

WE SEE ARCHITECTURE AS
A QUIET BUT POWERFUL
MIX OF COLLABORATION
AND CRAFT.

LET'S GET INTO IT.

DESIGN REPORT

LOCATION

159-167 Darley Street
Mona Vale NSW 2103

DATE

10 December 2025

CLIENT

IPM

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of the Housing SEPP. PBD Architects verify that the design quality principles set out in Schedule 9, Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP) are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768



PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.



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SITE OVERVIEW



STREET VIEW



THE SITE

159-167 DARLEY STREET WEST | MONA VALE

The site at 159–167 Darley Street, Mona Vale, sits within the Northern Beaches Council area and comprises 5 consolidated residential lots, forming a regular parcel of approximately 6,122m². With a 75m frontage to Darley Street and a northerly orientation, the site offers excellent opportunities for solar access, cross-ventilation, and visual connection to the surrounding landscape.

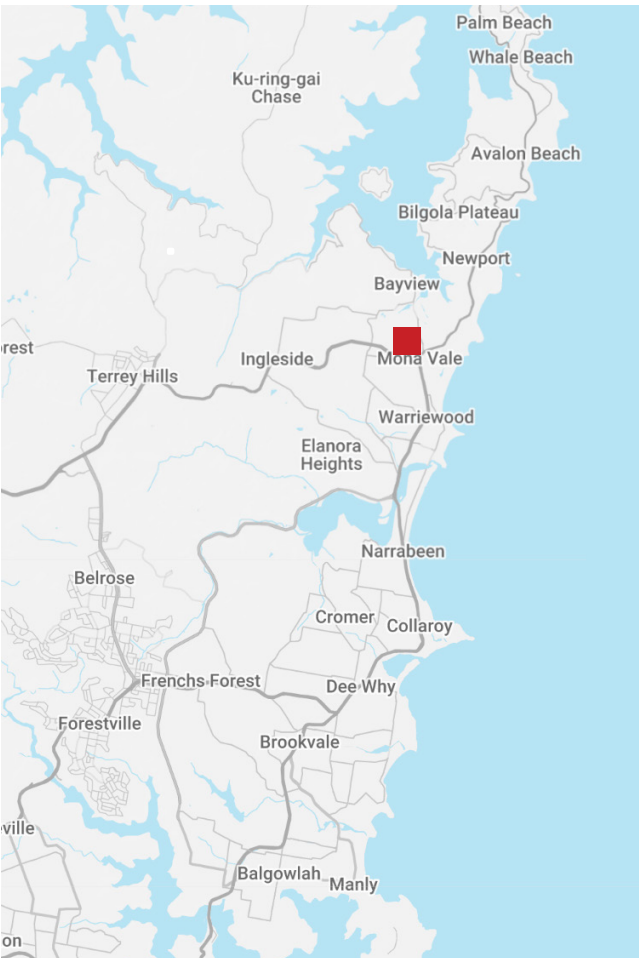
Currently zoned R3 Medium Density Residential , the LEP controls allow for a maximum height of 8.5 meters. With Low and Mid-Rise Housing (LMR) and Affordable Housing Bonus, the allowable height increases to 21.175m with an FSR of 1.815:1.

The site is occupied by four detached dwellings with a north view of Bayview Golf Course. Its gentle fall from the southern corner towards the north-west follows the natural landform, creating the potential for a tiered architectural response that sits comfortably within the existing topography.

