

DESIGN REPORT

SSD_119133490

40-56 OURIMBAH ROAD, MOSMAN, NSW 2088 AUSTRALIA

PREPARED FOR THE TRUSTEE FOR OURIMBAH DEVELOPMENTS TRUST

REV A I 19/05/2026

DOROCH
ARCHITECTS

ACKNOWLEDGEMENT TO COUNTRY

We acknowledge the Gadigal people of the Eora Nation as the traditional custodians of the land on which we stand today, and the Dharawal people as the custodians of the land where this project will take shape.

We honour their deep and enduring connection to land and waters, and thank them for caring for this coastline and its ecosystems for countless generations.

We pay our respects to Elders past, present, and emerging, and extend that respect to all First Nations peoples.

Our design begins with the personal experience of home—shaped by nature and inspired by a generous vision for life.

We believe that when this synergy is understood, harmony follows.

The experience of place begins with the experience of home.

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SEARs INTRODUCTION

EXECUTIVE SUMMARY

5. Design Quality
• Demonstrate how the development will achieve:
  ○ design excellence in accordance with any applicable EPI provisions.
  ○ good design in accordance with the seven objectives for good design in Better Placed.
• Demonstrate that the development:
  ○ where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or
  ○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.
• Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.
	Design Excellence Strategy (where design excellence is required by an EPI)
	
	Competition Report (where a competitive design process has been held)
	
	Design Review Report (where the project has been reviewed by the SDRP)

6. Built Form and Urban Design
• Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.
• If relevant, provide an assessment of the development against:
  ○ the design principles for seniors housing set out in Schedule 8 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) and the *Seniors Housing Design Guide*.
  ○ the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the *Apartment Design Guide* (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.
• If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.
	Architectural Drawings
	
	Design Report
	
	Survey Plan
	
	Schedule of Colours, Materials and Finishes
	
	Design Verification Statement

7. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Shadow Diagrams Chapter 4 Housing SEPP Assessment (ADG) <u>If required:</u> View Impact Analysis
8. Visual Impact • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Visual Impact Analysis <u>If required:</u> Visual Impact Assessment

This Design Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction and operation of proposed residential development, reference SSD-119133490.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

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

SEARs DECLARATION

QUALIFIED PROFESSIONAL NAME **PAVLO DOROCH**
QUALIFICATIONS **REGISTERED ARCHITECT NO. 9170**

The undersigned confirms this SSDA at 40-56 Ourimbah Road, Mosman addresses the requirement of **SEAR No. 5 Design Quality, No. 6 Built Form and Urban Design, No. 7 Environmental Amenity,** and relevant State and local legislation, policies, and guidelines.

I further confirm that none of the information contained in the Design Report is false or misleading.

Signed



Pavlo Doroch
01.07.2026

DEVELOPMENT SUMMARY

EXECUTIVE SUMMARY



This Design Report describes the Architectural Aesign for 40 - 56 Ourimbah Road, Mosman. It has been prepared for The Trustee for Ourimbah Developments Trust and forms part of the State Significant Application submitted to the Department of Planning, Housing and Infrastructure. (SSD-119133490).

The proposal utilises the Low and Mid-Rise Housing and Infill Affordable Housing provisions of the Housing SEPP, supporting increased housing delivery while respecting the character and amenity of Mosman and immediate site surroundings.

Located within a predominantly residential setting, the site enjoys a northern outlook and convenient access to nearby amenities of Spit Junction, public transport connections, and harbour foreshore open space. The design has been shaped in response to the site's topography and surroundings context.

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.

SUMMARY	
SITE AREA	2527.7 m^2
RESIDENTIAL GFA	7230.19 m^2
TOTAL FSR	2.856:1
ADG COMPLIANCE	
SOLAR (> 2HRS)	76.19% (48/63)
NO SOLAR	9.52% (6/63)
CROSS VENTIALTION	71.42% (45/63)
NO CROSS VENTIALTION	19.04% (12/63)

APARTMENT MIX		
UNIT TYPE	QTY	%
1 BED	8	12.7%
1 BED (AF/H)	1	1.6%
2 BED	29	46%
2 BED (AF/H)	3	4.8%
3 BED	11	17.4%
3 BED (AF/H)	8	12.7%
3 BED (PH)	3	4.8%
TOTAL	63	100%

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40-56 OURIMBAH ROAD, MOSMAN
NSW 2088

DOROCH
ARCHITECTS

1 DESIGN VERIFICATION

1.1 DESIGN VERIFICATION STATEMENT

1.1 DESIGN VERIFICATION STATEMENT

DESIGN VERIFICATION

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

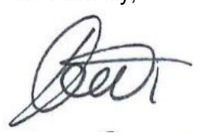
State Significant Development Application — SSD-119133490

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

DOROCH Architects are pleased to submit this State Significant Development Application for 40–56 Ourimbah Road, Mosman. The proposal has been developed in accordance to Chapter 4 of the Housing SEPP, including Section 147 in relation to design principles for residential apartment development set out in Schedule 9 and the Apartment Design Guide; with a strong focus on contextual response, livability, sustainability, and architectural quality.

The proposal comprises of a part eight and part nine storey residential flat building containing 63 dwellings, including 12 affordable housing units. The building has been carefully oriented along a north-west axis to maximise solar access. With over 70% of apartments achieving a minimum of two hours direct sunlight during mid-winter while the primary focus is to maximize solar access for neighboring properties, accounting for both the existing conditions and the future development potential under the LMR zone and Mosman Masterplan uplift. Deep landscaped setbacks adjoining the heritage interface reduce perceived bulk while enhancing privacy, outlook, and visual amenity.

The architectural composition adopts a refined contemporary language defined by strong horizontal precast concrete bands, softened built form geometry, and a balanced relationship between horizontal and vertical façade articulation. Curved balcony forms, recessed upper levels, and vertical breaks along the northern and eastern façades visually reduce the scale of the development and create a more slender and articulated built form. Federation/ Victorian-era inspired brown concave metal cladding introduces texture, depth, and vertical rhythm to the façade, contributing to a refined and timeless architectural expression.

Slender balconies and deep reveals provide passive shading and balance solar control, privacy, openness, and ventilation. Layered landscaping, integrated planter beds, and recessed entries strengthen the relationship between architecture and landscape while establishing clear public and private thresholds throughout the development. The proposal also prioritises resident wellbeing through communal amenities including a wellness centre with gym, sauna, and pool facilities, alongside landscaped communal breakout spaces distributed across the building.

The massing strategy and recessed façade articulation improve permeability, light penetration, and natural cross-ventilation, with 76% of dwellings achieving natural cross-ventilation. Landscape design extends throughout the site, from the public domain and internal courtyards to planter-lined balconies and rooftop gardens. Deep soil zones and tree canopy coverage exceed statutory requirements, reinforcing the project's environmental performance and long-term sustainability outcomes.

The proposal demonstrates a commitment to design excellence, sustainability, and contextual sensitivity, delivering a refined residential development that enhances community amenity, environmental resilience, and the evolving character of Mosman.

2 CONTEXT & NEIGHBOURHOOD CHARACTER

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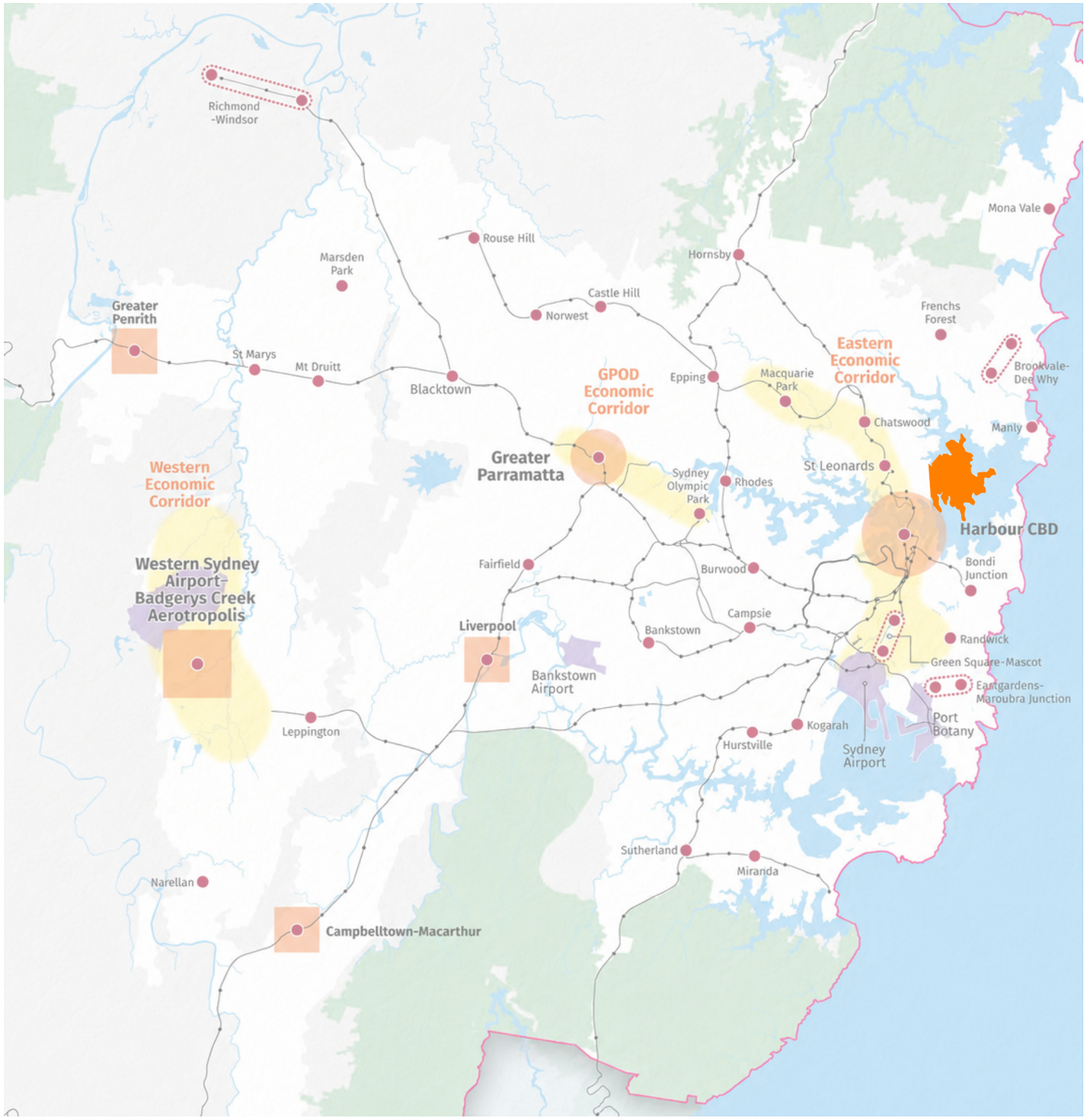
2.30 INFILL AFFORDABLE HOUSING

2.1 REGIONAL OVERVIEW

CONTEXT & NEIGHBOURHOOD CHARACTER



LEGEND

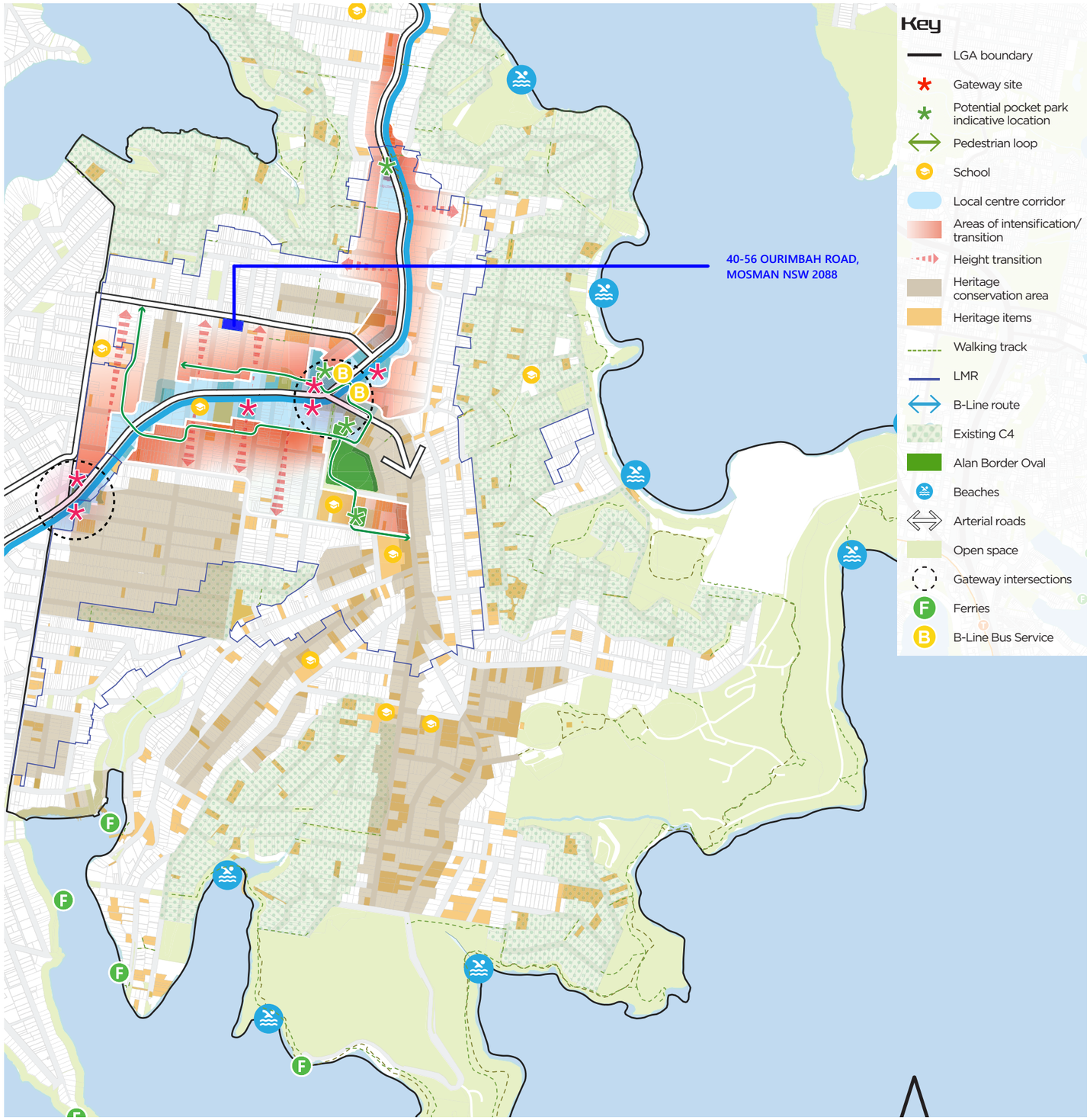
- Region Boundary
- Waterways
- Protected Natural Areas
- Metropolitan Rural Area
- Urban Area
- Metropolitan Centre
- Metropolitan Cluster
- Strategic Centre
- Economic Corridor
- Trade Gateway
- Train Station
- Mosman Region

Mosman is a compact urban area of approximately 8.52 km² located northeast of the Sydney CBD, largely surrounded by Sydney Harbour—one of the world's most iconic urban harbours and a key gateway to Sydney. It borders the North Sydney local government area to the west and the Northern Beaches to the north, connected via the Spit Bridge. The area has a rich history beginning with the Borogegal and Cammeraigal peoples, followed by European settlement that included activities such as farming, whaling, quarrying and military use.

Today, Mosman is a well-established residential suburb known for its mix of heritage and contemporary architecture, vibrant retail streets, strong landscape character and harbour views, as well as key attractions including Taronga Zoo, Balmoral Beach and Sydney Harbour National Park. Within the broader planning framework, Mosman forms part of the North District in the Greater Sydney Region Plan and sits within the Eastern Harbour City. Mosman has already been earmarked for increased growth and contribution to housing supply under the LMR provisions as well as the recently exhibited Mosman Master Plan.

2.2 SITE OVERVIEW

CONTEXT & NEIGHBOURHOOD CHARACTER



The site at 40–56 Ourimbah Road, Mosman is located within the core of the Mosman City Centre, approximately 8 kilometres north-east of the Sydney CBD in the Mosman Local Government Area. Mosman is a highly desirable harbourside suburb on Sydney's Lower North Shore, characterised by its scenic harbour setting, strong heritage identity, high-quality residential environment, and proximity to key recreational destinations such as Balmoral Beach. The suburb is bordered by Neutral Bay, Cremorne and Clifton Gardens and benefits from excellent access to services, transport and amenity.

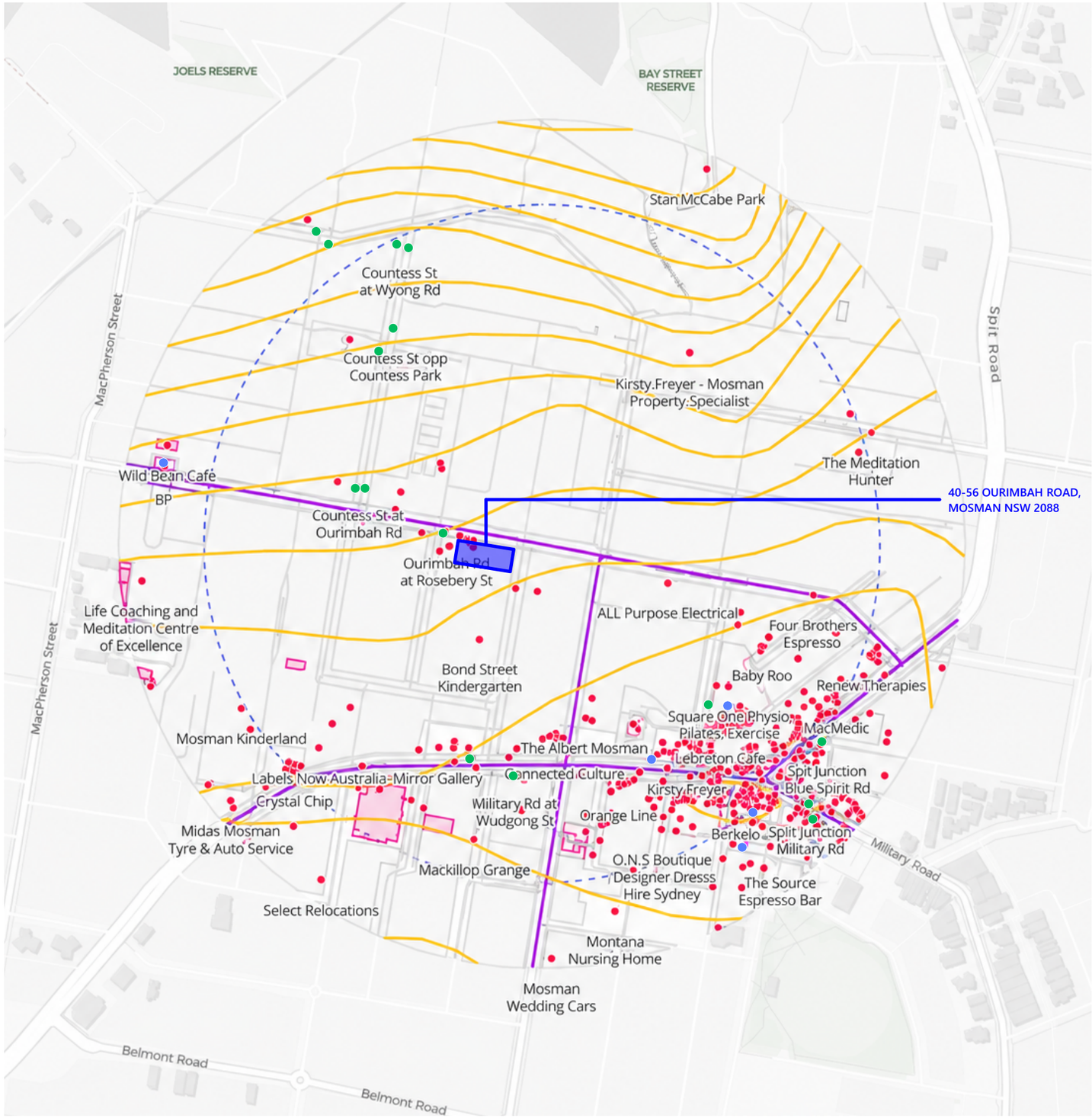
The site is zoned R3 Medium Density Residential under the Mosman Local Environmental Plan (LEP) and is situated within the Low–Mid Rise Housing Inner Circle, identifying it as an area suitable for increased residential density to support housing supply objectives. The location is highly accessible, positioned approximately 330 metres from the Spit Junction, providing convenient access to retail, services, community facilities and frequent public transport along Military Road.

The land comprises nine allotments with a combined area of approximately 2,527.7 sqm (1/DP512796, 2/DP512796, D/DP107522, C/DP107522, B/DP107522, A/DP107522, 3/2/DP2864, 22/DP621690, 21/DP621690). The site is under private ownership, and the proponent intends to consolidate and redevelop the land under a unified vision to deliver a mixed-use development that contributes positively to the ongoing revitalisation of the Mosman Local Centre.

The proposal seeks to deliver 63 new Apartments inclusive of 12 Affordable Housing Dwellings through the State Significant Development (SSD) pathway under the Planning Systems SEPP. The redevelopment aims to provide high-quality housing in a well-serviced, strategically located area, supporting broader metropolitan housing objectives while enhancing the urban character and economic vitality of Mosman's local centre.

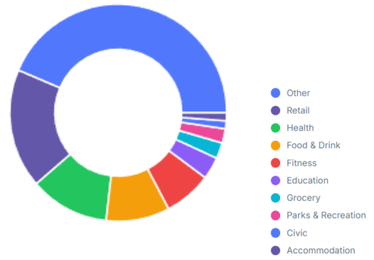
2.3 LOCAL OVERVIEW

CONTEXT & NEIGHBOURHOOD CHARACTER

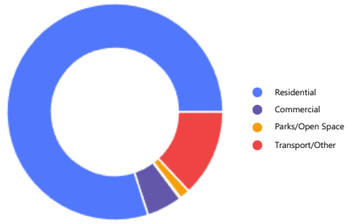


- Nearby Amenities and Services POIs
- Live Road Traffic Flow and Congestion
- Topography and Elevation Isolines
- Pedestrian Activity and Venue Indicators
- Amenity and Service POIs classified by use type
- Public Transport Stops and Platforms

POI Mix by Use Groups



Land Use Composition



The site at 40–56 Ourimbah Road, Mosman is zoned R3 Medium Density Residential under the Mosman LEP and is located within the Low–Mid Rise Housing Inner Circle, identifying it as an area suitable for increased residential density. The site is highly accessible, positioned approximately 330 metres from Mosman Local Centre, providing convenient access to shops, services, and public transport along Military Road.

Ourimbah Road displays a mixed and transitioning residential character, comprising traditional dwelling houses, mixed-use buildings closer to the centre, and an emerging pattern of residential flat buildings consistent with the R3 zoning. This varied streetscape reflects the corridor's role as a transition between lower-density neighbourhoods and the more intensive built form around the town centre.

The subject site benefits from a northern aspect that provides excellent solar access and enjoys elevated views toward Quakers Hat Bay, contributing to strong residential amenity and supporting its suitability for medium-density development.

While the site itself is not heritage listed, it adjoins 60 Ourimbah Road, a local heritage item (LEP Item I200) recognised for its early 20th-century architectural character and contribution to the historic streetscape. The proposal has been designed to ensure no adverse impact on this heritage item through appropriate setbacks, sensitive massing, and complementary materials.

Historically, Ourimbah Road formed part of Mosman's early suburban expansion, originally lined with Federation and Inter-war dwellings. Over time, the corridor has evolved through incremental redevelopment, with medium-density housing emerging in response to zoning changes and strategic housing objectives.

2.4 DEMOGRAPHICS & ECONOMY

CONTEXT & NEIGHBOURHOOD CHARACTER

30,215
population

19%
population aged 65 and over

42 years
median age

29.6%
couples with children households

25.8%
couples without children households

27.4%
lone (single) person households

average 2.3
people per household

14,000
workers

63.5%
have occupation of professionals or manager

44.5%
households earn a high income

33%
live and work in Mosman

48.8%
residents aged 15 years and over with a Bachelor or Higher Degree

34.2%
households without a mortgage

24.8%
households with a mortgage

32.3%
households renting

500+
heritage items

13
heritage conservation areas (comprising 1,309 lots)

$3.5 million
median house price

$1 million
median unit price

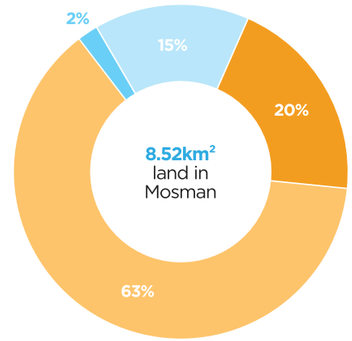
MOSMAN IN 2036

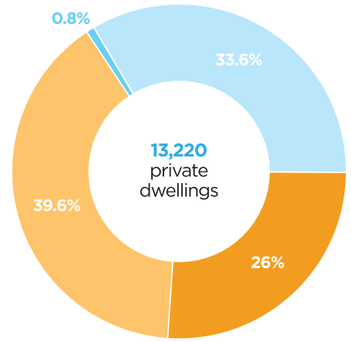
32,250
population

↑ **24%**
population aged 65 and over

6.7%
population growth 2016–2036

↓ **average 2.24**
people per household





Mosman has a population of 30,215 residents, with a higher proportion of females (53.7%) than males (46.3%). The area is characterised by an older demographic compared to Greater Sydney, along with a higher number of people living alone. The median age in Mosman is 42 years, with 19% of residents aged 65 and over, and 27.4% of households consisting of a single occupant. In contrast, Greater Sydney has a median age of 36 years, with 13% of the population aged 65 and over, and 20.4% of households made up of lone persons. Additionally, the average household size in Mosman is 2.3 people, which is smaller than the Greater Sydney average of 2.7.

Mosman is a highly educated and affluent area, with many residents holding advanced qualifications and working in professional or managerial roles. Incomes are generally higher, and housing costs exceed those of Greater Sydney. Approximately one-third of residents were born overseas, predominantly in English-speaking countries, while only a small proportion require assistance due to disability.

Population growth in Mosman has been relatively modest in recent years and is expected to remain steady, with projections indicating a population of around 32,250 by 2036. The most notable demographic change is anticipated in the ageing population, with a growing proportion of residents aged 60 and over, particularly those aged 70 and above.

2.5 COUNTRY

CONTEXT & NEIGHBOURHOOD CHARACTER



"HOLISTIC CONNECTION TO COUNTRY"

Country is understood as living and relational, carrying ongoing stories, knowledge, and continuity across generations. The design recognises the enduring cultural presence of the Borogegal and Cammeraygal, and acknowledges their continuing connections to land and water.

In response, the proposal integrates this understanding through landscape design, material selection, and spatial arrangement, with the intention of expressing respect for Country in a tangible way. The use of sandstone (and its inspired tones), natural textures, and layered planting reflects the character of the local terrain, while generous deep soil areas support regeneration, biodiversity, and long-term ecological resilience.

Architecture and landscape are treated as a unified system, carefully shaped to respond to the site's natural slope, vegetation, and coastal context. This integrated approach aims to support environmental stewardship, ecological renewal, and the ongoing continuity of place, reinforcing a sense of care for Country over time.



DIALOGUE WITH COUNTRY

Mosman contains a rich Aboriginal heritage, with numerous archaeological sites evidencing thousands of years of occupation and connection to Country. The proposal has been developed with careful consideration of the environmental, cultural, and landscape character of Ourimbah Road, Mosman, located within the traditional lands of the Cammeraigal and Borogegal peoples. Ourimbah Road is commonly considered part of the informal "Balmoral Slopes" area, within a wider residential setting that is defined more by its natural landscape character than by formal suburb boundaries.

The surrounding landscape of sandstone headlands, bushland, and harbour foreshores historically provided important resources for fishing, hunting, and gathering, with remnants of this heritage remaining throughout the locality in the form of middens, engravings, rock shelters, and artefact deposits.

The design response acknowledges the site's natural topography, sandstone landform, and established landscaped setting, drawing from the coastal character of the Mosman peninsula. Built form, material selection, and orientation have been carefully considered to integrate with the sloping terrain, surrounding canopy, and residential context. Collectively, the proposal seeks to reinforce the landscaped and subdued residential character that defines Ourimbah Road and the broader Mosman locality.



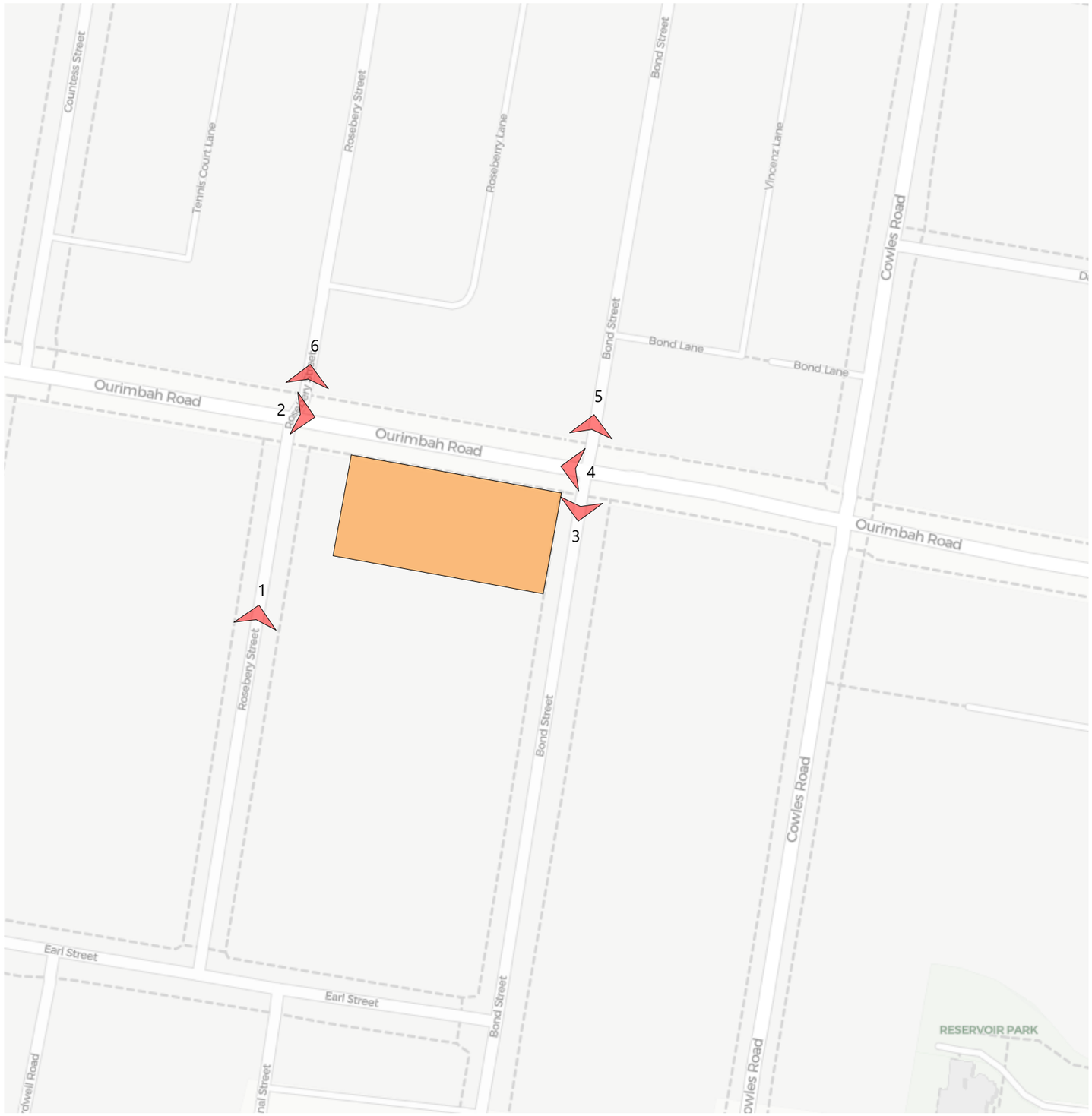
SUSTAINING ENDEMIC ECOLOGICAL CONNECTIONS

The landscape approach is guided by vegetation communities that naturally occur across the sandstone ridgelines and coastal slopes of the Lower North Shore. Species are selected from local canopy trees, mid-storey shrubs and groundcovers that are suited to the site's soil profile and microclimatic conditions.

By embedding indigenous planting within deep soil zones and built planter systems, the design improves ecological performance through increased habitat opportunities, greater species diversity, and enhanced urban cooling outcomes. Changes in foliage, seasonal colour, texture and scent are used to enrich the sensory experience, helping to reconnect occupants with the natural character of the Balmoral Slopes and reinforcing an ongoing relationship with the local landscape within a contemporary residential setting.

2.6 STREET VIEWS

CONTEXT & NEIGHBOURHOOD CHARACTER





V1_FROM ROSEBERRY ST TO OURIMBAH ROAD



V4_FROM BOND ST TO OURIMBAH ROAD



V2_INTERSECTION OF ROSEBERRY ST & OURIMBAH ROAD



V5_FROM BOND ST



V3_INTERSECTION OF BOND ST & OURIMBAH ROAD

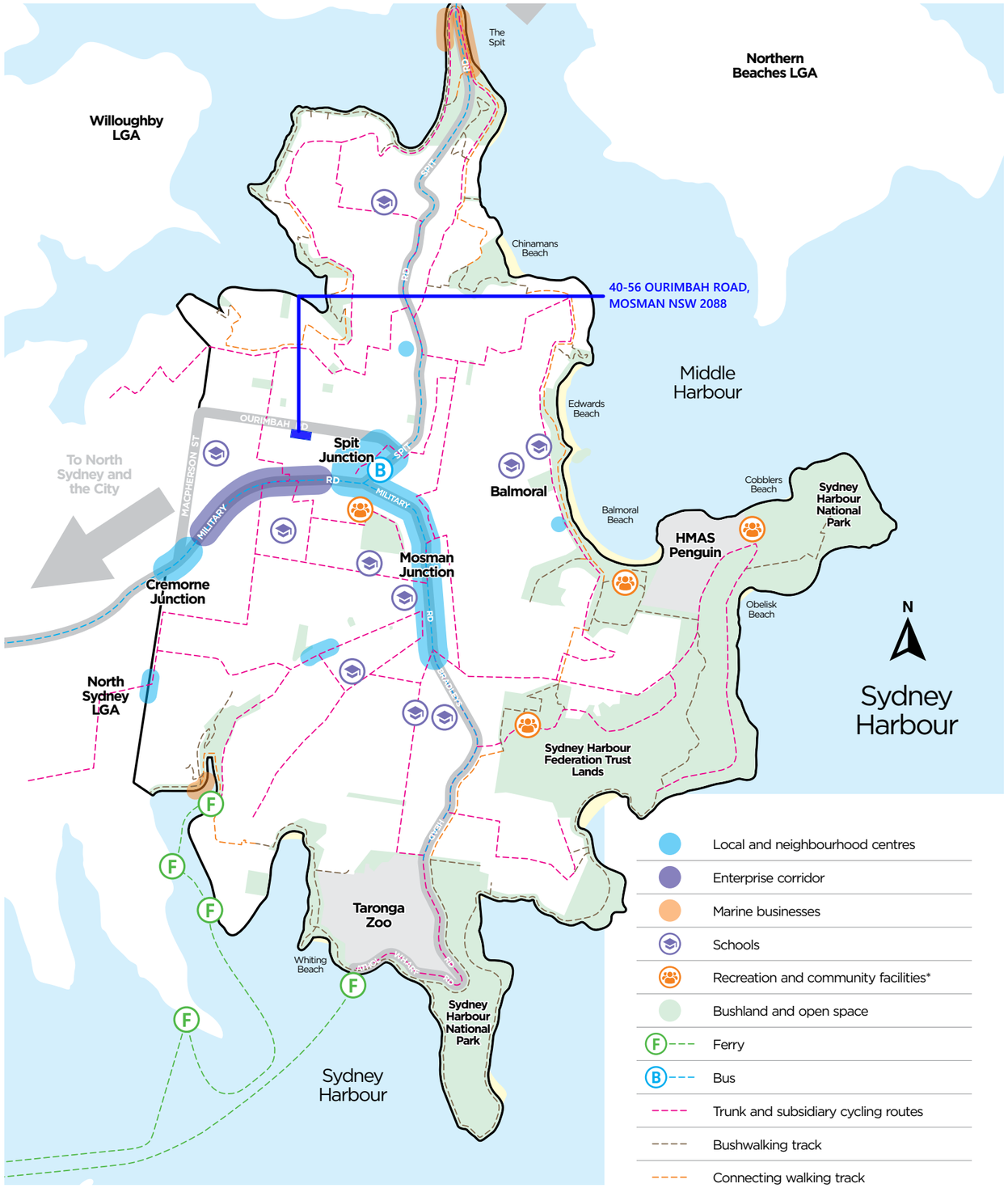


V6_FROM ROSEBERRY ST

While Ourimbah Road's traditional character is rooted in a spacious, low-to-medium density residential fabric, its urban context is undergoing a rapid evolution. The established streetscape features one-to two-story detached and semi-detached Federation-era dwellings, defined by classic brickwork, timber detailing, and leafy front gardens. Today, this low-scale baseline coexists with an emerging higher-density residential scale. Driven by the growth of Mosman's local centre and its surrounding precincts, this shifting density is actively transforming the local built form, transitioning the area from its suburban origins into a more intensive, contemporary residential environment.

2.7 SOCIAL INFASTRUCTURE

CONTEXT & NEIGHBOURHOOD CHARACTER



Mosman contributes to Sydney's economy through local jobs in retail, professional services, health care, food services and education, with major employers including Taronga Zoo, HMAS Penguin and local schools. Most employed residents work outside the area—mainly in North Sydney and the CBD—while 20.7% work locally. Many commuters use public or active transport, travelling an average of 8.5 km.

The community is supported by seven schools, a range of community facilities and extensive recreational amenities such as sports grounds, a swim centre, playgrounds, sea baths and bushland trails. Key attractions include Taronga Zoo, Balmoral Beach and Sydney Harbour National Park.

Spit and Military Roads form a major transport corridor carrying around 69,000 vehicles daily across the Spit Bridge, complemented by State Government bus and ferry services.

Located within the established harbourside suburb of Mosman on Sydney's Lower North Shore, 40-56 Ourimbah Road sits within a highly desirable residential area characterised by its proximity to Sydney CBD and its connection to the natural landscape of Sydney Harbour. Unlike high-growth corridors, Mosman is a mature and well-defined urban environment, where existing and emerging higher density development is carefully managed to retain its established streetscapes, high amenity and to respect its heritage character. The suburb is recognised for its quality housing, access to open space, and proximity to key destinations such as Balmoral Beach, reinforcing its appeal as a premium residential location.

Within this context, 40-56 Ourimbah Road presents an opportunity for sensitive and considered development that responds to its surroundings, respects nearby heritage items, and enhances the existing urban fabric. Any future development is guided by local planning controls and a broader emphasis on maintaining Mosman's character, while contributing to housing diversity and reinforcing the suburb's role as a highly liveable and enduring residential community.

2.8 LANDSCAPE ANALYSIS

CONTEXT & NEIGHBOURHOOD CHARACTER

DOROCH ARCHITECTS

TREES & SCRRENING PLANTS



TRISTANIOPSIS LAURINA



GLOCHIDION FERNINANDI



MELALEUCA STYPHELIOIDES



LIVISTONIA AUSTRALIS



PHOENIX ROEBELENII



CYATHEA AUSTRALIS



PODOCARPUS ELATUS



ACMENA SMITHII


MONSTERA DELICIOSA



PHILODENDRON XANADU



LOMANDRA CONFERTIFOLIA



LOMANDRA LONGIFOLIA



CAREX 'FROSTED CURLS'



WESTRINGIA FRUTICOSA

SHRUBS & GRASSES PLANTS



CHAMAEROPS HUMILIS



AGAVE 'TENNYSON BLUE'


HELCONIA 'HOT RIO NIGHTS'



DIANELLA CAERULEA



ASPLENIUM AUSTRALASICUM



DOODIA ASPERA


TRISTANIOPSIS LAURINA


LIGULARIA RENIFORMIS



ACTINOTIS HELIANTHII



ALOE 'FAIRY PINK'

GRUONDCOVERS & CLIMBER PLANTS



DICHONDRA REPANS



ROSMARINUS OFFICINALIS 'PROSTRATUS'



LEPTOSPERMUM LAEVIGATUM 'VERTICAL DROP'



PRATIA PEDUNCULATA



MYOPORUM PARVIFOLIUM



ZOYSIA TEBUFOLIA

LEGEND

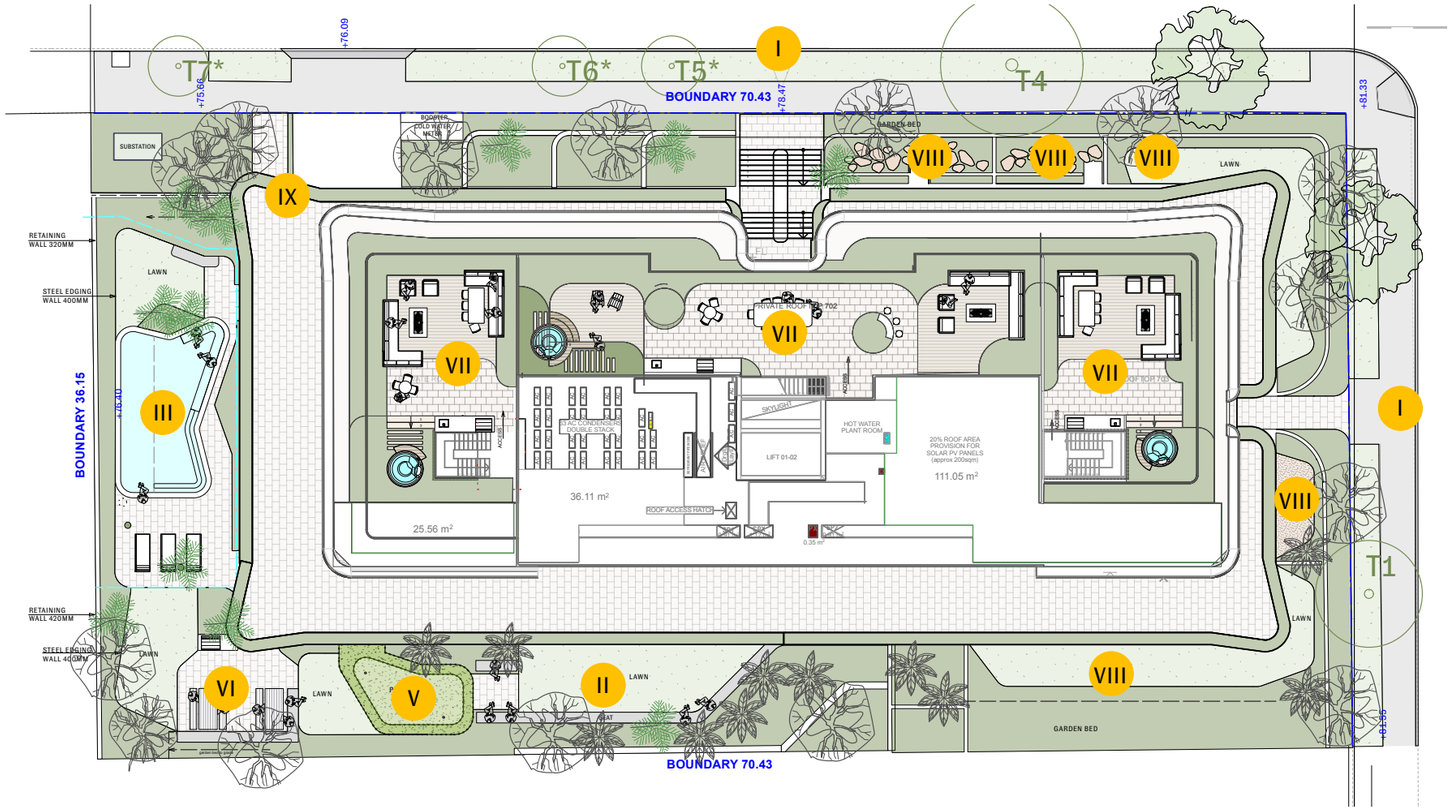
- ME — MOSMAN ENDEMIC PLANT
- N — AUSTRALIAN NATIVE PLANT
- LW — LOW WATER USE

The native flora of Mosman is diverse and characteristic of coastal sandstone environments, comprising a mix of trees, shrubs, groundcovers, grasses, climbers and ferns suited to sandy, well-drained soils and coastal conditions. The vegetation is dominated by eucalypt woodland and forest species, including Sydney peppermint, bangalay and angophora, alongside iconic species such as banksias, wattles and paperbarks. Understorey planting is rich in shrubs like grevilleas, hakeas, kunzea and tea-trees, as well as flowering species such as boronia and flannel flower. The ground layer includes native grasses, rushes and tufted plants such as lomandra, dianella and kangaroo grass, while ferns and climbers occupy shaded and moist areas.

Overall, Mosman's flora reflects a coastal bushland ecosystem adapted to salt exposure, variable moisture conditions and nutrient-poor soils, supporting both ornamental and ecological planting that reinforces the area's natural landscape character.

2.9 LANDSCAPE PROGRAM

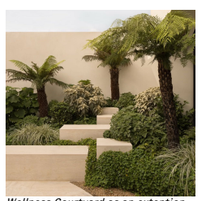
CONTEXT & NEIGHBOURHOOD CHARACTER

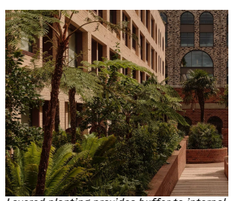



Canopy trees scale the building and link to the surrounding streetscape.

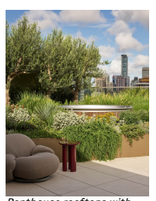

Native and endemic elements to plant palette, strengthes connection to local area.


Simplicity to pool & surrounds.


Wellness Courtyard as an extention of wellness room within - diversifying areas for recreation.


Layered planting provides buffer to internal living, and softenes built form into the landscape.


Putt Putt activation is integrated into surrounding landscape.


Penthouse rooftops with generous landscape buffer to edges.

LANDSCAPE PROGRAM

- I Streetscape & Public Domain
- II COS - Wellness Courtyard
- III COS - Swimming Pool
- V COS - Golf Putting Green
- VI COS - Barbeque & Seating
- VII POS - Penthouse Rooftop Terraces
- VIII POS - Ground Floor Courtyards
- IX Podium planter beds

The landscape design for 40-56 Ourimbah Road, Mosman has been prepared to support the project's vision as outlined within this State Significant Development Application (SSDA).

The landscape strategy has been developed to create high-quality communal and private spaces that support diverse uses and interaction, promote safe and inclusive spaces to gather, and has a strong focus on the use of planting to contribute ecologically and physically to create liveable and sustainable placemaking.

The landscape design proposal builds upon the established history and cultural character of the area, while contributing positively to the evolving future vision for Mosman. The plant palette has a strong focus on locally occurring and climate-responsive species with low water requirements, contributing to improved environmental performance across the site.

The integration of generous planting areas and layered vegetaton soften the built form, reduceheat island effect and contribute to an enriched public domain experience that reinforces the local character of the the Ourimbah Townscape.

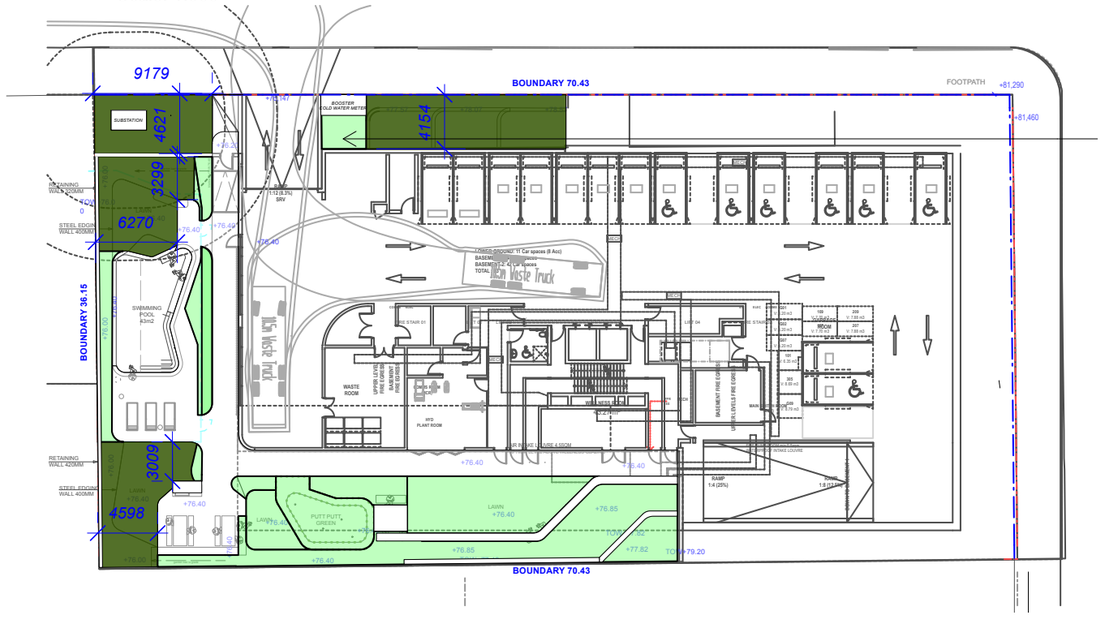
The landscape design for 40-56 Ourimbah Road, Mosman delivers a socially, and environmentally responsive outcome that contributes positively to the broader region supporting long-term benefit for residents, visitors and the wider community.

