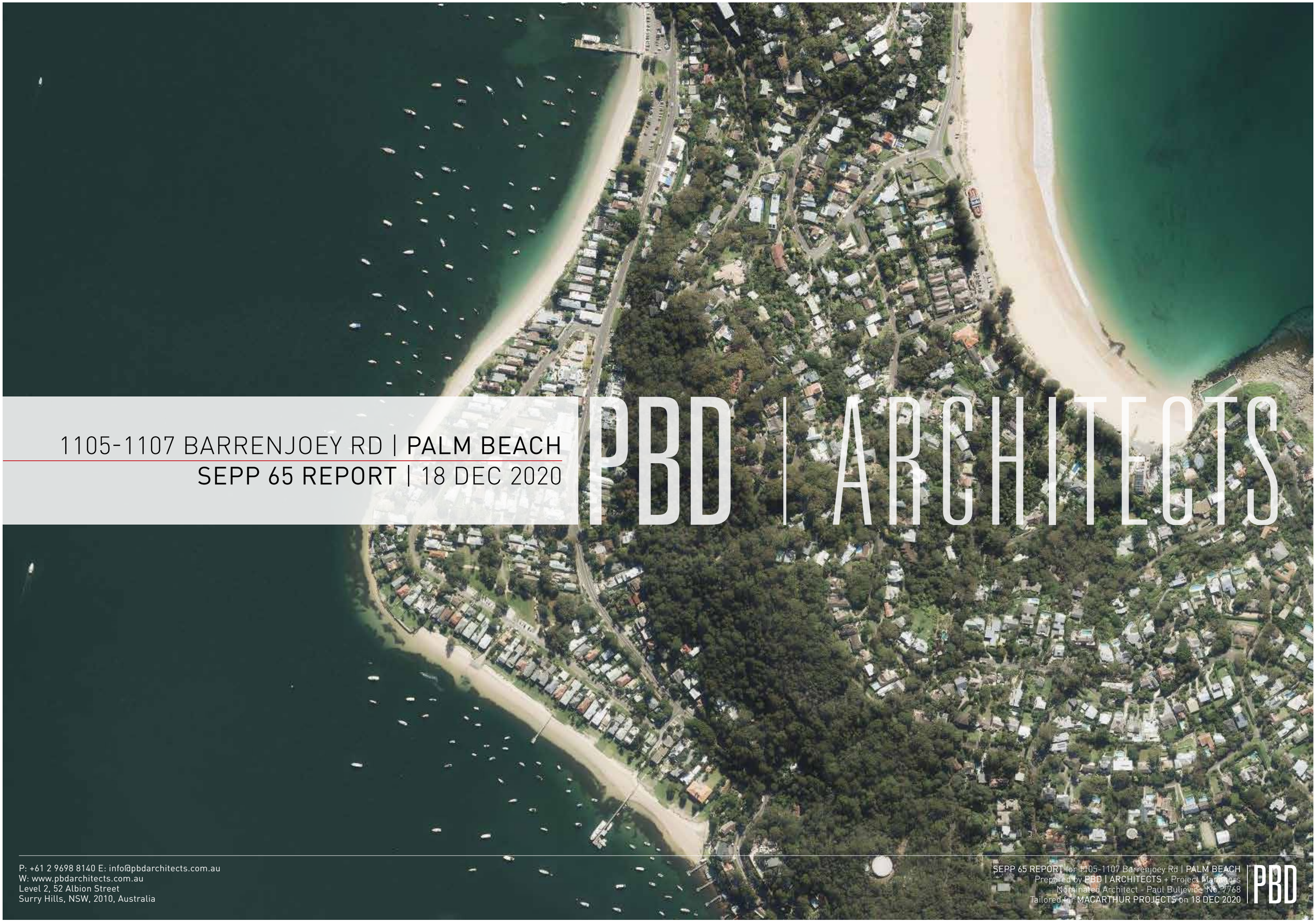

1105-1107 BARRENJOEY RD | PALM BEACH
SEPP 65 REPORT | 18 DEC 2020

PBD | ARCHITECTS

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Level 2, 52 Albion Street
Surry Hills, NSW, 2010, Australia

PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with
a professional consultant team in preparing the revised Development Application.

PBD | DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. 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. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.

Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768

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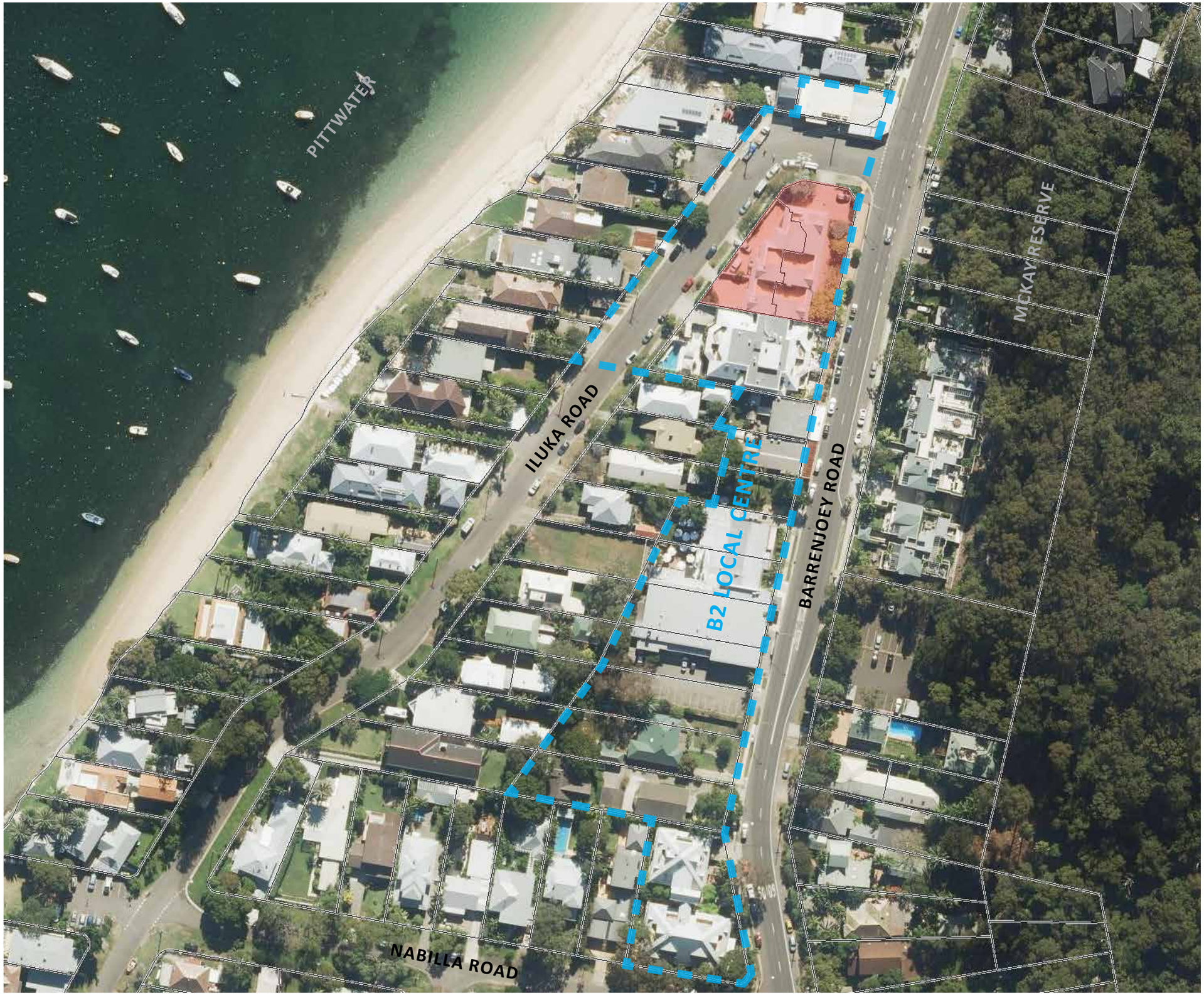


THE SITE

1105-1107 BARRENJOEY RD, PALM BEACH

The site is located within a neighbourhood retail centre at Palm Beach, a suburb in the Northern Beaches region of Sydney 41 kilometres north of the Sydney CBD. The suburb sits on a peninsula at the end of Barrenjoey Road surrounded by water on three sides: Pittwater to the west, the Pacific Ocean to the east, and Broken Bay to the north.

The site area is characterised as an irregular shaped allotment with a width of 39.25 metres along Barrenjoey Road, a total side boundary depth of 34.04 metres, a total width of 44.565 metres along Iluka Road and a total boundary length of 25.97 metres to the northeast. Vehicular access is provided along Iluka Road to the basement parking area.

The current use is defined as a Shop Top Housing and is currently zoned B2: Local Centre in accordance with the Pittwater Local Environmental Plan 2014.

The locality is characterised by a mixture of private residences, tourist accommodations and shop top housing with commercial premises at the ground floor. Immediately adjacent to the subject site to the west is an existing 3 storey residential and commercial building known as the 'Iluka Apartments', to the east across the road is a 1 storey commercial building and to the north is a number of 2 storey private residential buildings and a 2 storey residential apartment building, 2 storey private residential building, an open car park and Mckay Reserve across Barrenjoey Road.

The subject site is adequately serviced with bus services available along Barrenjoey Road and regular ferry service at the public wharf which provides a vital link for the Upper Western Foreshore communities. The locality also contains Barrenjoey Lighthouse, remnants of Customs House, beach and waterfront reserves.

The site is legally described as DP1173714 (SP 87024 & SP 87022) and has an area of 1,366.5sqm.

VIEW FROM THE CORNER OF BARRENJOEY ROAD AND ILUKA ROAD

INTRODUCTION

TO DESIGN QUALITY PRINCIPLES

"The design quality principles for residential flat development are the principles set out in this Part.

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."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

In this SEPP 65 Report, the proposal for 1105-1107 Barrenjoey Rd, Palm Beach is explained by using the Design Quality Principles listed in the State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979.

