
All non-habitable rooms = 2.4m ceiling height</td>
</tr>
<tr>
<td colspan="2">Objective 4C-2
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td>
<td>Complies</td>
<td>Bulkheads limited to over joinery, services located over ceiling of non-habitable rooms.</td>
</tr>
<tr>
<td colspan="2">Objective 4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building.</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td rowspan="2">4D
Apartment size and layout</td>
<td rowspan="2">Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</td>
<td>1. Apartments are required to have the following minimum internal areas:

<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>
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</td>
<td>Complies</td>
<td>3 bed, 2 bath min internal area = 95 sqm
3 bed, 3 bath min internal area = 100 sqm

Apartment 1 internal area (3 bed/2 bath) = 139 sqm
Apartment 2 internal area (3 bed/3 bath) = 185 sqm
Apartment 3 internal area (3 bed/2 bath) = 139 sqm
Apartment 4 internal area (3 bed/2 bath) = 139 sqm</td>
</tr>
<tr>
<td>2. 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</td>
<td>Complies</td>
<td>All habitable rooms have a window with min glass area >10% of the floor area of the room.</td>
</tr>
</table>

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<table>
<tr><td rowspan="6"></td><td rowspan="2">Objective 4D-2
Environmental performance of the apartment is maximised.</td><td>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td><td>Complies</td><td>Max habitable room depth = 2.5 x 2.7m ceiling height = 6.8m
All habitable room depths (other than living/dining/kitchen) are 3.6-4.0m.</td></tr>
<tr><td>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</td><td>Complies</td><td>Typical living/dining room depth from full height glazing = 8m</td></tr>
<tr><td rowspan="4">Objective 4D-3
Apartment layouts are designed to accommodate a variety of household activities and needs.</td><td>1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).</td><td>Complies</td><td>Typical master bedroom area = 14.8 sqm
Typical secondary bedroom area = 11.1 – 12.7 sqm</td></tr>
<tr><td>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</td><td>Complies</td><td>Bedroom minimum dimensions range from 3.1m to 3.6m</td></tr>
<tr><td>3. 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</td><td>Complies</td><td>Combined living/dining rooms have width of 4.7m.</td></tr>
<tr><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>n/a</td><td></td></tr>
<tr><td rowspan="2">4E
Private open space and balconies</td><td rowspan="2">Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td>1. All apartments are required to have primary balconies as follows:

<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>Variation required</td><td>All upper floor apartments have primary balconies with min depth 2.4m.
Apartment 3 and 4 have primary balconies with 10.6 sqm area. However, both apartments are provided with secondary balconies to provide further amenity, resulting in an overall total balcony space of 15.0 sqm. Additionally, Apartment 3 is provided with a private roof terrace of 107.7 sqm.</td></tr>
<tr><td>2. 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</td><td>Complies</td><td>All ground level apartments have private open space far in excess of 15 sqm.</td></tr>
</table>

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<table>
<tr><td></td><td colspan="2">Objective 4E-2
Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>Complies</td><td>Primary private open spaces are located adjacent to living rooms.</td></tr>
<tr><td></td><td colspan="2">Objective 4E-3
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>Complies</td><td>Private open spaces and balconies are integrated with the architectural form of the building and use a mix of solid and transparent materials to create balustrades.</td></tr>
<tr><td></td><td colspan="2">Objective 4E-4
Private open space and balcony design maximises safety.</td><td>Complies</td><td>All balcony balustrades are designed to preclude climbable elements.</td></tr>
<tr><td>4F
Common circulation and spaces</td><td rowspan="2">Objective 4F-1
Common circulation spaces achieve good amenity and properly service the number of apartments.</td><td>1. The maximum number of apartments off a circulation core on a single level is eight.</td><td>Complies</td><td>2 apartments per floor</td></tr>
<tr><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>n/a</td><td></td></tr>
<tr><td></td><td colspan="2">Objective 4F-2
Common circulation spaces promote safety and provide for social interaction between residents.</td><td>Complies</td><td>The central circulation space is designed as a semi-outdoor enclosed space which promotes social interaction between residents, who have private ‘porches’ off the main common space. The use of screens in lieu of solid walls in the stairway allow enhanced visibility for residents ascending/descending. Lobby spaces are open and spacious for residents.</td></tr>
<tr><td>4G
Storage</td><td>Objective 4G-1
Adequate, well designed storage is provided in each apartment.</td><td>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type | Storage size volume
Studio apartments | 4m³
1 bedroom apartments | 6m³
2 bedroom apartments | 8m³
3+ bedroom apartments | 10m³

At least 50% of the required storage is to be located within the apartment</td><td>Complies</td><td>Each apartment has storage in the garage/car park in excess of 5m^3.

