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40-56 Ourimbah Road, Mosman NSW 2088 **DESIGN VERIFICATION REPORT**

Residential Flat Building with Infill Affordable Housing

State Significant Development Application: SSD-119133490

Prepared for: The Trustee for Ourimbah Developments Trust

Prepared by: Doroch Architects Pty Ltd

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Design Practitioner: DEP0000211

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Revision: A

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1. INTRODUCTION

1.1 Purpose

This Design Verification Report has been prepared by Doroch Architects Pty Ltd on behalf of The Trustee for Ourimbah Developments Trust in support of a State Significant Development Application (SSDA) for the construction and operation of a proposed residential development at 40-56 Ourimbah Road, Mosman (SSD-119133490).

This report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It addresses the architectural-design Secretary's Environmental Assessment Requirements (SEARs) issued for the project on 14 May 2026, namely:

- SEAR 5 — Design Quality
- SEAR 6 — Built Form and Urban Design
- SEAR 7 — Environmental Amenity
- SEAR 8 — Visual Impact (architectural input)

Statutory context (SEAR 1) is addressed by the planner in the accompanying Statement of Environmental Effects.

This report should be read in conjunction with the architectural drawings prepared by Doroch Architects Revision A Issued for SSD, 19 May 2026

The proposal addresses:

- the design principles for residential apartment development set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP); and
- each of the objectives in Parts 3 and 4 of the Apartment Design Guide (ADG).

1.2 Project Description

The proposal seeks consent for a new residential flat building (RFB) development with in-fill affordable housing. The proposal includes:

- Demolition of existing development on the site and associated ancillary structures.
- Construction of a part 8-storey, part 9-storey RFB comprising 63 residential apartments including 15% affordable housing dwellings, to be managed by a registered Community Housing Provider.
- Provision of communal open space and landscaped areas.
- Excavation for 2 basement levels with car parking and associated services.
- All associated works including site preparation, earthworks, drainage, infrastructure and removal of existing vegetation where required to facilitate the development.

The proposal seeks to utilise the low and mid rise housing and in-fill affordable housing provisions of the Housing SEPP by providing affordable housing in compliance with the requirements of the EPI.

2. DESIGN VERIFICATION STATEMENT

19 May 2026

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

To whom it may concern,

ARCHITECTURAL DESIGN VERIFICATION STATEMENT

Residential Flat Building with Infill Affordable Housing at 40-56 Ourimbah Road, Mosman NSW 2088

State Significant Development Application — SSD-119133490

I can confirm that I designed or directed the design of the development at 40-56 Ourimbah Road, Mosman NSW 2088.

I believe the proposal addresses:

- the design principles for residential apartment development set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021; and
- each of the objectives in Parts 3 and 4 of the Apartment Design Guide (ADG).

I am a registered architect in New South Wales pursuant to the Architects Act 2003. My registration number is 9170. I am also a registered Design Practitioner under the Design and Building Practitioners Act 2020 (registration number DEP0000211).

Yours faithfully,



Pavlo Doroch

Director
Registered NSW Architect #9170
Design Practitioner DEP0000211
Doroch Architects Pty Ltd

40-56 Ourimbah Road, Mosman NSW 2088

3. BETTER PLACED — SEVEN OBJECTIVES FOR GOOD DESIGN

This section addresses SEAR 5 by demonstrating how the proposal achieves good design in accordance with the seven objectives for good design set out in Better Placed — An Integrated Design Policy for the Built Environment of NSW.

The proposal has been developed through a design process informed by detailed site analysis, contextual research, and engagement with the State Design Review Panel (SDRP). The design responds to each of the seven Better Placed objectives as follows.

Objective 1 Better Fit — Contextual, local and of its place

The proposal sits between Mosman's village character at Spit Junction and the prevailing one and two-storey brick housing of Ourimbah Road and Bond Street. The architectural language has been developed in direct response to this context and new character arising from LMR controls.

A 3 storey podium has been provided at the corner of the site with a recessed upper form to soften the building's contribution to the streetscape and protect adjoining residential amenity, including the heritage listed building at 60 Ourimbah Road. Rich browns and sandstone in the façade finishes and greenery has been incorporated to complement the existing character of the neighbourhood.

Objective 2 Better Performance — Sustainable, adaptable and durable

The proposal incorporates passive environmental design as the primary driver of residential amenity. Dual-aspect and corner apartments maximise natural cross-ventilation, with 45/63 (71.42%) of apartments achieving the ADG cross-ventilation criterion. Solar access is optimised across 48/63 (76.19%) of dwellings. The building envelope, glazing strategy and material palette have been developed to deliver thermal performance in accordance with BASIX and NCC Section J requirements. Material selection prioritises durability and low maintenance, with softened concrete upstands and rich brown concave façade cladding and sandstone selected to age well within the Mosman context.

Objective 3 Better for Community — Inclusive, connected and diverse

The proposal contributes to housing diversity in Mosman by providing 63 new homes across 1, 2 and 3-bedroom apartment types, including 15% affordable housing managed by a registered Community Housing Provider for the period required under the Housing SEPP. Affordable dwellings are integrated through the building, with equitable access to communal facilities, lobbies and basement parking. The development supports the area's social mix by providing accommodation accessible to essential workers and lower-income households within walking distance of the Spit Junction town centre.