2.10 LANDSCAPE - DEEP SOIL PLAN

CONTEXT & NEIGHBOURHOOD CHARACTER

DOROCH ARCHITECTS

LOWER GROUND FLOOR - DEEP SOIL
Scale: 1:500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BOOSTER/ OLD WATER METER
SWIMMING POOL 83m3
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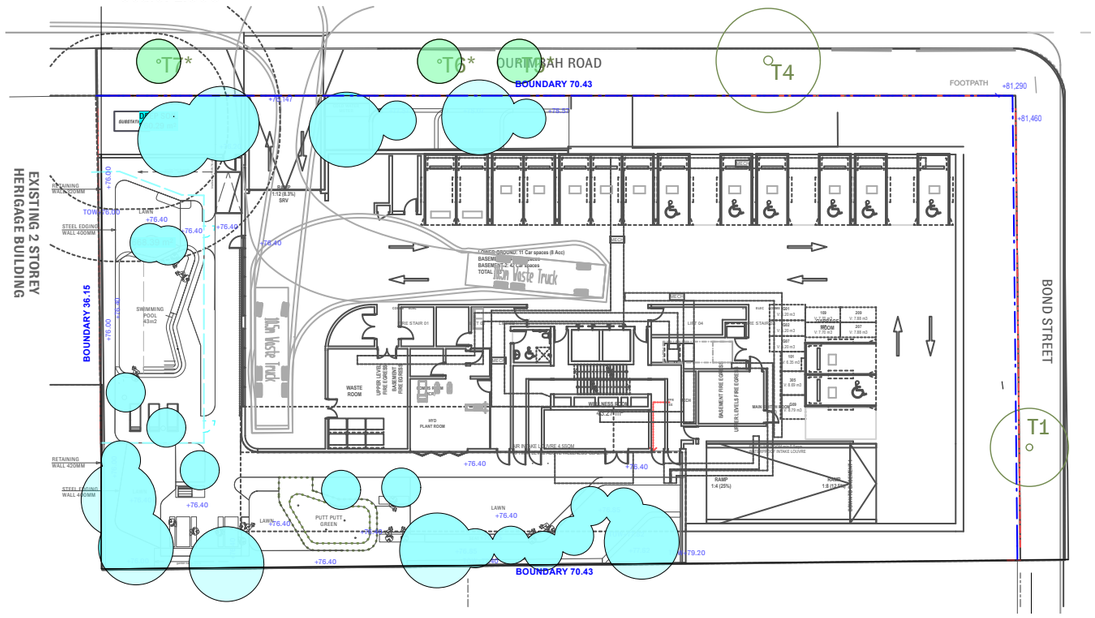
2.11 LANDSCAPE - TREE CANOPY COVERAGE

CONTEXT & NEIGHBOURHOOD CHARACTER

DOROCH ARCHITECTS

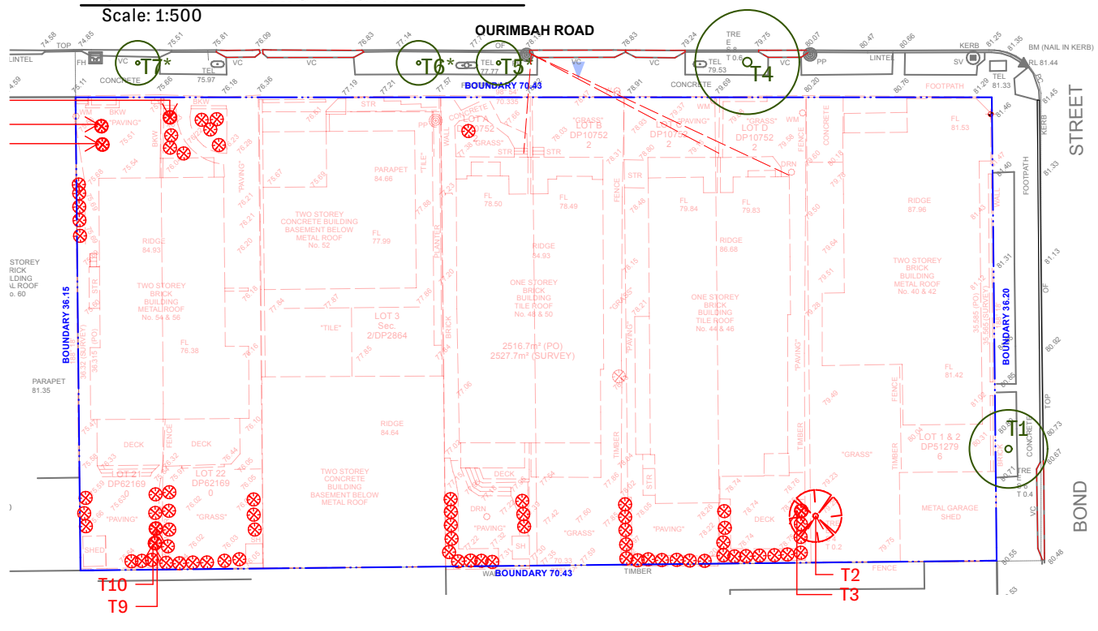
LOWER GROUND FLOOR - TREE CANOPY COVERAGE

Scale: 1:500



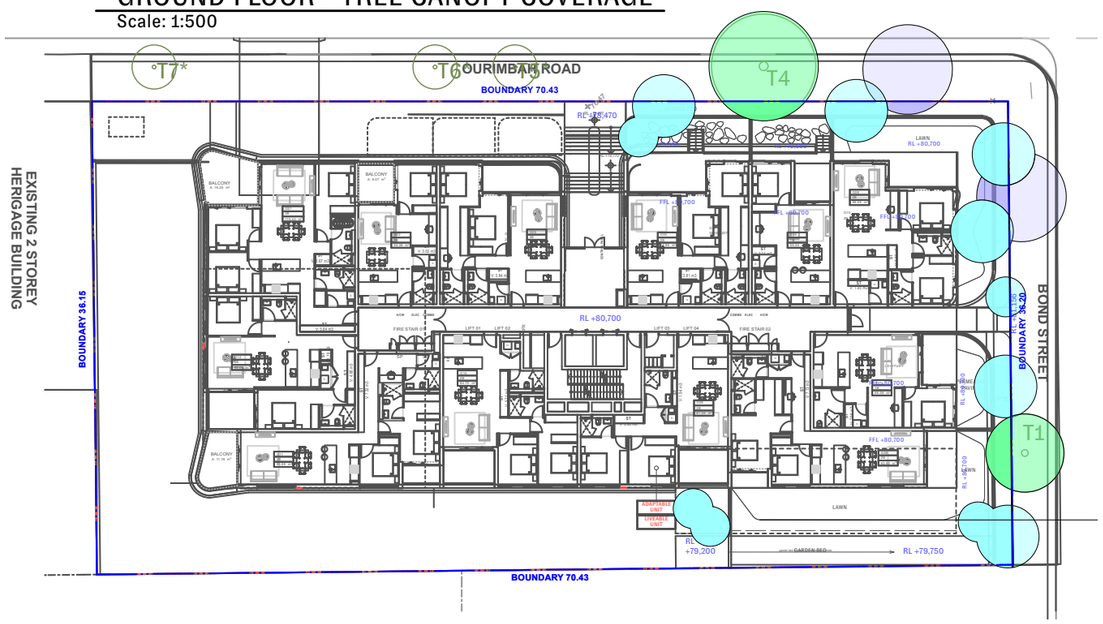
SITE PLAN - EXISTING TREE PLAN

Scale: 1:500



GROUND FLOOR - TREE CANOPY COVERAGE

Scale: 1:500



EXISTING TREE SCHEDULE - REFER TO ARBORIST REPORT FOR DETAILS

T1	Callistemon viminalis	Bottle Brush	Retain & Protect
T2	Dypsis lutescens	Cane Palm	For Removal
T3	Beaucarnea recurvata	Ponytail Palm	For Removal
T4	Tristaniopsis laurina	Water Gum	Retain & Protect
T5*	Tristaniopsis laurina	Water Gum	Retain & Protect
T6*	Tristaniopsis laurina	Water Gum	Retain & Protect
T7*	Ficus sp.	Fig	Retain & Protect
T8	Strelitzea nicolai	Giant Bird Of Paradise	For Removal
T9	Magnolia sp.	Magnolia	For Removal
T10	-	Palm	For Removal
T11	Plumeria sp.	Frangipani	For Removal
T12	Leptospermum petersonii	Tea Tree	For Removal

** Aproximate location shown (not located on survey)*

LEGEND

-Tree to be removed

-Tree to be retained

SITE AREA: 2,527.7 M2	MINIMUM	PROPOSED
TOTAL CANOPY COVERAGE	15% (379.2 m2)	**15.7% (397.2m2)**
LOWER GROUND FLOOR		*280.5m2*
GROUND FLOOR		*116.7m2*

TREE CANOPY PLAN

PROPOSED TREE CANOPY COVERAGE

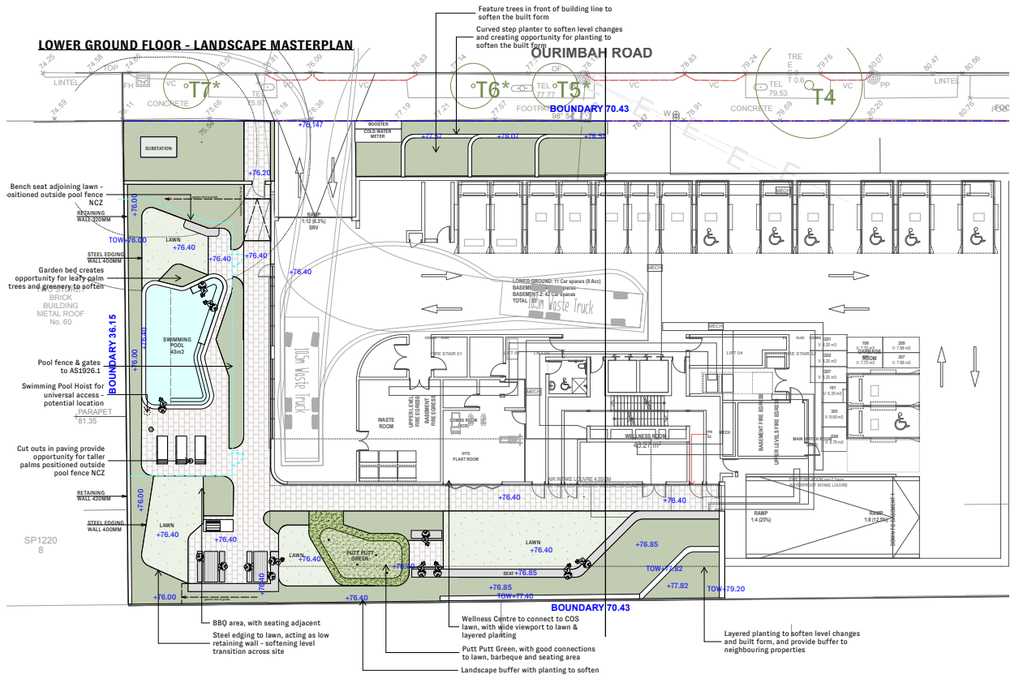
PROPOSED TREES TO PUBLIC DOMAIN - ADDITIONAL STREET TREE CANOPY PLANTED OUTSIDE SITE BOUNDARY

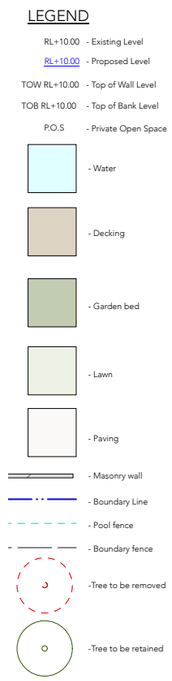
RETAINED TREE CANOPY COVERAGE

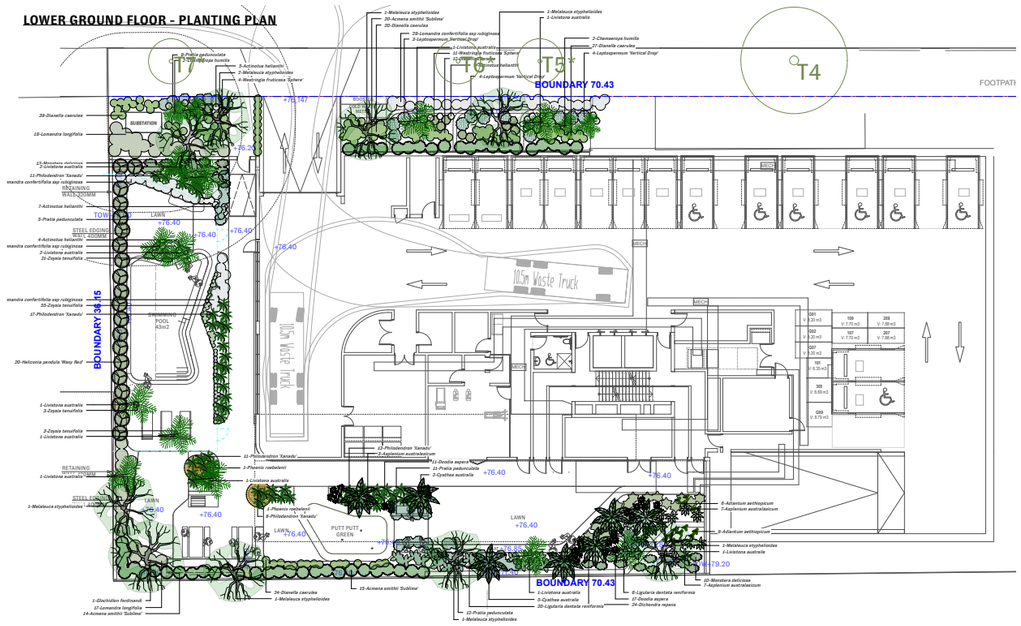
The proposed landscape design for 40-56 Ourimbah Road, Mosman, incorporates 15.6% tree canopy coverage, delivering a socially and environmentally responsive outcome that contributes positively to the broader region while supporting long-term benefits for residents, visitors, and the wider community.

2.12 LANDSCAPE PROPOSAL - LOWER GROUND

CONTEXT & NEIGHBOURHOOD CHARACTER







The landscape concept for the lower ground floor at 40–56 Ourimbah Road, Mosman has been designed to create a refined and cohesive environment that complements the architectural character of the development while responding sensitively to the surrounding Mosman context. Feature trees and layered planting are strategically positioned to soften the façade while maintaining key view corridors and visual connections beyond the site. A lush planting palette provides continuity across the development, unifying communal spaces, courtyards, and wellness areas through a consistent landscape language.

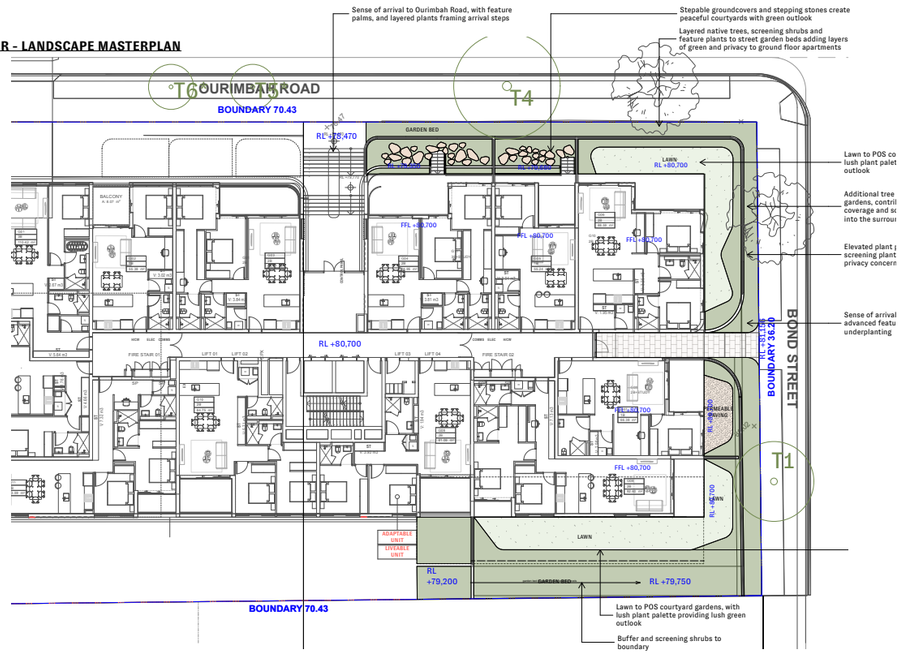
The communal open space and pool surrounds are intentionally simple and understated, creating a calm and restorative setting for residents. Terraced courtyards assist in managing level transitions across the site, while layered planting softens retaining elements and enhances the natural character of the landscape. Permeable paving within wellness courtyard areas maximises landscape permeability and deep soil planting opportunities.

The planting strategy incorporates native and endemic species reflective of Mosman's sandstone plateau ecology, strengthening the site's connection to Country and the local landscape character. The integration of sandstone elements further references the natural geology of the area, creating a landscape outcome that is environmentally responsive, highly resolved, and grounded within the identity of Mosman.

2.13 LANDSCAPE PROPOSAL - GROUND FLOOR

CONTEXT & NEIGHBOURHOOD CHARACTER

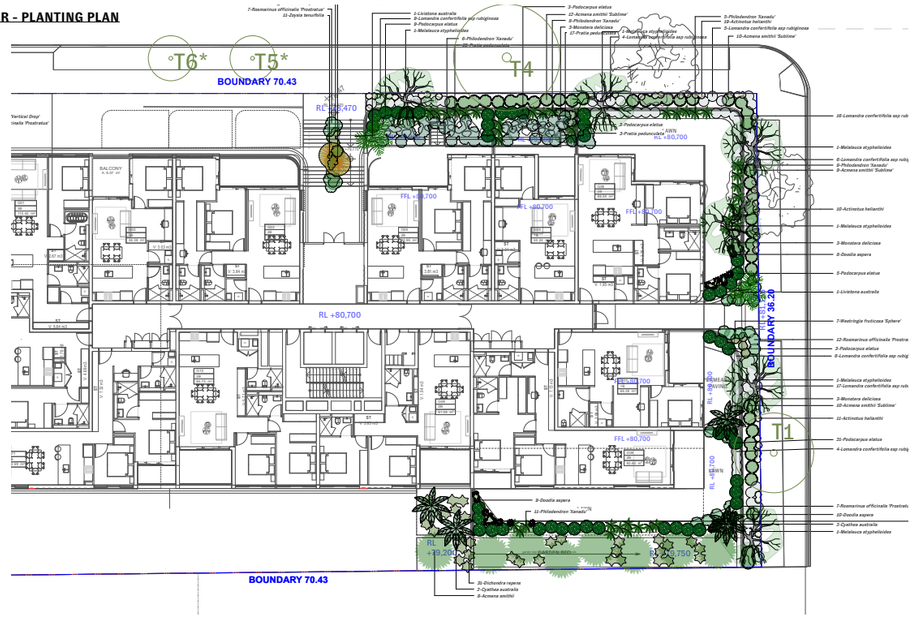
GROUND FLOOR - LANDSCAPE MASTERPLAN



LEGEND

- RL+10.00 - Existing Level
- RL+10.00 - Proposed Level
- TOW RL+10.00 - Top of Wall Level
- TOB RL+10.00 - Top of Bank Level
- P.O.S - Private Open Space
- - Water
- - Decking
- - Garden bed
- - Lawn
- - Paving
- - Masonry wall
- - Boundary Line
- - Pool fence
- - Boundary fence
- -Tree to be removed
- -Tree to be retained

GROUND FLOOR - PLANTING PLAN



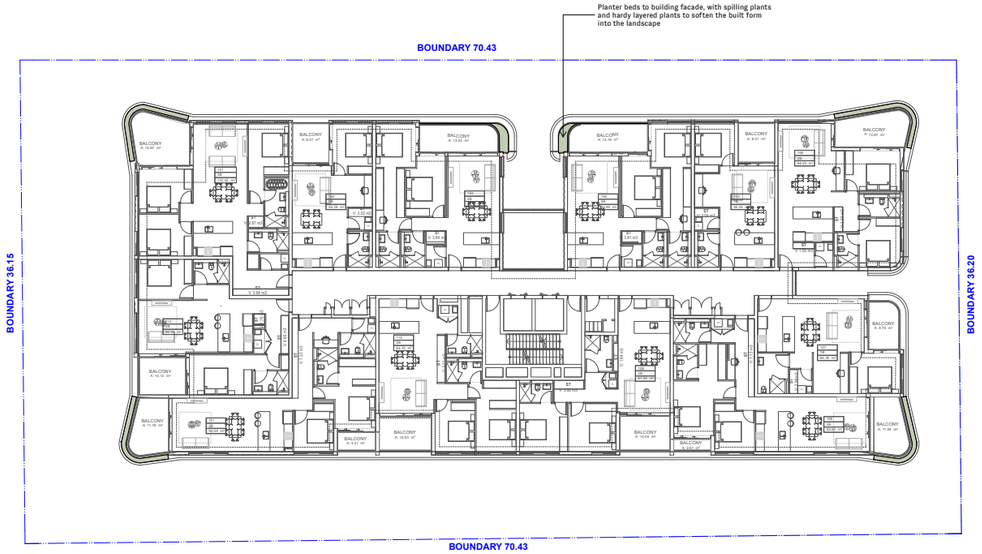
The ground floor landscape concept for 40–56 Ourimbah Road, Mosman has been designed to create a refined and welcoming interface between the architecture and streetscape. Feature trees are strategically positioned to soften the building façade while carefully maintaining view corridors and visual permeability beyond the site. A considered selection of planting and materiality has been incorporated to elevate the architectural expression and establish a cohesive landscape character that complements the development's contemporary coastal aesthetic.

Layered planting throughout the ground plane provides a softened transition between public and private spaces, enhancing residential amenity while creating a natural buffer to internal living areas. The landscape design integrates a rich mix of textures, native planting, and high-quality materials to reinforce the identity of the development and contribute positively to the surrounding Mosman streetscape.

2.14 LANDSCAPE PROPOSAL - LEVEL 1

CONTEXT & NEIGHBOURHOOD CHARACTER

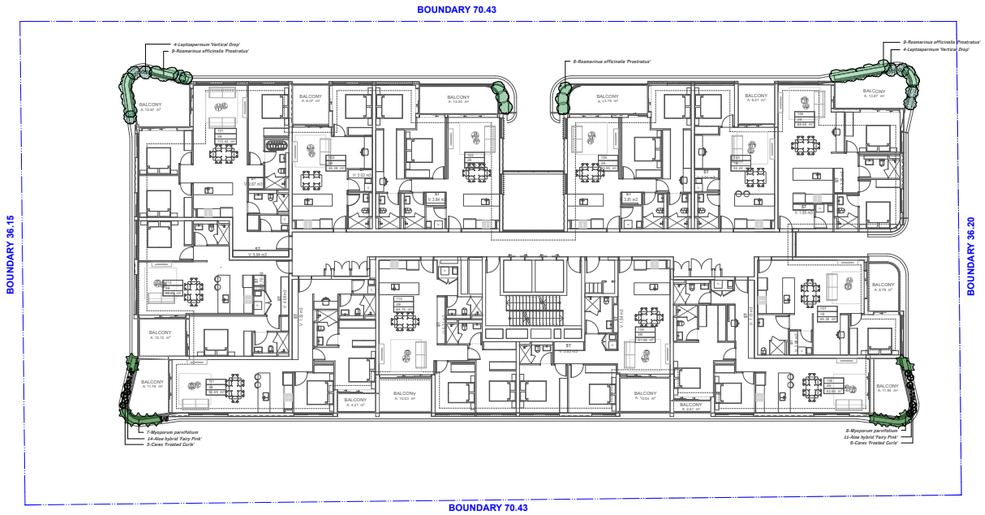
LEVEL 1 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00 - Existing Level
RL+10.00 - Proposed Level
TOW RL+10.00 - Top of Wall Level
TOB RL+10.00 - Top of Bank Level
P.O.S - Private Open Space
- Water
- Decking
- Garden bed
- Lawn
- Paving
- Masonry wall
- Boundary Line
- Pool fence
- Boundary fence
-Tree to be removed
-Tree to be retained

LEVEL 1 - PLANTING PLAN



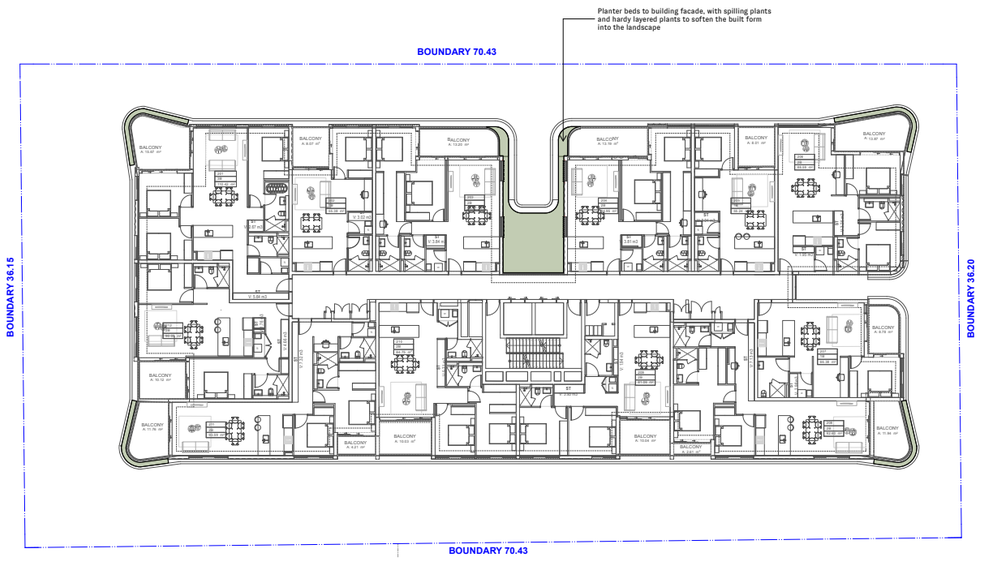
The landscape strategy for Levels 1–6 introduces a series of integrated planter boxes and cascading overhang gardens that soften the architectural form and establish a strong connection between the building and its natural setting. Continuous planting zones are incorporated along balconies and building edges, creating a layered green façade that enhances visual amenity, contributes to privacy, and introduces seasonal variation throughout the development.

The overhang gardens provide a softened architectural expression, reducing the perceived scale of the building while reinforcing its refined contemporary language. A carefully curated planting palette of native and climate-responsive species delivers texture, depth, and biodiversity, creating a verdant vertical landscape that extends the site's greenery beyond the ground plane. Together, the planter boxes and cascading gardens contribute to occupant wellbeing, improve the microclimate, and establish a distinctive landscape identity that complements the surrounding Mosman context.

2.15 LANDSCAPE PROPOSAL - LEVEL 2

CONTEXT & NEIGHBOURHOOD CHARACTER

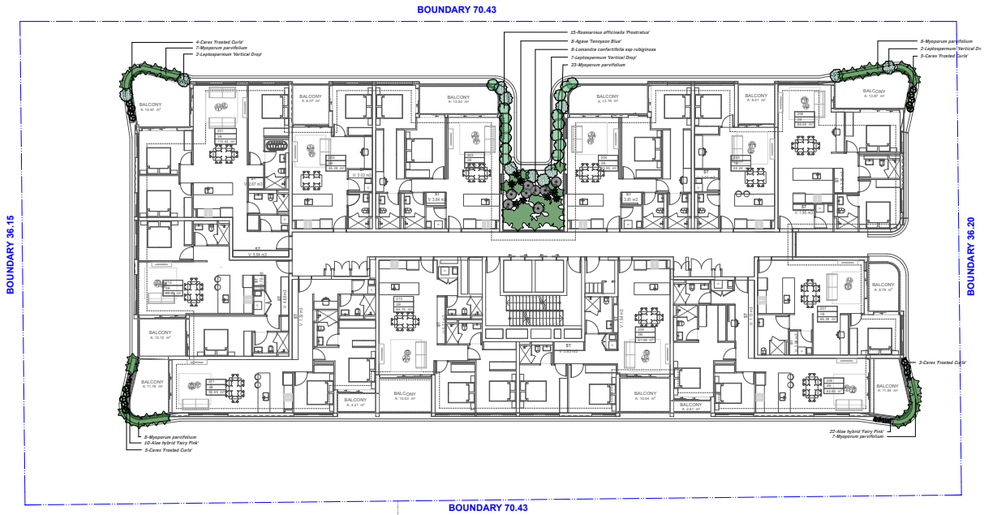
LEVEL 2 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00 - Existing Level
RL+10.00 - Proposed Level
TOW RL+10.00 - Top of Wall Level
TOB RL+10.00 - Top of Bank Level
P.O.S - Private Open Space
- Water
- Decking
- Garden bed
- Lawn
- Paving
- Masonry wall
- Boundary Line
- Pool fence
- Boundary fence
-Tree to be removed
-Tree to be retained

LEVEL 2 - PLANTING PLAN

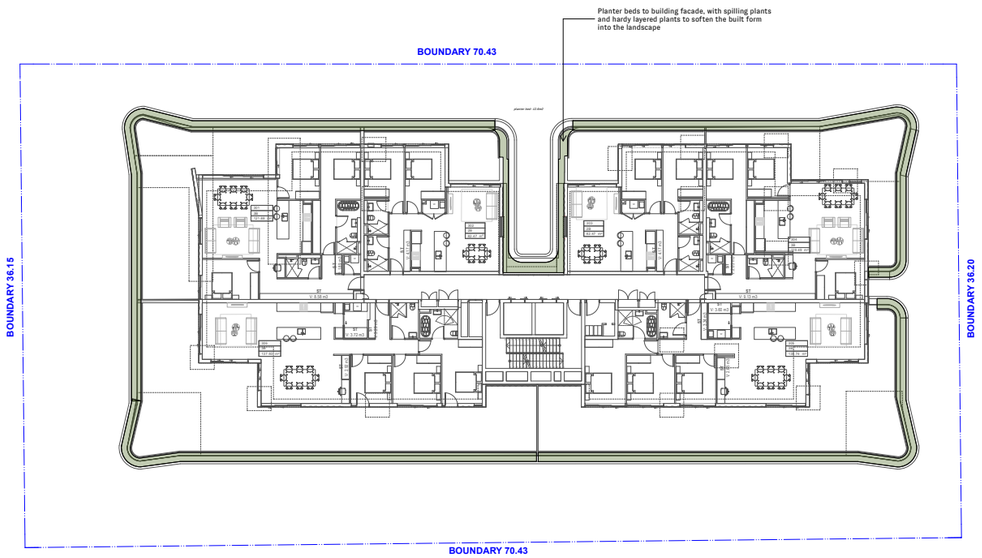


A central landscaped recess rises through the typical floors, continuing the planted entry seam established at ground level up the full height of the Ourimbah Road frontage. Planting is carried within the recess so the entry reads as a continuous vertical garden rather than stopping at the street.

2.16 LANDSCAPE PROPOSAL - LEVEL 3

CONTEXT & NEIGHBOURHOOD CHARACTER

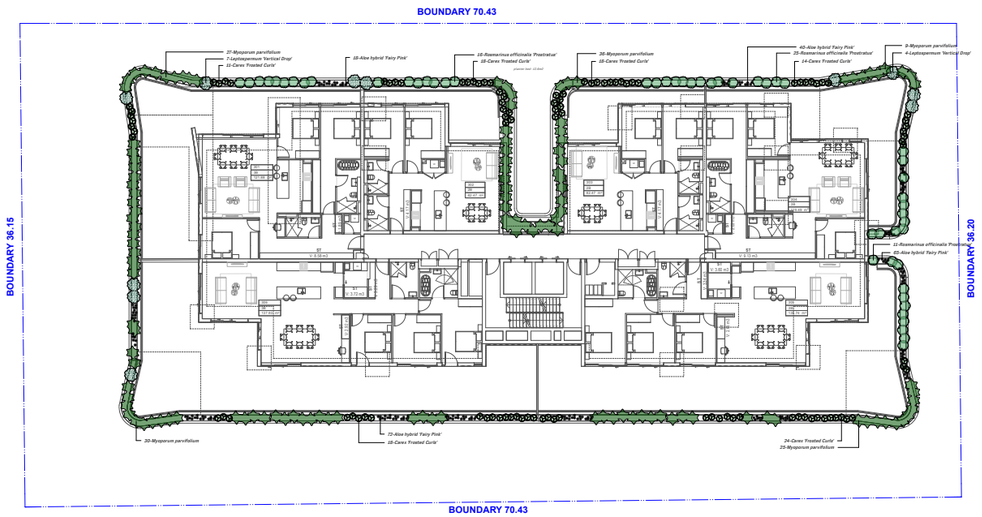
LEVEL 3 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00	- Existing Level
RL+10.00	- Proposed Level
TOW RL+10.00	- Top of Wall Level
TOB RL+10.00	- Top of Bank Level
P.O.S	- Private Open Space
	- Water
	- Decking
	- Garden bed
	- Lawn
	- Paving
	- Masonry wall
	- Boundary Line
	- Pool fence
	- Boundary fence
	-Tree to be removed
	-Tree to be retained

LEVEL 3 - PLANTING PLAN

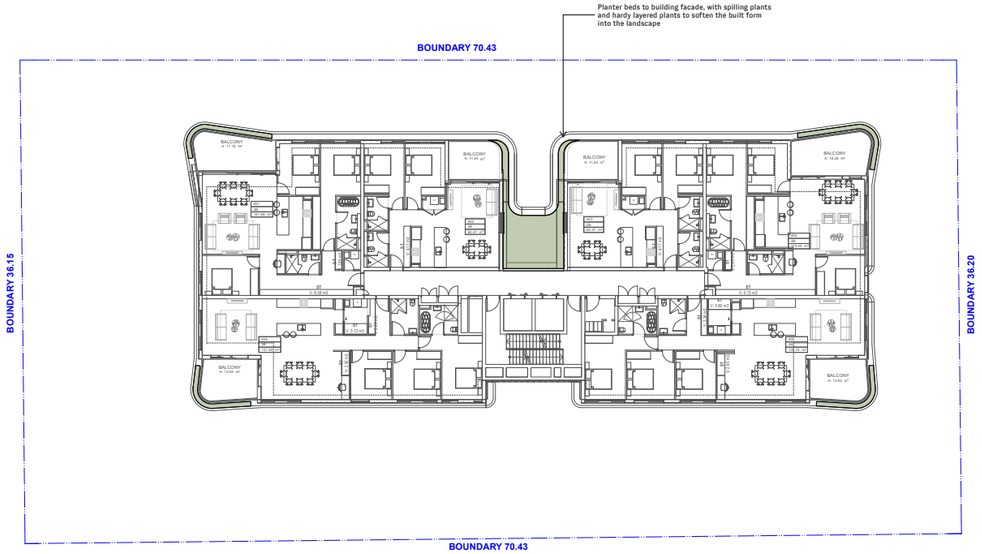


2.17 LANDSCAPE PROPOSAL - LEVEL 4

CONTEXT & NEIGHBOURHOOD CHARACTER

DOROCH ARCHITECTS

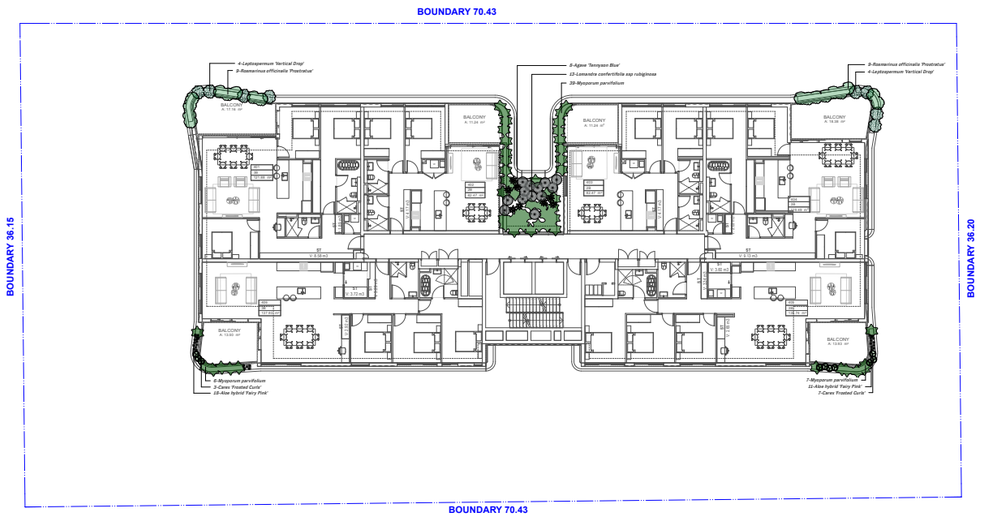
LEVEL 4 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00	- Existing Level
RL+10.00	- Proposed Level
TOW RL+10.00	- Top of Wall Level
TOB RL+10.00	- Top of Bank Level
P.O.S	- Private Open Space
	- Water
	- Decking
	- Garden bed
	- Lawn
	- Paving
	- Masonry wall
	- Boundary Line
	- Pool fence
	- Boundary fence
	-Tree to be removed
	-Tree to be retained

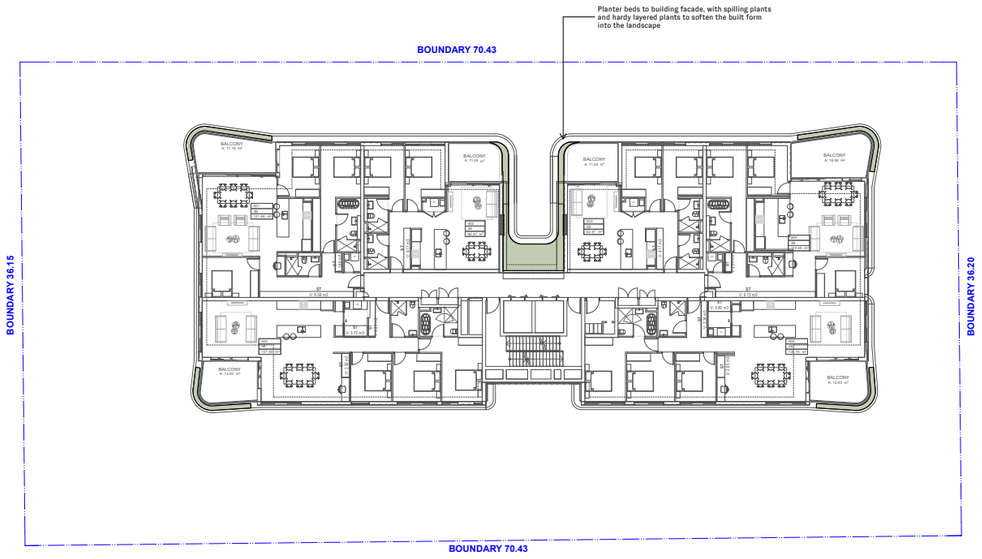
LEVEL 4 - PLANTING PLAN



2.18 LANDSCAPE PROPOSAL - LEVEL 5

CONTEXT & NEIGHBOURHOOD CHARACTER

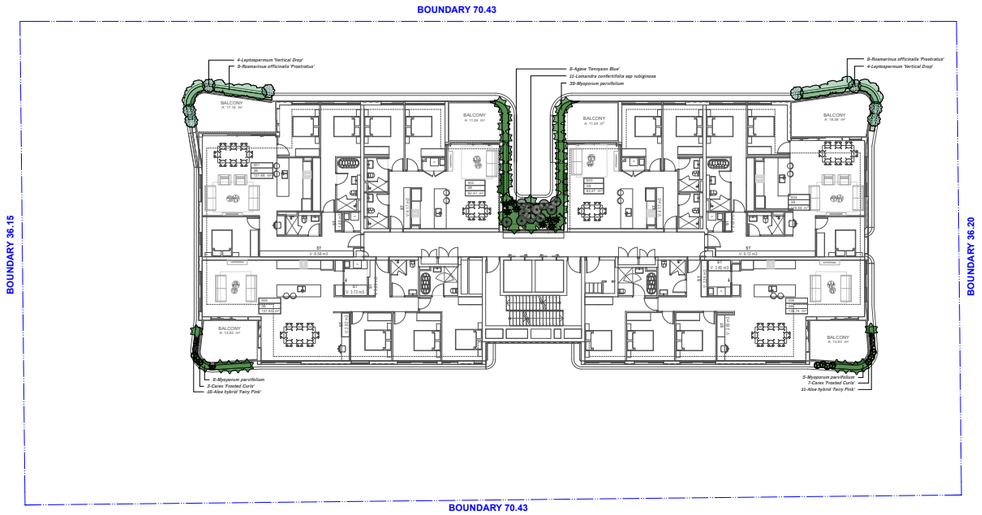
LEVEL 5 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00	- Existing Level
RL+10.00	- Proposed Level
TOW RL+10.00	- Top of Wall Level
TOB RL+10.00	- Top of Bank Level
P.O.S	- Private Open Space
	- Water
	- Decking
	- Garden bed
	- Lawn
	- Paving
	- Masonry wall
	- Boundary Line
	- Pool fence
	- Boundary fence
	-Tree to be removed
	-Tree to be retained

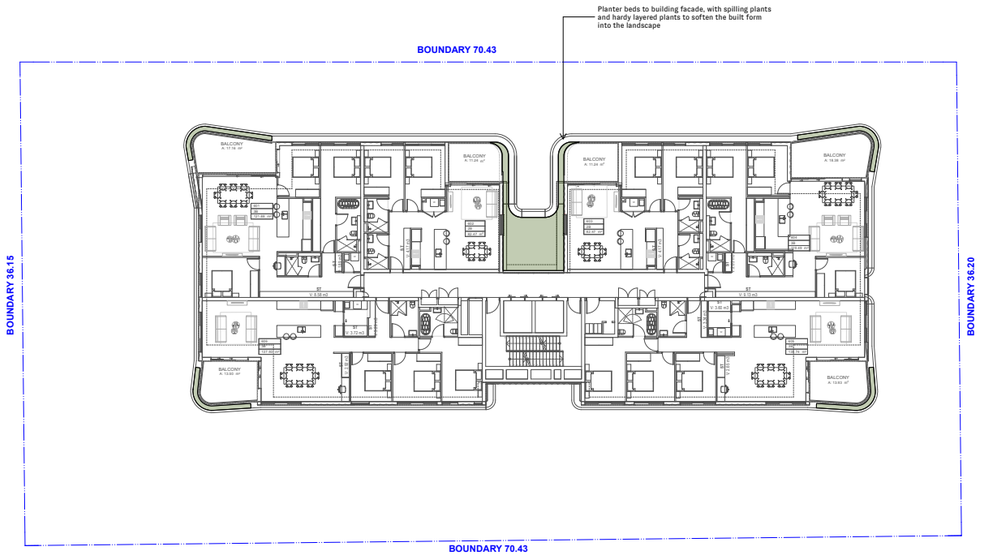
LEVEL 5 - PLANTING PLAN



2.19 LANDSCAPE PROPOSAL - LEVEL 6

CONTEXT & NEIGHBOURHOOD CHARACTER

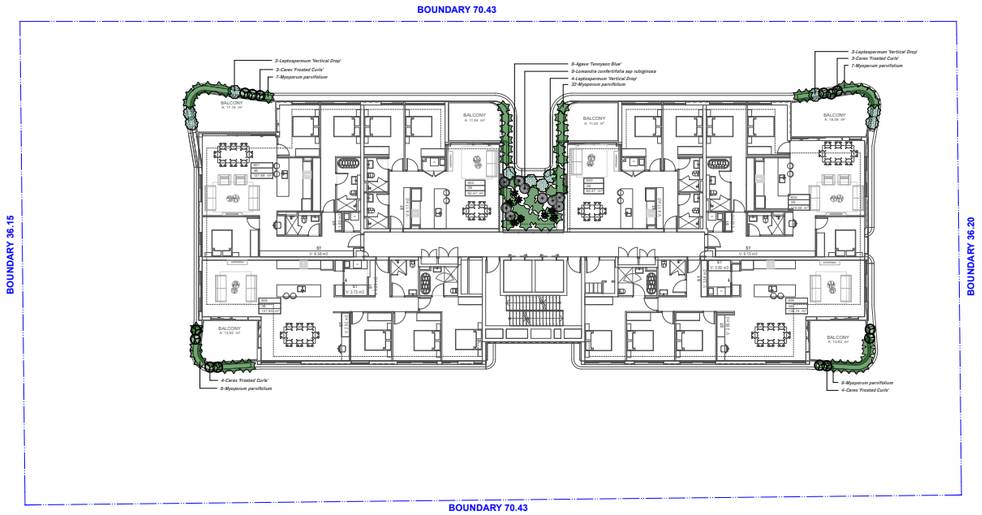
LEVEL 6 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00	- Existing Level
RL+10.00	- Proposed Level
TOW RL+10.00	- Top of Wall Level
TOB RL+10.00	- Top of Bank Level
P.O.S	- Private Open Space
	- Water
	- Decking
	- Garden bed
	- Lawn
	- Paving
	- Masonry wall
	- Boundary Line
	- Pool fence
	- Boundary fence
	-Tree to be removed
	-Tree to be retained

LEVEL 6 - PLANTING PLAN

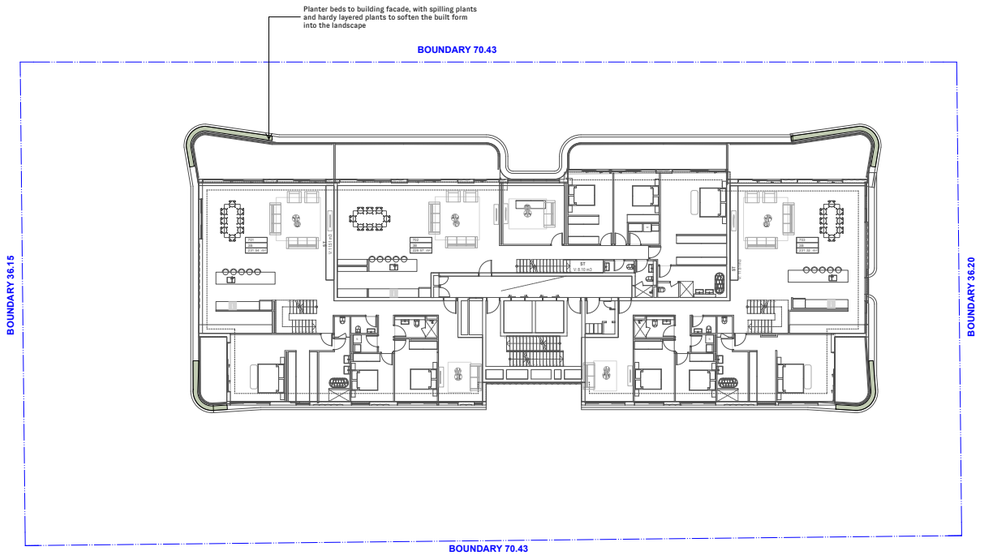


2.20 LANDSCAPE PROPOSAL - LEVEL 7

CONTEXT & NEIGHBOURHOOD CHARACTER

DOROCH ARCHITECTS

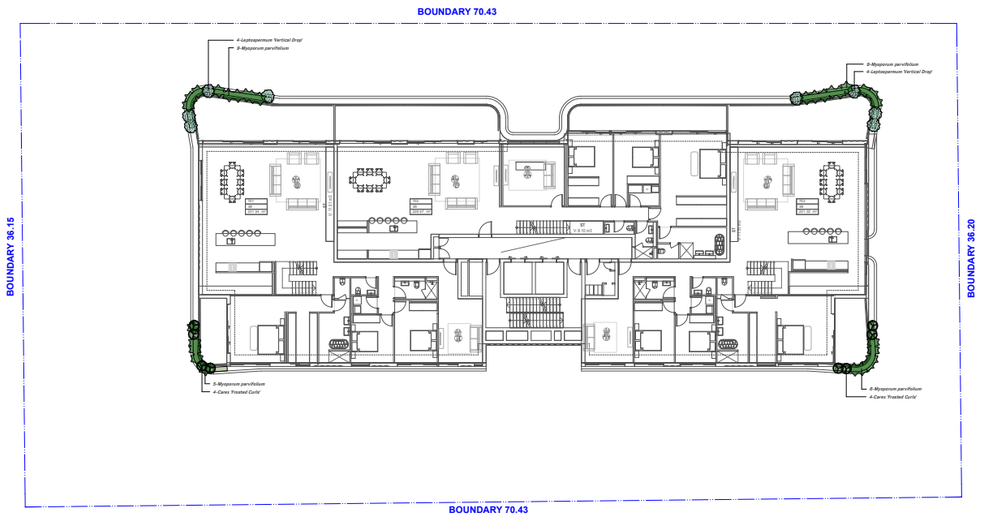
LEVEL 7 - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00 - Existing Level
RL+10.00 - Proposed Level
TOW RL+10.00 - Top of Wall Level
TOB RL+10.00 - Top of Bank Level
P.O.S - Private Open Space
- Water
- Decking
- Garden bed
- Lawn
- Paving
- Masonry wall
- Boundary Line
- Pool fence
- Boundary fence
-Tree to be removed
-Tree to be retained

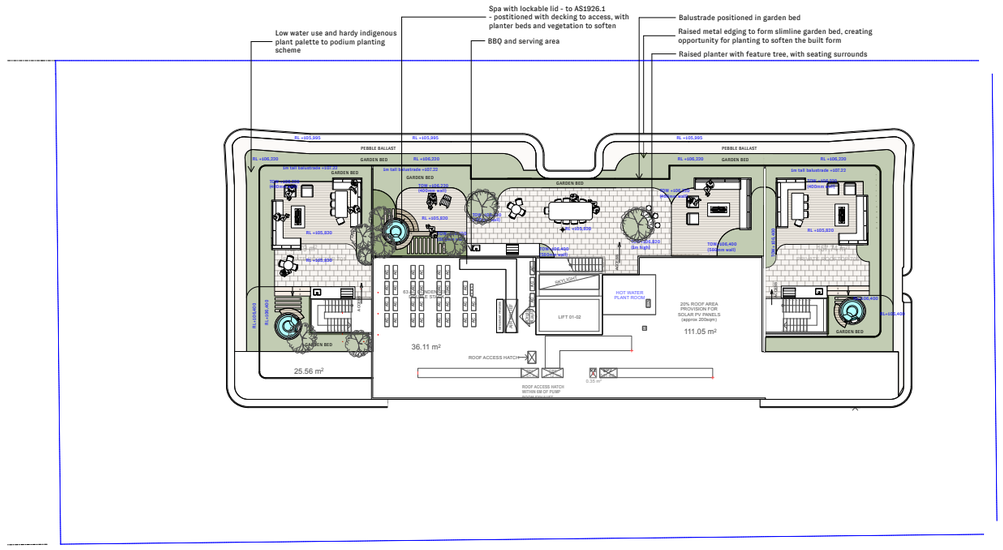
LEVEL 7 - PLANTING PLAN



2.21 LANDSCAPE PROPOSAL - ROOF

CONTEXT & NEIGHBOURHOOD CHARACTER

PENTHOUSE ROOFTOPS - LANDSCAPE MASTERPLAN



LEGEND

RL+10.00 - Existing Level
RL+10.00 - Proposed Level
TOW RL+10.00 - Top of Wall Level
TOB RL+10.00 - Top of Bank Level
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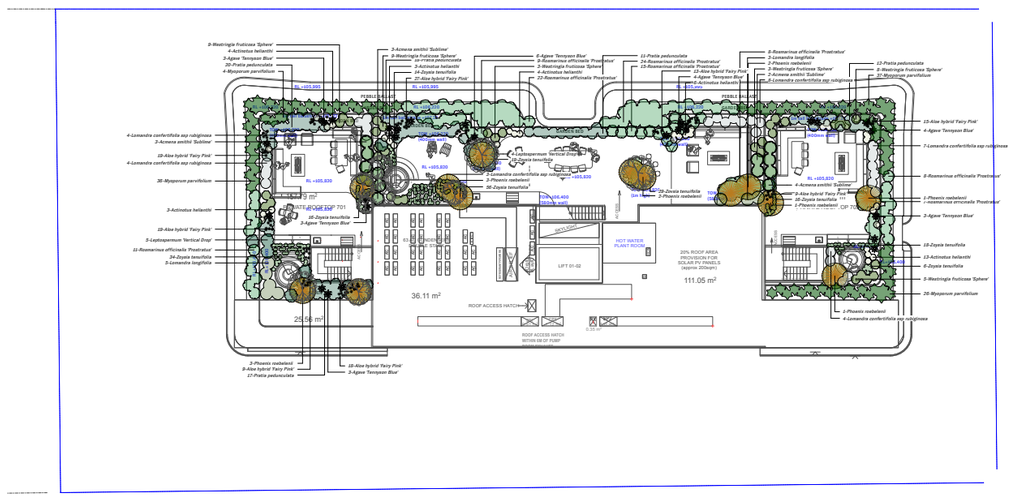
- Masonry wall
- Boundary Line
- Pool fence
- Boundary fence
-Tree to be removed
-Tree to be retained

PENTHOUSE ROOFTOP - PLANTING PLAN



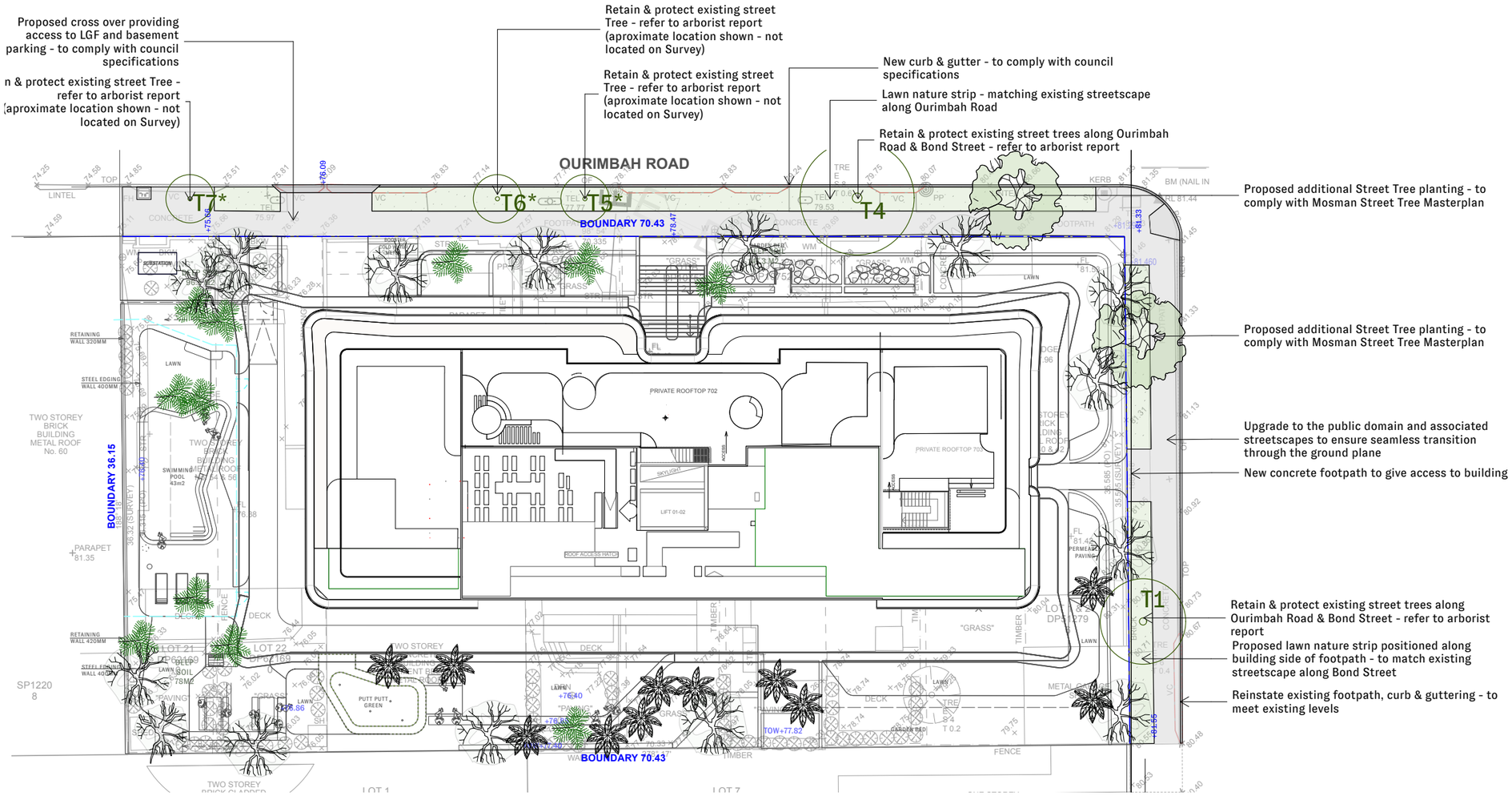
The rooftop landscape concept for 40–56 Ourimbah Road, Mosman has been designed to enhance resident amenity while responding sensitively to the site's prominent outlook and surrounding harbour context. Opportunities for taller feature tree planting have been carefully incorporated to frame and enhance views towards Sydney, while contributing softness and greenery to the rooftop environment.

Low-profile planters are integrated throughout the roof terraces to define and soften the boundaries between spaces without compromising key view corridors. The landscape approach balances privacy, openness, and visual permeability, creating a cohesive rooftop environment that complements the architecture while maintaining expansive outlooks and strengthening the connection between landscape and the surrounding Mosman context.

