

21/06/2024

Joseph Scuderi
Development Manager
Landmark Group
25/88 Philip Street
Sydney NSW 2000
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Dear Joseph

Re: 4 Delmar Pde & 812 Pittwater Rd Dee Why – Modification Application

I, Ben Pomroy confirm that pursuant to Clause 2 (1 & 2) of the Environmental Planning and Assessment Regulation 2021 (EPA Reg), I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003, as defined by Clause 3 of the EPA Reg.


I directed the design of the development for which the original development consent (DA2022/0145) was granted and, the modification of the development.

I provide the accompanying explanation to verify that the proposed development achieves the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 – Design of Residential Apartment Development

I also provide the accompanying summary to verify, in terms of the Apartment Design Guide, how the proposed development achieves the objectives of Part 3 & 4 of that guide.

I confirm that the modification does not diminish or detract from the design quality of the original development or compromise the design intent of the original development.

Yours sincerely,



Ben Pomroy
Principal

Nominated Architect (NSW): Ben Pomroy

Registration Number: 7918

SEPP Housing Design Quality Principles Statement

4 Delmar Parade & 812 Pittwater Road

Dee Why, NSW 2099

Project no. / **221054**

Status / **TP**

Rev / **B**

Date / **21/06/2024**

Principle 1: Context & 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.

Comment:

The subject property comprises of two allotments addressing Delmar Parade and Pittwater Road in the suburb of Dee Why. The first, 4 Delmar Parade is currently occupied by single storey industrial warehousing. The second, 812 Pittwater Rd, is currently occupied by single and double level industrial warehousing and ancillary car parks.

The proposed development responds to the existing context and recognises that the locality is undergoing a transition towards higher densities and heights, as enabled by the planning controls which have been developed to encourage development and promote a liveable city.

The new buildings will contribute to the identity of the area with the incorporation of ground level commercial and street front activation and articulated built form, whilst at the same time will not dominate or be overbearing upon its adjoining neighbours or the streetscape blending in with the future form.

Principle 2: Built Form & 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.

Comment:

The built form of the proposed development is appropriate in the Delmar Parade and Pittwater Road streetscapes and achieves the objectives of the relevant built form controls. The refined podium and tower forms generally adhere to the street setbacks and push out to hold the corner of Pittwater Road.

Three architectural treatments are given to distinguish the commercial and residential podium, the residential tower and setback residential forms. The articulated street wall forms of the podium and tower creates a significant acoustic barrier for the central courtyard that is carved out for communal open space.

The building facades have been articulated and setback to provide an appropriate level of visual bulk when viewed from surrounding areas and will achieve the desired 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.

Comment:

The proposed development density is appropriate for the site and existing context.

There are two FSR zones on the site, 2.4:1 and 3.2:1 and two height limit zones of 16m and 24m. The compliant GFA for the site is 19488m², the proposal achieves a total GFA area of 19484.6m². While the total proposed GFA does not exceed the total density that can be achieved across the entire site, the proposal exceeds the maximum GFA in the 3.2:1 area. A clause 4.6 to address this is included with the Development Application.

The development comprises commercial spaces, and residential apartments. The commercial spaces are located on the ground level and have a total GFA 778.1 m², while the 219 residential apartments are located on the ground level to the seventh level and have a total GFA of 18706.5 m².

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.

Comment:

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

Energy efficient building response is developed through passive design and sun control elements. The building design is characterised by exceptional and dynamic qualities of space, natural light, air flow and solar access to achieve high personal comfort and low energy consumption.

The living areas of the apartments have been orientated to maximise sunlight, daylight and natural ventilation. Living areas of the apartments are orientated to the North and East where possible to achieve excellent solar access and district views. Overall the project has 70% (154) Residential apartments with 2 hours' solar access between 9.00am and 3.00 pm, and 63% (138) Residential apartments are cross-ventilated, by either cross or corner air flow.