Objective 4 **Better for People — Safe, comfortable and liveable**

The proposal prioritises liveability through generous private open space, well-proportioned internal layouts, and access to sunlight and natural ventilation. Apartments exceed ADG minimum internal areas, ceiling heights are generally 2.7m to habitable rooms, and every habitable room has a window in an external wall. Safety has been addressed through clear pedestrian entries, separation of vehicle and pedestrian access, passive surveillance of the public domain, secure lobbies and lift access, and Liveable Housing Australia Silver-level provisions in 13/63 (20%) of dwellings.

Objective 5 **Better Working — Functional, efficient and fit for purpose**

The building plan is structured around a clear and efficient circulation strategy. There are 2 distinct entries provided, one on Ourimbah Road and one on Bond Street to provide easy and direct access towards the Mosman Town Centre. The development has a central single core with 2 lifts and a waste services room on each floor. Building services are consolidated within the basement and rooftop plant zones, integrated with the architectural expression and set back from building edges. The basement is designed for efficient car park layouts that minimise excavation and ramp lengths with the basement entry located to the lowest portion of the site.

Objective 6 **Better Value — Creating and adding value**

By replacing nine detached dwellings with 63 well-designed apartments, including 12 affordable apartments, the proposal makes efficient use of well-located land close to public transport, employment and community amenities such as Spit Junction and nearby Mosman Tennis Club. The development delivers additional public benefit through landscape enhancement, and the upgrade of the public domain interface along Bond Street and Ourimbah Road providing a 1.5m landscape setback from the Boundary

Objective 7 **Better Look and Feel — Engaging, inviting and attractive**

The architectural composition is articulated as a podium and upper form, with the podium expressed with softened concrete upstands and rich brown concave cladding and sandstone to complement residential character of the area. The upper form is recessed and softened with landscape detailing. The built form also has increased setbacks of 8m and 13.4m to 60 Ourimbah Road Mosman (heritage listed) to provide a respectful separation distance to the 2 storey brick building. Materials, colours and textures have been chosen for permanence and contextual fit. Generous balconies, landscape integration on all levels, and the activation of two street frontages contribute to a development that adds positively to the experience of Ourimbah Road, and Bond Street.

4. SCHEDULE 9 — 9 DESIGN QUALITY PRINCIPLES

This section addresses SEAR 6 by demonstrating how the proposal responds to each of the nine design quality principles for residential apartment development set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021.

Schedule 9 of the Housing SEPP establishes nine design quality principles to be applied in the design and assessment of residential apartment development. The Apartment Design Guide (ADG) provides greater detail on how proposals can meet these principles through good design and planning practice. The following statement of consistency with Schedule 9 and the ADG has been prepared by Doroch Architects.

PRINCIPLE 1 | CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

STATEMENT OF COMPLIANCE

The site is a consolidated lot identified as Lots 10, 2, A, C, 8, A and B in DP S12796 / DP 107522 and adjoining titles, located within the Mosman Municipal Council LGA. It has a total area of 2,527.7 m² and benefits from two street frontages: 70.43 m to Ourimbah Road (north) and 36.20 m to Bond Street (east).

The site falls under Mosman LEP 2012 and is mapped within the area to which the NSW Government's Low and Mid-Rise Housing (LMR) reforms apply, given its location within 400 m walking distance of the Spit Junction town centre.

The surrounding existing context is characterised predominantly by one and two-storey brick dwelling-houses and small residential flat buildings. The site adjoins the heritage-listed building at 60 Ourimbah Road to the west, which has been a key driver of the building's massing strategy.

Recent and current State-led housing reforms, including the LMR Housing Policy and the In-Fill Affordable Housing provisions of the Housing SEPP provide the framework for residential intensification at this location. The proposal is consistent with the desired future character anticipated by these reforms, providing 63 new homes (including 15% affordable housing with a total of 12 units) within walking distance of jobs, services and public transport at Spit Junction and the broader Mosman village.

The design response is informed by detailed analysis of the site's two street frontages, a 6.2m crossfall along Ourimbah Road, prevailing winds, and the relationship of adjoining properties to the west and south. The built form is broken into two modules across the Ourimbah Road frontage with the upper levels recessed and articulated to reduce perceived bulk from neighbouring residential properties. Vehicle access is consolidated to the Western side of Ourimbah Road, the 6.2m (8.8%) steep fall from East to West is the driver in the vehicle and waste truck site entry.

PRINCIPLE 2 | BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domains, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

STATEMENT OF COMPLIANCE

The architectural expression of the proposal is a direct response to the existing residential context, the prevailing one and two-storey brick housing character, and the heritage-listed building at 60 Ourimbah Road.

The development comprises a part 8-storey (eastern wing) and part 9-storey (western wing) building, composed of a lower podium of part 3 storeys (east) and part 4 storeys (west), and a recessed upper levels component above.

The podium along Ourimbah Road and Bond Street activates the frontage with private terraces and aligns with the prevailing street setbacks. Two articulated modules across the Ourimbah Road frontage with a vertical break signifying entry and upper level setbacks to reduce perceived bulk.

