DKO

11-19 MIDDLE HARBOUR ROAD LINDFIELD

Landmark

DESIGN REPORT
MAY 2025

DKO

NAARM/MELBOURNE | WARRANG/SYDNEY | MEANJIN/BRISBANE | BOORLOO/PERTH | TĀMAKI MAKAURAU/AUCKLAND | HO CHI MINH CITY

DKO acknowledges that we gather, live, work and design on Aboriginal land.

We pay respect to the inspiration, wisdom and story of Country and the traditional owners and custodians of this land. We extend that respect to the elders past, present and emerging.

We are committed to creating places where people of all cultures are welcome, respected and have equal opportunity in the local community.

D K O

NAARM/MELBOURNE | WARRANG/SYDNEY | MEANJIN/BRISBANE | BOORLOO/PERTH | TĀMAKI MAKAURAU/AUCKLAND | HO CHI MINH CITY

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A	CONCEPT DA	21.05.2025	JB DF

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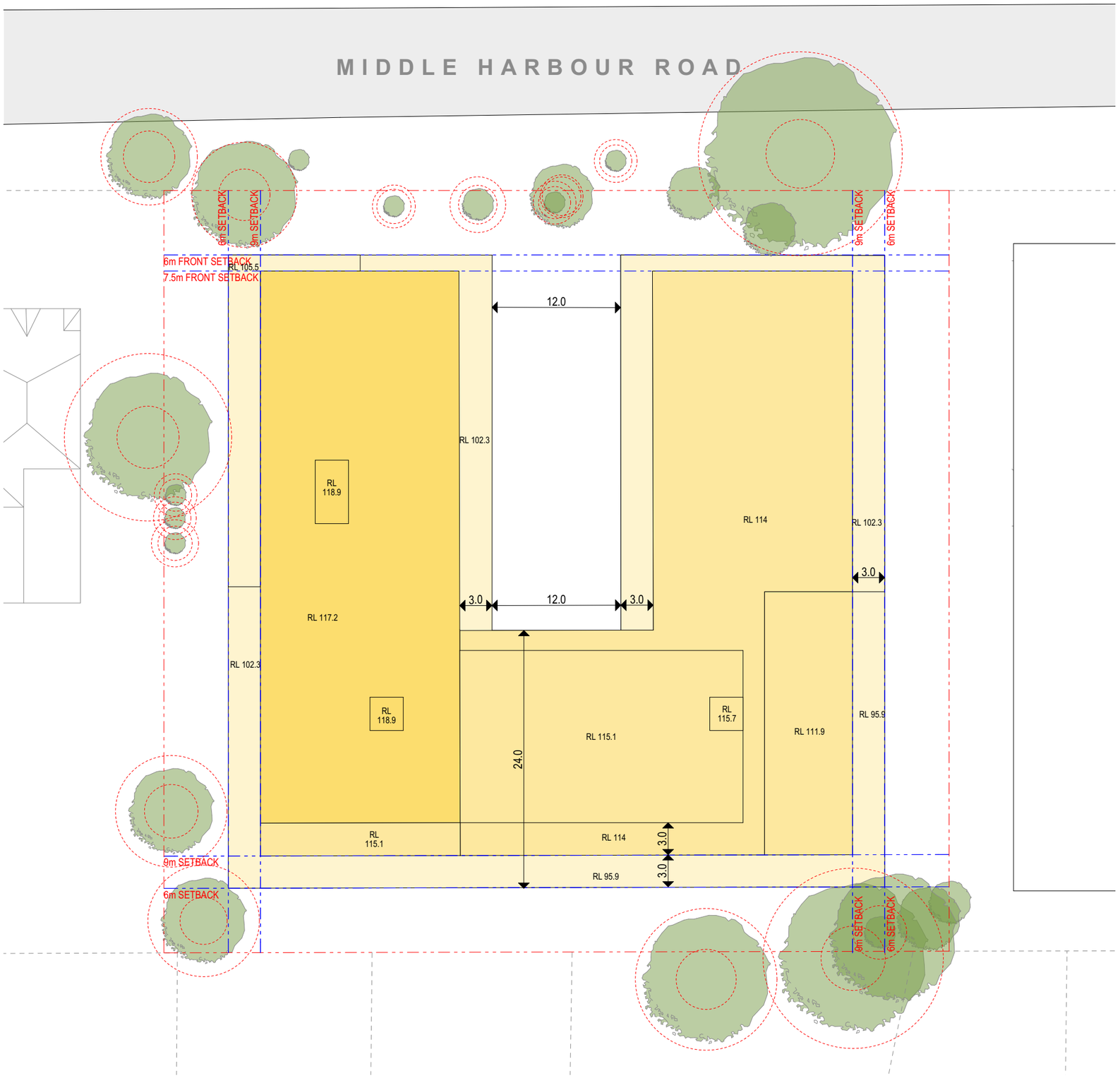
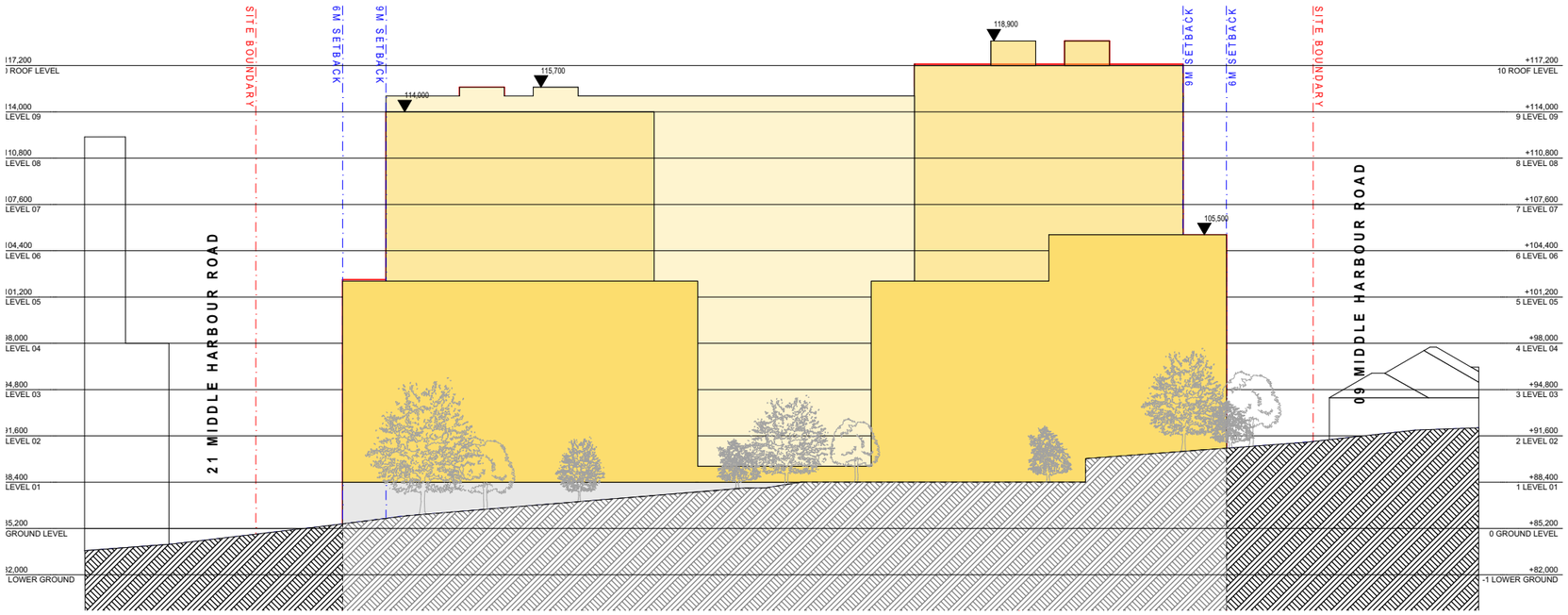
01. PROPOSED CONCEPT MASTERPLAN

ENVELOPE PLAN



ELEVATIONS



NORTH ELEVATION
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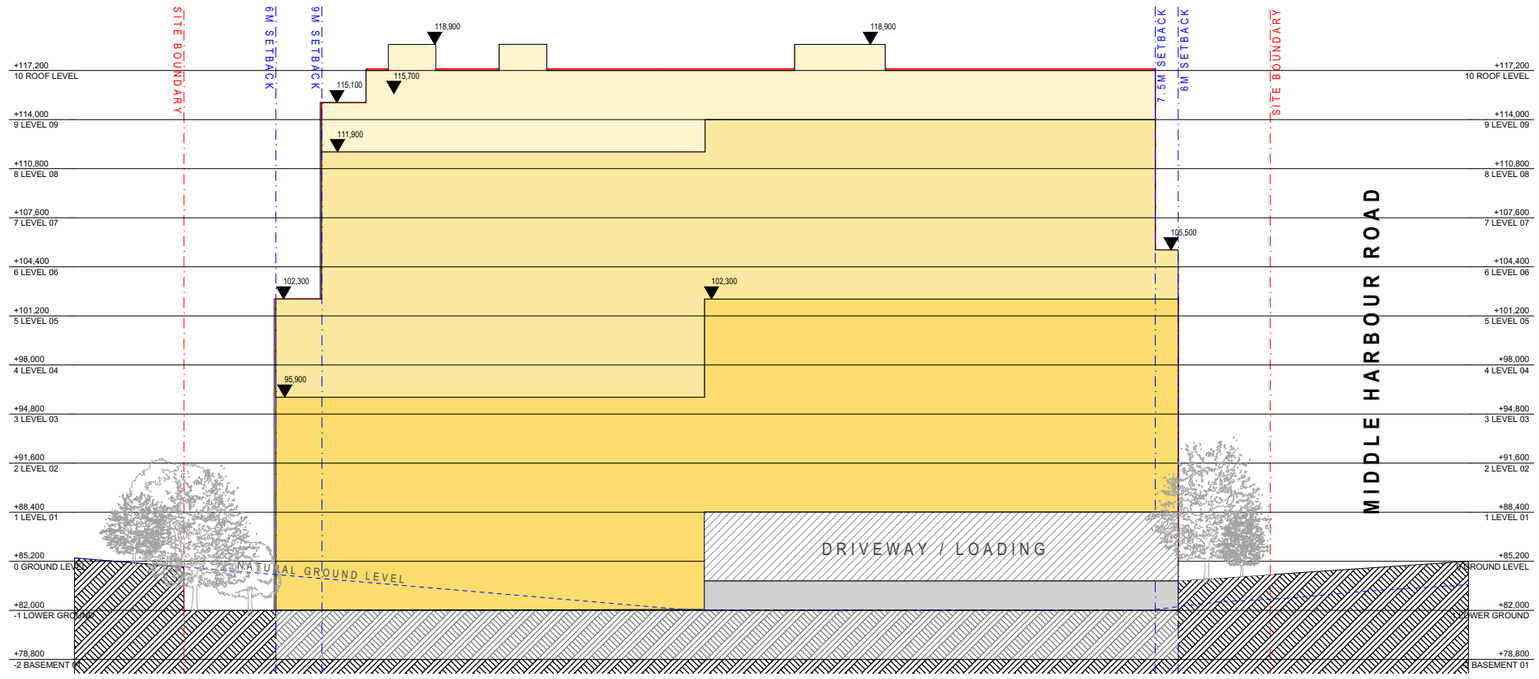

