



# Freshie Mixed Use Development Design Report

10-28 Lawrence Street, Freshwater NSW 2096

Prepared for  
Lawrence Street Pty Ltd

Issued  
10<sup>th</sup> December 2024

**CHROFI**

# Contents

## Acknowledgment of Country

Chrofi respectfully acknowledges the Traditional Custodians of the lands on which we gather, work and play today. We acknowledge Elders past, present and emerging and the spirits and ancestors of the Clans that lived in this area. The Northern Beaches is a vibrant and culturally diverse community.

## Contact Details

CHROFI  
3/1 The Corso, Manly, NSW 2095  
Australia  
+61 2 8096 8500  
www.chrofi.com  
Choi Ropiha Fighera Unit Trust ABN 22 365 257 187  
John Choi 8706 | Tai Ropiha 6568 | Steven Fighera 6609

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
1.1	Purpose	4
<b>2.0</b>	<b>Background</b>	<b>5</b>
2.1	Local Context	6
2.2	Site Analysis	7
<b>3.0</b>	<b>Proposed Design</b>	<b>8</b>
3.1	Design Vision	9
3.2	Architecture	10-13
3.3	Material Palette	14
<b>4.0</b>	<b>Carpark Entry &amp; Loading</b>	<b>15</b>
4.1	Carpark Entry Options	16
4.2	Loading Options	17
<b>5.0</b>	<b>Compliance</b>	<b>18</b>
5.1	Summary Table & ADG Diagrams	19
5.2	ADG - Building Separation	20-21
5.3	Height Plane	22
<b>6.0</b>	<b>Appendix</b>	<b>23</b>
6.1	SEPP 65 Design Verification Statement	24-30

## 1.0 Introduction

# 1.1 Purpose

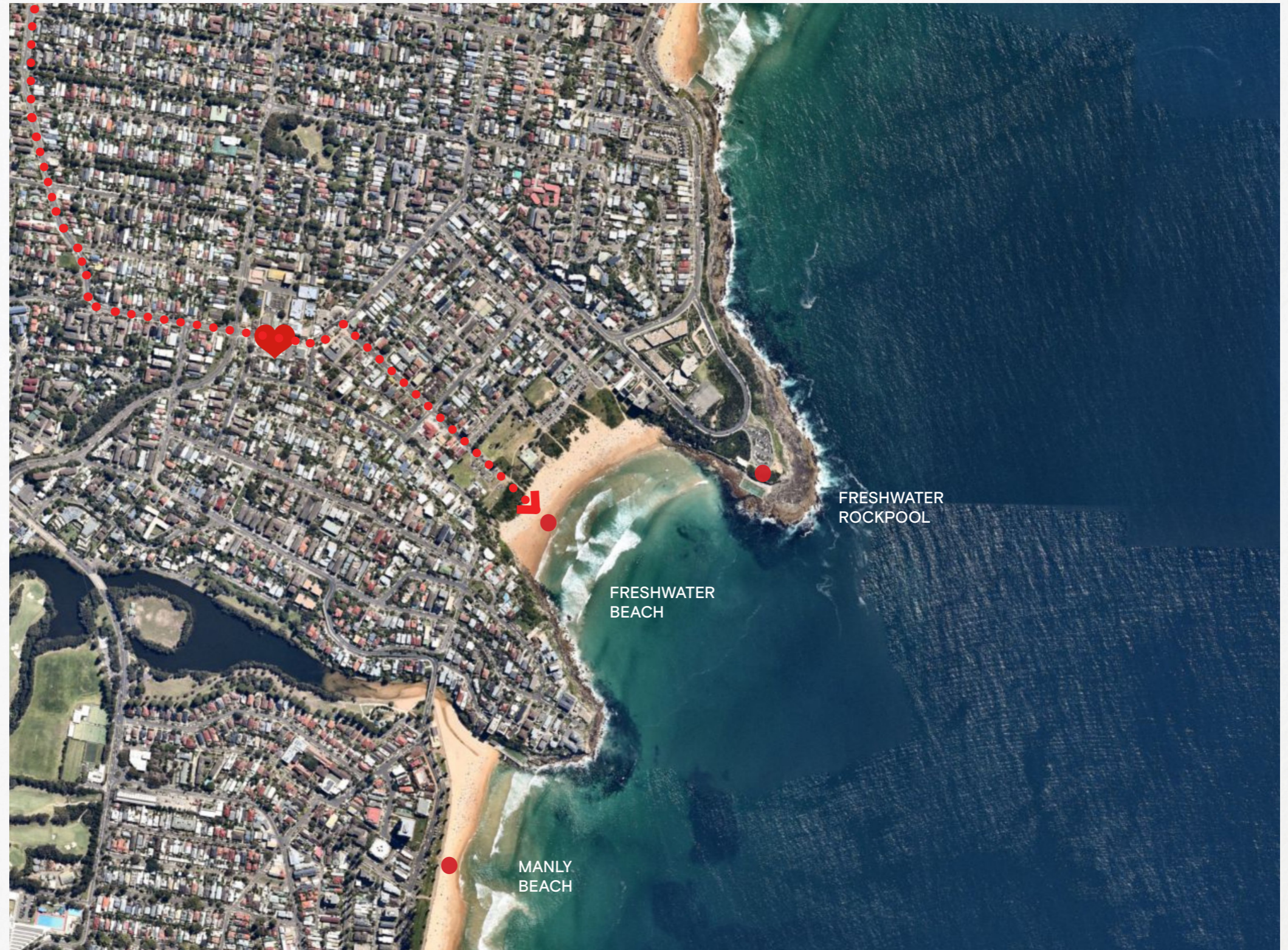
This report has been prepared to accompany a detailed Development Application (DA) for the property at 10-28 Lawrence Street, Freshwater NSW 2096.

The scope of this detailed DA entails the provision of a four-storey shop-top housing development comprising 30 residential apartments, ground floor retail tenancies and basement carparking.

Furthermore, the proposal seeks additional height on the basis of providing a proportion of affordable housing under the provisions of the Housing SEPP bonus. In total 6 out of the 30 units are dedicated to affordable housing.

## Project Team

Development Managers	MD Living
Architect	CHROFI
Landscape	360
Planner	Ethos Urban
Services	Neuron
Structure	TTW
Fire Engineer	Holmes Group
Civil & Stormwater	TTW
Access	Jensen Hughes
BCA	Phillip Chun
Geotechnical	El Australia
Traffic	Stantec
Land Surveyor	Norton Survey Partners
BASIX	Efficient Living



Site Aerial

## 2.0 Background

## 2.1 Local Context

The site is located at 10-28 Lawrence Street in the heart of the Freshwater Village, 500m from Freshwater Beach. Freshwater represents the quintessential coastal village and embodies the bare-foot lifestyle synonymous with the Northern Beaches.

The site comprises of an amalgamated block of five retail/commercial lots. The Lawrence Street frontage has significant fall from west to east (in the order of 6m) with the Dowling Street frontage similarly having a fall from south to north in the order of 3.2 metres.

The south the site is bound by a collection of low-density single residential dwellings varying in scale from 1 to 2 storey with Lawrence Street characterised by 1 to 2 storey mixed use retail and shop-top housing representative of typical 60's modest architecture.

More recent developments include a mixed-used 3 storey residential development to the north at 11 Lawrence Street and a 3-4 storey mixed-use development to the west of the site at 50 Lawrence Street that is currently under construction.



Site Aerial



Site Photo - Looking up Lawrence Street



Site Photo - Looking towards the corner of Lawrence and Dowling St



Site Photo - Looking towards the existing Dowling Street carpark entry

## 2.2 Site Analysis

The proposal known as 'Freshie' is located at 10-28 Lawrence Street within the vibrant heart of the Freshwater Village. The site addresses two street frontages with Lawrence Street to the north and Dowling Street to the west. The amalgamated block comprises 2,568 m<sup>2</sup> and includes five retail/commercial lots, offering a total of 1,725 m<sup>2</sup> of retail space. Additionally, a small arcade provides access to an upper-level public car park off Dowling Street, which accommodates 18 car spaces. A key challenge of the site is its sloping topography with a significant 6-metre fall from west to east along Lawrence Street and similarly some 3 metres along Dowling Street from south to the north.

Over recent years the Freshwater Village has been undergoing gradual change as demand increases for living on the northern beaches. Recent mixed-used multi-residential developments include Oceans Freshwater located at 11 Lawrence Street opposite the site and comprising 32 residential units, as well as 50 Lawrence Street (currently under construction) comprising 11 apartments with ground floor retail.

Two listed heritage items are located diagonally across from the subject site. These being the Harbord Literary Institute and the Early Childhood Health Centre. Both buildings are single storey in nature with pitched tiled roofs and of masonry (face brick) construction.

To the east of the site is the Freshwater Village Plaza which currently acts as the centre of gravity for the village. The energy of the place tends to dissipate as one moves further west up Lawrence Street.

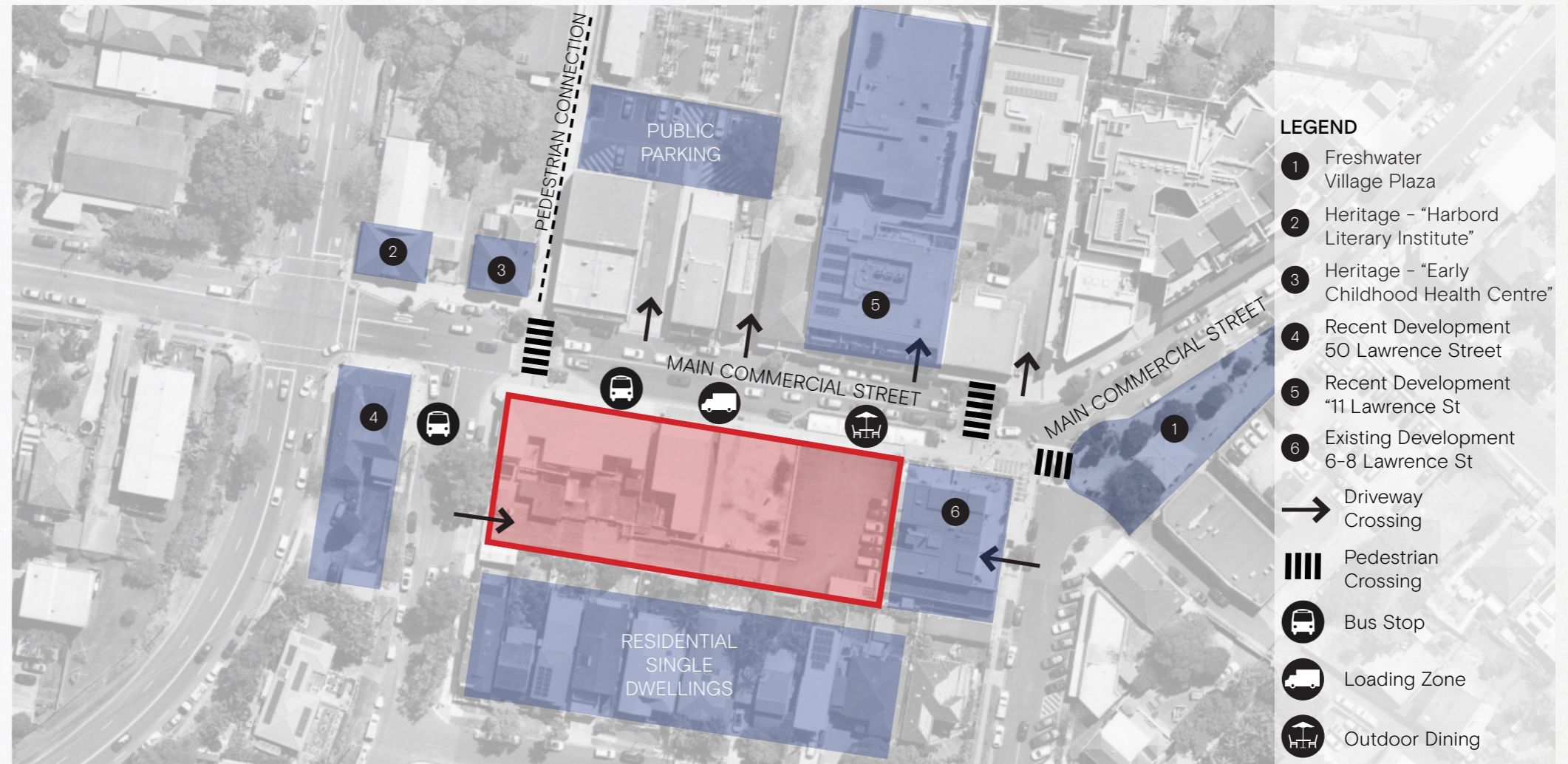


Diagram: Site Analysis



4 Artist Impression - 50 Lawrence Street



5 Site Photo - "Oceans" - 11 Lawrence Street



6 Site Photo - "The Caville" - 6-8 Lawrence Street

## 3.0 Proposed Design



## 3.1 Design Vision

Freshie is an ambitious proposal that seeks to embrace and expand upon the coastal village lifestyle that defines Freshwater Village, a hallmark of the Northern Beaches. This boutique, high-quality mixed-use development aims to seamlessly integrate residential and retail spaces while celebrating the village's distinct charm and vibrant community spirit.