The setback strategy responds to both the LMR + AFH bonus envelope and the more sensitive adjoining residential properties:

- Southern boundary (podium): 6.0–6.5 m setback to break the wall along the rear interface. The South East Corner flared balcony slab edge protrudes into the 6m setback providing a 5.1m setback to the building element however the habitable portion of the balcony remains beyond 6m.
- Southern boundary (upper levels): 10.0–10.5 m, exceeding the 9 m ADG requirement for 5–8 storey buildings, with the western 9-storey portion at 10.5 m (a 1.5 m shortfall against the 12 m criterion at 9+ storeys, considered acceptable on merit having regard to privacy and solar outcomes — refer Section 6.2 / Item 3F). The part 9 storey component which only makes up a small portion of the building is a direct result of the 6.2m (8.8%) crossfall on the site.
- Western boundary (60 Ourimbah Road heritage building): 8 m at the podium and 13.4 m at the building, significantly exceeding the ADG requirements of 6m / 9m and ensuring substantial separation from the heritage building and protecting its setting.
- Eastern boundary (Bond Street): articulated street wall with planted setback.

On the top level, the recessed penthouse terraces and articulated upper form reduce visibility from the public domain and step the building down from its tallest expression. The composition reads as a series of three vertical elements separated by recesses, providing a finer grain to the streetscape consistent with the rhythm of the established Mosman housing stock.

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.

STATEMENT OF COMPLIANCE

The proposed density is appropriate to the site's strategic location within the LMR-mapped area and its walking distance to the Spit Junction town centre, Mosman village and frequent public transport along Military Road.

Site Area: 2,527.7 m².

Proposed Floor Space Ratio (FSR): 2.86:1, equating to a Gross Floor Area (GFA) of 7,228.81 m², within the permissible FSR of 2.86:1 (permissible GFA 7,229.22 m²) (refer Schedule of Areas, Drawing A001).

The development utilises the In-Fill Affordable Housing provisions of the Housing SEPP in combination with the LMR Housing Policy, providing 15% of residential GFA as affordable housing and unlocking the corresponding height and density bonuses.

63 apartments are proposed across a mix of 1, 2 and 3-bedroom dwellings, replacing the existing nine detached dwellings on the consolidated site. This represents an appropriate intensification given:

- Walking distance to Spit Junction town centre (within 400m).
- Frequent public transport along Military Road including the B-Line.
- Proximity to shops, schools, employment, parks and community facilities.
- Capacity of existing utility infrastructure to support additional residential demand.

The bulk, scale and massing of the development have been designed to fit comfortably within the existing and future built form, with sensitive responses to adjoining residential properties and the heritage building at 60 Ourimbah Road.

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.

STATEMENT OF COMPLIANCE

Sustainability is a primary driver of the design. The proposal incorporates the following measures:

- **Passive design:** building orientation and apartment layouts maximise solar access and cross-ventilation. 48/63 (76.19%) of apartments meet the ADG mid-winter solar access criterion (≥ 2 hours between 9 am and 3 pm), and 45/63 (71.42%) achieve natural cross-ventilation.
- **Building envelope and glazing:** high-performance glazing, balcony depths and brick upstands provide solar shading to north and east-facing windows and reduce heat gain in summer.
- **Materials:** durable, locally sourced materials including sandstone and pre-finished façade cladding chosen to age well, minimise maintenance and reduce embodied carbon.
- **Deep soil and landscape:** deep soil zones provide for healthy tree growth, with rooftop and podium landscape softening the building and providing canopy cover. The project provides 1121.84 m² 44% landscaped area and 415.02 m² (16.4%) Deep Soil which overachieves the 30% landscaped area and 7% Deep Soil as outlined in the Housing Sepp Clause 19 2 (b) & (c)
- **Water:** BASIX-compliant fixtures and rainwater harvesting for irrigation of communal landscape.
- **Waste:** separated waste streams (general, recycling and FOGO) collected via chute and for waste and separate recycling bins on each level
- **Construction:** demolition waste reuse where feasible, with materials separation in line with EPA guidelines.

A separate BASIX certificate and ESD Report have been prepared and submitted as part of the EIS demonstrating compliance with sustainability standards.

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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.

STATEMENT OF COMPLIANCE

The landscape strategy integrates the building into the established residential landscape character of Mosman through generous deep soil zones, perimeter planting, balcony planters and a landscaped communal open space.

Key landscape elements include:

- Deep soil zones to the southern, western and eastern boundaries totalling 415.02 m² (16.4%) of site area, (exceeding the ADG 7% minimum and Sepp Housing 15% minimum with a minimum dimension of 3m and free of structures above or below), providing suitable deep soil zones for mature canopy trees and screening of adjoining residential properties and street presentation.
- Two additional street trees are proposed contributing to tree canopy coverage and softening the built form into the surrounds which positively contribute to the amenity and street scape along Ourimbah Road and Bond Street frontages.
- Communal open space at lower ground level 633.34 m², 25% of site area satisfying ADG Requirements, incorporating seating, gathering, BBQ and quieter areas, with an additional of 79.93 m² internal communal space within the Resident's Recreational Amenity. Leading to a total of 713.27 m² = 28.2% (exceeding ADG requirements).
- Total landscape area of 1121.84 m² (44% of site area), exceeding the 30% landscape requirement.
- Rooftop landscape and penthouse terraces, providing additional landscaped amenity for residents.
- Continuous planters integrated into balconies, extending the green character of the building vertically through the façade.

Landscape design has been developed in collaboration with the project landscape architect Nelson Thomas. The selected species are predominantly native and locally appropriate, supporting biodiversity, providing canopy shade and minimising long-term maintenance.