The carbon footprint is further reduced by energy efficient appliances; fittings and services such as water reduction showerheads; dual flush toilets; gas cook tops; microwave ovens; and energy efficient hot water systems.

Waste minimisation and recycling strategies have been incorporated into the development.

Principle 5: Landscape

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.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.

Comment:

The existing site does not provide any areas of high-quality landscaping. The proposed development provides formal landscaped areas through the centre of the buildings adjoining the communal open space area. A total area of 1019 m² of deep soil is provided to the south and east of the site promoting healthy growth of large trees. The landscaping provided will contribute to the enjoyment of these areas.

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 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.

Comment:

The architectural design provides enhanced amenity through the physical, spatial and environmental qualities of the development. The development comprises 219 residential apartments with a mix of 93 x 1 beds (42.5%), 87 x 2 beds (39.7%), 39 x 3 beds (17.8%) and includes 22 adaptable apartments (10%).

A total of 334 car spaces are provided through-out three levels of basements with secure parking comprising 259 residential apartments' car spaces, 47 visitor car spaces and 28 commercial car spaces including parking for the accessible and adaptable apartments. Each apartment is provided a storage cage in the basement with a minimum volume of 5m³ in addition to storage provided within the apartment.

The apartments have been designed to achieve solar access, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor open space, diverse layouts, service areas, outlook and ease of access and mobility for all ages.

The internal sizes of each apartment room is at or above the minimums set out in the Apartment Design Guide, with the internal layouts focused on generous living area, and high levels of access to natural light.

Principle 7: Safety

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.

Comment:

The design of the development optimises safety and security, both internal to the development and to the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.

The two pedestrian entry points are highly visible from both the internal area of the development and the public domain which will allow safe access and egress from and to the building. The development has been designed to avoid hidden corners or concealment points with secure gates provided to any deep recesses within the building form. The apartment and corridor layouts encourage passive surveillance over the street and communal open spaces.

Controlled vehicular access to the building is provided by secure car park access from Delmar Parade, with direct access from the car park to the lift lobbies for residents, the audio intercom system at the main entry lobby, car park entry to communicate with residents and key card access for residents.

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 and providing opportunities for social interaction among residents.

Comment:

All residential units and basement parking areas are accessible by lift and close regard has been made in the design to ensure that an appropriate number of units could be adopted to suit the needs of people with disabilities or the elderly.

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 a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Comment:

An appropriate composition of building elements, material textures and colours have been utilized to reflect the positive elements of the existing neighbourhood.

The design is composed of predominantly glazed ground floor walls to encourage and maximise street activation to commercial spaces. The bulk and mass of the podium is emphasised by the brick external walls, which help the form to hold the street corner. The upper levels are composed of white cement render and Hebel Power Panels or similar diminish the effective height of the tower form whilst providing contrast to the podium. The decorative screens on the upper levels provide interest to the façade while also creating privacy to the adjoining units and properties.

The building has been designed to promote visual interests and avoid blank unarticulated walls. The façade is composed in elements of solid mass with material change to provide a visual segmentation of the building.

The development will positively contribute to the desired future character of the area. The design responds well to the present and future character of the surrounding area through the use of rich but simple material selections, proportions and simple building forms.

Apartment Design Guide Objectives – Part 3 & 4

4 Delmar Parade & 812 Pittwater Road
Dee Why, NSW 2099

Project no. / **221054** Status / **TP** Rev / **B** Date / **21/06/2024**

Revision	Date	Notes – Revisions are noted in bold italics
-	14/12/2021	Development Application
A	15/03/2023	Council Issue
B	21/06/2024	Modification Issue

