Freshwater – Mixed Use Development

50 LAWRENCE STREET, FRESHWATER, NSW 2250

SEPP 65 Design Verification Statement

Prepared to accompany the Development Application
submitted for:

Shop-top Housing Development at 50 Lawrence Street, Freshwater

Verification of Qualifications:

Caine King and Stuart Campbell are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921. Their registration numbers are 7974 and 7574 respectfully.

Statement of Design:

CKDS Architecture has been working in conjunction with related professionals and experts in respect of the design. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65.

CKDS Architecture verify that the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development are achieved for the proposed residential development as stated below.

Proposed Development

The proposed residential flat building consists of 11 units, ranging from studios to three-bedroom apartments, plus basement parking and retail/business spaces.

Whilst developing the design, due consideration has been given to the impact on immediate and surrounding neighbours, amenity, the architectural aesthetic and the present and future contexts. The following aims have been the key drivers of the design response:

Architectural Environment

The proposed building is located in the Freshwater village, a coastal area with a large proportion of residential dwellings. Recent development along Albet and Lawrence streets has seen the introduction of shop-top housing with almost all of the street fronts retail. The streetscapes (on 3 sides), immediate neighbours, and occupants have all been considered to ensure a high quality outcome. As demonstrated in the photomontage and elevations, the external aesthetics has been designed with timeless neutral tones for the finishes, and simplification of architectural features, which will be complimented by Freshwater's pre-existing character.

Context

The development is located on a sloping site, surrounded by 3 street frontages. The site is elongated with only one immediate neighbour – therefore the development has been designed to maximise privacy for all the residential apartments. The development has also considered two access points from the respective streets to maximise usable floor space. Overall the character of the development is a slender building that terraces to follow the sloping streetscape.

Scale

Ample consideration was taken to minimise the scale to comply with the objectives of planning controls and reduce impact, whilst leaving room for suffiicent floor space in each of the apartments. The setbacks are all compliant (both merit based and not), and although the height, in parts, is above the maximum height specified in the LEP, it is still commensurate with the objectives of the DCP and Sepp65 with regard to bulk and scale and negligible impact on its surroundings. The height is considered appropriate and provides additional amenity by providing usable floor space to the respective apartment.

SEPP Design Verification Statement

The assessment of the proposal is made in accordance with respect to the Design Quality principles as set out in SEPP 65, part 2. As noted in the introduction:

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good Design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

CKDS Architecture has prepared and reviewed the architectural drawings and are satisfied that the design meets the intent of the design quality principles as set out in part 2 of State Environmental Planning Policy No.65 Design Quality of Residential Flat Development.

CKDS Architecture has extensive experience in the design of residential housing and developments in various forms ranging from individual residential houses to high-density apartment development.

Reference has also been made to the Residential Flat Design Code in preparing this report. These sections are used in order to cite objectives for each of the section headings.

Part 1 - Design Quality Principles

CKDS

Sepp 65 schedule 1 - Design Quality Principles

Design Quality Principle 1: Context & Neighbourhood Character		
Objectives	Proposed Development	Compliance
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. *Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.* *Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*	The proposed (residential flat) building design is consistent with the evolving locality, which is seeing the gradual introduction of shop-top housing in conjunction with density increase, and positively addresses the vision for the Freshwater village, providing housing choice as well as retail/business spaces on one of the main streetscapes. This proposal has appropriately considered the streetscape and potential impacts of the built form. It is a positive and considerate design with no appreciable impact upon the surrounding properties and or the character of the neighbourhood locality.	Yes

Design Quality Principle 2: Built Form and Scale		
Objectives	Proposed Development	Compliance
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. *Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.* *Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*	The site is located on Lawrence street, at the beginning Freshwater village. Lawrence Street is identified as the main retail village for the Freshwater area. Only one boundary adjoins another residential lot; the other 3 boundaries are alongside roads. The building is designed with both standard and merit based setbacks. The proposal is set back 3m from the adjoining residential lot. The LEP specifies a maximum building height of 11m. The immediate locality is an evolving area of shop-top housing developments whilst the remaining areas of Freshwater are primarily residential. The scale, bulk and height of the development represents good design which is compatible with development in the surrounding	Yes

	area and in keeping with the desired future character of the area. The built form elements have been designed sensitively to have negligible impacts upon the surrounding development and maintain a minimal impact outcome upon the streetscape. The proposed development has been designed to complement and contribute to the area whilst potential impacts upon neighbouring properties have been minimised. Public vs private spaces are clearly delineated around the site, through the use of built form. Internal amenity and outlook are maximised with generous balconies designed with consideration for views and vistas as well as privacy between units.	