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.

STATEMENT OF COMPLIANCE

The proposal delivers a high level of residential amenity through generous internal areas, optimised solar and ventilation performance, and well-considered private and communal open space.

Internal amenity:

- All apartments meet or exceed the ADG minimum internal areas (1-bed 50 m², 2-bed 70 m², 3-bed 90 m²).
- Ceiling heights of 2.7 m to habitable rooms and 2.4 m to non-habitable rooms (refer Item 4C in Section 6.2).
- Every habitable room has a window in an external wall with a total minimum glass area of at least 10% of the floor area of the room.
- Storage exceeds the ADG minimum for each apartment type, with additional storage cages in the basement.

Solar and ventilation:

- 48/63 (76.19%) of apartments receive ≥ 2 hours of direct sunlight to living rooms and primary balconies between 9 am and 3 pm at mid-winter which is greater than the minimum 70% outlined in the ADG 4A-1.
- 45/63 (71.42%) of apartments achieve natural cross-ventilation which is significantly larger than the minimum 60% outlined ADG 4B-3.
- Maximum 6/63 (9.52%) of apartments receive no direct mid-winter sunlight (ADG 4A-1, $\leq 15\%$ target).

Visual and acoustic privacy:

- Building separation distances are generally compliant with ADG Item 3F, with a single area of merit-based assessment described in Section 6.2.
- Balconies are detailed with brick upstands and recessed soffits to enhance privacy between adjoining apartments.
- Acoustic separation between dwellings is detailed to BCA standards, supported by a separate Noise and Vibration Impact Assessment.

Private and communal open space:

- All apartments are provided with primary balconies meeting or exceeding ADG minimum areas and depths.
- Communal open space exceeds the 25% of site area requirement, with sun access for ≥ 2 hours between 9 am and 3 pm at mid-winter to the principal usable area.

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.

STATEMENT OF COMPLIANCE

The development contributes positively to the safety and security of its residents and the surrounding public domain through:

- Clearly identifiable pedestrian entries from Ourimbah Road, with a generous landscaped threshold between the public footpath and the residential lobby.
- Separation of pedestrian and vehicle access, with vehicle access consolidated from Ourimbah Road and pedestrian routes uninterrupted by driveway crossings.
- Passive surveillance of the public domain through living rooms, balconies and primary windows facing both street frontages.
- Secure lobby access with intercom and key-card entry to lifts and residential floors.
- Resident car parking located in secure basements, separate from any visitor parking, and protected by roller shutter.
- Well-lit external circulation, communal open space, lobbies and car parks, with motion-sensor lighting and CCTV coverage as appropriate.
- Clear sightlines through lobbies and communal areas, with no tight or concealed corners.

The development of the site for residential purposes will increase activity and casual surveillance of Ourimbah Road and Bond Street, contributing to the broader safety of the neighbourhood.

PRINCIPLE 8 HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

STATEMENT OF COMPLIANCE

The proposal addresses an established need for housing diversity in Mosman, where the existing stock is dominated by detached dwellings and older walk-up flats. The development delivers 63 apartments of varying size and tenure, including 15% as affordable housing.

The apartment mix is as follows:

- 1-bedroom: 9 apartments (14.3%)
- 2-bedroom: 32 apartments (50.8%)
- 3-bedroom: 22 apartments (34.9%)
- Total: 63 apartments

12 dwellings are provided as affordable housing (15% of residential GFA), managed by a registered Community Housing Provider for the period required under the Housing SEPP. The affordable dwellings are located on Level 1, with northern solar access to Ourimbah Road, and have full equitable access to lobbies, communal open space, basement parking and all building amenities, with the same apartment quality and finish as the market dwellings.

13 of the 63 apartments (20%) meet Livable Housing Australia Silver-level guidelines, and 13 (20%) are designed as adaptable in accordance with AS 4299.

The communal open space at ground / podium level provides a generous shared facility for resident interaction, including seating, gathering and barbecue areas. Common circulation has been designed to encourage incidental social contact, with each core serving no more than eight apartments per level.

PRINCIPLE 9 AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

STATEMENT OF COMPLIANCE

The building's aesthetic is grounded in the existing residential character of Ourimbah Road and the broader Mosman context. The architectural language draws on the established palette of rich browns, natural stone and lush greenery.

Key elements of the aesthetic response include:

- A clear composition of base (podium), and upper recessed form (typical residential levels) and top (lighter penthouse terraces).
- Softened curved concrete upturns to the podium, providing a soft building edge
- Two articulated modules across the Ourimbah Road frontage, separated by building recesses that signify entries.
- Generous deep balconies with brick upstands and integrated planters, animating the façade with planting.
- A restrained material palette of stone, textured concrete, concave brown metal cladding and natural-tone glazing, selected for durability, low maintenance and long-term appearance.
- Sensitive transition to the heritage building at 60 Ourimbah Road through increased setbacks, material continuity at the lower levels, and careful detailing of the western elevation.

The composition of building elements, textures, materials and colours reflects the use, internal layout and structure of the development. The proposal will make a positive and lasting contribution to the character of Ourimbah Road and the wider Mosman context.

5. APARTMENT DESIGN GUIDE COMPLIANCE

This section addresses SEAR 6 and SEAR 7 through a line-by-line compliance assessment against Parts 3 and 4 of the Apartment Design Guide.