	Objective	Design Criteria	Objective Achieved	Comment
Part 3 Siting the Development				
Site Analysis	<i>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</i>		Yes	An extensive site analysis, site concept and masterplan has been completed based on a multi-layer urban design and context study.
Orientation	<i>Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development</i>		Yes	The proposed buildings are aligned to the street grid and create a block-defining urban form. The building is primarily oriented in a north-south axis. This north-south axis maximises equitable solar access to the apartments.
	<i>Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter</i>		Yes	The subject site is separated from neighbouring properties with roads at the north and west interfaces, providing appropriate separation to reduce overshadowing. The botanic garden to the south is separated from the site by a carpark, limiting overshadowing.
Public Domain Interface	<i>Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security</i>		Yes	Access from the public street to the building entries are straight, clear and legible, providing safe access to the proposed development. Pedestrian paths are activated with commercial frontages, and private terraces and entries, provide passive surveillance through the centre of the site.
	<i>Objective 3C-2 Amenity of the public domain is retained and enhanced</i>		Yes	The public domain of all adjacent streets is enhanced with active commercial frontages on the ground floor. The building entries are legible and all services, loading and car parking, where possible, are located in secure zones behind screening.
Communal and Public Open Space	<i>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and</i>	<i>Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) Developments achieve a minimum of 50% direct sunlight to the principal usable part of</i>	Yes	The communal open space achieves the 25% minimum as identified in the communal open space drawings. The communal open space will include high quality landscaping and place making features such as plantings, bench seating,

	Objective	Design Criteria	Objective Achieved	Comment		
	<i>to provide opportunities for landscaping</i>	<i>the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</i>		bbq and dining areas, an outdoor gym and board washing facilities promoting high amenity and useability of the space. 50% of the principal useable parts of the communal open space achieve a minimum of 2 hours direct sunlight between 9:00 am and 3:00pm		
	<i>Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i>		Yes	Communal open spaces provide a selection of sub-spaces with varying uses, to allow for simultaneous use by multiple groups. The Architectural and landscape drawings articulate the open space and landscaping strategy.		
	<i>Objective 3D-3 Communal open space is designed to maximise safety</i>		Yes	Communal open spaces are clearly defined and legible with open areas. They are overlooked by private terraces and upper level apartments, promoting passive surveillance.		
	<i>Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</i>		N/A	Publicly-owned open space is not provided in the proposed development.		
Deep Soil Zones	<i>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</i>	<i>Deep soil zones are to meet the following minimum requirements:</i>		No	The deep soil area equals 13% of the site area. The deep soil zones that achieve the minimum 6m dimension equate to 4% of the site. Significant overland flow and drainage infrastructure is required to be accommodated on the subject site, reducing the ability to create larger zones of deep planting. To offset, larger communal open spaces, and planting on structure are proposed on the development. The deep soil zones will host significant tree plantings in accordance with the landscape architects drawings. The extent of deep soil is presented in the landscape architect's drawings	
		<i>Site Area</i>	<i>Min Dimensions</i>			<i>Deep Soil Zone (% of Site Area)</i>
		<i>Less than 650m²</i>	-			7%
		<i>650m²-1500m²</i>	3m			
		<i>Greater than 1500m²</i>	6m			
		<i>Greater than 1500m² with significant tree cover</i>	6m			
Visual Privacy	<i>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</i> <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</i>	<i>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</i>			Yes	The Apartment Design Guide provides an 'Objective', followed by 'Design Criteria' and also 'Design Guidance'. The Apartment Design Guide provides that these perform the following role: 1. A description of the topic and an explanation of its role and importance 2. Objectives that describe the desired design outcomes 3. Design criteria that provide the measurable requirements for how an objective can be achieved. 4. Design guidance that provides advice on how the objectives and design criteria can be achieved through appropriate design responses, or in cases where design criteria cannot be met.
		<i>Building Height</i>	<i>Habitable rooms and balconies</i>	<i>Non-habitable rooms</i>		
		<i>Up to 12m (4 storeys)</i>	6m	3m		