Design Quality Principle 3: Density		
Objectives	Proposed Development	Compliance
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. *Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*	The proposed development achieves a density which is congruent with the future vision for the area – providing an array of apartment choice, whilst still maintaining an appropriate scale. Although the development is designed with a merit-based FSR numerical control, it is considerate of the objectives for density which is appropriate for the context of the area. The services and facilities in the area will allow for access to public transport and community facilities.	Yes

Design Quality Principle 4: Sustainability		
Objectives	Proposed Development	Compliance
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.	The proposed development has been designed to achieve sustainable outcomes with use of natural cross ventilation and sunlight for the amenity and passive thermal design for ventilation, heating and cooling. Waste minimisation is achieved with various measures such as reuse and recycling of building materials during construction. Wider and deeper landscape zones (excluding deep) have been included where possible.	Yes

Design Quality Principle 5: Landscape		
Objectives	Proposed Development	Compliance
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.	A landscape plan has been provided with the application which demonstrates landscaping to soften the building, and ensure accessible amenity for residents to open areas and attractive street frontages. Street trees have been retained and/or replaced with complimentary landscape inherent within the proposal.	Yes

Design Quality Principle 6: Amenity		
Objectives	Proposed Development	Compliance
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.*	The proposed development is compliant with the Apartment Design Guide with respect to amenity. The design achieves above and beyond the minimum criteria setout in the ADG for each of the types of amenity, such as room dimensions, solar access and ventilation, outdoor space, and efficient layouts. This is demonstrated throughout the architectural documentation.	Yes

Design Quality Principle 7: Safety		
Objectives	Proposed Development	Compliance
Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.*	The proposed development is consistent with the principle for providing a safe and secure environment for residents and visitors to the site. The development optimises safety and security, with clearly defined private and public domains, secure entry points, and considered approach to passive surveillance.	Yes

Design Quality Principle 8: Housing Diversity and Social Interaction		
Objectives	Proposed Development	Compliance
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. *Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.*	The design provides an abundance of apartment type, each with features which will appeal to various demographics, living needs and budgets. Sizes ranges from studios to 3 bedroom apartments. Adaptable and liveable housing Australia silver standard apartments are provided to meet DCP and Sepp65 requirements. Living spaces are designed in every unit to offer some flexibility of furniture layout. Top level apartments are designed to give a luxurious feel with ample floor space and high ceilings (respectively) as well as glazing for access to views and vistas. All apartments include balconies of sufficient sizes. Double level apartments are also provided, adding to the diversity.	Yes

Design Quality Principle 9: Aesthetics		
Objectives	Proposed Development	Compliance
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. *The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*	The proposed amended development will enhance the future character and visual appearance of the streetscape and is congruent with the future desired character where there will be an increase of shop-top housing as well as other residential development. The proposed development has been well designed with an emphasis on simplicity, legibility, and proper use of articulation, and will have an appropriate scale and appearance with a mix of materials, colours and textures in the design of the building.	Yes

Part 2 – Apartment Design Aims

Table of Compliance with Relevant Aims

Compliance with Relevant Aims:

2F Building Separation	Proposed Development	Compliance
Aims: *ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings* *• assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook* *• provide suitable areas for communal open spaces, deep soil zones and landscaping.* *• provide access to light, air and outlook for neighbouring properties and future buildings* *• provide for adequate privacy between neighbouring apartments* *• retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape* *• achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites* *• manage a transition between sites or areas with different development controls such as height and land use.*	The proposed development consists of 1 building of a suitable scale. Although slightly over the maximum height limit, the massing of the building is appropriate to the future desired character of the area, being in continual growth with an increase in multi-unit developments. The building is heavily terraced in relation the the sloping streetscape. Thus, the perceived building mass is minimised. The development is able to satisfactorily meet the aims of the side and rear setbacks provisions, both standard and merit based. Access to light, air and outlooks are achieved through design and appropriate privacy between apartments is achieved. There is a certain rhythm to the building design in plan which is reflected in elevations, with regular glazing areas and a regular pattern of balcony placement. The building is visually divided in to two, by the central core and lobby spaces which gives opportunity for a break in the buildings floor space. Along the new street frontages existing trees will be reatined with new street trees will be planted. Most tree will be retained where possible. The surrounding zones are also part of the Freshwater Village – or B2 Local Centre, aside from the area to the west, which remains Low-Desnity Residential. The height of the buildings in this development follow the natural fall of the land – terracing down along Oliver and Dowling streets towards the north – respecting the height plane and adjoining properties present and future building heights.	Yes