2.22 LANDSCAPE PROPOSAL - PUBLIC DOMAIN

CONTEXT & NEIGHBOURHOOD CHARACTER

PUBLIC DOMAIN PLAN

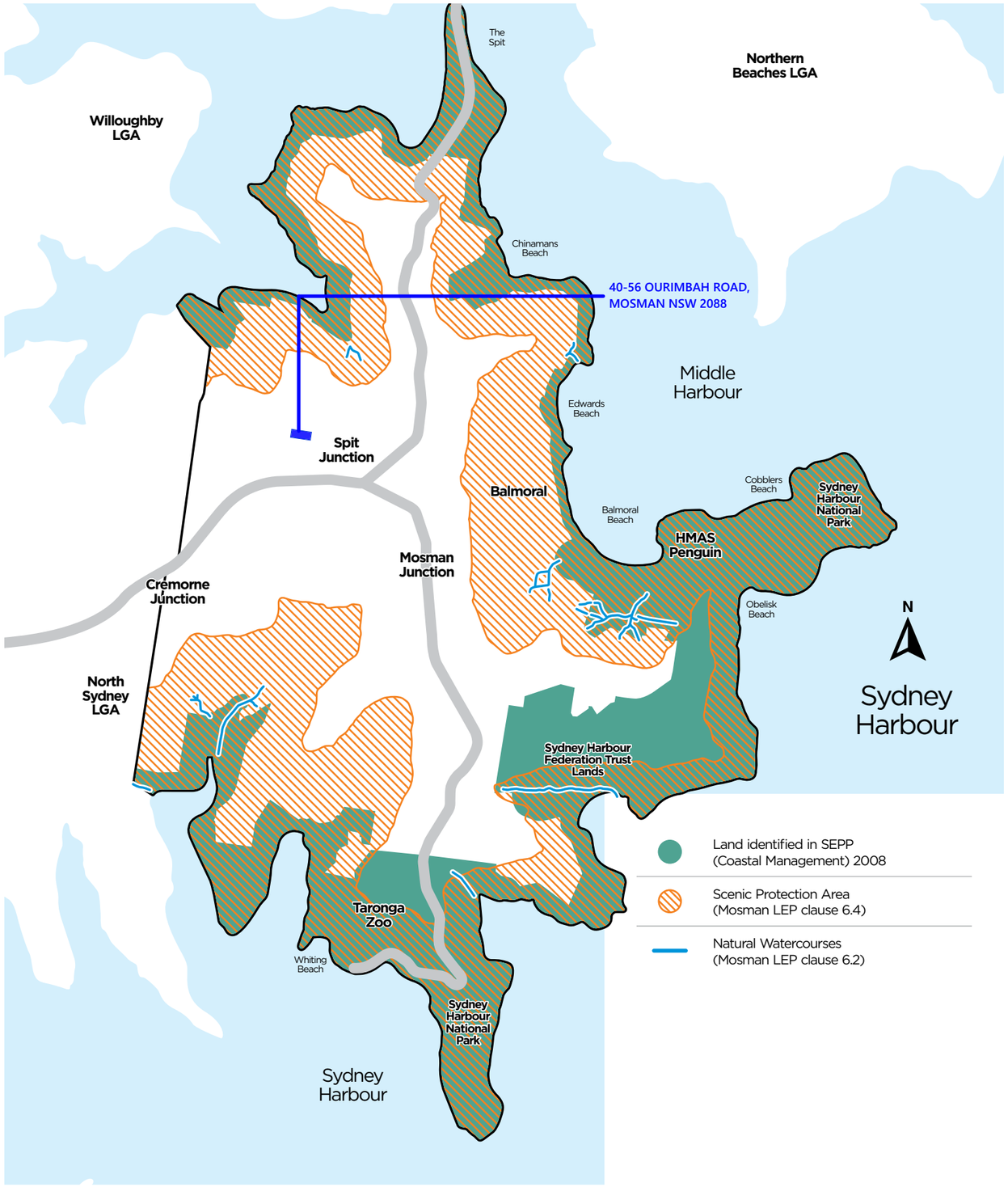


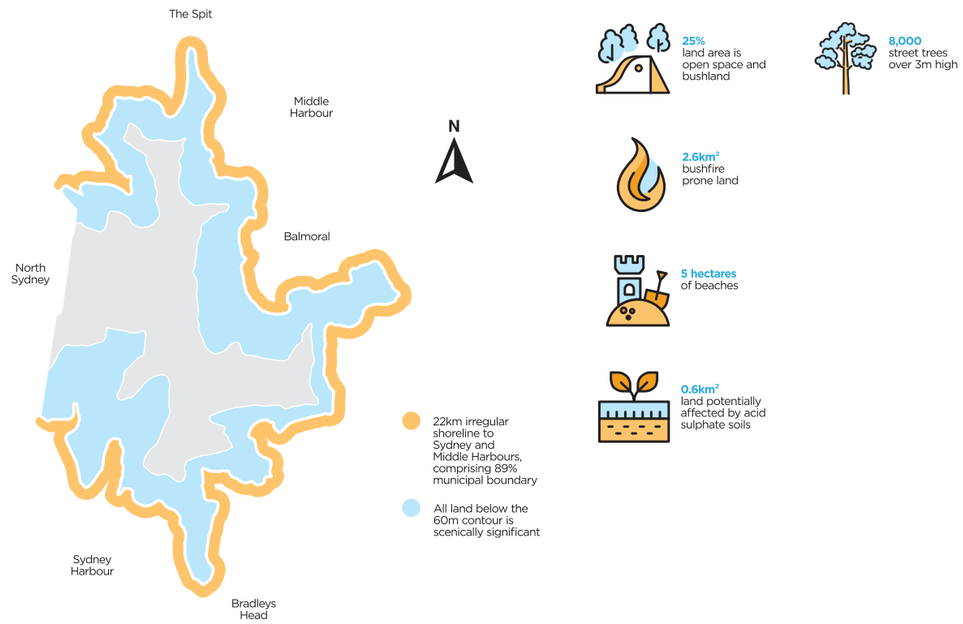
Plant Schedule - PUBLIC DOMAIN							
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread	Notes
Trees							
Trl	2	Water Gum	*Tristaniopsis laurina*	200L	8000mm	5000mm	
Total	**2**						

The Public Domain Plan for 40–56 Ourimbah Road, Mosman delineates the new driveway crossover and upgraded kerb alignment, carefully configured to interface seamlessly with the streetscape while prioritizing the absolute retention and protection of all existing street trees.

2.23 TOPOGRAPHY & HYDROLOGY

CONTEXT & NEIGHBOURHOOD CHARACTER

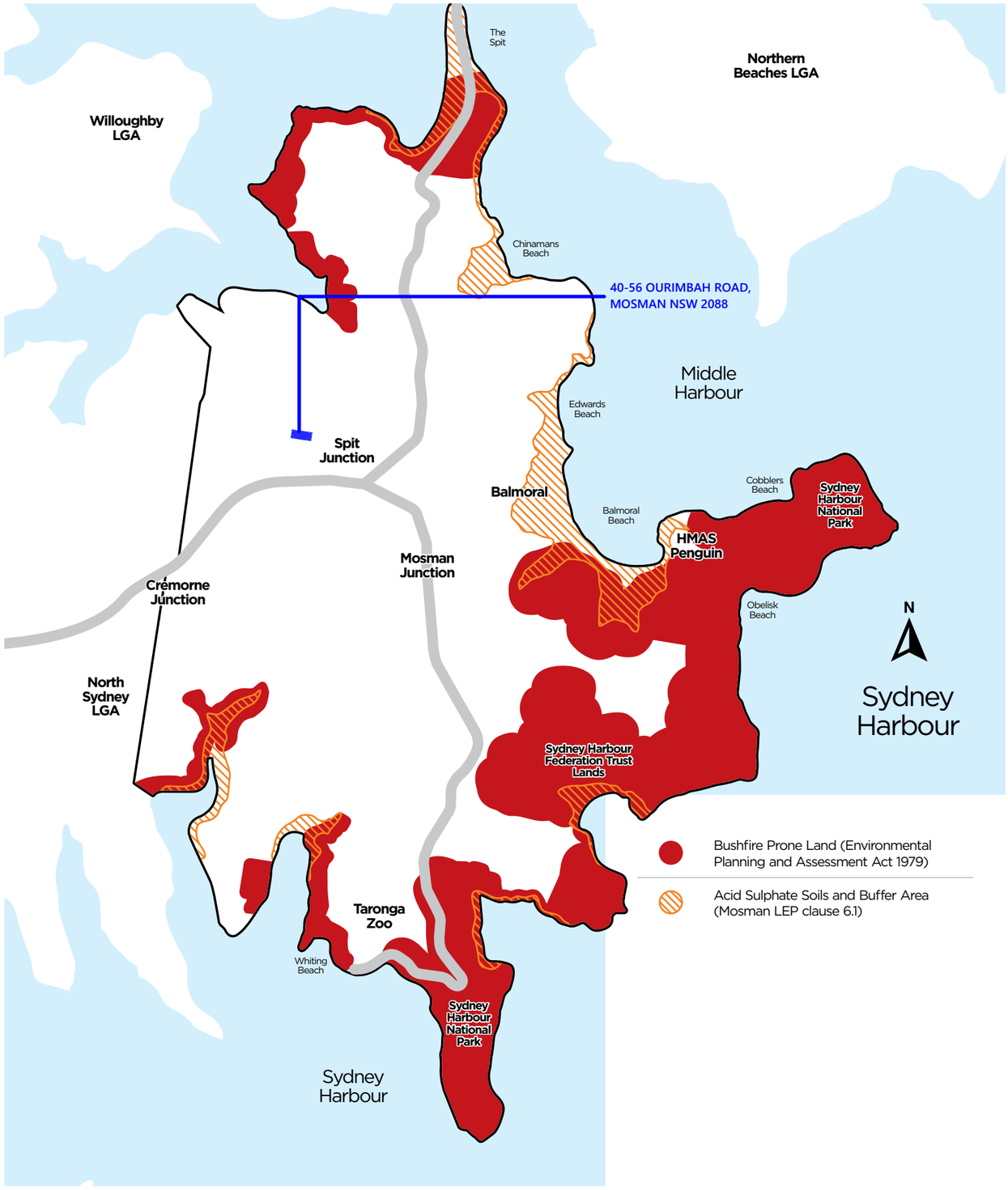




Within the Mosman Council local government area, coastal sensitive land is identified in accordance with NSW coastal planning legislation and mapped controls, which include areas such as coastal vulnerability zones, scenic protection areas, and natural watercourses. These mapped constraints are primarily located along the foreshore and in proximity to harbour edges, where development is subject to additional planning considerations to manage risks associated with coastal processes, protect visual amenity, and preserve environmentally sensitive landforms. Scenic protection zones aim to maintain significant views to and from Sydney Harbour, while natural watercourses and associated corridors are protected to ensure ecological function and stormwater management. Development within these areas may be subject to restrictions on building height, bulk, setbacks, and vegetation removal. Based on a review of the relevant mapping, the site at 40–56 Ourimbah Road, Mosman is not identified within any coastal vulnerability area, scenic protection zone, or mapped natural watercourse corridor, and is therefore not impacted by the coastal sensitive land constraints applicable within the Mosman LGA. Accordingly, the site is considered suitable for development without additional restrictions arising from coastal sensitivity controls.

2.24 BUSHFIRE

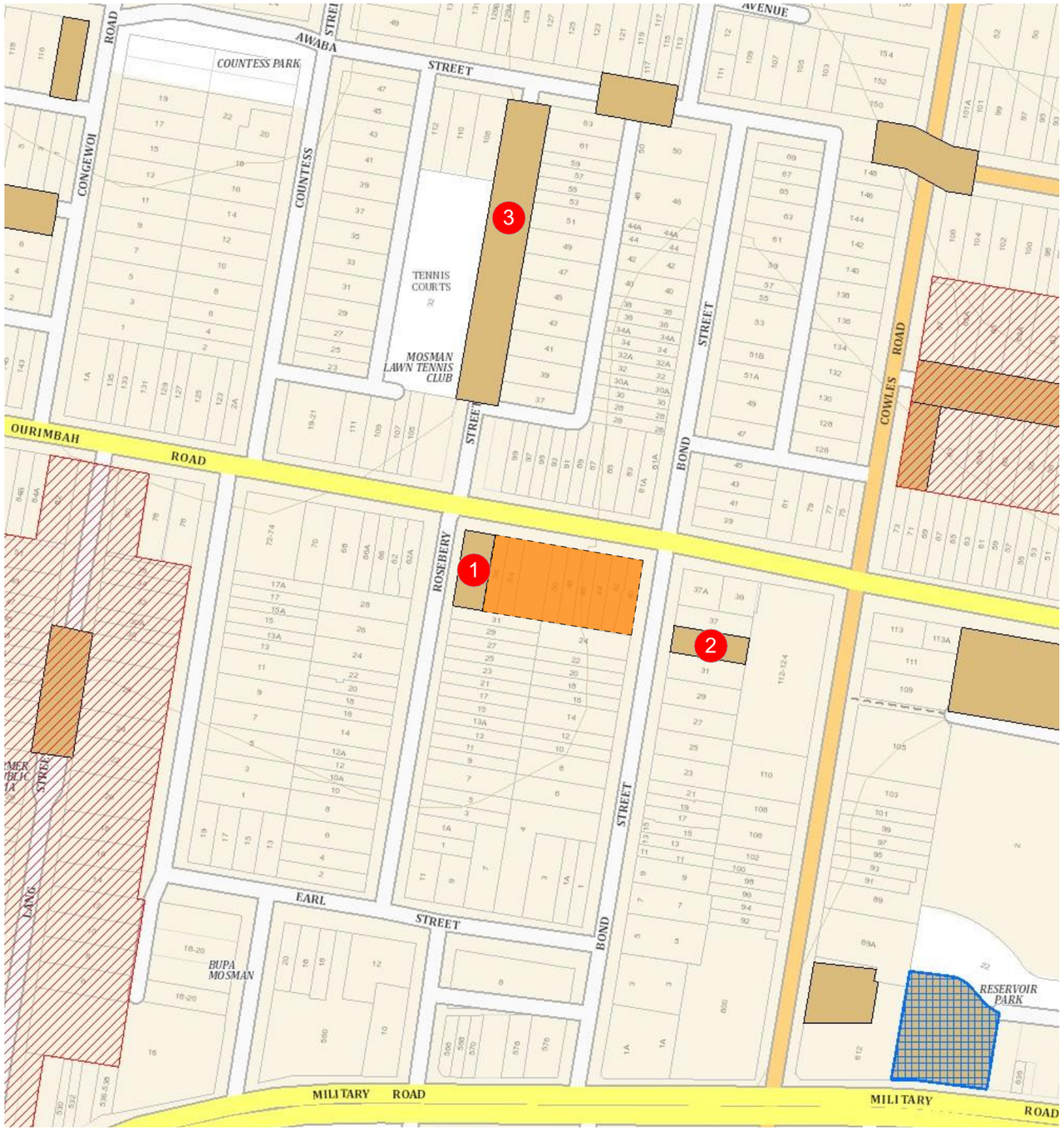
CONTEXT & NEIGHBOURHOOD CHARACTER



Within the Mosman Council local government area, bushfire risk is managed through mapping prepared in accordance with the NSW Rural Fire Service, which identifies land classified as bushfire prone. Development on bushfire-prone land is subject to additional requirements including Bushfire Attack Level (BAL) assessments, Asset Protection Zones (APZs), and compliance with Planning for Bushfire Protection, all of which can influence building design, setbacks, and overall yield. Based on a review of the current bushfire prone land mapping, the site at 40–56 Ourimbah Road, Mosman is not identified as bushfire prone land and is therefore considered to be at low risk from a bushfire planning perspective. Accordingly, the site is not expected to be subject to bushfire-related planning constraints, and no RFS referral, BAL rating, or APZ provisions are anticipated under typical development pathways, making it suitable for development without bushfire-specific limitations.

2.25 HERITAGE SITES

CONTEXT & NEIGHBOURHOOD CHARACTER



LEGEND

HERITAGE SITE

CONSERVATION AREA

40-56 OURIMBAH ROAD

1. Heritage Site Adjacent to 56 Ourimbah Road - 60 Ourimbah Road_ Architecture from the Inter-War Period

60 Ourimbah Road is heritage listed as a prominent Inter-War period mixed-use building comprising shops at ground level with residential flats above. The building is recognised for its strong architectural presence and contribution to the surrounding streetscape, particularly through its attractively detailed Inter-War Stripped Classical style and prominent corner location.

Constructed in liver-coloured face brick, the building incorporates classical detailing including pediments, rendered lintels, and decorative cornice elements, with a distinctive splayed corner entry and angled upper façade above the awning line. Although alterations have occurred to portions of the shopfronts and window joinery over time, these changes have not substantially diminished the building's architectural character or its significance within the local streetscape.



2. Heritage Site Across to 40 Ourimbah Road - 33 & 35 Bond Street

33–35 Bond Street is identified as a heritage item due to its significance as a highly intact late-Victorian cottage known as "Alma" (circa 1896). The property retains a strong level of architectural integrity, including original period detailing and built form characteristics, which contribute to its heritage value. As a result, Mosman Council recognises the site as an important component of the local historical and architectural character and seeks to preserve its significance within the surrounding environment.



3. Heritage Site Across to 56 Ourimbah Road - Roseberry Street_ Mosman Tennis Court Est.1901

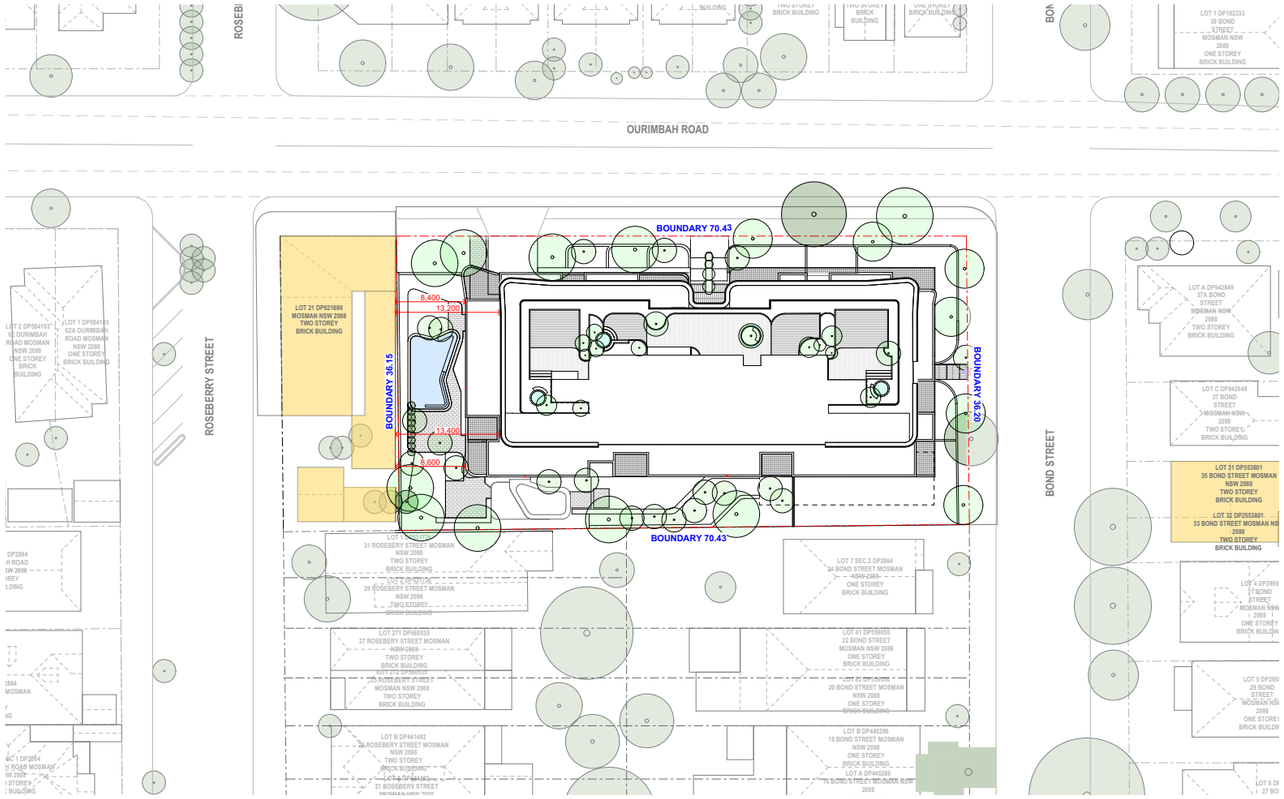
Rosebery Street / Mosman Tennis Club is heritage listed due to its historical, social, and cultural significance within Mosman. Established in 1901, it is one of the Lower North Shore's oldest sporting institutions and represents an early example of a community recreational facility that has operated continuously for more than a century. The site reflects the long-standing sporting and social history of the suburb and contributes to Mosman's distinctive Federation-era character.

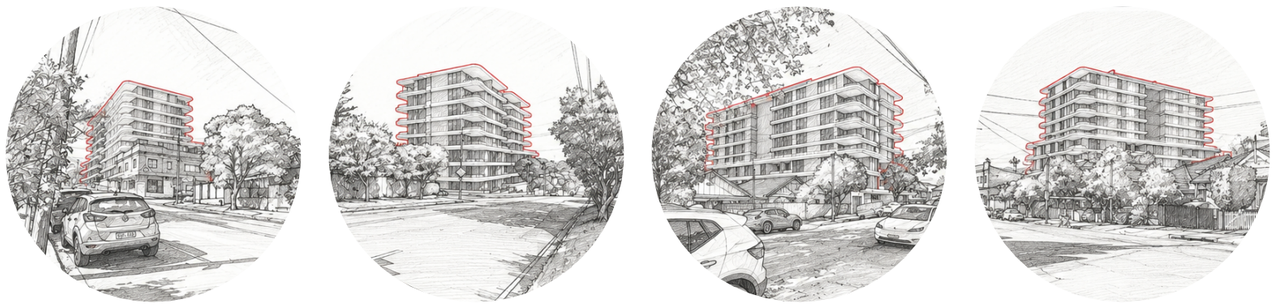
More broadly, heritage listings in Mosman often seek to preserve the suburb's historic streetscapes, architectural quality, and landscape settings associated with prominent turn-of-the-century estates. In some cases, original tennis courts form part of the heritage curtilage of significant Federation residences, where they contribute to the visual setting, garden composition, and overall integrity of the historic property.



2.26 HERITAGE INFLUENCE

CONTEXT & NEIGHBOURHOOD CHARACTER

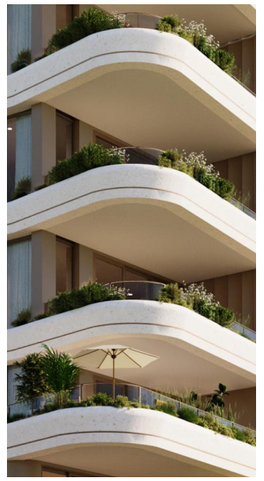




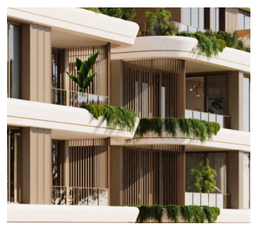
The proposed development has been designed to ensure no adverse impact on the significance or setting of the heritage item. Key design responses include:

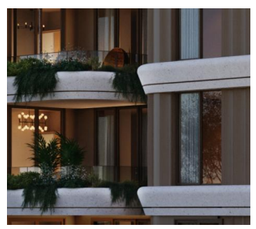
- An increased setbacks to the west setbacks and visual separation. Including 8.6m podium setback and 13.4m upper level setback.
- Ensuring the scale and massing near the boundary remain compatible.
- Using materials and finishes that sit comfortably within the existing character.
- Preserving the streetscape contribution and curtilage of the heritage property.
- Landscape design between the proposed and 60 Ourimbah Road, providing a transition between the 2 properties and compliment the eastern Green wall of the heritage site.
- Utilising materiality, landscaping and geometry from the neighbouring heritage sites as an influence to the design.

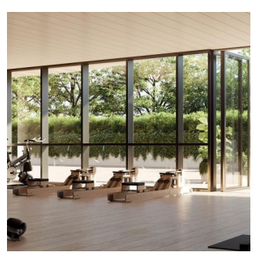
PROPOSED











HERITAGE

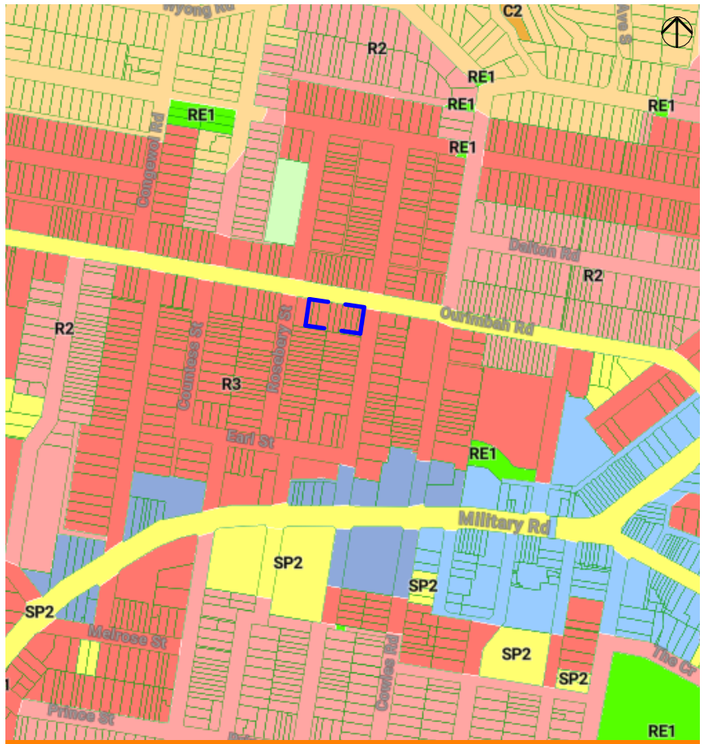






2.27 ZONE I HEIGHT I FSR

CONTEXT & NEIGHBOURHOOD CHARACTER



LAND ZONE

LEGEND

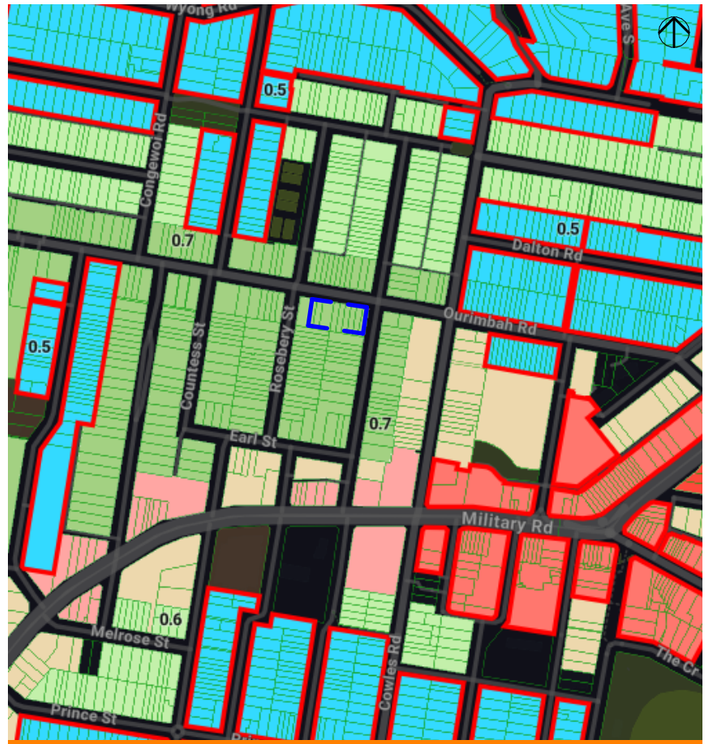
C2 C4 E1 E3
MU1 R2 R3 R4
RE1 RE2 SP2 UL



BUILDING HEIGHT

LEGEND

8 - 8.9m 11 - 11.9m 12 - 12.9m 15 - 16.9m
19 - 20.9m



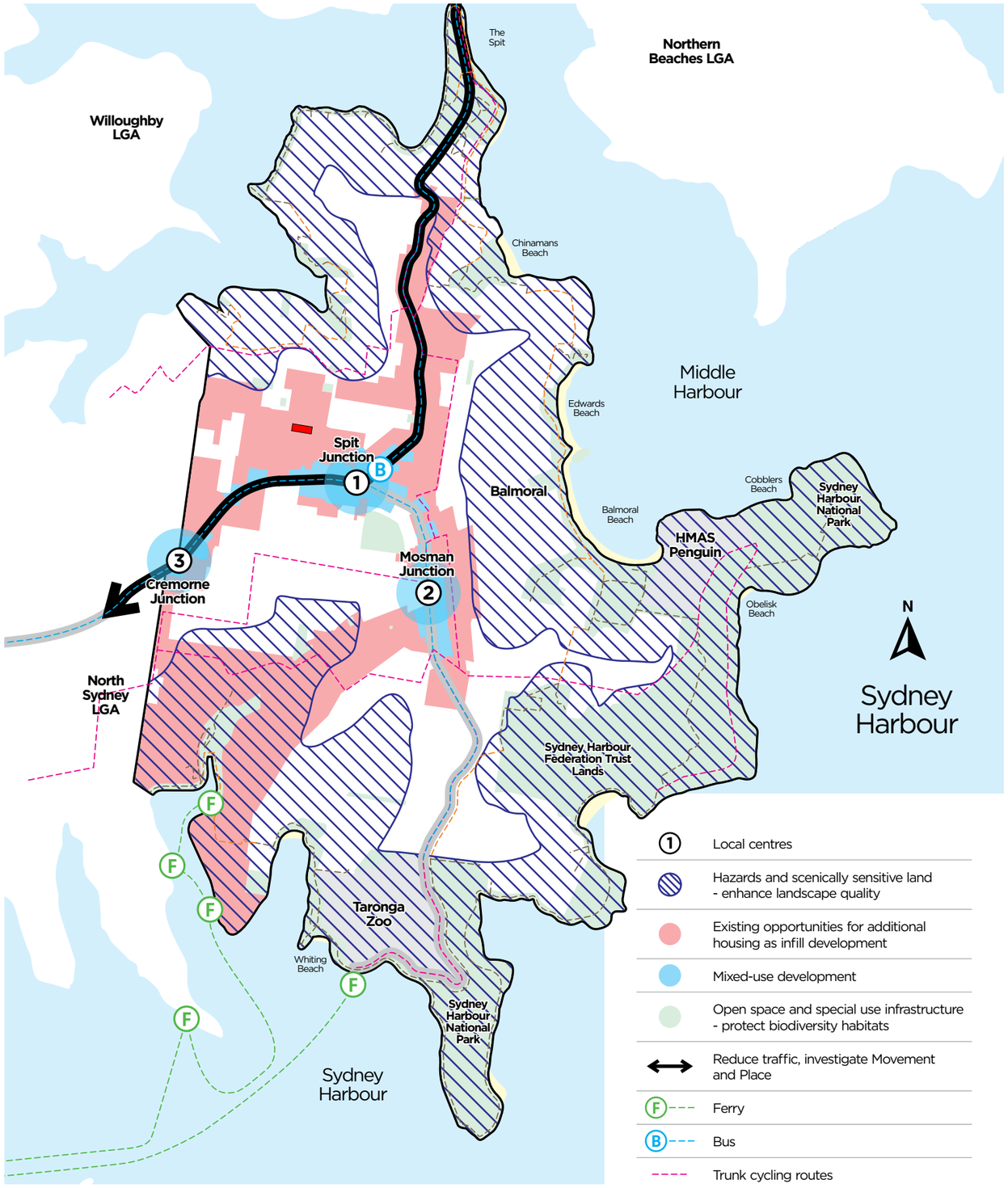
FLOOR SPACE RATIO

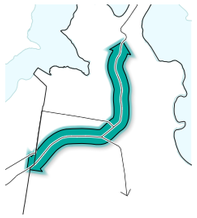
LEGEND

0.5 - 0.54 0.55 - 0.59 0.6 - 0.64 0.7 - 0.74
1 - 1.09 1.3 - 1.39 2 - 2.49 2.5 - 2.99
3 - 3.49 Complex Area

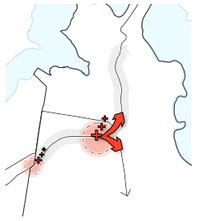
2.28 FUTURE PROVISIONS

CONTEXT & NEIGHBOURHOOD CHARACTER





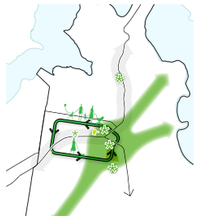
STRENGTHENING THE MILITARY-SPIT SPINE



SPIT JUNCTION: A GATEWAY INTO MOSMAN



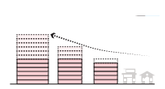
HEIGHT TRANSITION



CREATE A NETWORK OF OPEN SPACES

Provide a gradual height transition

Objective:
Ensure building heights transition smoothly from areas of change to areas of limited or no change by concentrating additional height in the local centre and applying clear transition rules.



Strengthen and include local centres

Objective:
To focus renewal and extra growth in local centres, where services already exist and to boost business activity and mixed use, replace tired low-scale buildings with high-quality development, and require a strong design standard.



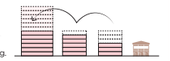
Plan strategically for long-term community needs

Objective:
Make sure growth is supported by the right infrastructure as the population changes by planning for open space, facilities, pedestrian links, and local services, and by securing feasible public benefits alongside any extra density.



Minimise impact on heritage items

Objective:
New buildings next to heritage items should fit in and protect what makes those items special. The masterplan will do this by developing built form controls to ensure new development doesn't overwhelm the heritage item or its setting.



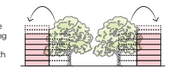
Safeguard the scenic protection area

Objective:
Relocate dwelling yield from within the scenic protection area to places that are better suited to change to recognise and protect the natural and visual environment of Mosman and Sydney Harbour and reinforce the dominance of landscape over built form within the scenic protection area.



Protect mature trees, especially street trees

Objective:
Protect and enhance Mosman's leafy character by minimising loss of mature canopy trees including through building controls (such as larger front and side setbacks) and by excluding streets with heritage-listed trees.



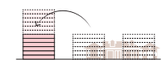
Prioritise housing near public transport and services

Objective:
Concentrate higher-density housing in the most accessible locations by focusing growth within walking distance of public transport and local services, particularly along the Military and Spit Road corridor and at Spit Junction.



Protect heritage conservation areas

Objective:
Relocate dwelling yield from heritage conservation areas to places that are better suited to change (e.g., near centres, along transit corridors) and can accommodate additional height with acceptable urban design outcomes.



Mosman will continue to evolve over the next 20 years with a strong focus on maintaining its high levels of environmental amenity, liveability and landscape character. Growth will be managed through infill development within existing centres such as Spit Junction and along the Spit/Military Road corridor, with building scale carefully controlled to respect neighbourhood character and environmental constraints.

The strategy emphasises protecting heritage, harbour views and the dominance of landscape over built form, while ensuring high-quality design outcomes. Local centres will be enhanced as vibrant, connected places supporting employment, retail and community life, alongside key tourism assets like Taronga Zoo, Balmoral Beach and Sydney Harbour National Park.

Sustainability and community wellbeing are central, with improved transport options, protection of open space, biodiversity and harbour environments, and investment in social infrastructure. Overall, Mosman's future planning prioritises managed growth, environmental protection, and the preservation of its unique character and lifestyle.

2.29 LOW & MID RISE HOUSING

CONTEXT & NEIGHBOURHOOD CHARACTER



LEGEND

- INDICATIVE LMR HOUSING AREA
- LMR CENTRE

The site at 40–56 Ourimbah Road, Mosman is zoned R3 Medium Density Residential under the Mosman LEP and is within the Low–Mid Rise Housing Inner Circle, supporting increased density due to its access to services and transport. Located approximately 330 metres from Mosman Town Centre, it benefits from strong walkability and convenient access to retail, services, dining, and public transport along Military Road, supporting a well-integrated residential outcome aligned with planning objectives.

The proposal considers Clause 180 of the State Environmental Planning Policy (Housing) 2021, which confirms that compliance with the specified numerical standards for residential flat buildings and shop top housing in Zones R3 and R4 renders those controls non-discretionary, providing certainty in assessment and limiting refusal grounds where compliance is achieved.

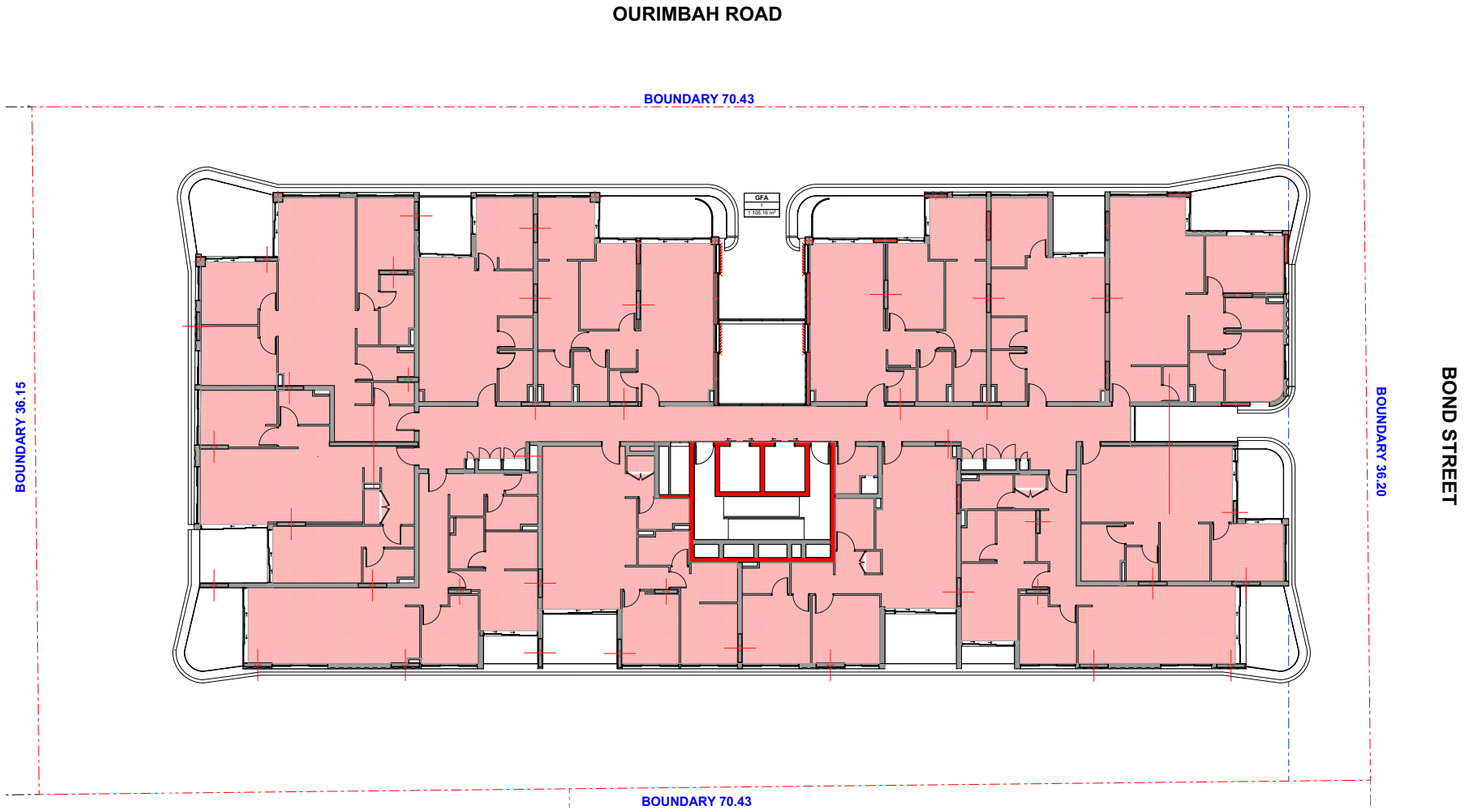
In this context, the applicable planning provisions for residential flat buildings within Low and Mid-Rise Housing Inner Circle areas (0–400 metres from a nominated centre or station) are as follows:

- Maximum Floor Space Ratio (FSR): 2.2:1
- Maximum Building Height: 22 metres
- Maximum Storeys: 6
- No minimum lot size or frontage requirements (LEP provisions are switched off within this framework)

2.30 INFILL AFFORDABLE HOUSING

CONTEXT & NEIGHBOURHOOD CHARACTER

DOROCH ARCHITECTS



LEGEND

LEVEL 1 GFA - AFH

In addition, the proposal relies on the Infill Affordable Housing provisions under the State Environmental Planning Policy (Housing) 2021, which can provide a significant development incentive in the form of up to a 30% uplift in floor space ratio, and a corresponding increase in building height where consistent with the design framework and surrounding context.

This incentive is available where a development incorporates a proportion of affordable housing that is delivered and secured in accordance with the policy requirements. Typically, this involves the provision of dwellings that are dedicated for affordable housing purposes and managed by a registered community housing provider for a defined period (or in some cases in perpetuity, depending on the mechanism used). The intent of the provision is to encourage the delivery of well-located affordable housing within established and highly accessible urban areas.

To qualify for the bonus, the proposal must demonstrate compliance with the eligibility criteria under the State Environmental Planning Policy (Housing) 2021, including minimum affordable housing contribution rates, design and tenure requirements, and appropriate legal mechanisms to ensure the ongoing use of the dwellings as affordable housing. The bonus floor space is then calculated as an uplift on the applicable base floor space ratio, enabling additional residential yield beyond the standard controls.

From a design and assessment perspective, the additional capacity is not automatic; it must still be tested against broader planning considerations such as built form impacts, streetscape compatibility, amenity outcomes, and infrastructure capacity. However, where properly integrated, the incentive is intended to support increased housing delivery in highly accessible locations while also achieving a measurable social housing outcome.

3 BETTER PLACE DESIGN

3.1 BETTER PLACE 7 OBJECTIVES FOR GOOD DESIGN

BETTER FIT
BETTER PERFORMANCE
BETTER FOR COMMUNITY
BETTER FOR PEOPLE

3.2 BETTER PLACE 7 OBJECTIVES FOR GOOD DESIGN

BETTER WORKING
BETTER VALUE
BETTER LOOK & FEEL

3.1 BETTER PLACE 7 OBJECTIVES FOR GOOD DESIGN

BETTER PLACE DESIGN



OBJECTIVE 1: BETTER FIT

"Contextual, local and of its place"

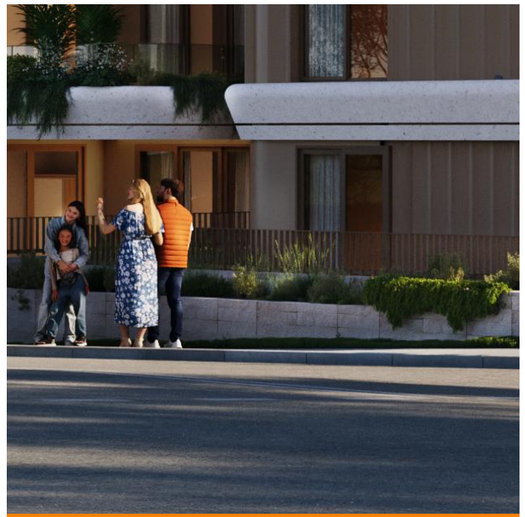
The proposal sits between Mosman's village character at Spit Junction and the prevailing one and two-storey brick housing of Ourimbah Road, Rosebery Street and Bond Street. The architectural language has been developed in direct response to this context and new character arising from LMR controls. A three-story base is positioned at the corner of the site; however, rather than presenting as a rigid, conventional podium, it functions as an open, articulated form. Combined with a recessed upper level, this softens the building's contribution to the streetscape and protects adjoining residential amenity, including the heritage-listed building at 60 Ourimbah Road. Rich browns in the façade finishes and greenery has been incorporated to compliment the existing character of the neighbourhood.



OBJECTIVE 2: BETTER PERFORMANCE

"Sustainable, adaptable and durable"

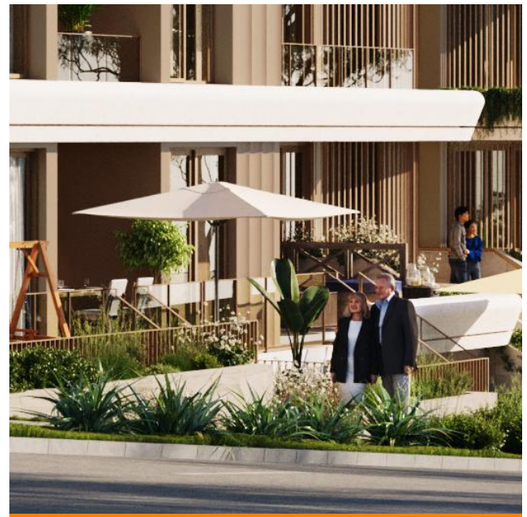
The proposal incorporates passive environmental design as the primary driver of residential amenity. Dual-aspect and corner apartments maximise natural cross-ventilation, with 45/63 (71.42%) of apartments achieving the ADG cross-ventilation criterion. Solar access is optimised across 48/63 (76.19%) of 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 concret upstands and rich brown concave façade cladding 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 Local 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.

3.2 BETTER PLACE 7 OBJECTIVES FOR GOOD DESIGN

BETTER PLACE DESIGN



OBJECTIVE 5: BETTER WORKING

"Functional, efficient and fit for purpose"

The building plan is structured around a clear, efficient circulation strategy that directly responds to the site's steep topography. Two distinct entries are provided—one on Ourimbah Road and one on Bond Street—utilizing the changing ground levels to provide easy, grade-direct access toward the Mosman Local Centre. The development features a central single core with two 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. Additionally, the basement and entry location is designed to respond to the sites steep topography, resulting in an efficient car park layout that minimises overall excavation and ramp lengths.



OBJECTIVE 6: BETTER VALUE

"Creating and adding value"

By replacing nine detached dwellings with 63 well-designed apartments, including 12 affordable homes, the proposal makes efficient use of well-located land close to public transport, employment, and community facilities like Spit Junction and the Mosman Tennis Club. The development delivers substantial public benefit through landscape enhancement and an upgraded public domain interface along its two street frontages. This interface is enhanced by a 1.5-meter setback provided along both Bond Street and Ourimbah Road, allowing for a high-quality landscape buffer between the site boundary and the public footpath.



OBJECTIVE 7: BETTER LOOK AND FEEL

"Enganging, 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 to compliment 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 Bond Street and Ourimbah Road.

4 HOUSING SEPP 2021 DESIGN PRINCIPLES

4.1 **PRINCIPLE 1:** CONTEXT & NEIGHBOURHOOD CHARACTER

4.2 **PRINCIPLE 2:** BUILT FORM & SCALE

4.3 **PRINCIPLE 3:** DENSITY

4.4 **PRINCIPLE 4:** SUSTAINABILITY

4.5 **PRINCIPLE 5:** LANDSCAPE

4.6 **PRINCIPLE 6:** AMENITY

4.7 **PRINCIPLE 7:** SAFETY & DESIGN

4.8 **PRINCIPLE 8:** HOUSING DIVERSITY & SOCIAL INTERACTIONS

4.9 **PRINCIPLE 6:** AESTHETICS

4.10 **ADG COMPLAINCE**

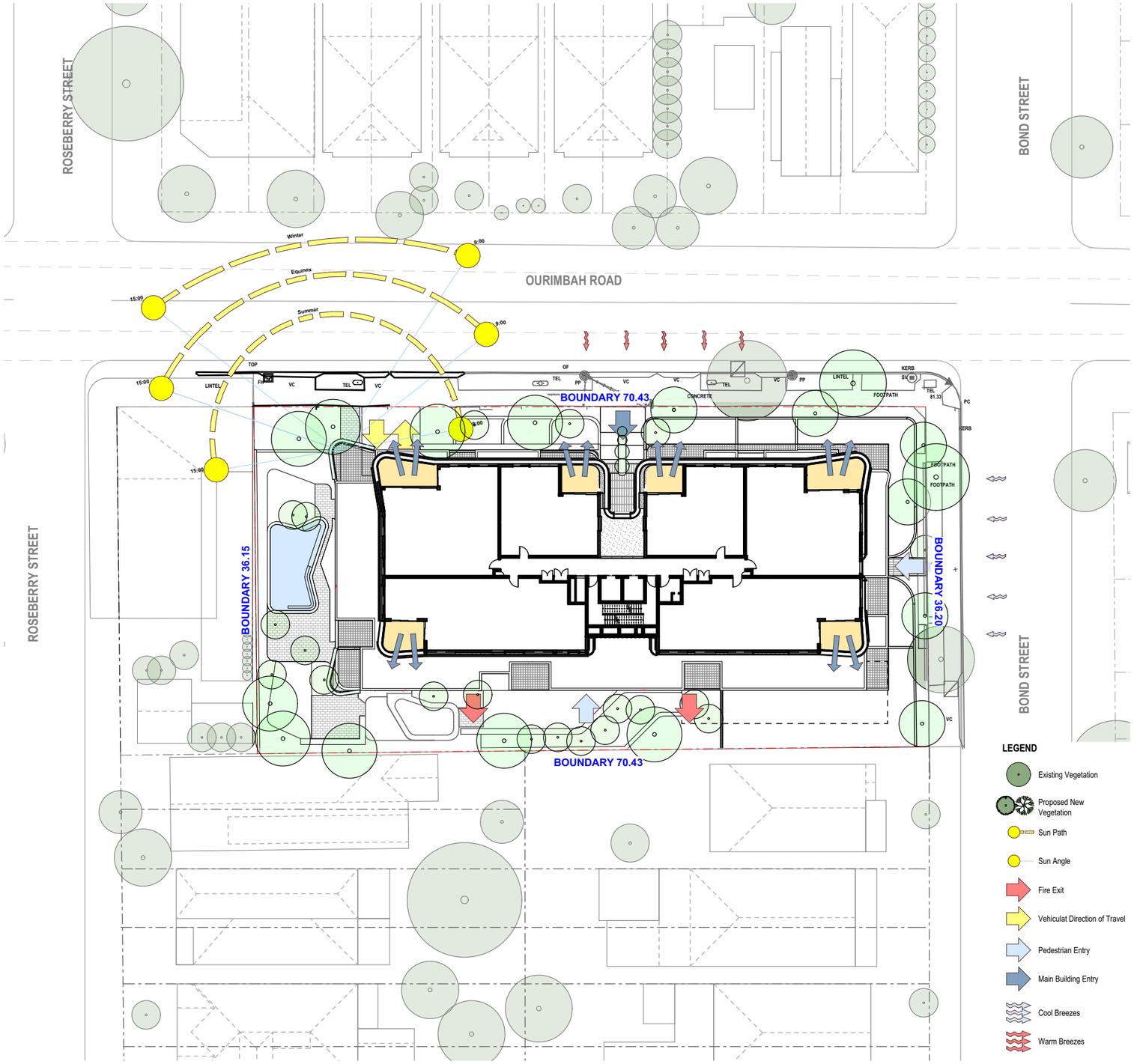
4.11 **ADG COMPLAINCE TABLE_1-10**

- 4.20

4.21 **ADG COMPLAINCE STATEMENT_SIGNED**

4.1 PRINCIPLE 1: CONTEXT & NEIGHBOURHOOD CHARACTER

HOUSING SEPP 2021 DESIGN PRINCIPLES



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.

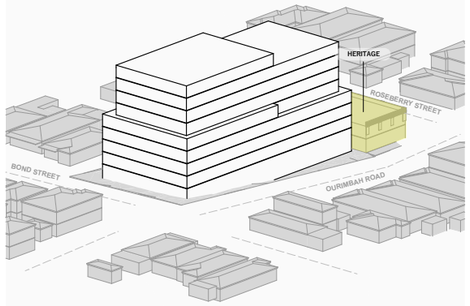
Recent and current State-led housing reforms, including the LMR Housing Policy and the In-Fill Affordable Housing provisions of the Housing SEPP provide the framework for residential intensification at this location. The proposal is consistent with the desired future character anticipated by these reforms, 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.

4.2 PRINCIPLE 2: BUILT FORM & SCALE

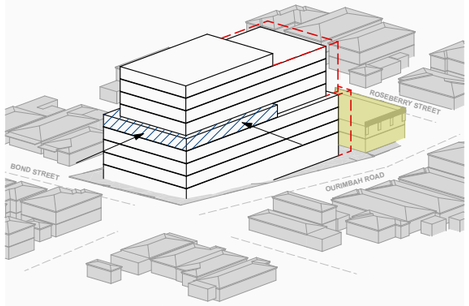
HOUSING SEPP 2021 DESIGN PRINCIPLES

1 STEP 1 - NORTH EAST VIEW



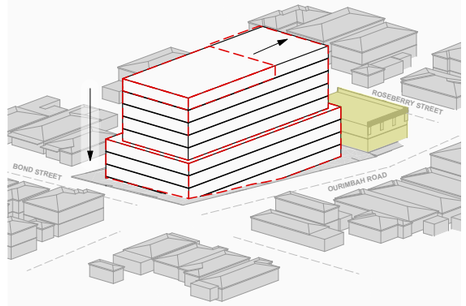
An established Compliant built form model for 40–56 Ourimbah Road in accordance with the Mosman LEP and DCP,demonstrating appropriate setbacks to 60 Ourimbah Road, and height of building.

2 STEP 2 - NORTH EAST VIEW



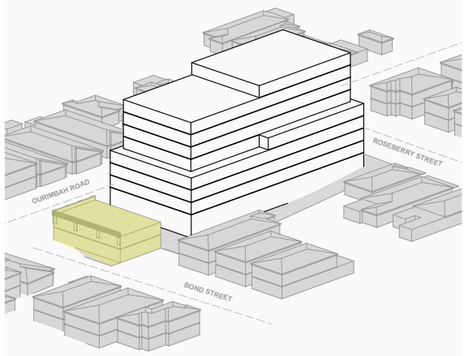
The setbacks to the western heritage building and southern boundary are increased to exceed ADG requirements. The 4th level setbacks are also increased providing a 3 storey lower form minimising bulk to the street corner

3 STEP 3 - NORTH EAST VIEW

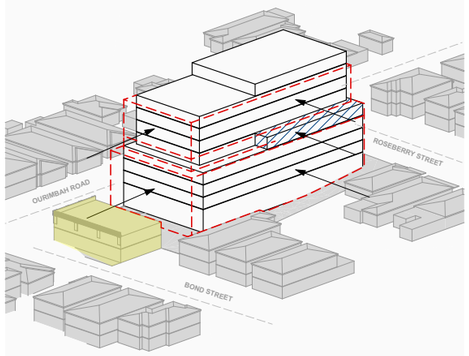


The building is lowered and the topmost level extended to provide a consistent built form. Entries are identified through breaks in the building.

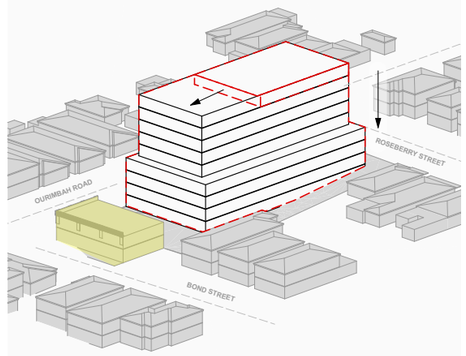
1 STEP 1 - SOUTH WEST VIEW



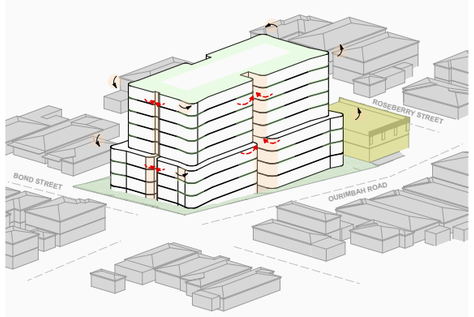
2 STEP 2 - SOUTH WEST VIEW



3 STEP 3 - SOUTH WEST VIEW

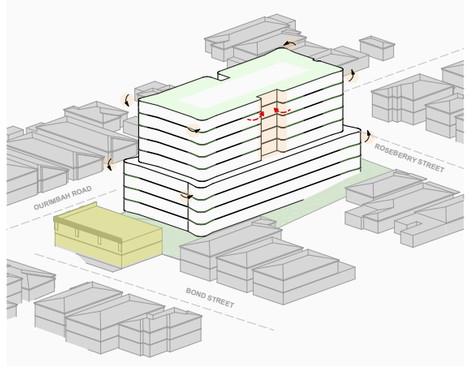


4 STEP 4 - NORTH EAST VIEW



The design introducing curved edges and a multi level landscape strategy that softens the building from all aspects.

4 STEP 4 - SOUTH WEST VIEW



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.

4.3 PRINCIPLE 3: DENSITY

HOUSING SEPP 2021 DESIGN PRINCIPLES



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.

4.4 PRINCIPLE 4: SUSTAINABILITY

HOUSING SEPP 2021 DESIGN PRINCIPLES

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.