Designed to respond to the growing demand for housing within the town center, Freshie will introduce a blend of contemporary apartments and best-in-class suburban retail, including boutique fashion, surf-wear, cafes, bars, homewares, and artisanal outlets. These uses will be further refined through a separate Development Application (DA) process.



## 3.2 Architecture

The proposed architectural response adopts a contemporary expression, utilizing locally inspired materials and extensive landscaping to connect the development to its unique coastal setting. The generous ceiling heights of the ground-floor retail spaces are designed to create an inviting atmosphere, drawing in pedestrians and fostering activity.

This proposal places a strong emphasis on crafting a dynamic, pedestrian-friendly environment, enhancing the area's vibrancy while preserving its intimate and tight-knit community feel. Through thoughtful design and careful integration, Freshie aspires to become a new gateway development that elevates the aesthetic and cultural identity of Freshwater Village, ensuring it remains a cherished destination for residents and visitors alike.

A stepped street awning provides cover to the footpath as well as rich greenery to enliven the street character. The awning momentarily breaks to define residential entries as well as the main central plaza.



\*Images are indicative of the character of the finish and expression.

Artistic Impression: View looking east along Lawrence Street indicating proposed street activation

### 3.3 Architecture

A key feature of the development is the provision of a new public plaza located midway along the Lawrence Street frontage offering a new outdoor dining and gathering space for locals to meet and enjoy the ideal northern orientation. This will act as a draw card for this end of the high street, bringing a newfound energy and focus which is currently lacking due to a combination of the ageing building stock and lack of public space.

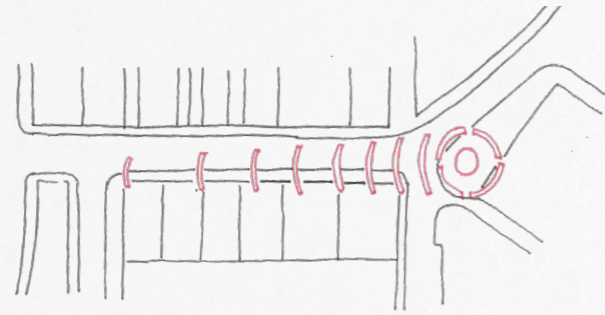


Diagram: Current Condition

The current energy of Freshwater is focused around what locals refer to as Freshwater Village Plaza. The energy of this place travels up Lawrence Street but quickly begins to diminish beyond the alfresco seating area heading west.

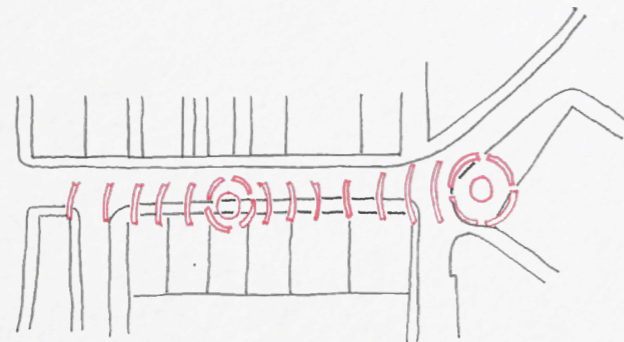


Diagram: Proposed Design

A secondary key north facing public space located west along Lawrence Street will help draw the energy up from Freshwater Village Plaza and in doing so energise the full extent of Lawrence Street contributing to a true high street experience.



Artistic Impression: View looking towards the proposed public plaza on Lawrence Street

### 3.4 Architecture

Form-wise the proposal has been arranged as a collection of four (4) boutique buildings that step down the street to respond thoughtfully to the site's sloping nature.

This approach provides modulation and articulation to the built form whilst responding to the width of existing surrounding blocks and closely reflecting the historic DNA of the place. The blocks are then further articulated to bring a finer grain quality and vertical proportionality to the development in response to the character of the street and activating all edges to engage the passersby.

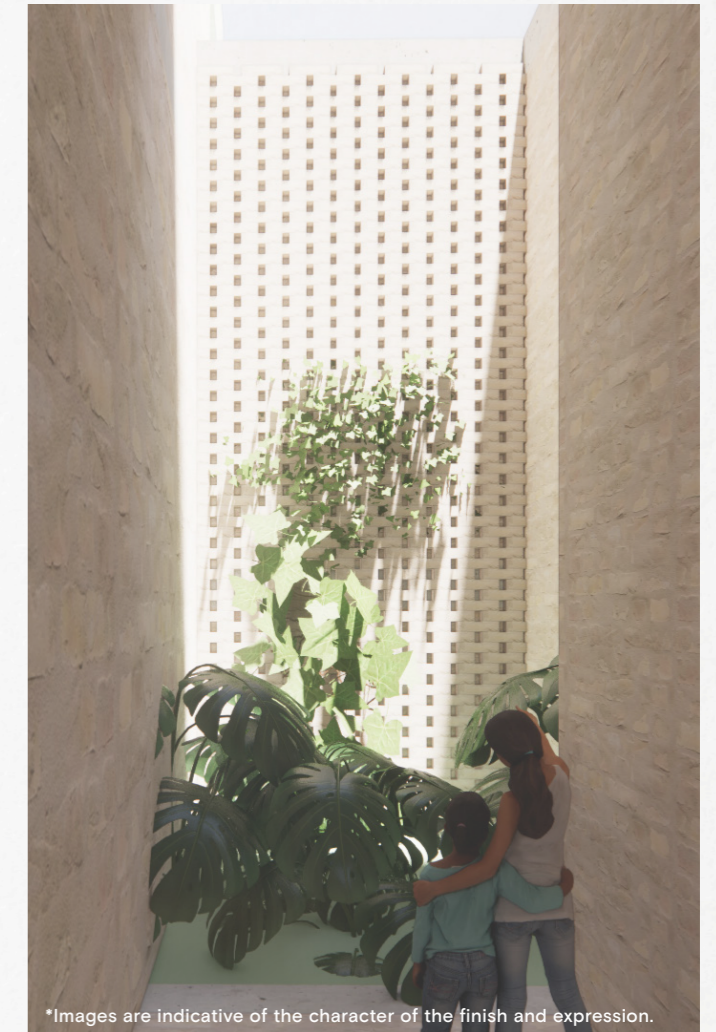
The articulations between each building block offer legible and well-defined building entries for residents that are clearly separated from the retail spaces, ensuring privacy and a clear distinction of use.



\*Images are indicative of the character of the finish and expression.  
Artistic Impression: Lawrence Street residential entry



\*Images are indicative of the character of the finish and expression.  
Artistic Impression: Residential lift lobby



\*Images are indicative of the character of the finish and expression.  
Artistic Impression: Residential lobby landscape feature

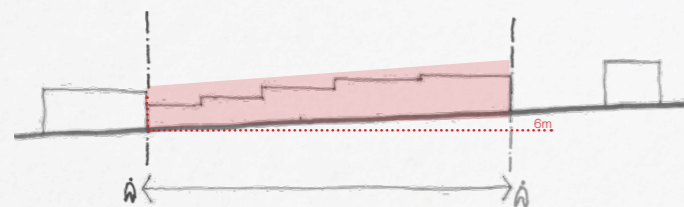


Diagram: Planning Envelope

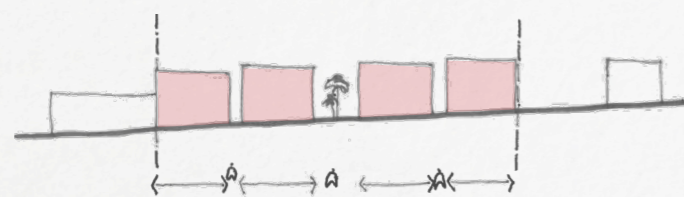


Diagram: Proposed Massing



\*Images are indicative of the character of the finish and expression.  
Artistic Impression: View looking towards the proposed public plaza on Lawrence Street

### 3.5 Architecture

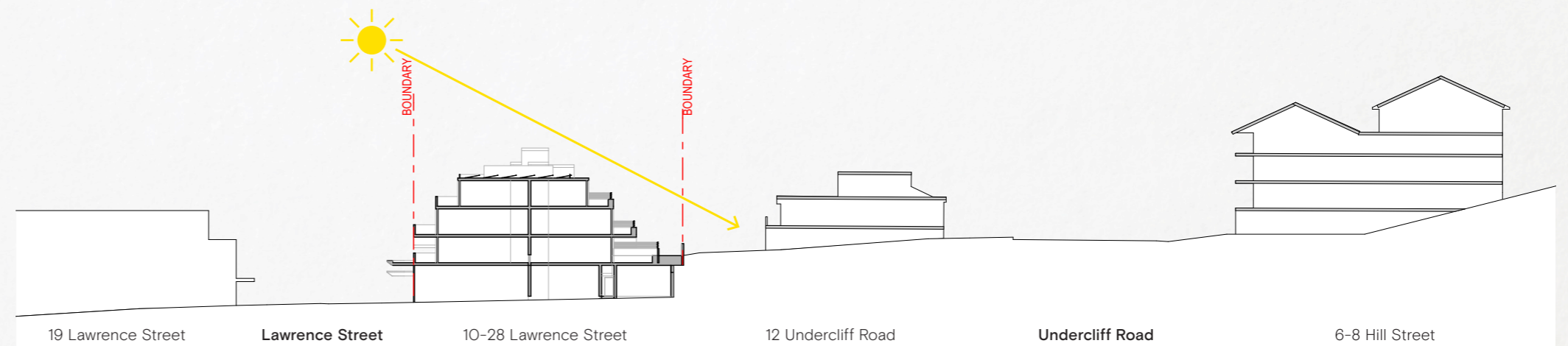
The scale of the proposed has been modulated by setting back the upper levels of the development & providing material differentiation. This works to address bulk and scale while the southern elevation steps back from the neighbouring properties to address building separation, maintain solar access and amenity while reducing bulk and scale. Generous buffer planting along the southern boundary further helps address scale, privacy and amenity for the southern neighbours & conceals the driveway entry ramp from view while also mitigating any noise impacts.



Landscape Plan: Southern boundary buffer planting



Artistic Impression: View looking towards the corner of Lawrence Street and Dowling Street



Site Section: Lawrence Street to Undercliff Road

- Terracing building form ensures solar access & amenity is maintained to its neighbours.

### 3.6 Architecture: Material Palette

Materially the architecture draws inspiration from the coastal context, adopting sandy tones and textures in brickwork reflecting the materiality of surrounding buildings and providing a robustness and durability that will require minimal ongoing maintenance.

The integration of landscaping throughout the proposal closely connects the building to the natural environment and contributes to the relaxed, beachside atmosphere.

The combination of solid textured upstand and open balustrade to the upper levels provides privacy & screening from the street while adding detail & texture. The upper level is treated in a lightweight cladding treatment placing focus & emphasis on the lower masonry base.