CONTEXT



LOCATION



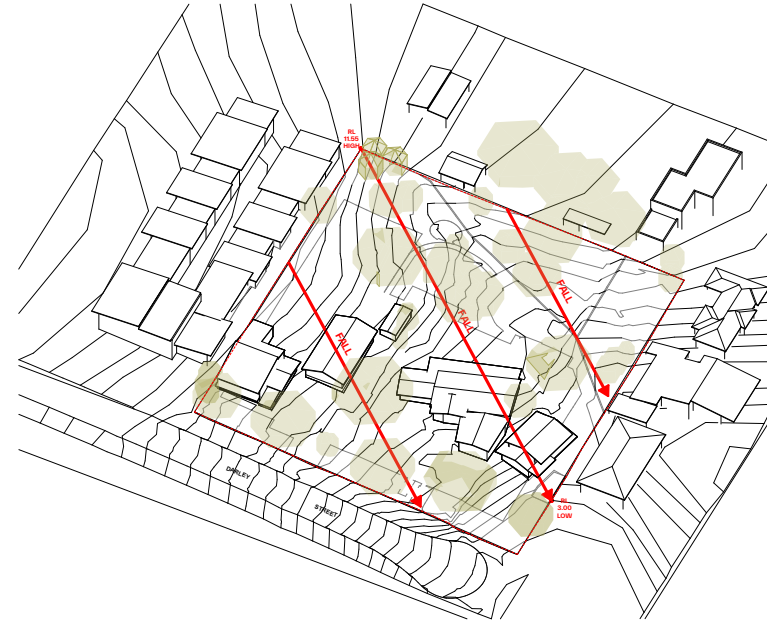
Positioned approximately 750m from Mona Vale town center and 400m from the nearest bus stop the site is well connected to public transport, local shops, and amenities. It also lies within walking distance of Mona Vale Beach, Bayview Golf Course, and a range of recreational open spaces, supporting an active and connected lifestyle.

The proposed development takes advantage of these site qualities to deliver a design that integrates seamlessly with its context while contributing to the evolving character of Darley Street. The built form responds to the site's natural fall, solar orientation, and established vegetation, creating a layered architectural expression that balances scale, materiality, and landscape. The design aims to reinforce Darley Street as a well-connected residential precinct



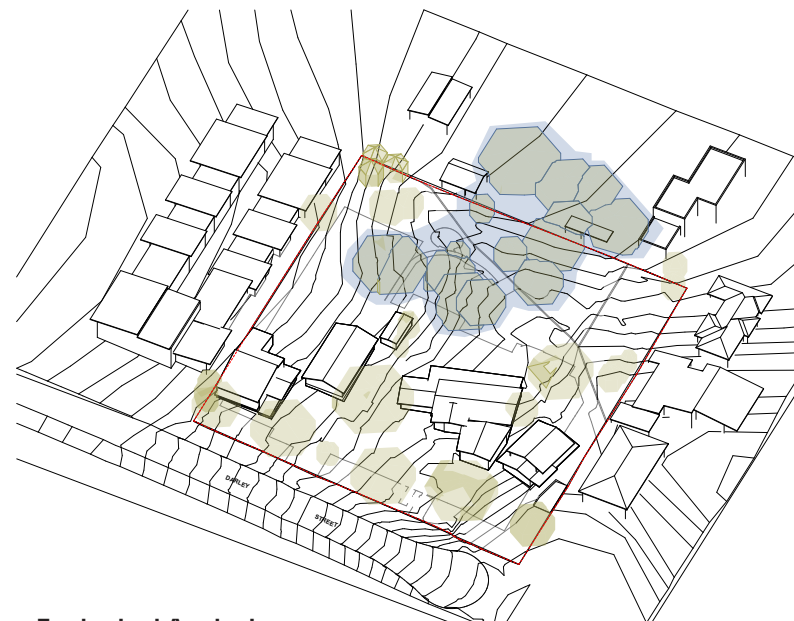
Solar Access

The site's northern orientation provides optimal solar access and amenity.



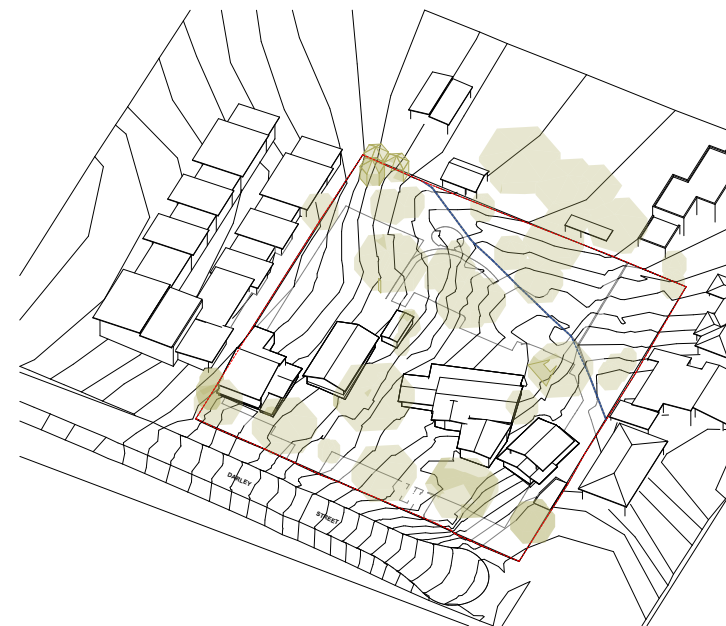
Topography

The site falls approximately 8.55 m from the south corner towards the north.