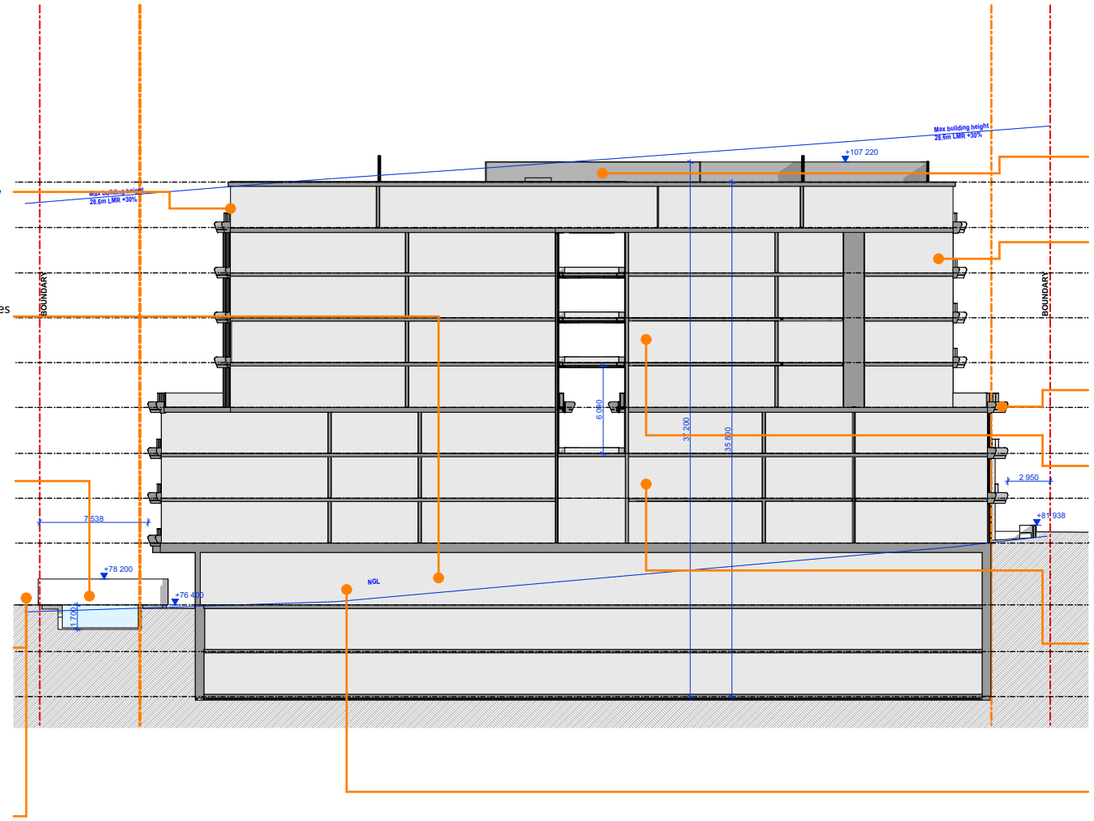
Operable Windows
To allow natural airflow

Fitness & Wellness
Active lifestyle amenities such as a gym and wellness spaces.

Communal Space
Outdoor amenity areas that foster enjoyment, wellness, and community engagement including an outdoor pool and seating.

Landscape
The landscape strategy introduces moments of play and discovery, enhancing the urban environment and encouraging community participation.

Landscape Lighting
Landscape lighting enhances safety, security, and usability of outdoor spaces.



Renewable Energy
Renewable energy generation through rooftop photovoltaic systems

Balanced Daylight
Optimised daylight access, thermal performance, and solar responsiveness

Green Balconies
Strengthening the relationship between occupants and the natural environment, supporting wellbeing and quality of life

Efficient & Smart Living
Energy-efficient lighting with occupancy and daylight sensors to optimise energy use in communal areas and shared amenities.

Efficient Appliance
Energy-efficient appliances are provided to all homes to reduce energy costs and operational energy demand.

Waste
Efficient waste storage design minimizes vehicle idling and encourages recycling.

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 m^2 (44%) landscaped area and 415.02 m^2 (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.

4.5 PRINCIPLE 5: LANDSCAPE

HOUSING SEPP 2021 DESIGN PRINCIPLES



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 m^2 (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 m^2, 25% of site area satisfying ADG Requirements, incorporating seating, gathering, BBQ and quieter areas, with an additional of 79.93 m^2 internal communal space within the Resident's Recreational Amenity.
- Total landscape area of 1121.84 m^2 (41% 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.

4.6 PRINCIPLE 6: AMENITY

HOUSING SEPP 2021 DESIGN PRINCIPLES

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, ≤ 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.

4.7 PRINCIPLE 7: SAFTEY & DESIGN

HOUSING SEPP 2021 DESIGN PRINCIPLES



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.

4.8 PRINCIPLE 8: HOUSING DIVERSITY & SOCIAL INTERACTIONS

HOUSING SEPP 2021 DESIGN PRINCIPLES



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.

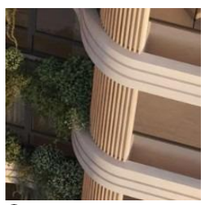
4.9 PRINCIPLE 9: AESTHETICS

HOUSING SEPP 2021 DESIGN PRINCIPLES

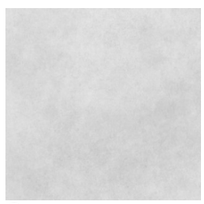


Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future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

EXTERNAL FINSIHES LEGEND



01
PRIVACY SCREENS
LIGHT METALLIC FINISH



02
CONCRETE UPTURN



03
WINDOW FRAME
BRONZE ALUMINIUM



04
FRAMELESS GLASS
CLEAR



05
CONCAVE ALUMINIUM ACCENT
VERTICAL ALUMINIUM PROFILE/SCREEN
BRONZE FINISH

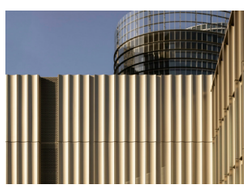


06
TEXTURED STONE
SAND STONE



07
GREENERY
INTEGRATED PLANTING
SOFTENS AND ENLIVENS

REFERENCE IMAGES



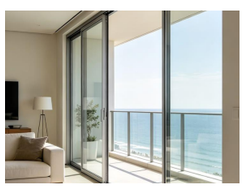
ALUMINIUM CLADDING_CONCAVE PROFILE



FACADE ARTICULATION_CONCRETE BAND FOR A VISUAL CONTACT + PRIVACY SCREEN



CONCRETE PLANTER BOXES



ALUMNINUM FRAMED DOORS



GLASS BALUSTRADE



LANDSCAPE ELEMENTS
NATURAL SANDSTONE RETAINING WALL + PLANTERS

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.

4.10 ADG COMPLIANCE

HOUSING SEPP 2021 DESIGN PRINCIPLES



4.11 ADG COMPLIANCE TABLE_1

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 3_SITING THE DEVELOPMENT			
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 Street and eastern end of Ourimbah Road, increased to 4.5m west of the buidling 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 Recreational 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.

4.12 ADG COMPLIANCE TABLE_2

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 3_SITING THE DEVELOPMENT			
3D COMMUNAL AND PUBLIC OPEN SPACE			
3D	**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 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.

4.13 ADG COMPLIANCE TABLE_3

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 3_SITING THE DEVELOPMENT			
3G REDESTRIAN 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 pedestrian-oriented, landscape-led 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.

4.14 ADG COMPLIANCE TABLE_4

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 3_SITING THE DEVELOPMENT			
3J BICYCLE AND CAR PARKING			
3J	**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.
PART 4_DESIGN THE BUILDING			
4A SOLAR AND DAYLIGHT ACCESS			
4A	**Objective 4A-1.1** Living rooms and private open spaces of ≥ 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 ≤ 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 openable 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.

4.15 ADG COMPLIANCE TABLE_5

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 4_DESIGN THE BUILDING			
4B NATURAL VENTILATION			
4B	**Objective 4B-3.2** Overall depth of cross-over or cross-through apartments does not exceed 18 m, measured glass line to glass line.	N/A	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 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.

4.16 ADG COMPLIANCE TABLE_6

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 4_DESIGN THE BUILDING			
4E PRIVATE OPEN SPACE AND BALCONIES			
4E	**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 SPACE			
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 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.

4.17 ADG COMPLIANCE TABLE_7

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 4_DESIGN THE BUILDING			
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.
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.

4.18 ADG COMPLIANCE TABLE_8

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 4_DESIGN THE BUILDING			
4M FACADES			
4M	**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.
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.

4.19 ADG COMPLIANCE TABLE_9

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 4_DESIGN THE BUILDING			
4Q UNIVERSAL DESIGN			
4Q	**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 storage in winter and reduce heat transfer in summer.	YES	Solar performance is optimised through orientation and balcony 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.

4.20 ADG COMPLIANCE TABLE_10

HOUSING SEPP 2021 DESIGN PRINCIPLES

ITEM	OBJECTIVE / DESIGN CRITERIA	COMPLY	COMMENTS
PART 4_DESIGN THE BUILDING			
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.

4.21 ADG COMPLIANCE STATEMENT_SIGNED

HOUSING SEPP 2021 DESIGN PRINCIPLES

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: 20 May 2026

5 ARCHITECTURAL DRAWINGS

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A.03 3D VIEWS - EXISITING CONTEXT + PROPOSAL
A.04 3D VIEWS - FUTURE CONTEXT + PROPOSAL
A.05 HEIGHT PLANE DIAGRAM
A.06 LOCAL CONTEXT
A.07 SITE PLAN
A.08 SITE ANALYSIS PLAN
A.09 COMMUNAL SPACE I DEEP SOIL DIAGRAM
A.10 LANDSCAPE AREA CALCULATION
A.11 HERITAGE + CURTLAGE PLAN
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A.16 FINISHES SCHEDULE
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A.29 WEST ELEVATION
A.30 SOUTH ELEVATION
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A.34 BOND STREET ACCESS DIAGRAM
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A.39 GFA DIAGRAM - L5-L7
A.40 CROSS VENTILATION
A.41 SOLAR ACCESS
A.42 SUN EYE DIAGRAMS - 1_CURRENT CONTEXT
A.43 SUN EYE DIAGRAMS - 2_CURRENT CONTEXT
A.44 SUN EYE DIAGRAMS - 1_FUTURE CONTEXT
A.45 SUN EYE DIAGRAMS - 2_FUTURE CONTEXT
A.46 SHADOW DIAGRAMS - EXISTING SITE
A.47 SHADOW DIAGRAMS - EXISTING SITE
A.48 PROPOSED SHADOW DIAGRAMS_1
A.49 PROPOSED SHADOW DIAGRAMS_2
A.50 PROPOSED SHADOW DIAGRAMS_3
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A.52 PROPOSED SHADOW DIAGRAMS_5
A.53 PROPOSED SHADOW DIAGRAMS_6
A.54 SHADOW DIAGRAMS - FUTURE CONTEXT_1
A.55 SHADOW DIAGRAMS - FUTURE CONTEXT_2
A.56 PHOTOMONTAGE - ELEVATION

40-56 OURIMBAH ROAD, MOSMAN
NSW 2088

DOROCH
ARCHITECTS

40-56 OURIMBAH ROAD, MOSMAN, NSW

SSD CONCEPT DESIGN



REV I A

A01 I COVER PAGE

20 I 05 I 26

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

DOROCH ARCHITECTS

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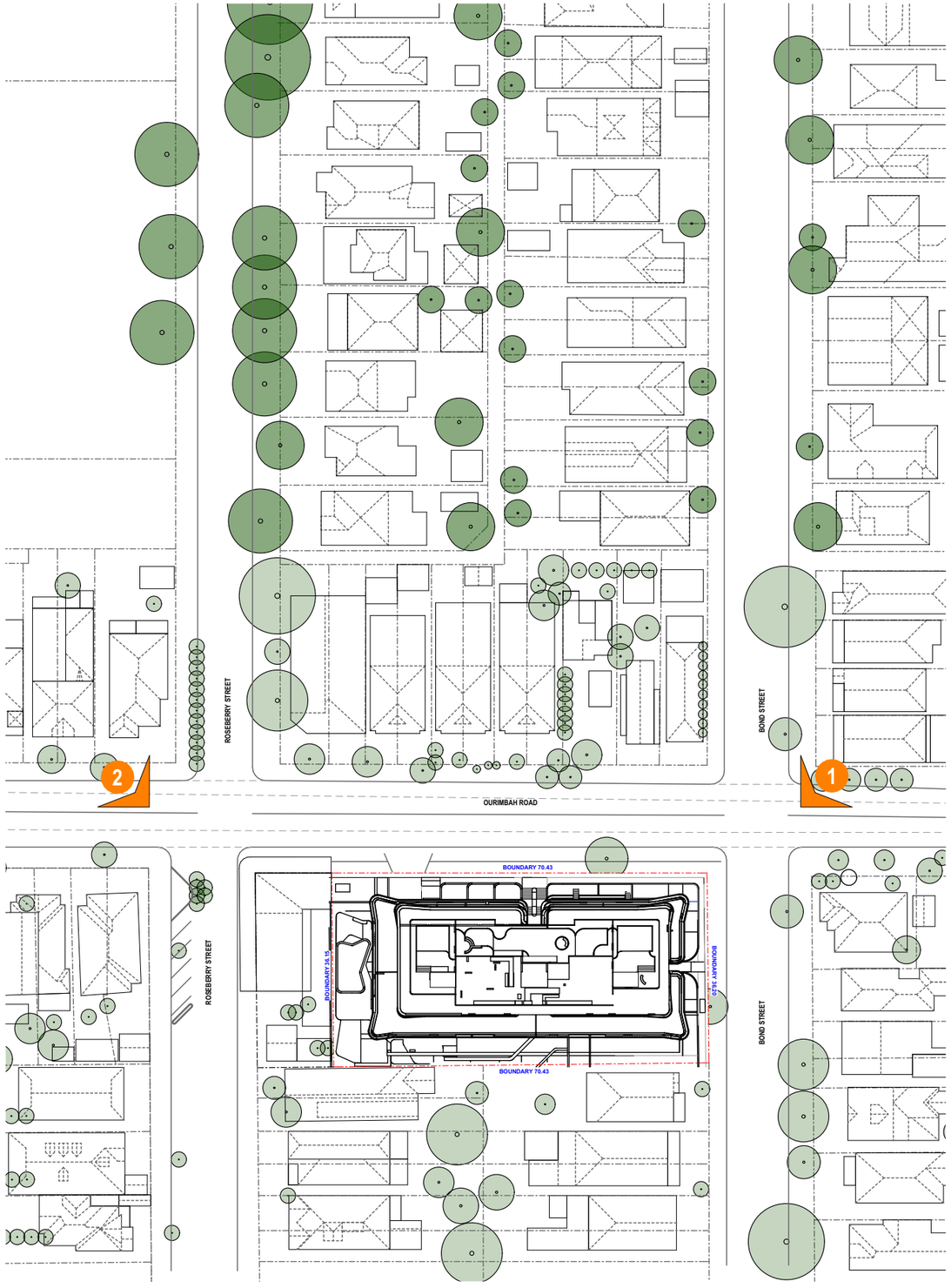
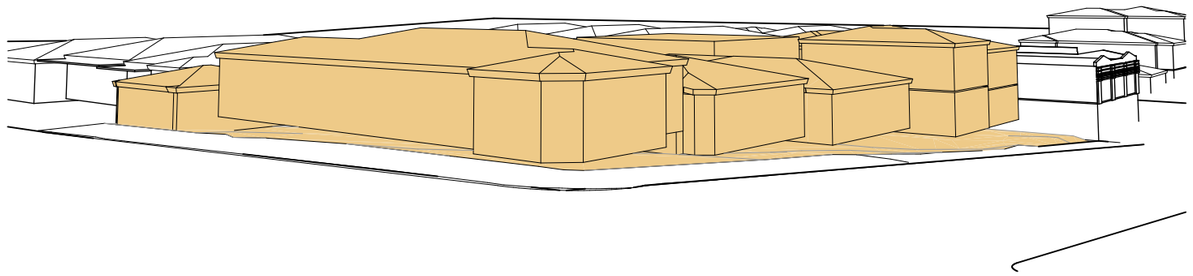
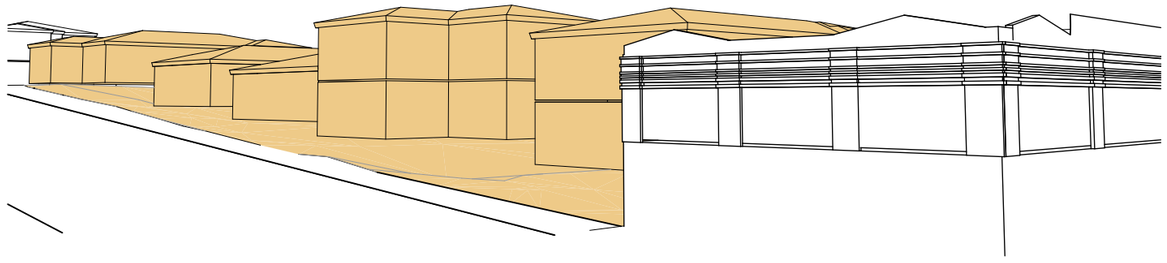




1. BOND STREET LOOKING TOWARDS OURIMBAH STREET



2.ROSEBERY STREET LOOKING TOWARDS OURIMBAH ROAD

REV I A

A02 I 3D VIEWS EXISTING CONTEXT

20 I 05 I 26 SCALE @ A3 I 1:1000

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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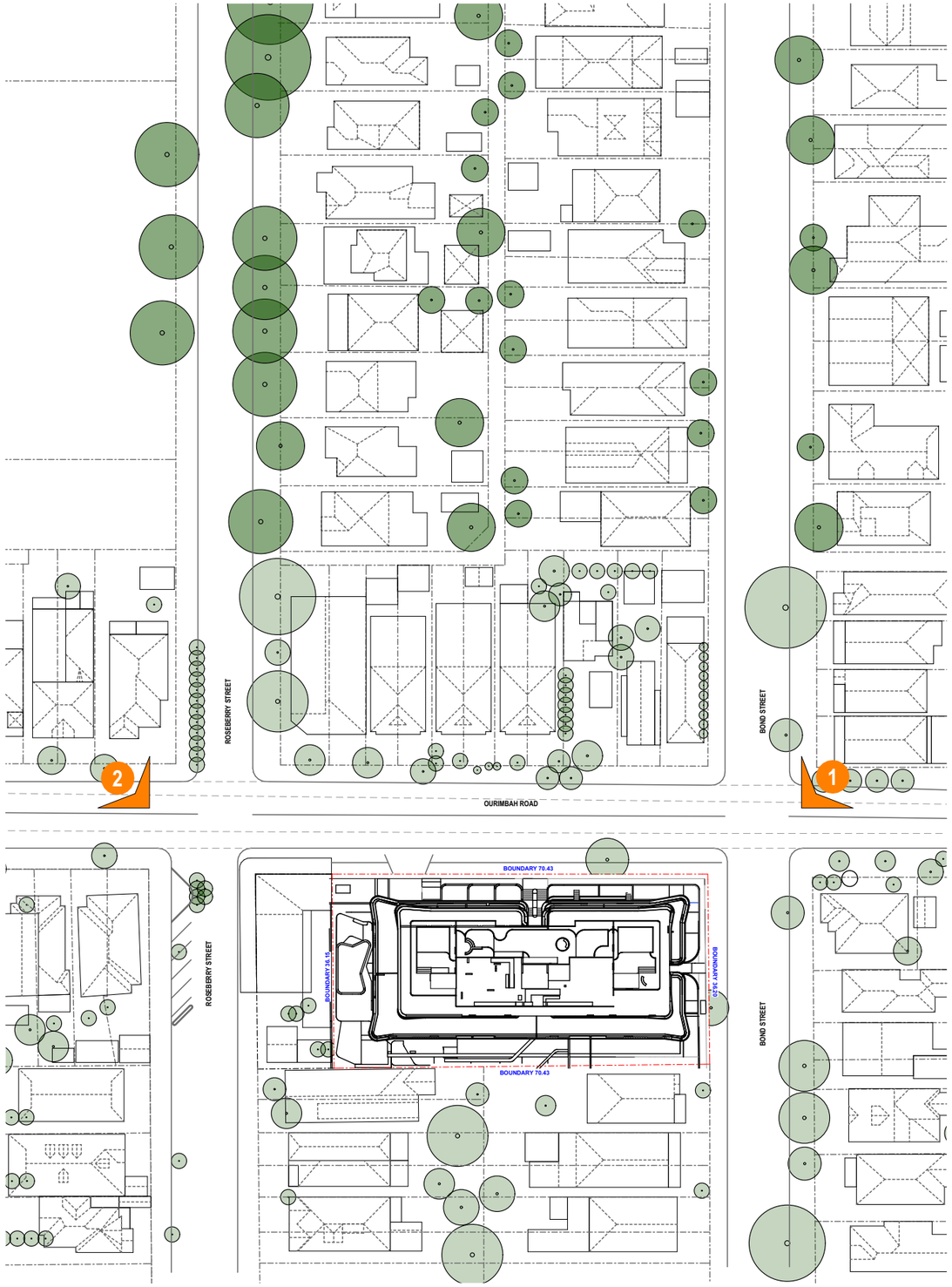

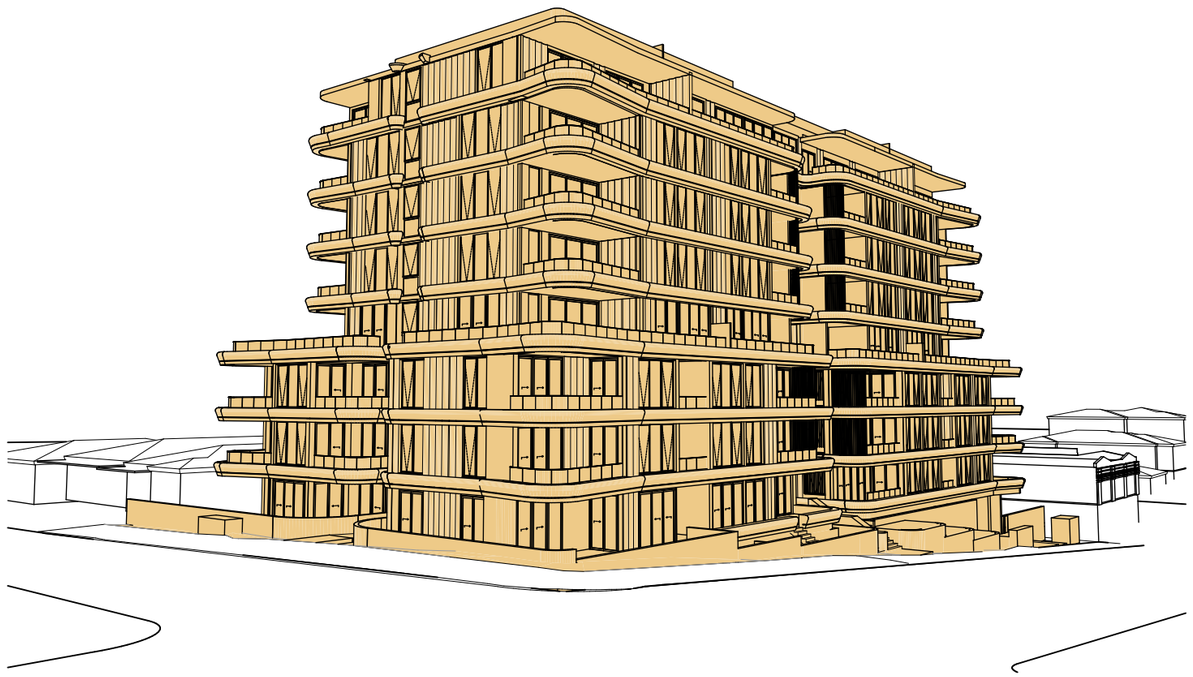

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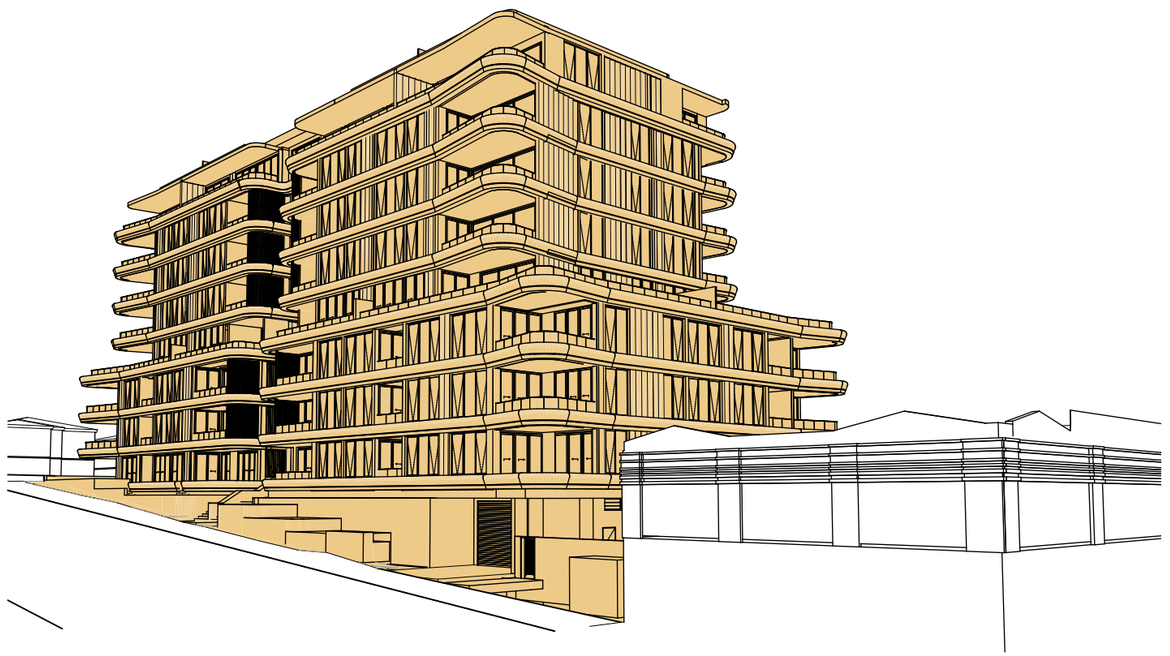

2.ROSEBERY STREET LOOKING TOWARDS OURIMBAH ROAD

REV I A

A03 I 3D EXISTING CONTEXT + PROPOSAL

20 I 05 I 26 SCALE @ A3 I 1:1000

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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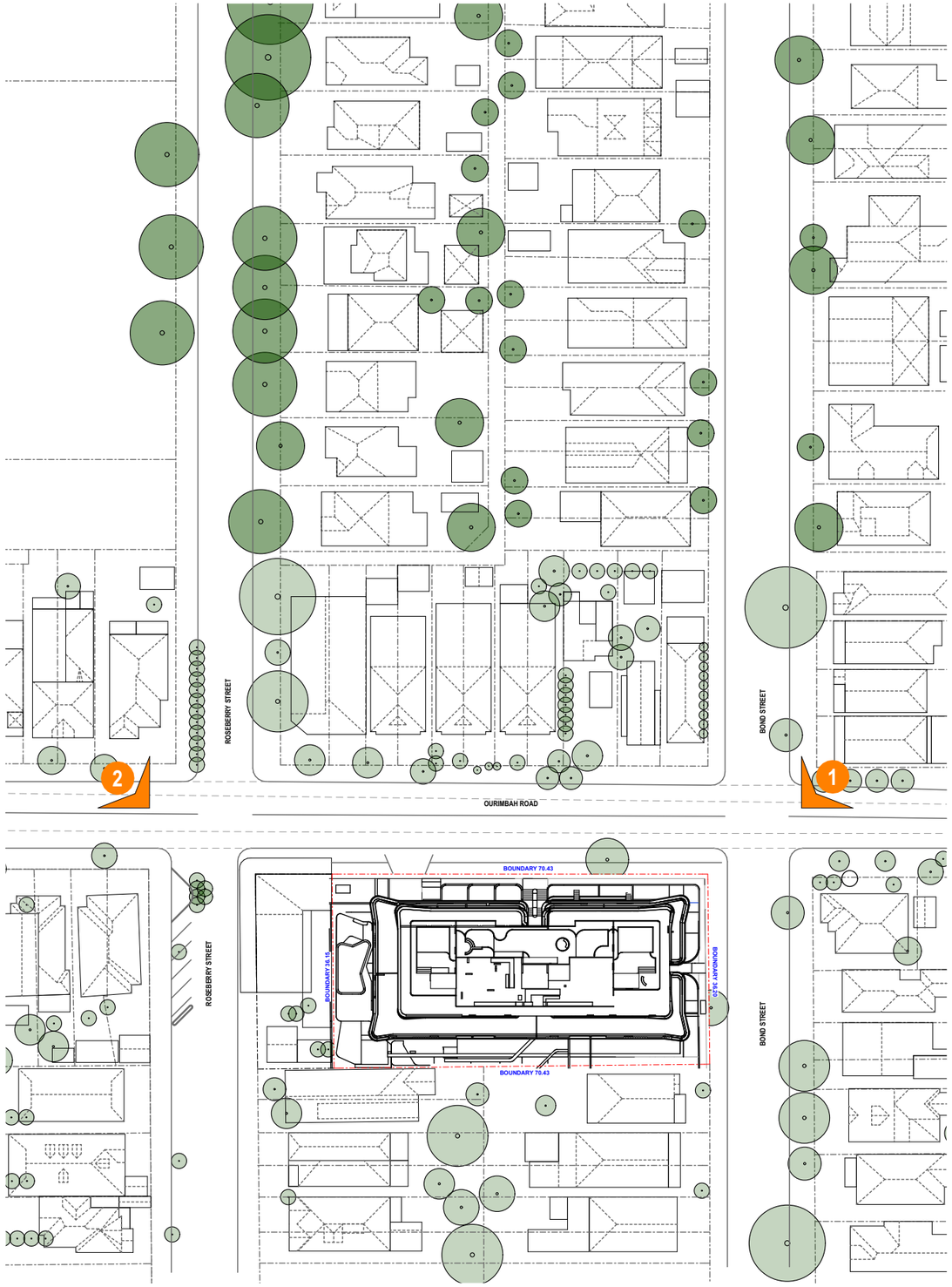

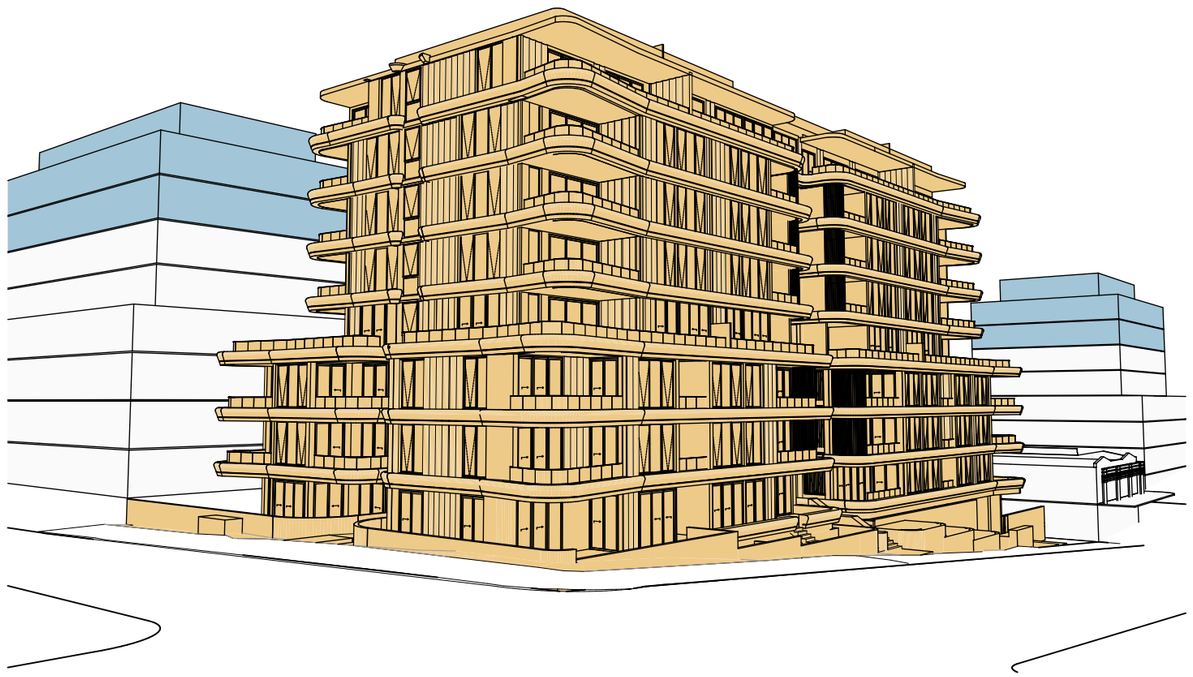

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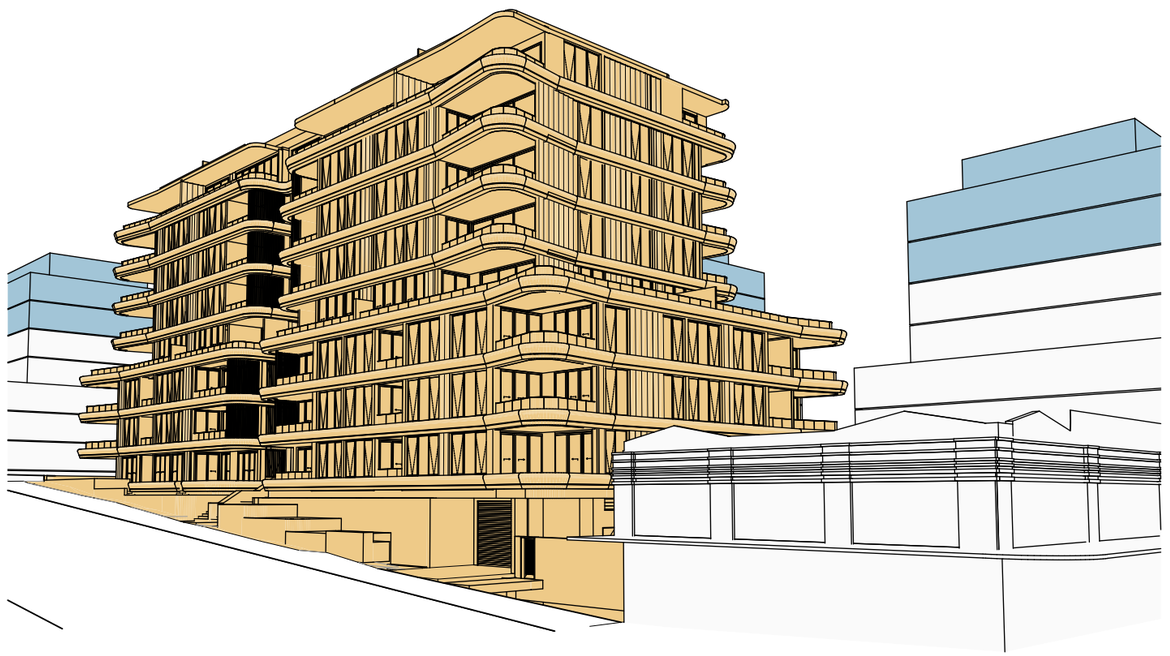

2.ROSEBERY STREET LOOKING TOWARDS OURIMBAH ROAD

REV I A

A04 I 3D VIEWS - FUTURE (LMR+AFH) + PROPOSAL

RESIDENTIAL FLAT BUILDING

20 I 05 I 26 SCALE @ A3 I 1:1000

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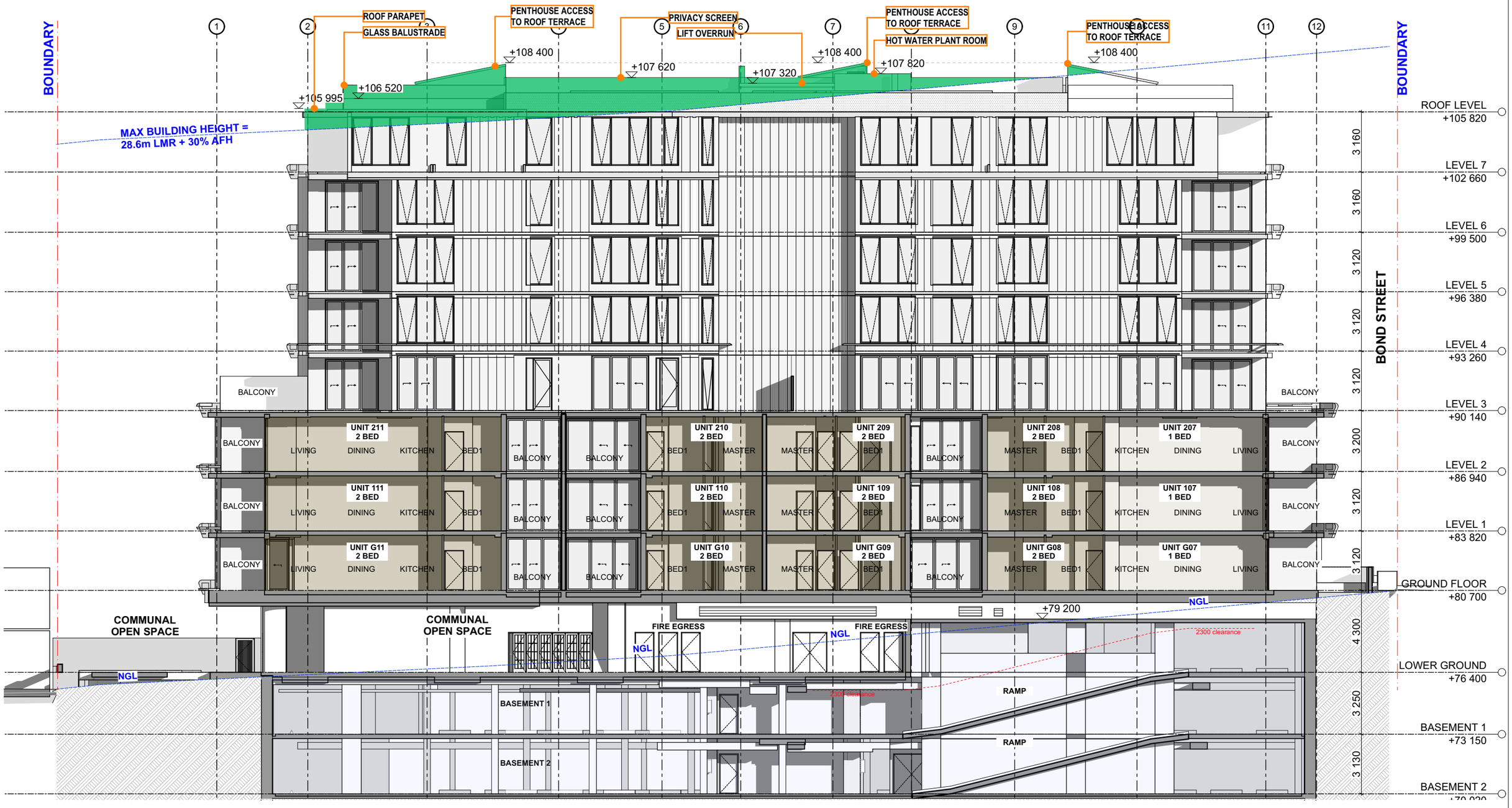

REV I A

A05 I HEIGHT PLANE DIAGRAM

20 I 05 I 26 SCALE @ A3 I 1:200

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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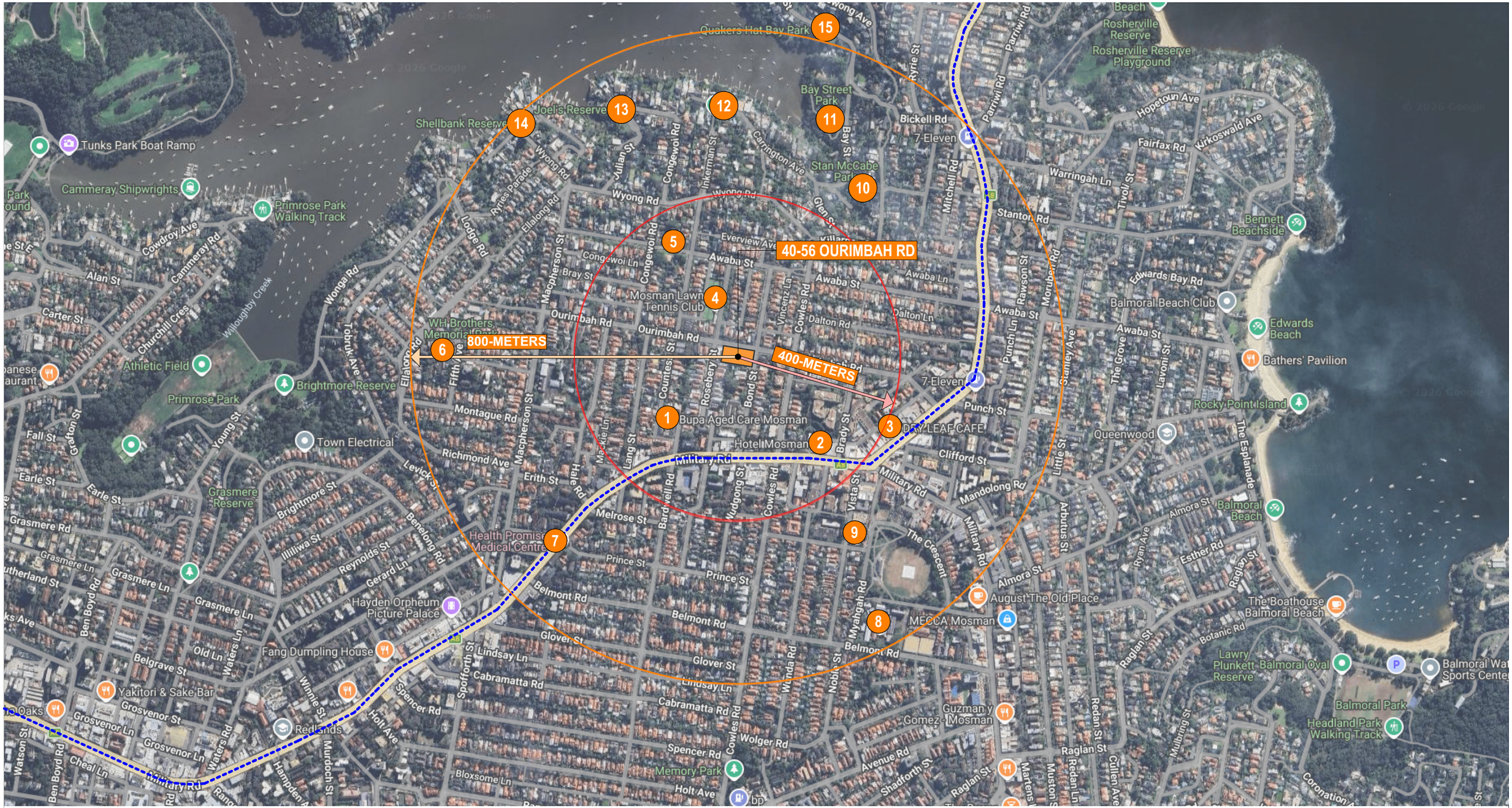

LEGEND

SITE

MAIN ROAD

1- BUPA AGED CARE MOSMAN
2- HOTEL MOSMAN
3- DRY LEAF CAFE
4- MOSMAN LAWN TENNIS CLUB
5- COUNTESS PARK
6- WH BROTHERS MEMORIAL PARK
7- HEALTH PROMISE MEDICAL CENTRE
8- MOSMAN PUBLIC SCHOOL
9- MOSMAN ART GALLERY
10- STAN MACCABE PARK
11- BAY STREET PARK
12- INKERMAN RESERVE
13- JOEL'S RESERVE
14- SHELLBANK RESERVE
15- QUAKERS HOT BAY PARK

REV I A

A06 I LOCAL CONTEXT

20 I 05 I 26 **SCALE @ A3 I NTS**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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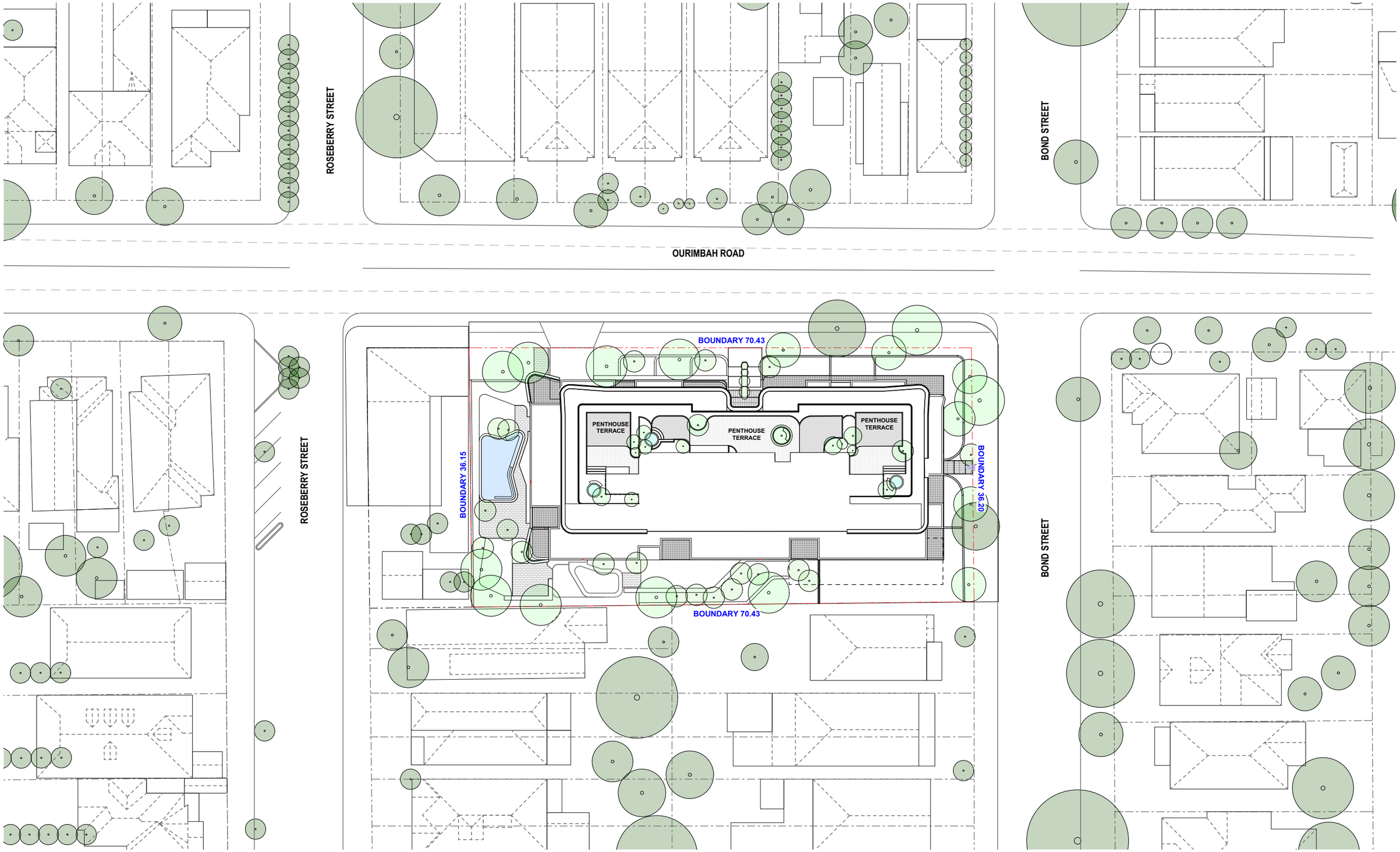

REV | A

A07 | SITE PLAN

20 | 05 | 26 SCALE @ A3 | 1:500

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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ROSEBERRY STREET

OURIMBAH ROAD

BOND STREET

ROSEBERRY STREET

BOND STREET

Winter

Equinox

Summer

9:00

15:00

BOUNDARY 70.43

BOUNDARY 36.15

BOUNDARY 36.20

BOUNDARY 70.43

LEGEND

- Existing Vegetation
- Proposed New Vegetation
- Sun Path
- Sun Angle
- Fire Exit
- Vehiculat Direction of Travel
- Pedestrian Entry
- Main Building Entry
- Cool Breezes
- Warm Breezes

REV I A

A08 I SITE ANALISYS PLAN

20 I 05 I 26 SCALE @ A3 I 1:500

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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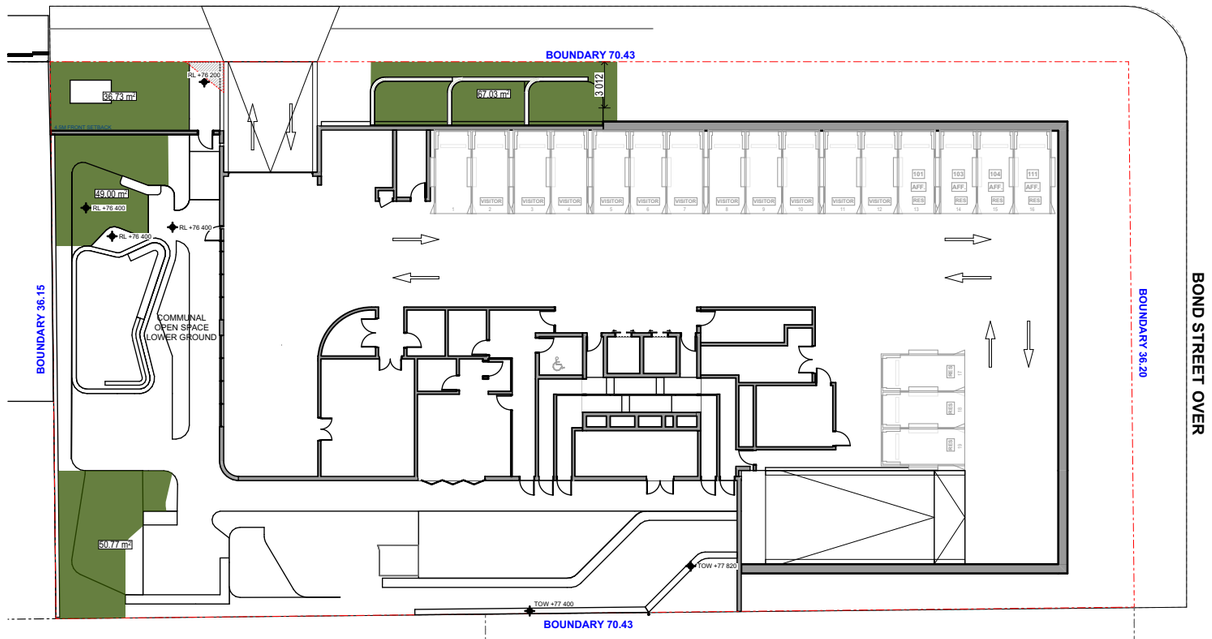
OURIMBAH ROAD



3 DEEP SOIL LOWER GROUND

LEGEND:
REQUIRED DEEP SOIL, 7% SITE AREA
SITE AREA: 2527.7sqm, 7% =176.93sqm

LEGEND:
REQUIRED LANDSCAPE, 30%
SITE AREA: 2527.7sqm 30% =758.31sqm

INTERNAL COMMUNAL AREA

C.O.S

LANDSCAPE AREA PROVIDED

LEVEL	SQM
LOWER GROUND	757.87
GROUND FLOOR	363.97
	1 121.84 m²

DEEPSOIL PROVIDED

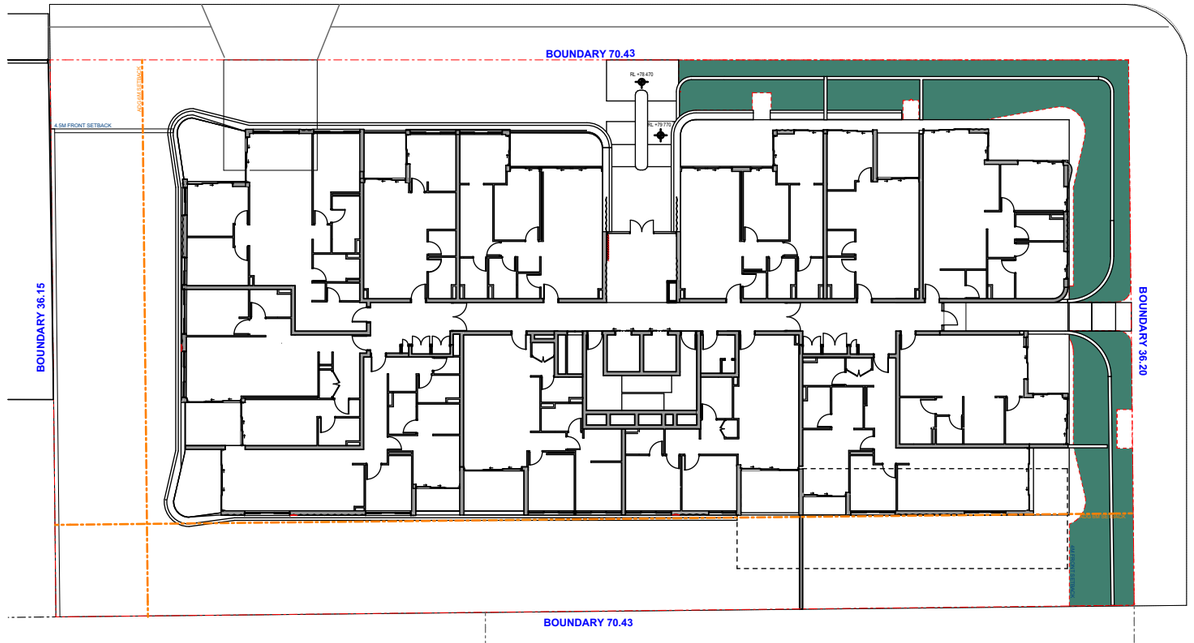
LEVEL	SQM
LOWER GROUND	
	203.53
GROUND FLOOR	
	211.49
	415.02 m²