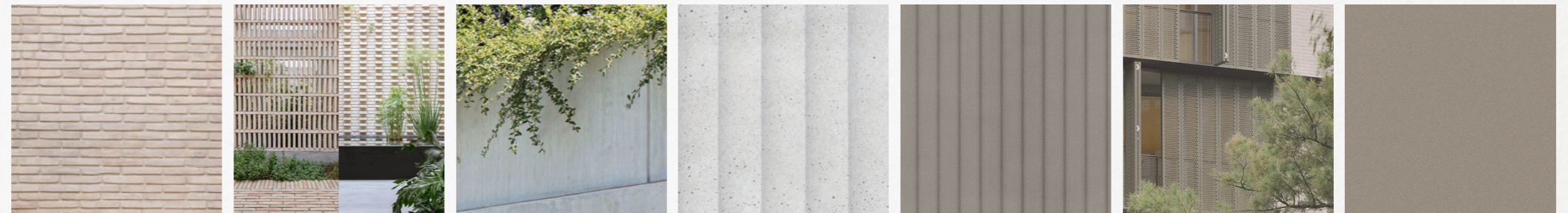
Site Photos: Local coastal context



Artistic Impression: View looking towards the proposed public plaza on Lawrence Street



Site Photos: Materiality referencing local heritage items



① Brickwork Solid    ② Brickwork Articulated    ③ Concrete Finish    ④ Profiled Concrete    ⑤ Metal Cladding    ⑥ Perforated Metal    ⑦ Powdercoated Metal

## 4.0 Carpark Entry & Loading

## 4.1 Carpark Entry Options

The proposal locates the proposed carpark entry for basement parking off Dowling Street in the location of the existing carpark entry. Options considered during the design process involved the following:

### 1. Carpark Entry Off Lawrence Street (Eastern End)

The benefits of this approach were a more efficient basement entry whereby access to the basement car parking offered the most efficient ramp entry due to providing access from the lowest part of the site. This would still require loading to take place off Dowling Street.

The negatives of this approach, other than that driveway entries are not permitted off Lawrence Street under the DCP, were the impacts it would have on the footpath and pedestrian activity. It would also require removal of the existing outdoor seating/dining area and its location across from the driveway to the Ocean development at 11 Lawrence Street would create an intensity of traffic movements. It was thus discounted as a feasible option for the carpark entry due to the impact on the public domain and traffic movements.

### 2. Carpark Entry Off Dowling Street

This location was considered the most appropriate given it closely aligns with the existing condition and has minimum impact on the public domain and traffic movements. The challenge with this approach is that it locates the entry at the highest part of the site which makes gaining access to the basement challenging due to the level difference. A number of options were considered in terms of resolving access to the basement from this location.

#### 2a. Spiral Ramp

This option included a spiral ramp located at the western end of the site with access off Dowling Street. It was found that the outside diameter of the ramp (some 22-

23m) would be such that it would eliminate any possibility for ground floor retail at this corner of the site and furthermore require the building core to be located further west. It would also eliminate the possibility of service loading/access off Dowling Street which is the most appropriate location for this function. The need to move the building core further west, would make planning apartments difficult due the resulting long corridor and sloping nature of the site which requires a stepping building profile. It was thus considered that a spiral ramp configuration was not feasible due to the negative urban design impacts.

#### 2b. Car Lift

This option was momentarily considered but eliminated relatively quickly given the nature of the carpark being partly public and the number of vehicle movements involved. It was thus not seen as a realistic nor feasible proposition.

#### 2c. Linear Ramp

This proposal entails a linear ramp located along the southern boundary. The challenge with this approach is that requires a ramp extending the full length of the site to gain access to the basement. Whilst this option presented the most costly and least commercially beneficial outcome, it was considered the most appropriate resolution to what is a challenging site constraint. The ramp is proposed to be fully enclosed along its length by a landscaped roof which will accommodate generous boundary buffer planting as well as mitigate any acoustic impacts on the neighbours. Furthermore it enables the accommodation of other critical building functions such as loading and substation to be positioned off Dowling Street which is the most appropriate location for these uses. This option was thus considered to be the most suitable approach given it results in minimum impact on the public domain, neighbours and traffic movements.



Diagram: Option 1 - Carpark entry off Lawrence Street

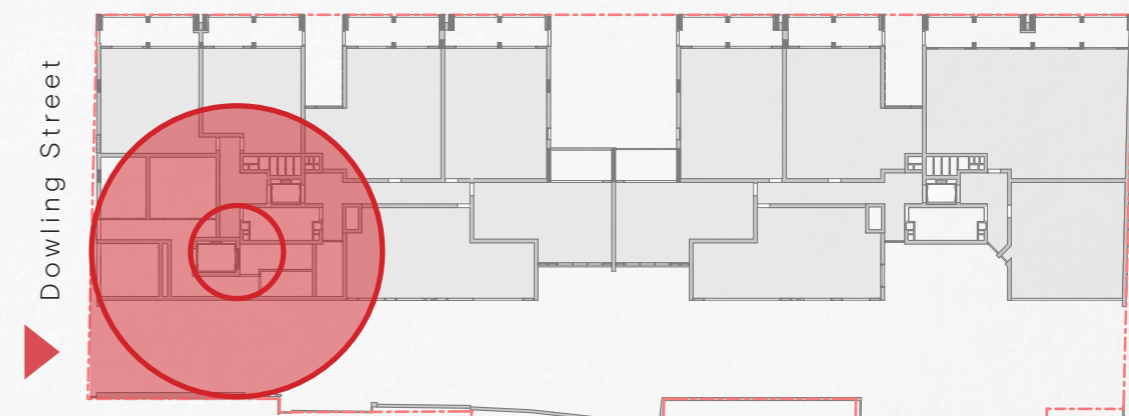


Diagram: Option 2a - Carpark entry off Lawrence Street - Spiral Ramp

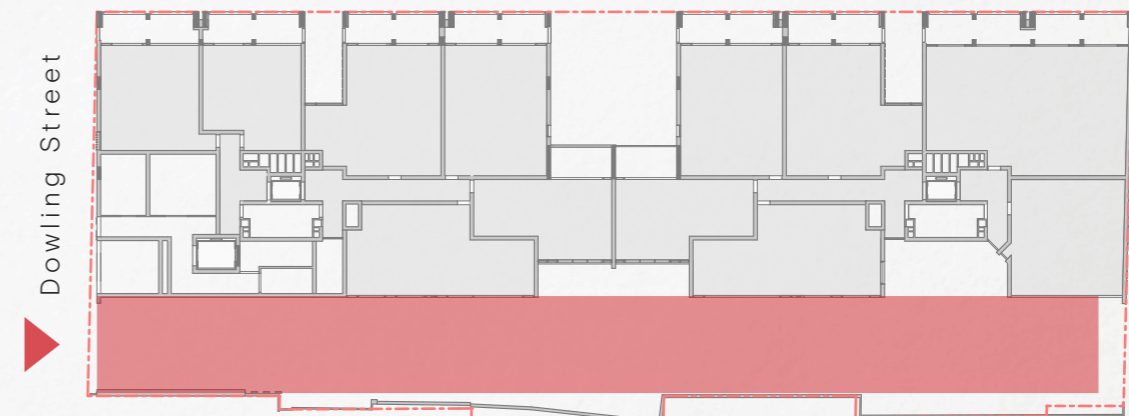


Diagram: Option 2c - Carpark entry off Lawrence Street - Linear Ramp



## 4.2 Loading Options

During the design stage several loading options were considered with the aim being to provide loading from within the site boundaries. Options considered included:

- At grade loading via loading dock accessed directly off Dowling Street
- Loading dock access off the carpark entry ramp
- Loading from within the basement
- Establishment of an on-street loading zone on Dowling Street.

A summary of each option considered is provided below:

### Dowling Street Loading Dock

Given the constraints of the site, this option would require a turntable to facilitate loading vehicle manoeuvrability and a drive-in, drive-out arrangement. Dowling Street has a steep gradient and this option thus requires a significant ramping transition to enable loading vehicles to access a level turntable. The combination of the ramping transition, coupled with the clearance required for an MRV vehicle turntable and vertical height clearances, was found to have significant spatial impacts requiring the western core to be located further east and resulting in an increased in built form resulting in additional impact on the neighbouring properties.



Site Photo - Looking up along Lawrence St at existing loading zone

### Loading Dock Access Shared With Carpark Entry Ramp

This option was investigated as a means of trying to eliminate the need for the transition ramp noted above to access the level turntable as. This option equally resulted in an increase in built form for similar reasons noted above.

Furthermore, the feasibility of MRV access from Dowling Street via a shared driveway entry was questionable due the potential for conflict between cars and service vehicles. This option also required the carpark entry ramp to be located further west meaning a reduced length of ramp could be accommodated along the southern boundary making access to the basement levels not feasible.

### Loading From Within The Basement

Loading from within the basement was considered however the combination of required vertical height clearances, limitation of ramp gradients to suit loading vehicles and length of ramp ruled this option not feasible.

### Dowling Street On-Street Loading Zone

A loading zone was investigated as a final option and determined to be the most feasible outcome. It was noted by Council's waste management team during the pre-DA as a supportable option noting that without a loading zone in place, Council waste vehicles would need to occupy the traffic lane to make collections. Loading from the traffic lane presents safety concerns and traffic flow issues on Dowling Street, especially given that Dowling Street is a bus route in both directions.

Current loading occurs at the carpark entry driveway as can be seen on the adjacent photos. A dedicated loading zone would clearly address this conflict between public vehicles & waste collection vehicles.



Site Photo - Looking towards the existing Dowling Street carpark entry and waste loading zone



Site Photo - Looking up along Dowling Street at existing waste loading zone

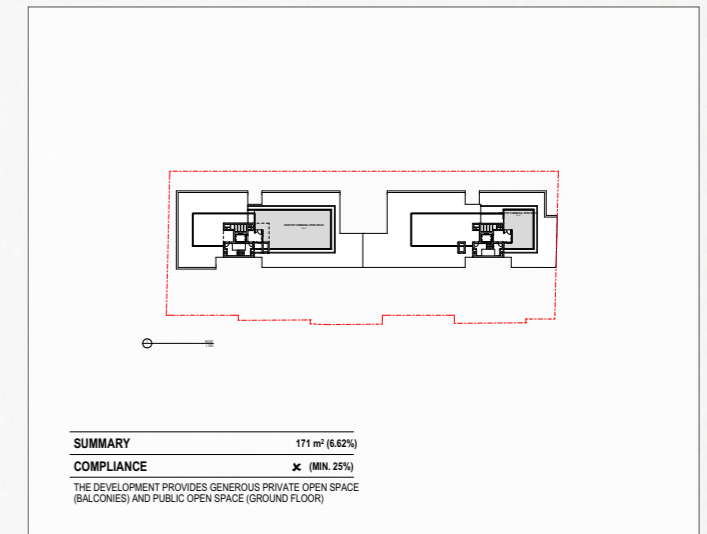
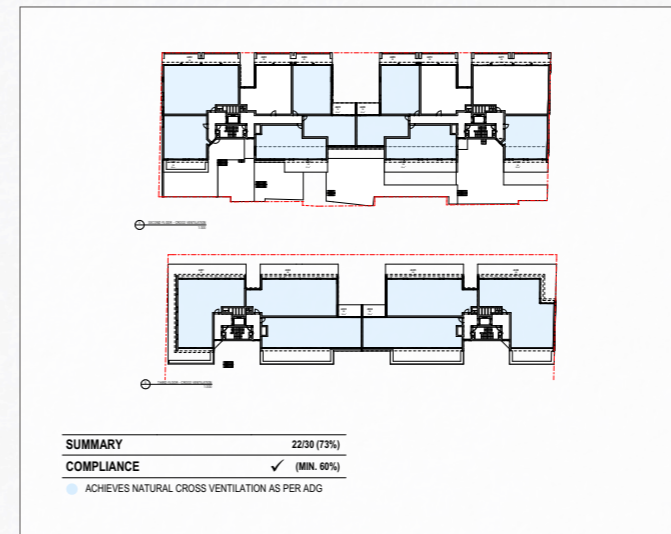
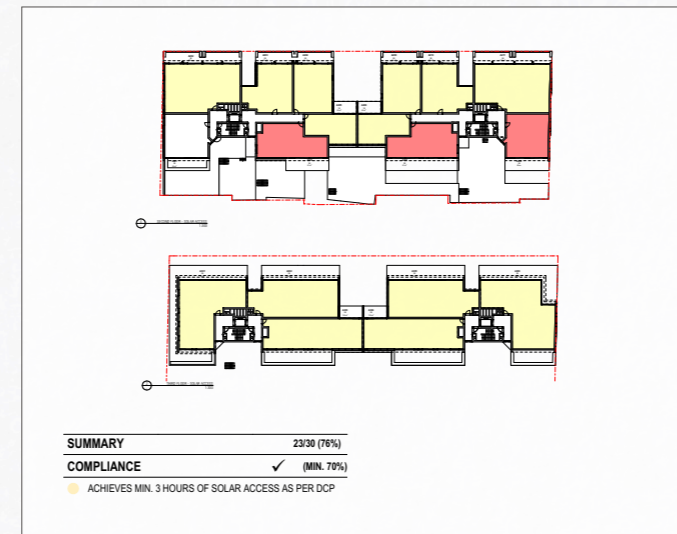
## 5.0 Compliance