In addition to the assessment below, a per-dwelling ADG performance table for all 63 apartments (including affordable housing dwellings) is provided as Appendix A. This identifies, for each unit, performance against ADG criteria including internal area, solar access, cross-ventilation, balcony area and storage.

5.1 Part 3 — Siting the Development

Item	Objective / Design Criteria	Comply	Comment
3A Site Analysis			
3A	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.	Yes	A detailed site analysis has informed the design, addressing two street frontages (Ourimbah Road and Bond Street), the slope across the site, prevailing winds, solar orientation, the heritage building at 60 Ourimbah Road, and the predominant low-rise residential character of the surrounding area.
3B Orientation			
3B	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Yes	The building is oriented along its long Ourimbah Road frontage, with primary living areas and balconies facing north to maximise solar access. Three articulated modules allow north-south through ventilation.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter.	Yes	A detailed shadow analysis has been prepared (refer separate Shadow Diagrams). Apartments to the south retain solar access in accordance with the ADG. The Upper Level is set back 10.0–10.5 m from the southern boundary to minimise overshadowing.
3C Public Domain Interface			
3C	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	Yes	Main pedestrian entry from Ourimbah Road through a landscaped threshold and secured residential lobby. Ground-level apartments are elevated above street level for privacy.
	Objective 3C-2 Amenity of the public domain is retained and enhanced.	Yes	Public domain amenity along Ourimbah Road and Bond Street is enhanced through a 1.5m landscape setback to Bond

Design Verification Report

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			Street and eastern end of Ourimbah Road, increased to 4.5m west of the building entry
3D Communal and Public Open Space			
3D	Objective 3D-1.1 Communal open space has a minimum area equal to 25% of the site (632 m ²).	Yes	Communal open space of 633.34 m ² is provided at lower ground level, representing 25% of the 2,527.7 m ² site area. Total communal open space meets the 25% ADG requirement. Additionally, with the 79.93 m ² indoor communal open space within the Resident's Recreation Amenity, leading to a total of 713.27 m ² = 28.2% (exceeding ADG requirements).
	Objective 3D-1.2 Communal open space achieves a minimum of 50% direct sunlight to the principal usable part for ≥ 2 hours between 9 am and 3 pm on 21 June.	Yes	The principal communal open space is located to receive direct sunlight between 9 am and 3 pm mid-winter, exceeding the ADG criterion.
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Yes	The communal open space provides for gathering, dining (BBQ), seating and quieter contemplative areas. Mature canopy planting provides shade and amenity.
	Objective 3D-3 Communal open space is designed to maximise safety.	Yes	Communal open space is accessed from the lift lobby and is secure from the street. The space is visible from surrounding apartments providing passive surveillance.
3E Deep Soil Zones			
3E	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. For sites > 1,500 m ² , deep soil zones are to meet a 7% of site area requirement with a minimum dimension of 6 m.	Yes	Deep soil of 415.02 m ² (16.4% of site area) is provided, exceeding the ADG 7% requirement. The deep soil is provided at lower ground (201.80 m ²) and ground floor (213.07 m ²) levels, supporting mature canopy trees and providing screening to adjoining residential properties. Refer Drawing A201 and the Landscape Plan.
3F Visual Privacy			
3F	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites. ADG minimums: Up to 12m (4 storeys) 6m hab/3m non-hab; Up to 25m (5–8 storeys) 9m/4.5m; Over 25m (9+ storeys) 12m/6m.	On Merit	Setbacks generally meet or exceed ADG criteria. The proposal provides 10.0–10.5 m setback from the southern boundary at the upper levels, exceeding the 9 m ADG requirement for 5–8 storey buildings. The western 9-storey component has a shared

40-56 Ourimbah Road, Mosman NSW 2088

			separation of 10.5 m — a 1.5 m shortfall against the 12 m criteria for 9+ storey buildings and is only for a small portion of the building and only to the rear boundary. This minor shortfall is considered acceptable on merit as: (a) the upper levels are set back 13.4 m from the western boundary of 60 Ourimbah Road, (b) habitable rooms are oriented to avoid direct overlooking, and (c) the overall building provides greater separation than the ADG minimum for the majority of its envelope.
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air.	Yes	Balconies are detailed with brick upstands and perimeter planters. Bedroom windows are offset from adjacent balconies. Communal open space is separated from private open space by setbacks and landscape buffer. Where the side setback is measured less than 6m to the south- west corner, the measurement is taken from the upstand and the POS is beyond the 6m setback.
3G Pedestrian Access and Entries			
3G	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	Yes	The main residential lobby is clearly visible from Ourimbah Road, with a landscaped threshold and clear sightlines. A secondary lobby is accessed from Bond Street, providing convenient and equitable access.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify.	Yes	The Bond Street entry is identified through a recessed entry portal in the façade, with awning protection, signage and intercom. All paths comply with AS 1428.1 for equitable access.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.	Yes	The site allows pedestrian permeability through landscape and lobby connections from Ourimbah Road to internal communal space.
3H Vehicle Access			
3H	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Yes	Vehicle access is consolidated from Ourimbah Road, separated from the pedestrian lobby entry by landscape. The Bond Street frontage is protected as a