EAST ELEVATION
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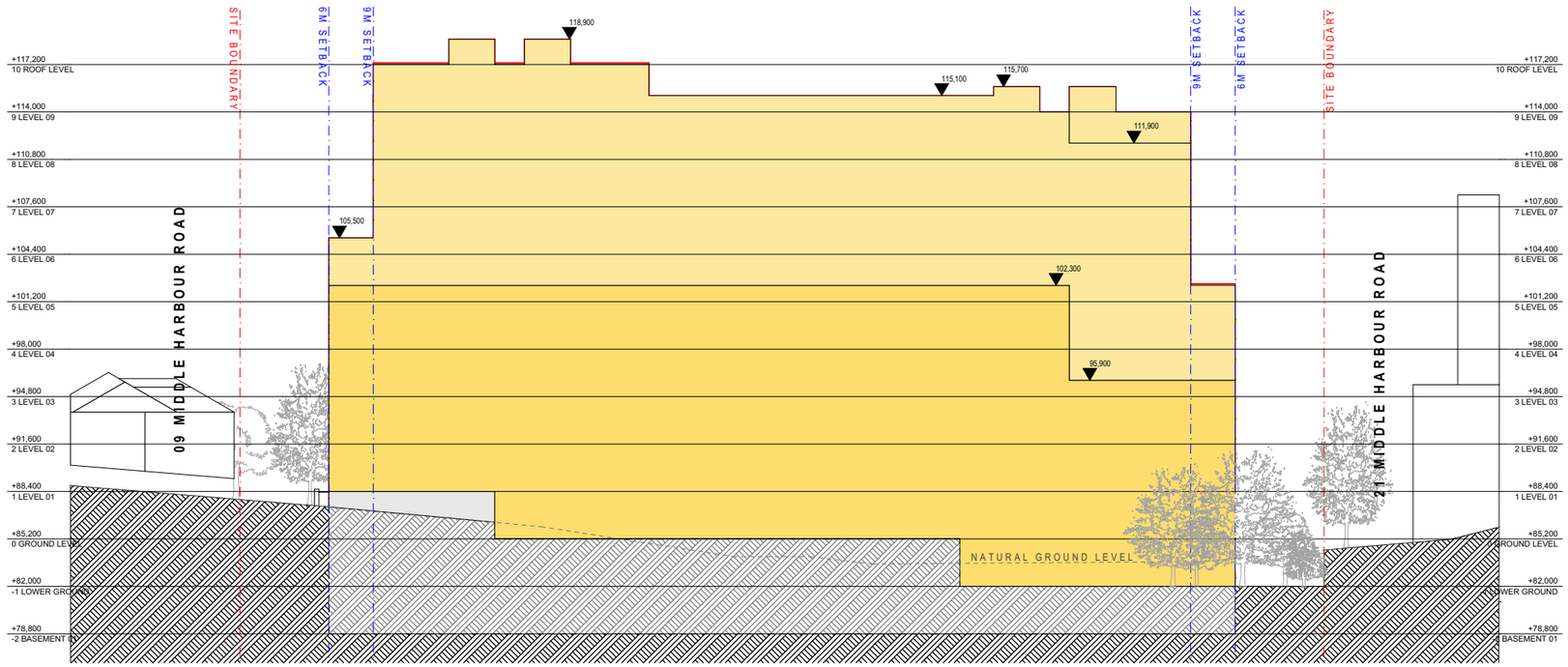
ELEVATIONS



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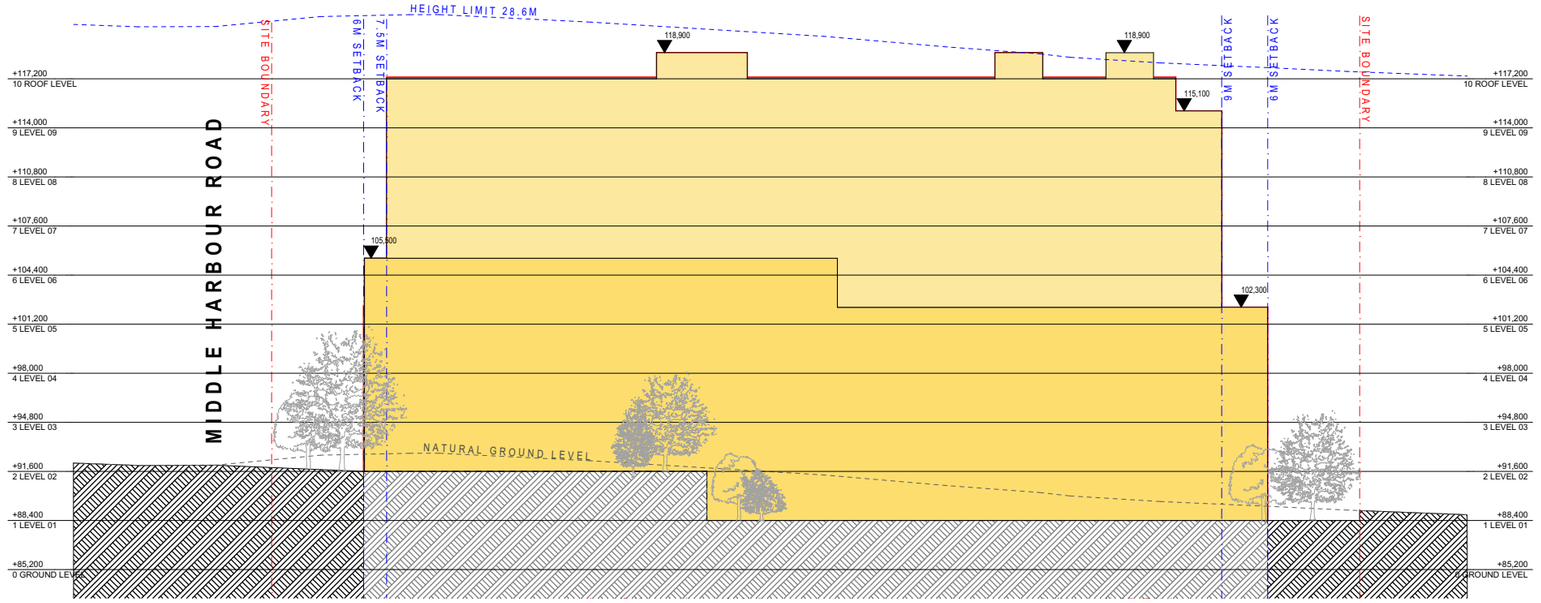
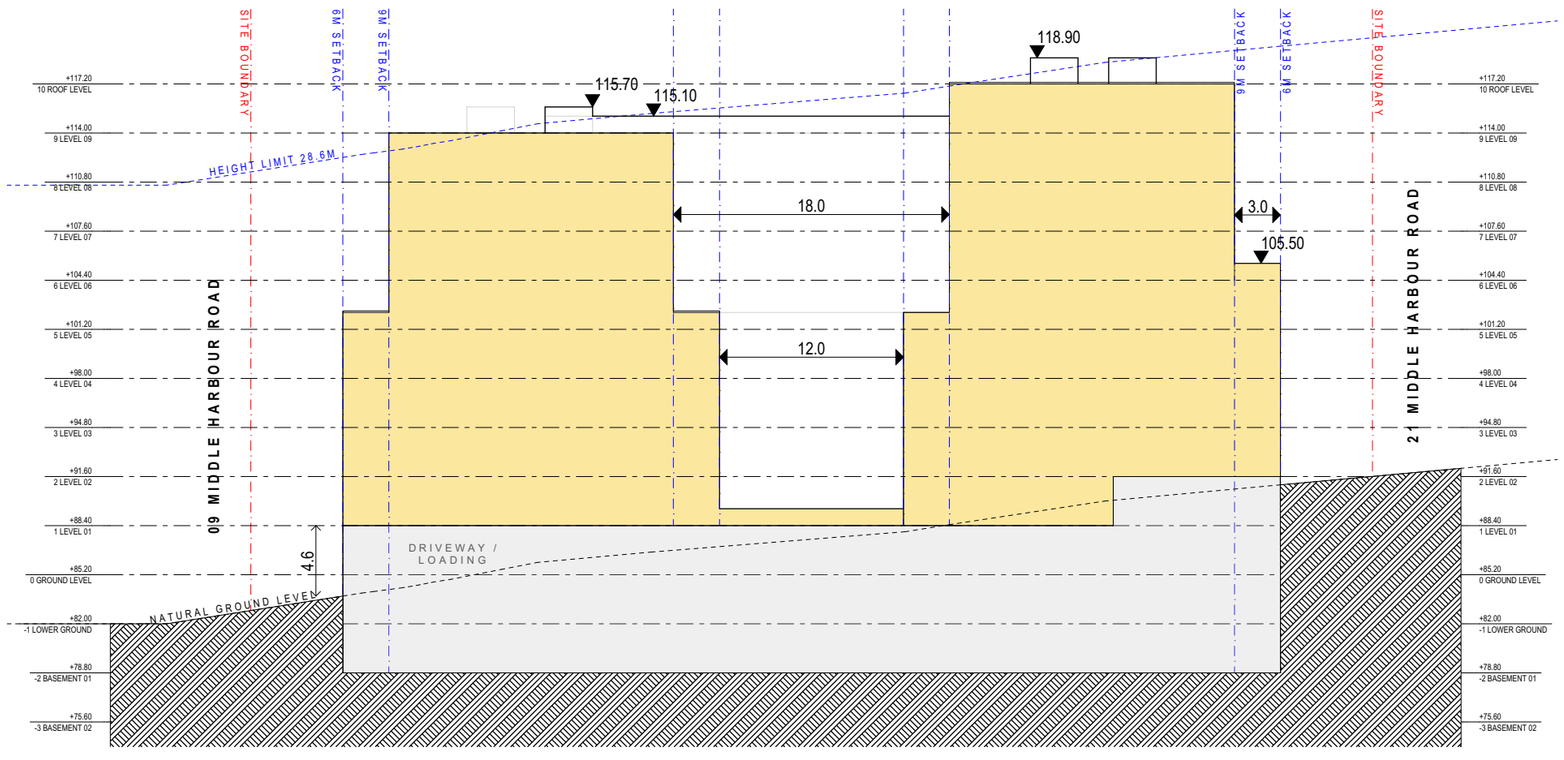