Part 3 – Apartment Design Guide - Objectives

Table of Compliance with All Objectives

OBJECTIVE	SUMMARY	ACTIONS	Compliance
	SITING		
3A-1	Site Analysis illustrates that design decisions have been based upon the opportunities and constraints of the site.	The site is well located to current and planned public transport, services and amenity. The development fully harnesses the vistas and solar access provided by the location. The massing of the proposal responds to local neighbouring and site conditions.	Yes
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Apartments are all designed to maximise solar access. Apartments comply with street frontage setbacks, providing privacy with an appealing treatment to the street elevation. Many apartments benefit from having more than one aspects.	Yes
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	There is no adverse impact from overshadowing of the development during mid-winter.	Yes
3C-1	Transition between private and public domain is achieved without compromising safety and security	There are a limited number of clear and secure entry point into the development off the boundaries, with paths leading to the secure apartment entry foyer, as well as ground floor retail/business spaces with their respective entries.	Yes
3C-2	Amenity of the public domain is retained and enhanced	There is no negative impact on the amenity of the public domain from this development. Services and carparking is concealed from the street, and the landscaping along the streets enhances the visual appearance.	Yes
3D-1	An adequate area of communal open space is provided to enhance residential amenity and provide opportunities for landscaping	Landscaped of open space is provided. Due to the sites location, the communal open space is the adjacent Freshwater Village.	N/A
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Due to the sites location, the communal open space is the adjacent Freshwater Village.	N/A
3D-3	Communal open space is designed to maximise safety	Units are positioned to provide passive surveillance to the street. All open space is to be well lit with entries to the building secure.	N/A

3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Property is private residential; however, the public streetscape is to be improved by the design of the street-frontage of the development.	Yes
3E-1	Deep soil zones allow for and support healthy plant growth. Min. deep soil zones 650 – 1500m2 3m min dimension 7% site area	The design of the dwelling – whilst compliant with merit-based setbacks and other requirements – is unable to provide deep soil zones.	No
3F-1	Adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy Height Habitable rooms/balconies Non habitable rooms Up to 12m 6m 3m	The subject site is located within an B2 Local Centre zone with building separation generally complying with the minimum set out in the ADG. However, the setbacks are merit based. The setback off the immediate neighbour is 3m.	Yes
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views between habitable rooms and private open space.	The required solar access as per DCP & ADG requirements area achieved, as well as the percentage of units with cross flow ventilation. Privacy is also achieved through building placement, and with the balconies being away from main intersections/public domains.	Yes
3G-1	Building entries and pedestrian access connects to and addresses the public domain	Building entry is clearly identifiable. Private entry is via the common lobbies. Street edges are activated by the pedestrian and vehicular entries. Similarly, the awning deisng clearly delineates acces for the business/retail spaces.	Yes
3G-2	Access, entries and pathways are accessible and easy to identify	The proposed development provides accessible entry for residents and visitors via the path leading to the front door of the lobby. Main entries are clearly identifiable through the building design – either signified by awnings or façade articulation.	Yes
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The merit-based setbacks allow immediate pedestrian links to the Freshwater Village	Yes

3H-1	Vehicle access points are designed to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicular entry will be off both Oliver Street and Dowling Street. Therefore there are two carpark vehicular access points to provide efficient access to residents parking bays. The new driveways will be safe and add to the high quality street scape with the caroarking being screened with landscape.	Yes
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking is compliant with the controls stipulated within Waringah DCP.	Yes
3J-2	Parking and facilities are provided for other modes of transport	Bicycle parking is compliant with the controls stipulated within Waringah DCP	Yes
3J-3	Car park design and access is safe and secure	Security system will be provided along with secure roller shutter for the carpark entries.	Yes
3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking situated mostly underground to minimise visual impact. Where the minimal penetration occurs due to sloping site, vegetation is introduced to soften protrusion. Exposure of basement is compliant with DCP allowances and only are visible from the rear of the building.	Yes
3J-5	Visual and environmental impacts of on-grade car parking are minimised	N/A	Yes
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Where the minimal visibility of the carpark occurs due to sloping site, vegetation is introduced to soften protrusion	Yes
	DESIGNING THE BUILDING		
4A-1	Optimise the number of apartments receiving min. 3 hours sunlight to habitable rooms, primary windows and private open space between the hours of 9am and 3pm A max. of 15% receive no sun in mid-winter	90% of the apartments achieve the minimum 3hrs required sunlight to habitable rooms, primary windows and private open spaces. No more than 10% of apartments receive no sun in mid-winter.	Yes
	2 hours min sunlight midwinter in Sydney/Newcastle/Wollongong	See above	Yes
	All other areas a min. of 3 hours	See above	Yes