C.O.S. AREAS

LEVEL	SQM
LOWER GROUND	
	633.34
	633.34 m²

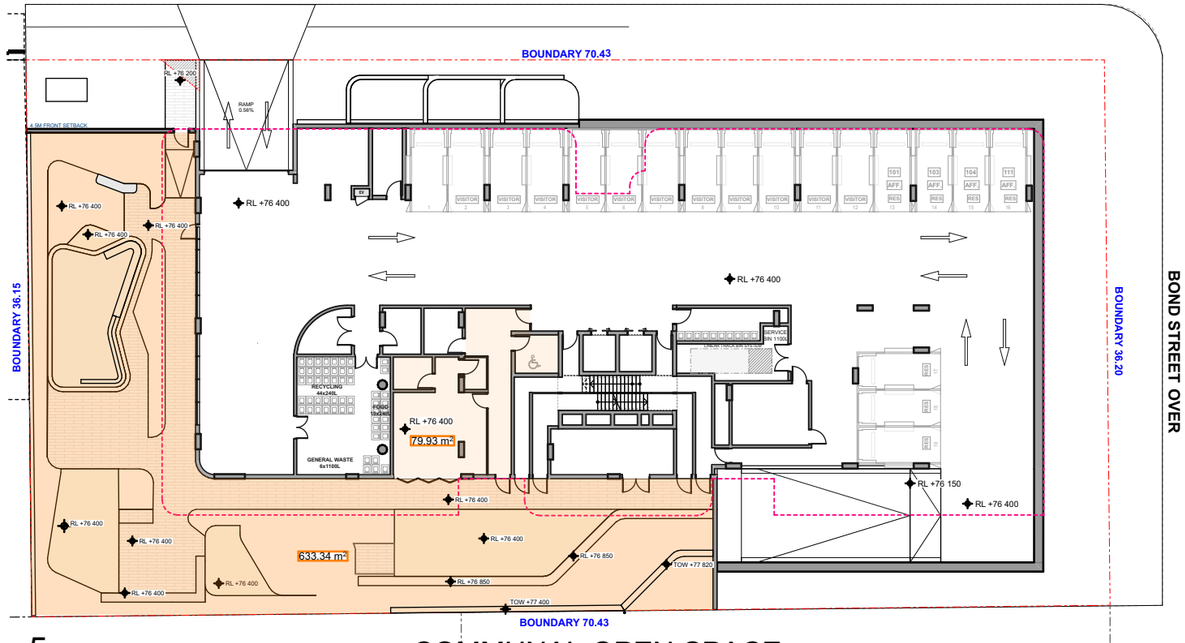
COMMUNAL INTERNAL AREAS

LEVEL	SQM
LOWER GROUND	
	79.93
	79.93 m²



4 DEEP SOIL GROUND FLOOR

OURIMBAH ROAD



5 COMMUNAL OPEN SPACE

REV I A

A09 I COMMUNAL SPACE/DEEP SOIL DIAGRAM

20 I 05 I 26 SCALE @ A3 I 1:200

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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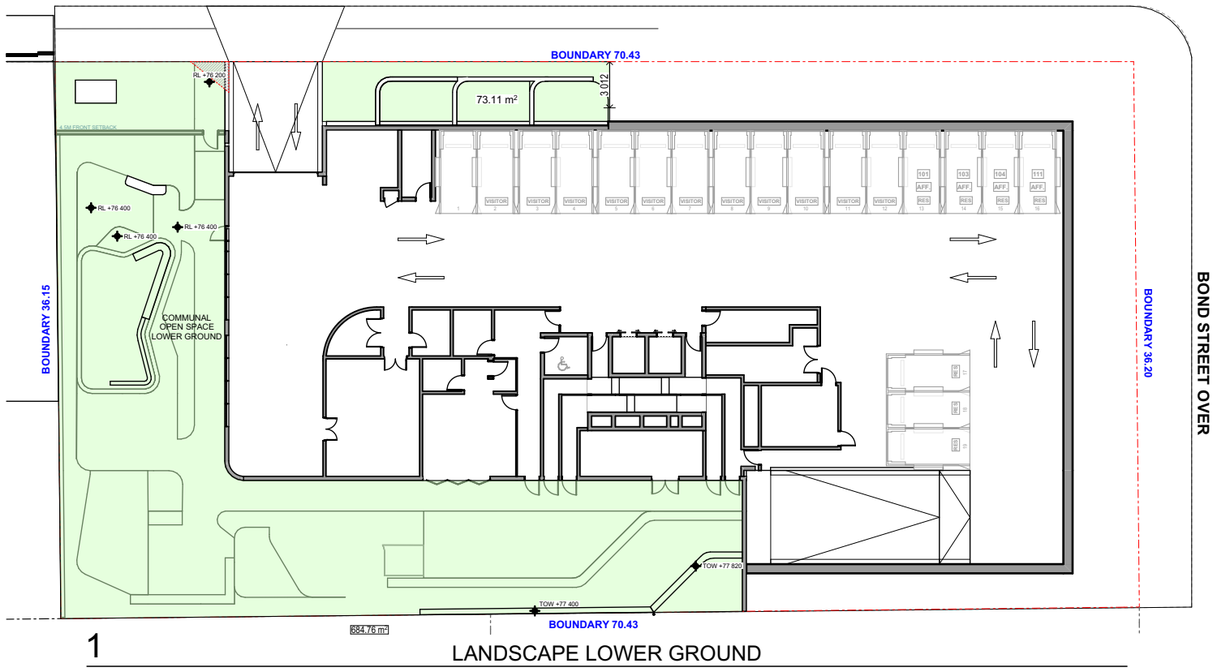
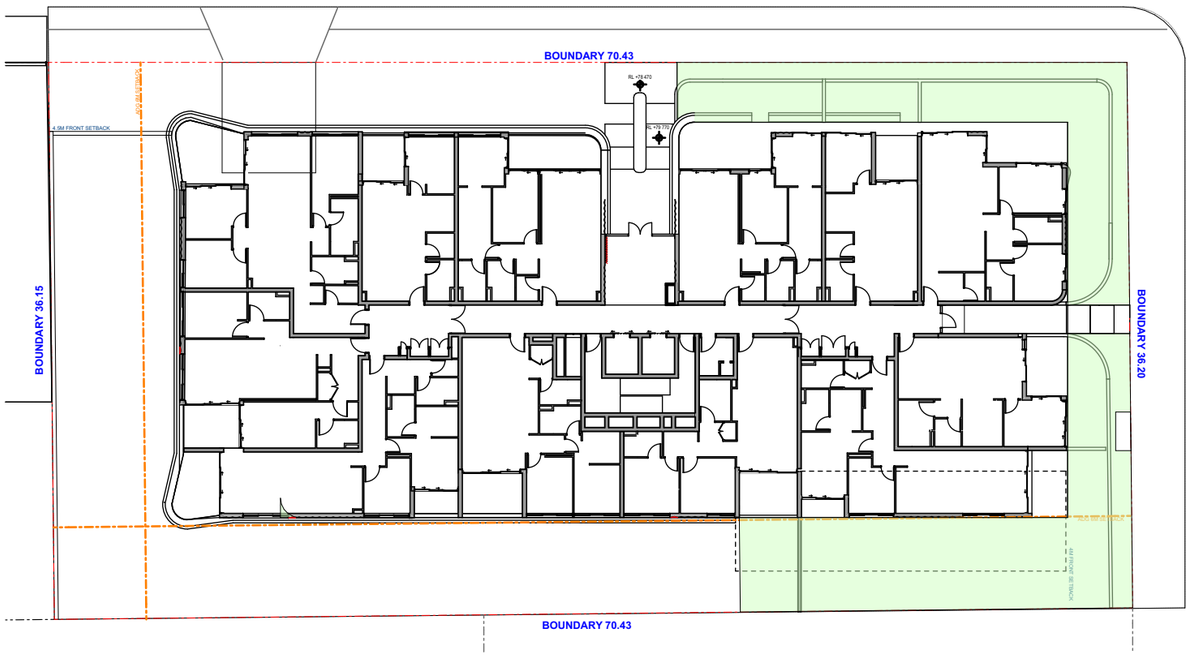
OURIMBAH ROAD



1 LANDSCAPE LOWER GROUND



2 LANDSCAPE GROUND FLOOR

LEGEND:
REQUIRED DEEP SOIL, 7% SITE AREA
SITE AREA: 2527.7sqm, 7% =176.93sqm

LEGEND:
REQUIRED LANDSCAPE, 30%
SITE AREA: 2527.7sqm 30% =758.31sqm

INTERNAL COMMUNAL AREA

C.O.S

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LEVEL	SQM
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GROUND FLOOR	363.97
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C.O.S. AREAS

LEVEL	SQM
LOWER GROUND	
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	633.34 m²

COMMUNAL INTERNAL AREAS

LEVEL	SQM
LOWER GROUND	
	79.93
	79.93 m²

REV I A

A10 I LANDSCAPE AREA CALCULATION

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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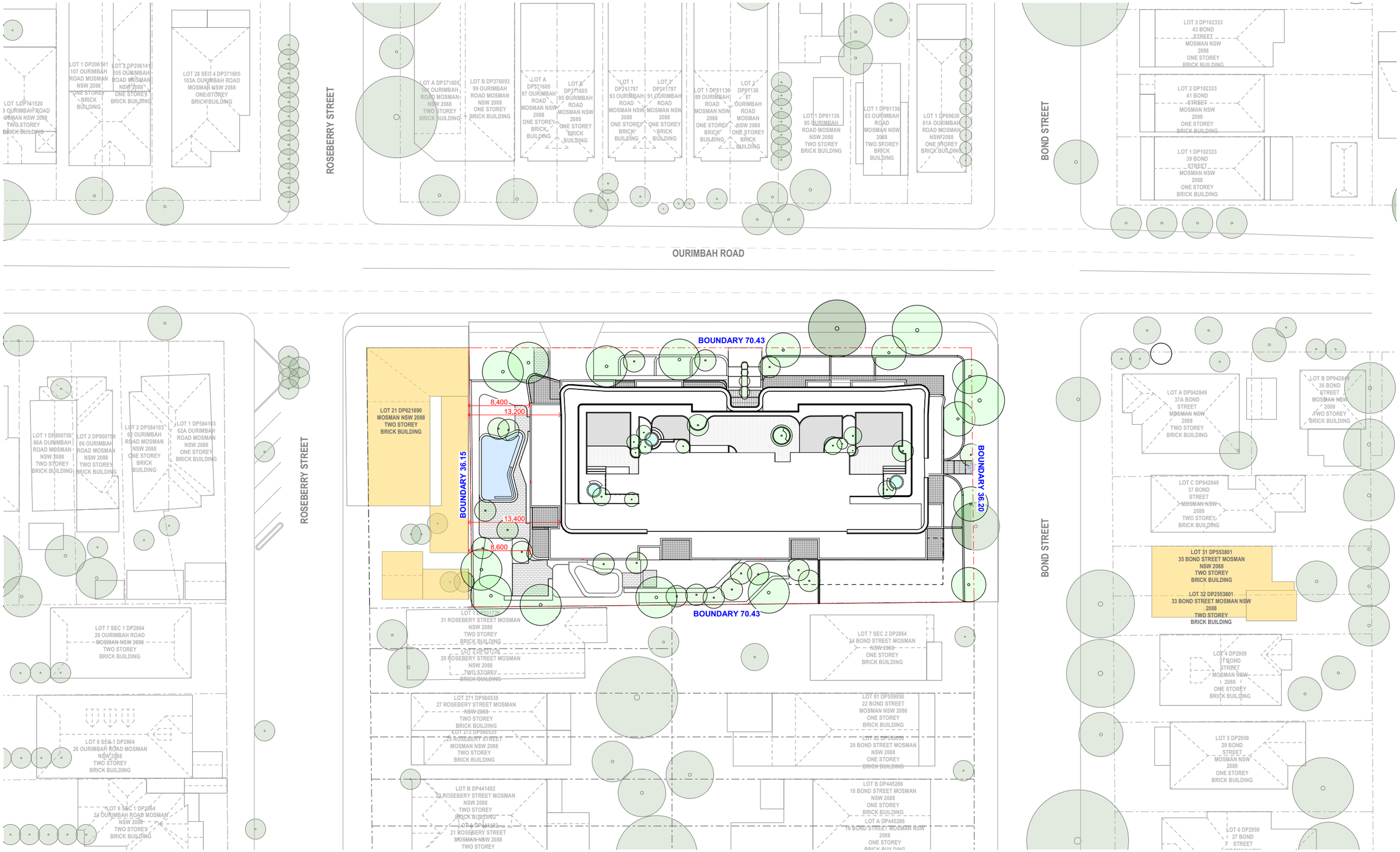

REV I A

A11 I HERITAGE+CURTILAGE PLAN

20 I 05 I 26 SCALE @ A3 I 1:500

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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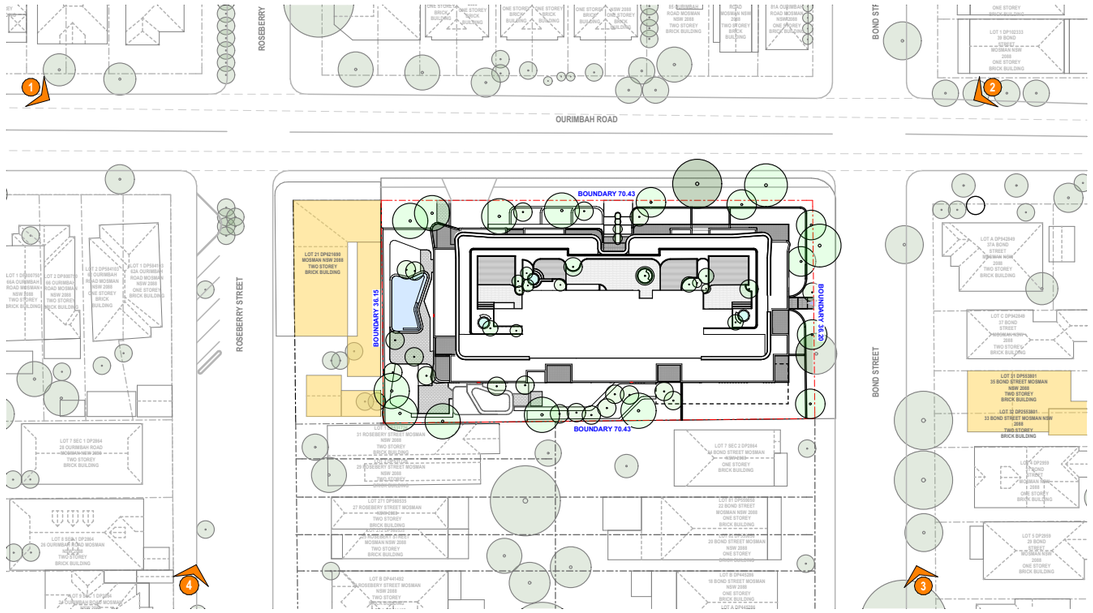



1A. OURIMBAH ROAD_EXISTING CONTEXT

THE PROPOSAL HAS BEEN DESIGNED WITH VIEW SHARING IN MIND, INCREASED SETBACKS TO THE WEST MAINTAINING VIEWS TO QUAKERS HAT BAY TO THE UPPER LEVELS OF THE EXISTING RESIDENTIAL FLAT BUILDING AT 8 EARL STREET MOSMAN NSW 2088





1B. OURIMBAH ROAD_FUTURE CONTEXT

LEGEND:

HERITAGE SITE

REV I A

A12 I STREET VIEWS WITH HERITAGE BUILDING_1

20 I 05 I 26 **SCALE @ A3 I 1:1000**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

DOROCH ARCHITECTS

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2A. OURIMBAH ROAD_EXISTING CONTEXT



2B. OURIMBAH ROAD_FUTURE CONTEXT



3A. BOND ST_EXISTING CONTEXT



3B. BOND STREET_FUTURE CONTEXT



4A. ROSEBERRY STREET_EXISTING CONTEXT



4B. ROSEBERRY STREET_FUTURE CONTEXT

HERITAGE SITE

REV I A

A13 I STREET VIEWS WITH HERITAGE BUILDING_2

RESIDENTIAL FLAT BUILDING

20 I 05 I 26 SCALE @ A3 I

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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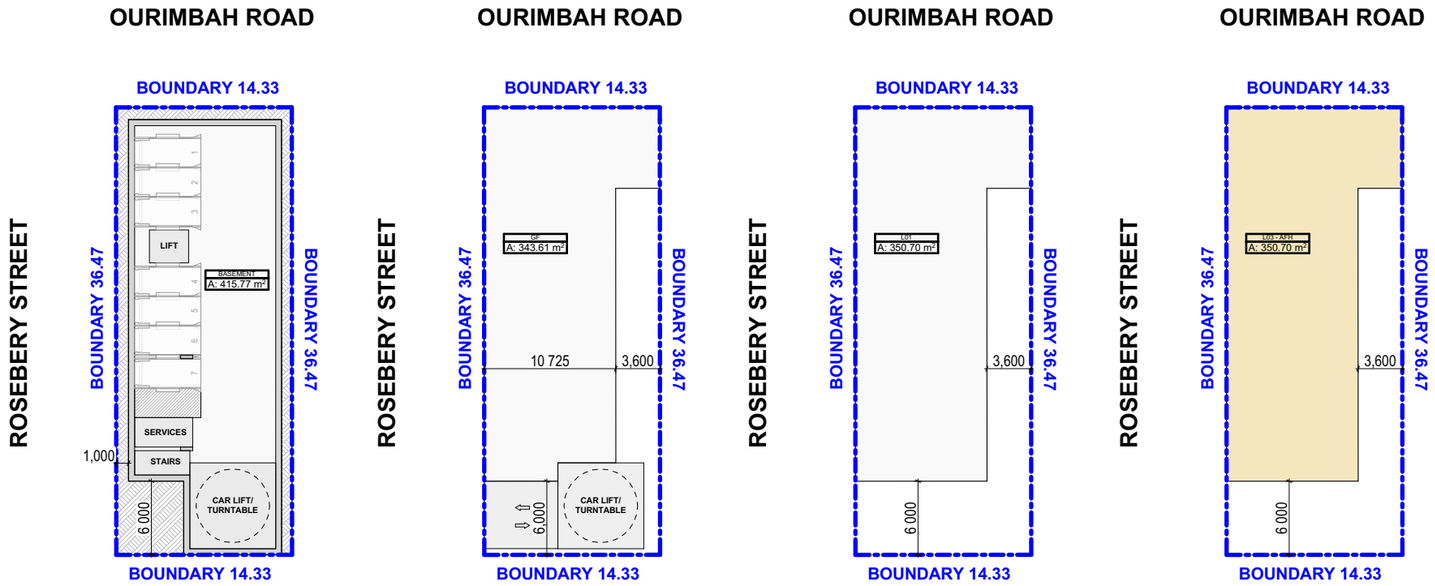
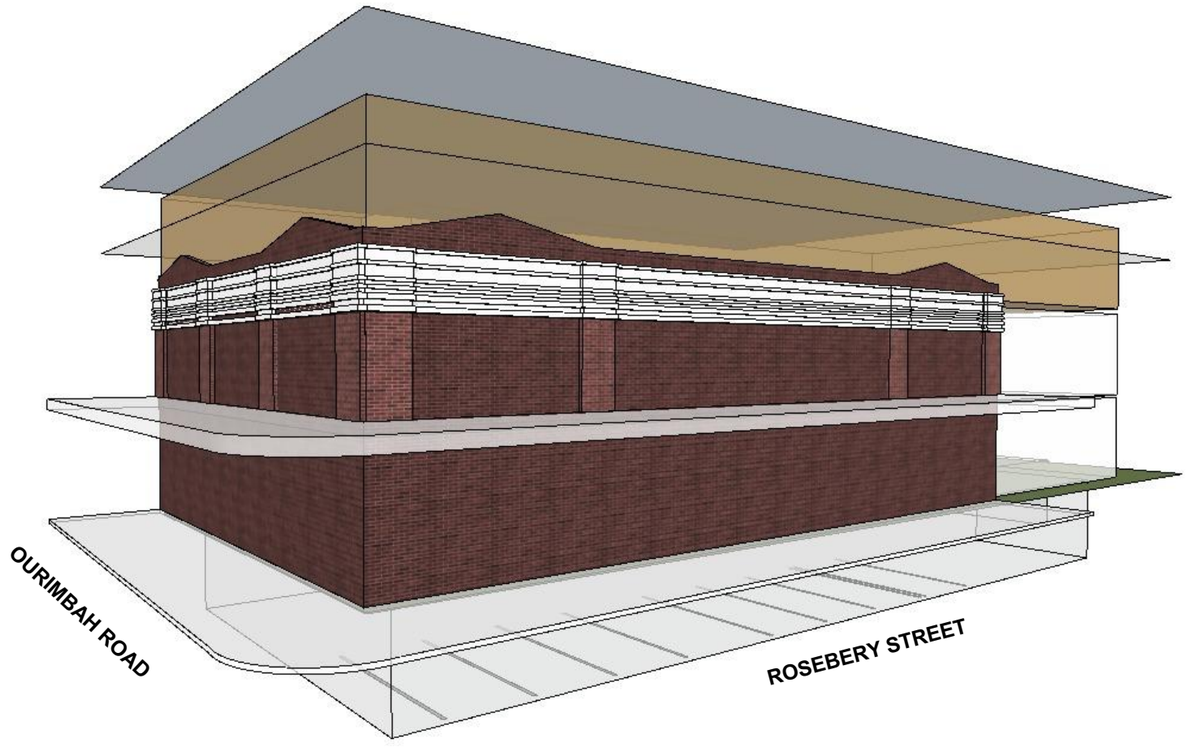
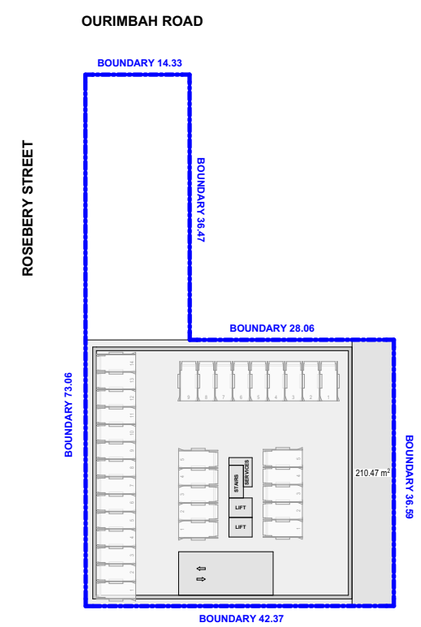


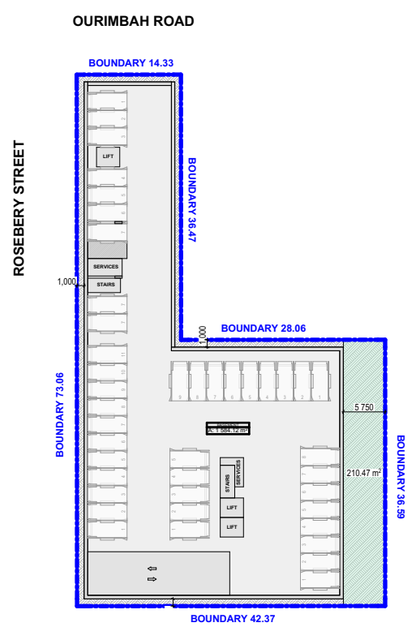
BASEMENT PLAN | **GROUND FLOOR PLAN** | **LEVEL 01 PLAN** | **LEVEL 02 PLAN - AFH**



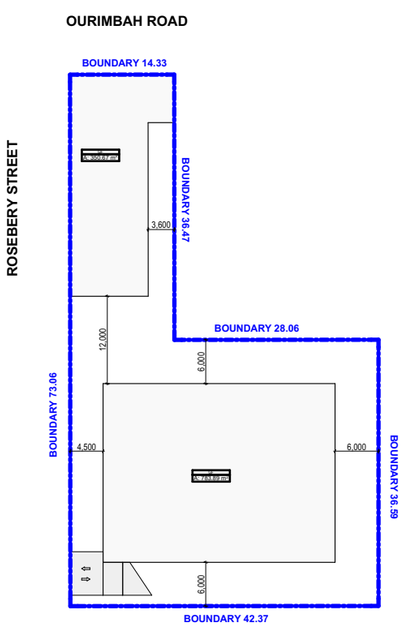

Ourimbah Rd
Ourimbah Rd
Rosebery St
Rosebery St
SP12200
21/DP1001
22/DP1001
23/DP1001
1/DP1001
1/DP1001
1



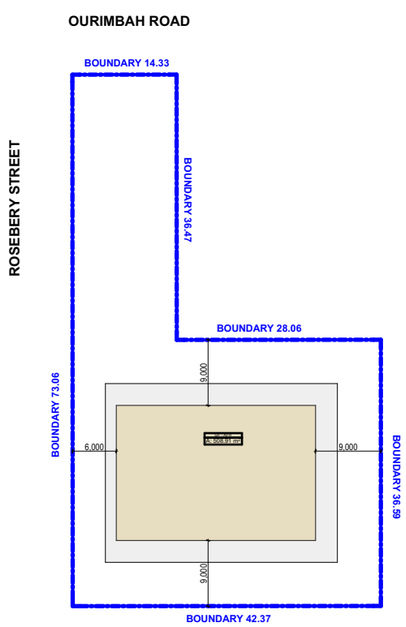
BASEMENT 2 PLAN



BASEMENT 1 PLAN



GROUND FLOOR - L03 PLAN

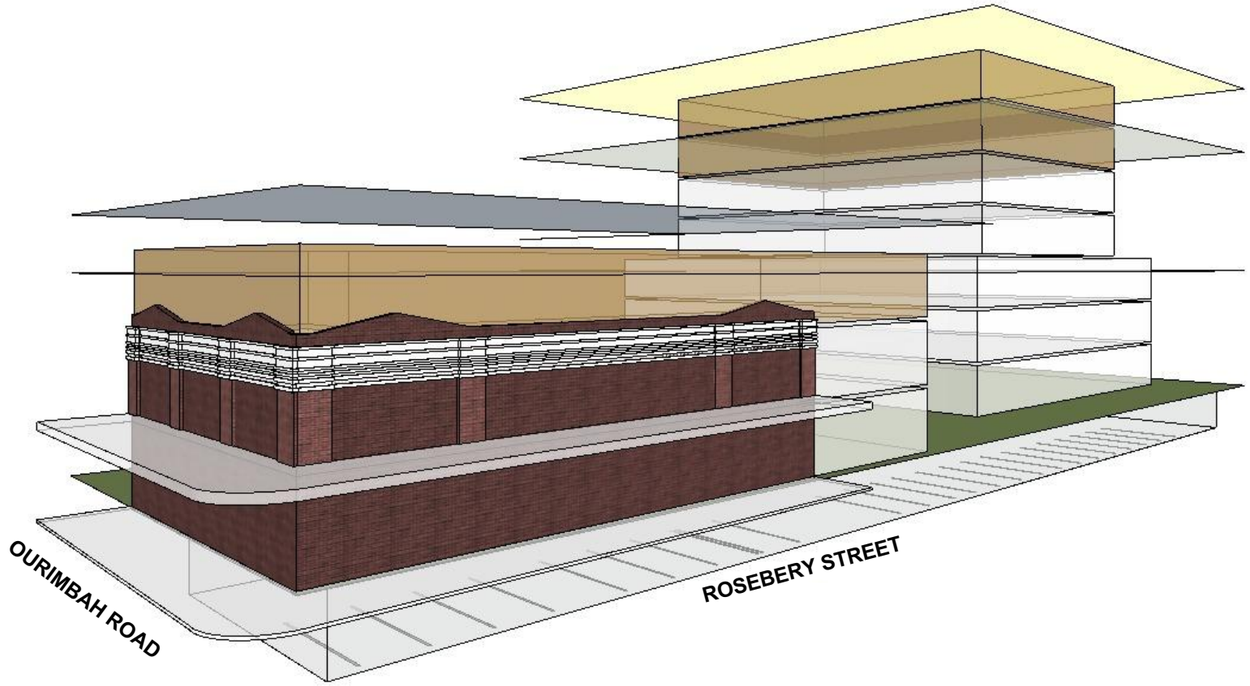


L04-07 PLAN - AFH



LEGEND

- GBA
- GBA - AFH
- HEIGHT PLANE DCP - 8.5m (HERITAGE SITE)
- HEIGHT PLANE AFH - 11m (HERITAGE SITE)
- HEIGHT PLANE LMR - 17.5m
- HEIGHT PLANE AFH - 22.75m
- BASEMENT LEVEL
- SITE



REV I A

A15 I FUTURE PROPOSAL_60 OURIMBAH ROAD_V2

RESIDENTIAL FLAT BUILDING

20 I 05 I 26 **SCALE @ A3 I NTS**

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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REFERENCE IMAGES



ALUMINIUM CLADDING_CONCAVE PROFILE



FACADE ARTICULATION_CONCRETE BAND FOR A VISUAL CONTACT + PRIVACY SCREEN



CONCRETE PLANTER BOXES



ALUMNINUM FRAMED DOORS



GLASS BALUSTRADE

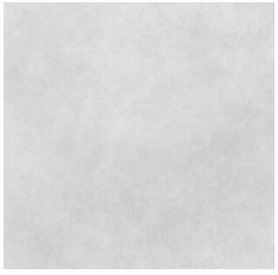


LANDSCAPE ELEMENTS
NATURAL SANDSTONE RETAINING WALL + PLANTERS

EXTERNAL FINSIHES LEGEND



01
PRIVACY SCREENS
LIGHT METALLIC FINISH



02
CONCRETE UPTURN



03
WINDOW FRAME
BRONZE ALUMINIUM



04
FRAMELESS GLASS
CLEAR



05
CONCAVE ALUMINIUM ACCENT
VERTICAL ALUMINIUM PROFILE/SCREEN
BRONZE FINISH





06
TEXTURED STONE
SAND STONE



07
GREENERY
INTEGRATED PLANTING
SOFTENS AND ENLIVENS



COLOUR PALETTE

REV I A

A16 I FINISHES SCHEDULE

20 I 05 I 26 **SCALE @ A3 I NTS**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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40-56 OURIMBAH ROAD | MOSMAN | NSW

SCHEDULE OF AREAS

ADDRESS	40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA
LOT AND DP	1/DP512796, 2/DP512796, D/DP107522, C/ DP107522, B/DP107522, A/DP107522, 3/2/ DP2864, 22/DP621690, 21/DP621690
SITE AREA	2527.7 m²

ALLOWABLE FSR	2.86:1
PERMISSIBLE GFA	7,229.22m²
PROPOSED FSR	2.859:1

APARTMENT MIX		
NUMBER OF BEDROOMS	QTY	%
1 BED	9	14.29%
2 BED	32	50.79%
3 BED	22	34.92%
	63	100.00%

DEEPSOIL PROVIDED

LEVEL	SQM
LOWER GROUND	203.53
GROUND FLOOR	211.49
	415.02 m²

LANDSCAPE AREA PROVIDED

LEVEL	SQM
LOWER GROUND	757.87
GROUND FLOOR	363.97
	1 121.84 m²

REQUIRED DEEP SOIL, 7% SITE AREA
SITE AREA: 2527.7sqm, 7% =176.93sqm

REQUIRED LANDSCAPE, 30%
SITE AREA: 2527.7sqm 30% =758.31sqm

C.O.S. AREAS

LEVEL	SQM
LOWER GROUND	633.34
	633.34 m²

COMMUNAL INTERNAL AREAS

LEVEL	SQM
LOWER GROUND	79.93
	79.93 m²

GFA SCHEDULE

LEVEL	GFA
LOWER GROUND	166.97
GROUND FLOOR	1 127.72
LEVEL 1	1 105.16
LEVEL 2	1 105.16
LEVEL 3	745.95
LEVEL 4	745.95
LEVEL 5	745.95
LEVEL 6	745.95
LEVEL 7	731.06
ROOF LEVEL	8.94
	7 228.81 m²

ADAPTABLE UNITS

LEVEL	UNIT NUMBER
GROUND FLOOR	
	G07
	G09
LEVEL 1	
	107
	109
LEVEL 2	
	207
	209
LEVEL 3	
	305
	306
LEVEL 4	
	405
	406
LEVEL 5	
	505
	506
LEVEL 6	
	605
	13

LIVEABLE UNITS

LEVEL	UNIT NUMBER
GROUND FLOOR	
	G07
	G09
LEVEL 1	
	107
	109
LEVEL 2	
	207
	209
LEVEL 3	
	305
	306
LEVEL 4	
	405
	406
LEVEL 5	
	505
	506
LEVEL 6	
	605
	13

APARTMENT AREA SCHEDULE

LEVEL	UNIT NUMBER	NUMBER OF BEDROOMS	LIVEABLE	ADAPTABLE	AREA
GROUND FLOOR					
	G01	3 BED UNIT	N	N	111.25
	G02	1 BED UNIT	N	N	55.38
	G03	2 BED UNIT	N	N	84.77
	G04	2 BED UNIT	N	N	84.95
	G05	1 BED UNIT	N	N	55.24
	G06	2 BED UNIT	N	N	88.47
	G07	1 BED UNIT	Y	Y	66.53
	G08	2 BED UNIT	N	N	92.92
	G09	2 BED UNIT	Y	Y	81.06
	G10	2 BED UNIT	N	N	84.75
	G11	2 BED UNIT	N	N	93.59
	G12	2 BED UNIT	N	N	90.58
LEVEL 1					
	101	3 BED UNIT	N	N	111.25
	102	1 BED UNIT	N	N	55.38
	103	2 BED UNIT	N	N	84.77
	104	2 BED UNIT	N	N	84.95
	105	1 BED UNIT	N	N	55.24
	106	2 BED UNIT	N	N	88.47
	107	1 BED UNIT	Y	Y	66.53
	108	2 BED UNIT	N	N	92.92
	109	2 BED UNIT	Y	Y	81.06
	110	2 BED UNIT	N	N	84.75
	111	2 BED UNIT	N	N	93.59
	112	2 BED UNIT	N	N	90.58
LEVEL 2					
	201	3 BED UNIT	N	N	111.25
	202	1 BED UNIT	N	N	55.38
	203	2 BED UNIT	N	N	84.77
	204	2 BED UNIT	N	N	84.95
	205	1 BED UNIT	N	N	55.24
	206	2 BED UNIT	N	N	88.47
	207	1 BED UNIT	Y	Y	66.53
	208	2 BED UNIT	N	N	92.92
	209	2 BED UNIT	Y	Y	81.06
	210	2 BED UNIT	N	N	84.75
	211	2 BED UNIT	N	N	93.59
	212	2 BED UNIT	N	N	90.58
LEVEL 3					
	301	3 BED UNIT	N	N	121.88
	302	2 BED UNIT	N	N	82.47
	303	2 BED UNIT	N	N	82.47
	304	3 BED UNIT	N	N	119.49
	305	3 BED UNIT	Y	Y	135.74
	306	3 BED UNIT	Y	Y	137.93
LEVEL 4					
	401	3 BED UNIT	N	N	121.88
	402	2 BED UNIT	N	N	82.47
	403	2 BED UNIT	N	N	82.47
	404	3 BED UNIT	N	N	119.49
	405	3 BED UNIT	Y	Y	135.74
	406	3 BED UNIT	Y	Y	137.93
LEVEL 5					
	501	3 BED UNIT	N	N	121.88
	502	2 BED UNIT	N	N	82.47
	503	2 BED UNIT	N	N	82.47
	504	3 BED UNIT	N	N	119.49
	505	3 BED UNIT	Y	N	135.74
	506	3 BED UNIT	Y	Y	137.93
LEVEL 6					
	601	3 BED UNIT	N	N	121.88
	602	2 BED UNIT	N	N	82.47
	603	2 BED UNIT	N	N	82.47
	604	3 BED UNIT	N	N	119.49
	605	3 BED UNIT	Y	Y	135.74
	606	3 BED UNIT	Y	Y	137.93
LEVEL 7					
	701	3 BED UNIT	N	N	230.34
	702	3 BED UNIT	N	N	231.98
	703	3 BED UNIT	N	N	229.44
	63				6 380.15 m²

STORAGE IN UNIT SCHEDULE

LEVEL	UNIT NUMBER	NUMBER OF NEDROOMS	STORAGE VOLUME WITHIN UNIT
GROUND FLOOR			
	G01	3B	7.92
	G02	1B	2.68
	G03	2B	3.41
	G04	2B	3.39
	G05	1B	2.70
	G06	2B	4.62
	G07	1B	2.65
	G08	2B	6.34
	G09	2B	5.22
	G10	2B	5.08
	G11	2B	6.51
	G12	2B	5.79
LEVEL 1			
	101	3B	7.92
	102	1B	2.68
	103	2B	3.41
	104	2B	3.39
	105	1B	2.70
	106	2B	4.62
	107	1B	2.65
	108	2B	6.34
	109	2B	5.22
	110	2B	5.08
	111	2B	6.51
	112	2B	5.79
LEVEL 2			
	201	3B	7.92
	202	1B	2.68
	203	2B	3.41
	204	2B	3.39
	205	1B	2.70
	206	2B	4.62
	207	1B	2.65
	208	2B	6.34
	209	2B	5.22
	210	2B	5.08
	211	2B	6.51
	212	2B	5.79
LEVEL 3			
	301	3B	14.64
	302	2B	3.71
	303	2B	3.71
	304	3B	9.92
	305	3B	3.20
	306	3B	8.81
LEVEL 4			
	401	3B	14.64
	402	2B	3.71
	403	2B	3.71
	404	3B	9.92
	405	3B	3.20
	406	3B	8.81
LEVEL 5			
	501	3B	14.64
	502	2B	3.71
	503	2B	3.71
	504	3B	9.92
	505	3B	3.20
	506	3B	8.81
LEVEL 6			
	601	3B	14.64
	602	2B	3.71
	603	2B	3.71
	604	3B	9.92
	605	3B	3.20
	606	3B	8.81
LEVEL 7			
	701	3B	11.51
	702	3B	8.10
	703	3B	11.51

STORAGE IN BASEMENTS SCHEDULE

G01	3B	7.25
G02	1B	6.97
G03	2B	5.56
G04	2B	6.03
G05	1B	4.52
G06	2B	3.74
G07	1B	7.34
G08	2B	4.19
G09	2B	6.76
G10	2B	6.06
G11	2B	5.96
G12	2B	6.46
101	3B	8.62
102	1B	5.43
103	2B	8.12
104	2B	5.18
105	1B	6.14
106	2B	7.25
107	1B	7.70
108	2B	9.58
109	2B	5.05
110	2B	9.58
111	2B	5.17
112	2B	5.23
201	3B	11.99
202	2B	7.81
203	2B	5.23
204	2B	5.96
205	1B	5.07
206	2B	5.96
207	1B	4.89
208	2B	5.35
209	2B	4.89
210	2B	6.33
211	2B	6.08
212	2B	6.88
301	3B	4.14
302	1B	5.55
303	2B	5.55
304	2B	4.63
305	3B	6.32
306	2B	4.63
401	3B	4.63
402	2B	5.55
403	2B	5.55
404	2B	12.64
405	3B	5.97
406	3B	4.63
501	3B	11.81
502	2B	7.17
503	2B	5.66
504	3B	4.63
505	3B	5.64
506	2B	6.04
601	3B	6.04
602	2B	13.21
603	2B	11.99
604	3B	6.04
605	3B	8.28
606	3B	6.79
701	3B	7.21
702	3B	9.25
703	3B	8.10
		63

PARKING

40-56 Ourimbah Rd - Mosman
AFFORDABLE HOUSING RATES REQUIRED CAR SPACES

THE FOLLOWING NUMBER OF PARKING SPACES FOR DWELLINGS USED FOR AFFORDABLE HOUSING AS PER CLAUSE 22A **OF SEPP**		TOTAL CAR SPACES **REQUIRED**	TOTAL CAR SPACES **PROVIDED PER UNIT TYPE**
SPACE/UNIT	**TOTAL UNITS**		
1 BED = 0.4 CAR SPACE/ UNIT	3	1.2	1.00
2 BED = 0.5 CAR SPACE/ UNIT	8	4	4
3+ BED = 1.0 CAR SPACE/ UNIT	1	1	1
TOTAL	**12**	**6.2**	**6**

MARKET HOUSING RATES REQUIRED CAR SPACES

THE FOLLOWING NUMBER OF PARKING SPACES		TOTAL CAR SPACES	TOTAL CAR SPACES PROVIDED
SPACE/UNIT	**TOTAL UNITS**		
1 BED = 0.5 CAR SPACE/ UNIT	6	3	6
2 BED = 1.0 CAR SPACE/ UNIT	24	24	24
3+ BED = 1.5 CAR SPACE/ UNIT	21	31.5	42
TOTAL	**51**	**58.5**	**72**

VISITOR PARKING
TfNSW GUIDE, CATEGORY 02

TOTAL UNITS	63	
CATEGORY 01 = 1 SPACE PER 7 DWELLINGS	0.00	0
CATEGORY 02 = 1 SPACE PER 5 DWELLINGS	13	13
CATEGORY 03 = 1 SPACE PER 5 DWELLINGS		

TOTAL PARKING

AFFORDABLE HOUSING SPACES	6.2	**6**
MARKET HOUSING SPACES	58.50	**72**
CARSHARE	1.00	**1**
VISITOR PARKING	13.00	**13**
TOTAL	**77.70**	**92**

REV I A

A17 I SCHEDULE OF AREAS

20 I 05 I 26

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

DOROCH ARCHITECTS

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OURIMBAH ROAD OVER

BOUNDARY 70.43

BOUNDARY 36.15

BOUNDARY 36.20

BOND STREET OVER

SPOON DRAIN ALONG THE WALL

IN GROUND STORMWATER PUMP

LOWER GROUND: **19 CAR SPACES** (11 VISITOR, 7 RESIDENTS, 1 CARSHARE)
BASEMENT 1: **31 CAR SPACES** (INCLUDING 13 ACC)
BASEMENT 2: **42 CAR SPACES** (INCLUDING 2WB / VISITORS
TOTAL: **92**

RL +70 020

LIFT LOBBY

LIFT 01

LIFT 02

CPX

CAS

PX

COMMS

ELEC

MOTORCYCLE PARKING

IN GROUND SEWER PUMP OUT PIT

RL +70 020

RL +70 277

RAMP 1:8 (12.5%)

RAMP 1:4 (25%)

UP TO BASEMENT 1

STORAGE CAGES

EV

VISITOR

WB

PROVIDE EDB FOR FUTURE EV CHARGING

SPOON DRAIN ALONG THE WALL

BOUNDARY 70.43

REV I A

A18 I BASEMENT 2

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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OURIMBAH ROAD OVER

BOUNDARY 70.43

BOUNDARY 36.15

BOUNDARY 36.20

BOND STREET OVER

FIRE SPRINKLER TANK
ACCESS FROM ABOVE
54.42 m²
2.75m TO UNDERSIDE
OF THE SLAB ABOVE

SPOON DRAIN ALONG THE WALL

LOWER GROUND: **19 CAR SPACES** (11 VISITOR, 7 RESIDENTS, 1 CARSHARE)
BASEMENT 1: **31 CAR SPACES** (INCLUDING 13 ACC)
BASEMENT 2: **42 CAR SPACES** (INCLUDING 2WB / VISITORS
TOTAL: **92**

RL +73 150

LIFT LOBBY
LIFT 01
LIFT 02
FIRE PUMP ROOM
AIR LOCK
EV
STORAGE CAGES
CPX
CAS
PX
8 BIKES
COMMS
ELEC

501 V: 11.81 m3
604 V: 6.04 m3
G02 6.97 m3
606 V: 6.79 m3
605 V: 8.28 m3
703 V: 8.10 m3
G01 V: 7.25 m3
G09 V: 6.76 m3
203 5.23 m3
301 V: 4.14 m3
304 V: 4.63 m3
306 V: 4.63 m3
401 V: 4.63 m3
406 V: 4.63 m3
504 V: 4.63 m3
505 V: 5.64 m3
506 V: 6.04 m3
601 V: 6.04 m3
305 V: 6.32 m3

RL +73 401
RL +73 150

RAMP 1:8 (12.5%)
RAMP 1:4 (25%)
RAMP 1:4 (25%)
RAMP 1:8 (12.5%)
UP TO LOWER GROUND
DOWN TO BASEMENT 2

SPOON DRAIN ALONG THE WALL

BOUNDARY 70.43

REV I A

A19 I BASEMENT 1

20 I 05 I 26 SCALE @ A3 I

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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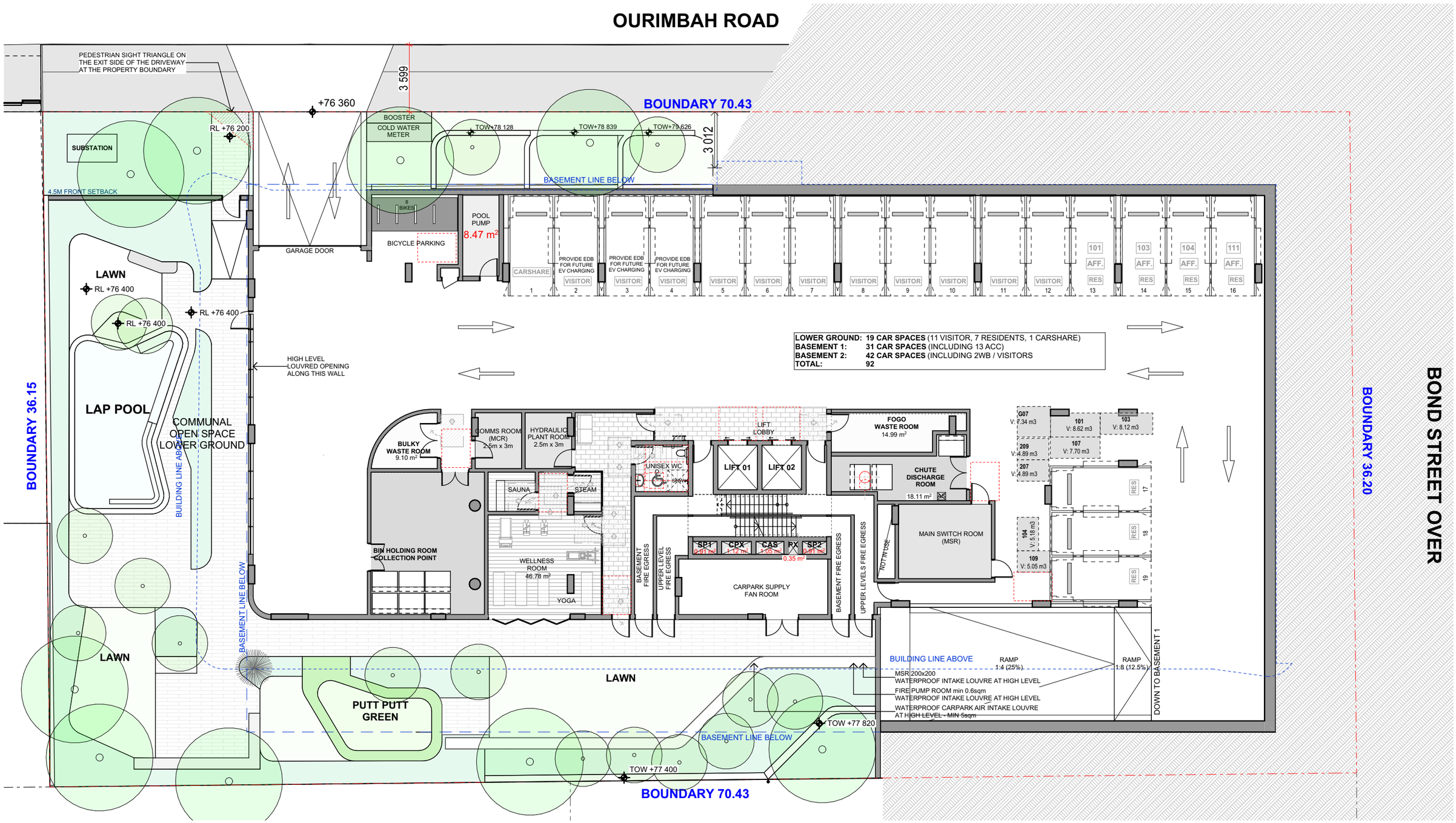

REV | A

A20 | LOWER GROUND

20 | 05 | 26 SCALE @ A3 | 1:200

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

DOROCH ARCHITECTS

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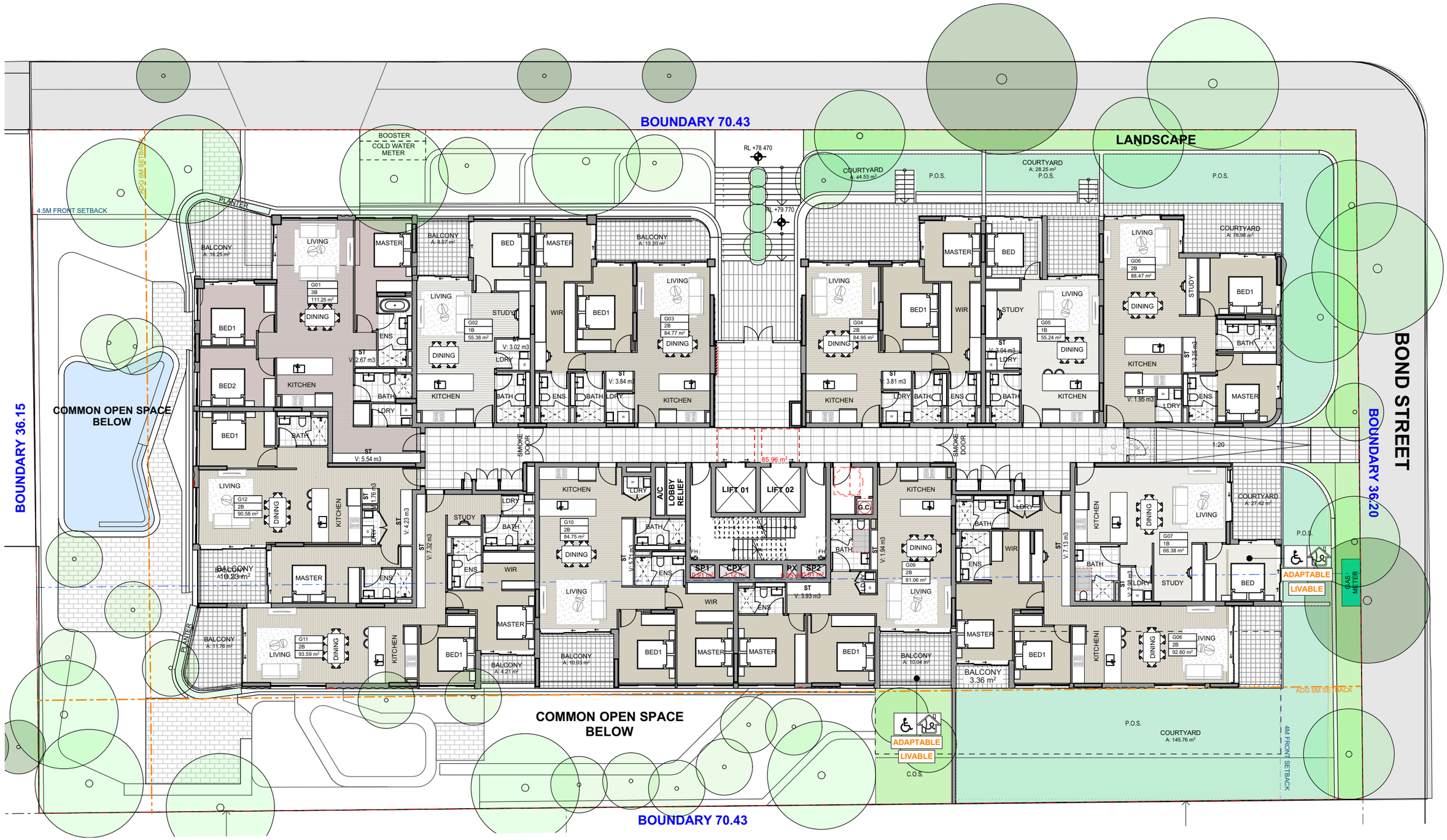
email: pavlo@darchitects.com.au
ABN: 69 944 264 925
NSW Nominated Architect Pavlo Doroch 9170
Design Practitioner Pavlo Doroch DEP0000211



LEGEND:

- 1 BED
- 2 BED
- 3 BED

REV | A

A21 | GROUND FLOOR

20 | 05 | 26 SCALE @ A3 | 1:200

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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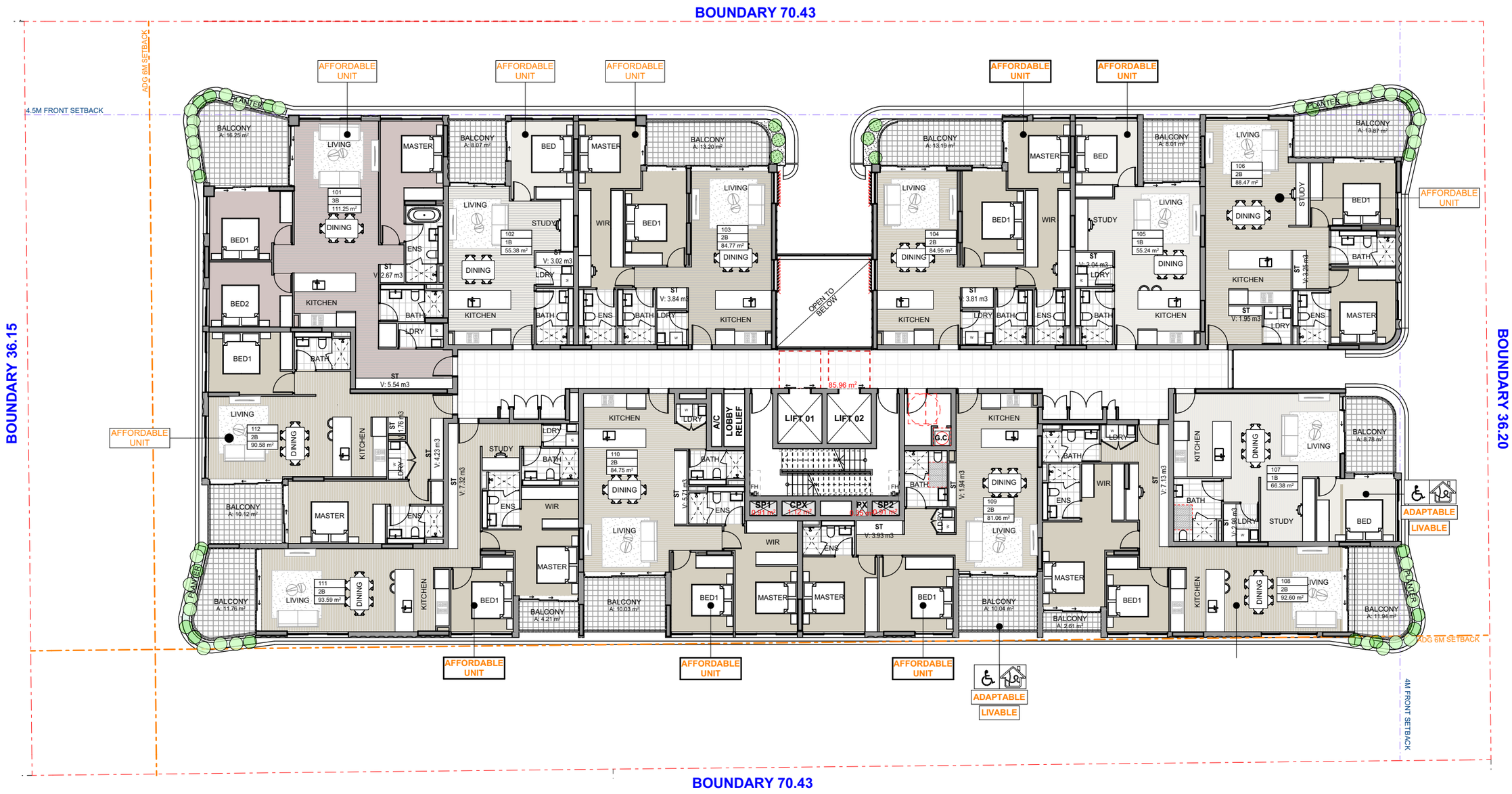