1099 BARRENJOEY ROAD

1099 BARRENJOEY ROAD

1109 BARRENJOEY ROAD

1093B & 1095 BARRENJOEY ROAD

ARCHITECTURAL ELEMENTS - INSPIRATION IMAGES

PRINCIPLE 1

CONTEXT

"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

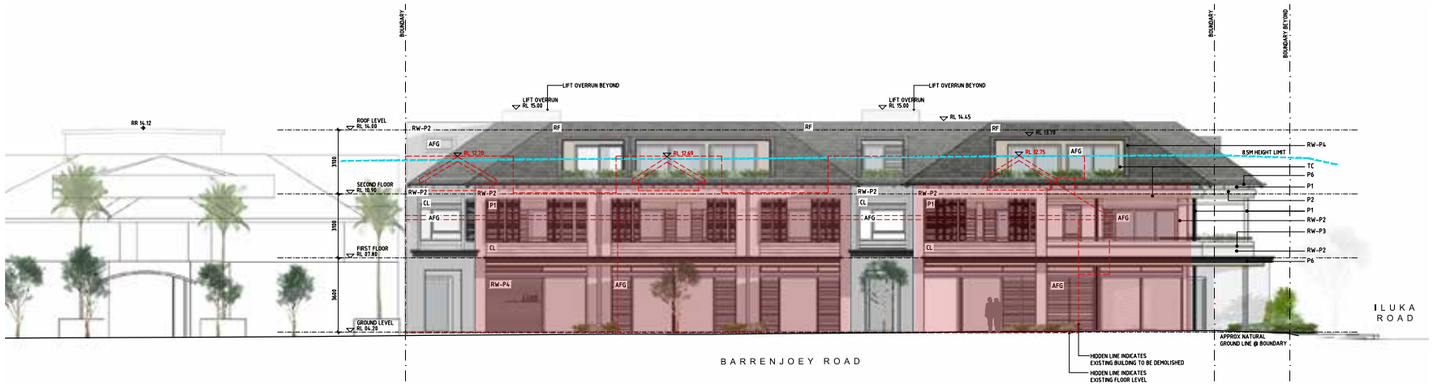
The desired future character within the commercial centres is to reflect a 'seaside-village' character. The site is surrounded by private residential, apartments, tourist accommodations and commercial buildings whereby the architectural character is expressed through incorporating the following design features:

a. entry feature or portico;
b. awnings or other features over windows;
c. verandahs, balconies or wondow box treatment to any first floor element;
d. recessing or projecting architectural elements;
e. open, deep verandahs; or
f. verandahs, pergolas or similar features above garage doors.

Located at the prime node of the neighbourhood retail centre at the intersection of Barrenjoey Road and Iluka Road, the proposal seeks to implement suggestions from the desired future character to evolve into an outcome that will not only fit within the existing context, but moreover will rejuvenate the architectural presence of the area.

Maximum Building Height (m)

B	4
C	5
G	7
H	8
I	8.5
K	10.5
L	11
M	11.5
N	13



FACADE BREAKS AND MODULATION MINIMISES BULK AND SCALE

PRINCIPLE 2

SCALE

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

There is an 8.5m control in the height of building storeys map sheet 015 (shown on this page) in the locality of the site. Neighbouring properties range from 2 storey private residences, 2 storey apartment buildings, 1-2 storey commercial buildings and 3 storey shoptop housing.

Even though not all current buildings are as per the control map, the planning intent of a 3 storey shoptop housing with the third storey within a roof form has been adapted in the proposal. The street volume responds to the envisioned planning controls while respecting the current conditions of the street. The facade modulation and breaking up of the building into bays minimises the bulk and scale of the building and ensures continuity of the street character.

PRINCIPLE 3

BUILT FORM

"Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

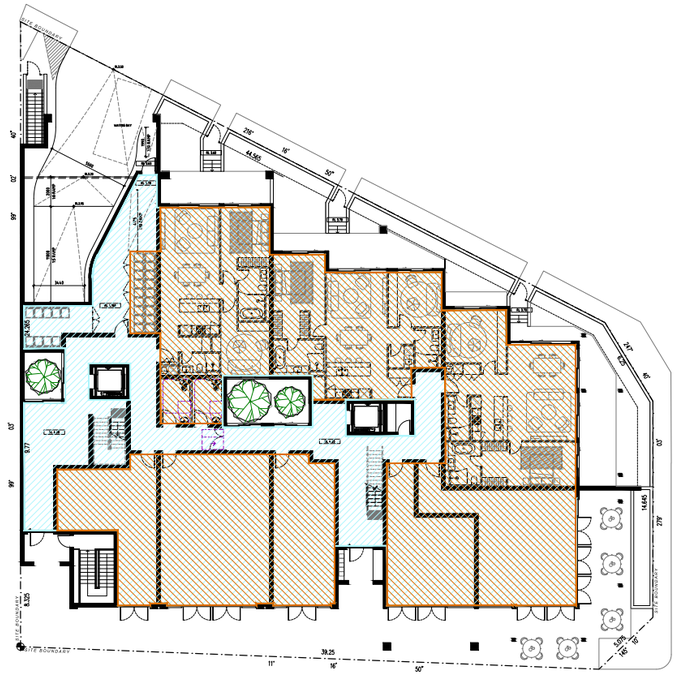
PROPOSAL

The retail character along Barrenjoey Road and the quieter residential along Iluka Road dictated the scheme for the built form and defines how the building relates to each of them.

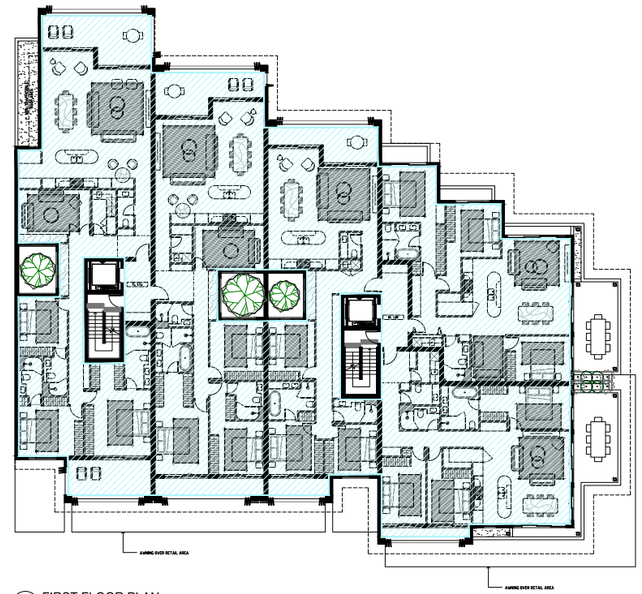
The opportunity of water views along the third level facing Iluka Road has instigated the idea to carve out openings on the roof form to facilitate this view and create a dynamic composition. The shape of the site also suggested the movement in the facade, and provides pockets of landscape on the ground floor.

