SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany the Development Application submitted for the proposed shop top housing development at:

3 Gondola Road, North Narrabeen

PREPARED BY: MACKENZIE ARCHITECTS INTERNATIONAL PTY LTD
PREPARED FOR: CROWTHER INVESTMENT (NSW) PTY LTD

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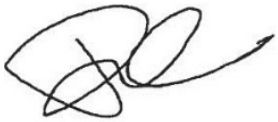
Verification of Qualifications/ Statement of Design

Dugald Mackenzie is a Registered Architect in New South Wales - Registration number is 6033. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale.

Dugald Mackenzie has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Application.

Statement of Design

Mackenzie Architects International 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, and Parts 3 and 4 of the Apartment Design Guide, are achieved for the proposed development as described in the following document



Dugald Mackenzie
Director
Registered Architect NSW, No. 6033

Site Description

The subject site is located at 3 Gondola Road, North Narrabeen. It comprises of Lot 188 in DP 16719. The proposal has taken into consideration the approved development on no. 1 Gondola Road and no. 2 Rickard Road.

The subject site is located within the Northern Beaches Council Local government area (LGA) and has a total area of 638.7 m² .The location of the subject site is illustrated in Image 1 below, where the subject site is outlined in red.

ADDRESS	LEGAL DESCRIPTION	SIZE
3 Gondola Road, North Narrabeen	Lot 188 DP 16719	638.7 m²

The site is on a block bounded by no. 1 Gondola Road to the east, no. 2 Rickard Road to the south, Gondola Road to the north and no. 5 Gondola Road to the west.

The existing development comprises:

- 3 Gondola Road: Two storey building at the front and one storey at the rear with elevated (roof top) car parking. Existing building covers majority of the site.

The property is within walking distance of regularly serviced bus stops, including the B-Line bus service at Narrabeen Town Centre. The site is in close proximity to Narrabeen Lake and a plethora of open space recreational areas. Such characteristics makes the site ideally suited for medium density housing

Image 1 *– Aerial view of subject site and existing context*
Source: Six Maps

The subject site is zoned B2, Local Centre under the Pittwater LEP 2014
A maximum building height of 8.5 metre applies to the site.

Image 2 *– Approximate dimensions of the subject site*
Source: Six Maps

Photo 1 *– View of subject site looking North along Gondola Rd – 3 Gondola Rd in the foreground*
Source: Rockhunter – CGI Artist

Photo 2 *– View of subject site looking north along Gondola Rd – 1 Gondola Rd in the foreground (vacant lot with approved DA), 3 Gondola Rd (boxed in yellow dashed lines)*
Source: Google Maps

Surrounding Context

North Narrabeen is approximately 25 kilometres north of Sydney CDB. It is currently characterised by low density residential with dwelling houses a maximum of two storeys in one place in landscaped setting, integrated with the landform and landscape.

The locality is serviced by a neighbourhood retail centre at Pittwater Road, 7-Eleven which also serves as a retail centre for passing motorists, and nearby residents descending from Elanora Heights. A smaller neighbourhood centre is located at the corner of Powderworks Road and Garden Street. This services the local industrial area that is dominated by car uses including servicing, repair and sales, that is located between Garden and Warraba Road. The locality also contains Mixed used development, shop top housing, Narrabeen RSL club, a community centre and recreational facilities including tennis courts, several reserves and Narrabeen Lake.

The properties to the east are occupied by older 1 and 2 storey commercial development with frontage to Pittwater and/ or Gondola Roads with servicing generally occurring from Minarto Lane. Development to the north includes Liquorland and a service station with the balance of properties located on the northern side of Gondola Road occupied by 1 and 2 storey detached dwelling houses. The properties to the south are occupied by single storey dwellings. No 2-8 Rickard is a 3 storey development that has recently been approved. To the west is No. 1 Gondola Rd with an approved DA for a 3 storey mixed-use development.

Photo 3 *– View west along Gondola Rd from corner of Minarto Ln*
Source: Google Maps

Image 3 *– Broader Aerial Map of the Subject Site*
Source: Google Maps

Future Context

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope

to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards. The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the 'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.