Ecological Analysis

Existing primary ecological zone situated near south boundary to be retained.



Overland Flow Path

An existing overland flow path traverses the rear of the site and is to be retained.

THE SITE

159-167 DARLEY STREET WEST | MONA VALE

The site is oriented towards the north-west, providing favourable solar access and enhanced amenity to the proposed living spaces. This orientation allows the development to maximise natural daylight penetration and passive solar benefits throughout the day. The built form is positioned along the Darley Street frontage, responding appropriately to the site's topographical conditions. The natural landform falls diagonally across the site, creating a level difference of approximately 8.55 metres from the eastern boundary to the western boundary.

The site lies within a high ecological significance area containing established native vegetation. The rear section of the site forms part of a primary ecological zone, with numerous high-retention trees identified for preservation due to their contribution to the local biodiversity and landscape character. Alongside the existing high-retention vegetation, an overland flow path extends through the site and is to be preserved. Adequate clearance will be maintained to support natural drainage functions and mitigate potential flood impacts within and beyond the site.



INTRODUCTION

THE DESIGN QUALITY PRINCIPLES

"The design quality principles for residential flat development are the principles set out in this Part.

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

In this Report the proposal for 159-167 Darley Street West, Mona Vale is explained by using the Design Quality Principles listed in Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP).

151-153 DARLEY STREET WEST



151-153 DARLEY STREET WEST



19-21 DARLEY STREET EAST



110-120 DARLEY STREET WEST



PRINCIPLE 1

CONTEXT & NEIGHBOURHOOD CHARACTER

"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area."

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021* (the Housing SEPP)

MONA VALE NEIGHBOURHOOD CHARACTER

The site is located in Mona Vale, within the Northern Beaches Council, approximately 28 kilometres north of the Sydney CBD and around 800 metres from the Mona Vale B-Line interchange, which provides direct transport connections to the city and surrounding suburbs. With recent affordable housing incentives and the LMR policy, six- to eight-storey developments are becoming a defining feature of the area.

The site fronts Darley Street, a local residential street that runs east-west through Mona Vale, linking directly to Barrenjoey Road and providing convenient access to Mona Vale Beach, Mona Vale Golf Club, and Bayview Golf Course.

The immediate context along Darley Street is characterised by a mix of established detached houses, dual occupancies, and newer townhouse and apartment developments. The built form varies between two and three storeys, with a rhythm of landscaped front setbacks, low fencing, and mature trees that help soften the streetscape.

Architectural styles are diverse, ranging from post-war brick dwellings to contemporary infill developments featuring light-toned masonry, timber screening, glass, and rendered finishes. The street maintains a cohesive coastal residential character, supported by generous planting, native street trees, and the surrounding open space network that connects to the nearby golf courses and beachfront reserves.

The topography of Darley Street is gently undulating, providing a sense of openness and occasional views toward the surrounding treetops and coastal ridgelines.