# 5.1 Summary Table

**Proposed Areas:**

Total GFA	4,678 m <sup>2</sup>
Residential GFA	3,299 m <sup>2</sup> (inc. Affordable Housing GFA)
Retail GFA	1,379 m <sup>2</sup>
Affordable Housing GFA	522 m <sup>2</sup> (11.16% of Total GFA)
Communal Open Space	171 m <sup>2</sup>
Public Open Space	268 m <sup>2</sup>
Landscaped Area	1,012 m <sup>2</sup>

**ADG Diagrams:**



**Proposed Number of Units:**

Unit Type	No. Units
1 Bed	6 (20%)
2 Bed	15 (50%)
3 Bed	9 (30%)
<b>Total Units</b>	<b>30 (100%)</b>
Affordable Housing Units	6 (20%)
Adaptable Units	3 (10%)
Silver Level Living Units	6 (20%)

**Solar and Natural Daylight Access (70% requirement)**

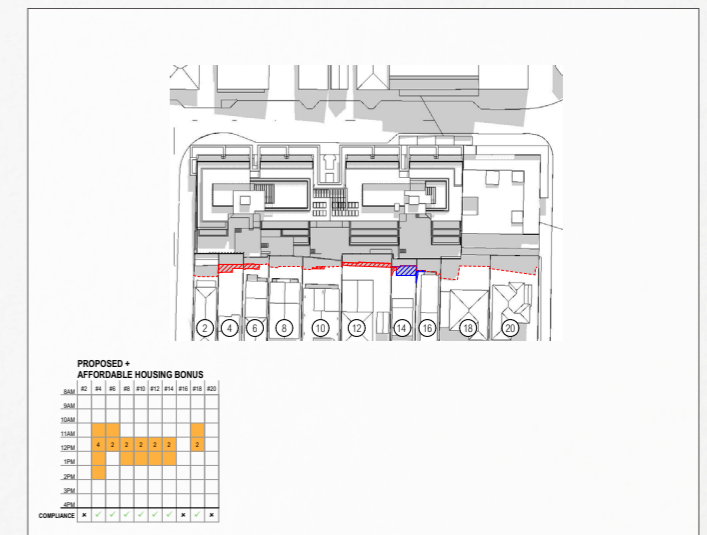
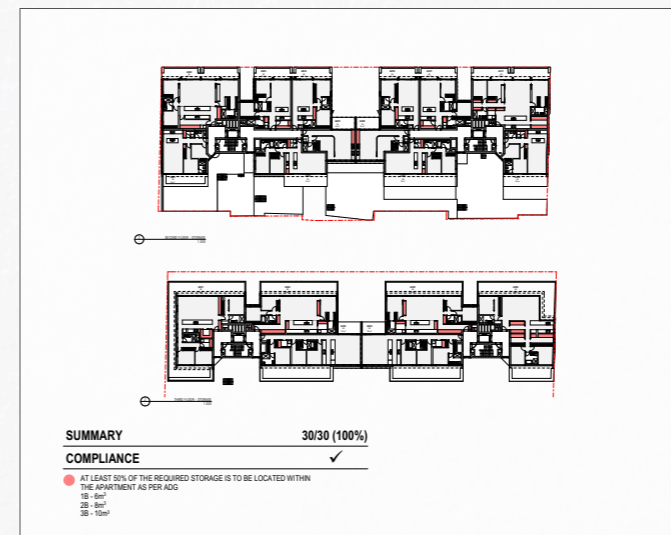
Complies  
23/30 apartments receive 2hrs (76%)

**Natural Ventilation (60% requirement)**

Complies  
22/30 Apartments Achieve Cross Ventilation (73%)

**Communal Open Space (25% requirement):**

171m<sup>2</sup> (645m<sup>2</sup> required)  
Communal Open Space Solar Access: Complies



**Proposed Car Parking:**

Retail Spaces	62
Residential Spaces	44
<b>Total Spaces</b>	<b>106</b>

**Landscaped Area:**

Landscaped Area: 1,012 m<sup>2</sup> (39%)

**Storage:**

Complies  
Each unit receives 5m<sup>3</sup> of storage space located on the lower ground and basement carpark levels with a minimum of 50% of the storage required by the ADG located within the apartments.

**Overshadowing of Neighbouring Properties:**

Complies  
The proposed maintains minimum 2 hours of solar access to at least 50% of the private open space of the neighbouring properties save for properties no. 16 & 20 that already do not receive solar access during mid winter.

## 5.2 ADG - Building Separation

The proposal addresses streets on the northern and western sides and private allotments along the east and southern boundaries. The eastern adjoining property is a mixed-use development and is built to boundary. The southern properties consist of a mix of 1 and 2 storey private residential dwellings.

The proposal is built to boundary along the northern, western and eastern boundaries where overlooking and privacy separation distances do not apply. Upper levels to north progressively setback with the third storey setback 2.5m and the fourth storey setback 5m. The fourth storey is also setback 1.8m along the western boundary and to the east, is partially built to boundary and partially setback 3m to address fire separation requirements.

To the south, the changing in zone requires an additional 3m setback be added bringing the total ADG setback requirement to 9m. Due to a varying/stepping boundary condition along this edge, an average setback assessment (based on area) has been proposed which demonstrates that the proposal generally exceeds the ADG setback requirements, providing an average setback of 10m. Furthermore, the proposed southern setbacks and profile of built form also ensures the neighbouring properties to the south maintain at least 2 hrs of solar amenity to 50% of their private open space in accordance with the requirement of the ADG save for properties no. 16 & 20 that already do not receive solar access during mid winter. It is thus proposed that the southern setback is compliant based on a merit assessment.

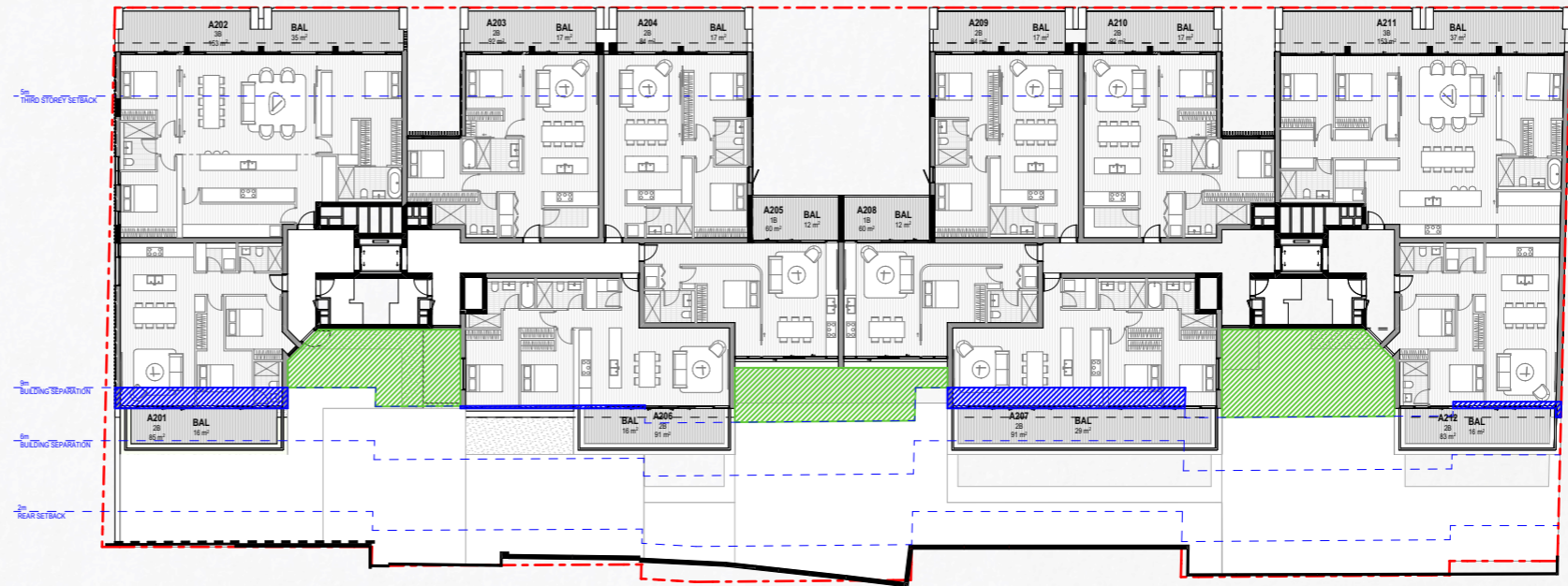


Diagram: L2 Southern Boundary Building Separation



Diagram: L3 Southern Boundary Building Separation

- - - - - Site Boundary
- - - - - Site Setback
- Increased Area of Setback
- Reduced Area of Setback

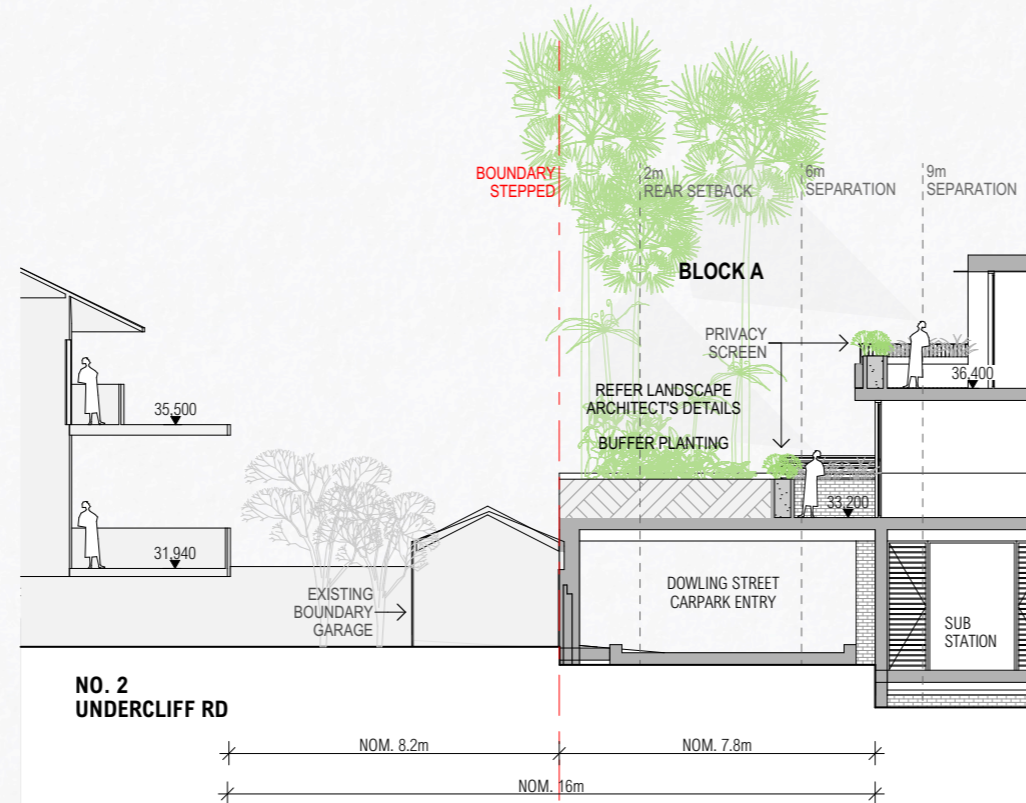
AVERAGE BUILDING SEPARATION BASED ON AREA				BUILDING SEPARATION AREA		
AVERAGE BUILDING SEPARATION	AREA OF INCREASED SETBACK LENGTH OF REAR BOUNDARY**	AREA OF REDUCED SETBACK LENGTH OF REAR BOUNDARY**	MINIMUM BUILDING SEPARATION*	LEVEL	TYPE	AREA
SECOND FLOOR				SECOND FLOOR		
(114 - 31) / 82 + 9 = 10.01m		GREATER THAN MIN. 9m REQUIRED		1.	AREA OF INCREASED SETBACK	114
				2.	AREA OF REDUCED SETBACK	31
THIRD FLOOR				THIRD FLOOR		
(118 - 0) / 82 + 9 = 10.44m		GREATER THAN MIN. 9m REQUIRED		1.	AREA OF INCREASED SETBACK	118
				2.	AREA OF REDUCED SETBACK	0