The roof element has a similar suggestion of movement and adds another scale to the proposal. The approach from Barrenjoey Road and Iluka Road has a different roof form, however the coherence in the shape is maintained.

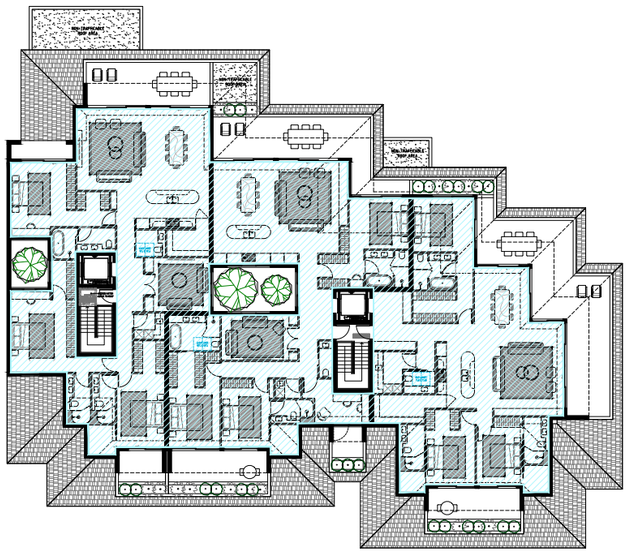
The streetscape alignment makes sure the built form grounds on a suitable way and contributes to the village centre vibe throughout Barrenjoey Road.



1 GROUND FLOOR PLAN
1200 @A1



2 FIRST FLOOR PLAN
1200 @A1



3 SECOND FLOOR PLAN
1200 @A1

FSR CALCULATION

	Gross Floor Area (m²)
Ground :	759.2
Level 1 :	889.3
Level 2 :	604.5
Total GFA :	2253.0
Site Area :	1366.5 m²
FSR :	1.6 : 1

	Retail GFA (m²)
Ground Floor Retail/Commercial	575.1
Percentage to total GFA :	26%

LEGEND

Gross Floor Area

Gross Floor Area Retail

PRINCIPLE 4

DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

There is a total of eight 3-bedroom apartments in the development. The apartments are generally generous in size in line with the apartment sizes within the area. The proposal also reflects current market demands in relation to typologies and living patterns currently established in the local area.

The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site. As such the proposal provides an appropriate density for a residential development in the immediate context. the bulk and scale and it's density fits within the surrounding context and will contribute rather than burden the precinct.

The Retail/Commercial component is also more than the required 25% of the GFA as per the DCP requirement.

The provided carpark and bicycle provisions are as per the DCP requirements, therefore the development as no inverse impact on existing infrastructure.

VIEW FROM THE NORTHWEST (ILUKA ROAD)
Apartments have been orientated to maximise the north facing aspect and water views.

PRINCIPLE 5

RESOURCE, ENERGY & WATER EFFICIENCY

"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

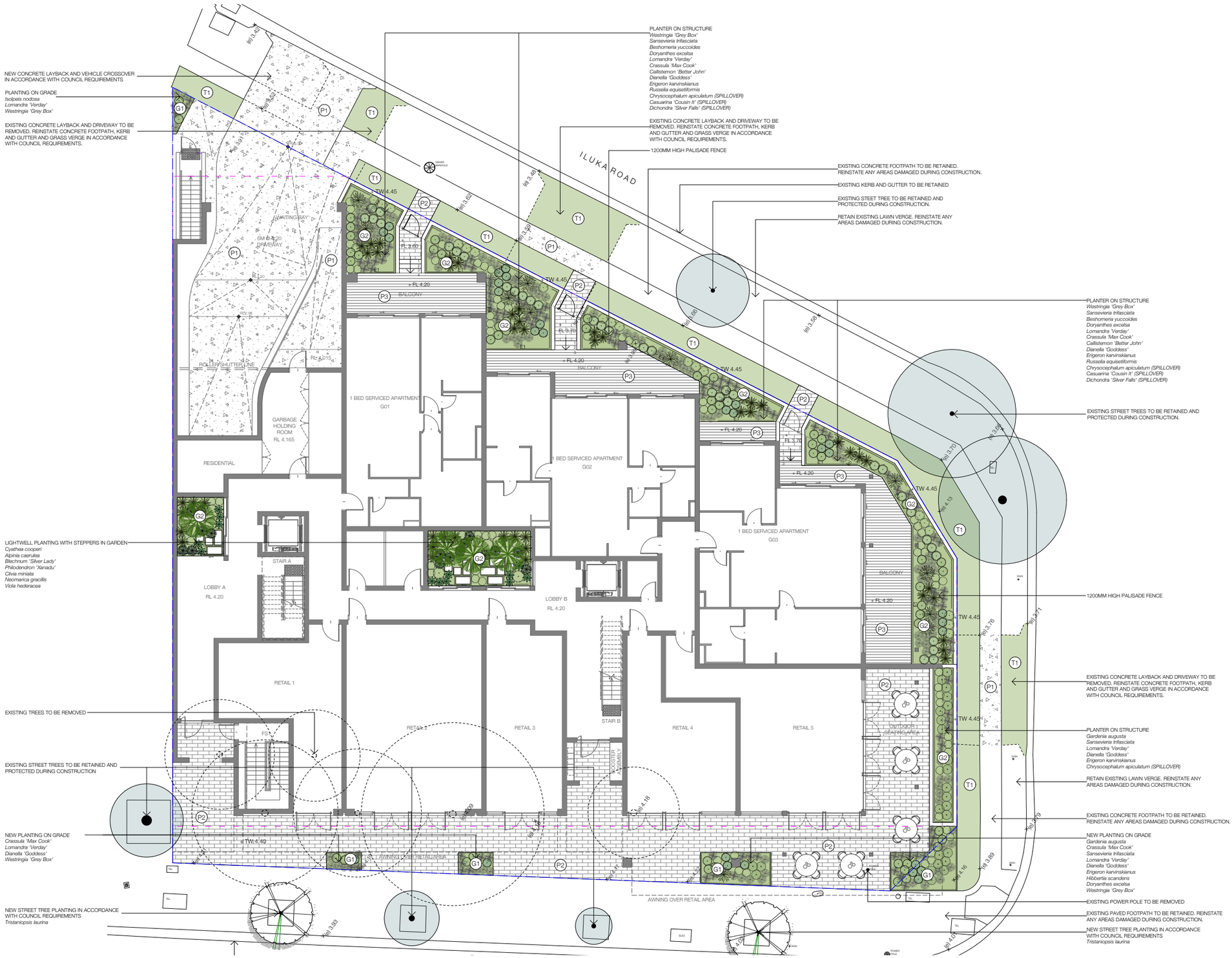
A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment however we note the following general design solutions and inclusions as part of the proposal:

The apartments are designed to maximize the north facing aspect and the proposed setback to the serviced apartment building ensure adequate access to daylight in the winter months.

Generally, cross flow ventilation has been maximised when possible. Appropriate overhang depths and recessed balconies provide shade in summer and promote thermal heat gain during winter months, additional screening is provided to mitigate thermal heat gain when required.

Energy efficient appliances and fixtures provided, low maintenance, long lifecycle and reusable materials proposed. An area is allocated on the roof for solar photovoltaic cells.

Communal recycling and waste management facilities provided and on-site rainwater detention and re-use.



GROUND FLOOR LANDSCAPE PLAN

PRINCIPLE 6

LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

Landscape is an integral part of the development. A key design driver was understanding the surrounding green environment and what its contribution is to the development, and secondly what the development contributes to the green character of the street.

A close collaboration with Black Beetle Landscape architects have resulted in well planned and programmed series of landscaped spaces. The landscape design for 1105-1107 Barrenjoey Road embodies the values of an integrated and sustainable system by providing a series of external landscape environments that fold, wrap and integrate with the architectural expression of the built form, creating tangible links between the established local retail centre of Barrenjoey Road and the quieter residential character along Iluka Road.

The overall aim of the landscape design is to create balance between the built form and the local environment thereby creating an important textural contrast to the architectural expression of the building, the empowering warmth of nature in this local setting.

VIEW FROM THE NORTH (BARRENJOEY ROAD)

PRINCIPLE 7

AMENITY

"Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

Generous apartment sizes and general configuration consistent with ADG objectives. All apartments have oversized private open space balconies or terraces. The northern facing balconies integrate a planterbox for bedroom amenity and privacy

The building layout allows access to direct sunlight to living areas and balconies with 7 units (88%) achieving solar access.

All bedrooms and habitable spaces are naturally ventilated, and 8 apartments (100%) achieve cross ventilation.

Carefully considered landscaping and privacy screens have been provided to the balconies and other areas where there may be privacy issues.

All apartments have been provided with secured equitable access with 2 lobbies serviced with a lift each.

20% of the dwellings are to be provided as livable. The proposal provides 3 livable dwellings.

VIEW FROM THE EAST (BARRENJOEY ROAD)