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			pedestrian-oriented, landscaped edge. Vehicle entry is integrated within the architectural expression and located at the lowest part of the site. It is also located away from the intersections providing enhanced sight distance to traffic, separating access manoeuvres (turning in and out) from the complex movements occurring at the intersections, and assisting in preventing queuing issues.
3J Bicycle and Car Parking			
3J	Objective 3J-1 Car parking is provided based on proximity to public transport. The site is within 800 m of frequent public transport along Military Road and the Spit Junction town centre.	Yes	92 car spaces are provided across a lower ground level and two basement levels: 73 market resident, 6 affordable, and 13 visitor. The market provision exceeds the SEPP minimum (58.5 spaces), and affordable parking is provided in accordance with the reduced rate for affordable housing under the Housing SEPP (6 spaces). Refer Schedule of Parking on Drawing A001 and the Transport Impact Assessment.
	Objective 3J-2 Parking and facilities are provided for other modes of transport.	Yes	16 Secure bicycle parking spaces are provided in the basement. Motorbike parking, plus electric vehicle charging provisions, are also incorporated.
	Objective 3J-3 Adequate, secure and easily accessible bicycle parking is provided.	Yes	Bicycle parking is provided in line with Mosman DCP requirements with end-of-trip facilities to support resident cycling.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.	Yes	All car parking is underground across a lower ground level and two basement levels. The car park is mechanically ventilated to AS 1668.2. Vents and grilles are integrated into the architectural and landscape design.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.	N/A	No on-grade parking proposed.
	Objective 3J-6 Visual and environmental impacts of above-ground enclosed car parking are minimised.	N/A	No above-ground enclosed car parking proposed.

5.2 Part 4 — Designing the Building

Item	Objective / Design Criteria	Comply	Comment
4A Solar and Daylight Access			
4A	Objective 4A-1.1 Living rooms and private open spaces of $\geq 70\%$ of apartments receive ≥ 2 hours direct sunlight 9 am–3 pm mid-winter (Sydney Metropolitan).	Yes	The building achieves 48/63 (76.19%) solar access, exceeding the ADG 70% requirement. Refer Shadow Diagrams.
	Objective 4A-1.3 $\leq 15\%$ of apartments receive no direct sunlight 9 am–3 pm mid-winter.	Yes	6/63 (9.52%) of apartments receive no direct mid-winter sunlight, within the 15% ADG limit.
	Objective 4A-2 Daylight access is maximised where sunlight is limited.	Yes	South-facing apartments are designed with maximised glazing, light wells, and reflective interior finishes to optimise daylight access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	Yes	Deep balconies, brick upstands and recessed window reveals provide shading to north and west façades. Glazing is specified to BASIX-compliant performance levels.
4B Natural Ventilation			
4B	Objective 4B-1 All habitable rooms are naturally ventilated.	Yes	All habitable rooms have operable windows in external walls providing natural ventilation.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Yes	Single-aspect apartments are designed with shallow plan depths and operable windows along the full façade to maximise air movement.
	Objective 4B-3.1 At least 60% of apartments are naturally cross-ventilated in the first nine storeys.	Yes	45/63 (71.42%) of apartments achieve natural cross-ventilation, exceeding the ADG 60% requirement.
	Objective 4B-3.2 Overall depth of cross-over or cross-through apartments does not exceed 18 m, measured glass line to glass line.	NA	The proposal does not include cross-over or cross-through apartments.
4C Ceiling Heights			
4C	Objective 4C-1 Minimum ceiling heights: Habitable rooms 2.7 m; Non-habitable 2.4 m.	Yes	All habitable rooms achieve a minimum 2.7 m ceiling height; non-habitable rooms achieve 2.4 m minimum. Floor-to-floor heights are 3.1 m to typical residential levels.
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides well-proportioned rooms.	Yes	Ceiling heights of 2.7 m to habitable rooms enhance

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			daylight, ventilation and spatial quality.
4D Apartment Size and Layout			
4D	Objective 4D-1 Minimum internal areas: Studio 35 m ² ; 1-bed 50 m ² ; 2-bed 70 m ² ; 3-bed 90 m ² . Additional bathroom +5 m ² ; 4th bedroom +12 m ² .	Yes	All apartments meet or exceed ADG minimum internal areas. Refer apartment area schedule on Drawing A001.
	Objective 4D-1.2 Every habitable room has a window in an external wall with glass area ≥ 10% of room floor area.	Yes	All habitable rooms have external windows meeting the 10% glazing requirement. Daylight is not borrowed.
	Objective 4D-2.1 Habitable room depths are limited to a maximum of 2.5 × the ceiling height (6.75 m at 2.7 m ceiling).	Yes	All habitable room depths comply.
	Objective 4D-2.2 In open plan layouts, maximum habitable room depth is 8 m from a window.	Yes	All open-plan living/dining/kitchen layouts achieve a maximum depth of 8 m from a window.
	Objective 4D-3.1 Master bedrooms ≥ 10 m ² ; other bedrooms ≥ 9 m ² (excluding wardrobe).	Yes	All bedrooms meet or exceed ADG minimum areas.
	Objective 4D-3.2 Bedrooms have a minimum dimension of 3 m (excluding wardrobe).	Yes	All bedrooms achieve the 3 m minimum dimension.
	Objective 4D-3.3 Living rooms ≥ 3.6 m wide (studio/1-bed); ≥ 4 m wide (2-bed/3-bed).	Yes	All living rooms meet the ADG minimum widths.
4E Private Open Space and Balconies			
4E	Objective 4E-1 Primary balconies: Studio 4 m ² ; 1-bed 8 m ² /2 m depth; 2-bed 10 m ² /2 m depth; 3-bed 12 m ² /2.4 m depth.	Yes	All apartments meet or exceed the ADG minimum balcony areas and depths.
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability.	Yes	All primary balconies are located adjacent to living rooms, with direct access from the living area.
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Yes	Balconies form a core part of the architectural composition, with brick upstands, integrated planters and continuous soffits.
	Objective 4E-4 Private open space and balcony design maximises safety.	Yes	Balustrades comply with BCA / NCC requirements. Balcony detailing avoids climbability.
4F Common Circulation and Spaces			
4F	Objective 4F-1.1 Maximum number of apartments off a circulation core on a single level is eight.	Yes	Each circulation core serves no more than eight apartments per typical level.
	Objective 4F-1.2 For buildings of 10 storeys and over, maximum 40 apartments share a single lift.	N/A	Building is part 8 / part 9 storeys.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction.	Yes	Lobby and circulation are direct and well-lit, with clear sightlines from the street through to communal open space. Mailboxes and notice areas