4A-2	Daylight access is maximised where sunlight is limited	In accordance with the guidance contained in the ADG, any spaces (interior and exterior) with limited sun have been given light coloured finishes, and balconies to provide large amounts of ambient light.	Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months	Balconies provide winter sun penetration and exclude summer sun. Most windows are shaded by the balcony.	Yes
4B-1	All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated.	Yes
4B-2	The layout and design of single aspect apartments maximises natural ventilation	All of the single aspect apartment considers maximising natural ventilation through adequate amount of openings.	Yes
4B-3	The number of apartments with cross ventilation is maximised At least 60% of apartments are naturally cross ventilated Overall depth of cross over apartments is 18m max.	At least 60% of apartments are naturally cross ventilated as they have two aspects. The cross over apartments are no deeper than 18m.	Yes Yes
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access. Min height of – Habitable rooms 2.7m Non habitable rooms 2.4m Two storey apartments 2.7m main living floor 2.4m for second floor (max. 50% area) Attic spaces 1.8m at edge of room 30º ceiling slope	All habitable rooms have ceiling heights of ≥ 2.7m All non-habitable rooms have ceiling heights of ≥ 2.4m	Yes Yes
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Proposal has adequate floor to ceiling heights, see above	Yes
4C-3	Ceiling height contributed to flexibility of building use over the life of the building	Ceiling heights comply	Yes
4D-1	Layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Layout of rooms is functional, articulated to make best use of the design's character and provide a high standard of amenity	Yes

	Min. areas Studio 35sqm 1 bed 50sqm 2 bed 70sqm 3 bed 90sqm	 Between 33-35sqm Complies Complies Complies	Yes
	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.	All habitable rooms have operable windows in excess of the 10% minimum requirement.	Yes
4D-2	Environmental performance of the apartment is maximised	See above	Yes
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	See Below	Yes
	In open plan layouts the maximum habitable room depth is 8m from a window	No habitable room location is more than 8m from a window.	Yes
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	Layouts incorporate flexible open plan living areas with a variety of multi-purpose storage.	Yes
	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobes)	Most master bedrooms have above standard dimensions.	Yes
	Bedrooms have a minimum dimension of 3m (excluding robes)	Complies.	Yes
	Living rooms or open plan living have min width of 3.6m for studios/1beds 4m for 2/3beds	Complies.	Yes
	Width of cross over apartments are at least 4m internally to avoid narrow layouts	Not applicable	NA
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All dwellings have generous private open spaces in the form of balconies. All ground floor dwellings have garden spaces.	Yes

	Primary balconies Studio 4sqm 1 bed 8sqm 2m min depth 2 bed 10sqm 2m min depth 3 bed 12sqm 2.4m min depth	 Complies Complies Complies Complies	 Yes Yes Yes Yes
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	All balconies are designed and detailed as integral components of the façades. Balconies are designed to frame themselves within the skin of the exterior, blending into the overall form of the structure. Balconies maintain privacy for residents whilst maximising potential views and vistas.	Yes
4E-4	Private open space and balcony design maximises safety	All balconies to be designed and constructed in accordance with the BCA.	Yes
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	Circulation space provides adequate amenity for residents as each floor services only a maximum of 8 apartments where possible. The appropriate number of lift are provided for each building, connecting to the carparks.	Yes
	Maximum number of apartments off a circulation core on a single level is 8	See above.	Yes
	For buildings 10 + storeys, maximum number of apartments sharing a single lift is 40	N/A	NA
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	Circulation is direct and legible and secure. It is clearly defined as resident only space. The design considers separation between the retail/business access and the main lobby access.	Yes
4G-1	Adequate, well designed storage is provided in each apartment	All apartments are provided with storage within one or more locations; being bedrooms, kitchens, laundries and dedicated storage cupboards. Further storage is located in the basement in storage cages / rooms.	Yes