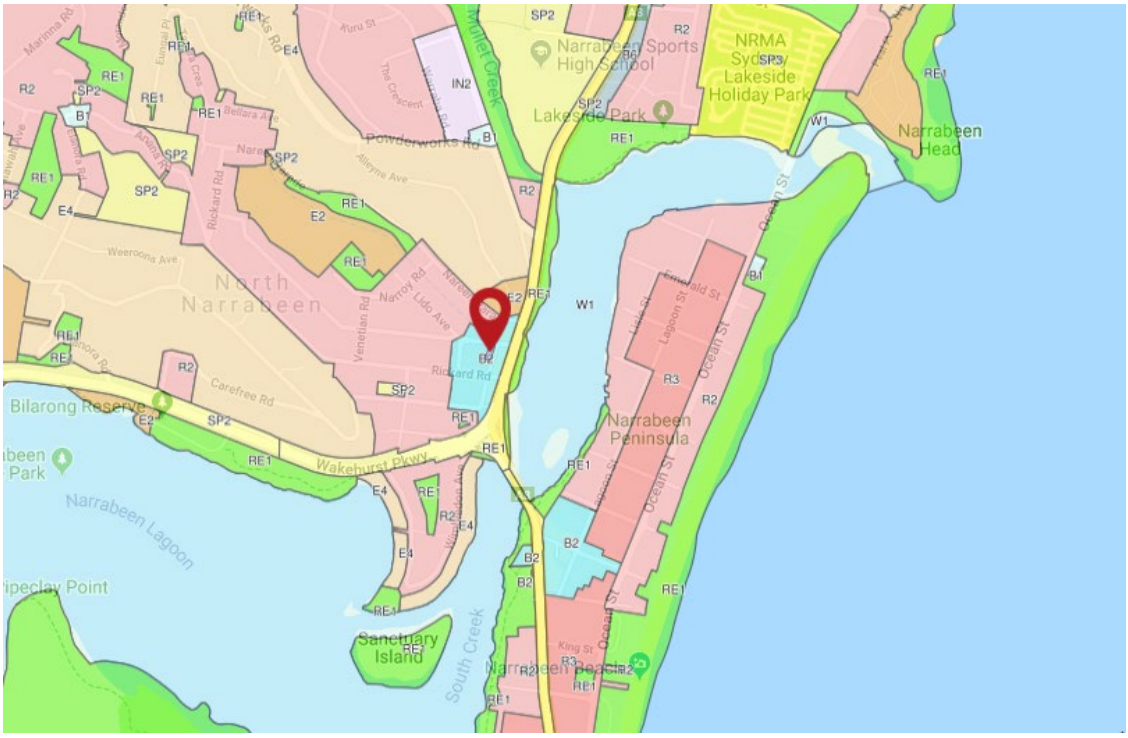


Image 4 *– Subject site and surrounding area zoning*
Source: Pittwater LEP 2014

Design Proposal

The Development Proposal incorporates:

- Construction of multi storey shop top housing development
- Two levels car parking accessed via a driveway from Gondola Rd
- Car parking comprises a total of 22 car spaces being;
  - 16 Residential car spaces (including 2 accessible)
  - 3 visitor car spaces (1 of which is accessible)
  - 3 commercial spaces (including 1 accessible)
- 8 residential apartments comprising:
  - Two bedroom apartment - 8
    Including 2 unit which are accessible
- Basement level comprises of
  - Unit storage
  - Car Parking
- Lower ground floor comprises of
  - Unit storage
  - Parking : car, motorcycle and bicycle
- Upper ground floor comprises of
  - Commercial space
  - Bin rooms
  - Plant rooms
  - Toilets
- Associated landscaped communal rooftop terrace space provided with BBQ facilities, accessible toilet and pergola.

Principle 1: Context and Neighbourhood Character

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.

- Whilst the existing the site is developed with single and two storey detached dwellings, the area is expected to undergo significant transformation into the medium density residential block as per the Pittwater Local Environmental Plan 2014.
- The subject site is zoned B2 Local centre a maximum building height of 8.5 meters applies to the site.
- The development seeks to utilize the land in accordance with the zoning and take advantage of its proximity to public transport and services.
- The development aims to present a strong and attractive interface that addresses the sites frontage whilst aiming to be consistent with the future medium density character within the subject residential block.
- The proposed building responds to its immediate context through:
  - Façade design that responds to the existing street and adjacent urban forms, strengthening urban form, street alignment and street activation
  - The facade scale is broken down by distinctly defining two separate volumes via articulation of form and material finishes, one engages at street level and the other one at upper level as viewed from the street. The ground level is clad in a masonry material to break up the scale of the building vertically and to relate to the existing low rise dwellings that currently predominate in the area.
  - The entry to the building off Gondola Rd is strongly expressed as a recess in the façade leading to mailboxes and stairs up to commercial space. Full height glazing to shopfront of commercial space adds character and building identification.