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			provide informal interaction points.
4G Storage			
4G	Objective 4G-1 Additional storage volumes: Studio 4 m ³ ; 1-bed 6 m ³ ; 2-bed 8 m ³ ; 3+ bed 10 m ³ . At least 50% within the apartment.	Yes	All apartments meet or exceed the ADG storage requirement, with at least 50% located within the apartment. Additional storage is provided as secure cages in the basement (refer Apartment Storage Schedule on Drawing A001).
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Yes	Basement storage cages are clearly numbered and adjacent to allocated car spaces.
4H Acoustic Privacy			
4H	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.	Yes	Apartments are stacked vertically so that living areas and bedrooms align. Service areas, lifts and stairs are located to buffer noise from external sources.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	Yes	Acoustic separation between dwellings will comply with BCA / NCC requirements. Refer separate Noise and Vibration Impact Assessment for detailed acoustic design measures.
4J Noise and Pollution			
4J	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through careful siting and layout.	Yes	Site is in a low-traffic residential street with limited external noise sources. Acoustic glazing is provided where required to address Ourimbah Road traffic noise.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques are used to mitigate noise transmission.	Yes	Materials, glazing, balcony soffits and landscape are detailed to mitigate noise transmission. Refer separate Noise and Vibration Impact Assessment.
4K Apartment Mix			
4K	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	Yes	The development provides 1, 2 and 3-bedroom apartments to suit a range of household types. The affordable housing dwellings are located on Level 1 and include 1, 2 and 3-bedroom apartments.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building.	Yes	Larger 3-bedroom apartments are generally located on corners and upper levels with the best outlook. Affordable dwellings are integrated through the building rather than concentrated.

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4L Ground Floor Apartments			
4L	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	Yes	Ground floor apartments to Ourimbah Road and Bond Street have private terraces opening to landscaped front gardens, providing passive surveillance of the street.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Yes	Ground floor apartments are elevated above street level with landscape buffer, secure terrace fencing, and screening planting providing privacy without compromising surveillance.
4M Facades			
4M	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	Yes	Façades are composed as three articulated modules with face brickwork to the podium, pre-finished cladding to upper levels, deep balconies and integrated planting. The composition reflects the rhythm of the surrounding residential subdivision.
	Objective 4M-2 Building functions are expressed by the façade.	Yes	The residential entry, communal open space and apartment expression are all clearly read in the façade composition through changes in material, depth and proportion.
4N Roof Design			
4N	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Yes	The roof is articulated as a series of recessed penthouse terraces with landscape soft edges, reducing the apparent bulk of the building from the street and adjoining residential properties.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Yes	Penthouse apartments incorporate generous private rooftop terraces. The remainder of the roof is utilised for resident communal landscape and building services.
	Objective 4N-3 Roof design incorporates sustainability features.	Yes	Solar PV is integrated into the roof for common-area power. Refer ESD Report and BASIX certificate.
4O Landscape Design			
4O	Objective 4O-1 Landscape design is viable and sustainable.	Yes	Landscape integrates a variety of native and locally appropriate species providing canopy, screening, ground cover and amenity. Refer separate Landscape Plan.

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4P Planting on Structures			
4P	Objective 4P-1 Appropriate soil profiles are provided.	Yes	Rooftop and podium planters are designed with appropriate soil depths for the proposed species, in accordance with the Landscape Plan.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Yes	Plant selection is appropriate to the site exposure, maintenance regime and ecological context. Refer Landscape Plan.
	Objective 4P-3 Planting on structure contributes to the quality and amenity of communal and public open spaces.	Yes	Planters are integrated into balconies, communal open space and the rooftop, providing greening throughout the building.
4Q Universal Design			
4Q	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing — benchmark 20% of apartments meet LHA Silver.	Yes	The proposal provides 12/63 (20%) of apartments meeting Livable Housing Australia Silver-level guidelines.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided.	Yes	13 adaptable apartments (20%) are designed in accordance with AS 4299, distributed across the building.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Yes	Apartments are designed with flexible layouts, generous frontages and dual-aspect orientation where possible to accommodate diverse household needs.
4R Adaptive Reuse			
4R	Objective 4R-1 / 4R-2 — Adaptive reuse provisions.	N/A	The proposal involves demolition of existing structures and new construction. Adaptive reuse not applicable.
4S Mixed Use			
4S	Objective 4S-1 / 4S-2 — Mixed use provisions.	N/A	The proposal is a wholly residential development. Mixed use provisions not applicable.
4T Awnings and Signage			
4T	Objective 4T-1 Awnings are well located and complement and integrate with the building design.	Yes	A canopy/awning is provided over the main pedestrian entry on Ourimbah Road and Bond Street for weather protection and wayfinding.
4U Energy Efficiency			
4U	Objective 4U-1 Development incorporates passive environmental design.	Yes	Passive design is integrated through orientation, glazing, shading, cross-ventilation and material selection.
	Objective 4U-2 Development incorporates passive solar design to optimise heat	Yes	Solar performance is optimised through orientation and balcony