LEGEND:

- 1 BED
- 2 BED
- 3 BED

REV | A

A22 | LEVELS 1-2

20 | 05 | 26 SCALE @ A3 | 1:200

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LEGEND:

- 1 BED
- 2 BED
- 3 BED

REV I A

A23 I LEVEL 3

20 I 05 I 26 SCALE @ A3 I 1:200

RESIDENTIAL FLAT BUILDING

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Design Practitioner Pavlo Doroch DEP0000211

BOUNDARY 70.43

BOUNDARY 36.15

BOUNDARY 36.20

6M UPPER SETBACK

ADG 9M SETBACK

ADG 9M SETBACK

6.5M UPPER SETBACK

BOUNDARY 70.43

ADAPTABLE
LIVABLE

ADAPTABLE
LIVABLE

LEGEND:

- 1 BED
- 2 BED
- 3 BED

REV I A

A24 I LEVELS 4-5

20 I 05 I 26 SCALE @ A3 I 1:200

RESIDENTIAL FLAT BUILDING

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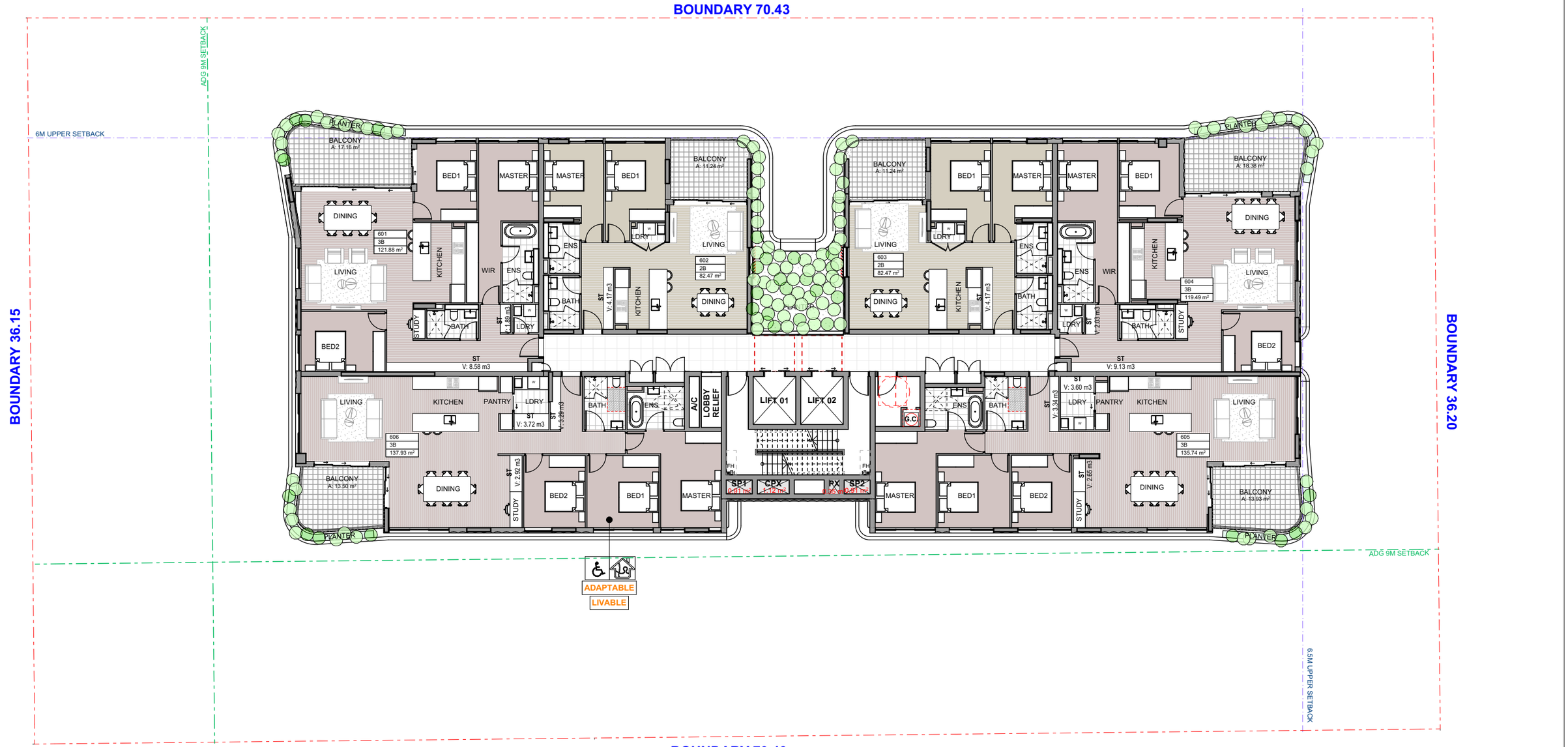

LEGEND:

- 1 BED
- 2 BED
- 3 BED

REV I A

A25 I LEVEL 6

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

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Design Practitioner Pavlo Doroch DEP0000211

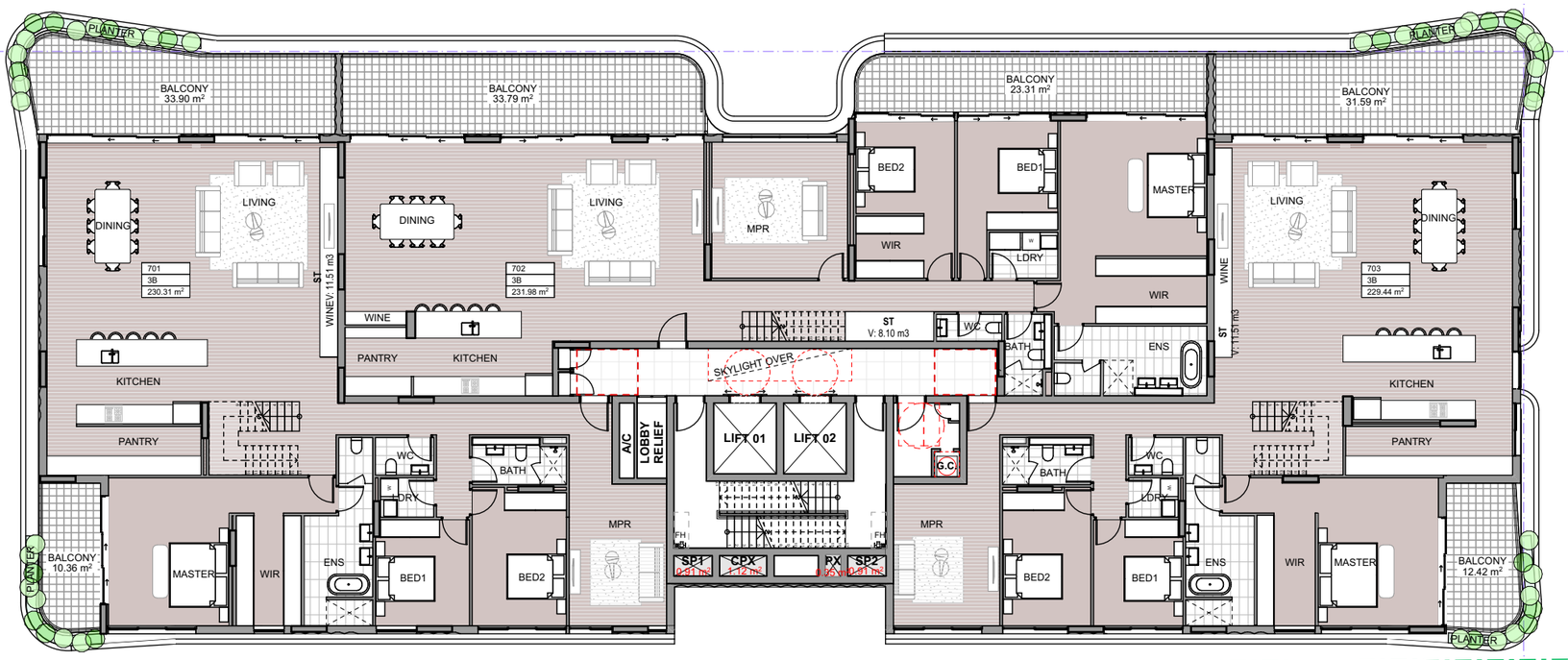
BOUNDARY 70.43

BOUNDARY 36.15

BOUNDARY 36.20

6M UPPER SETBACK

ADG 9M SETBACK



ADG 9M SETBACK

6.5M UPPER SETBACK

BOUNDARY 70.43

LEGEND:

- 1 BED
- 2 BED
- 3 BED

REV I A

A26 I LEVEL 7

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

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Design Practitioner Pavlo Doroch DEP0000211

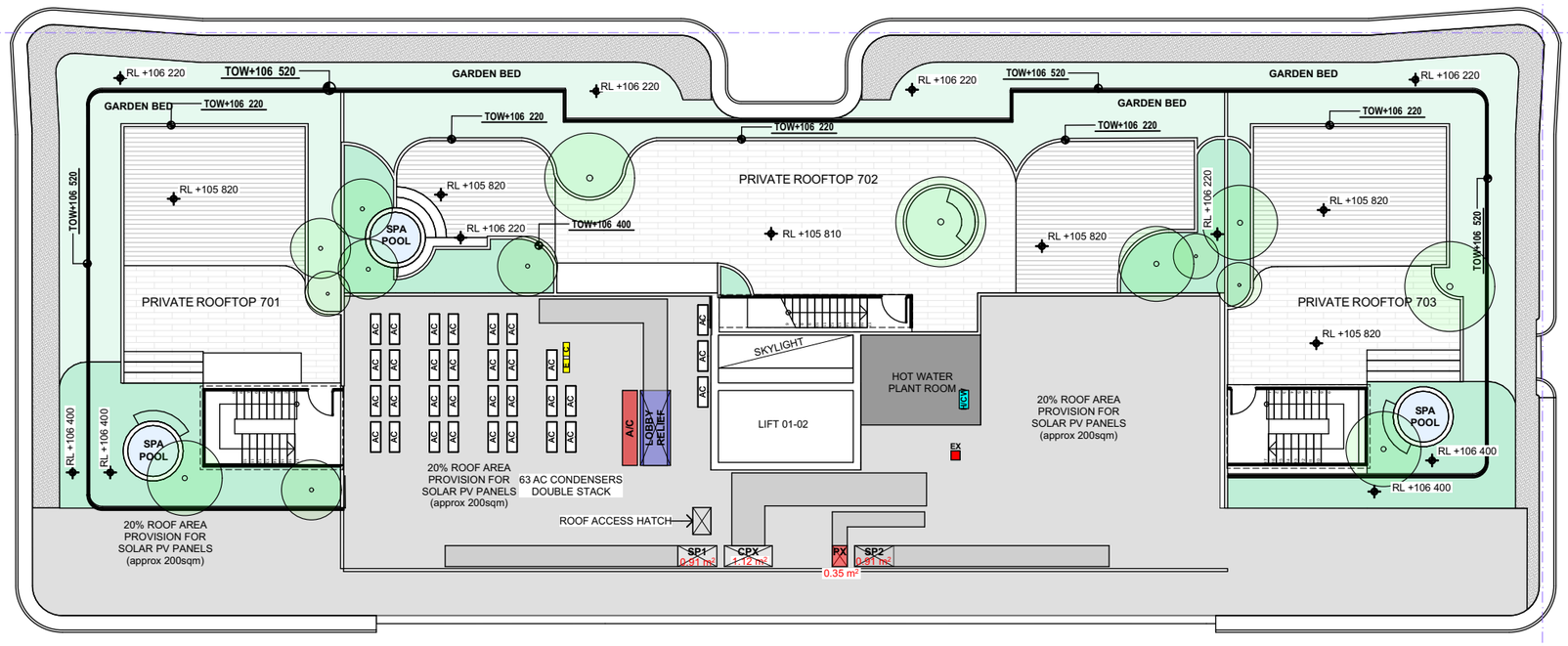
BOUNDARY 70.43

BOUNDARY 36.15

BOUNDARY 36.20

ADG 9M SETBACK

6M UPPER SETBACK



BOUNDARY 70.43

65M UPPER SETBACK

REV I A

A27 I ROOF

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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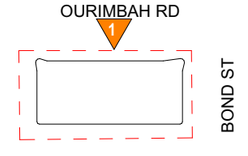
1. NORTH ELEVATION



KEYPLAN

REV I A

A28 I NORTH ELEVATION

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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Design Practitioner Pavlo Doroch DEP0000211



2. WEST ELEVATION

OURIMBAH RD



KEYPLAN

REV I A

A29 I ELEVATIONS

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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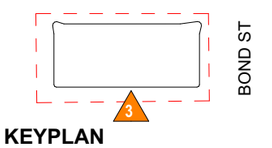
3. SOUTH ELEVATION



KEYPLAN

REV I A **A30 I SOUTH ELEVATION**

20 I 05 I 26 **SCALE @ A3 I 1:200**

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4. EAST ELEVATION

OURIMBAH RD



KEYPLAN

REV I A

A31 I EAST ELEVATION

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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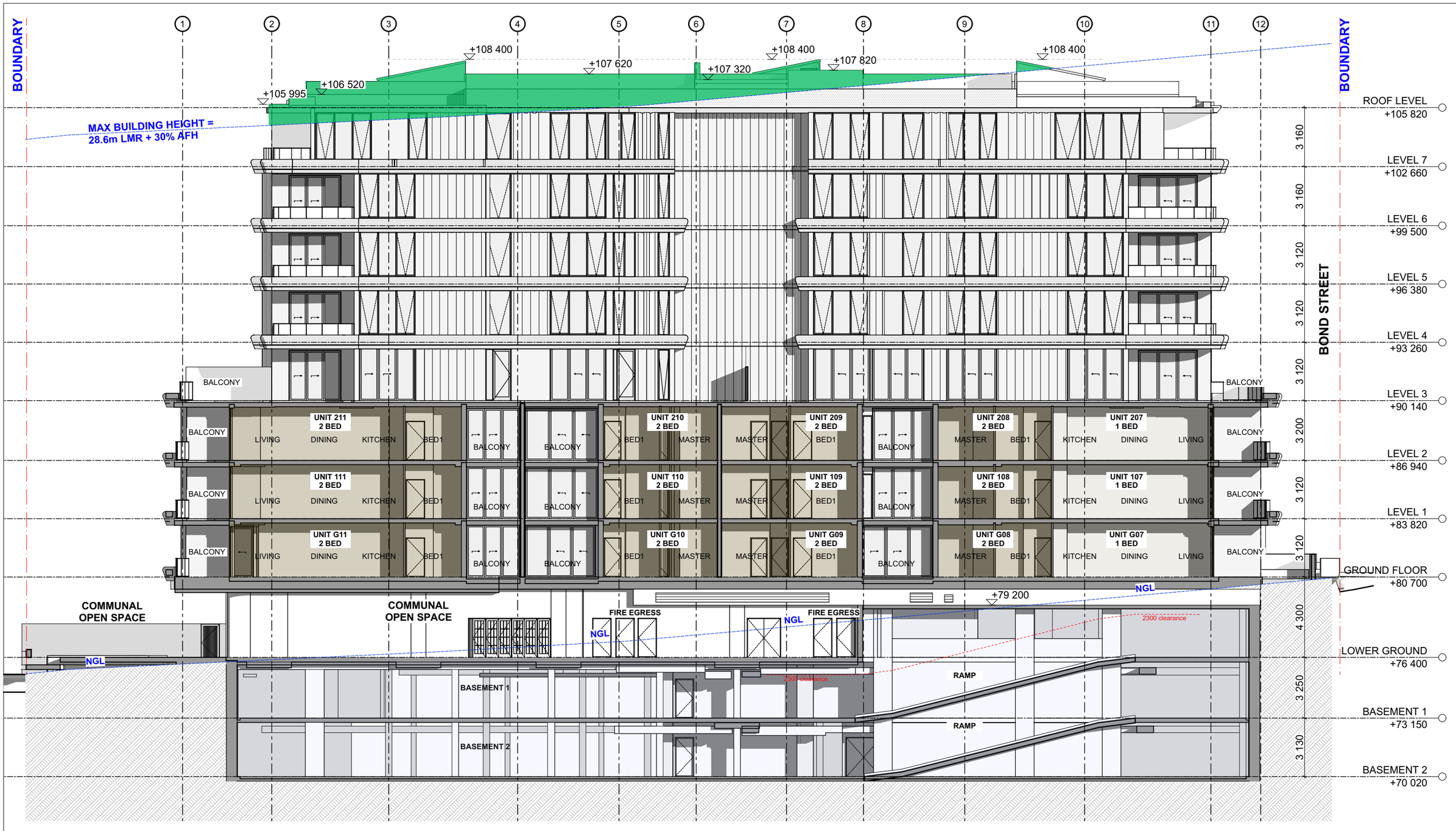
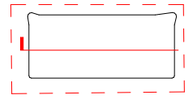


LONGITUDINAL SECTION



KEYPLAN

REV I A

A32 I LONGITUDINAL SECTION

20 I 05 I 26 **SCALE @ A3 I**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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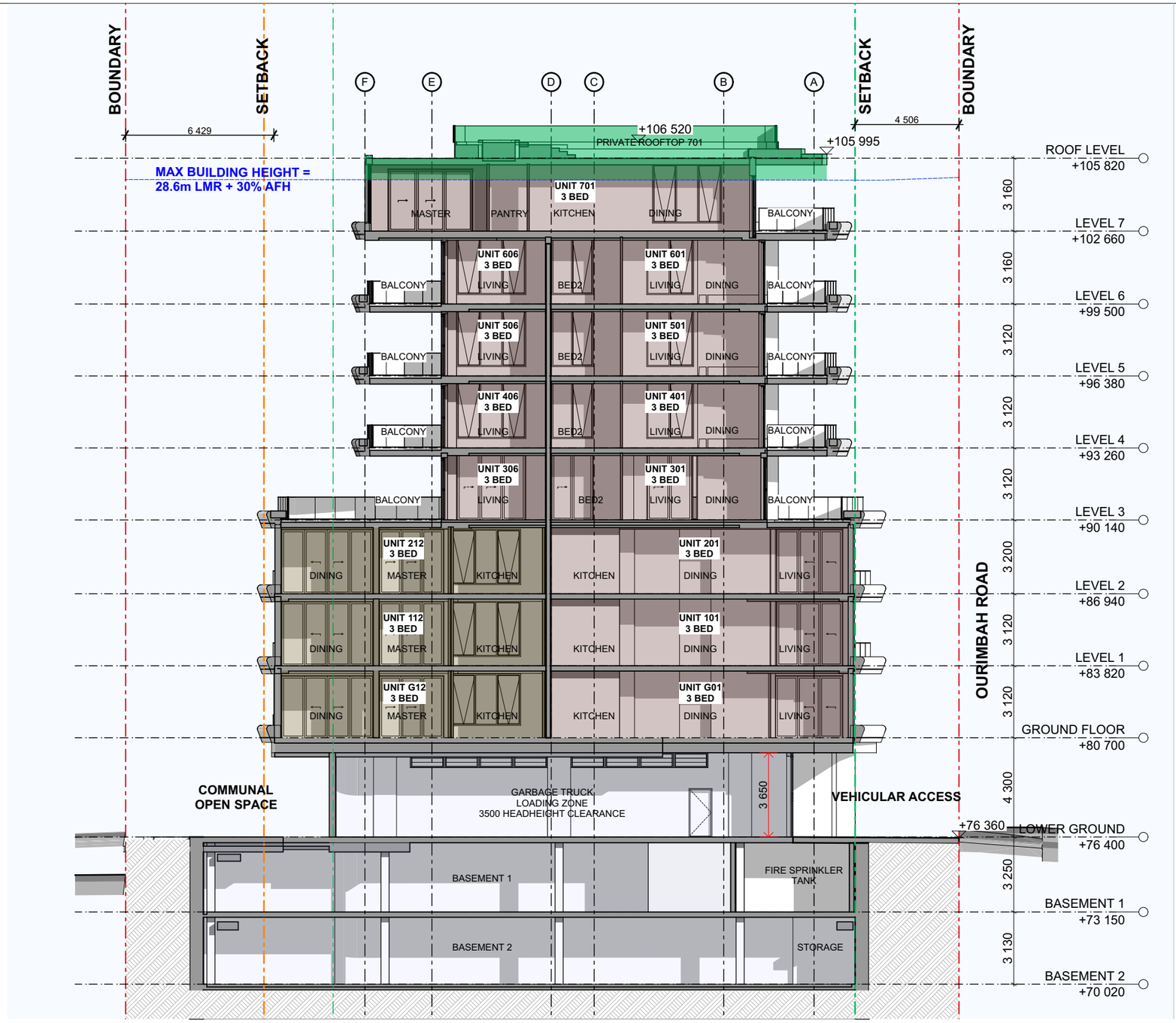

CROSS SECTION

REV I A **A33 I CROSS SECTION**

20 I 05 I 26 **SCALE @ A3 I 1:200**

RESIDENTIAL FLAT BUILDING

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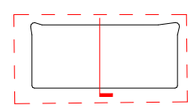

KEYPLAN

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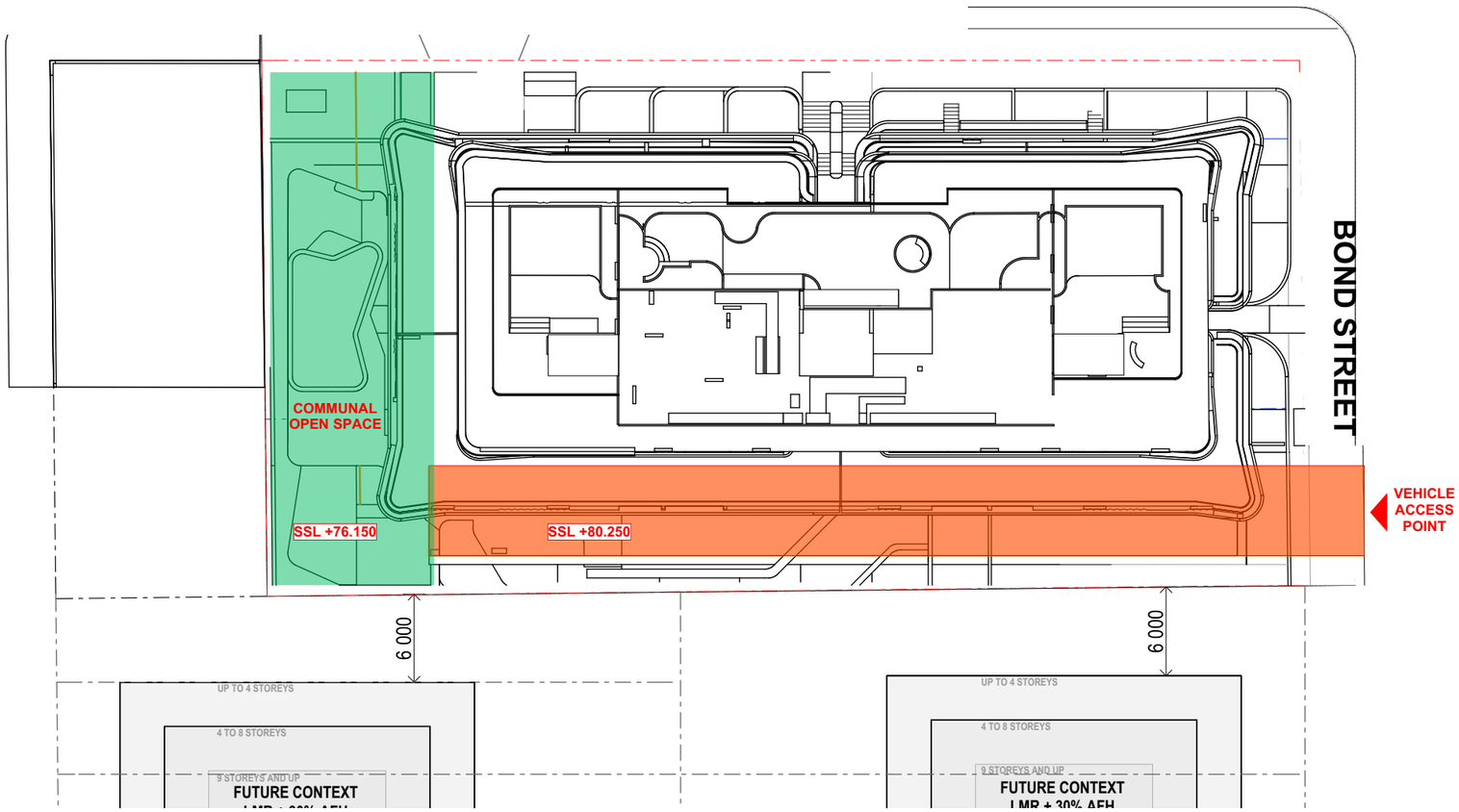

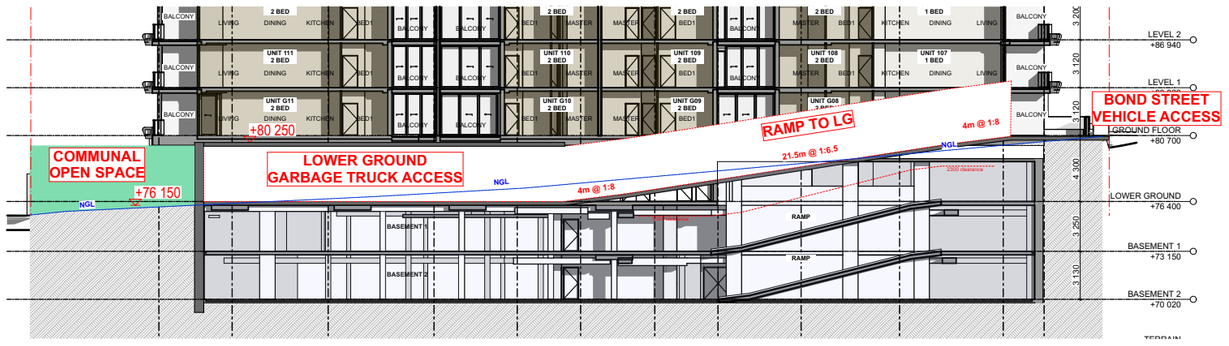

REV I A

A34 I BOND STREET ACCESS DIAGRAM

20 I 05 I 26 SCALE @ A3 I

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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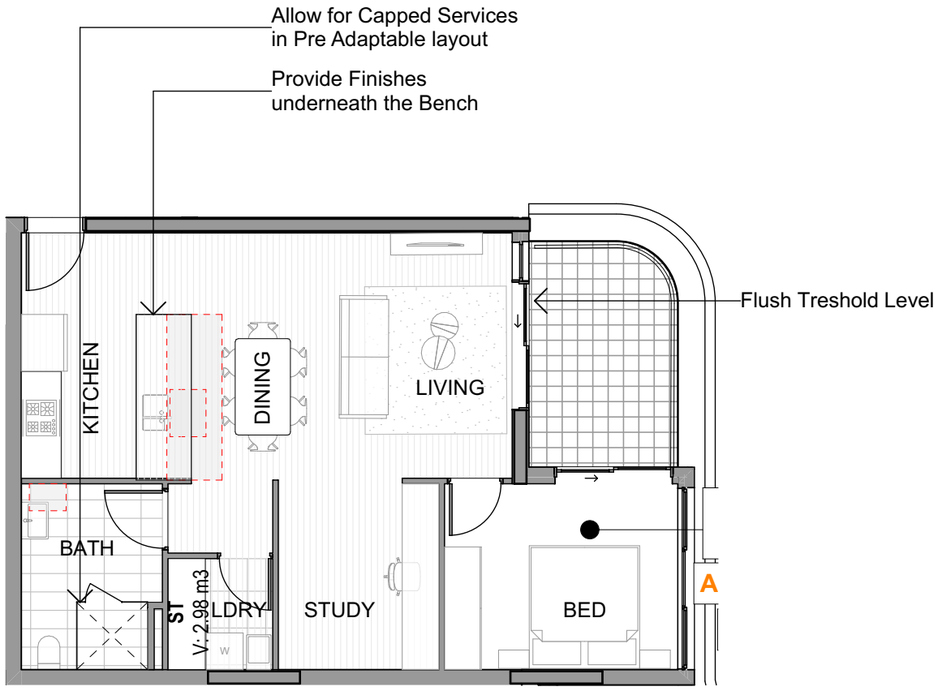
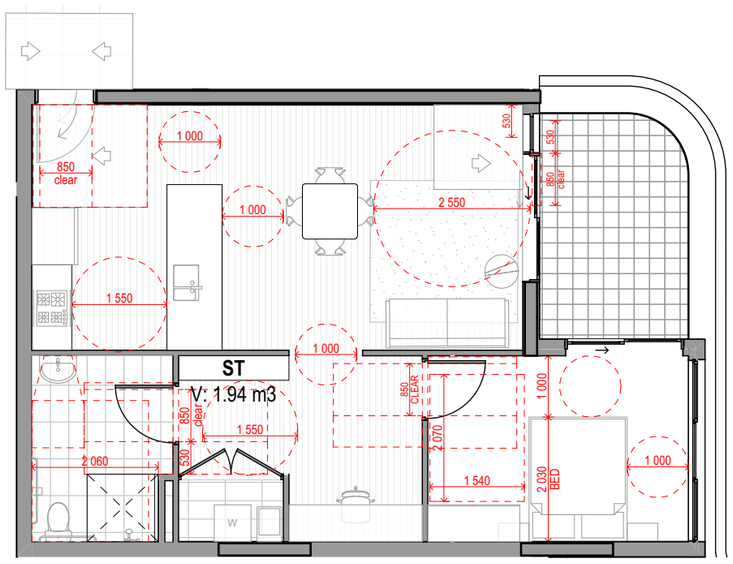


1 PRE ADAPTABLE UNIT LAYOUT

UNIT G07, 107, 207



2 POST ADAPTABLE UNIT LAYOUT

UNIT G07, 107, 207

REV I A

A35 I ADAPTABLE UNIT LAYOUT_01

20 I 05 I 26 **SCALE @ A3 I 1:100**

RESIDENTIAL FLAT BUILDING

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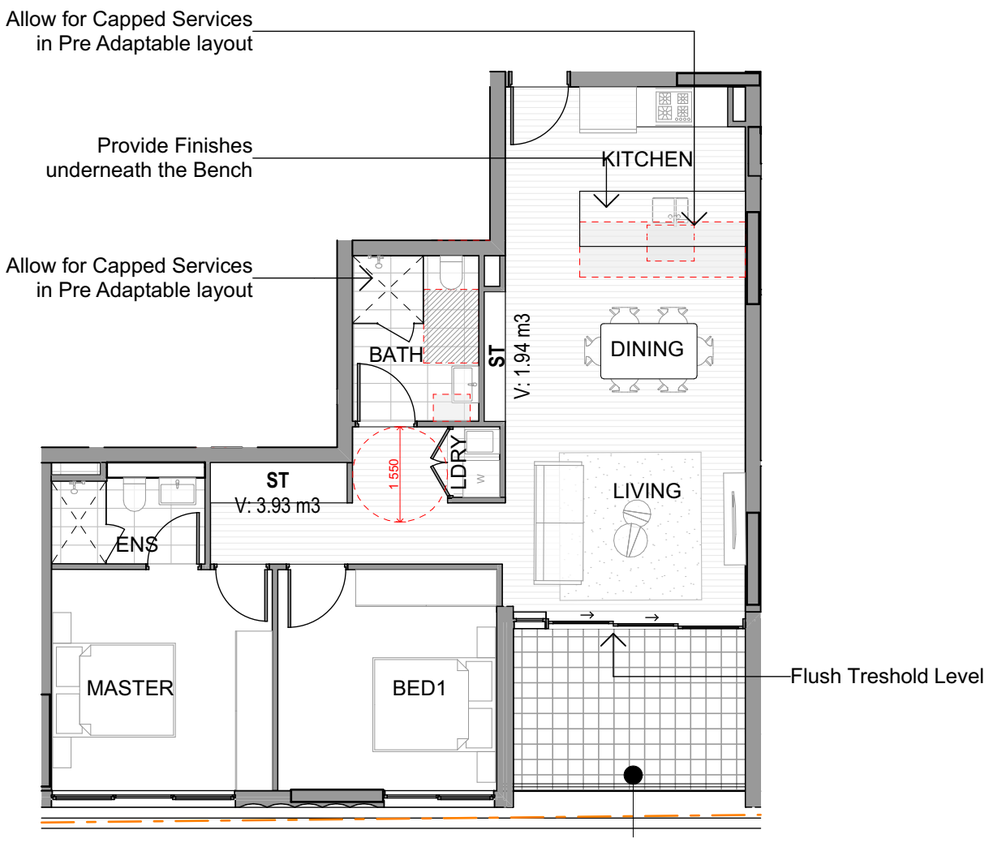
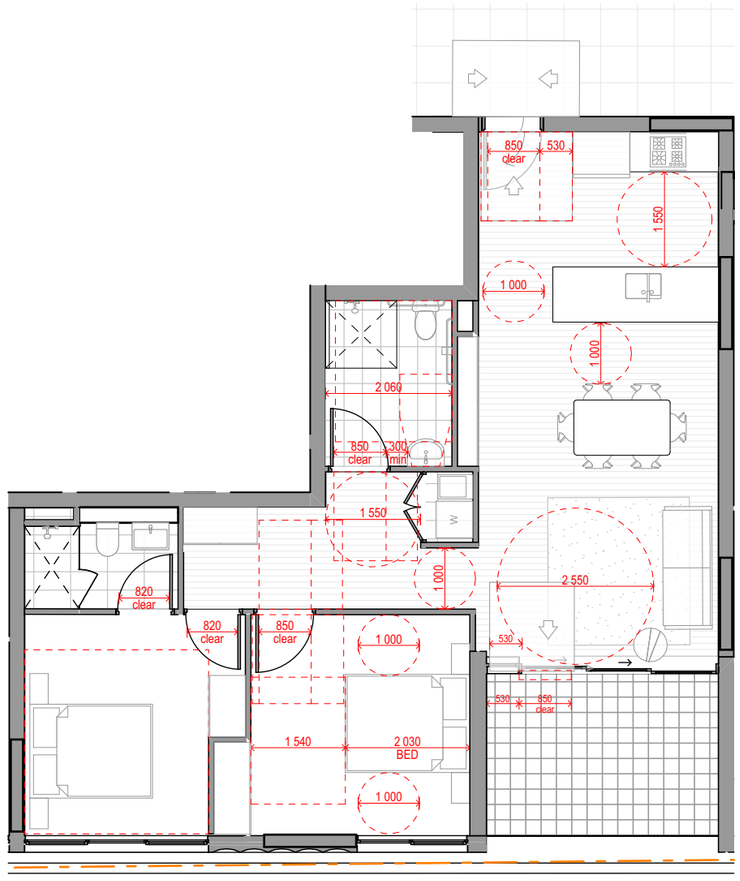


1 PRE ADAPTABLE UNIT LAYOUT

UNIT G09, 109, 209



2 POST ADAPTABLE UNIT LAYOUT

UNIT G09, 109, 209

REV I A

A36 I ADAPTABLE UNIT LAYOUT_02

20 I 05 I 26 **SCALE @ A3 I 1:100**

RESIDENTIAL FLAT BUILDING

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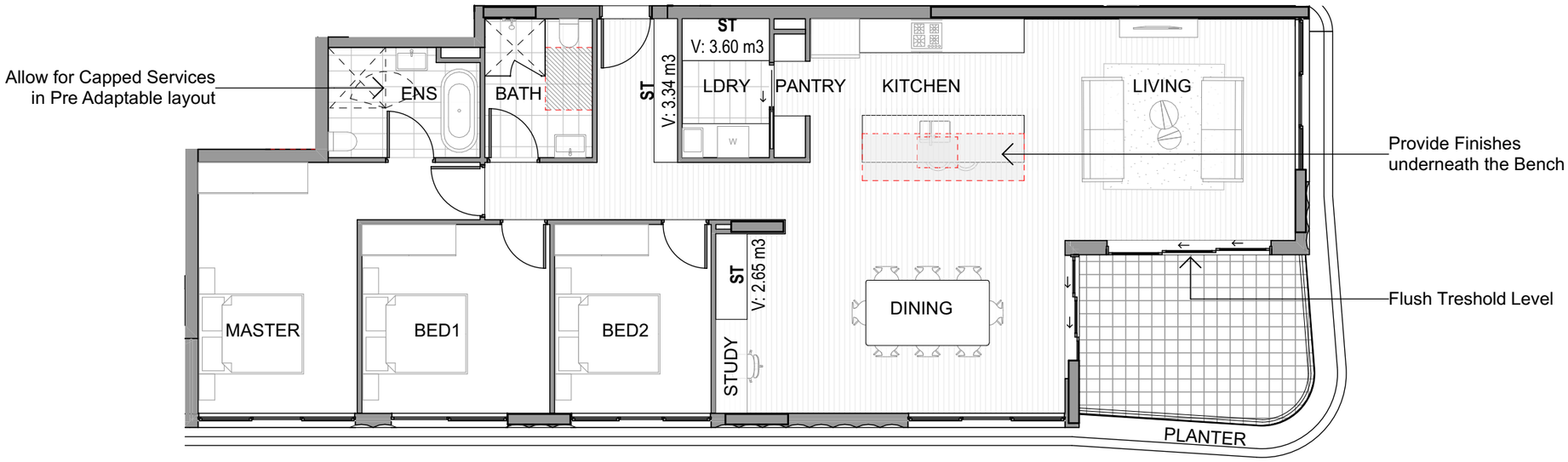

1 L3-L6 - PRE ADAPTABLE UNIT

UNIT 305, 405, 505, 605

2 L3-L6 - POST ADAPTABLE UNIT

UNIT 305, 405, 505, 605

REV I A

A37 I ADAPTABLE UNIT LAYOUT_03

20 I 05 I 26 **SCALE @ A3 I**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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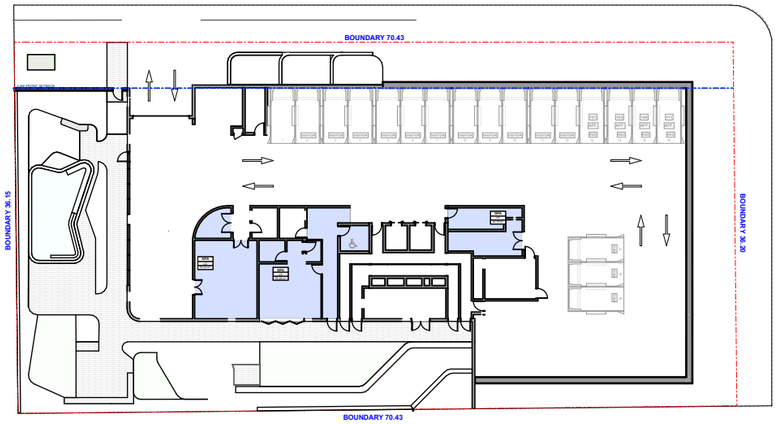
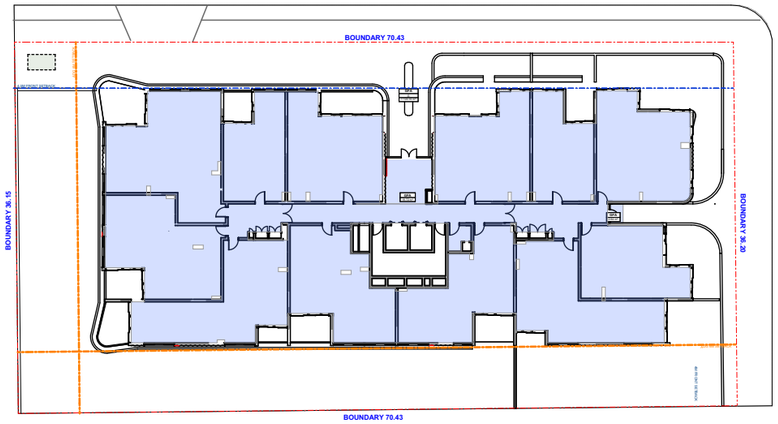
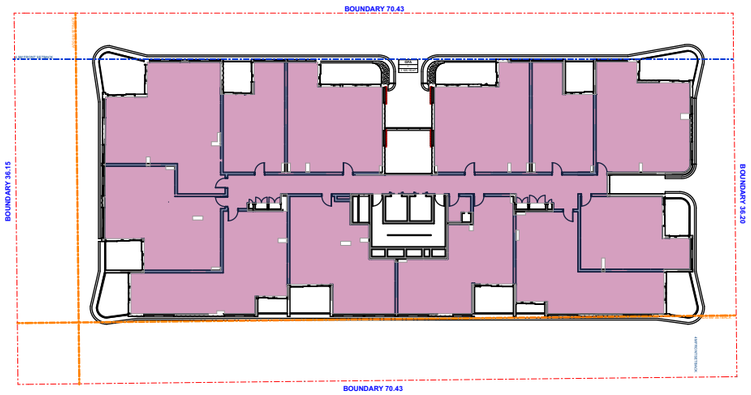


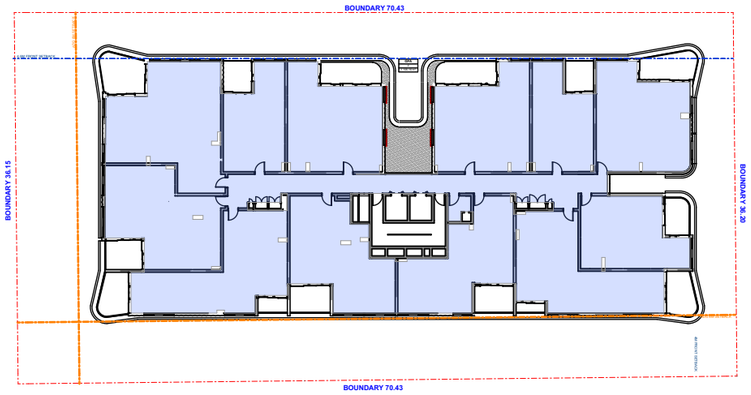
1 LOWER GROUND PLAN



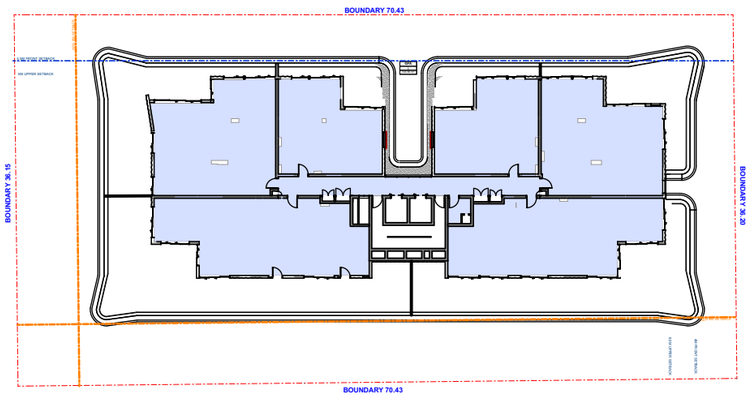
2 GROUND FLOOR PLAN



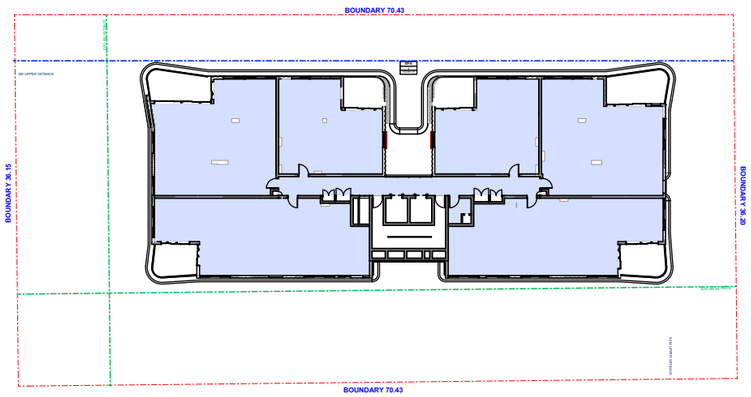
3 LEVEL 1 PLAN



4 LEVEL 2 PLAN



5 LEVEL 3 PLAN



6 LEVEL 4 PLAN

LEGEND

GFA

AFFORDABLE GFA

GFA SCHEDULE	
LEVEL	GFA
LOWER GROUND	166.97
GROUND FLOOR	1 127.72
LEVEL 1	1 105.16
LEVEL 2	1 105.16
LEVEL 3	745.95
LEVEL 4	745.95
LEVEL 5	745.95
LEVEL 6	745.95
LEVEL 7	731.06
ROOF LEVEL	8.94
	7 228.81 m²

REV I A

20 I 05 I 26

A38 I GFA DIAGRAM - LWR GF - L4

SCALE @ A3 I NTS

RESIDENTIAL FLAT BUILDING

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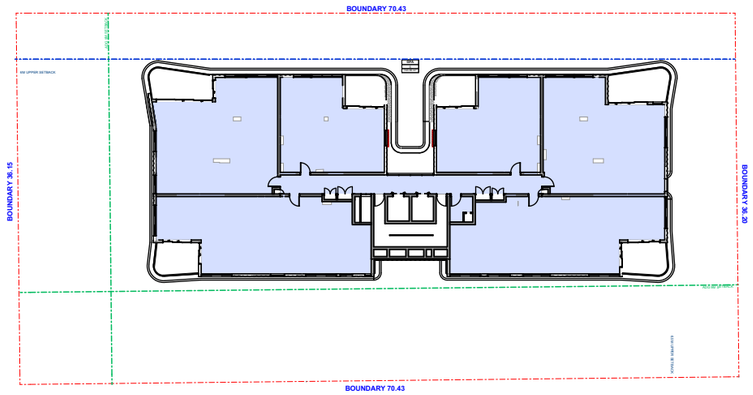
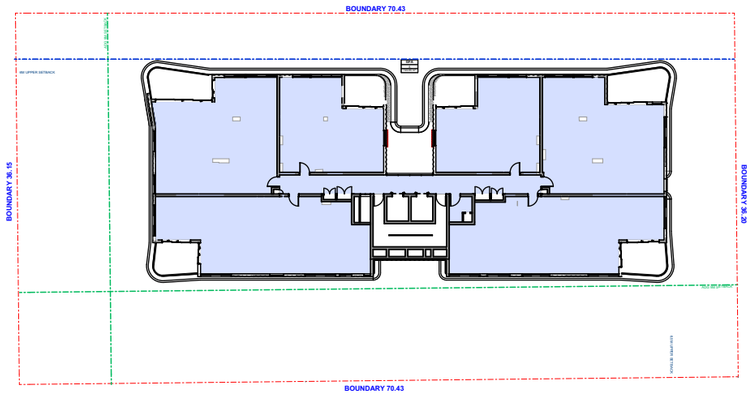
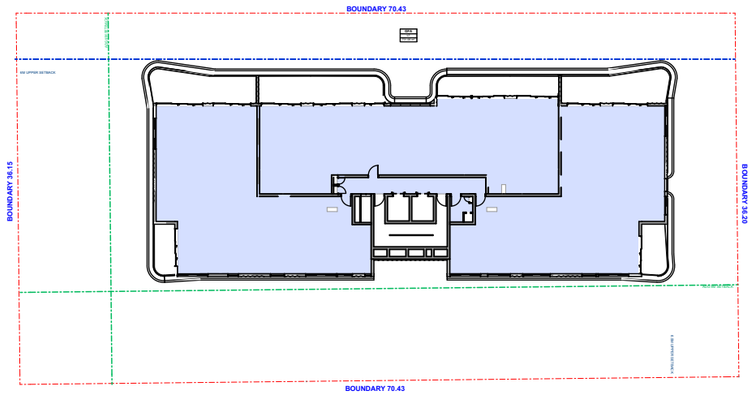


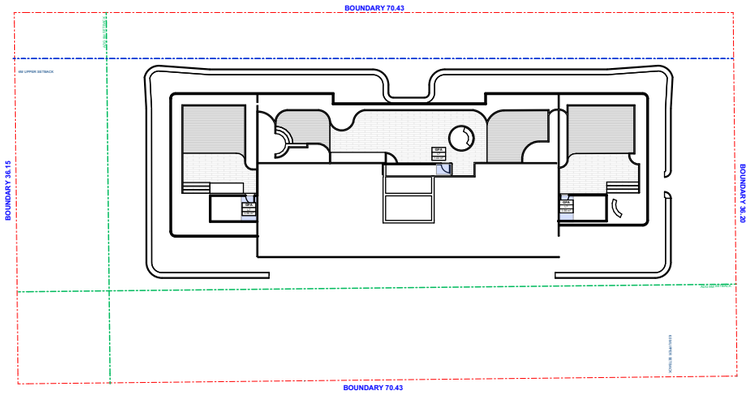
1 LEVEL 5 PLAN



4 LEVEL 6 PLAN



3 LEVEL 7 PLAN



4 ROOF PLAN

LEGEND

GFA

AFFORDABLE GFA

GFA SCHEDULE	
LEVEL	GFA
LOWER GROUND	166.97
GROUND FLOOR	1 127.72
LEVEL 1	1 105.16
LEVEL 2	1 105.16
LEVEL 3	745.95
LEVEL 4	745.95
LEVEL 5	745.95
LEVEL 6	745.95
LEVEL 7	731.06
ROOF LEVEL	8.94
	7 228.81 m²

REV I A

A39 I GFA DIAGRAM - L5-L7

20 I 05 I 26 **SCALE @ A3 I NTS**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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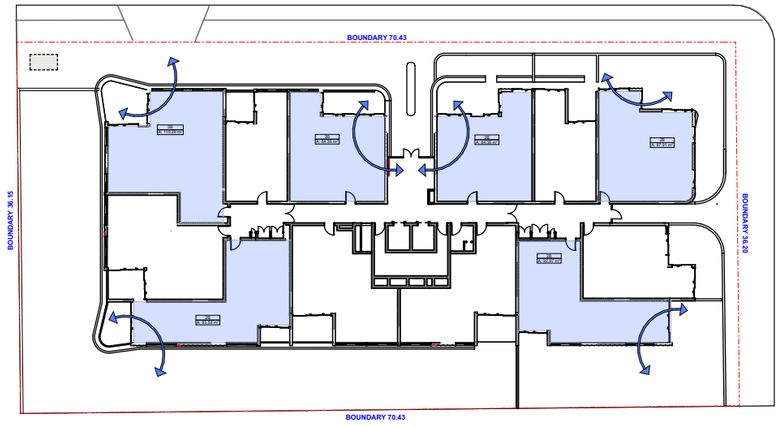
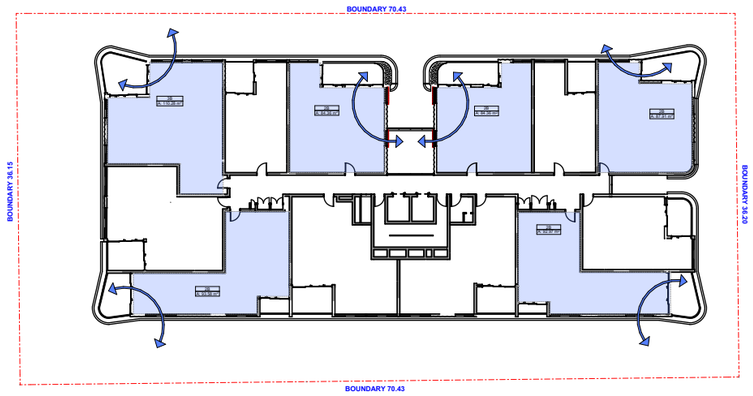
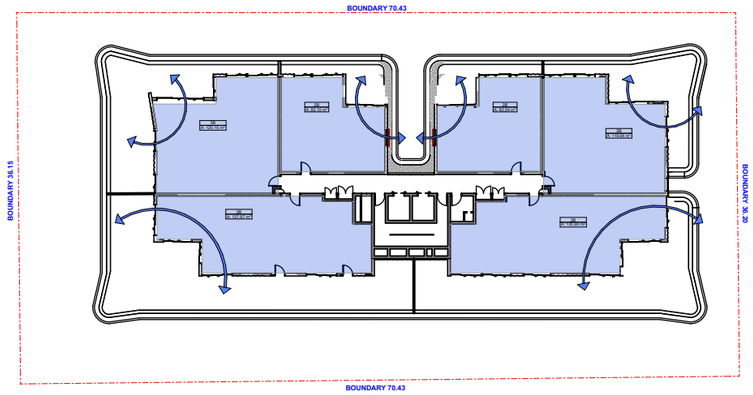
ABN: 69 944 264 925
NSW Nominated Architect Pavlo Doroch 9170
Design Practitioner Pavlo Doroch DEP0000211



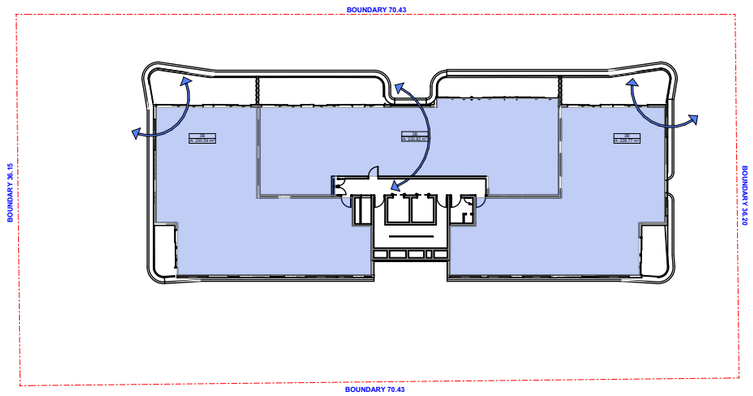
1 GROUND FLOOR



2 LEVEL 1 - LEVEL 2



3 LEVEL 3 - LEVEL 6



4 LEVEL 7

LEGEND

CROSS VENTILATED APARTMENTS

NO CROSS VENTILATION

	CROSS VENTILATION
G01	X
G02	-
G03	X
G04	X
G05	-
G06	X
G07	-
G08	X
G09	-
G10	-
G11	X
G12	-
101-201	X
102-202	-
103-203	X
104-204	X
105-205	-
106-206	X
107-207	-
108-208	X
109-209	-
110-210	-
111-211	X
112-212	-
301-601	X
302-602	X
303-603	X
304-604	X
305-605	X
306-606	X
701	X
702	X
703	X
	45/63 (71.42%)