Within each apartment, 7.5m^3 of storage is provided in the entry and laundry full height joinery.</td></tr>
<tr><td></td><td colspan="2">Objective 4G-2
Additional storage is conveniently located, accessible and nominated for individual apartments.</td><td>Complies</td><td>Additional storage in the car park is located adjacent or within sight of residents’ private garages.</td></tr>
<tr><td>4H
Acoustic privacy</td><td colspan="2">Objective 4H-1
Noise transfer is minimised through the siting of buildings and building layout.</td><td>Complies</td><td>Apartments are separated from each other by the central lobby and do not share walls. Living spaces are located at the opposite ends of the building. Sleeping areas are stacked vertically. Planter boxes, screens, non-habitable rooms and articulated elements are used to buffer external noise.</td></tr>
<tr><td></td><td colspan="2">Objective 4H-2
Noise impacts are mitigated within apartments through layout and acoustic treatments.</td><td>Complies</td><td>Apartments are designed to locate louder living spaces on one end with the quieter sleeping and service spaces located at the other end, separated by joinery and internal walls. Acoustic detail design will be undertaken during design development with appropriate allowances made in floor/ceiling/wall thicknesses for acoustic insulation.</td></tr>
</table>

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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.	Complies	Habitable rooms are set back or screened by a solid wall from potential noise sources (Ocean Street, the driveway). The waste storage room will also act as a buffer for street noise for the residents of Apartment 1.
	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	Building articulation, screens, and landscaping elements are designed to mitigate noise transmission, and can be supplemented through acoustic seals.
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.	Complies	The unit type caters to the demographic of the area, and the third bedroom in all apartments has flexibility to be converted into an additional living space/study for downsizing families or vice versa for growing families.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building.	Complies	Apartments are located suitably to optimise solar access and private open space.
4L Ground floor apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	Complies	The ground floor apartment facing the street has a secure external courtyard facing the street to activate that frontage.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Complies	Appropriate fencing and screen planting is provided for ground floor apartments to screen direct sightlines from the public domain.
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	Complies	The façade has been designed to be recessive but provide visual interest through the tiled feature wall with concrete, glazing and dark solid balustrades. The use of sandstone, rendered masonry and earthy colours is respective of the character of the local area.
	Objective 4M-2 Building functions are expressed by the façade.	Complies	The entry is clearly defined by the materiality and design of the gate structure. The façade also reflects the layout of the apartments with living spaces adjacent to full height glazing, and corridors/private spaces behind solid walls or screened by planters or fixed screen elements.
4N Roof design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Complies	The design of the roof structure is congruent with the expressed slab edges of the floors below. The angled façade element conceals the roof terrace from the public domain.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Complies	A private roof terrace is provided to Apartment 3 to maximise their amenity by providing additional outdoor space and opportunities to have an outlook towards the water.
	Objective 4N-3 Roof design incorporates sustainability features.	Complies	The projection of the roof plane over the building line below allows sunlight into apartments at winter while shading windows in summer. Rounded cutouts in the roof provide visual interest while allowing light to reach deeper into apartments.
4O Landscape design	Objective 4O-1 Landscape design is viable and sustainable.	Complies	The landscape design (refer landscape plans) incorporates native plant selection and provides visual privacy screening and shading to residents while contributing to the local climate. Native and low water usage planting and trees are used throughout, particularly in planter boxes, to reduce water usage and maintenance.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity.	Complies	The design of the landscape provides amenity to the street frontage.
4P Planting on structures	Objective 4P-1 Appropriate soil profiles are provided.	Complies	Refer to landscape plans
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Complies	Refer to landscape plans
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	Complies	The design incorporates planter boxes which are visible from the public domain and from communal spaces, contributing to overall amenity.

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4Q Universal design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.	Complies	All apartments are designed to a minimum LHA Silver standard.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided.	n/a	No requirement for apartments to be adaptable.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Complies	All apartments are designed to have open plan living spaces for flexible use, along with a third bedroom which can be adapted into an additional living space or study.
4R Adaptive reuse	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.	Complies	Safety and amenity of residents is ensured by secure entries to lobbies and parking.
4T Awnings and signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design.	Complies	Where present, awnings are integrated with the building design and located where required to shade areas of glazing or provide protection from the elements.
	Objective 4T-2 Signage responds to the context and desired streetscape character.	Complies	Street facing signage to be integrated into the entry.
4U Energy efficiency	Objective 4U-1 Development incorporates passive environmental design.	Complies	All habitable rooms have ample sunlight and ventilation, and outdoor drying areas are provided for all apartments.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Complies	The proposal uses projected awnings, high thermal mass through concrete floors and insulation to achieve passive solar design.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	Complies	Cross ventilation opportunities are maximised through the design of 3-aspect apartments.
4V Water management and conservation	Objective 4V-1 Potable water use is minimised.	Complies	4 star fixtures and rainwater reuse in landscaped areas reduces the use of potable water.
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	Complies	An onsite detention tank and an absorption trench are utilised to collect runoff.
	Objective 4V-3 Flood management systems are integrated into site design.	Complies	The detention tank is integrated with the basement slab, and the absorption trench is located in the area of deep soil landscape at the rear of the site.
4W Waste management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	The requirements of Northern Beaches DCP 2011 stipulate waste storage areas to be located at street level, so the design integrates this room with the entry gateway to minimise its visual bulk while softening it with landscape treatment such that it does not read as a room from the street. The roof of the enclosure is suspended to allow the room to be ventilated and to minimise its bulk. A waste management plan accompanies the application.

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	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Complies	Apartments will have temporary storage area to hold two days' worth of waste and recycling.
4X Building maintenance	**Objective 4X-1** Building design detail provides protection from weathering.	Complies	Slabs are projected to protect walls from weathering. Awnings also protect windows on the northern façade. Design detailing to the planter boxes will prevent leaching.
	Objective 4X-2 Systems and access enable ease of maintenance.	Complies	Maintenance of the building can be accessed from individual units or communal spaces.
	Objective 4X-3 Material selection reduces ongoing maintenance costs.	Complies	The use of resilient materials like concrete, masonry, aluminium and cladding reduces ongoing maintenance costs.
Part 5 – Design Review Panels			
n/a			

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