PRINCIPLE 8

SAFETY AND SECURITY

"Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

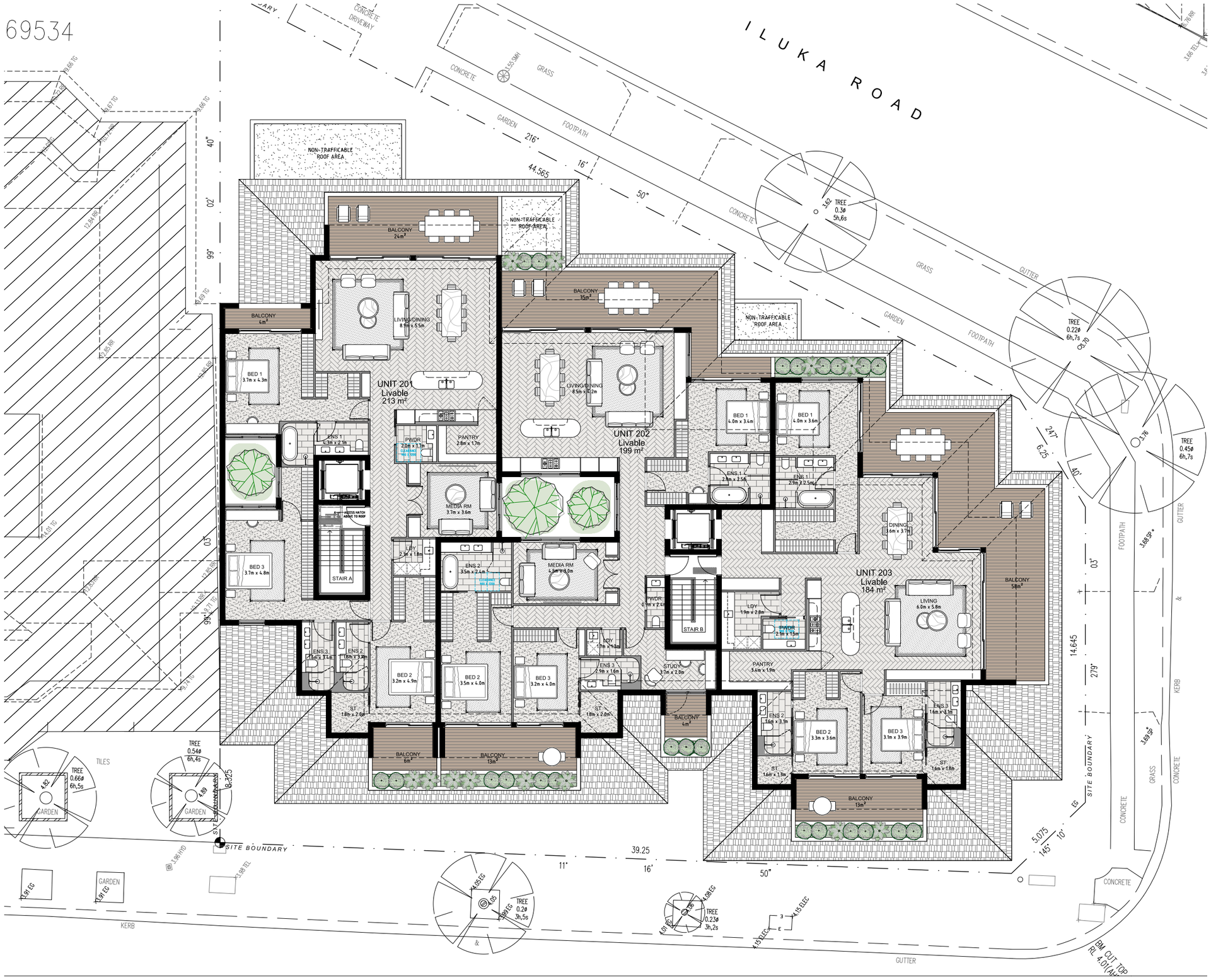
Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

Clearly identifiable main building entrances and generous open entry area allowing for adequate surveillance. The entrance will be clearly visible from the street with a glass security door installed, a security camera and intercom to identify visitors to the building complex.

All apartments are with a keyed system incorporating a high level of occupant security. Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public areas. Secure basement car parking provided with keyed and remote-control access. Clear circulation paths in the basement allow safe pedestrian movement to the passenger lifts and access to individual parking space and storage area.

A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate accessway for pedestrian and for vehicles with a clear visibility.



PRINCIPLE 9

SOCIAL DIMENSIONS & AFFORDABILITY

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.

The development has provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building and common areas.

The site is located within close proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities as well as schools.

The proposal provides a range of unit sizes that accommodate different demographics and appeal to different price points. The overall massing allows a for a number of apartments with larger terraces and additional rooms such as media and study areas suitable for families.

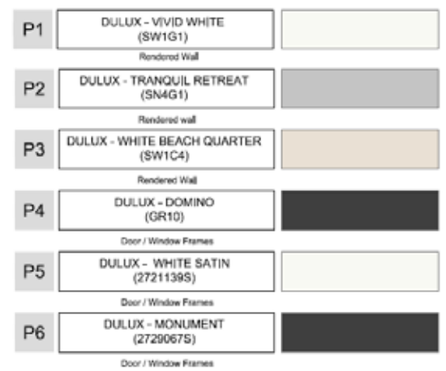
FIRE RATED TIMBER LOOK CLADDING
COVET Supuringu Oki or similar

SLATE ROOF
NULOK Welsh Slate or similar

DOORS / WINDOWS

FIRE RATED EXTERNAL TIMBER LOOK CLADDING
WEATHERTEX Weathergroove Woodsman 150mm or similar

SANDSTONE FINISH
Planterboxes or garden beds



PRINCIPLE 10

AESTHETICS

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

Massing and façade details are designed to respond to both desired character of the area and the existing context.

Considering the materiality of the existing neighbourhood and new developments the proposal features a restrained palette of off-form concrete, composite panel cladding and rendered walls, as well as screens and battens for an elegant finish.

The elevations are varied in expression and designed primarily to respond to sun, views, setbacks and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.

Colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to its surrounding neighbourhood.

All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.

The overall design and choice of materials is a suitable addition to the character of the neighbourhood.

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
Proposed: Orientation of the building address the street to maximise engagement with the public domain, Residential component is arranged so as to maximise solar access, passive surveillance from adjacent residential areas.

Objective 3B-1
Building types and layouts respond to the streetscape and site while optimising solar access within the development
Proposed: Buildings define the existing and new street pattern and reinforce a the character of the local neighborhood

Objective 3B-2
Overshadowing of neighbouring properties is minimised during mid-winter
Proposed: The building forms have minimal impact to neighbouring properties in terms of overshadowing;

Objective 3C-1
Transition between private and public domain is achieved without compromising safety and security
Proposed: Residential access point is carefully and appropriately located for legibility for residents and visitors; the residential lobby will be designed to be secured to control access and to appropriately separate circulation routes; Street facing apartment windows and balconies are located to provide for passive surveillance over the public domain;

Objective 3C-2
Amenity of the public domain is retained and enhanced
Proposed: Retaining retail character along Barrenjoey Road and more landscaping introduced especially along Iluka Road.

Objective 3D-1
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.
Proposed: N/A

Objective 3D-2
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting
Proposed: N/A

Objective 3D-3
Communal open space is designed to maximise safety
Proposed: N/A

Objective 3D-4
Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood
Proposed: Opportunity for external seating areas, retaining and enhancing retail activation along Barrenjoey Road.