REV I A

20 I 05 I 26

A40 I CROSS VENTILATION

SCALE @ A3 I NTS

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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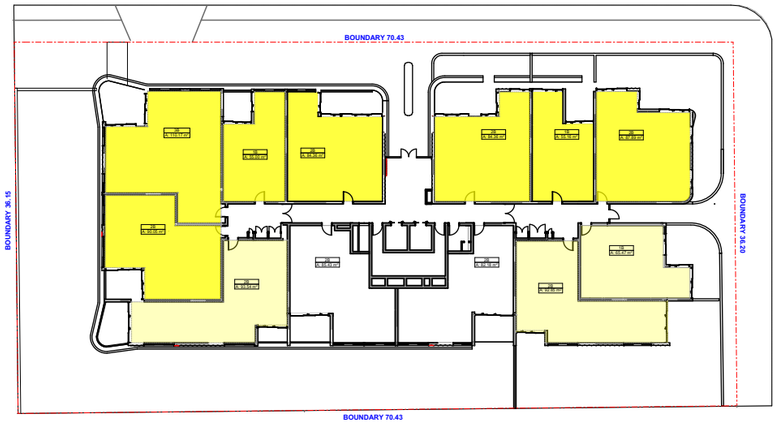
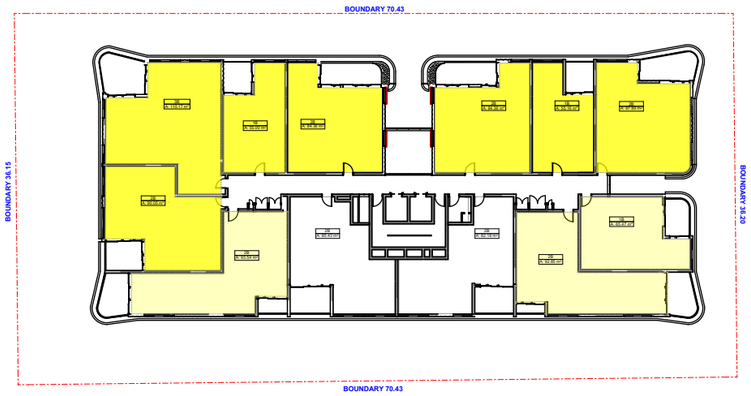
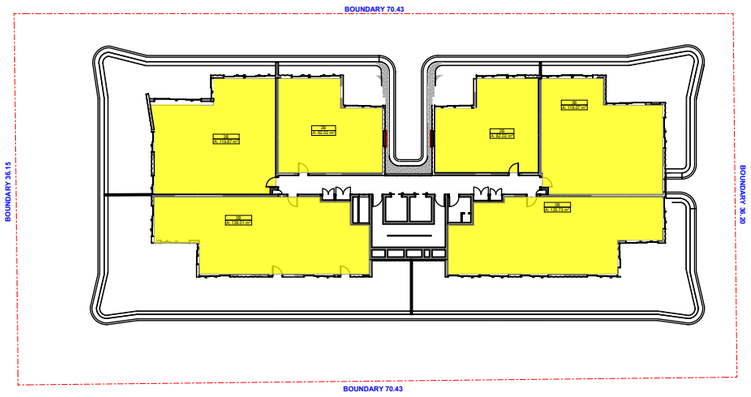


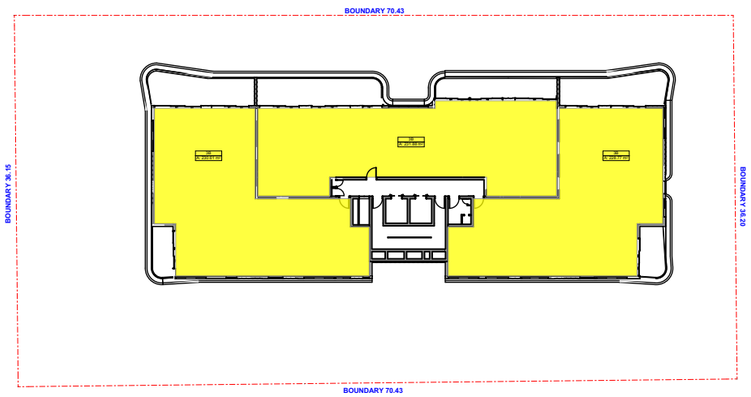
1 GROUND FLOOR



2 LEVEL 1 - LEVEL 2



3 LEVEL 3 - LEVEL 6



4 LEVEL 7

LEGEND

- 2HR+ SOLAR ACCESS
- 1HR+ SOLAR ACCESS
- NO SOLAR ACCESS

	SOLAR ACCESS 2hrs
G01	X
G02	X
G03	X
G04	X
G05	X
G06	X
G07	X :1hr
G08	X :1hr
G09	-
G10	-
G11	X :1hr
G12	X
101-201	X
102-202	X
103-203	X
104-204	X
105-205	X
106-206	X
107-207	X :1hr
108-208	X :1hr
109-209	-
110-210	-
111-211	X :1hr
112-212	X
301-601	X
302-602	X
303-603	X
304-604	X
305-605	X
306-606	X
701	X
702	X
703	X
	48/63 (76.19%)
	6/63 (9.52%)

REV I A

A41 I SOLAR ACCESS

20 I 05 I 26 **SCALE @ A3 I NTS**

RESIDENTIAL FLAT BUILDING

40-56 OURIMBAH ROAD MOSMAN NSW 2088 AUSTRALIA

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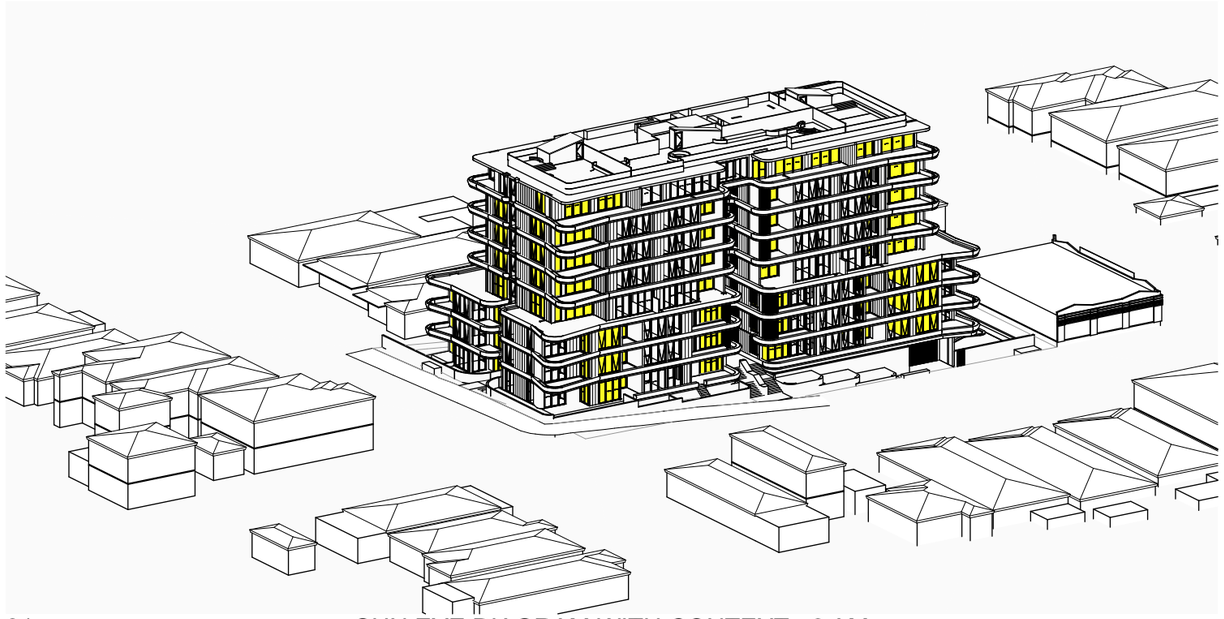
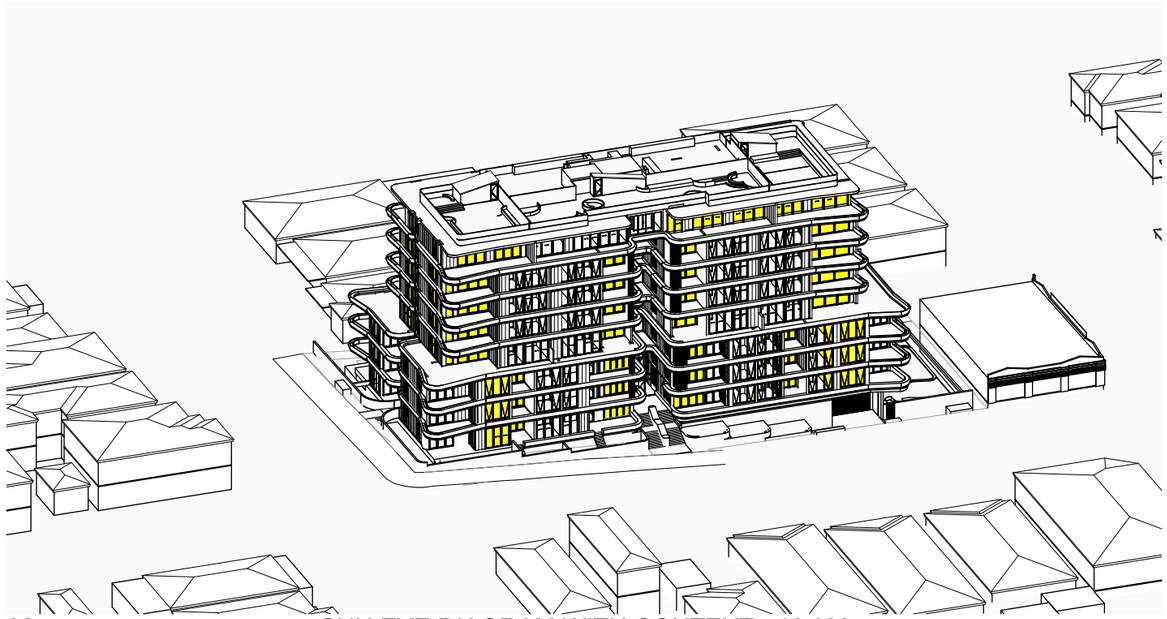
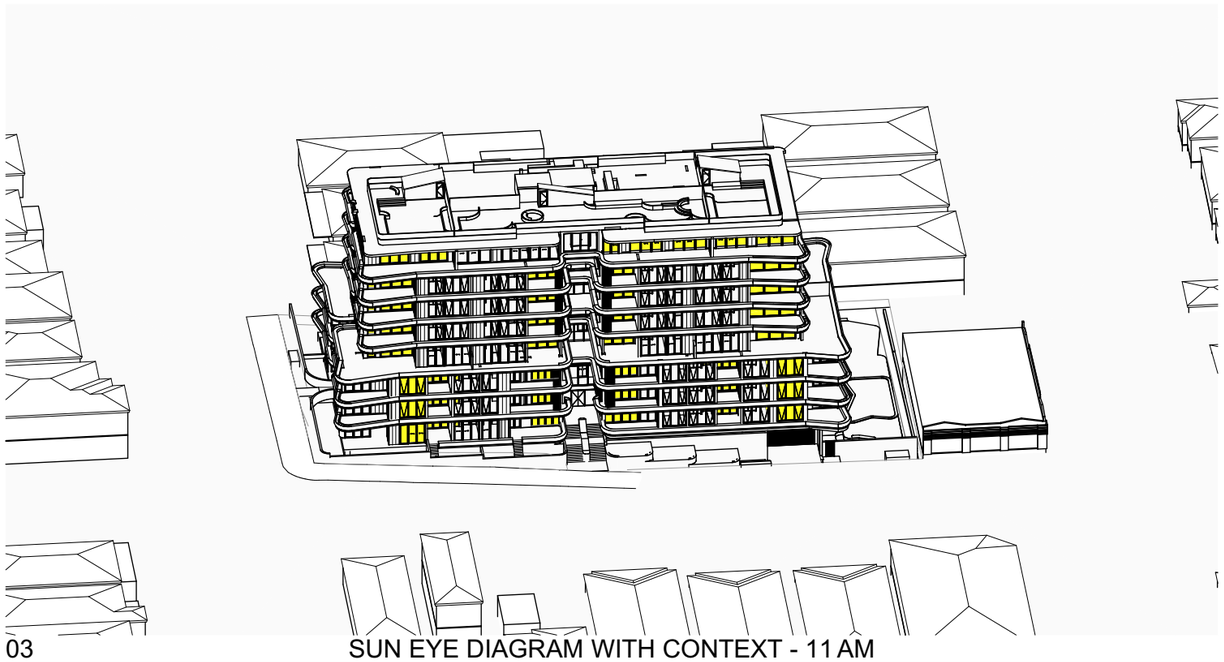


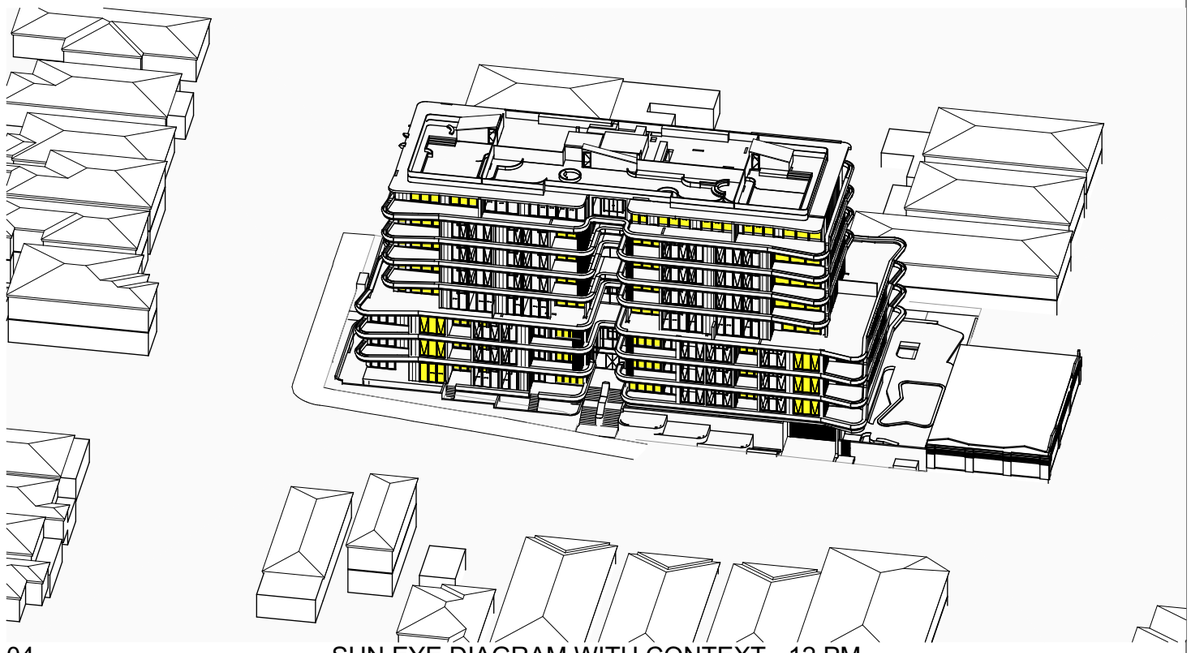
01 SUN EYE DIAGRAM WITH CONTEXT - 9 AM



02 SUN EYE DIAGRAM WITH CONTEXT - 10 AM



03 SUN EYE DIAGRAM WITH CONTEXT - 11 AM



04 SUN EYE DIAGRAM WITH CONTEXT - 12 PM

21st OF JUNE

REV I A

A42 I SUN EYE DIAGRAMS - 1_CURRENT CONTEXT

20 I 05 I 26 **SCALE @ A3 I NTS**

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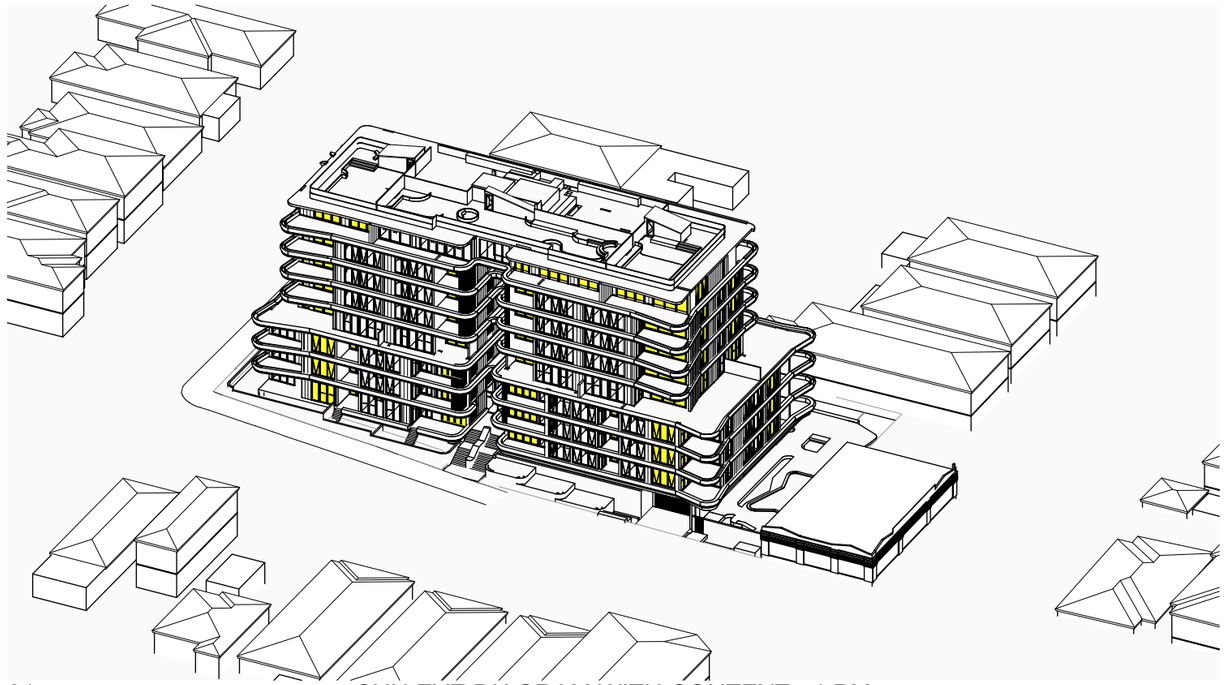
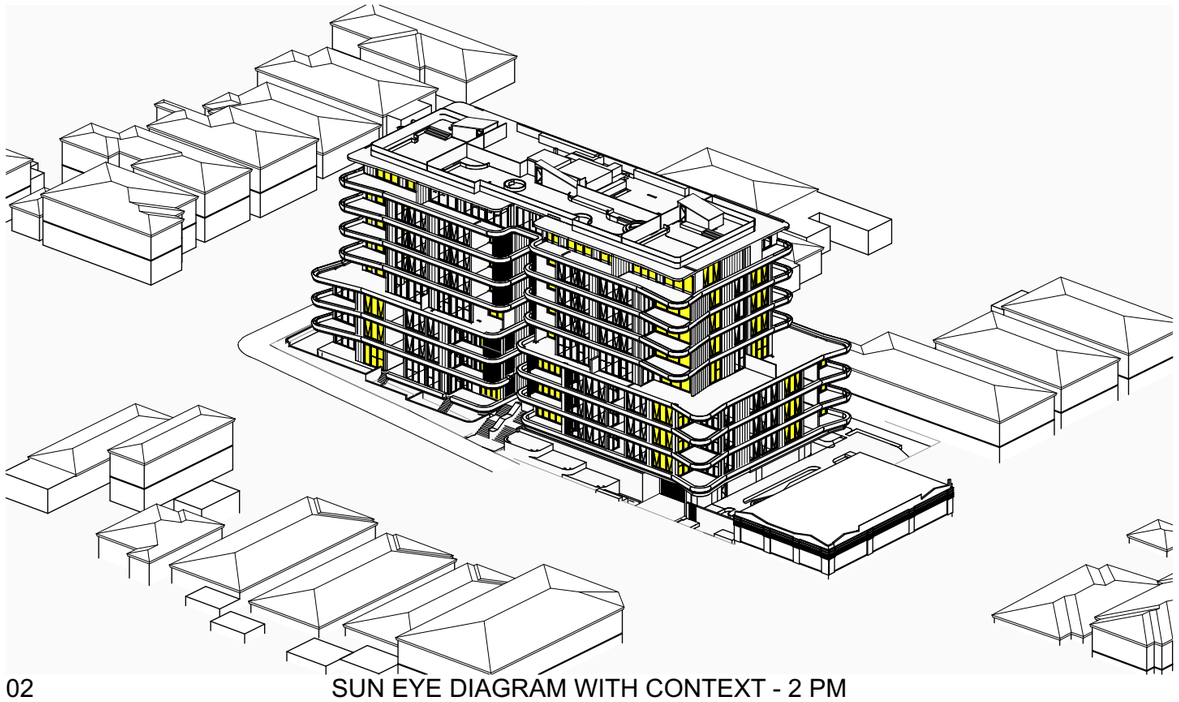
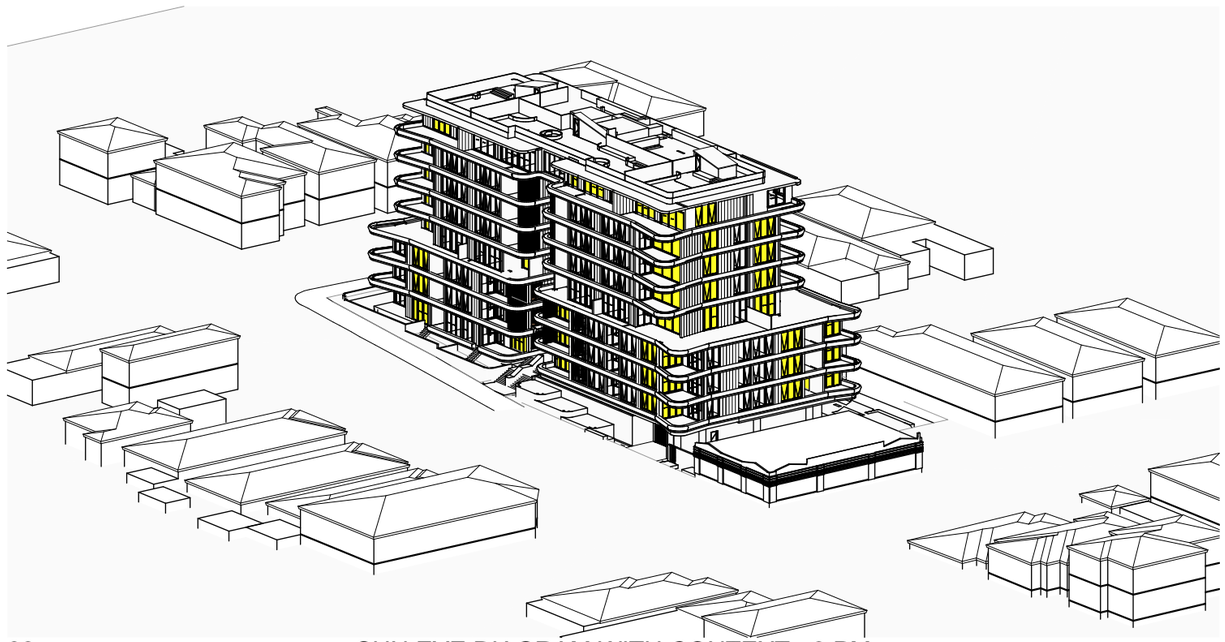


01 SUN EYE DIAGRAM WITH CONTEXT - 1 PM



02 SUN EYE DIAGRAM WITH CONTEXT - 2 PM



03 SUN EYE DIAGRAM WITH CONTEXT - 3 PM

21st OF JUNE

REV I A

A43 I SUN EYE DIAGRAMS - 2_CURRENT CONTEXT

20 I 05 I 26 **SCALE @ A3 I NTS**

RESIDENTIAL FLAT BUILDING

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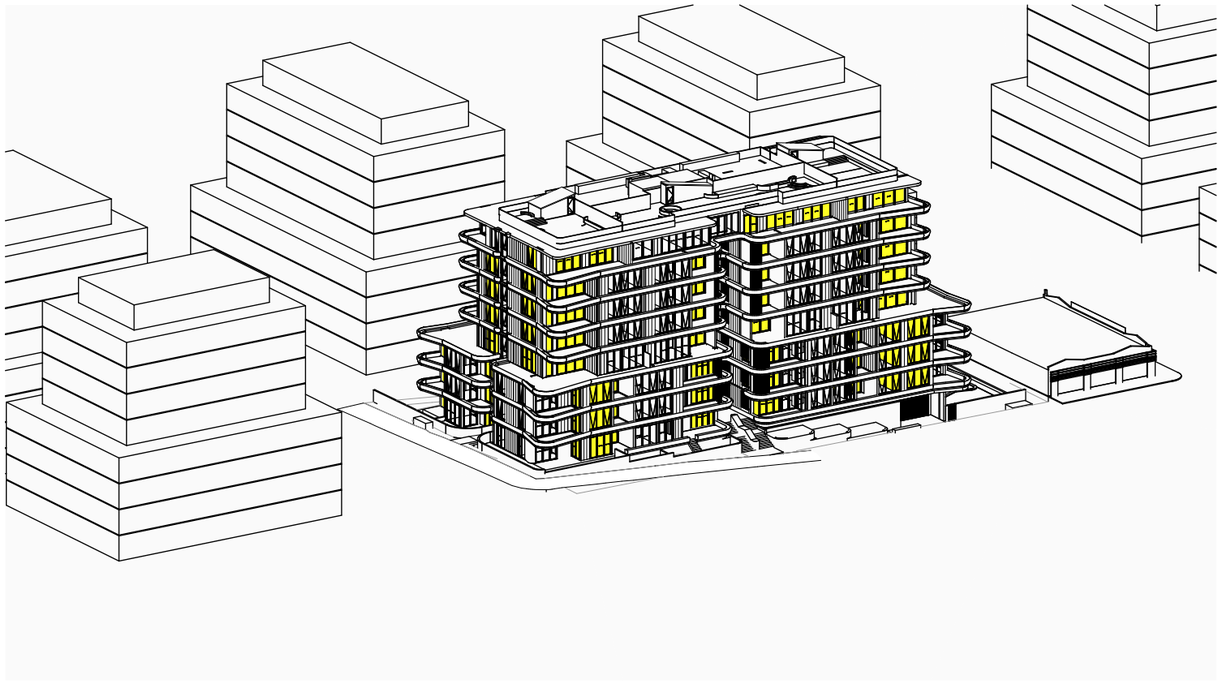
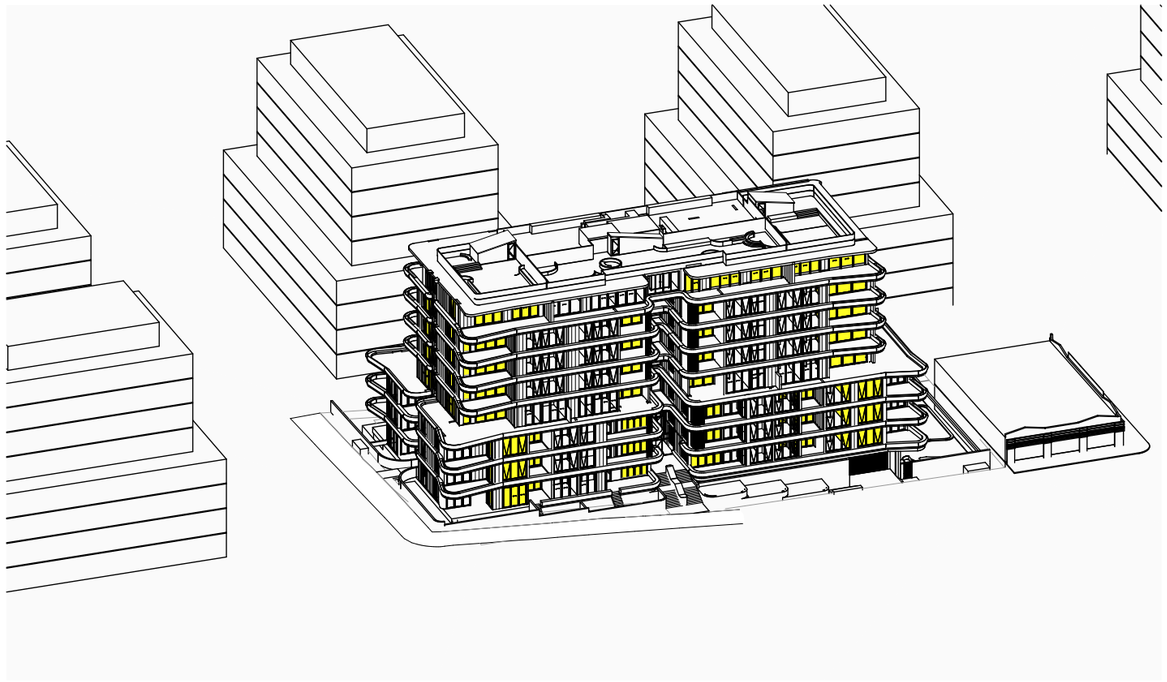


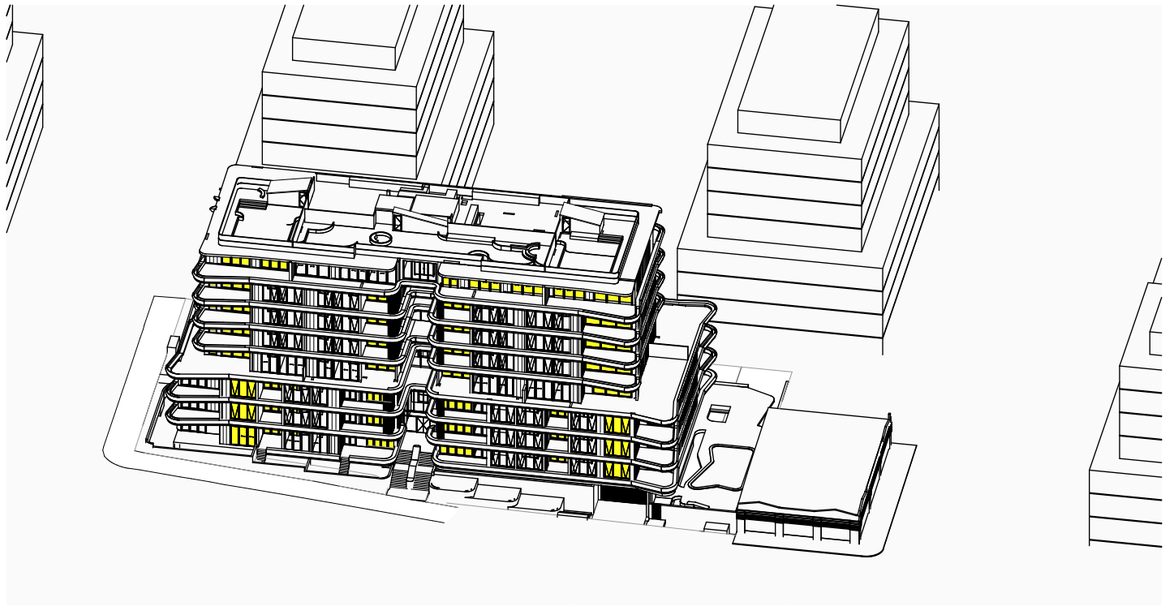
01 SUN EYE DIAGRAM - 9 AM



02 SUN EYE DIAGRAM - 10 AM



04 SUN EYE DIAGRAM - 11 AM



04 SUN EYE DIAGRAM - 12 PM

21st OF JUNE

REV I A

A44 I SUN EYE DIAGRAMS - 1_FUTURE CONTEXT

20 I 05 I 26 SCALE @ A3 I NTS

RESIDENTIAL FLAT BUILDING

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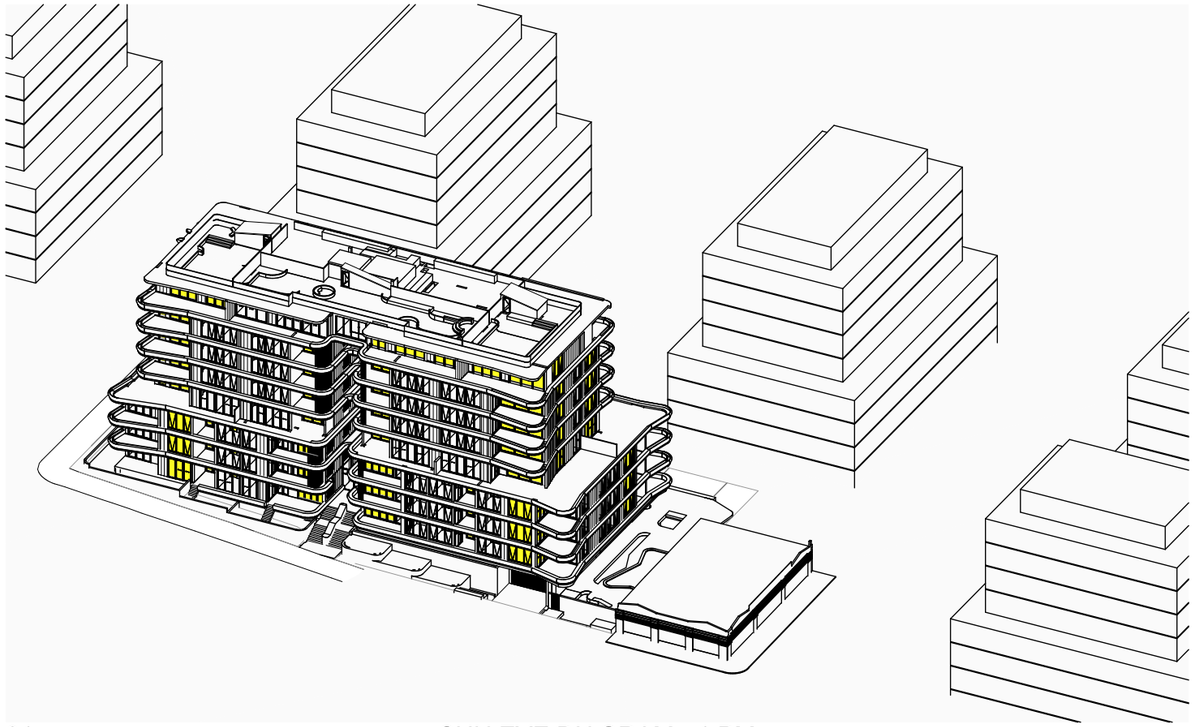
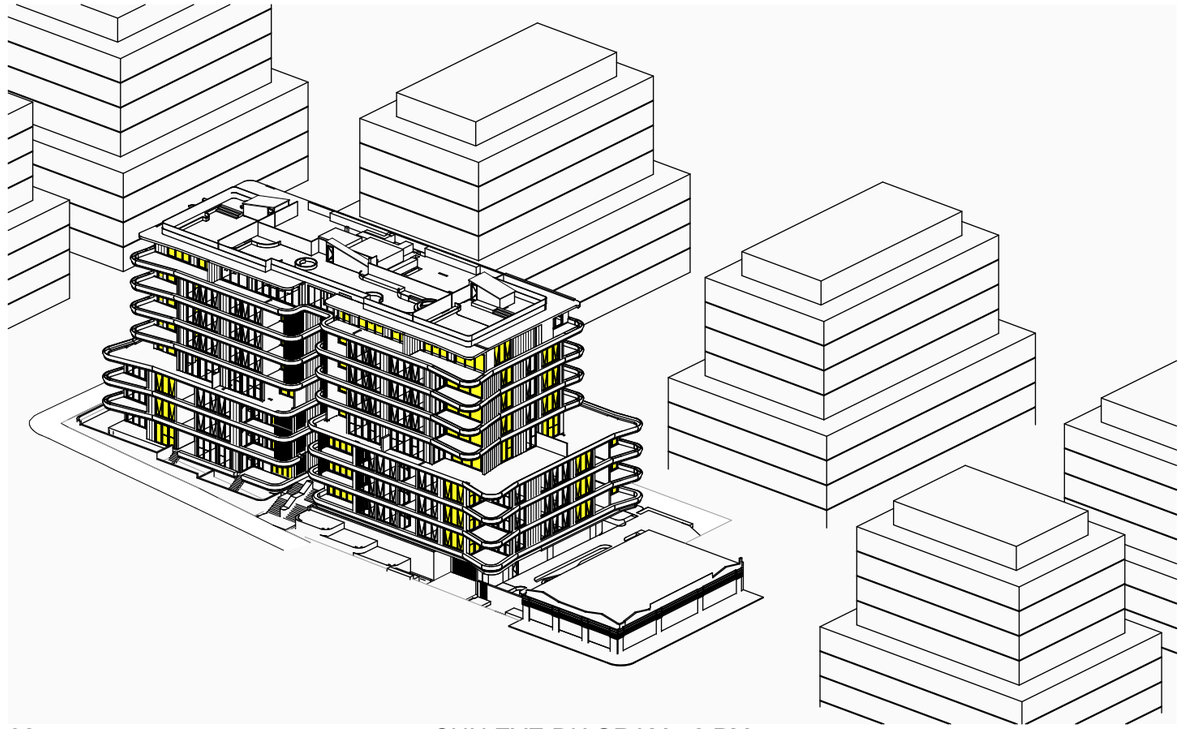
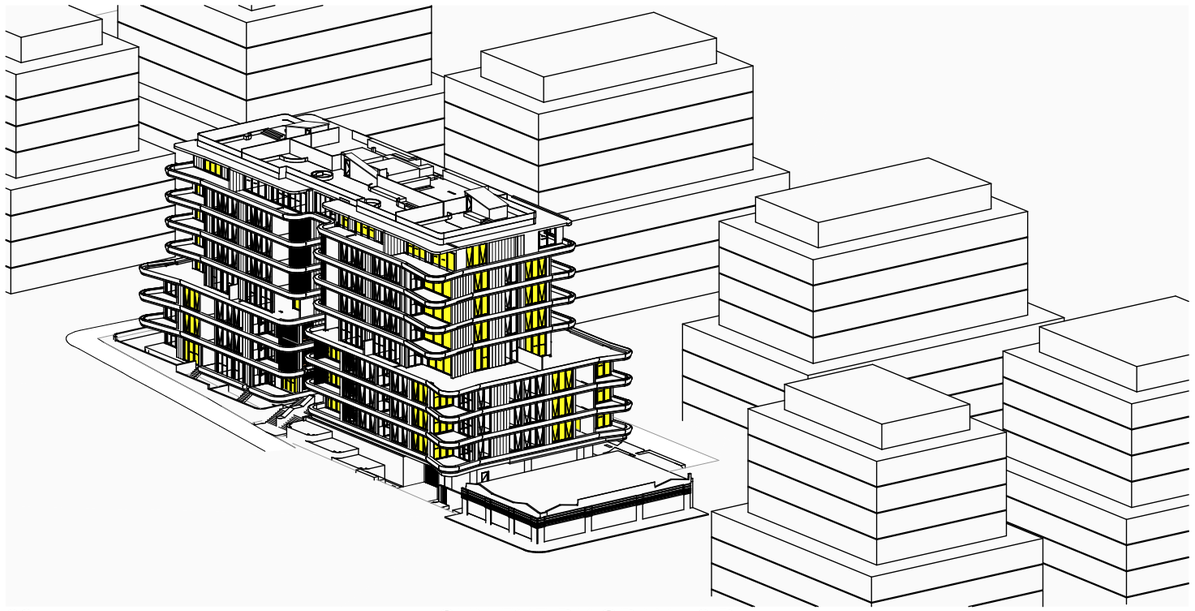


01 SUN EYE DIAGRAM - 1 PM



02 SUN EYE DIAGRAM - 2 PM



03 SUN EYE DIAGRAM - 3 PM

Statement of Compliance:

The future context analysis explores solar access to two potential buildings with one building facing Bond Street and another Roseberry Street as the likely amalgamation pattern. Both future context buildings are based on LMR Inner Area + 30% Infill affordable Housing Bonus with a North / South orientation.

Bond Street Building:
- Eastern facade Achieves 2 hours of solar access from 9am to 11am
- Northern Facade achieves 6 hours of solar access from level 4 and above
- Western facade achieves 3 hours of solar access from 12pm to 3 pm

Common Open Space at ground level behind the building will achieve 2 hours + of solar access

Roseberry Street Building:
- -Eastern facade Achieves partially achieves 2 hours of solar access from 9am to 11am
- -Northern Facade achieves 4 hours of solar access from 11am onwards
- -Western facade achieves 3 hours of solar access from 12pm to 3 pm
- -Common Open Space at ground level behind the building will achieve 2 hours + of solar access

The proposal ensures that future development is capable of achieving 2 hours + of solar access to balconies, living areas and common open space areas across 3 facades.

21st OF JUNE

REV I A

A45 I SUN EYE DIAGRAMS - 2_FUTURE CONTEXT

20 I 05 I 26 SCALE @ A3 I NTS

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01 SHADOW DIAGRAM EXST - 9AM Scale @ A1:1:1000



02 SHADOW DIAGRAM EXST - 10 AM Scale @ A1:1:1000



03 SHADOW DIAGRAM EXST - 11 AM Scale @ A1:1:1000



04 SHADOW DIAGRAM EXST - 12PM Scale @ A1:1:1000

21st OF JUNE

REV I A

A46 I SHADOW DIAGRAMS - EXISTING SITE

20 I 05 I 26 **SCALE @ A3 I**

RESIDENTIAL FLAT BUILDING

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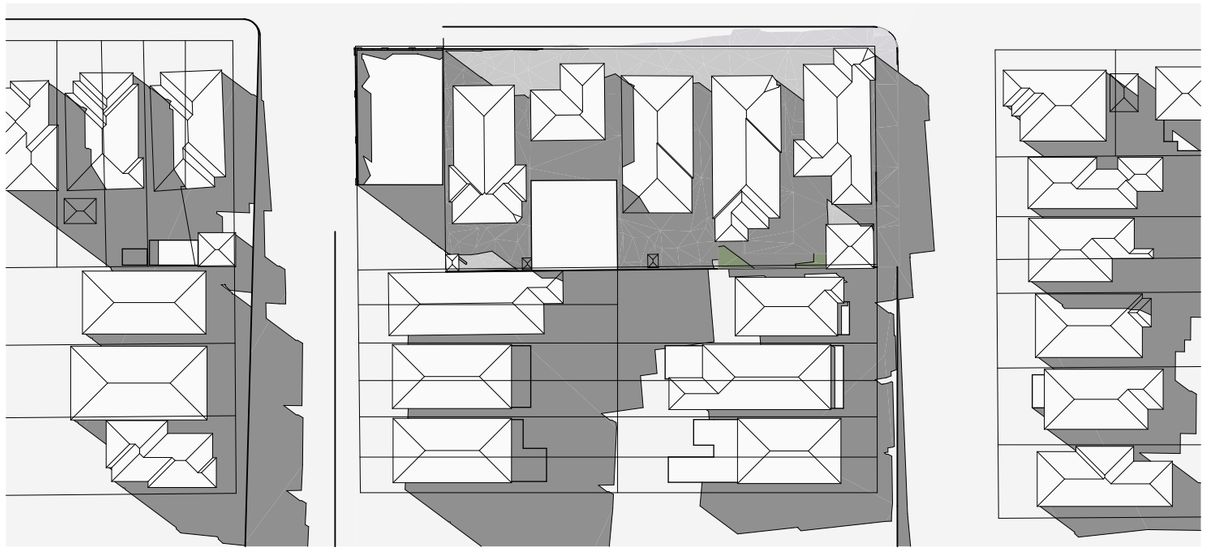
01 SHADOW DIAGRAM EXTS - 1 PM Scale @ A1:1:1000



02 SHADOW DIAGRAM EXST - 2 PM Scale @ A1:1:1000



03 SHADOW DIAGRAM EXST - 3 PM Scale @ A1:1:1000

21st OF JUNE

REV I A **A47 I SHADOW DIAGRAMS - EXISTING SITE**

20 I 05 I 26 **SCALE @ A3 I**

RESIDENTIAL FLAT BUILDING

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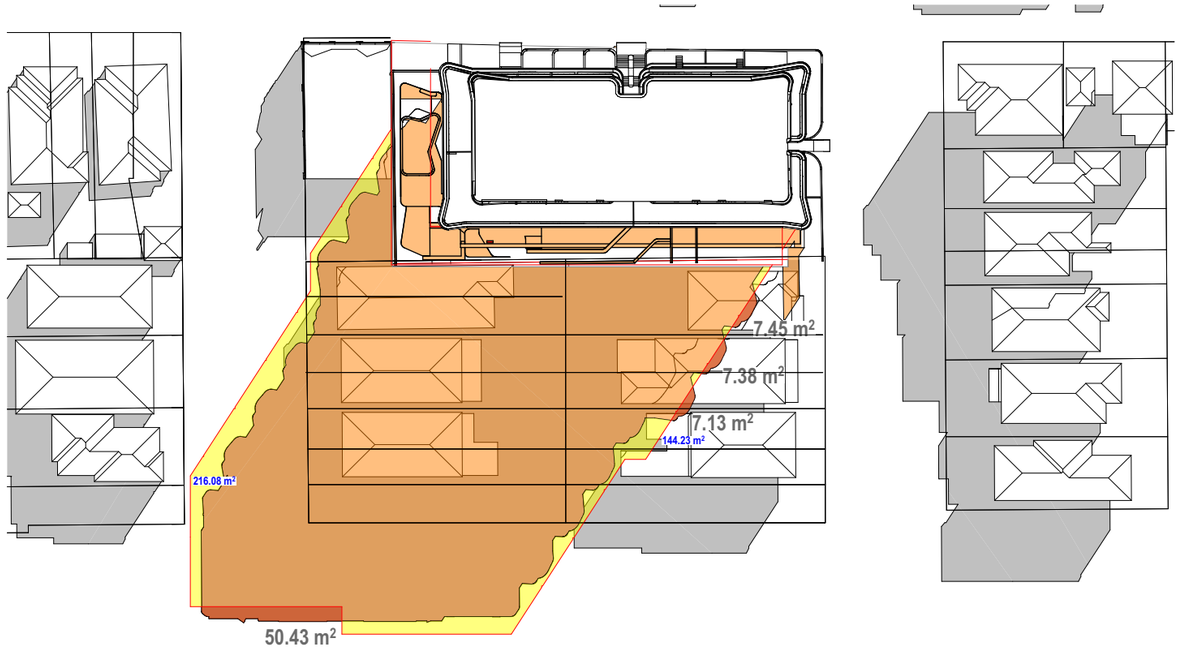
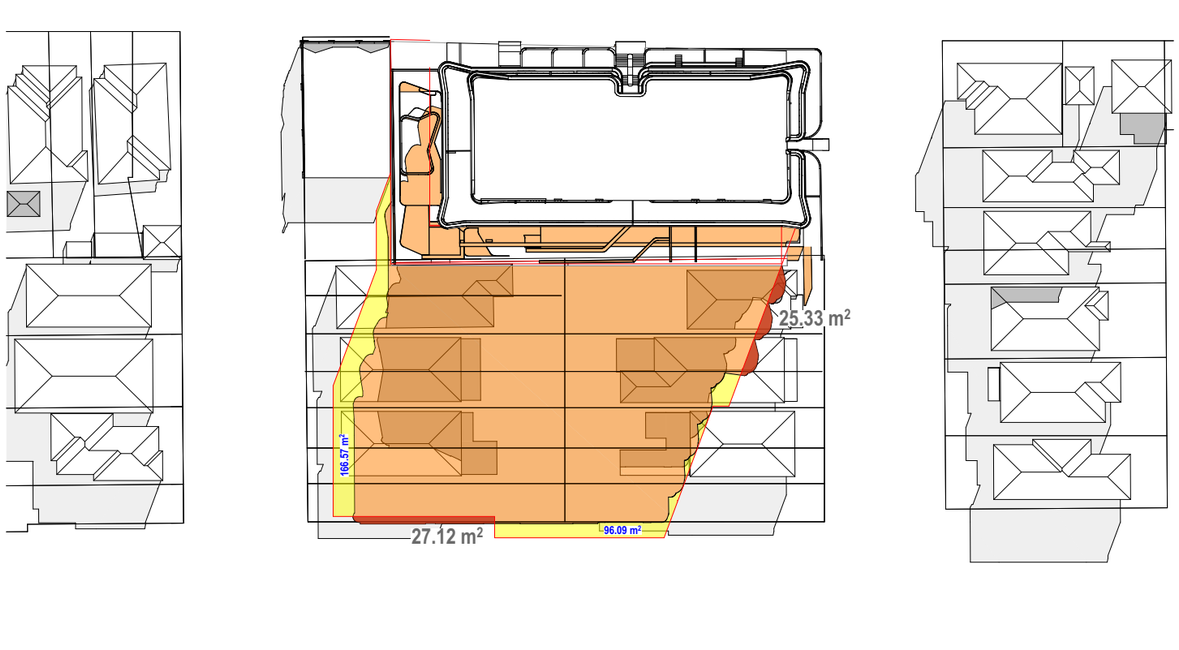
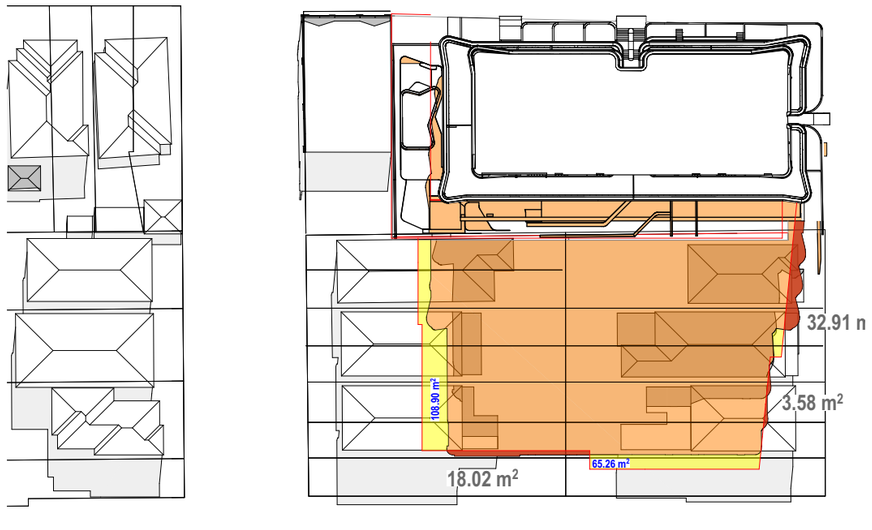


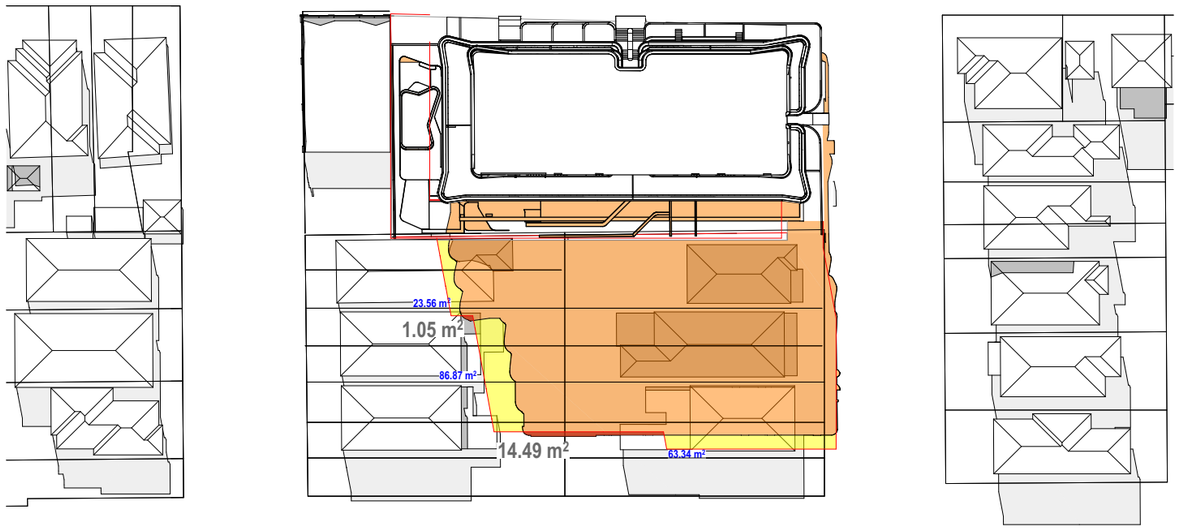
01 SHADOW DIAGRAM W/CONTEXT - 9AK Scale @ A1:1:1000



02 SHADOW DIAGRAM W/CONTEXT - 10 AM Scale @ A1:1:1000



03 SHADOW DIAGRAM W/CONTEXT - 11 AM Scale @ A1:1:1000



04 SHADOW DIAGRAM W/CONTEXT - 12 PM Scale @ A1:1:1000

21st OF JUNE
WINTER SOLSTICE _ 9AM - 12PM

LEGEND:

- COMPLIANT BUILDING ENVELOPE
- PROPOSED BUILDING SHADOW
- AREA OF PROPOSAL EXCEEING COMPLIANT MEASURES
- AREA OF COMPLIANT EXCEEING PROPOSAL MEASURES