Image 5 *– Perspective view of proposed development*
Source: MAI

Principle 2: Built Form and Scale

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 future context of the site has been described above. The proposal is designed to comply with the intended local centre housing zone that has been adopted by council for this area.
- The articulation of the built form is designed to create a consistent architectural form when perceived from the street and surrounding location;
- The proposal is for three levels of residential development and two levels of basement car parking. The street elevation clearly articulates the building entry, a one storey ground floor level and different façade expression and materials above this and again at the upper most levels. This creates definitions and separation of the basic façade and building elements and assists in reducing the bulk of the development
- The building has been designed to subtly activate the local area and encourage pedestrian movement within the site with well landscaped communal areas, including the front setback, and the roof terrace communal open spaces.

Façade

- A careful composition of massing and detailing, building elements, textures, materials and colours contribute to the consideration of scale within the building design – the interplay of these ensure the building is respectful to the existing and future surrounding context.
- The building contains two levels of car parking accessed via a driveway and car lift from Gondola Rd to allow for easy undercover access to all apartments. The secure carpark is accessed from an entry point behind the building.
- An awning with integrated letterboxes and a deep articulation within the façade identify the entry points for the development.
- Facades lengths are an appropriate scale consistent with SEPP65 + ADG design objectives.

Accordingly, the proposal responds well to the topography and future urban context of the neighbourhood and the envisaged future character of the area.

Principle 3: Density

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 density has been comfortably accommodated on the site in a manner that does not compromise the amenity of future occupants particularly in respect of solar access, cross ventilation and privacy considerations.
- The residential development provides medium density urban housing and comprises 8 apartments on a site area of 638.7 sqm.
- The development comprises of the following unit mix in response to market demand in relation to typologies and living patterns.
    - Two-bedroom apartment - 8

- The density of the development is considered sustainable within the existing availability of infrastructure, commercial and retail precincts, public transport, recreational and community facilities, and environmental qualities of the site. As such the proposal provides an appropriate density for a residential development in the immediate context.
- The basement and lower ground floor car parking houses car spaces as well as motorcycle and bicycle spaces, residential storage, and services areas.
    - 16 Residential car spaces (including 2 accessible)
    - 3 residential visitor car spaces (1 of which is accessible)
    - 3 commercial spaces (including 1 accessible)

Principle 4: Sustainability

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.

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

- A high degree of cross flow ventilation (62.5% of units)
- 75% of units will have a minimum of 2 hours direct solar access in mid-winter.
- Internal layouts and orientation have been arranged so as to provide good natural daylight and solar access to primary living areas, external private open space;
- Typical floor plates have been used to minimize structural transfers and false ceilings, other levels minimize transfers;
- Appropriate overhangs and screening to control solar gains are provided to the main areas of glazing to the northern & western/eastern façades.
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources
- Centralized gas hot water system
- Good access to public transport via buses along Pittwater Rd, in close proximity to the site, linking to Mona Vale in the north and Dee Why and Manly in the south.

Principle 5: Landscape

Good design recognizes 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.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

- Refer to the landscape drawings prepared by Paul Scrivener
- All apartments have generous balconies or courtyards positioned to flow from primary living spaces and take advantage of orientation and outlook

- With a general focus on low maintenance, the proposal incorporates selective planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area

Image 6 *– Landscape plan on first floor and ground floor*
Source: Paul Scrivener landscape drawings

Image 7 *– Landscape plan on communal roof space*
Source: Paul Scrivener landscape drawings

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

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 future residents of the development will benefit from a good level of amenity assisted with provision made for the following:

- A good variety of apartment sizes, layouts and general configuration.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light

- Apartments achieve the cross-ventilation requirement of 62.5% with cross-over apartments and operable skylights facilitating a good flow of natural breezes. A range of windows, sliding doors to balconies provide the residents a variety of options to altering their own internal environment (refer Mackenzie Architects International drawing A3005)
- Private recreational areas (balconies) accessed directly from main living spaces for each apartment.
- Excellent day lighting, solar access and natural ventilation for all habitable rooms within the apartments
- Carefully considered privacy measures to any balconies and bedroom windows facing adjoining properties
- Our solar study has indicated that 75% of the apartments achieve over 2 hours solar access at June 21. (refer Mackenzie Architects International drawing A4000 – A4003)
- An accessible path of travel is available from the street entry to all units and to all primary common areas and car parking. Lifts will be accessible.