WES

SECTIONS



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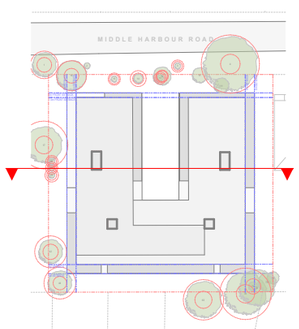
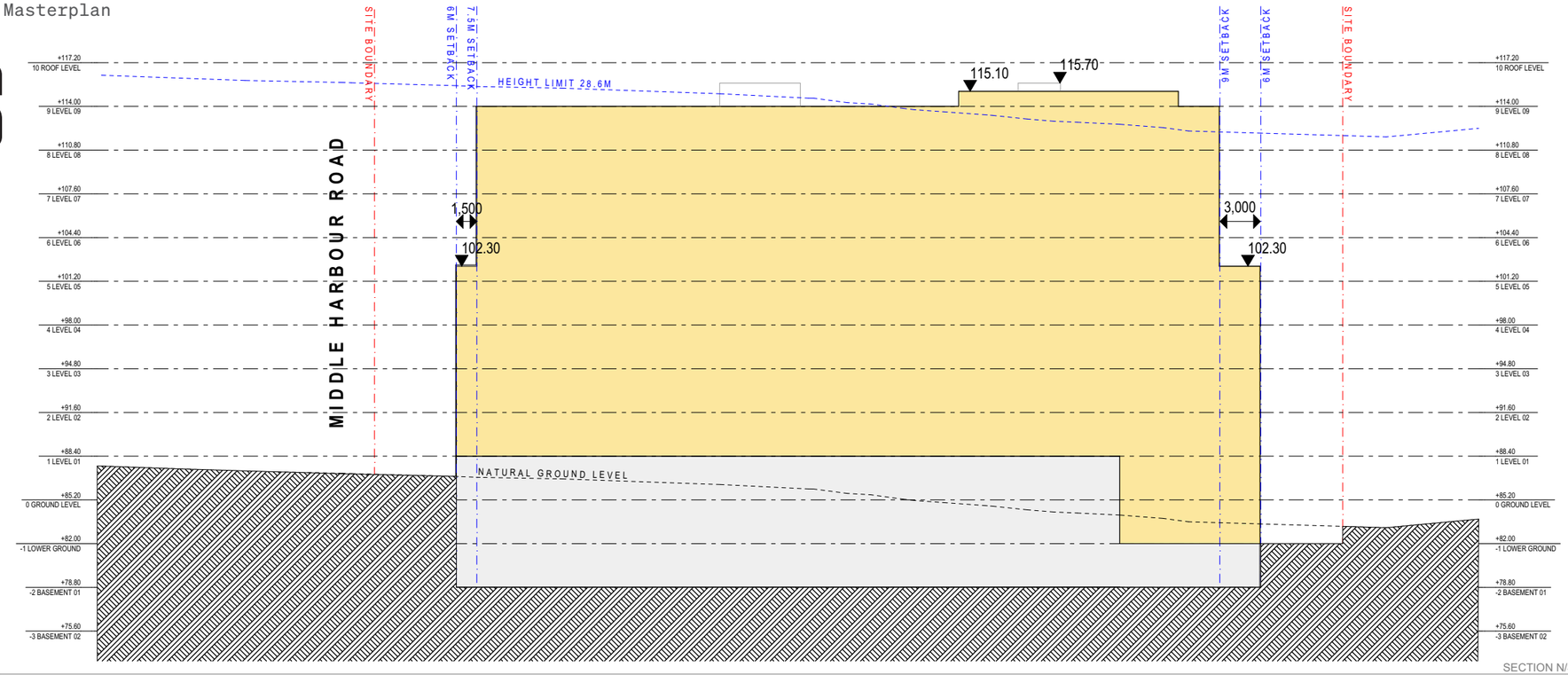


KEY PLAN

SECTIONS



SECTION N/S 01
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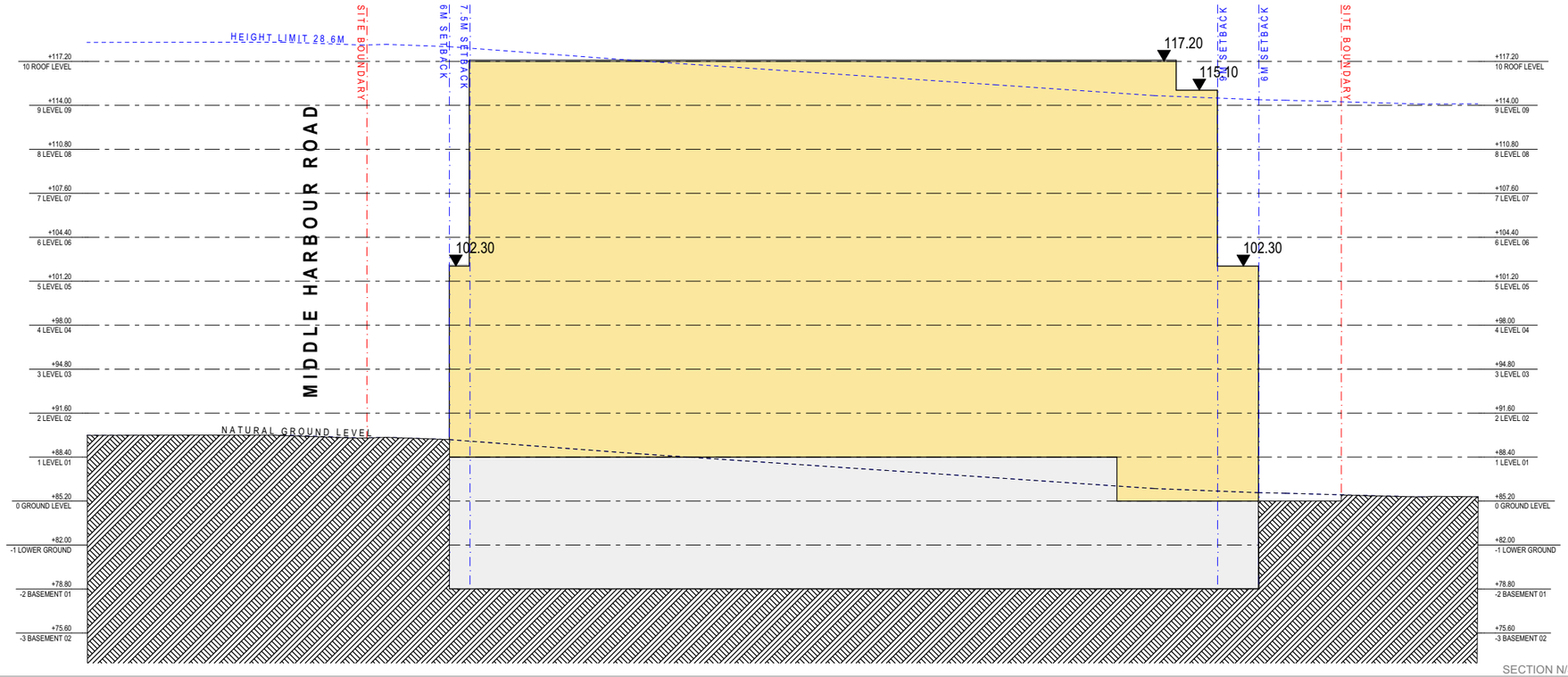

SECTION N/S 02
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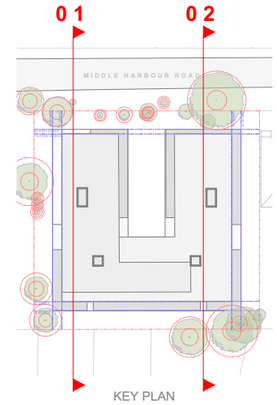
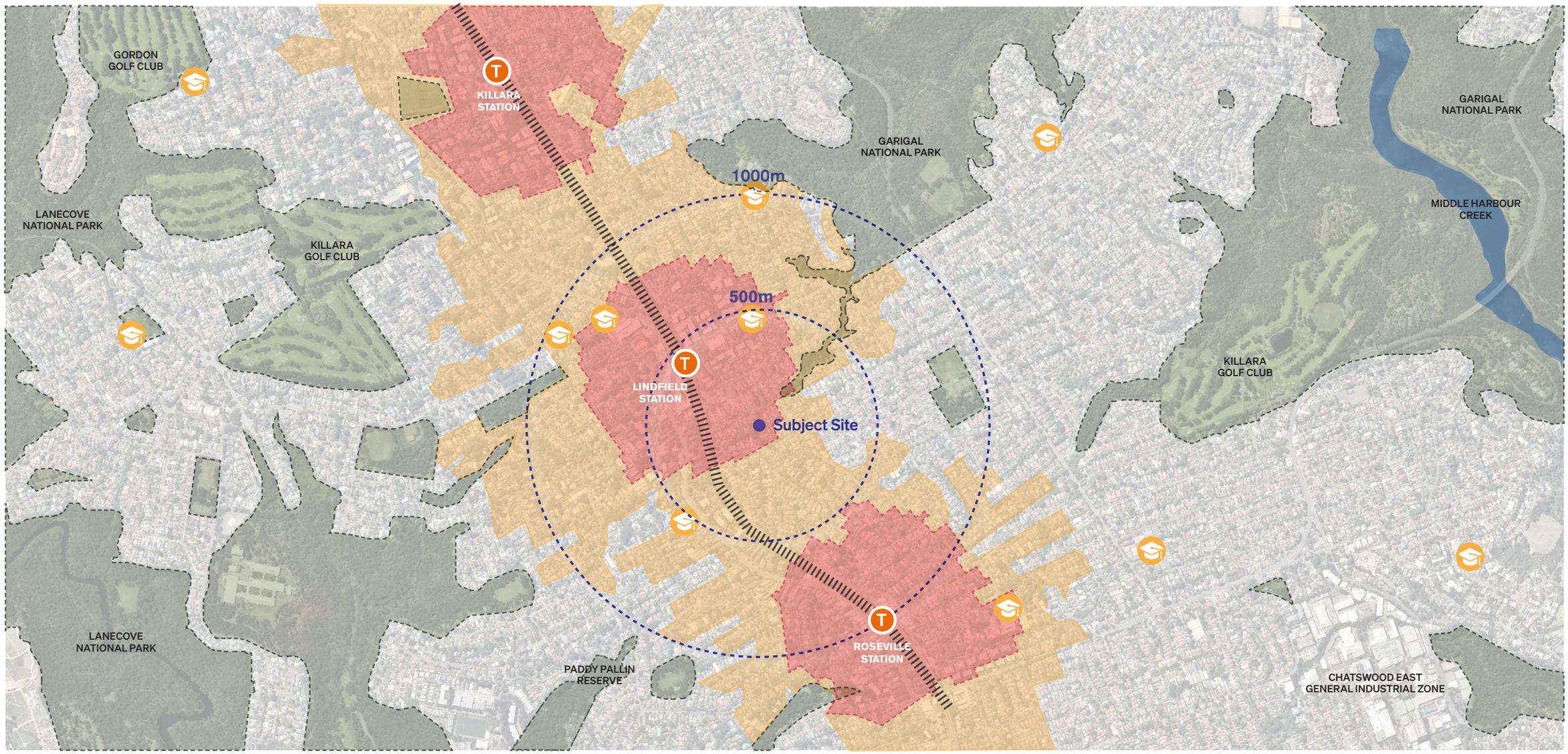


KEY PLAN

02. CONTEXT & SITE ANALYSIS

WIDER CONTEXT



Open Green Spaces

TOD Area (Transport Orientated Development)