Objective	Design Criteria			Objective Achieved	Comment
	Up to 25m (5-8 storeys)	9m	4.5m		<p>Objective 3F-1 of the ADG states the following:</p> <p><i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</i></p> <p>Therefore, the desired outcome is to ‘achieve reasonable levels of external and internal visual privacy’. The Design Criteria provides a measurable standard which, if satisfied, is one method for demonstrating that this objective is achieved. The measurable standard is a separation distance from the boundary of 6 metres for habitable rooms and balconies up to 4 storeys, and 9 metres for habitable rooms and balconies from 5-8 storeys. This measurable standard is one method for demonstrating the achievement of the desired design outcome of the Objective but does not preclude an alternative method for achieving this objective.</p> <p>In this instance, the proposal adopts alternative performance-based design solutions for demonstrating the achievement of the desired outcome for reasonable levels of visual privacy to the east. These include:</p> <ul style="list-style-type: none"> • 9m setbacks to glazing lines. • Privacy screened windows where glazing lines are within the 9m setback. • Planter boxes at balcony edges. <p>The net result is the provision for higher levels of visual privacy than that which would be achieved with a 9 metre setback.</p> <p>Accordingly, the proposed design successfully satisfies Objective 3F-1 of the ADG in that reasonable levels of external and internal visual privacy are achieved by the application.</p>
	Over 25m (9+ storeys)	12m	6m		
	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			Yes	<p>The comprehensive solar and view analysis has allowed for buildings to be sited, and heights modulated, to take advantage of key views and solar access. Privacy between apartments has been considered in the building separation and internal space planning.</p>
	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain			Yes	<p>The entrance to the site on Delmar Parade clearly addresses the footpath and public domain as does the entrance to the site on Pittwater Road. Care has been taken to create legible</p>

	Objective	Design Criteria	Objective Achieved	Comment
Pedestrian Access and Entries				and permeable access for pedestrians throughout the development.
	<i>Objective 3G-2 Access, entries and pathways are accessible and easy to identify</i>		Yes	A feature gatehouse design has been provided to Delmar Parade to identify the entrance to site. The Pittwater Road entrance uses a similar language of brick and planting to easily identify access to the site.
	<i>Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</i>		N/A	
Vehicle Access	<i>Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i>		Yes	Car park and loading access points are consolidated to minimise interruption to street frontages. The vehicle access points are clear and legible, and separated from pedestrian entries to separate the movements of each.
Bicycle and Car Parking	<i>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</i>	<i>For development in the following locations: on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.</i>	Yes	Car parking has been provided in exceedance of the rates provided in the Amended Warringah DCP 2011 for developments with the Dee Why Town Centre.
	<i>Objective 3J-2 Parking and facilities are provided for other modes of transport</i>		Yes	Secure visitor bicycle parking is provided in the basements. All storage cages in the basements are large enough to accommodate bicycles for residential bicycle parking.
	<i>Objective 3J-3 Car park design and access is safe and secure</i>		Yes	The car parks are secured with electronic, automated doors triggered by residents. The aisles are clear and unobstructed with clear lines of site to fire stairs and to lift entrances.
	<i>Objective 3J-4 Visual and environmental impacts of underground car parking are minimised</i>		Yes	
	<i>Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised</i>		Yes	All car parking is located within basements.
	<i>Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised</i>		N/A	

	Objective	Design Criteria	Objective Achieved	Comment	
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Yes	70% of apartments achieve two hours of solar access between 9am and 3pm in midwinter. Please refer to a breakdown of solar access per unit in the architectural drawings.	
		In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	N/A		
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Yes	Less than 15% of apartments receive no sun in mid-winter however these units have views to the Stony Range Botanic Garden to the south of the site.	
	Objective 4A-2 Daylight access is maximised where sunlight is limited	N/A			
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Yes	The articulated facades are designed for summer shading with deep balconies.		
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated			Openable windows are proposed for all habitable rooms.	
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation			Openable windows are proposed for all habitable rooms.	
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Yes	Single-aspect apartments have been designed with open-plan layouts and wide frontages to maximise any available natural ventilation. At least 60% of apartments are naturally cross-ventilated. Please refer to a breakdown of cross-ventilation per unit in the architectural drawings.	
Ceiling Height	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights for apartment and mixed-use buildings are:	Yes	The floor-to-floor height on the ground floor enables a 3300mm ceiling to the commercial tenancies. The floor-to-floor heights of the residential levels allow 2700mm ceilings to all living areas and bedrooms.	
		Habitable Rooms			2.7m
		Non-Habitable			2.4m