Principle 7: Safety

Good design optimizes 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 maximize 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.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- Clearly identifiable main entrance allows for adequate surveillance. It is clearly visible from the street, the main lift lobby is equipped with security camera and intercom to identify visitors to the building complex.
- Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public and common areas
- Secure basement car parking provided with keyed access. Fire stairs at carpark level provide paths for all residents from basements to street level and separate stairs within the building core provides escape paths from top to street level. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift 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 access-way for pedestrian and for vehicles with a clear visibility.
- Communal spaces and BBQ areas are located at the rooftop, offering more privacy for the residents and a safe and accessible path to and from the units.

Principle 8: Housing Diversity and Social Interaction

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 size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.
- As set out in DCP, min. 2 units achieve the requirements of the adaptability to be accessible with minimum retrofit at a later stage and silver level in the Livable housing design guideline. In addition, the development has also 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 the landscaped areas.
- The primary communal open space facilities at the roof level, with BBQs, undercover outdoor seating area and well-designed landscaping provided on site encourage social interaction amongst residents.
- Necessary facilities including public transport, supermarkets, major retail outlets, educational and leisure facilities as well as healthcare, are located adjacent or nearby and included the following:
  - Retail, commercial and entertainment amenities in the local centre around North Narrabeen.
  - Parks, playing and sports fields.
  - Bus routes along Pittwater Rd.

Principle 9: Aesthetics

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 contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic broken down in the following elements:

- The elevations have a consistent architectural expression designed to respond to sun, setbacks and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements
- The building is characterized by its articulated form, balconies with 2 storey facade-framing, reducing its bulk and creating a visual division within the building form as well as providing a more human scale
- The building will be predominantly concrete floor slab and roof.
- Façade framing and fenestrations provide sun shading and add depth to the building. Ground level is cladded in perforated masonry material that relates to the character of existing low-rise dwellings along Gondola Road. The perforation is needed for overland flood flow area.
- An interplay of light and shade through various reveals, planes and recesses will assist to break down the massing of the building
- 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 bulk and massing of proposed development are consistent with approved development on adjoining lots.

Image 6 *– Street Photomontage*
Source: Photomontage provided by Rockhunters

ADG Part	Objective	Adopted measures
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	The architectural plan No. A0001, A0002 and A1000 shows the subject site in the urban context and the form and scale in the local context confirming the relationship of the built form to the adjoining properties and these plans provide an explanation on how the design responds to the site and surrounding development in the locality.
3B **Orientation**	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	The development proposal has been designed with a double-volume entry space with direct pedestrian access to the building from Gondola Road.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	The development application is supported by solar modelling to allow for an assessment of the overshadowing on the adjoining properties. Please refer to Plan No. A4000 – A4003 and A4100 – A4102
3C Public Domain interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	The building has been designed with units orientated to Gondola Rd. The proposal defines the front boundary with landscape and welcoming stairs going up to commercial area. Full height glazing shop front from commercial space overlooking pedestrian and Gondola Rd.
	Objective 3C-2 Amenity of the public domain is retained and enhanced	The proposal has been designed with a landscape front setback contributing the landscape setting of the development as viewed from the public domain. The proposal is including improvement to public domain by adding green verge and street trees.
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	The development proposal has been designed with communal space at roof top level providing extensive view to surrounding parks and Lake Narrabeen. Access has also been provided via lift and non-isolated stairs from Level 2. The communal open space area meets the design criteria at Part 3D of the ADG + DCP Please refer to plan No. A3002
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The landscape plan prepared by Scrivener Landscape Architects shows the communal open space. The primary communal open space area will receive a minimum 3 hours of solar access. There are amenities such as BBQ, accessible toilet and undercover outdoor seating area. Please refer to Plan No. A3003
	Objective 3D-3 Communal open space is designed to maximise safety	Access to communal open space is via lift and stairs from Level 2. The lift and entry to stairs are only possible by access cards owned by residents. Communal open space is enclosed by 1 metre high planter box providing no access to other part of the roof that is not trafficable, unless for maintenance purposes.
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Not applicable

