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Apartment Design Guide (ADG) Compliance Statement

140-142 Ocean Street, Narrabeen

Prepared on behalf of:	Trio Industries Pty Ltd
Prepared by:	PopovBass Architects
Date:	25/06/2025
Issue:	C

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.	Variation required	The proposal generally does not exceed the maximum building height of 8.5m as stipulated in the Warringah LEP 2011. However Roof access to the communal open space is provided and the building exceeds the height limit in an area localised to the lift and stair. The lift and stair is located centrally on the building and does not have overshadowing or view impacts on neighbouring properties. Appropriate floor-to-floor allowances of 3.15m 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 no apartment exceeds 12m in depth.10 of the total 11 apartments have dual aspects and therefore achieves cross-ventilation and adequate daylight.
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 width of the site. As the proposal complies with the Warringah DCP 2011 setback of 4.5m for multiple dwelling development and 3.5m for Private Open space, the proposal achieves the desired aims as it is scaled to support the desired future scale and character of Ocean Street. 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	The side and rear setbacks meet the requirements of the Warringah DCP 2011 and therefore complies with the desired character. 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.

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3B Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.		Complies	The site is overshadowed by a 4-storey apartment building to the north. This apartment building is only 2.8m from the boundary and presents as an unarticulated wall over 42m long. This building effectively overshadows the subject site in midwinter and takes away any solar access from the northerly direction. In midwinter, the only solar access to the site is to the east or west. The apartments have therefore been planned so that the living rooms generally have an easterly or westerly aspect. The building to the north is unattractive and has a number of balconies that overlook the subject site. The building to the south of the site has a lower scale and has a larger landscape buffer. There are two apartments that do not have a primary eastern or western aspect. These apartments have been located to the other side of the site to take advantage of the more attractive outlook, given the overshadowing from the neighbour means that there is no advantage to have a northern aspect on this site.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter.		Complies	The proposal maintains solar access to neighbouring development. The apartments to the south of the subject site maintain a minimum of 2 hours sunlight north facing rooms and private open spaces.
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 has 46.7sqm (2.5% of site) communal open space in the form of a roof top terrace that is surrounded by roof gardens. This area receives more than 2 hours of sunlight in midwinter. While this area is smaller than 25% of the site area, is will be sufficient for this development for the following factors: - 4 of 11 apartments have large areas of private open space large ground level gardens - 3 of the 11 apartments have roof terraces that greatly exceed the minimum private open space requirements. - 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:
Greater than 1,500 sqm:
Minimum dimensions of 6m
7% of site area deep soil</td><td>Complies</td><td>Site area = 1890 sqm
Minimum deep soil (min dimension 6m) = 132.3 sqm or 7%
Proposed deep soil (min dimension 6m) = 143.3 sqm or 7.6%</td></tr>
<tr><td rowspan="4">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 complies with the side boundary setbacks of 4.5m as stipulated in the Warringah DCP 2011.

Given the site constraints, a 6m setback on both sides is unreasonable. 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. The primary living spaces are generally facing toward the front or the rear of the site where the prescribed ADG setbacks are achieved.</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 vertical separation and by the use of stepped planters. 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 by the use of a covered entry gate 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>
<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>
</table>