\*MINIMUM 9m BUILDING SEPARATION REQUIRED AS PER ADG  
\*\*82m LENGTH OF REAR SITE BOUNDARY

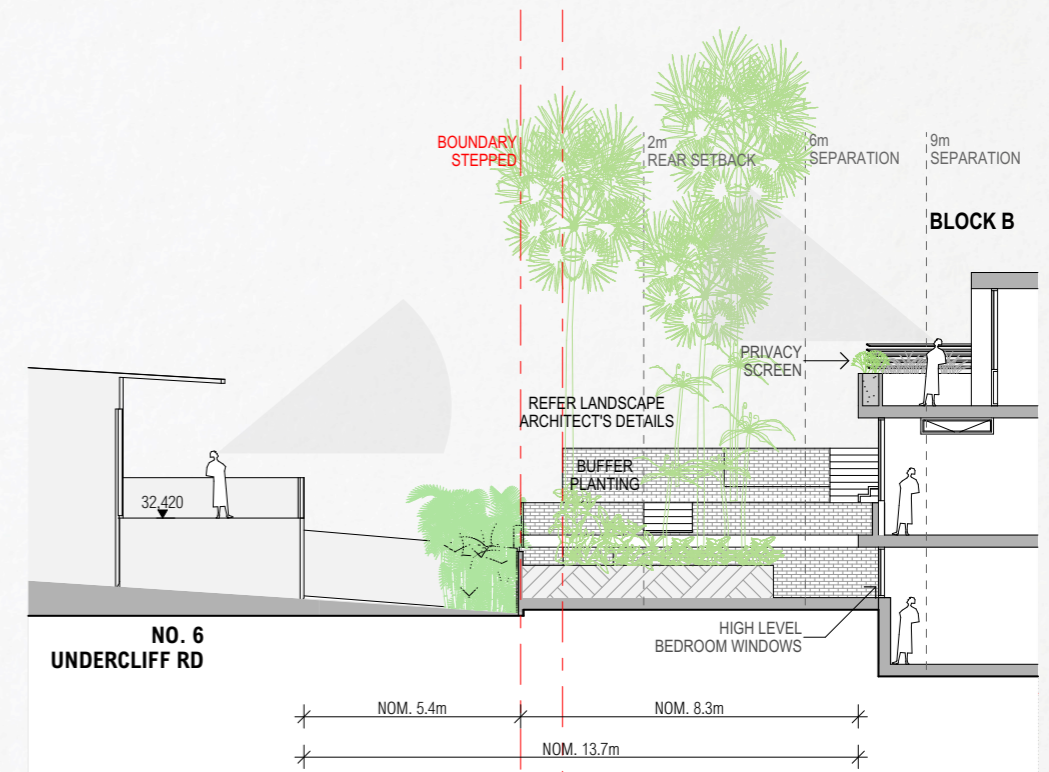
## 5.2 ADG - Building Separation

The terracing built form to the upper levels concentrates height at the central portion of the site, maintaining solar amenity and reducing bulk and scale to the neighbours.

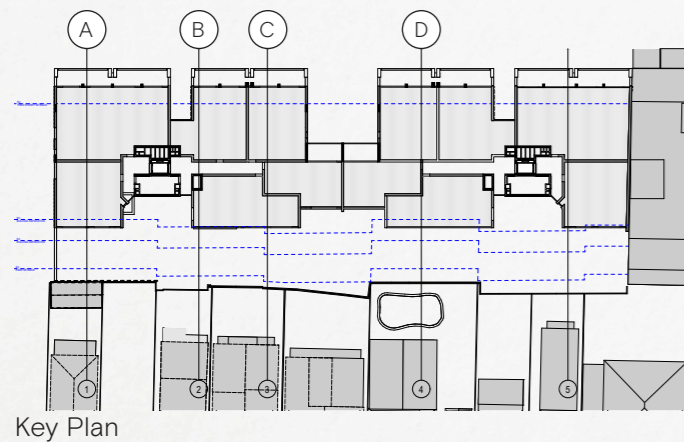
The increased average setback of 10m which is in excess of the 9m ADG minimum, in combination with fixed privacy screens to 1500mm AFFL are proposed to balcony edges and terraces is proposed to mitigate any privacy/ overlooking concerns. Generous buffer planting provided along the southern boundary will further add to privacy screening while providing green outlook and amenity.



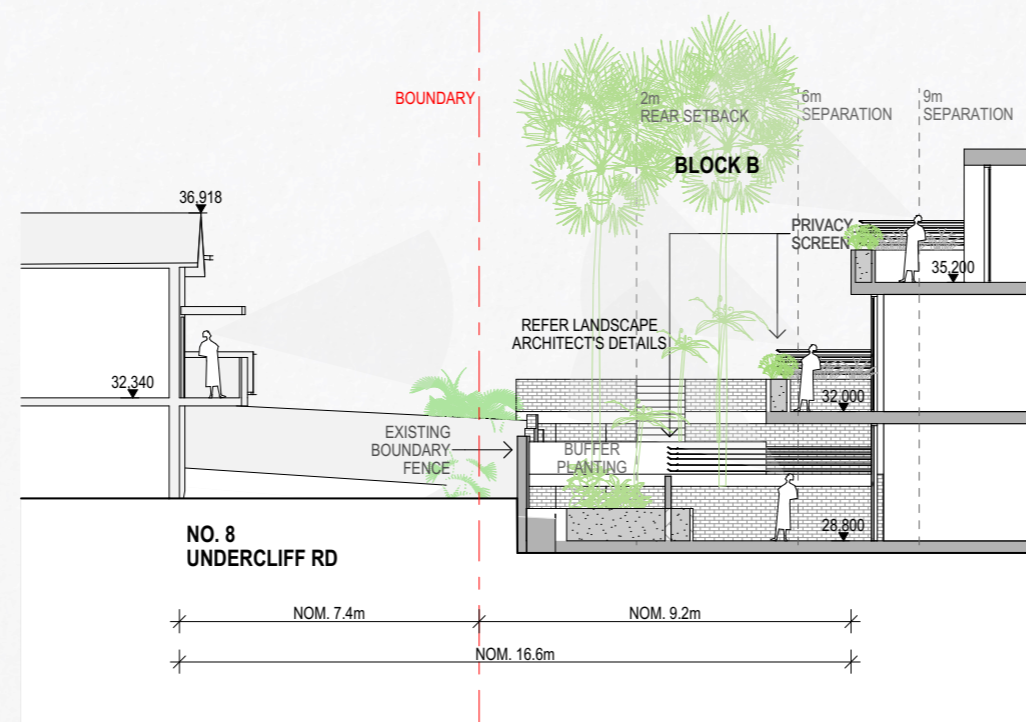
Section A: Southern Boundary Interface with No. 2 Undercliff Road



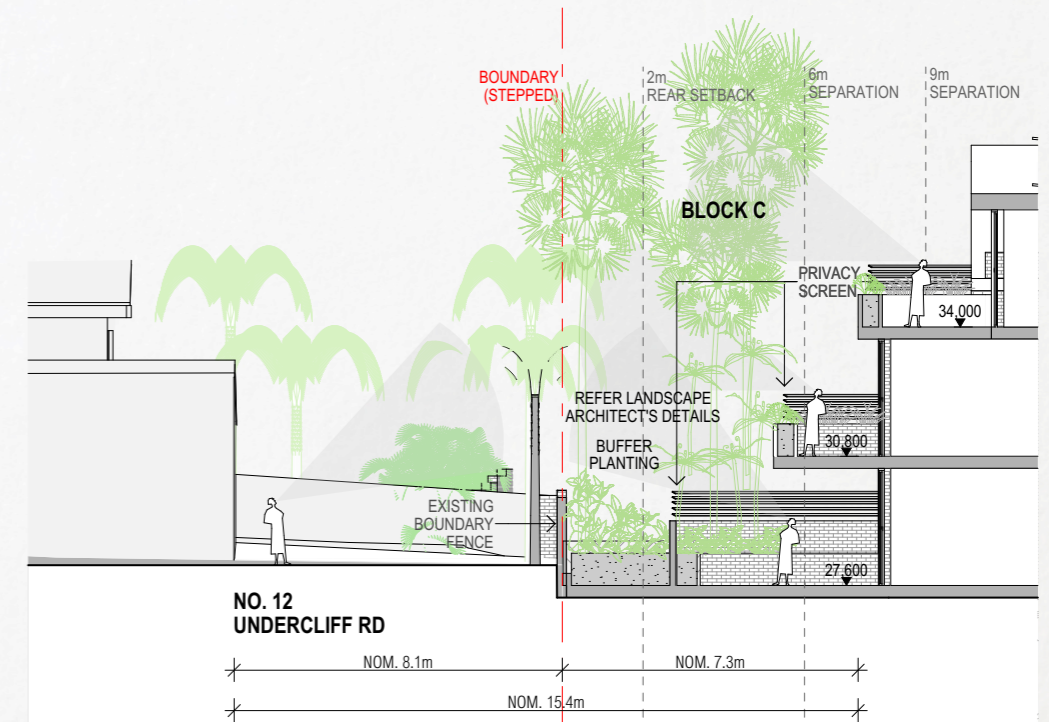
Section B: Southern Boundary Interface with No. 6 Undercliff Road



Key Plan



Section C: Southern Boundary Interface with No. 8 Undercliff Road



Section D: Southern Boundary Interface with No. 12 Undercliff Road

## 5.3 Height Plane - 13.45m Affordable Housing Bonus

The variation is in part due to the significant sloping topography at the site, which drops towards Lawrence Street and the east.

The extent of the variation relates predominantly to the rooftop communal open space and lift overrun. The communal space is intended to provide a high level of residential amenity for both the site's market and affordable housing residents.

The delivery of the proposed development (variation included) will provide critical market and affordable housing supply to an area with one of the highest rates of housing unaffordability in Sydney and New South Wales more broadly.

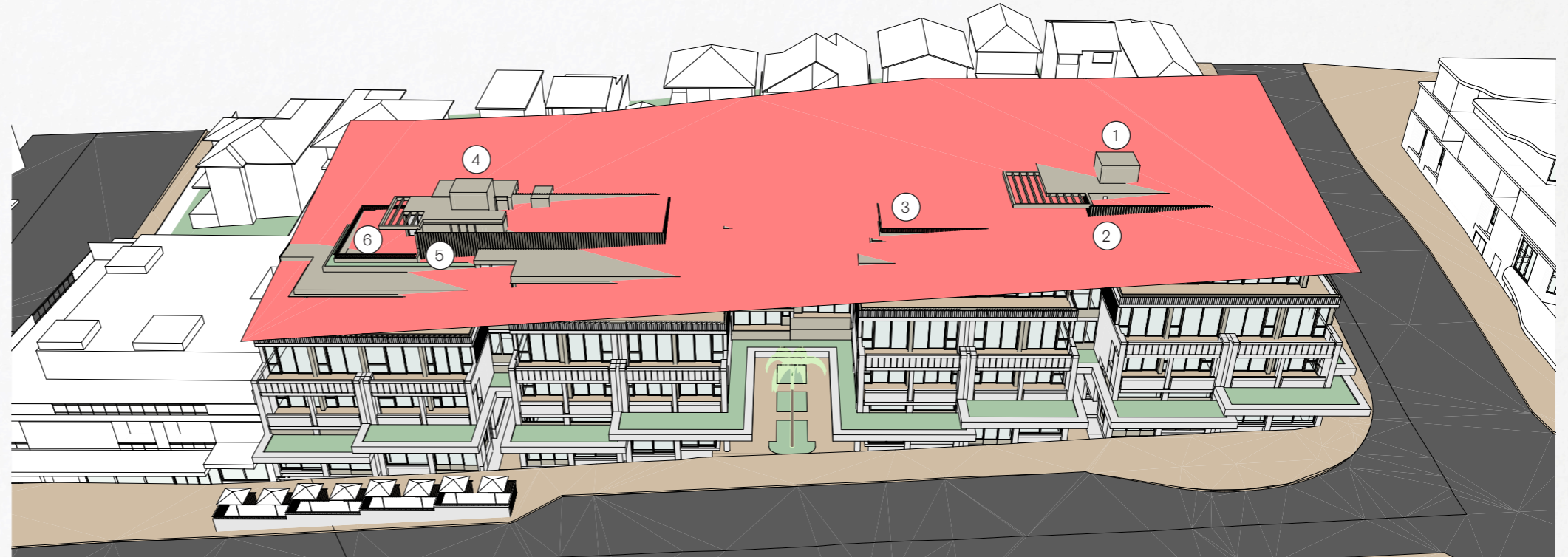


Diagram: 3D Height Plane - Bettar Interpretation

### Bettar Interpretation

Indicative Height Non-Compliance Rates

- ① Lift 1: 1,800mm
- ② Plant 1: 850mm
- ③ Communal Open Space Balustrade 1: 650mm
- ④ Lift 2: 2,900mm
- ⑤ Plant 2: 2,350mm
- ⑥ Communal Open Space Balustrade 2: 1,650mm