	Objective	Design Criteria	Objective Achieved	Comment						
		<table border="1"> <tr> <td>For 2 Storey Apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic Spaces</td> <td>1.8m at edge of room with a 30-degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </table>	For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic Spaces	1.8m at edge of room with a 30-degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use		
For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area									
Attic Spaces	1.8m at edge of room with a 30-degree minimum ceiling slope									
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use									
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Yes	Bulkheads are to be minimised as much as possible with flat ceilings in living areas and bedrooms.						
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Yes	Ceiling heights of the commercial spaces on ground are maximised to allow for a variety of uses.						
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	Apartments are required to have the following minimum internal areas:		Yes	Please refer to apartment sizes indicated in the architectural drawings.					
		Apartment Types	Minimum Internal Area							
		Studio	35m ²							
		1 Bedroom	50m ²							
		2 Bedroom	70m ²							
		3 Bedroom	90m ²							
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each 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								
Habitable room depths are limited to a maximum of 2.5 x the ceiling height		Yes								

	Objective	Design Criteria	Objective Achieved	Comment															
	<i>Objective 4D-2 Environmental performance of the apartment is maximised</i>	<i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</i>	Yes																
	<i>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</i>	<i>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</i>	Yes																
		<i>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</i>	Yes																
		<i>Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1-bedroom apartments 4m for 2- and 3-bedroom apartments</i>	Yes																
		<i>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</i>	Yes																
Private Open Space and Balconies	<i>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i>	<i>All apartments are required to have primary balconies as follows:</i>	Yes	Please refer to balcony sizes indicated in the architectural drawings.															
		<table border="1"> <thead> <tr> <th><i>Dwelling type</i></th> <th><i>Minimum Area</i></th> <th><i>Minimum Depth</i></th> </tr> </thead> <tbody> <tr> <td><i>Studio</i></td> <td><i>4m³</i></td> <td><i>-</i></td> </tr> <tr> <td><i>1 bedroom</i></td> <td><i>8m³</i></td> <td><i>2m</i></td> </tr> <tr> <td><i>2 bedrooms</i></td> <td><i>10m³</i></td> <td><i>2m</i></td> </tr> <tr> <td><i>3+ bedrooms</i></td> <td><i>12m³</i></td> <td><i>2.4m</i></td> </tr> </tbody> </table>			<i>Dwelling type</i>	<i>Minimum Area</i>	<i>Minimum Depth</i>	<i>Studio</i>	<i>4m³</i>	<i>-</i>	<i>1 bedroom</i>	<i>8m³</i>	<i>2m</i>	<i>2 bedrooms</i>	<i>10m³</i>	<i>2m</i>	<i>3+ bedrooms</i>	<i>12m³</i>	<i>2.4m</i>
		<i>Dwelling type</i>			<i>Minimum Area</i>	<i>Minimum Depth</i>													
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		<i>2 bedrooms</i>			<i>10m³</i>	<i>2m</i>													
		<i>3+ bedrooms</i>			<i>12m³</i>	<i>2.4m</i>													
<i>The minimum balcony depth to be counted as contributing to the balcony area is 1m</i>																			
<i>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It</i>		Yes	As above																