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<table>
<tr><td rowspan="6">3J
Bicycle and car parking</td><td>Objective 3J-1
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</td><td colspan="2">Complies</td><td>Traffic report is submitted with the Development Application and includes the following table:
Parking rates comply with the Warringah DCP 2011
Table 4.1: Car Parking Assessment
<table>
<tr><th>Parking Type</th><th>Unit Size</th><th>DCP Parking Rate</th><th>DCP Parking Requirements</th><th>Proposed Provision</th></tr>
<tr><td rowspan="3">Residential</td><td>1 x 2-bedroom dwelling</td><td>1.2 spaces per 2-bedroom dwelling</td><td>1.2 spaces</td><td rowspan="3">19 spaces</td></tr>
<tr><td>10 x 3-bedroom dwellings</td><td>1.5 spaces per 3-bedroom dwelling</td><td>15.0 spaces</td></tr>
<tr><td>Total – 11 units</td><td></td><td>16.2 spaces</td></tr>
<tr><td>Visitors</td><td></td><td>1 space per 5 units or part of dwellings</td><td>3 spaces
(rounded from 2.2)</td><td>3 spaces</td></tr>
<tr><td colspan="3">Total</td><td>19 spaces
(Rounded from 19.2)</td><td>22 spaces</td></tr>
</table></td></tr>
<tr><td>Objective 3J-2
Parking and facilities are provided for other modes of transport.</td><td colspan="2">Complies</td><td>Warringah DCP 2011 requires 1 bicycle park per dwelling for residents and 1 per 12 dwellings for visitors. Each apartment is provided with a lockable garage area that also includes a storage area large enough to accommodate resident’s bicycles. A visitor bike parking space is adjacent to the entry.</td></tr>
<tr><td>Objective 3J-3
Car park design and access is safe and secure.</td><td colspan="2">Complies</td><td>Private garages and lobby from car park are secure.</td></tr>
<tr><td>Objective 3J-4
Visual and environmental impacts of underground car parking are minimised.</td><td colspan="2">Complies</td><td>Car park design is an efficient layout of a central aisle with parking on each side for maximum efficiency of vehicle movement. The ramp is a single lane after the passing area at the top of the ramp further reducing excavation.</td></tr>
<tr><td>Objective 3J-5
Visual and environmental impacts of on-grade car parking are minimised</td><td colspan="2">n/a</td><td>n/a</td></tr>
<tr><td>Objective 3J-6
Visual and environmental impacts of above ground enclosed car parking are minimised</td><td colspan="2">n/a</td><td>n/a</td></tr>
<tr><td colspan="5">Part 4 – Designing the Building</td></tr>
<tr><td>4A
Solar and daylight access</td><td>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>Refer to sun eye diagrams in architectural drawings.

8 of the 11 apartments (72%) receive a minimum of 2 hours of direct sunlight in midwinter to living rooms and private open space.</td></tr>
</table>

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		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.	n/a	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Variation required	2 apartments (18%) receive no direct sunlight between 9:00am and 3:00pm at mid-winter. The northerly aspect on this site is severely compromised by an existing apartment building in close proximity to the boundary. The aspect to the south is much more desirable. In accordance with the design guidance the site has been optimised to take advantage of the more desirable aspect to the south despite having a very small non-compliance with the numerical design criteria.
	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. Skylights are located above upper-level terraces to increase solar access. A feature skylight is located in the living room of Apartment 8 to assist with daylight in this south facing apartment.
	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. Operable louvres are proposed on the east and west facing windows and private open spaces.
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.		Complies	The proposed development has one single aspect apartment. The living and dining room layout has a relatively shallow depth.
	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	10 of the 11 apartments (91%) have dual aspect and are therefore cross ventilated.
		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="4">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>3.15m typical floor-to-floor height

All habitable rooms = 2.7m ceiling height
All non-habitable rooms = 2.4m ceiling height