### Merman Interpretation

Indicative Height Non-Compliance Rates

- ⑦ Lift 1: 2,900mm
- ⑧ Plant 1: 2,350mm
- ⑨ Communal Open Space Balustrade 1: 1,450mm
- ⑩ Lift 2: 5,200mm
- ⑪ Plant 2: 3,550mm
- ⑫ Communal Open Space Balustrade 2: 2,250mm

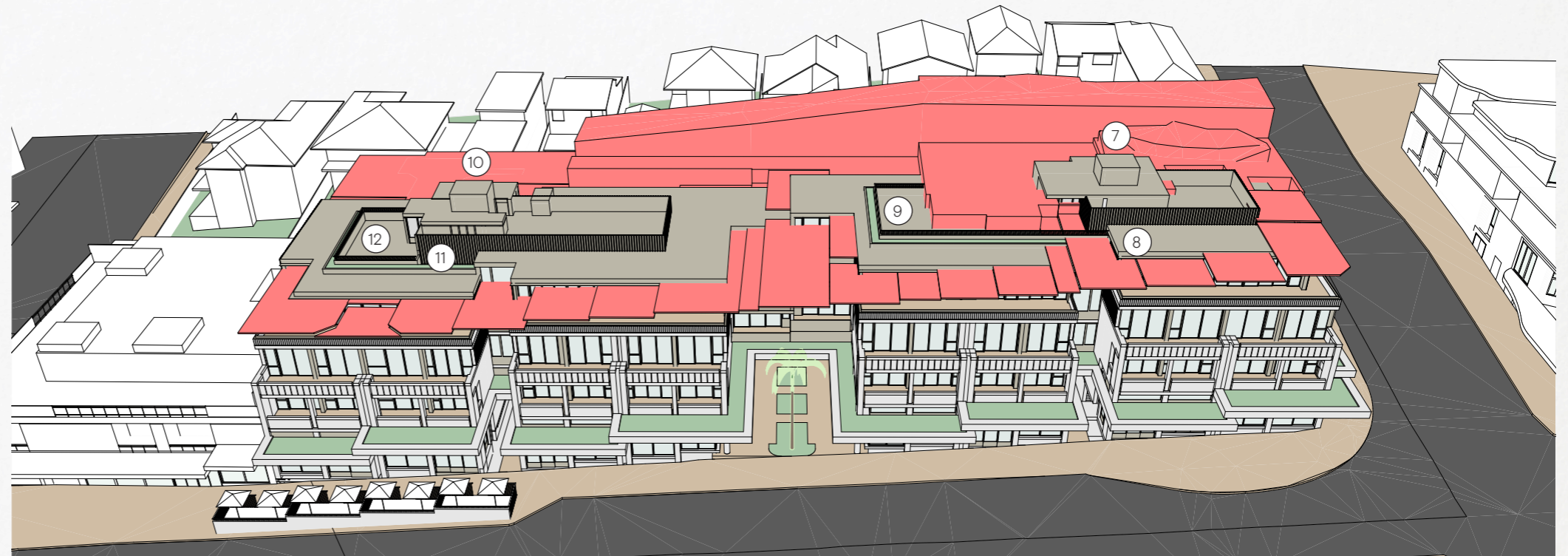


Diagram: 3D Height Plane - Merman Interpretation

## 6.0 Conclusion

## 6.1 Conclusion

In conclusion, 'Freshie' presents a contemporary and distinctive mixed-use development that enhances the sense of place in Freshwater Village. By integrating high-quality retail, residential offerings, and well-designed public spaces, the development will serve as a community focal point, offering both a vibrant retail precinct and a desirable place to live. With a focus on sustainability and place-making, the project seeks to embody the laid-back coastal lifestyle character while contributing to the broader development of Freshwater Village as a dynamic and sustainable town centre on the northern beaches.



Images are indicative of the character of the finish and expression.

Artistic Impression: View looking towards the proposed public plaza on Lawrence Street





\*Images are indicative of the character of the finish and expression.

Artistic Impression: View looking towards the corner of Lawrence Street and Dowling Street

## 7.0 Appendix

## 7.1 SEPP 65 Design Verification Statement

Design Quality Principle	Response
<b>Principle 1: Context and neighbourhood character</b>	
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.	The site is located at 10-28 Lawrence Street, Freshwater, bound by Lawrence Street to the north and Dowling Street to the west. The site comprises of an amalgamated block of five retail/commercial lots. The Lawrence Street frontage has significant fall from west to east (in the order of 6m) with the Dowling Street frontage similarly having a fall from south to north in the order of 3.2 metres.
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.	The south the site is bound by a collection of low-density single residential dwellings varying in scale from 1 to 2 storey with Lawrence Street characterised by 1 to 2 storey mixed use retail and shop-top housing.
Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.	More recent developments include a mixed-used 3 storey residential development to the north at 11 Lawrence Street and a 3-4 storey mixed-use development to the west of the site at 50 Lawrence Street that is currently under construction.
<b>Principle 2: Built form and scale</b>	
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.	The proposal for 10-28 Lawrence Street comprises a 4 storey shop top housing development comprising ground floor retail with 3 levels of residential units above and 2-3 storey basement parking and service areas. Given the length of the site and its topography, the built-form has been articulated into 4 primary building blocks that step in response to the slope of the land. The width of the blocks closely reflect the historic DNA of the village with its 14-20m allotment widths, with the blocks then further articulated to bring a finer grain quality and vertical proportionality to the development.
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.	Breaks between adjoining blocks defining entries to the residential lobbies while a generous public plaza space located at the centre of the site along Lawrence Street provides a key public offering and gathering space with ideal northern orientation.
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.	Upper levels along the street frontage are set back with material differentiation to address bulk and scale while the southern elevation steps back from the neighbouring properties to address building separation, maintain solar access and amenity for the neighbours, while reducing bulk and scale. Generous buffer planting along the southern boundary further helps address scale, privacy and amenity for the southern neighbours.
<b>Principle 3: Density</b>	
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.	The site is located within the Freshwater Village Town Centre which is undergoing gradual change as demand increases for living on the northern beaches. Recent new mixed-used multi-residential developments include Oceans Freshwater located at 11 Lawrence Street opposite the site and comprising 32 residential units, as well as 50 Lawrence Street (currently under construction) comprising 11 apartments with ground floor retail.
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 proposal at 10-28 Lawrence Street (named 'Freshie') will build on this growing demand for gradual densification of the village and deliver a total of 30 apartments, 6 of which will be dedicated as affordable units under the NSW Housing SEPP. Additionally, the proposal will deliver a collection of high-quality ground floor retail and F&B offerings enlivening Lawrence Street and drawing energy and focus to this western end of the street which the existing aging retail offerings are struggling to maintain. This will further be enhanced by a new generous public plaza space located midway along the development frontage to Lawrence Street offering new outdoor dining and gathering space for locals to meet and enjoy ideal northern orientation.
	The proposal offers a high degree of amenity for both residents and public users, with apartments well exceeding ADG minimums for solar access, cross ventilation and private open space.
<b>Principle 4: Sustainability</b>	
Good design combines positive environmental, social and economic outcomes.	The proposal is laid out to maximise north facing apartments with cross-ventilation for passive thermal performance.
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	It will incorporate sustainable design initiatives including performance glazing, energy efficient air conditioning systems, low energy light fittings, WELS-rated water fixtures and on-site photovoltaic system. No use of gas appliances or gas power services are proposed for the residential apartments.
	The proposal targets and achieves a minimum 4-star GBCA Green Star Building v1 rating.
	The design will implement use of low maintenance materials, systems and landscaping. Apartments will be efficiently designed to ensure ongoing comfort and flexibility for the occupants as well and maximising natural daylighting and ventilation. Apartments are designed with a strong emphasis on indoor-outdoor living.

	Ground floor entry lobbies have been designed as 'external lobbies' versus enclosed internal spaces, allowing light and air to filter through and maintain connection with nature. Upper-level lobbies are equally naturally ventilated with access to daylight and outlook over garden areas.
<b>Principle 5: Landscape</b>	
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.	The proposal is located on a constrained site in the Freshwater Village Town Centre. As a consequence, there is little opportunity for ground floor deep soil landscaping. Nevertheless, a strong connection to landscaping and the outdoors is emphasised throughout the proposal and is announced by the generously planted street awnings.
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.	Residential lobbies have been designed as covered external spaces reinforcing a connection to landscape and nature via integrated planters, lightwells with pocket gardens and natural ventilation.
Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and longterm management.	A generous central public space incorporates a planted seating zone for public to occupy in the northern sun while enjoying a coffee, and is anchored at the rear by a light well and pocket garden promoting permeability and cross ventilation.
	Residential balconies are generous in scale and a generous buffer planting zone along the southern edge of the site provides green outlook, screening and amenity for the neighbours.
	Two communal rooftop terraces are proposed for the residents to use and incorporate generous planting and seating areas. Each of these spaces optimise useability, equitable access and opportunities for social interaction.
	This landscaped approach will provide passive cooling and combat any localised heat-island affect while enhancing opportunities for both residents and the public to connect with nature.
<b>Principle 6: Amenity</b>	
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.	The proposal acknowledges the importance of offering both good public as well as residential amenity. A key offering is the provision of a new urban plaza centrally located along the length of the site as a place for the local community and residents to gather in a part of the town centre that currently lacks such a space.
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	All units have generous balconies and/or terraces as private open space with a strong emphasis on indoor/outdoor living. Operable windows and stacking sliding doors provide residents with the ability to maximise the benefit of passive ventilation.
	Furthermore, the apartment layouts have been optimised for good solar access, cross ventilation and have also been tuned to improve privacy between apartments.
	The proposed built form provides generous setbacks to the rear acknowledging the change in residential zoning while the stepped terracing nature of the built form addresses both privacy as well as maintains solar amenity to the existing dwellings.
<b>Principle 7: Safety</b>	
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.	The apartments have been designed to ensure that good passive surveillance of the street and public plaza space is maintained. The ground floor is activated on all edges by retail functions and planned to avoid hidden corners or pockets for concealment.
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.	Entries to apartment lobbies are clearly defined and secured via a screened gate treatment. Shopfront glazing returns along the public side of the lobby entry areas so that passive surveillance of this area is maintained.
	Back of house corridor spaces leading to public amenities and end of trip facilities will be monitored with CCTV and entry doors to these corridor areas will be glazed to maintain passive surveillance.
<b>Principle 8: Housing diversity and social interaction</b>	
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.	The proposal will deliver 30 high quality residential apartments of various mix and sizes including 6 affordable housing units.
Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.	This incorporates 9 x 1-bedroom apartments, 15 x 2-bedroom apartments and 6 x 3-bedroom apartments.
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.	The proposal includes 6 Silver Level units (20%), of which 3 are also adaptable units (10%).
	All apartments are efficiently planned and generous in size offering greater than ADG minimum sizes.
	Furthermore, the proposal seeks to address housing affordability by incorporating 6 affordable housing apartments in line with the NSW Housing SEPP.