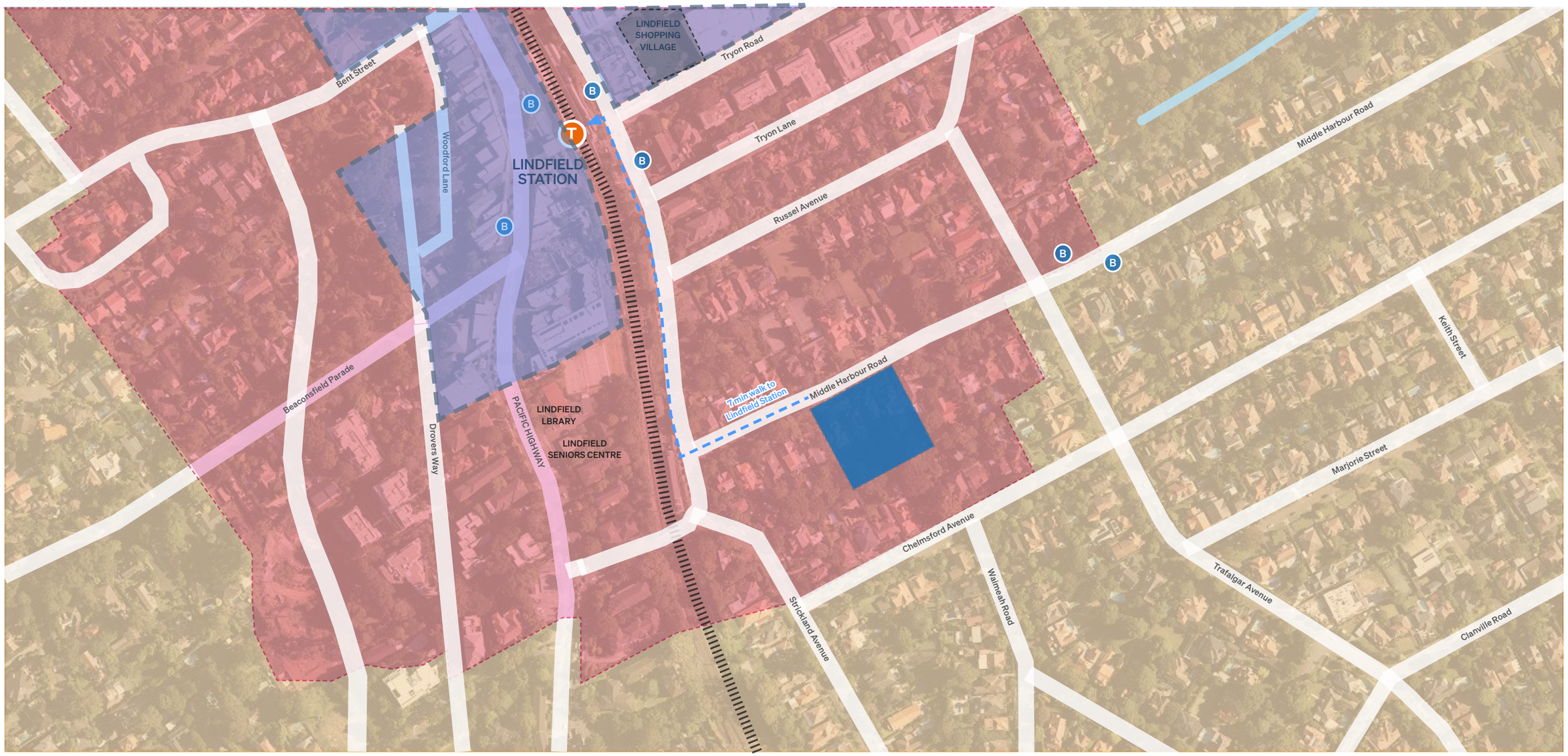
LMR Indicative Area (Low and Mid Rise Housing Policy)

Train Stations

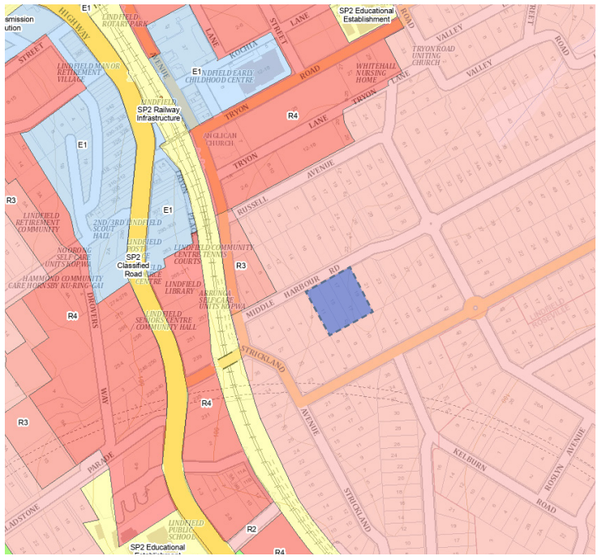
Train Line

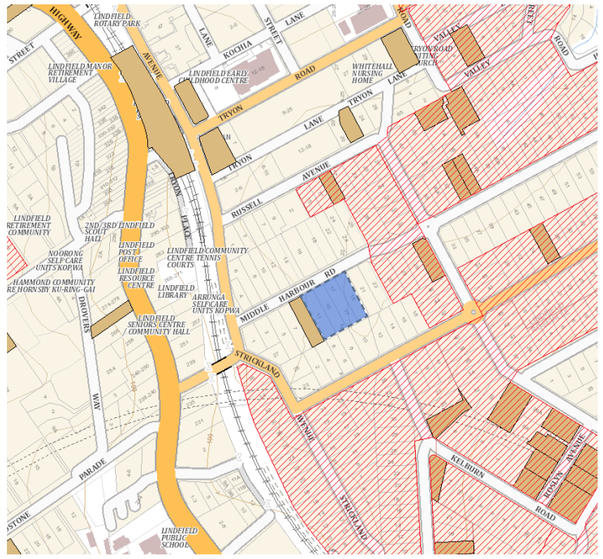
Site

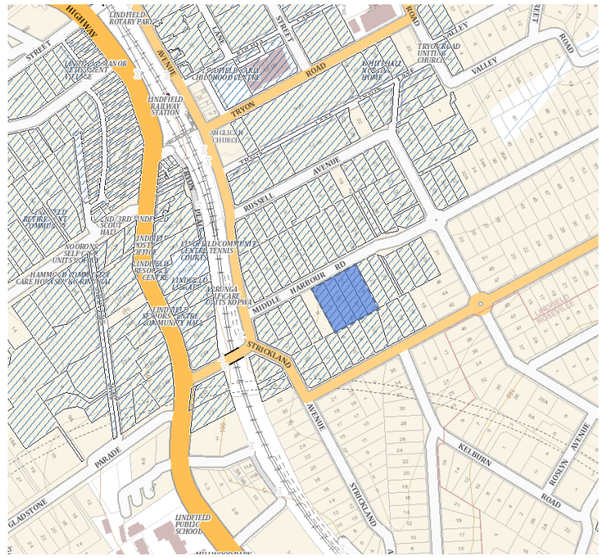
LOCAL CONTEXT

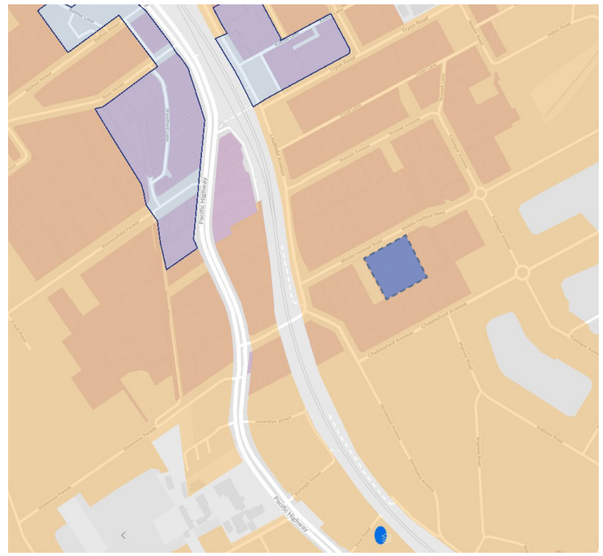


THE SITE









LAND ZONING

- R2 - Low Density Residential
- R3 - Medium Density Residential
- R3 - High Density Residential
- E1 - Local Centre
- SP2 - Infrastructure

HERITAGE

There is a heritage item adjacent to the site .

- Conservation Area
- Heritage item

TOD (TRANSPORT ORIENTATED DEVELOPMENT)

The extent of TOD zoning denoted on plan signifying possible future built form urban grain

- TOD Zoning

TOD (Transport Oriented Development)
Under Housing SEPP Chapter 5

c155

FSR - 2.5:1
HOB - 22m

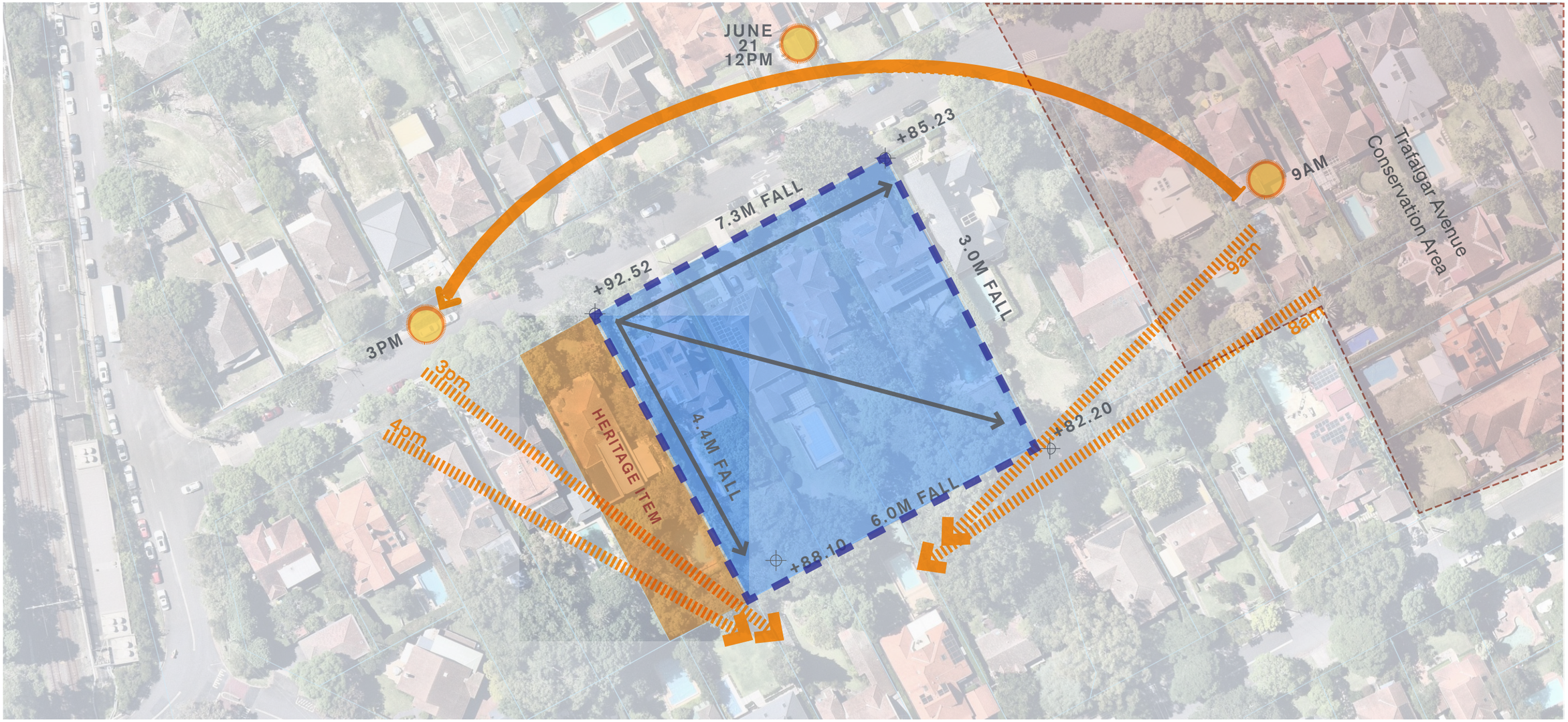
LMR (LOW MID RISE HOUSING POLICY)