REV I A

A48 I PROPOSED SHADOW DIAGRAMS_1

20 I 05 I 26 **SCALE @ A3 I 1:1000**

RESIDENTIAL FLAT BUILDING

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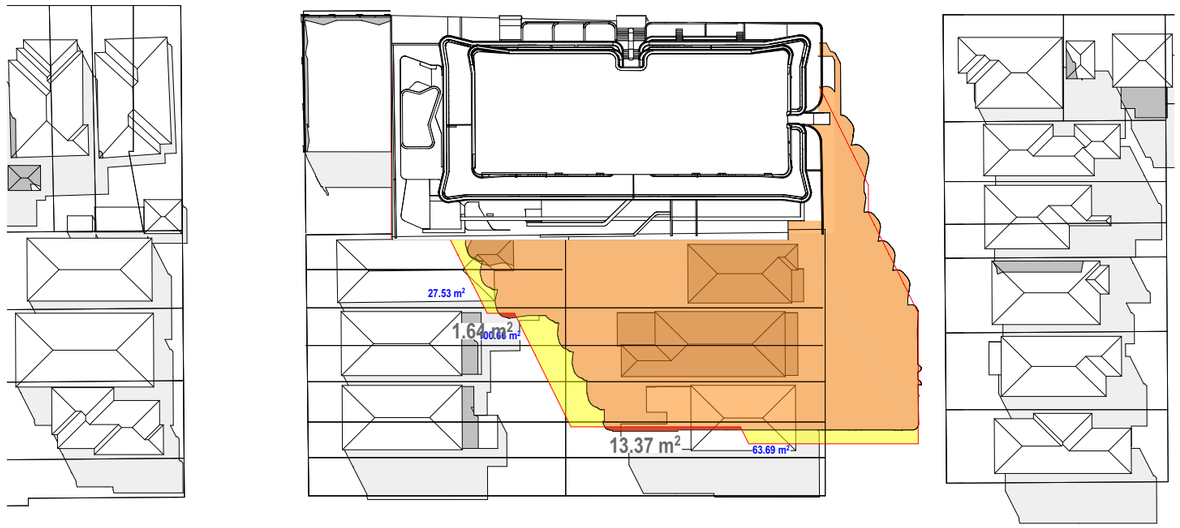
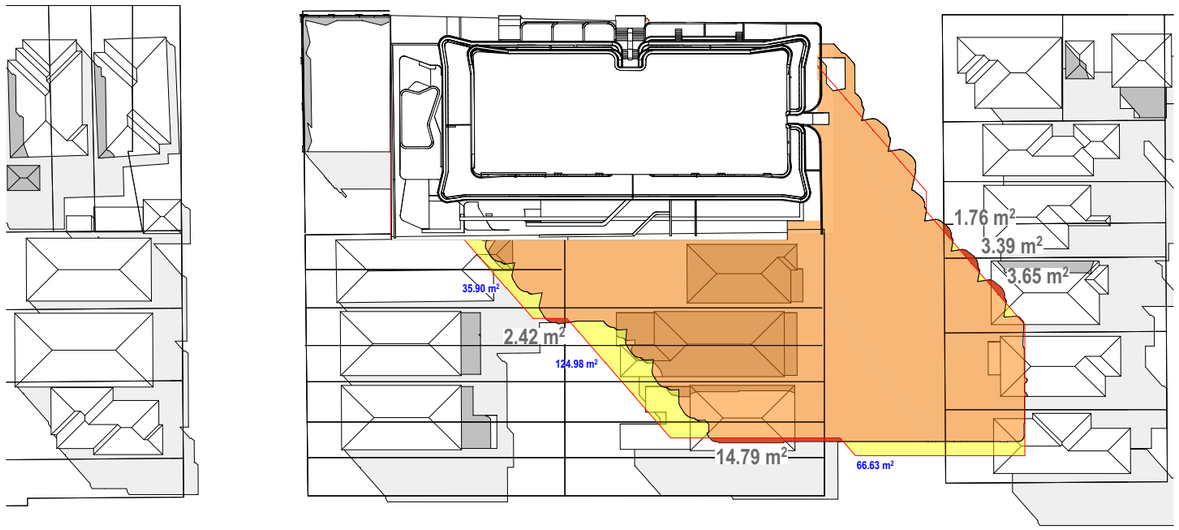
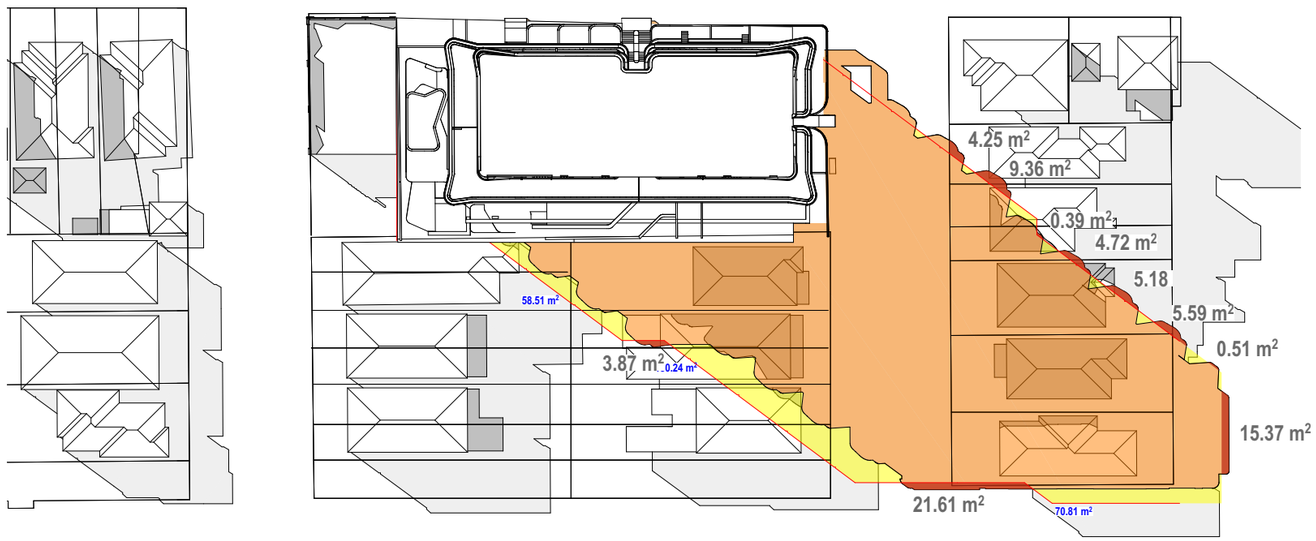


01 SHADOW DIAGRAM W/CONTEXT - 1 PM Scale @ A1:1:1000



02 SHADOW DIAGRAM W/CONTEXT - 2 PM Scale @ A1:1:1000



03 SHADOW DIAGRAM W/CONTEXT - 3 PM Scale @ A1:1:1000

21st OF JUNE
WINTER SOLSTICE _ 1PM - 3PM

LEGEND:

- COMPLIANT BUILDING ENVELOPE
- PROPOSED BUILDING SHADOW
- AREA OF PROPOSAL EXCEEING COMPLIANT MEASURES
- AREA OF COMPLIANT EXCEEING PROPOSAL MEASURES

REV I A

A49 I PROPOSED SHADOW DIAGRAMS_2

20 I 05 I 26 **SCALE @ A3 I 1:1000**

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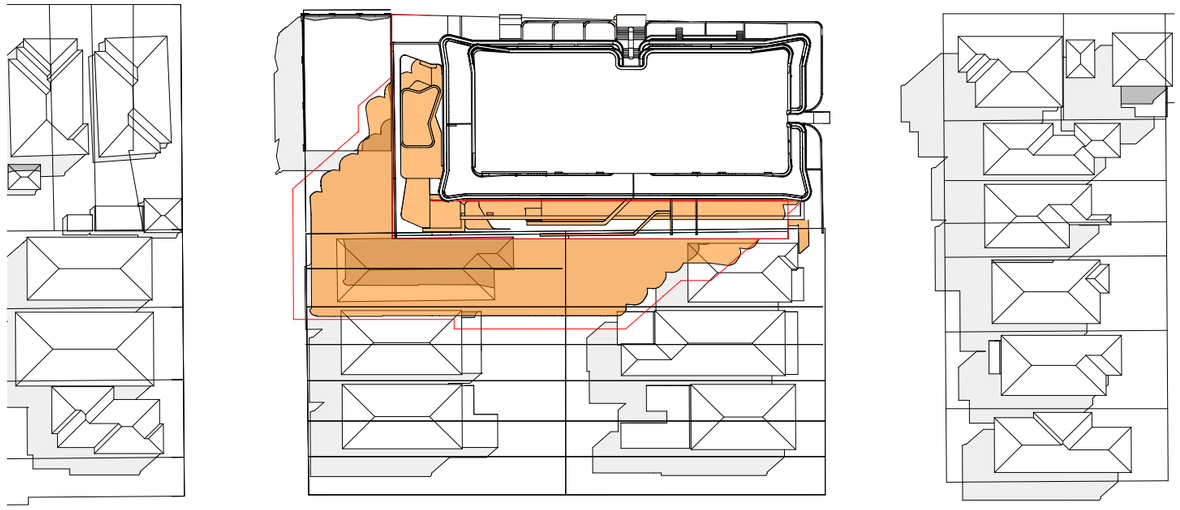
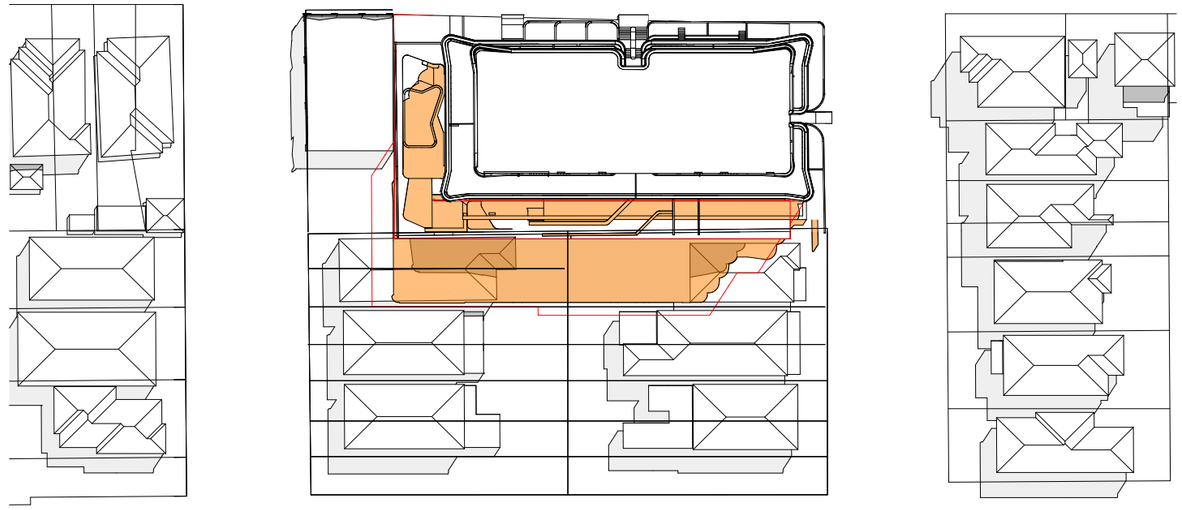
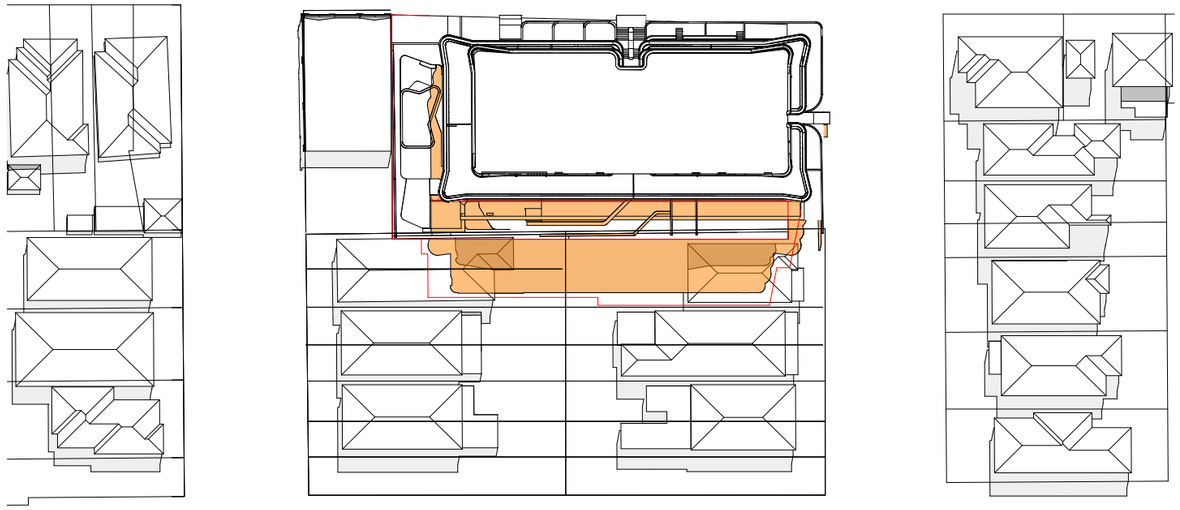


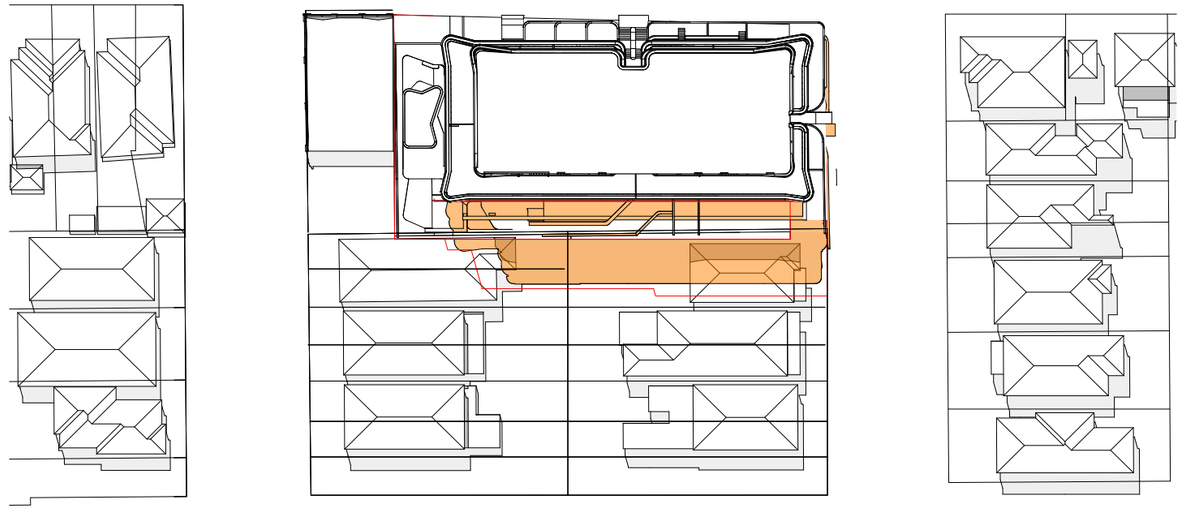
01 SD_SPRING_CONTEXT_9AM Scale @ A1:1:1000



02 SD_SPRING_CONTEXT_10AM Scale @ A1:1:1000



03 SD_SPRING_CONTEXT_11AM Scale @ A1:1:1000



04 SD_SPRING_CONTEXT_12PM Scale @ A1:1:1000

21st OF MARCH/SEPTEMBER
AUTUMN/SPRING EQUINOX _ 9AM - 12PM

LEGEND:

COMPLIANT BUILDING ENVELOPE

PROPOSED BUILDING SHADOW

REV I A

A50 I PROPOSED SHADOW DIAGRAMS_3

20 I 05 I 26 SCALE @ A3 I

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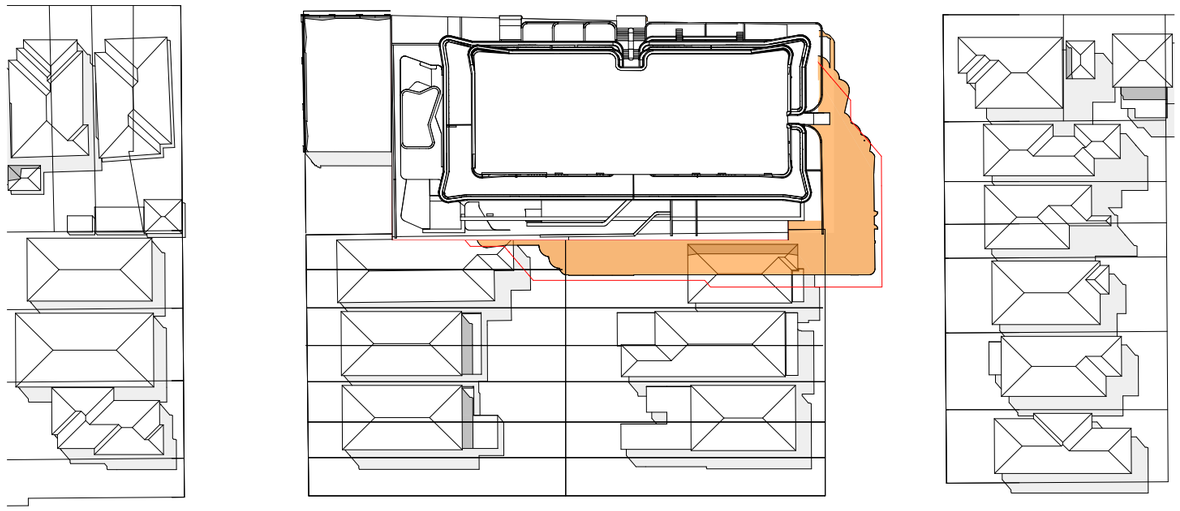
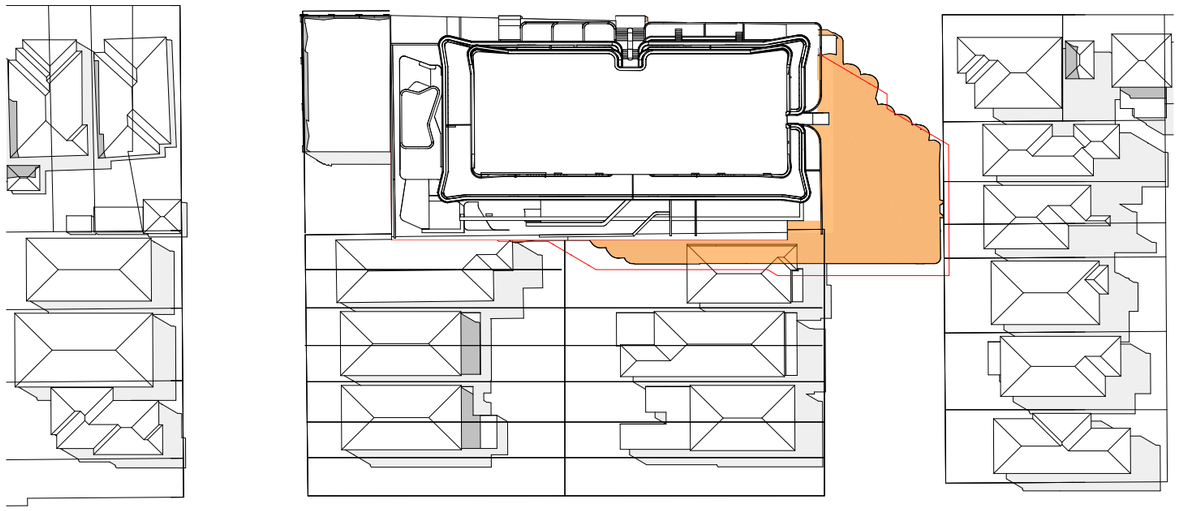
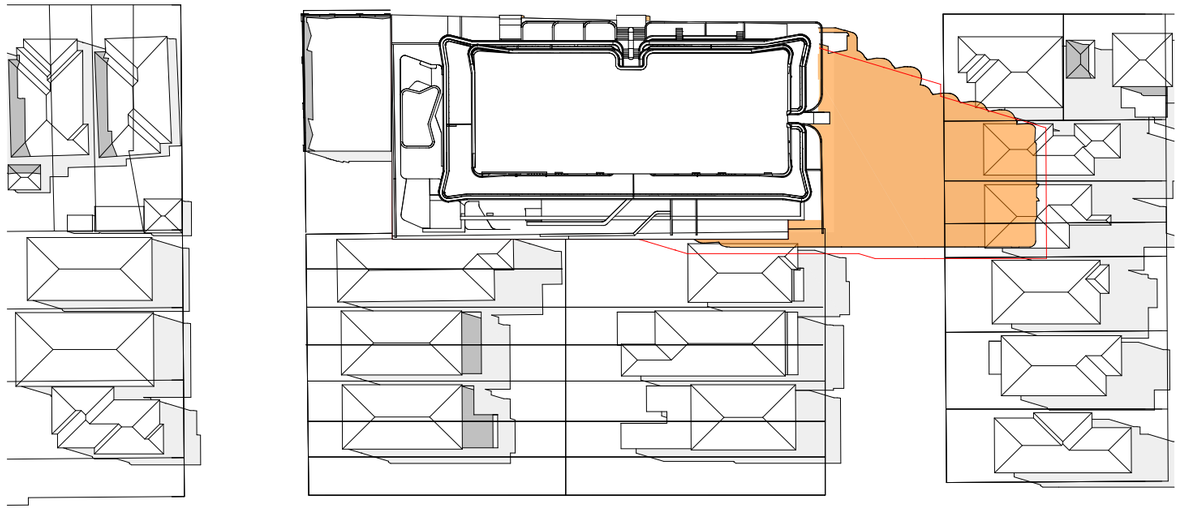
email: pavlo@darchitects.com.au
ABN: 69 944 264 925
NSW Nominated Architect Pavlo Doroch 9170
Design Practitioner Pavlo Doroch DEP0000211



01 SD_SPRING_CONTEXT_1PM Scale @ A1:1:1000



02 SD_SPRING_CONTEXT_2PM Scale @ A1:1:1000



03 SD_SPRING_CONTEXT_3PM Scale @ A1:1:1000

21st OF MARCH/SEPTEMBER
AUTUMN/SPRING EQUINOX _ 1PM - 3PM

LEGEND:

- COMPLIANT BUILDING ENVELOPE
- PROPOSED BUILDING SHADOW

REV I A **A51 I PROPOSED SHADOW DIAGRAMS_4**

20 I 05 I 26 **SCALE @ A3 I 1:1000**

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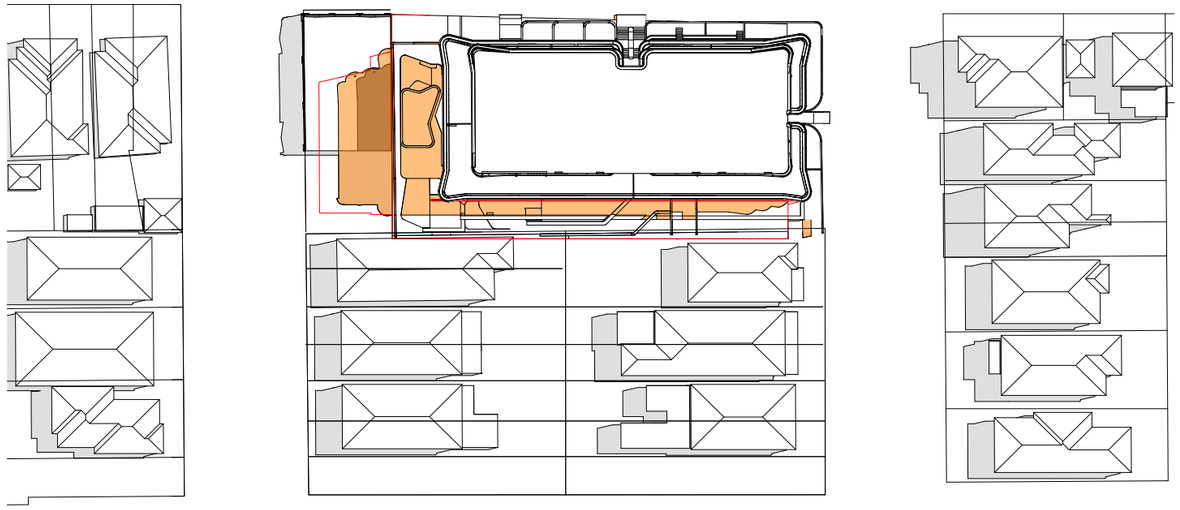
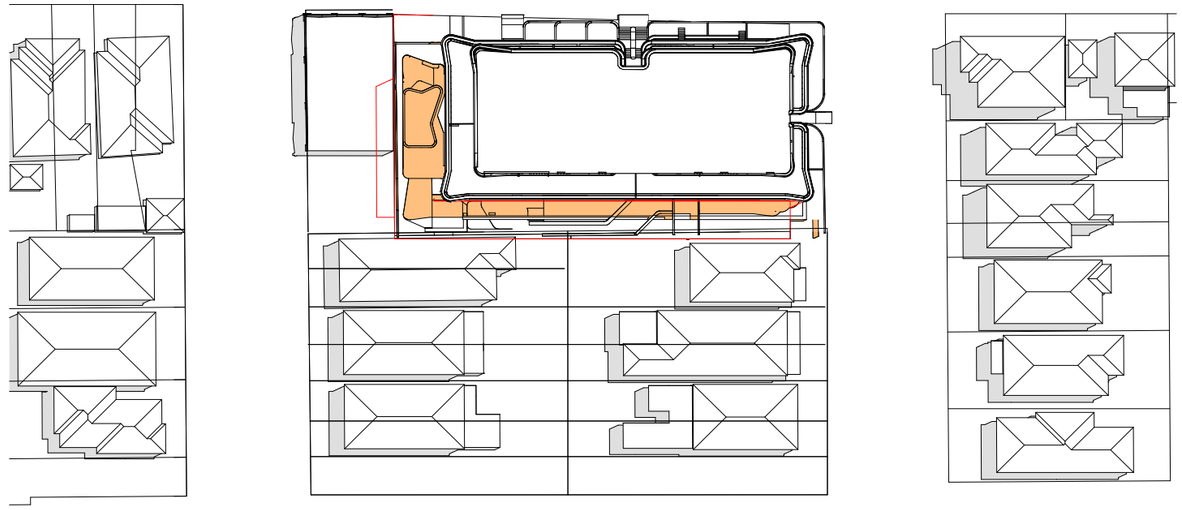
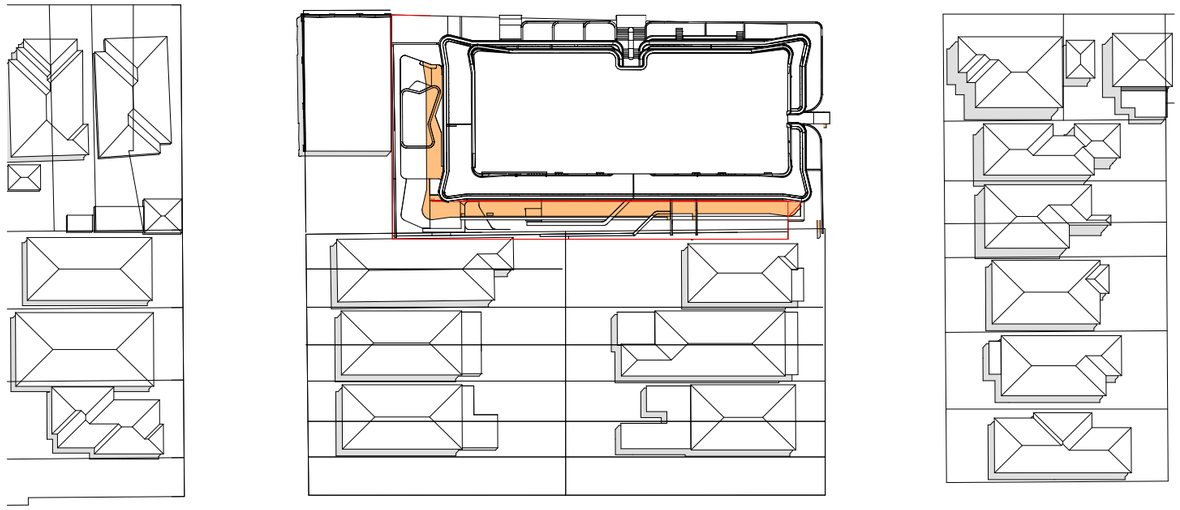


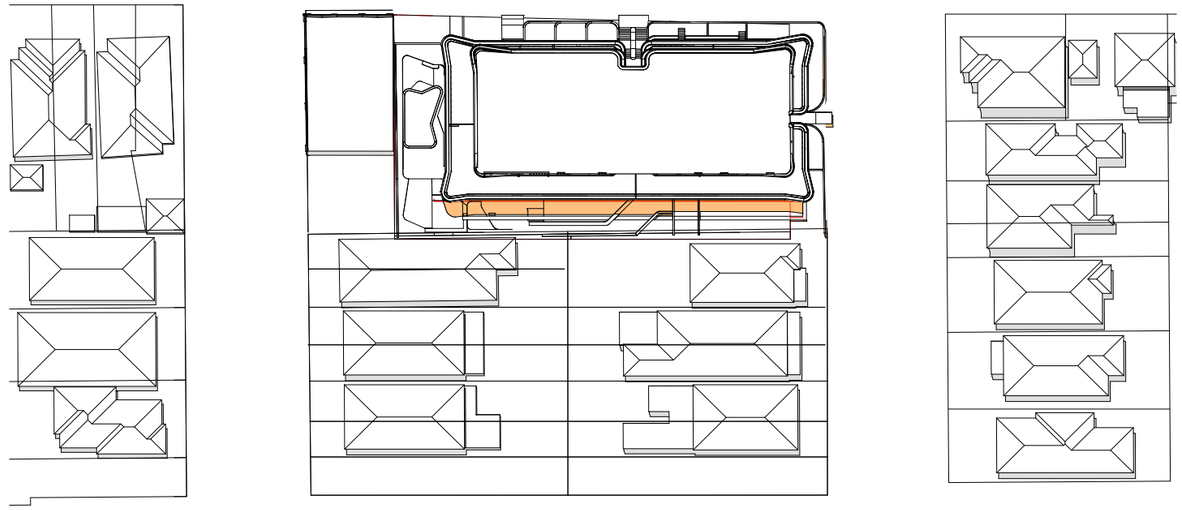
01 SD_SUMMER_CONTEXT_9AM Scale @ A1:1:1000



02 SD_SUMMER_CONTEXT_10AM Scale @ A1:1:1000



03 SD_SUMMER_CONTEXT_11AM Scale @ A1:1:1000



04 SD_SUMMER_CONTEXT_12PM Scale @ A1:1:1000

21st OF DECEMBER
SUMMER SOLSTICE _ 9AM - 12PM

LEGEND:

COMPLIANT BUILDING ENVELOPE

PROPOSED BUILDING SHADOW

REV I A

A52 I PROPOSED SHADOW DIAGRAMS_5

20 I 05 I 26 **SCALE @ A3 I 1:1000**

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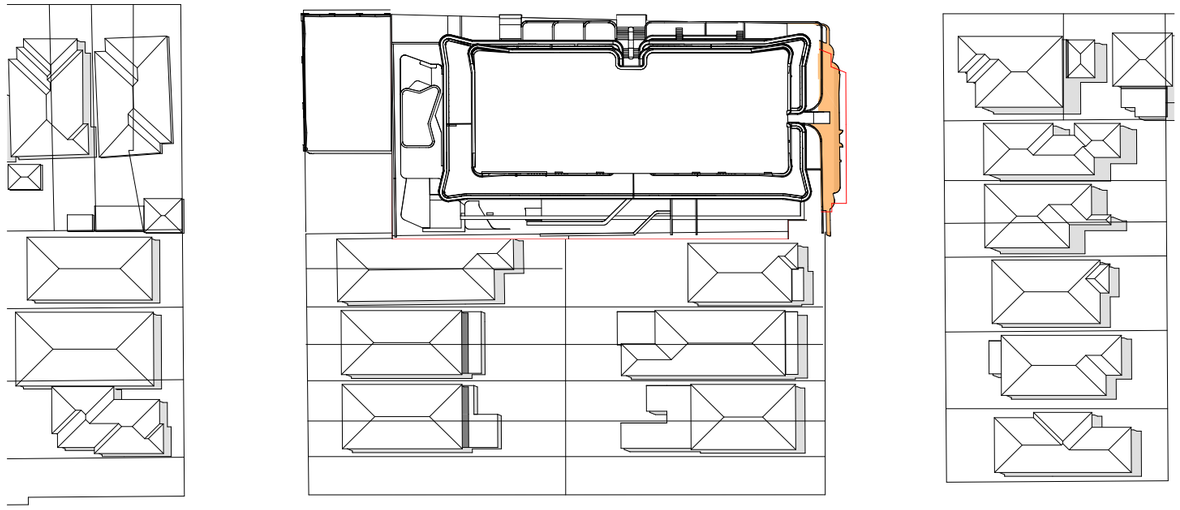
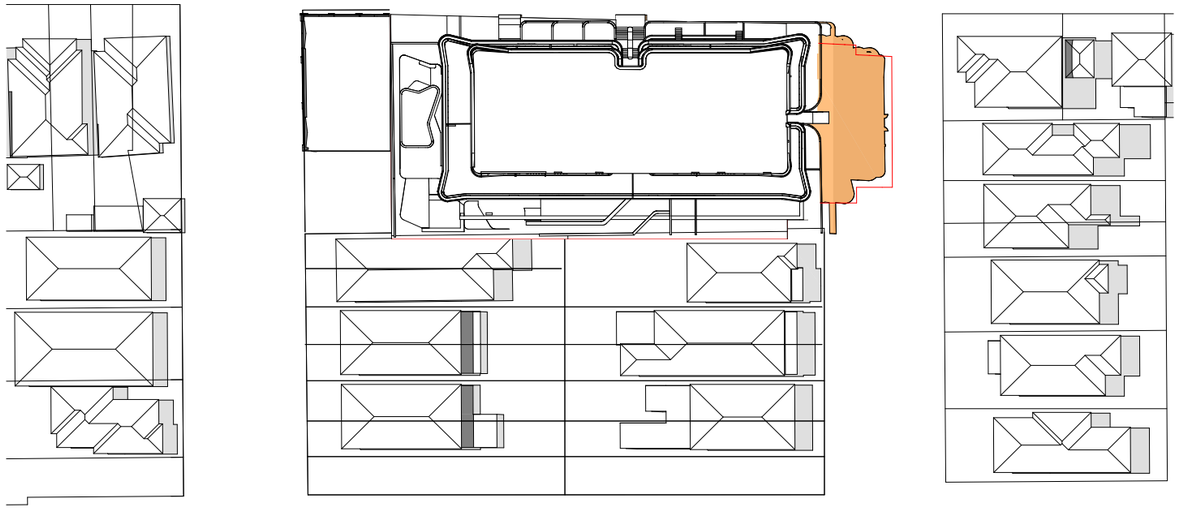
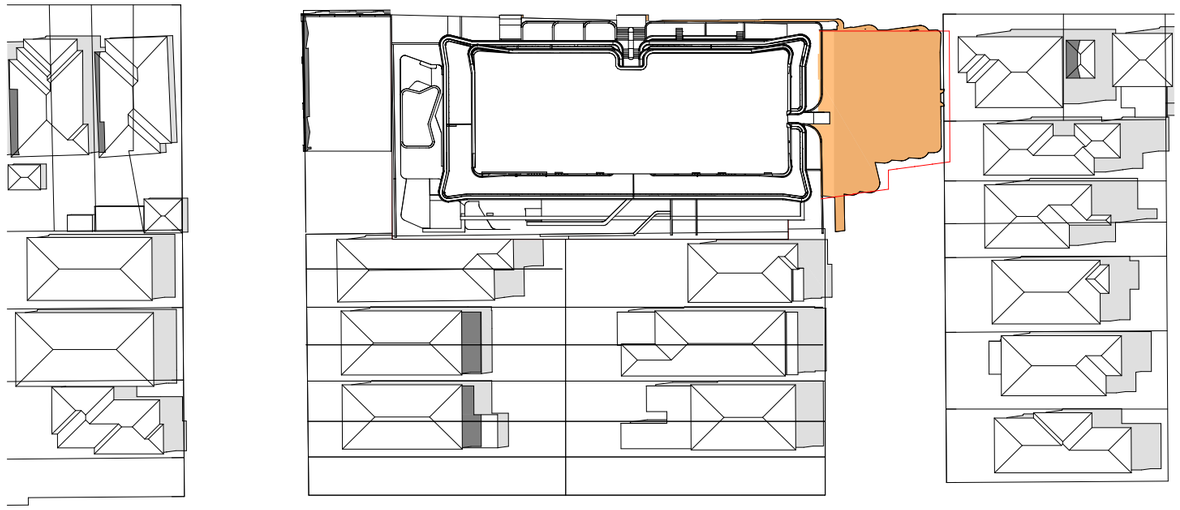


01 SD_SUMMER_CONTEXT_1PM Scale @ A1:1:1000



02 SD_SUMMER_CONTEXT_2PM Scale @ A1:1:1000



03 SD_SUMMER_CONTEXT_3PM Scale @ A1:1:1000

21st OF DECEMBER
SUMMER SOLSTICE _ 1PM - 3PM

LEGEND:

- COMPLIANT BUILDING ENVELOPE
- PROPOSED BUILDING SHADOW

REV I A **A53 I PROPOSED SHADOW DIAGRAMS_6**

20 I 05 I 26 **SCALE @ A3 I 1:1000**

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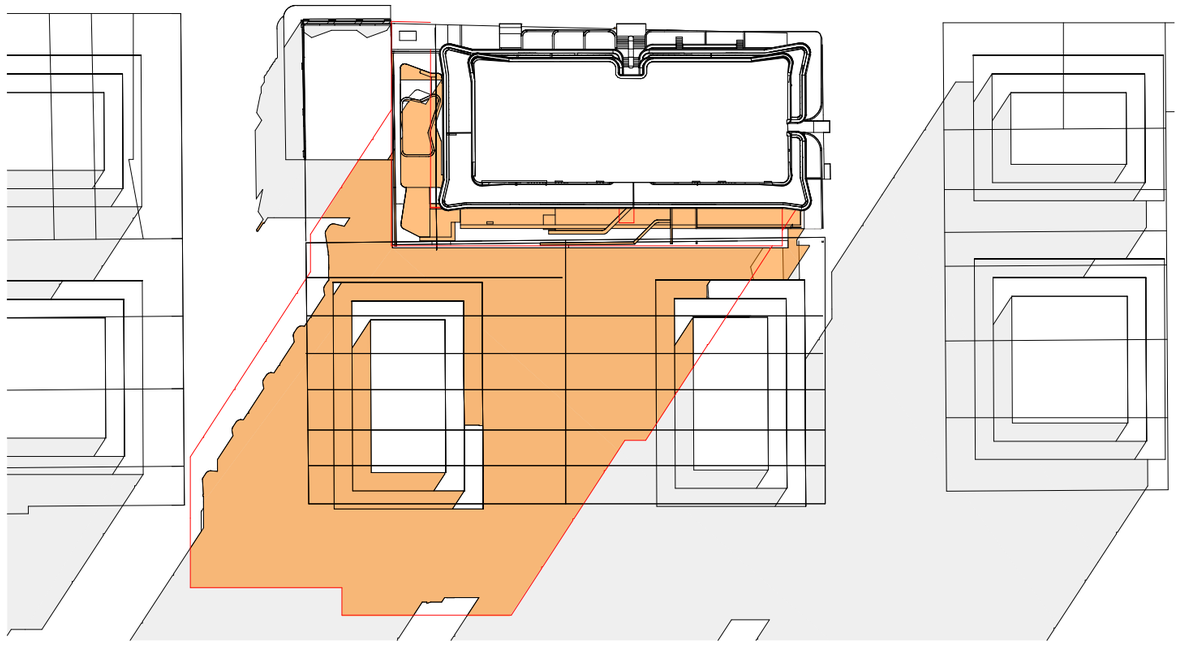
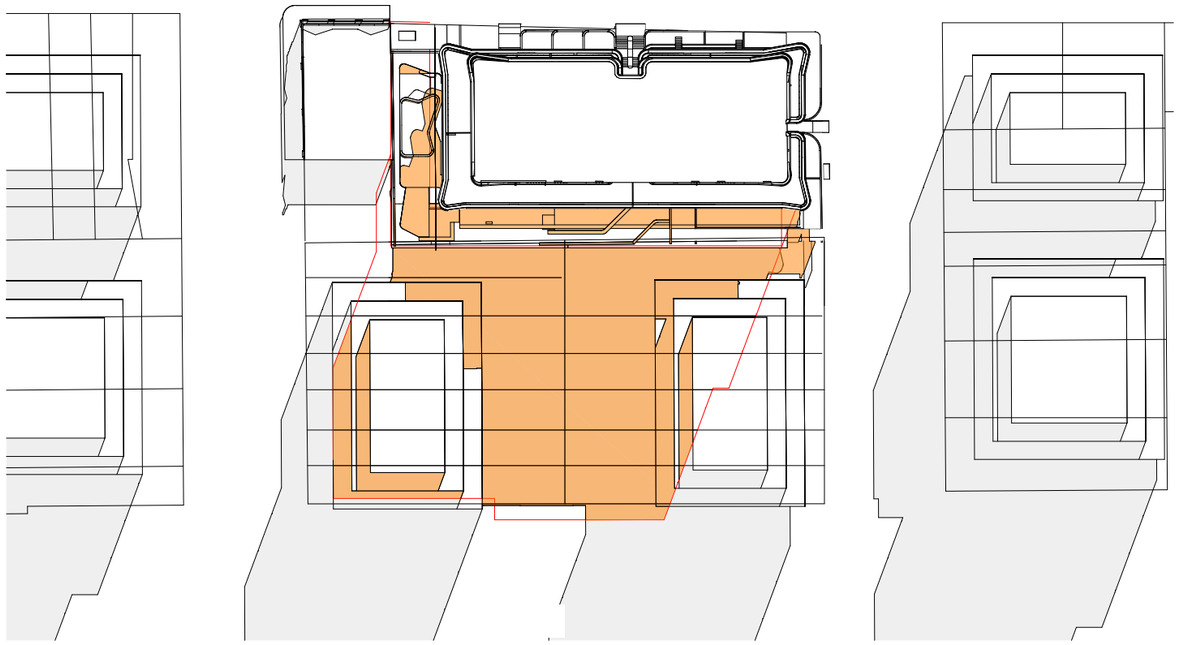
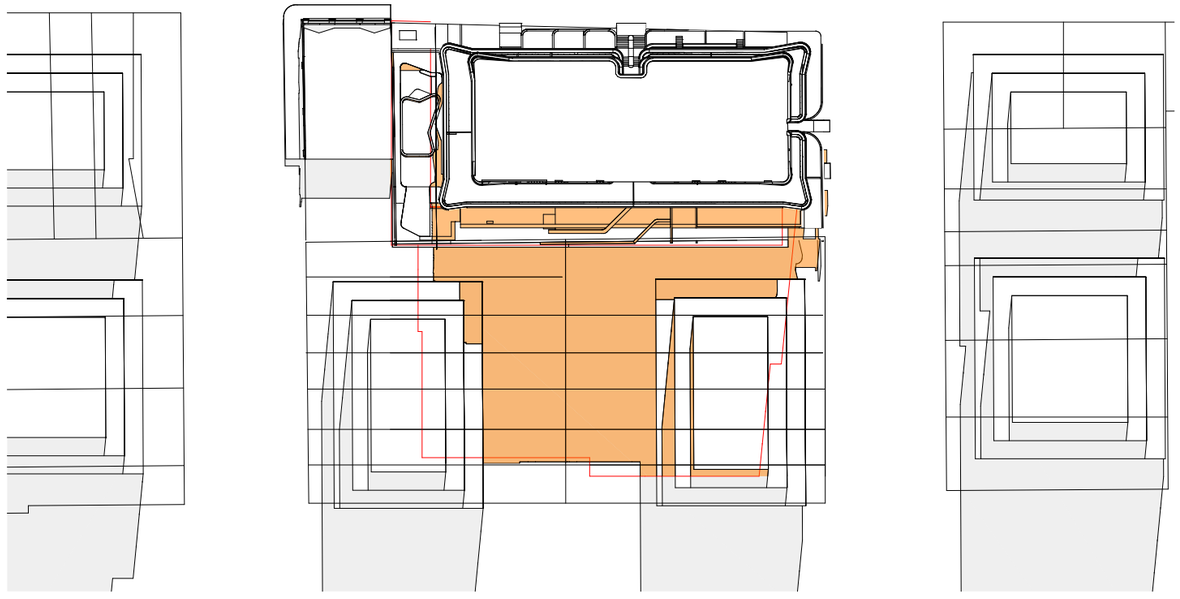


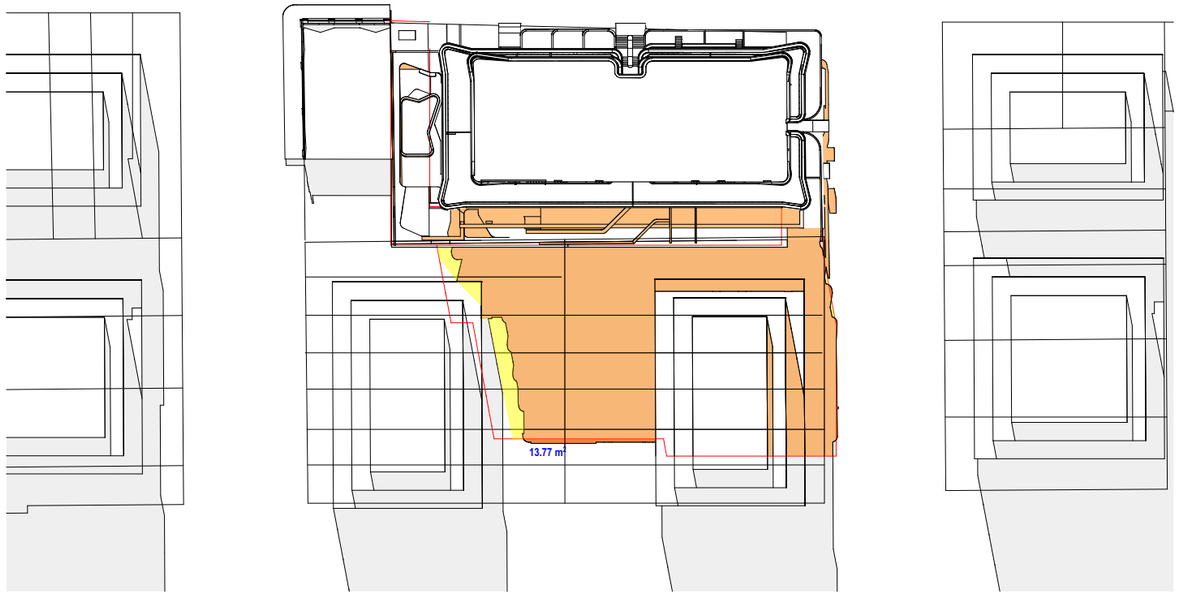
01 SHADOW DIAGRAM W/ FUTURE-WINTER 21 Scale @ A1:1:1000



02 SHADOW DIAGRAM W/FUTURE CONTEXT - 10 AM Scale @ A1:1:1000



03 SHADOW DIAGRAM W/FUTURE CONTEXT - 11 AM Scale @ A1:1:1000



04 SHADOW DIAGRAM W/FUTURE CONTEXT - 12 PM Scale @ A1:1:1000

21st OF JUNE
WINTER SOLSTICE _ 9AM - 12PM

LEGEND:

- COMPLIANT BUILDING ENVELOPE
- PROPOSED BUILDING SHADOW

REV I A **A54 I SHADOW DIAGRAMS - FUTURE CONTEXT_1**

20 I 05 I 26 **SCALE @ A3 I**

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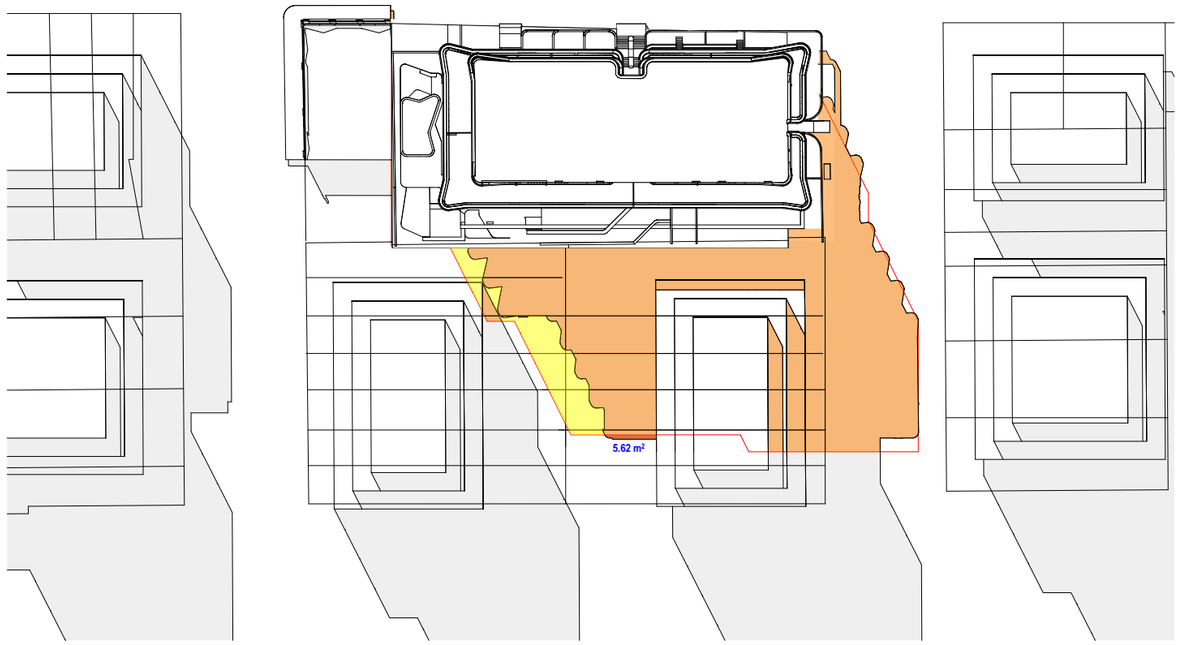
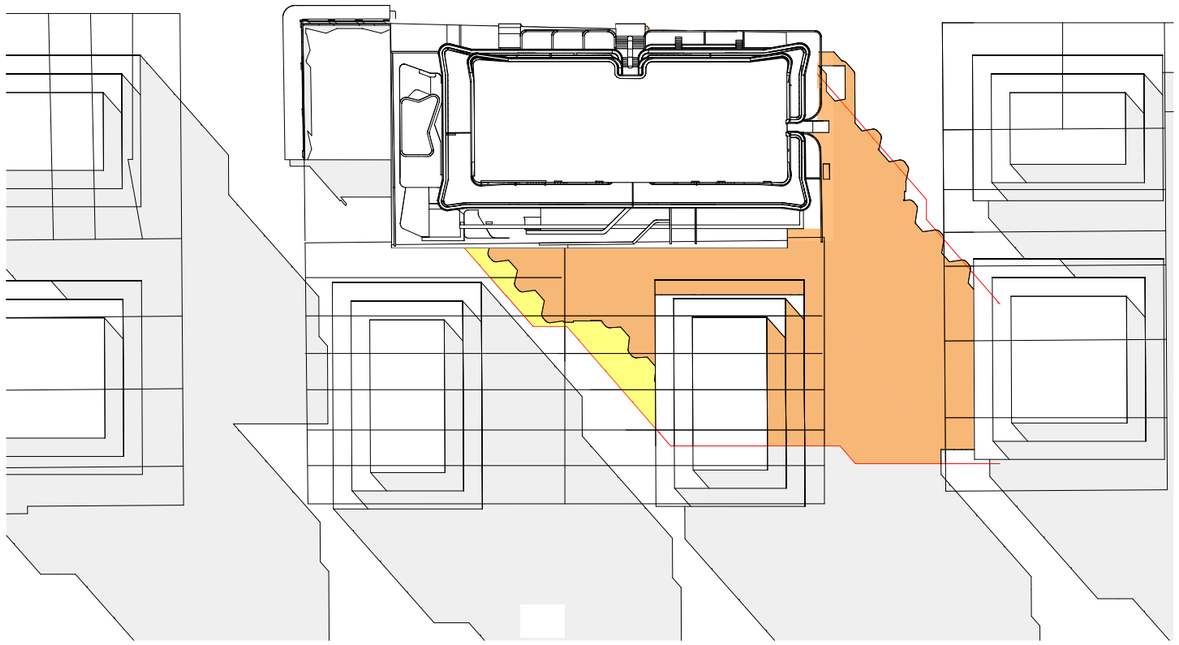
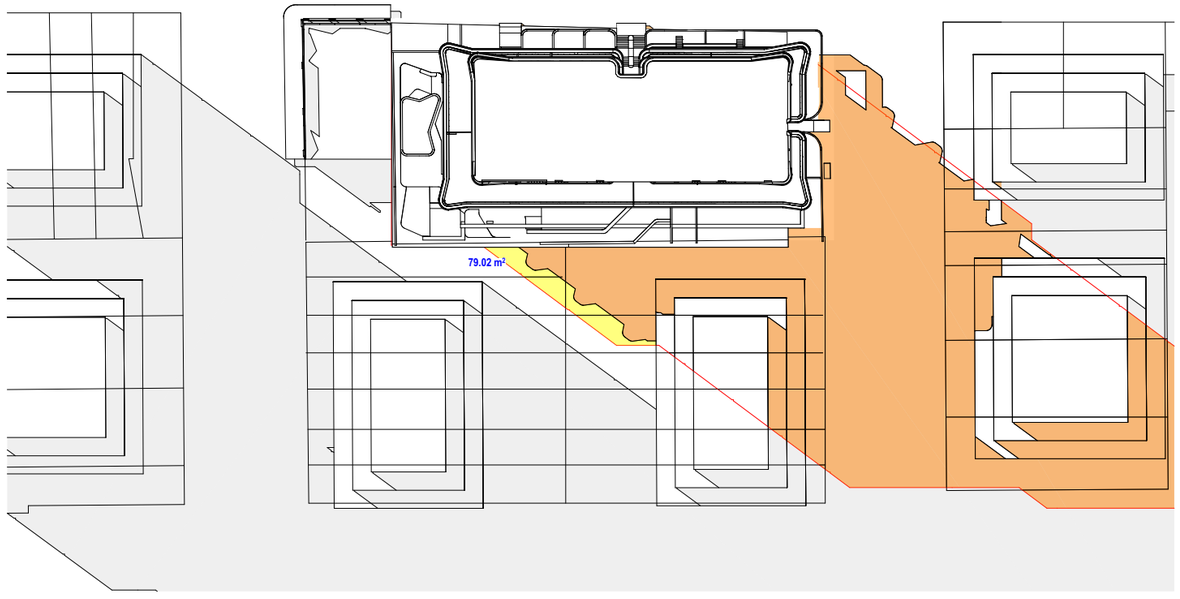


01 SHADOW DIAGRAM W/FUTURE CONTEXT - 1 PM Scale @ A1:1:1000



02 SHADOW DIAGRAM W/FUTURE CONTEXT - 2 PM Scale @ A1:1:1000



03 SHADOW DIAGRAM W/FUTURE CONTEXT - 3 PM Scale @ A1:1:1000

21st OF JUNE
WINTER SOLSTICE _ 1PM - 3PM

LEGEND:

- COMPLIANT BUILDING ENVELOPE
- PROPOSED BUILDING SHADOW

REV I A **A55 I SHADOW DIAGRAMS - FUTURE CONTEXT_2**

20 I 05 I 26 **SCALE @ A3 I**

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REV I A

20 I 05 I 26

A56 I PHOTOMONTAGE - ELEVATION

SCALE @ A3 I

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