3E Deep soil zones	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	The development proposal retains significant deep soil and achieves the DCP deep soil requirement of 7% As shown on Plan No. A3001
3F Visual privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	This infill development meets ADG compliant setbacks As shown on Plan No. A1005
	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	The building has been designed to address privacy between properties with adequate separation and the use of fire-rated opaque glass bricks.
3G Pedestrian access and entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	The development proposal has been designed with direct pedestrian access to the building via stairs and lift, given that the ground floor is elevated above flood planning level. The full height glazing shopfront provides visibility to the street frontage.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify	There is a direct pedestrian access from the street frontage to the building. Mailboxes with street numbering are just off this pedestrian access for easy identification.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	Not applicable
3H Vehicle access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicle access to the site has been designed in accordance with concurrence from the RMS and allows for two-way vehicle movements from the site/basement parking. Refer Traffic report prepared by Terraffic Refer to Driveway Grading Check prepared by Terrafic
3J Bicycle and car parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	The development meets the car parking requirements contained in Council's DCP.
	Objective 3J-2 Parking and facilities are provided for other modes of transport	Bicycle parking has been allowed for in the lower ground floor plan, concealed by perforated brick feature walls. As shown on Plan No. A1002.
	Objective 3J-3 Car park design and access is safe and secure	There will be access control by automatic roller shutter located at the start of the ramp after the passing bay.

	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	The automatic roller shutter will conceal the ramp/driveway going to underground car parking.
	Objective 3J-5 Visual and environmental impacts of on grade car parking are minimised	Not applicable
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	Not applicable

ADG Part	**Objective**	**Adopted measures**
4A Solar and daylight access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The building meets the design criteria at Part 4A-1 of the ADG 75% -2 hours between 9am-3pm 0% - no-sun Please refer to Plan No. A4000 – A4003
	Objective 4A-2 Daylight access is maximised where sunlight is limited	The development proposal has highlight windows to meet the solar access design criteria and takes advantage of the site orientation for solar access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Several medium size of canopy trees and bushes are specified for the landscape as shading elements at the front of site and at the western side where there are balconies.
4B Natural ventilation	Objective 4B-1 All habitable rooms are naturally ventilated	The building meets the design criteria at Part 4B-1 and all habitable rooms are naturally ventilated.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	The proposed building has minimal single aspect units and have been designed to ensure natural ventilation is achieved. The proposed building also takes advantage of building articulation to allow for cross ventilation
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	The building meets the design criteria at Part 4B- 3 with 5 of 8 units – 62.5% being cross ventilated. Please refer to Plan No. A3005
4C Ceiling heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	The development proposal has been designed to achieve a minimum 2.7m floor to ceiling height habitable rooms and 2.4m non-habitable rooms meeting the design criteria at Part 4C-1 of the ADG. This is achieved by floor to floor height of 3.1m to facilitate the structural depth and construction design details to meet 2.7m floor to ceiling height.
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	The development proposal has adequate floor to ceiling heights meets the ADG design criteria.

	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	Not applicable to the development proposal and locality.
4D Apartment size and layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	The building meets the design criteria at Part 4D-1 of the ADG.
	Objective 4D-2 Environmental performance of the apartment is maximised	The development has been designed with open plan living areas and the kitchen on open plan layouts is not more than 8m from a window.
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	The building meets the design criteria at Part 4D-3 of the ADG.
4E Private open space and balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	The building meets the design criteria at Part 4E-1 of the ADG.
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	The units have been designed with living areas providing direct access to private open space meeting the design criteria at Part 4E-2 of the ADG.
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The private open space - balconies contribute to the building articulation with the projecting balconies integrated into the design of the building.
	Objective 4E-4 Private open space and balcony design maximises safety	All private open space and balconies are enclosed with 1 metre high railing. Front balconies overlook Gondola Road for passive surveillance.
4F Common circulation and spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The building has been designed with a 4 units per core meeting the design criteria at Part 4F-1 of the ADG
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	The development proposal has been designed with a legible access to the building and common foyer areas are access controlled and have clear sight lines designed in accordance with the criteria at Part 4F-2 of the ADG
4G Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	The unit schedule on Plan No. A0000 confirms the storage meets the design criteria at Part 4G of the ADG.

	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	The storage for each unit meets the design criteria at Part 4G-2 of the ADG
4H Acoustic privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	The building has been designed to meet noise criteria with adequate separation and locating noisy areas – living spaces and balconies away from bedrooms.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	The development proposal includes noise attenuation measures for units addressing Gondola Rd including folding screens and retaining walls
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	The design includes acoustic treatment of windows and doors to mitigate acoustic impacts and meets the design criteria Please refer to DA Acoustic Report by PWNA.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The development application is supported by an acoustic report and the recommendation contained the report will be included in the design Please refer to DA Acoustic Report by PWNA.
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	The proposal comprises of mostly two-bedroom and two-plus-one study bedroom units in response to current market demand and housing affordablility. Please refer to Plan No. A1004 and A1005.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building	The apartment mix is distributed throughout the development with the two residential floors on the top part of the building.
4L Ground Floor apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	The front setback of the site has been used for driveway, landscape, pedestrian entry as well as for POS to activate the street frontage
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Screens, perforated bricks and landscaping has been utilised to deliver amenity and safety to residents.
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	The development proposal has been designed with façade articulation and a variety of materials meeting the design criteria at Part 4M-1 of the ADG.
	Objective 4M-2 Building functions are expressed by the façade	The development proposal has been designed with an entry portico with direct pedestrian access to the building with the entry visible from the street frontage. Full height glazing shopfront on upper ground floor expresses the commercial space function behind it.