The extent of LMR zoning denoted on plan signifying possible future built form urban grain

- LMR Zoning 400m
- LMR Zoning 800m

FSR - 0.8:1
HOB - 9.5m

SITE ANALYSIS

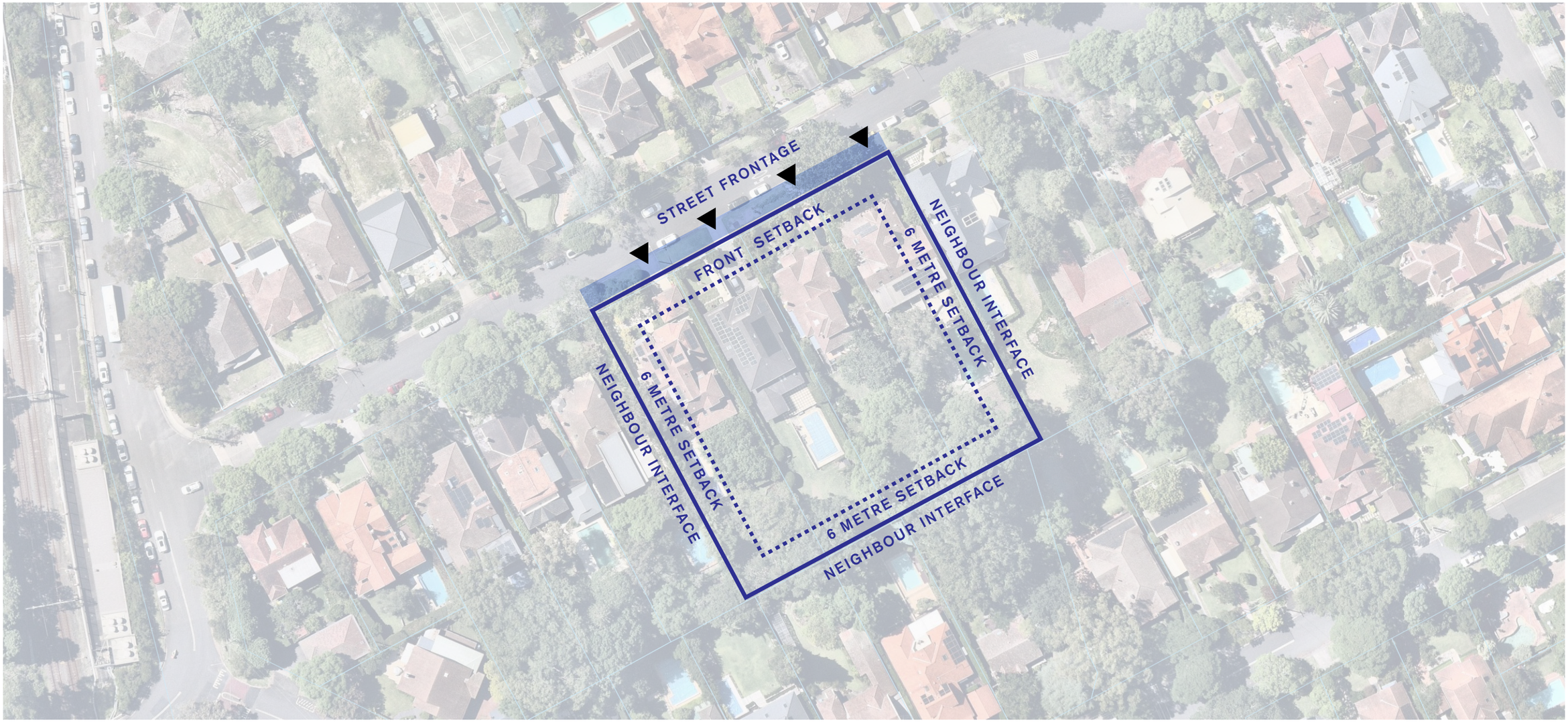


Site Subject

Heritage Item

Conservation Area - General

SITE CONSTRAINTS



Site Boundary

Setback

LOCAL STREET CHARACTER

Main Roads (10m Wide)

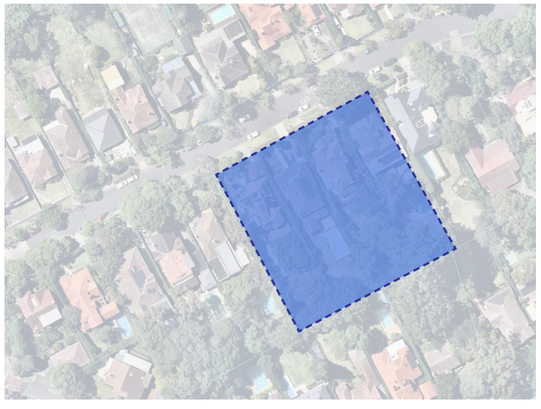
Secondary Roads (6.5m - 8m Wide)

Railway Line

Average Building Line on Main Roads

Average Building Line Frontage on Secondary Roads

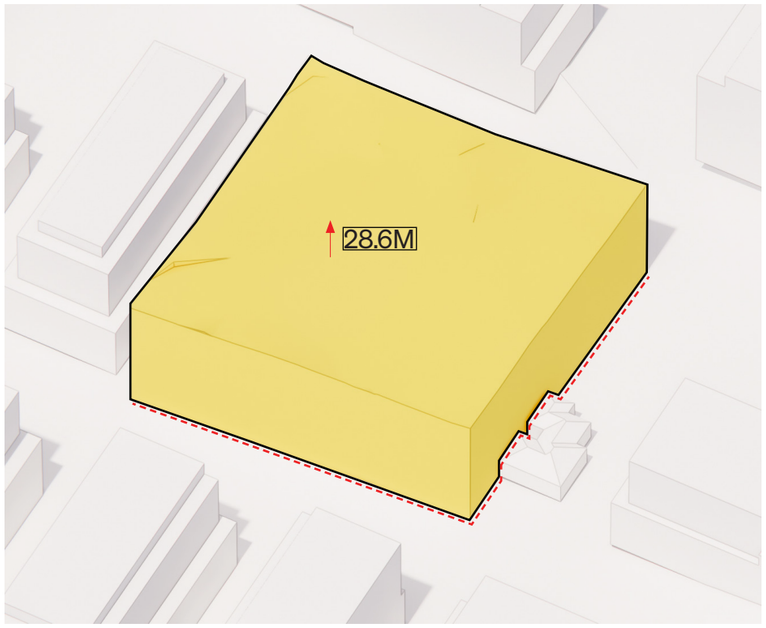
STREETSCAPE



Large leafy established trees line along the neighbouring streets.

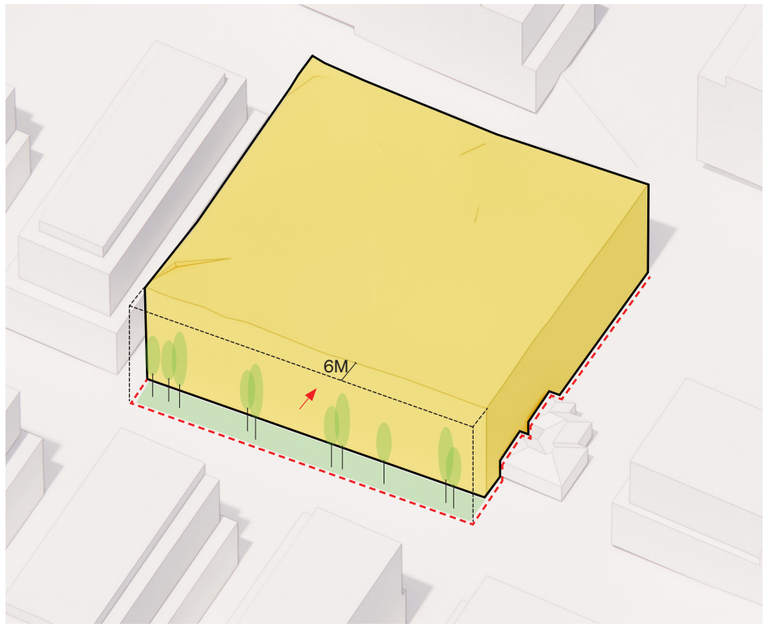
03. BUILT FORM / URBAN DESIGN

BUILT FORM EVOLUTION



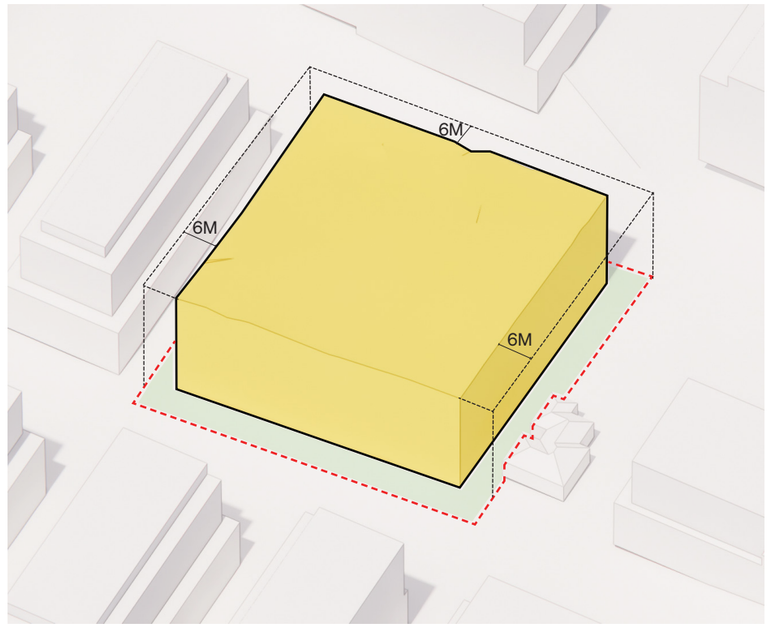
SITE MASS

Under Housing SEPP Chapter 5 / c155:
- FSR - 2.5:1
- HOB - 22m
Under Housing SEPP Chapter 2 / c16 & c18
-TOD FSR - 3.25:1 (Additional 30%)
-TOD HOB - 28.6m (Additional 30%)



FRONT SETBACK

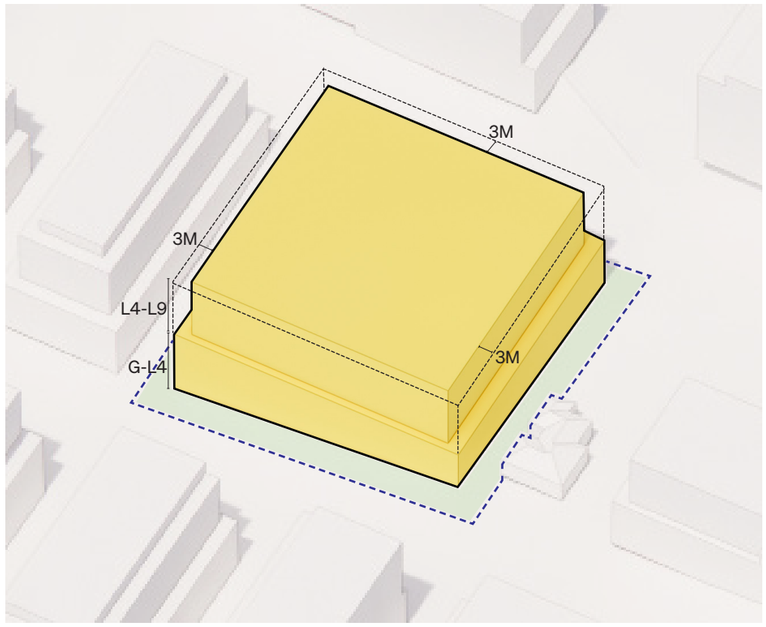
The reference scheme is setback 6m from Middle Harbour Road to create a green buffer from the main road, and to contribute to the streetscape.