	Objective	Design Criteria	Objective Achieved	Comment	
		<i>must have a minimum area of 15m² and a minimum depth of 3m.</i>			
	<i>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</i>		Yes	All primary balconies and terraces are located adjacent to a living space.	
	<i>Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i>		Yes	The balconies form an integral part of the building design.	
	<i>Objective 4E-4 Private open space and balcony design maximises safety</i>		Yes	All balconies can meet the minimum safety provisions	
Common Circulation and Spaces	<i>Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments</i>	<i>The maximum number of apartments off a circulation core on a single level is eight</i>	On Merit	<p>The maximum number of units off a single core on any level is twelve. There are six cores within the development, with amounts of apartments averaging 38 apartments per core, and averaging 7 per level, for a total of 219 apartments. The majority of apartments on the ground floor are also provided with a separate access point through the common courtyard spaces.</p> <p>The areas with larger quantity of apartments on a typical level are those with a majority of 1-bedroom product, which have been placed to optimise solar access or amenity.</p> <p>Core A services 29 apartments Core B services 27 apartments Core C services 24 apartments Core D services 43 apartments Core E services 61 apartments Core F services 35 apartments</p>	
		<i>For buildings of 10-storeys and over, the maximum number of apartments sharing a single lift is 40</i>	N/A		
	<i>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</i>		Yes	The ground floor lobby has been designed to allow a direct, clear and legible access from the street.	
Storage	<i>Objective 4G-1 Adequate, well designed storage is provided in each apartment</i>	<i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i>	Yes	<p>All apartment storage meets or exceeds the minimum standard.</p> <p>Most units have more than 50% of the storage internal to the unit. Each apartment also has been a basement storage cage. Please refer to a per-unit schedule of internal storage sizes in the architectural drawings.</p>	
		<i>Dwelling Type</i>			<i>Storage size volume</i>
		<i>Studio</i>			<i>4m³</i>
		<i>1 bedroom</i>			<i>6m³</i>
		<i>2 bedrooms</i>			<i>8m³</i>
		<i>3+ bedrooms</i>			<i>10m³</i>
		<i>At least 50% of the required storage is to be located within the apartment</i>			
<i>Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</i>		Yes	Secure basement storage is clearly and accessibly located in the car park.		

	Objective	Design Criteria	Objective Achieved	Comment
Acoustic Privacy	<i>Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout</i>		Yes	Care has been taken to avoid major acoustic clashes and limiting windows onto narrow spaces. Apartments facing Pittwater Road have been designed with deeply-inset balconies to mitigate road noise impacts.
	<i>Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments</i>		Yes	Care has been taken to co-locate similar room types where possible and to use buffers, such as wardrobes, between different spaces.
Noise and Pollution	<i>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</i>		Yes	Apartments facing Pittwater Road have been designed with deeply-inset balconies to mitigate road noise impacts.
	<i>Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</i>		N/A	
Apartment Mix	<i>Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future</i>		Yes	The building provides a mix of 1, 2, and 3 bedroom apartments to meet market needs. Breezeway apartments are provided to further diversify housing choice within the development.
	<i>Objective 4K-2 - The apartment mix is distributed to suitable locations within the building</i>		Yes	Apartment types are mixed throughout the building.
Ground Floor Apartments	<i>Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located</i>		Yes	Commercial spaces are located at street frontages. Ground floor apartments are located internally in the site and facing the Stony Range Botanic Garden.
	<i>Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents</i>		Yes	Apartments on ground level facing the internal courtyard have larger courtyards and planter boxes to provide amenity and privacy. Apartments on level 1 on the southern boundary have recessed balconies for privacy.
Facades	<i>Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area</i>		Yes	Care has been taken to ensure proportionally-balanced-buildings which fit within the surrounding future context. A diverse mix of façade typologies has been developed for this project to give each form a unique presence.
	<i>Objective 4M-2 Building functions are expressed by the facade</i>		Yes	Each façade confidently addresses its specific function through varying materials and forms, with high proportions of glazing expressing retail and commercial functions in contrast to the more solid residential component.
Roof Design	<i>Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street</i>		Yes	The roof has been carefully integrated into the overall aesthetic of the facades and neighbouring context.
	<i>Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised</i>		N/A	
	<i>Objective 4N-3 Roof design incorporates sustainability features</i>		Yes	Roof areas will be intensively thermally insulated to maximise passive thermal comfort in the upper-most apartments.