		Apartments have adequate space to incorporate compliant storage, and will be included during detailing of design	Yes
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	See above	NA
4H-1	Noise transfer is minimised through the siting of buildings and building layout	Specifically, balcony placement away from intersections to consider noise transfer. All wall construction and glazing comply with acoustic requirements. Bedrooms are separated from noise sources where possible. Garage doors and other mechanical equipment is located away from bedrooms.	Yes
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	All separating construction to be in accordance with the BCA.	Yes
4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through careful siting and layout of buildings	The design considers any possible noise concerns. There are no significant noisy or hostile noise sources identified in the immediate vicinity which will impact heavily on the residents. However, the balcony and glazing placement away from the main road will provide appropriate noise minimisation.	Yes
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Party walls will comply with noise attenuation requirements. All External fenestration will provide adequate noise dampening through glazing and sealing.	Yes
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	There are a large range of apartment types provided which are and adds diversity to the local housing stock.	Yes
4K-2	The apartment mix is distributed to suitable locations within the building.	Different apartment types are located to best utilise and accommodate the site's best attributes, such as lower level units, two level units, and upper level units with views.	Yes
4L-1	Street frontage activity is maximised where ground floor apartments are located.	Street frontage apartments all incorporate balconies / outdoor areas facing the street to maximise activity.	Yes

4L-2	Design of ground floor apartments delivers amenity and safety for residents	Casual surveillance is provided from ground floor retail/business spaces on the Lawrence Street side. This also provides suitable amenity for the units.	Yes
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The façade employs a tasteful composition of materials and forms including rendered finish, glass, aluminium window and door frames, and louvred screening, which complement the streetscape.	Yes
4M-2	Building functions are expressed by the façade	There is clear expression of building function, such as an obvious main entry. The driveway leads to the carpakrs via a ramp, and repetition of balconies and fenestrations.	Yes
4N-1	Roof treatments are integrated into the building design and respond positively to the street.	The roof design is with an architectural curve to reflect the same language as the rest of the building, with no negative imposition on the street.	Yes
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	Access to the roof is limited to allow for more usuable floor space on the top-most level (the two level apartments eliminate the need for a corridor on the top level).	Yes
4N-3	Roof design incorporates sustainability features	Effective water catchment provided.	Yes
4O-1	Landscape design is viable and sustainable	The landscape design and species selection make intelligent and diverse use of species for all garden spaces and is in accordance with council guidelines.	Yes
4O-2	Landscape design contributes to the streetscape and amenity	Street trees and public landscaping has been selected and designed by the Landscape Architect to contribute to the streetscape. The landscaping incorporates species to thrive and contribute to a coastal environment. Boundary vegetation as well as carpakring screening plansts softens site boundaries and raises the pedestrian visual experience.	Yes
4P-1	Appropriate soil profiles are provided	Landscape Architect has provided appropriate plant species for proposed soil volumes in accordance with council guidelines	Yes

4P-2	Plant growth is optimised with appropriate selection and maintenance	Plants have been selected by the Landscape Architect to suit the site conditions.	Yes
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Planting is provided to soften hard landscaped areas and basement protrusions as well as masking apartment fenestration from public spaces.	Yes
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The required number of adaptable as well as LHA silver apartment are provided. An accessible path of travel is provided to all front doors as well as public space (retail/business).	Yes
4Q-2	A variety of apartments with adaptable designs are provided	As above	Yes
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A good mix of apartment types are provided, with all units responding to the site's particular opportunities.	Yes
4R-1	New additions to existing buildings are contemporary and complementary and enhance an areas identity and sense of place	Not applicable	Yes
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not applicable	Yes
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	As per the Freshwater Village DCP (part of the Waringah DCP) retail/business space is also provided to maintain the retail village centre.	Yes
4S-2	Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents	Residential only entry to the lobby and corridors.	Yes
4T-1	Awnings are well located and complement and integrate with building design	Awning use is appropriate for design in amenity along Lawrence Street as well as creating visual interest.	Yes
4T-2	Signage responds to the context and desired streetscape character	Signage is to be incorporated into the mailing area as a motif for a sense of place as well as for the retail/business spaces.	Yes
4U-1	Development incorporates passive environmental design	Beyond compliance with BASIX's numerical standards, the site planning and building design maximise the benefits of passive solar design to the dwellings, exceeding ADG minimum standards.	Yes

4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Thermal mass in concrete and use of screening and balconies throughout will provide optimised passive solar design throughout the year.	Yes
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	All apartments are adequately naturally ventilated.	Yes
4V-1	Potable water use is minimised	TBC	Yes
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	In accordance with DCP	Yes
4V-3	Flood management systems are integrated into site design	In accordance with DCP	Yes
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage is located in allocated basement bin room located out of sight from residents and public. Waste collection is a kerb-side colletion with ample consideration given to access from bin room to kerb.	Yes
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Recycling provided in bin room.	Yes
4X-1	Building design detail provides protection from weathering.	Durable materials with appropriate flashing and capping are designed to shed water intelligently – reducing staining and maximising durability.	Yes
4X-2	Systems and access enable ease of maintenance.		Yes
4X-3	Material selection reduces ongoing maintenance costs.	Robust and durable materials have been specified.	Yes