SIDE SETBACK

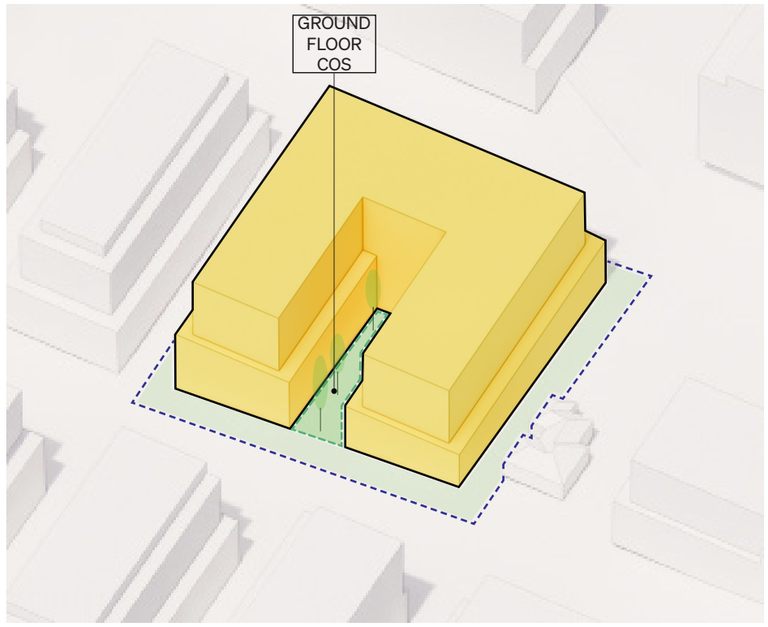
The reference scheme is setback 6m from the boundaries to create additional landscape and deep soil area.

BUILT FORM EVOLUTION



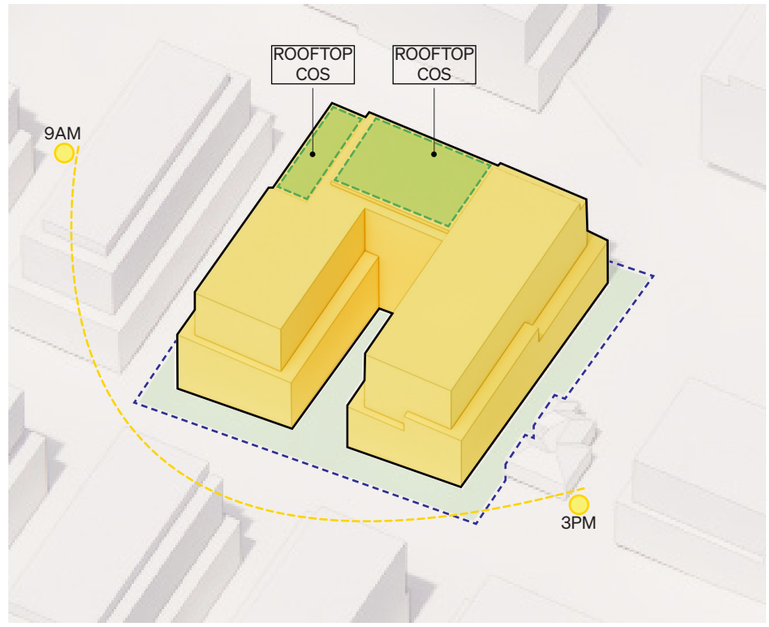
REDEFINING STREET WALL & ADG SETBACKS

The upper floors are further setback, creating a podium language on the lower levels which defines the street wall. The setbacks on the upper level reduces the perceived bulk of the reference scheme.



GROUND FLOOR COS

A courtyard is carved out from the centre of the proposal to provide occupants with Communal Open Spaces on ground.

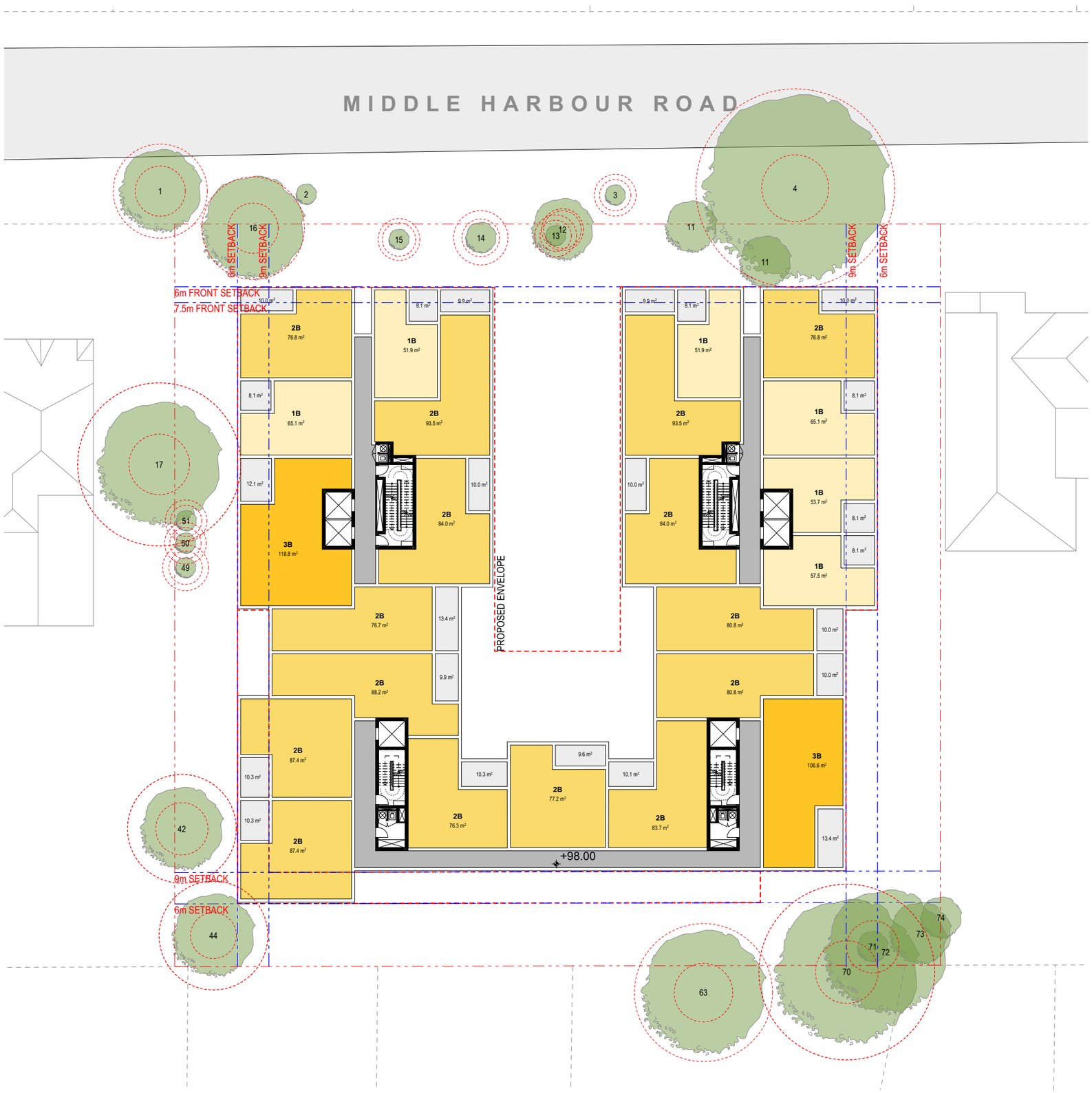


ROOFTOP COS

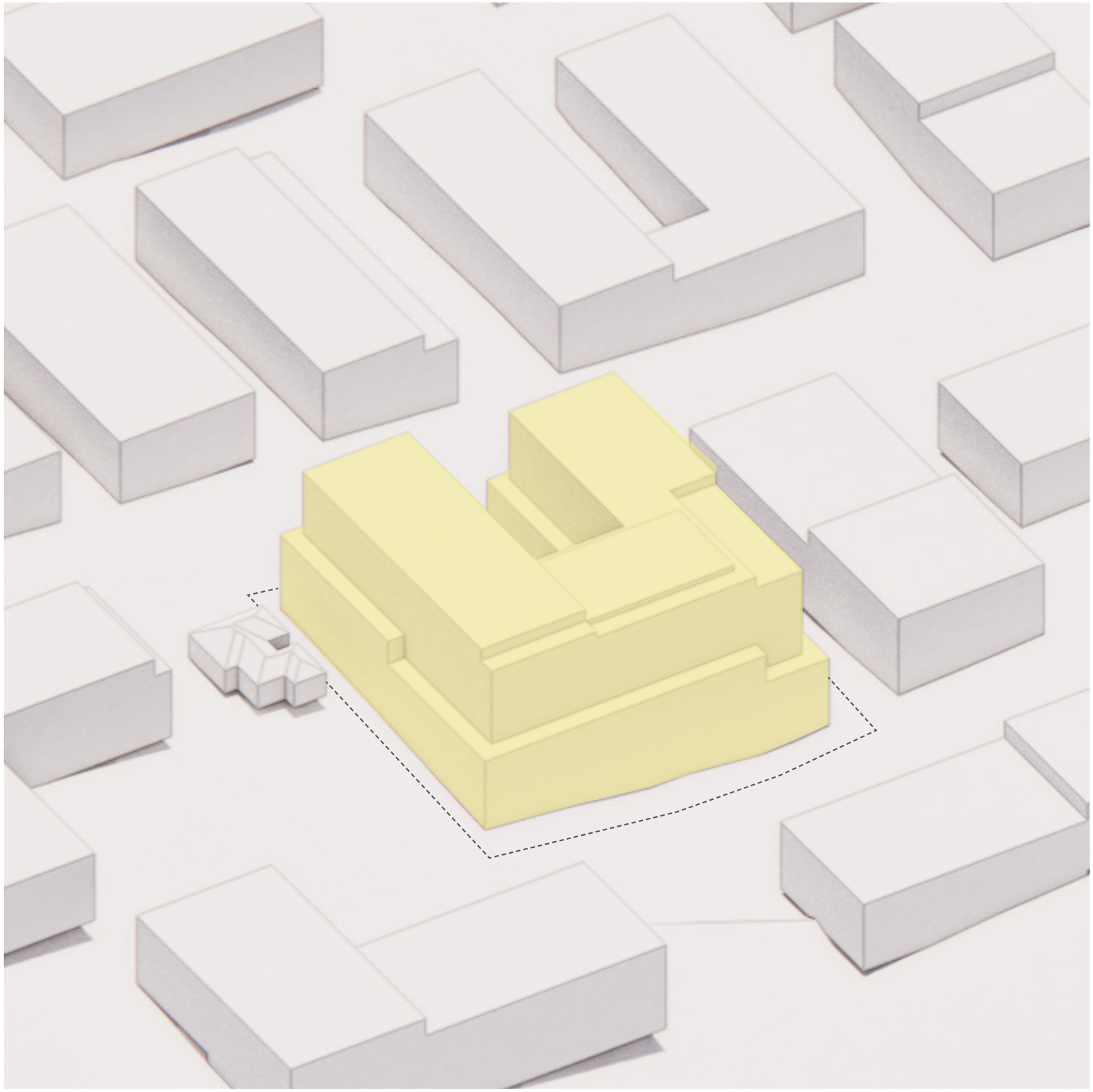
Communal Open Spaces are allocated on the roofs to create pockets of leisure, allowing occupants to enjoy sun filled areas with elevated view into the neighbourhood.