	Objective	Design Criteria	Objective Achieved	Comment
Landscape Design	<i>Objective 4O-1 Landscape design is viable and sustainable</i>		Yes	The landscape design has a focus on amenity with the inclusion of key place making elements such as seating and terraces. Simple design elements, high quality materiality of hardscaping along with an appropriate mix of native and introduced plant species will be a long lasting, easy to maintain landscape which can be adapted to suit a variety of uses over time.
	<i>Objective 4O-2 Landscape design contributes to the streetscape and amenity</i>		Yes	The landscape design maximises the amenity of the communal open space by balancing planted areas with areas for residents to relax or interact.
Planting on Structures	<i>Objective 4P-1 Appropriate soil profiles are provided</i>		Yes	The landscape has been designed with tree planting on-structure and large trees in deep soil zones alongside lower planting zones and shrubs in appropriately sized bases.
	<i>Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance</i>		Yes	The landscape has been designed with a diverse range of native and exotic species appropriate to the various areas and planting opportunities.
	<i>Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces</i>		Yes	Landscape design includes a variety of plantings to soften the communal open space areas.
Universal Design	<i>Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members</i>		Yes	At least 20% of apartments are capable of achieving the Liveable Housing Guidelines silver level. Please refer to a per-unit schedule of LHA compliance in the architectural drawings.
	<i>Objective 4Q-2 A variety of apartments with adaptable designs are provided</i>		Yes	10% of the units are adaptable with accessible car space.
	<i>Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs</i>		Yes	The design offers a diverse range of apartment types
Adaptive Reuse	<i>Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i>		N/A	
	<i>Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse</i>		N/A	
Mixed Use	<i>Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i>		Yes	Active frontages are maximised throughout the entire mixed-use precinct. Great care has been taken to ensure that commercial uses activate the ground plane with permeable pedestrian networks throughout the whole site.
	<i>Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents</i>		Yes	Each commercial space has a separate entrance. Residential entries are integrated within the podium design and fit within the commercial ground floor uses. Residential apartments above take on a more domestic character in their architecture.

	Objective	Design Criteria	Objective Achieved	Comment
Awnings and Signage	<i>Objective 4T-1 Awnings are well located and complement and integrate with the building design</i>		Yes	Arcade and awnings are provided to the commercial frontages along Pittwater Road and Delmar Parade. These are carefully integrated into the podium.
	<i>Objective 4T-2 Signage responds to the context and desired streetscape character</i>		Yes	Building identification signage will be located at the building entrances. Any retail or commercial signage will be integrated into the shopfront design.
Energy Efficiency	<i>Objective 4U-1 Development incorporates passive environmental design</i>		Yes	Passive environmental design features are provided including large tree planting and water elements in the landscape for reduction of temperature
	<i>Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i>		Yes	The general orientation of buildings in a north-south axis assists with solar access and shading for all of the apartments. The articulated building façade, screening elements and balconies to each apartment provide shading in summer and solar access in winter.
	<i>Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation</i>		Yes	Refer to BASIX assessment
Water Management and Conservation	<i>Objective 4V-1 Potable water use is minimised</i>		Yes	Refer to BASIX assessment
	<i>Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters</i>			Refer to civil engineer's details
	<i>Objective 4V-3 Flood management systems are integrated into site design</i>		Yes	Refer to civil engineer's details
Waste Management	<i>Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i>		Yes	Waste management is handled entirely within the building envelope to minimise impact on the streetscape.
	<i>Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling</i>		Yes	Separate recycling facilities and rooms for each apartment are provided. Refer to Waste Management Report
Building Maintenance	<i>Objective 4X-1 Building design detail provides protection from weathering</i>		Yes	Robust finishes have been selected for maintenance and high-durability
	<i>Objective 4X-2 Systems and access enable ease of maintenance</i>		Yes	Hatch access is provided to all rooftop plant and equipment. Other services areas are located on the ground floor or within the basements.
	<i>Objective 4X-3 Material selection reduces ongoing maintenance costs</i>		Yes	Where possible, high- durability, pre-finished, untreated or natural-finish materials are proposed for building facades.