4N Roof design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Not applicable
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Communal open space has been proposed on rooftop level enabling full access to solar and view towards the surrounding parks and Lake Narrabeen.
	Objective 4N-3 Roof design incorporates sustainability features	The roof has been utilised as Communal open space leaving little opportunities for sustainable features.
4O Landscape design	Objective 4O-1 Landscape design is viable and sustainable	The development application is supported by landscape plans prepared by Paul Scrivener Landscape Architects. The landscape works contribute to the landscape setting of the building. Refer to Landscape plans prepared by Paul Scrivener Landscape Architects.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	The proposal adds improvement to green verge at public domain and street trees. Refer to Landscape plans prepared by Paul Scrivener Landscape Architects
4P Planting on structures	Objective 4P-1 Appropriate soil profiles are Provided	Refer to Landscape plans prepared by Paul Scrivener Landscape Architects
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Refer to Landscape plans prepared by Paul Scrivener Landscape Architects
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Careful selection of plant species are proposed for Level 1 outdoor areas and Roof top Level. Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects.
4Q Universal design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	20% of apartments achieve the silver level of the liveable housing guideline meeting the requirements of Council's DCP Please refer to Plan No. A3007 and A3008 Refer to Design Compliance report prepared by Vista Access Architects
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	20% of apartments are adaptable units meeting the requirements of Council's DCP. Please refer to Plan No. A3007 and A3008 Refer to Design Compliance report prepared by Vista Access Architects
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Please refer to Plan No. A3007 and A3008 Refer to Design Compliance report prepared by Vista Access Architects

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	Not applicable
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not applicable
4S Mixed use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Commercial space on upper ground floor with full height glazing shopfront will create certain level of engagement with pedestrian. The welcoming stairs and lift encourage pedestrian movement from street level to upper ground floor.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for Residents	Residential units above commercial space are accessed from lift lobby on upper ground floor which is controlled by access cards. Parking levels on lower ground floor and basement are access-controlled by automatic roller shutter garage door located at the start of ramp, after the passing bay.
4T Awnings and signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	The main awning at the front of the building provides generous shading and weather protection to pedestrian and vehicles movement in and out of the site. The double-height volume of the awning encapsulates the sense of welcoming to the building and defines separation of commercial below and residential units above.
	Objective 4T-2 Signage responds to the context and desired streetscape character	Signage is potentially located along the upper ground shopfront for best visibility and adjacent to mailboxes on street level.
4U Energy efficiency	Objective 4U-1 Development incorporates passive environmental design	The building has been designed to exceed the solar access and cross ventilation design criteria contained in the ADG Please refer to Plan No. A3005, A4000 – A4003.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The building meets the design criteria at Part 4U-2 of the ADG
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	The building meets the design criteria at Part 4B- 3 with 5 of 8 units – 62.5% being cross ventilated. Please refer to Plan No. A3005
4V Water management and conservation	Objective 4V-1 Potable water use is minimised	The development application is supported by Stormwater Plans and Stormwater Management plan prepared by Martens Consulting Engineers Refer to Stormwater Management plan prepared by Martens Consulting Engineers

	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Refer to Stormwater Management plan prepared by Martens Consulting Engineers
	Objective 4V-3 Flood management systems are integrated into site design	Refer to Flood Report prepared by Martens Consulting Engineers
4W Waste management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The central waste and recycling room is located adjacent to service bay on upper ground floor, at the top of the ramp above flood planning level. This is accessed from Gondola Rd via the driveway. Refer to Waste management plan prepared by Mackenzie Architects International
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	The waste storage area on upper ground floor has been designed to accommodate waste and recycling bins. Refer to Waste management plan prepared by Mackenzie Architects International
4X Building maintenance	Objective 4X-1 Building design detail provides protection from weathering	The building has been designed for weather protection and ease of maintenance.
	Objective 4X-2 Systems and access enable ease of maintenance	Addressed above.
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Addressed above.