04. REFERENCE SCHEME

TYPICAL PLAN



ENVELOPE



Scale 1:400

05. ADG COMPLIANCE

COMPLIANCE SUMMARY

Project Overview			
Site Area	-	5187 m^2	
Total Apartments	-	173	
Apartment Mix			
1 Bedrooms	-	39	(23%)
2 Bedrooms	-	97	(56%)
3 Bedroom	-	37	(21%)
GFA Summary			
Proposed GFA	-	16,858 m^2	
Proposed FSR	-	3.25 : 1	
ADG Compliance			
Cross Ventilation	-	105	(70%)
2 Hours Solar Access	-	127	(73%)
No Solar	-	2	(1%)
Deep Soil	-	1070 m^2	(20.6%)
Site Coverage	-	2,899 m^2	(56%)
Communal Open Space	-	1371 m^2	(26.4%)
Landscape Area	-	2478 m^2	(47.8%)
Affordable Housing	-	28 units	(16%)
	-	2856 m^2	(17%)

YIELD SCHEDULE SUMMARY

11-19 Middle Harbour Road, Lindfield
Development Summary

Site Area:	5,187	m²
TOD FSR:	2.50	:1
TOD GFA	12,968	m²
TOD + 30% Infill ARH Bonus	3,890	sqm
Allowable GFA	16,858	:1
Allowable FSR	3.25	:1
Proposed GFA:	16,858	m²
Proposed FSR:	3.25	:1

LEVELS	Building A								
	1B	2B	3B	Sub	CV	Solar 9-3pm	No Solar	GFA	GFA AH
	Residential								
Lower Ground Level	0	0	2	**2**	**2**	**2**	**0**	276	271
Ground Level	1	2	2	**5**	**2**	**3**	**2**	674	290
Level 01	6	10	4	**20**	**12**	**13**	**0**	2,007	501
Level 02	6	17	1	**24**	**16**	**18**	**0**	2,188	497
Level 03	6	15	2	**23**	**15**	**17**	**0**	2,133	443
Level 04	6	15	2	**23**	**15**	**15**	**0**	2,118	427
Level 05	5	9	5	**19**	**11**	**15**	**0**	1,831	427
Level 06	4	9	5	**18**	**10**	**14**	**0**	1,725	
Level 07	2	9	6	**17**	**10**	**14**	**0**	1,697	
Level 08	2	8	5	**15**	**7**	**11**	**0**	1,528	
Level 09	1	3	3	**7**	**5**	**5**	**0**	681	
Roof									
Subtotal	39	97	37	**173**	**105**	**127**	**2**	**16,858**	**2,856**
Achieved Mix	23%	56%	21%	100%	70%	73%	1%	m²	m²

Unit Mix Total	**1B**	**2B**	**3B**	**Total**
Proposed	39	97	37	173
	23%	56%	21%	100%

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.

This design has been prepared without structural or services engineering input hence is subject to change once advice is received.

The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.

Recipients must make their own investigations to satisfy themselves in all aspects.

06. ESD INITIATIVES

ESD INITIATIVES

1. Integrated Rainwater Reuse System
Already implied via BASIX water targets, but highlighting reuse for landscape irrigation and communal washdown areas makes it feel more tangible.

2. EV-Ready Infrastructure
Rather than install EV chargers upfront, commit to EV-ready wiring/conduits in car parks. It shows foresight with minimal upfront cost.

3. Embedded Network Readiness (with Opt-Out Clause)
Set up for smart metering, embedded solar and/or battery systems, with clear protections for residents (to avoid the “lock-in” perception). Looks progressive but allows flexibility.

4. Operable Windows and Cross-Ventilation
Highlight natural ventilation strategies (especially in corner apartments) as passive cooling solutions, reducing reliance on mechanical systems.

5. Greening and Habitat Value
Incorporate low-maintenance native landscaping and pollinator species. Mention potential to achieve a small-scale “Green Star Communities” feature or equivalent.

6. Low-VOC and Recycled Materials
Call out commitments to use low-VOC paints, recycled concrete/steel, and sustainably sourced timbers in key locations.

7. Building Management System (BMS) for Common Areas
A light version of a BMS for monitoring lighting, solar performance, and ventilation in common areas demonstrates smart, sustainable operation post-occupancy.

WATER

- Water sensitive urban design strategies to reduce runoffs and filter rainwater.
- Harvest rainwater to be reused for irrigation and water features.
- Permeable paving integrated in the public realm.
- Efficient showers and taps to reduce water consumption.

ENERGY

- Passive design strategies to incorporate shading devices and natural ventilation.
- implement efficient lighting, building systems and appliances throughout the site to reduce energy usage.
- Solar PV on roofs to offset emissions.

WASTE

- Considered apartment design that encourages ease of waste separation and disposal
- Provision of 4 streams of waste including sufficient storage
- Diversion of 80% of construction and demolition waste

RESILIENCE

- Strategic use of low-maintenence materials and considered shading design to increase thermal performance of building.
- Using Light coloured materials.
- Optimised amount of glazing apertures utilising higher efficiency ratings to minimise heat gain and loss.
- Reduce project embodied carbon emissions by exploring recycled content, locally made materials, low carbon concrete.

MOBILITY

- Provision for on-site electric vehicle.
- Provision of bicycle spaces to reduce emissions and road congestion.
- Connection to existing street networks to allow easy access to public transport.

COMMUNITY

- Design guided by the aboriginal community and recognised Knowledge Leaders.
- Public offerings promoting shared outdoor spaces.
- Variety of large consolidated communal areas throughout the development, including a generous arrival lobby.

HEALTH

- Large communal plaza and outdoor open spaces with generous solar access.
- Maximising natural ventilation to reduce reliance of A/C.
- Highly pedestrianised and site.

REGENERATIVE DESIGN

- Maximise tree canopies + provision for low water use/native plants.
- Well-considered landscaped design with connected networks of soil across the site.
- Ecology design with connected networks of soil across the site.
- Regeneration and rejuvenation of ecological zone with endemic species.

AFFORDABLE HOUSING OPPORTUNITY

There is an urgent and growing need for affordable housing across the Ku-ring-gai Local Government Area (LGA), where escalating property prices and rising rents are making it increasingly difficult for essential workers to live locally. Nurses, teachers, aged care workers, and other key workers are being forced to relocate away from their communities due to the area's high cost of living.

Expanding the supply of affordable housing in Ku-ring-gai not only supports vulnerable and lower-income households but also strengthens the fabric of local communities—enabling essential workers to live close to their jobs and contribute meaningfully to the local economy and community life.

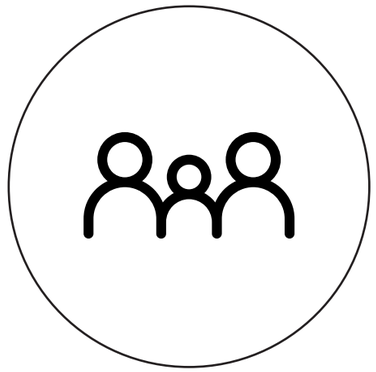
30% of Lindfield residents work part-time and therefore desperately require discounted accommodation options.

AGE

Median age **41** years old.

20.8% Adults aged 20-39
(VS **27.5%** for NSW)

28.8% Adults aged 40-59
(VS **25.2%** for NSW).



HOUSEHOLD COMPOSITION

80.5% Family household
(VS **71.2%** for NSW)

17.6% Single (or lone) person household
(VS **25%** for NSW)

EMPLOYMENT STATUS

58% Worked Full Time
(VS **55%** for NSW)

30% Worked Part Time
(VS **30%** for NSW)

MORTGAGE & RENT

$3,600 Median mortgage repayment
(VS **$2,167** for NSW)

$620 Median weekly Rent
(VS **$420** for NSW)

HOUSING PRICE

$4,010,000 Median House Price
(Last 5 years)– one of the highest in NSW

$1,188,000 Median Apartment Price
(Last 5 years) – one of the highest in NSW

TENURE TYPE

73% Dwellings owner occupied
(VS **64%** for NSW)

24% Dwellings Rented
(VS **33%** for NSW)

*Reference Australian Bureau of Statistics 2021 Census

APPENDICES

APPENDIX AP1.

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

HOUSING SEPP 2021 - CHAPTER 4: DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT

Superceeding the former SEPP 65 - Design Quality of Residential Apartment Development, the purpose of Chapter 4 of the Housing SEPP 2021 is to improve the design of residential development to ensure it contribution to a number of sustainability, social, contextual, housing provision and community factors.

DESIGN PRINCIPLES

Clause 147 identifies the requirement for development to be evaluated (and thus show demonstration of) the design principles for residential apartment development set out in Schedule 9. The following text identifies these principles as well as how the proposed development demonstrates them.

APARTMENT DESIGN GUIDE (ADG)

As identified in Clause 147 of the Housing SEPP, for development consent to be grated for a residential apartment building, consideration is required of the ADG. Housing SEPP's clause 149 further states that the requirements, standards and controls set out within the ADG prevail over any within adevelopment control plan. The table on appendix 3 provides a summary comparison of the proposed development against key ADG design objectives and criteria.

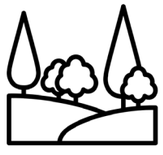
DESIGN PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER	RESPONSE
(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas: a) established areas, b) areas undergoing change, c) areas identified for change	The subject site is located in Lindfield, an established suburb currently experiencing gradual transformation through increased medium-density residential development. It benefits from close proximity to public transport, existing vehicle access, and is situated near significant green open spaces, including parks and recreational areas that enhance the site's residential appeal The envelope is informed by the site's natural topography, adjacent Herritage building and broader surrounding context, and the broader Lindfield neighbourhood. It sensitively mediates the transition between the denser residential developments to the north and the heritage conservation area to the south, which are characterised by lower-density suburban development.

DESIGN PRINCIPLE 2: BUILT FORM AND SCALE	RESPONSE
(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the building'spurpose in terms of the following. a) building alignment and proportions, b) building type, c) building articulation, d) the manipulation of building elements (3) Appropriate built form: a) defines the public domain, and b) contributes to the character of streetscapes and parks, including their views and vistas, and c) provides internal amenity and outlook	The proposed building envelope is a considered contextual response that addresses the future streetscape, orientation, views, planning and density requirements. The massing of the proposed built form consists of a building ranging from 8-9 storeys. The massing steps with the site's topography. The site masterplan has been designed to create a north facing visual link, opening up the envelope towards Middle Harbour Road.