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
Proposed: The proposal includes 150.5sqm of landscaping (11% of the site area). Minimum required however is from ADG 7% = 95.655m²

Objective 3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy
Proposed: Zero lot alignment to match neighbour to the south (blank wall). Neighbours to the north, west and east are across the road.

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
Proposed: Privacy is carefully considered at Ground Floor interface with public areas and at internal areas of the building; Lower part of the balcony balustrades are solid to conceal balcony furniture;

Objective 3G-1
Building entries and pedestrian access connects to and addresses the public domain
Proposed: Main entries from Barrenjoey Road.

Objective 3G-2
Access, entries and pathways are accessible and easy to identify
Proposed: Access from breaks in the facade along Barrenjoey Road.

Objective 3G-3
Large sites provide pedestrian links for access to streets and connection to destinations
Proposed: N/A

Objective 3H-1
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes
Proposed: Vehicle access point from Iluka Road.

Objective 3J-1
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas
Proposed: The proposed basement car parking is provided in accordance with traffic engineers calculations and complies with the specified under the current DCP.

Objective 3J-2
Parking and facilities are provided for other modes oftransport
Proposed: Bicycle parking is provided at rates recommended by the DCP and supported by the traffic report for residents and visitors.

Objective 3J-3
Car park design and access is safe and secure
Proposed: Car park access is secured at appropriate levels for amenity and residential uses;

Objective 3J-4
Visual and environmental impacts of underground car parking are minimised
Proposed: Driveway is positioned at the corner of the site, surrounded by landscape.

Objective 3J-5
Visual and environmental impacts of on-grade car parking is minimised
Proposed: N/A

Objective 3J-6
Visual and environmental impacts of aboveground enclosed car parking are minimised
Proposed: N/A

Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
Proposed: Minimum 88% of the apartments will achieve the ADG recommendation for solar access; 0% no solar

Objective 4A-2
Daylight access is maximised where sunlight is limited
Proposed: Building envelopes have been developed to minimise the quantity of apartments with no direct sunlight in midwinter.

Objective 4A-3
Design incorporates shading and glare control, particularly for warmer months.
Proposed: Balconies on north facades sit within the building envelope for shading in summer and weather protection. Projecting shades provide protection to glazing

Objective 4B-1
All habitable rooms are naturally ventilated
Proposed: Windows and doors are provided to allow the ADG and BCA requirements for natural ventilation.

Objective 4B-2
The layout and design of single aspect apartments maximises natural ventilation
Proposed: The apartment layouts include open plan kitchen, dining and living and the depth of rooms from external windows is less than the maximum 3 x the ceiling height

Objective 4B-3
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents
Proposed: 100% of apartments achieve the cross-ventilation; Cross-through apartments do not exceed 18m glass line to glass line;

Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access
Proposed: All apartments achieve sufficient daylight access and natural ventilation; A minimum floor-to-floor height of 3.1m is adopted to allow the ADG recommendation of 2.7m ceiling height to generally be achieved in living, dining and bedroom areas; In some cases, a reduced ceiling height or bulkhead is used in habitable rooms (kitchens &/or living directly adjacent to party walls) for mechanical services in locations that do not intrude. In these cases, the minimum ceiling level will be 2.4m;

Objective 4C-2
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms
Proposed: Internal layouts have well proportioned rooms with good access to daylight and ventilation, to maximise the feeling of spaciousness

Objective 4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building
Proposed: Floor to floor height is 3100mm.

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity
Proposed: A range of apartment sizes are provided adding to the flexibility and affordability of the development; The proposal includes apartments with studies, dual aspect apartments, dual aspect living areas and through apartments.

Objective 4D-2
Environmental performance of the apartment is maximised
Proposed: Refer to Objective 4C-1 for ceiling heights,

Objective 4D-3
Apartment layouts are designed to accommodate a variety of household activities and needs
Proposed: Minimum areas and widths of habitable rooms are provided or exceeded where possible. Access to bedrooms, bathrooms and laundries is generally separated from living areas minimising direct openings between living and service areas.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity
Proposed: All oversized balconies are provided with usable area. Balconies areas are free from air conditioning - units are provided within dedicated zones within the building.

Objective 4E-2
Primary private open space and balconies are appropriately located to enhance liveability for residents
Proposed: Private open spaces and balconies predominantly face north, east or west; Primary balconies open directly from Living Areas; Large roof terraces provide enhanced amenity for recreation or entertaining and include areas open to the sky.

Objective 4E-3
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building
Proposed: The balconies are an integral part of the building facade and incorporate plantation shutters and other design elements, and planterboxes.

Objective 4E-4
Private open space and balcony design maximises safety
Proposed: Design and detailing of balconies avoid opportunities for climbing and falls

Objective 4F-1
Common circulation spaces achieve good amenity and properly service the number of apartments
Proposed: All corridors are 1.6-1.8meters wide and only serve a maximum of 3 units per floor.

Objective 4F-2
Common circulation spaces promote safety and provide for social interaction between residents
Proposed: Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents.

Objective 4G-1
Adequate, well-designed storage is provided in each apartment
Proposed: A variety of storage types are provided, accessed off living rooms and circulation corridors within the apartments, in joinery units, storage and study areas. Storage locations are allocated within basement levels as part of the proposal. Basement storage zones available meet ADG requirements.

Objective 4G-2
Additional storage is conveniently located, accessible and nominated for individual apartments
Proposed: Facades and glazing systems have been carefully considered in collaboration with Acoustic engineering

Objective 4H-1
Noise transfer is minimised through the siting of buildings and building layout
Proposed: The balconies are appropriately located to minimise the transmission of noise between apartments, particularly at the internal corners.