	The central public plaza offers residents and the public with a great opportunity for social engagement and integration while two roof-top communal areas are provided for dedicated residential use offering district and distant ocean outlook.
<b>Principle 9: Aesthetics</b>	
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 design proposes a boutique mixed-use residential building located within the Freshwater Village Town Centre. Given the length and topography of the site, the built form has been articulated and expressed as four (4) separate building blocks that step to respond to the sloping nature of the street. The steps in the building form are articulated in plan and elevation by laneway-like lobbies with a main public plaza space proposed midway along the Lawrence Street façade.
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.	Each building has been designed with proportion, balance and composition in mind. Balcony elements address the main street and provide indoor/outdoor spaces with ideal northern aspect and outlook.
	Materially the architectural expression contemporary and primarily masonry in character complimenting the materiality of the local building stock while bringing it's own unique expression and identity to the place. Sandstone toned bricks are proposed to offer a colour and material reference to the sandstone headland and escarpment present in Freshwater and common along the northern beaches of Sydney. Concrete elements such as the verdant planted street awning provide a contemporary counterpoint. A vertical colonnade expression along the ground and first floor levels bring a finer grain quality to the retail frontages with bay-style windows with openable facades offering flexibility for tenants as well as a place for patron to sit. Moments for landscaping are incorporated throughout softening and connecting the proposal back to nature.
	The setback second floor level incorporates a textural change in brick pattering and cladding to emphasis the two-storey street frontage. The third-floor is further setback and expressed as a lighter weight pavilion with thinner roof expression and incorporating higher levels of glazing to optimise district views while offering access to generous outdoor terraces.

**Parts 3 and 4 of the Apartment Design Guide**

Objective	Design Criteria (if applicable)	Proposed / Comment	Compliance
<b>Part 3 – Siting the development</b>			
<b>3A Site analysis</b> <u>Objective 3A-1</u>	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to surrounding context	The site analysis plan contained within the architectural plans provides an analysis of the potential opportunities and constraints of the site including how outlook and solar access can be maximized within the constrained site. The Statement of Environmental Effects (SEE) also documents the sites location and local context in relation to the surrounding development	Yes
<b>3B Orientation</b> <u>Objective 3B-1</u>	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The proposed built form and layout has been arranged to respond to the sloping nature of the street and articulated to reflect the fine grain character of the locality. A key public plaza area has been located centrally along Lawrence Street with ideal northern orientation. The building layout has been configured to optimize apartments with northern aspect.	Yes
<u>Objective 3B-2</u>	Overshadowing of neighbouring properties is minimised during mid- winter	The built form has been setback along its southern elevation in a terracing manner to minimize overshadowing impacts to the neighbouring properties such that properties currently enjoying a minimum 2 hours solar access to at least 50% of their private open space maintain this level of solar access. It is noted that the existing condition of some properties means that they do not meet this requirement due to the manner in which their site has been developed and the shadowing impacts cause by existing built form and boundary fences.	Yes
<b>3C Public Domain Interface</b> <u>Objective 3C-1</u>	Transition between private and public domain is achieved without compromising safety and security	Transitions between public and private domain are managed in such a way that there are no hidden corners for potential concealment. Private lobby areas are visually open and connection to the public domain but physically secured via access-controlled entries	Yes
<u>Objective 3C-2</u>	Amenity of the public domain is retained and enhanced	Amenity of the public domain has been retained and enhanced when compared to the existing condition. Active frontages are provided by a variety of retail and F&B uses and a new key public plaza is proposed centrally along the length of the site with ideal northern aspect.	Yes
<b>3D Communal and Public open space</b> <u>Objective 3D-1</u>	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 the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid- winter)	The site is located within the Freshwater Village Town Centre and has limited scope to provide communal open space to fully comply with the objectives of 3D-1. Two communal open space areas have been proposed on the rooftop of the development providing a total of 171m2 with access from each core. The location of the rooftop Communal Open Spaces offer pleasant district and ocean outlooks with ample solar amenity throughout the day.	Yes
<u>Objective 3D-2</u>	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The proposed communal open space offers a variety of sitting areas for residents to enjoy as well as shaded sitting areas.	Yes
<u>Objective 3D-3</u>	Communal open space is designed to maximise safety	Communal open space has been designed to maximise safety with no hidden corners and complying perimeter balustrade. The area will also be monitored by CCTV.	Yes
<u>Objective 3D-4</u>	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Public open space has been provided in the form a central public plaza with ideal northerly aspect. The dimensions of the plaza are generous to enable outdoor gathering and dining while the scale and width of the building blocks seek to continue the fine grain subdivision character of the street.	Yes

<p><b>3E Deep soil zones</b> <u>Objective 3E-1</u> Deep soil zones provide areas on the site allow for and support the healthy plant and tree growth. The improve residential amenity and promote management of water and air quality</p>	<p>1. Deep soil zones are to meet the following minimum requirements</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m<sup>2</sup></td> <td>–</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m<sup>2</sup> – 1,500m<sup>2</sup></td> <td>3m</td> </tr> <tr> <td>greater than 1,500m<sup>2</sup></td> <td>6m</td> </tr> <tr> <td>greater than 1,500m<sup>2</sup> with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m <sup>2</sup>	–	7%	650m <sup>2</sup> – 1,500m <sup>2</sup>	3m	greater than 1,500m <sup>2</sup>	6m	greater than 1,500m <sup>2</sup> with significant existing tree cover	6m	<p>Given the site's location within the Freshwater Village Town Centre, and requirement for basement parking across the full extent of the site, it is not possible to provide deep soil planting that meets the requirements of this objective. Irrespective of this, the proposal provides significant amounts of soft landscaping including the incorporation of planting along street awnings, within the public plaza, within the entry lobbies (conceived as indoor/outdoor areas), and along the southern boundary which offers significant amounts for buffer planting. Planting is also incorporated as part of the communal rooftop areas.</p> <p>The total extent of proposed landscaped area (including rooftop communal area and southern boundary buffer planting is approx. 1,015m<sup>2</sup> (39% of the site area)</p>	<p>Yes on merit</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)													
less than 650m <sup>2</sup>	–	7%													
650m <sup>2</sup> – 1,500m <sup>2</sup>	3m														
greater than 1,500m <sup>2</sup>	6m														
greater than 1,500m <sup>2</sup> with significant existing tree cover	6m														
<p><b>3F Visual privacy</b> <u>Objective 3F-1</u> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p>	<p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	<p>The proposal addresses two streets on the northern and western sides and private allotments along the east and southern boundaries. The eastern adjoining property is a mixed-use development and is built to boundary. The southern properties consist of a mix of 1 and 2 storey private residential dwellings.</p> <p>The proposal is built to boundary along the northern, western and eastern boundaries where overlooking and privacy separation distances do not apply.</p> <p>To the south, a varying/stepping boundary condition exists. Applying an average area setback assessment, the proposal generally exceeds the ADG setback requirements. Additionally, the building form terraces back on upper levels to provide solar amenity and reduce bulk and scale to the neighbours. Fixed privacy screen to 1500mm AFFL are proposed to balcony edges to mitigate any privacy/overlooking concerns. Generous buffer planting provided along the southern boundary will add to privacy screening while provide green outlook and amenity.</p> <p>Proposed separation distance between Blocks B &amp; C is 10m at the central plaza location. Where bedroom windows are opposite each other, a screening device is proposed to address privacy.</p>	<p>Yes on merit</p>
Building Height	Habitable rooms and balconies	Non-habitable rooms													
up to 12m (4 storeys)	6m	3m													
up to 25m (5-8 storeys)	9m	4.5m													
over 25m (9+ storeys)	12m	6m													
<p><u>Objective 3F-2</u> 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</p>		<p>Separation is provided between all common areas/access paths and private open space/habitable rooms. Private open spaces are generally organised to benefit from medium to distant outlook. South facing apartments incorporate some visual screening devices built into the balcony balustrade to mitigate any risk of overlooking toward the neighbouring properties.</p>	<p>Yes</p>												
<p><b>3G Pedestrian access and entries</b> <u>Objective 3G-1</u> Building entries and pedestrian access connects to and addresses the public domain</p>		<p>Building entries are clearly defined by the articulated building form and directly accessible from the public domain.</p>	<p>Yes</p>												
<p><u>Objective 3G-2</u> Access, entries and pathways are accessible and easy to identify</p>		<p>Building entries are clearly defined by the articulated building form and directly accessible from the public domain.</p>	<p>Yes</p>												

<p><u>Objective 3G-3</u> Large sites provide pedestrian links for access to streets and connection to destinations</p>	<p>N/A</p>	<p>N/A</p>
<p><b>3H Vehicle access</b> <u>Objective 3H-1</u> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<p>Vehicle access will be provided off Dowling Street in the same location as the existing driveway access point. Refer traffic engineering report.</p>	<p>Yes</p>
<p><b>3J Bicycle and car parking</b> <u>Objective 3J-1</u> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>	<p>Parking has been provided in accordance with the TfNSW parking rates</p>	<p>Yes</p>
<p><u>Objective 3J-2</u> Parking and facilities are provided for other modes of transport</p>	<p>Provision for motorcycle parking has been made as well as bicycle parking for employees, public and residents. End of Trip facilities have been provided to cater for retail employees wishing to commute to work via bicycle.</p>	<p>Yes</p>
<p><u>Objective 3J-3</u> Car park design and access is safe and secure</p>	<p>Proposed carparking has been designed to be safe and secure with residential parking areas secured off from public parking areas. The carpark will be monitored via CCTV. Refer traffic engineering report.</p>	<p>Yes</p>
<p><u>Objective 3J-4</u> Visual and environmental impacts of underground car parking are minimised</p>	<p>Visual and environmental impacts of the proposed underground carpark have been minimized by concealing the carpark ramp with a landscape roof. This offers crucial buffer planting and outlook for the neighbouring residents, ensuring not only an appropriate visual outcome but also mitigates any acoustic impacts from vehicles.</p>	<p>Yes</p>
<p><u>Objective 3J-5</u> Visual and environmental impacts of on-grade car parking are minimised</p>	<p>N/A</p>	<p>N/A</p>
<p>Part 4 – Designing the building</p>		
<p><b>4A Solar and daylight access</b> <u>Objective 4A-1</u> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p>	<p>The proposal exceeds the ADG minimum requirement for solar access compliance with 76% of the apartments achieving the required 2hrs min. direct sunlight between 9am and 3pm at mid-winter solstice.</p>	<p>Yes</p>
<p><u>Objective 4A-2</u> Daylight access is maximised where sunlight is limited</p>	<p>All apartments are offered generous extents of glazing such that even south facing units have good access to general daylight.</p>	<p>Yes</p>
<p><u>Objective 4A-3</u> Design incorporates shading and glare control, particularly for warmer months</p>	<p>Glazing is generally protected by balcony overhangs with upper level units incorporating eave overhangs to offer solar shading. In some instances screening has also been provided to windows to offer added protection.</p>	<p>Yes</p>
<p><b>4B Natural ventilation</b> <u>Objective 4B-1</u> All habitable rooms are naturally ventilated</p>	<p>All habitable rooms are naturally ventilated.</p>	<p>Yes</p>
<p><u>Objective 4B-2</u> The layout and design of single aspect apartments maximises natural ventilation</p>	<p>Where single aspect apartments are proposed, glazing and ventilation has been maximized.</p>	<p>Yes</p>
<p><u>Objective 4B-3</u> The number of apartments with natural cross ventilation is maximised to</p>	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten</p> <p>The proposal exceeds the ADG minimum requirement for cross ventilation compliance with 73% of the apartments meeting this requirement.</p>	<p>Yes</p>

create a comfortable indoor environment for residents	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																
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line																
<b>4C Ceiling heights</b> <u>Objective 4C-1</u> Ceiling height achieves sufficient natural ventilation and daylight access	1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	All apartments meet with the minimum ceiling height requirements.	Yes														
	<table border="1"> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed-use buildings</th> </tr> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor</td> </tr> <tr> <td></td> <td>2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30-degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </table>	Minimum ceiling height for apartment and mixed-use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	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 used areas	3.3m for ground and first floor to promote future flexibility of use		
Minimum ceiling height for apartment and mixed-use buildings																	
Habitable rooms	2.7m																
Non-habitable	2.4m																
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 used areas	3.3m for ground and first floor to promote future flexibility of use																
	These minimums do not preclude higher ceilings if desired.																
<u>Objective 4C-2</u> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		All apartments comply with the minimum ceiling height requirements.	Yes														
<u>Objective 4C-3</u> Ceiling heights contribute to the flexibility of building use over the life of the building		Floor to floor heights have been set at 3.2m to allow for sufficient height for balcony and wet area setbacks as well as adequate service provision. Where detailed design permits additional floor to ceiling height may be possible.	Yes														
<b>Objective 4D</b> <u>Objective 4D-1</u> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	All units are in excess of the minimum internal area requirements	Yes														
	<table border="1"> <tr> <th>Apartment Type</th> <th>Minimum internal areas</th> </tr> <tr> <td>Studio</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>1 bedroom</td> <td>50m<sup>2</sup></td> </tr> <tr> <td>2 bedroom</td> <td>70m<sup>2</sup></td> </tr> <tr> <td>3 bedroom</td> <td>90m<sup>2</sup></td> </tr> </table>	Apartment Type	Minimum internal areas	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>						
Apartment Type	Minimum internal areas																
Studio	35m <sup>2</sup>																
1 bedroom	50m <sup>2</sup>																
2 bedroom	70m <sup>2</sup>																
3 bedroom	90m <sup>2</sup>																
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m <sup>2</sup> each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m <sup>2</sup> each																