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

DESIGN PRINCIPLE 3: DENSITY	RESPONSE
(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. (2) Appropriate densities are consistent with the area's existing or projected population. (3) Appropriate densities are sustained by the following: a) existing or proposed insfrastructure, b) public transport, c) access to jobs, d) community facilities, e) the environment	The development density on the site is guided by the maximum permissible Floor Space Ratio under the TOD SEPP and the Infill Affordable Housing SEPP. The proposed density is considered appropriate in response to the site's strategic location, with access to existing and future amenity, public transport, local services, and employment opportunities within the evolving urban context. The proposal delivers a diverse range of 1 Bed to 3+Bed apartment typologies to meet market demand. Some apartments are larger than minimums with larger external areas. Generous communal amenities are proposed on ground and roof levels which are supported by an expansive public domain that is accessible to all residents.

DESIGN PRINCIPLE 4: SUSTAINABILITY	RESPONSE
(1) Good design combines positive environmental, social and economic outcomes.. (2) Good sustainable design includes: a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. (3) Good sustainable design also includes the following: a) recycling and reuse of materials and waste, b) use of sustainable materials, c) deep soil zones for groundwater recharge and vegetation.	The proposal will strive for optimal sustainability outcomes through strong environmental performance of the building, future-proofing and water and ecology. The key targets will include: • 7 Star NATHERS for residential • BASIX energy reduction • BASIX water reduction • Efficient water and waste management • WSUD incorporated into the central shared zone Strategies will be implemented for sustainable lifestyle, water, waste, energy, materials, social and community impact. Low maintenance native species will be reintroduced into the proposed landscape to preserve and rejuvenate the ecology of the area.



DESIGN PRINCIPLE 5: LANDSCAPE	RESPONSE
(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following: a) the local context, b) co-ordinating water and soil management, c) solar access, d) micro-climate, e) tree canopy, f) habitat values, g) preserving green networks. (4) Good landscape design optimises the following: a) usability, b) privacy and opportunities for social interaction, c) equitable access, d) respect for neighbours' amenity. (5) Good landscape design provides for practical establishment and long term management.	In addition to retaining existing trees where possible, additional vegetation will be used to create diverse spaces and micro-climates to enhance habitat and biodiversity. The public domain interface will provide activation through a fine-grain design approach that supports a vibrant and engaging streetscape. A generous deep soil zone is proposed along the all boundaries, functioning as a green buffer that contributes to urban ecology and residential amenity

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DESIGN PRINCIPLE 6: AMENITY	RESPONSE
(1) Good design positively influences internal and external amenity for residents and neighbours. (2) Good amenity contributes to positive living environments and resident well-being. (3) Good amenity combines the following: a) appropriate room dimensions and shapes, b) access to sunlight, c) natural ventilation, d) outlook, e) visual and acoustic privacy, f) storage, g) indoor and outdoor space, h) efficient layouts and service areas, i) ease of access for all age groups and degrees of mobility.	The envelope has been orientated so the reference scheme achieves both efficiency and functionality. Apartments are designed to meet ADG standards of cross-ventilation and solar access. Furthermore, an abundance of natural light is spread throughout the building including in corridors, lobbies, apartments and areas of amenity.

DESIGN PRINCIPLE 7: SAFETY	RESPONSE
(1) Good design optimises safety and security within the development and the public domain. (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. (3) Opportunities to maximise passive surveillance of public and communal areas promote safety. (4) 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.	The proposed reference scheme positively contributes to the safety of the neighbouring streets, as well as creating a welcoming and safe place to live for future residents. The proposal introduces a high degree of passive and public surveillance along its central communal space, optimising clear sight lines without obstacles. All building entries and ground level spaces will be well-lit at night time and designed to meet relevant Australian Lighting Standards. There is a clear separation between the vehicular and pedestrian access points to the building.

DESIGN PRINCIPLE 9: HOUSING DIVERSITY AND SOCIAL INTERACTION	RESPONSE
(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including: a) different types of communal spaces for a broad range of people, and b) opportunities for social interaction among residents.	The proposal is comprised of 173 apartments in total with a mix of 1, 2 and 3 bed apartments as suitable to the future housing context. The breakdown is as follows: - 1 Beds: 39 units (23%) - 2 Beds: 97 units (56%) - 3 Beds: 37 units (21%) All apartments are compliant minimum sizes.

APPENDIX AP2.

BETTER PLACED ASSESSMENT

BETTER PLACED ASSESSMENT

The following table provides a summary of how the proposed development, as illustrated by the Architectural Design Report, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW's 'Better Placed' policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

DESIGN OBJECTIVES FOR NSW	ARCHITECTURAL DESIGN REPORT SECTIONS					
	CONTEXT & PLACE	DESIGNING WITH COUNTRY	BUILT FORM & URBAN DESIGN RESPONSE	PUBLIC DOMAIN & COMMUNAL SPACE	ARCHITECTURE & MATERIALITY	ESD & RESIDENTIAL AMENITY
1. BETTER FIT Contextual, local and of its place	✓	✓	✓	✓	✓	✓
2. BETTER PERFORMANCE Sustainable, adaptable and durable		✓		✓	✓	✓
3. BETTER FOR COMMUNITY Inclusive, connected and diverse	✓	✓	✓	✓	✓	✓
4. BETTER FOR PEOPLE Safe, comfortable and liveable	✓	✓	✓	✓		✓
5. BETTER WORKING Functional, efficient and fit for purpose		✓	✓	✓	✓	✓
6. BETTER VALUE Creating and adding value		✓	✓	✓	✓	✓
7. BETTER LOOK AND FEEL Engaging, inviting and attractive	✓	✓		✓	✓	

APPENDIX AP3.

ADG CRITERIA COMPLIANCE TABLE

ADG CRITERIA COMPLIANCE TABLE

Summary of compliance with the key Apartment Design Guide 'Design Criteria' – 11-19 Middle Harbour Road, Lindfield NSW 2070			
Control	**ADG Design Criteria**	**Compliance**	**Complies?**
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: **5,187 m²** Required Communal open space: **1297 m² (25 %)** **Proposed Communal open space : 1,372m² (26.4 %)** Communal open space is provided at both the Lower Ground Level, Level 7 and Level 8.	Compliance Achieved
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	50% of the principal communal open space is proposed to receive 2 hours of direct sunlight between 9am and 3pm mid winter.	Compliance Achieved
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m² – 6m	Site area: **5,187 m²** Required Deep soil: **363m² (7 %)** **Proposed Deep soil : 1,379m² (26.6 %)**	Compliance Achieved
3F Visual Privacy	Up to four storeys/12 meters • 6 meters to the boundary between habitable rooms/balconies • 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters • 9 meters to the boundary between habitable rooms/balconies • 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters • 12 meters between habitable rooms/balconies • 6 meters between non-habitable rooms	Overall, visual privacy is achieved throughout the development. The design complies with the ADG requirements for building separation to ensure visual privacy. However, additional 3m setback is not provided for a transition in scale as per ADG Design Guidance. An additional 3-metre setback is provided from the fifth storey onwards on the western side of the façade to appropriately address the interface with the heritage item at 9 Middle Harbour Road.	Compliance Achieved
3J Bicycle and Car Parking	The minimum car parking rates from Housing SEPP are as follows: Minimum for affordable housing – 0.4 space per 1 bed, 0.5 spaces per 2 bed, 1 spaces per 3 bed, Minimum for non-affordable housing – 0.5 space per 1 bed, 1 space per 2 bed, 1.5 space per 3 bed,	Parking provision meets the minimum requirements to appropriately respond to anticipated local demand.	Compliance Achieved
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Minimum number of apartments with 2hrs solar access required: 121 Proposed: 127 (73%)`	Compliance Achieved
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A maximum of 26 apartments is permitted to not receive solar access Proposed: 2 (1%)	Compliance Achieved
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Number of Apartments- 173 Cross Ventilated Apartments: 105 apartments (70%)	Compliance Achieved
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Compliance Achieved	Compliance Achieved
4C Ceiling heights	Minimum ceiling heights are as follows: • 2.7m for habitable rooms • 2.4m for non-habitable rooms • double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area • attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable Proposed 2.4 m non habitable	Compliance Achieved

ADG CRITERIA COMPLIANCE TABLE

Summary of compliance with the key Apartment Design Guide 'Design Criteria' – 11-19 Middle Harbour Road, Lindfield NSW 2070			
Control	**ADG Design Criteria**	**Compliance**	**Complies?**
4D-1 Apartment Size + layout	Minimum Apartment sizes: • 70m² for two bedrooms; and • 90m² for three bedrooms. Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms	Indicative plans demonstrate that all apartments comply with minimum ADG apartment sizes.	Compliance Achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance can be achieved as part of the Detailed DA	Compliance Achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance can be achieved as part of the Detailed DA	Compliance Achieved
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance can be achieved as part of the Detailed DA	Compliance Achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliance can be achieved as part of the Detailed DA	Compliance Achieved
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	3.6m and 4.0m are provided for 1 bed apartments 4.0m minimum provided for 2 & 3 bed apartments	Compliance Achieved
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	The widths of all cross-over apartments have been designed to exceed a minimum internal requirement of 4 meters.	Compliance Achieved
4E **Private open space and balconies**	Apartments are to have the following balcony dimensions: • Studio – 4 sqm • 1br – 8sqm with min.2m depth • 2br – 10sqm with min. 2m depth • 3br – 12sqm with min. 2.4m depth	Compliance Achieved	Compliance Achieved
	Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.	Compliance can be achieved as part of the Detailed DA	Compliance Achieved
4F **Common circulation and spaces**	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments accessed from a single core per level is 9. Daylight and natural ventilation will be provided as part of the Detailed DA.	Partial Compliance Achieved
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The proposed development is less than 10 storeys.	Compliance Achieved
4G **Storage**	• Studio apartments require 4m² of storage area • One bedroom dwellings require 6m³ of storage area • Two bedroom dwellings require 8m³ of storage area. • Three bedroom dwellings require 10m³ of storage area.	At least 50% of the storage will be provided in the apartments. Additional storage will be located on the basement levels Compliance can be achieved as part of the Detailed DA	Compliance Achieved

APPENDIX AP4.

ARCHITECTURE DESIGN VERIFICATION STATMENT

DESIGN VERIFICATION STATMENT

DKO ARCHITECTURE (NSW) PTY LTD
ABN 81 956 706 590

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Surry Hills NSW 2010 AUS

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info@dko.com.au

SUBJECT
Architect Statement – Concept DA

ATTENTION
Adam Martinez
Project Director
Landmark Group
Level 17, 2 Chifley Plaza, Sydney NSW 2000

DATE
21.05.2025

Via email: *adam@landmarkgr.com*

Dear Adam,

Re: Architectural Design Verification Statement
11-19 Middle Harbour Road, Lindfield NSW 2070

Pursuant to Clause 29(1)(2) & 33 of the *Environmental Planning and Assessment Regulation 2021;*

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the *Architects Act 2003*. I directed the design of the residential development stated above and to the best of my information, knowledge and belief, the architectural documentation prepared for this Concept Development Application achieves the aims of Housing SEPP 2021 *Chapter 4 Design of residential apartment development* and the objectives in Parts 3 and 4 of the *Apartment Design Guide*, as relevant. Further detail on how the objectives are addressed is provided in the Design Report accompanying this Development Application.

Yours sincerely,

DKO Architecture (NSW) Pty Ltd.
per:

Nicholas Byrne
Registration No NSW ARB #7806
Architect

*artistic impression only

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