Living areas of 6, 7, 9 and 10 are higher than 2.7m</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. Living areas of 6, 7, 9 and 10 are higher than 2.7m</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) = 150.7 sqm
Apartment 2 internal area (3 bed/3 bath) = 154.6 sqm
Apartment 3 internal area (2 bed/2 bath) = 132.9 sqm
Apartment 4 internal area (3 bed/2 bath) = 154.1 sqm
Apartment 5 internal area (3 bed/2 bath) = 143.4 sqm
Apartment 6 internal area (3 bed/2 bath) = 147.1 sqm
Apartment 7 internal area (3 bed/2 bath) = 153.6 sqm
Apartment 8 internal area (3 bed/2 bath) = 146 sqm
Apartment 9 internal area (3 bed/2 bath) = 155.4 sqm
Apartment 10 internal area (3 bed/2 bath) = 143.3 sqm
Apartment 11 internal area (3 bed/2 bath) = 167.7 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 3.6-4.5m.m
Living rooms are generally configured with multiple aspects so that the depth remains less than 6.8m</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>Combined living dining rooms are generally configured so that the depth to the back of the kitchen is less than 8m.
In apartment 8 the back of the kitchen is 8.09m from the full height sling doors. This apartment also has an openable highlight in the living and dining rooms so that the horizontal distance from this highlight to the back of the kitchen is 3.6m.</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 = 15sqm or greater
Typical secondary bedroom area = 11.5mm – 14.8 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 3.0mm 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>The minimum combined living/dining rooms have width is 4.4m.</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>4E
Private open space and balconies</td><td>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>Complies</td><td>All upper floor apartments have primary balconies with min depth 2.4m. All upper floor apartments except for Apartment 7 have a balcony area that is greater than 12sqm. Apartment 7 has a balcony are of 10.46sqm adjacent to the living room and in addition to this has a private roof terrace of 32sqm.
.</td></tr>
</table>

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		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	Complies	All ground level apartments have private open space far in excess of 15 sqm with a minimum dimension of 3m.
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		Complies	Primary private open spaces are located adjacent to living rooms. Where provide, private roof terraces have direct, private stair access from balconies adjacent to the living rooms.
	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	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 and planter boxes acting as balustrades.
	Objective 4E-4 Private open space and balcony design maximises safety.		Complies	All balcony balustrades are designed to preclude climbable elements.
4F Common circulation and spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.	1. The maximum number of apartments off a circulation core on a single level is eight.	Complies	The split floor configuration means that a maximum of 3 apartments are access from a lift lobby.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	n/a	
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents.		Complies	The central circulation space is designed as a semi-outdoor enclosed space which promotes social interaction between residents. 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.
4G Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment.	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	Complies	A minimum of 10m³ of storage is provided to each apartment. Each apartment has storage in the garage/car park well in excess of 5m³. Within each apartment, a minimum of 5m³ of storage is provided in joinery in entry areas, laundry storage and linen cupboards.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Complies	Additional storage in the car park is located adjacent or within sight of residents' private garages.
4H Acoustic privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Complies	Apartments are separated from each other by the central lobby to minimise shared 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.

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	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	Complies	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.
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	The site is not located in a noisy and hostile environment. 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 proposal provides for a mixture of 2- and 3-bedroom apartments. The majority (10 of the 11) are 3 bedroom apartments. 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	The 2-beroom apartment is located centrally at ground level.
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 building has a stepping form with varying street setbacks. The recessive balconies and large, sweeping roofs proved visual interest to the street façade. The use of sandstone, rendered masonry and face bricks colours respects 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 balconies and bedrooms having smaller windows with privacy screening where necessary.
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	Private roof terraces are provided to Apartments 6, 7 and 11 to maximise their amenity by providing additional outdoor space.
	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. The use of roof gardens provides thermal insulation to the apartments below and reduces glare to the adjacent roof terraces.
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.

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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.
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.	Complies	3 of the 11 apartments (27%) are designed 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	Street awnings are not part of the character of the locality and are not provided, however, a entry roof element is included to signify the entry to the development.
	Objective 4T-2 Signage responds to the context and desired streetscape character.	Complies	Street facing signage to be integrated into the entry. Roof overhangs and retractable external blinds to the east and west reduce solar gain in the summer months.
4U Energy efficiency	Objective 4U-1 Development incorporates passive environmental design.	Complies	All habitable rooms have ample sunlight and ventilation.
	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. 10 of the 11 apartments are dual aspect.
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.

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	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.
	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 face brick reduces ongoing maintenance costs.
Part 5 – Design Review Panels			
n/a			

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