	2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.																	
<u>Objective 4D-2</u> Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Two (2) out of the thirty (30) apartments exceed the max depth of 8m to kitchen rear bench. These units are generous in size (154m <sup>2</sup> ) with living areas in excess of 5m in width with generous full width glazing and openings providing sufficient degree of daylighting and ventilation to the apartments.	Yes on merit															
<u>Objective 4D-3</u> Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All apartments comply with minimum room dimensions	Yes															
4E Private open space and balconies <u>Objective 4E-1</u> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. The All apartments are required to have primary balconies as follows	All apartments comply with minimum private open space dimensions and areas. South facing units with terraces located immediately above the carpark driveway are provided with POS exceeding the minimum requirements of 15m <sup>2</sup> and min depth of 3m for podium level units.	Yes															
	<table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartment</td> <td>4m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>1 Bedroom Apartment</td> <td>8m<sup>2</sup></td> <td>2m<sup>2</sup></td> </tr> <tr> <td>2 Bedroom Apartment</td> <td>10m<sup>2</sup></td> <td>2m<sup>2</sup></td> </tr> <tr> <td>3+ bedroom Apartments</td> <td>12m<sup>2</sup></td> <td>2.4m<sup>2</sup></td> </tr> </tbody> </table>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartment	4m <sup>2</sup>	-	1 Bedroom Apartment	8m <sup>2</sup>	2m <sup>2</sup>	2 Bedroom Apartment	10m <sup>2</sup>	2m <sup>2</sup>	3+ bedroom Apartments	12m <sup>2</sup>	2.4m <sup>2</sup>		
Dwelling Type	Minimum Area	Minimum Depth																
Studio Apartment	4m <sup>2</sup>	-																
1 Bedroom Apartment	8m <sup>2</sup>	2m <sup>2</sup>																
2 Bedroom Apartment	10m <sup>2</sup>	2m <sup>2</sup>																
3+ bedroom Apartments	12m <sup>2</sup>	2.4m <sup>2</sup>																
	The minimum balcony depth to be counted as contributing to the balcony are is 1m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m 3.																	
<u>Objective 4E-2</u> Primary private open space and balconies are appropriately located to enhance liveability for residents		All private open spaces have direct access from living rooms with many in excess of minimum area requirements.	Yes															
<u>Objective 4E-3</u> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The balcony design has been incorporated into the overall architectural expression with first floor balconies expressed as openings formed within the more 'solid' expression of the 2 storey podium and upper level balconies express as open terraces working to the stepped profile of the building.	Yes															

<b>Objective 4E-4</b> Private open space and balcony design maximises safety		All balconies and private open spaces have been designed with safety in mind including balustrade compliance as well as balancing privacy and outlook for passive surveillance of streets.	Yes										
<b>4F Common circulation and spaces</b> <b>Objective 4F-1</b> Common circulation spaces achieve good amenity and properly service the number of apartments	<ol style="list-style-type: none"> <li>The maximum number of apartments off a circulation core on a single level is eight</li> <li>The For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</li> </ol>	Cores have been designed to serve a split-level configuration meaning that a maximum of only 4 units are accessed from any one landing.	Yes										
<b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents		Direct and legible access is provided between lift core and apartment entries. Access to daylight and natural ventilation is provided to via operable windows to all but one lift lobby/common circulation area.	Yes										
<b>4G Storage</b> <b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	<ol style="list-style-type: none"> <li>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</li> </ol> <table border="1" data-bbox="528 783 715 1073"> <thead> <tr> <th>Dwelling Type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio Apartment</td> <td>4m<sup>2</sup></td> </tr> <tr> <td>1 Bedroom Apartment</td> <td>6m<sup>2</sup></td> </tr> <tr> <td>2 Bedroom Apartment</td> <td>8m<sup>2</sup></td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>10m<sup>2</sup></td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling Type	Storage size volume	Studio Apartment	4m <sup>2</sup>	1 Bedroom Apartment	6m <sup>2</sup>	2 Bedroom Apartment	8m <sup>2</sup>	3+ Bedroom Apartments	10m <sup>2</sup>	Total storage for all apartments is compliant with ADG requirements via a combination of storage within units and separate storage cages in common area storage rooms.	Yes
Dwelling Type	Storage size volume												
Studio Apartment	4m <sup>2</sup>												
1 Bedroom Apartment	6m <sup>2</sup>												
2 Bedroom Apartment	8m <sup>2</sup>												
3+ Bedroom Apartments	10m <sup>2</sup>												
<b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments		As noted under 4G-1 above.	Yes										
<b>4H Acoustic Privacy</b> <b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout		Common circulation areas are low-traffic as there is only a maximum of 4 apartments per floor lift landing. Cores have been designed to sit free from apartments thus avoiding potential acoustic impacts from stairs and lifts on adjoining habitable rooms.	Yes										
<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments		Where possible apartments have been planned to minimise the occurrence of living areas from one unit backing onto the bedroom of an adjoining unit. Within units, living and kitchen areas are generally combined as open planned and avoid kitchen backing onto bedroom areas. Outside of corridor walls, most units are limited to sharing only 1 common wall.	Yes										
<b>4J Noise and Pollution</b> <b>Objective 4J-1</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Balconies are inset with sliding doors to living rooms and bedrooms are set back from the building line, providing a buffer to street noise.	Yes										
<b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design construction and choice of materials are used to mitigate noise transmission		As above	Yes										

<b>4K Apartment mix</b> <b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future		The development comprises of 30 apartments ranging from 1 bedroom to 3 bedroom apartments, 6 of which are designated affordable housing units.	Yes
<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building		A mix of unit types and sizes are provided on most levels with top floor apartments designated as 3 bed units.	Yes
<b>4L Ground floor apartments</b> <b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located		N/A	N/A
<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents		N/A	N/A
<b>4M Facades</b> <b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area		The building has been articulated into 4 blocks to break down the scale of the development along the street. The brick materiality reflects that of surrounding existing buildings while the sandstone tone of the brick responds to the tones of the nearby sandstone headlands. The vertical expression linking the ground and first floor continues the fine grain scale and patterning of the existing street frontages.	Yes
<b>Objective 4M-2</b> Building functions are expressed by the façade		The vertical colonnaded expression of the ground floor creates a framing to the retail shopfront windows providing a scale and grain reminiscent of traditional shopfronts. The upper levels with balconies express the proposed residential uses.	Yes
<b>4N Roof design</b> <b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street		Roof design/treatments are integrated into the over building design and expression. Refer architectural drawings.	Yes
<b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised		Two communal roof tops are proposed and accessed off each building core. These spaces provide opportunities for residents to socialize and enjoy district outlook and distant ocean views.	Yes
<b>Objective 4N-3</b> Roof design incorporates sustainability features		The roof design, including the roof over the carpark ramp as well as street awnings, incorporate soft landscaping which helps to mitigate rainwater runoff as well as reduce the impacts of the urban heat island effect. Furthermore the rooftop incorporates a solar PV array to help offset the buildings power consumption.	Yes
<b>4O Landscape design</b> <b>Objective 4O-1</b> Landscape design is viable and sustainable		See above. Additionally, planting has been considered as a device to provide privacy and screening for the southern neighbouring properties. For full design refer to landscape plans	Yes
<b>Objective 4O-2</b> Landscape design contributes to the streetscape and amenity		Landscaped street awnings provide a positive contribution to the streetscape. This is further enhanced by proposed planting and trees located with the central public plaza which equally contribute to the character of the street.	Yes
<b>4P Planting on structures</b> <b>Objective 4P-1</b> Appropriate soil profiles are provided		Appropriate soil profiles have been proposed. Refer landscape drawings	Yes
<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance		Refer landscape drawings	Yes
<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces		Refer landscape drawings	Yes



<p><b>4Q Universal Design</b>  <u>Objective 4Q-1</u>                      Universal design features are included in apartment design to promote flexible housing for all community members</p>	20% Silver Level apartments are provided of which 10% are also Adaptable.	Yes
<p><u>Objective 4Q-2</u>                      A variety of apartments with adaptable designs are provided</p>	A variety of apartment types are adaptable. This includes 2 bedroom and 3 bedroom apartments.	Yes
<p><u>Objective 4Q-3</u>                      Apartment layouts are flexible and accommodate a range of lifestyle needs</p>	Apartments are large and offer flexibility.	Yes
<p><b>4R Adaptive reuse</b>  <u>Objective 4R-1</u>                      New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</p>	N/A	N/A
<p><u>Objective 4R-2</u>                      Adapted buildings provide residential amenity while not precluding future adaptive reuse</p>	N/A	N/A
<p><b>4S Mixed use</b>  <u>Objective 4S-1</u>                      Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	The proposed development is located within the Freshwater Village Town Centre and proposes a variety of retail, food and beverage uses on the ground floor as well as new public plaza space. All street frontages are activated and encourage pedestrian movement.	Yes
<p><u>Objective 4S-2</u>                      Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</p>	Refer proposed plans	Yes
<p><b>4T Awnings and signage</b>  <u>Objective 4T-1</u>                      Awnings are well located and complement and integrate with the building design</p>	Refer proposed plans	Yes
<p><u>Objective 4T-2</u>                      Signage responds to the context and desired streetscape character</p>	Refer proposed plans	Yes
<p><b>4U Energy efficiency</b>  <u>Objective 4U-1</u>                      Development incorporates passive environmental design</p>	The development targets a 4 Star Green Star rating and exceeds minimum ADG requirements for cross ventilation and solar access for units. Low energy fixtures in accordance with BASIX/Nathers	Yes
<p><u>Objective 4U-2</u>                      Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	Proposed concrete structure and masonry construction and exterior walls provide thermal mass. Corner and through apartments affording cross ventilation and solar access. Apartment layouts prioritizing northern orientation.	Yes
<p><u>Objective 4U-3</u>                      Adequate natural ventilation minimises the need for mechanical ventilation</p>	All apartments are naturally ventilated with 73% cross ventilated.	Yes
<p><b>4V Water management</b>  <u>Objective 4V-1</u>                      Potable water use is minimized</p>	Water efficient appliances are proposed throughout the development. Refer to BASIX/Nathers report	Yes
<p><u>Objective 4V-2</u>                      Urban stormwater is treated on site before being discharged to receiving waters</p>	The proposal incorporates an on-site stormwater detention system. Refer services engineers report.	Yes

<p><u>Objective 4V-3</u>                      Flood management systems are integrated into site design</p>	N/A	N/A
<p><b>4W Waste management</b>  <u>Objective 4W-1</u>                      Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	Residential waste storage rooms are provided in the basement at each core location. Bins will be transferred to the ground floor holding room on collection day by building management, with bins then be collected by Council as part of their regular collection cycle.  A commercial waste storage room is located on ground level with collection occurring several times per week by an appointed private waste contractor.	Yes
<p><u>Objective 4W-2</u>                      Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	As noted above	Yes
<p><b>4X Building maintenance</b>  <u>Objective 4X-1</u>                      Building design detail provides protection from weathering</p>	The proposed materiality of the building comprises low maintenance materials such as face brick, concrete and prefinished metal cladding.  All landscape areas will be proved with access for maintenance. Planted street awnings will be access via ladder and provided with a static line such that maintenance can be provided in a safe manner.	Yes
<p><u>Objective 4X-2</u>                      Systems and access enable ease of maintenance</p>	As noted above.	Yes
<p><u>Objective 4X-3</u>                      Material selection reduces ongoing maintenance costs</p>	As noted under 4X-1	Yes

# CHROFI

We are committed to architecture that goes beyond convention, considering broader perspectives to forge meaningful connections between people and places.

---

CHROFI  
3/1 The Corso, Manly, NSW 2095  
Australia  
+61 2 8096 8500  
[www.chrofi.com](http://www.chrofi.com)