Objective 4H-2
Noise impacts are mitigated within apartments through layout and acoustic treatments
Proposed: Noisy areas within the proposed development including building entries and corridors are generally located adjacent to each other;

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
Proposed: N/A

Objective 4J-2
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission
Proposed: N/A

Objective 4K-1
A range of apartment types and sizes is provided to cater for different household types now and into the future
Proposed: A variety of apartment sizes are provided.

Objective 4K-2
The apartment mix is distributed to suitable locations within the building
Proposed: N/A

Objective 4L-1
Street frontage activity is maximised where ground floor apartments are located
Proposed: N/A.

Objective 4L-2
Design of ground floor apartments delivers amenity and safety for residents
Proposed: N/A

Objective 4M-1
Building facades provide visual interest along the street while respecting the character of the local area
Proposed: Materials have been selected in response to the local context. Facade is dynamic and responds differently to each approach from the street

Objective 4M-2
Building functions are expressed by the façade
Proposed: Building entry is clearly defined and expressed in the façade design and articulation; Residential apartments are clearly identifiable. All elevations are rationally designed and respond to there use.

Objective 4N-1
Roof treatments are integrated into the building design and positively respond to the street
Proposed: Part of the roof is expressed in differing materials to compliment the architectural aesthetic and scale down the elevation to tie in with local context,

Objective 4N-2
Opportunities to use roof space for residential accommodation and open space are maximised
Proposed: N/A

Objective 4N-3
Roof design incorporates sustainability features
Proposed: Roof design maximises solar access to apartments during winter and provides shade during summer via overhanging roofs;

Objective 4O-1
Landscape design is viable and sustainable
Proposed: Building performance is enhanced by incorporating a diverse planting including appropriately planted shading trees and street trees to meet DCP requirements.

Objective 4O-2
Landscape design contributes to the streetscape and amenity
Proposed: The proposal involves a significant improvement to the public domain with more greenery proposed along Iluka Road.

Objective 4P-1
Appropriate soil profiles are provided
Proposed: At least 1m deep soil provided for planting, raised planters are also provided on the 1st and 2nd floor roof balconies with 600mm depth of soil for larger plants.

Objective 4P-2
Plant growth is optimised with appropriate selection and maintenance
Proposed: Diverse planting that are low in maintenance and suited to the site are incorporated to enhance the performance of the landscaped areas.

Objective 4P-3
Planting on structures contributes to the quality and amenity of communal and public open spaces
Proposed: Proposed massing facilitates additional opportunities for planting, Planting is positioned for visibility from the public domain and for privacy between private outdoors terraces and balconies, Landscaped courtyard structural design allows for suitable solid depths to accommodate deeper soil zones for tree planting;

Objective 4Q-1
Universal design features are included in apartment design to promote flexible housing for all community members
Proposed: Open plan living and livable units provided

Objective 4Q-2
A variety of apartments with adaptable designs are provided Adaptable housing should be provided in accordance with the relevant council policy
Proposed: 3 livable apartments are provided. Refer to Access Report for further information.

Objective 4Q-3
Apartment layouts are flexible and accommodate a range of lifestyle needs
Proposed: Large living areas, study areas and media rooms provided.

Objective 4R-1
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place
Proposed: N/A

Objective 4R-2
Adapted buildings provide residential amenity while not precluding future adaptive reuse
Proposed: N/A

Objective 4S-1
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement
Proposed: Shoptop housing development proposed with ground floor retail fronting Barrenjoey Road and Serviced Apartments facing Iluka Road.

Objective 4S-2
Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents
Proposed: Secure keyed access for residential levels.

Objective 4T-1
Awnings are well located and complement and integrate with the building design
Proposed: Awnings over retail and entry portals.

Objective 4T-2
Signage responds to the context and desired streetscape character
Proposed: Signage will be include retail shop & building identification, navigation and statutory signs. It will be designed to fit harmoniously in the architecture and to contribute positively to the precinct.

Objective 4U-1
Development incorporates passive environmental design
Proposed: Natural light is provided to all habitable rooms with maximised openable windows. Refer to BASIX document

Objective 4U-2
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer
Proposed: Light finishes will be used on exposed roof slabs.

Objective 4U-3
Adequate natural ventilation minimises the need for mechanical ventilation
Proposed: Natural ventilation will be provided to all habitable rooms. Opportunities for natural ventilation are incorporated in the design through dual aspect apartments, corner apartments, and openable windows.

Objective 4V-1
Potable water use is minimized
Proposed: The development will incorporate water efficient fittings and appliances.

Objective 4V-2
Urban storm water is treated on site before being discharged to receiving waters
Proposed: Refer to Civil and Hydraulic Engineers documents for further information.

Objective 4V-3
Flood management systems are integrated into site design
Proposed: N/A

Objective 4W-1
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents
Proposed: One waste holding rooms for residents and retail/commercial are provided on groundfloor.

Objective 4W-2
Domestic waste is minimised by providing safe and convenient source separation and recycling
Proposed: Garbage holding area will be easily accessible from the ground floor level.

ADG

RESPONSE TO ADG OBJECTIVES

"The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Objective 4X-1
Building design detail provides protection from weathering
Proposed: The façade is detailed including overhangs to prevent staining and to protect walls below; Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes; Overhanging slabs will be detailed with drip lines to avoid staining.

Objective 4X-2
Systems and access enable ease of maintenance
Proposed: Suitable access for cleaning will be provided from the shared public/ communal domain or appropriately controlled roof access; The majority of windows can be cleaned from inside or from balconies.

Objective 4X-3
Material selection reduces ongoing maintenance costs
Proposed: Durable materials selected.

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