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	storage in winter and reduce heat transfer in summer.		depth, in accordance with the BASIX Certificate.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	Yes	Mechanical ventilation is minimised through cross-ventilated apartment layouts. Refer Section 4B.
4V Water Management and Conservation			
4V	Objective 4V-1 Potable water use is minimised.	Yes	Water-efficient fittings and appliances are specified in accordance with BASIX. Refer ESD Report.
	Objective 4V-2 Urban stormwater is treated on site before being discharged.	Yes	Refer Integrated Water Management Plan.
	Objective 4V-3 Flood management systems are integrated into site design.	N/A	Site is not flood-prone. Refer Civil Engineer's report.
4W Waste Management			
4W	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Yes	Bin storage is located within a basement back-of-house waste room. Collection point is located within the Lower Ground/Basement Level.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Yes	A separate waste room with garbage chute and recycling bins is provided on each level. Refer Waste Management Plan.
4X Building Maintenance			
4X	Objective 4X-1 Building design detail provides protection from weathering.	Yes	Robust, weathering materials including face brick and pre-finished cladding minimise long-term maintenance and protect against weathering.
	Objective 4X-2 Systems and access enable ease of maintenance.	Yes	A maintenance system has been incorporated into the parapet and roof design to permit window cleaning and façade access without external scaffolding.
	Objective 4X-3 Material selection reduces ongoing maintenance costs.	Yes	Face brick, pre-finished metal and powder-coated balustrades are specified for durability and low ongoing maintenance.

6. ENVIRONMENTAL AMENITY

This section addresses SEAR 7 by summarising the architectural response to amenity impacts on the surrounding locality and within the proposal.

6.1 Solar Access

A detailed solar access analysis has been prepared for the proposal (refer separate Shadow Diagrams). The analysis demonstrates:

- 48/63 (76.19%) of apartments achieve ≥ 2 hours direct sunlight to living rooms and primary balconies between 9 am and 3 pm at mid-winter, exceeding the ADG 70% requirement.
- 6/63 (9.52%) of apartments receive no direct mid-winter sunlight, within the 15% ADG limit.
- Neighbouring properties to the south, west and east retain solar access in accordance with the ADG, with overshadowing concentrated on Ourimbah Road and the existing landscape gully.
- The shadow diagrams compare the proposed development to (i) the existing situation and (ii) a compliant envelope with LMR + AFH bonuses applied, demonstrating that the impact of built form on neighbouring solar access has been mitigated through increased setbacks and is acceptable.

6.2 Visual Privacy

Visual privacy has been addressed through:

- Building separation generally exceeding ADG minimums (refer Item 3F in Section 6.2), with the single area of merit-based assessment justified by improved outcomes elsewhere.
- Recessed balconies with brick upstands providing solid privacy elements at balcony edges.
- Offset bedroom windows between adjacent buildings and within the proposal itself.
- Landscape screening along the southern, western and eastern boundaries to mitigate any residual overlooking.

6.3 View Loss and View Sharing

The site does not occupy a position that would result in significant impact on identified view corridors. The recessed upper form, vertical articulation of modules, and reduced setbacks at the lower levels minimise the perceived impact on views from neighbouring properties. A separate Visual Impact Analysis has been prepared assessing impacts on key viewpoints

6.4 Wind, Lighting and Reflectivity

The building height and form do not create significant wind impacts on the public domain. Materials are selected to avoid excessive reflectivity (no high-sheen glazing or polished metal cladding). Lighting design is dark-sky compliant, with shielded fixtures directing light downward to minimise impact on neighbouring properties.

7. SIGNED COMPLIANCE STATEMENT

This statement is provided in the form requested by the planner's brief, signed by the author of this report.

I, Pavlo Doroch, confirm that this Design Verification Report addresses the requirements of SEAR Nos. 5, 6, 7 and 8 (architectural input) and relevant State and local legislation, policies and guidelines, including:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Housing) 2021, including Schedule 9 Design Quality Principles
- Apartment Design Guide
- Better Placed — An Integrated Design Policy for the Built Environment of NSW
- Mosman Local Environmental Plan 2012 and Mosman Residential Development Control Plan

I further confirm that none of the information contained in this Design Verification Report is false or misleading to the best of my knowledge.

Signature:



Pavlo Doroch

Director, Doroch Architects Pty Ltd
Registered NSW Architect #9170
Design Practitioner DEP0000211

Date: 19 May 2026