10-16 SURFVIEW ROAD



54-54 GOLF AVENUE

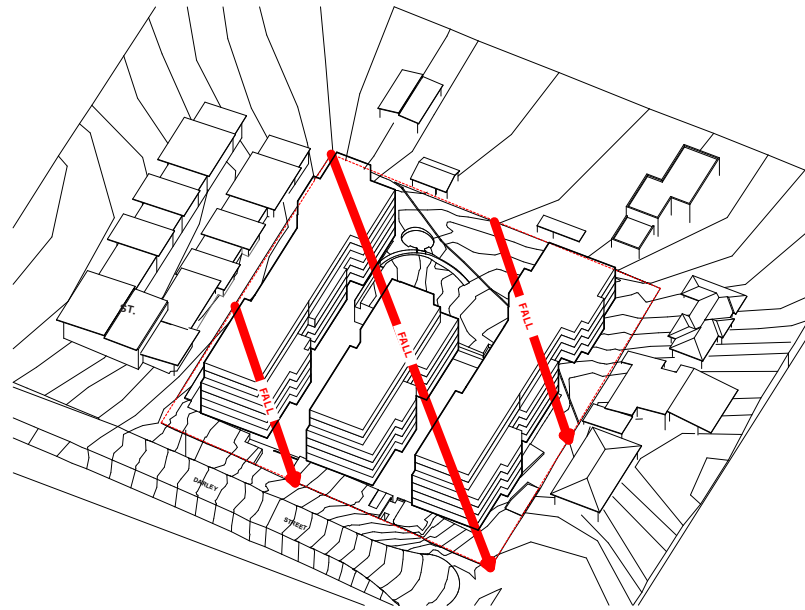
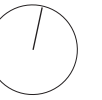


29-35 DARLEY EAST



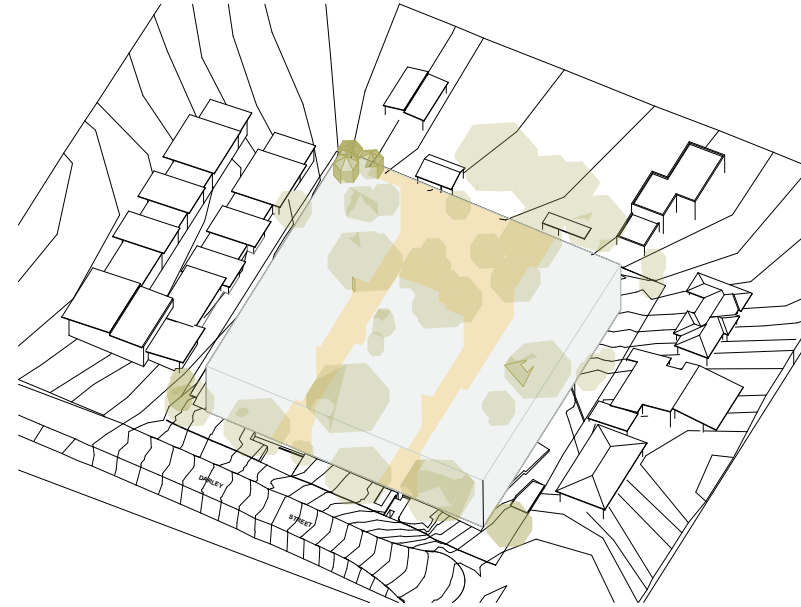
20-22 GOLF AVENUE





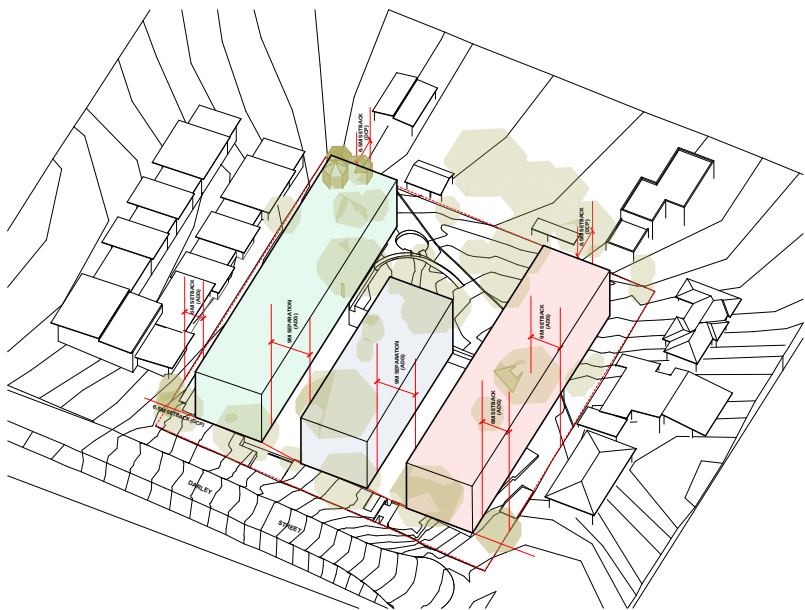
1. SITE TOPOGRAPHY

- Building form follows the steep topography of the site and avoids subterranean conditions for units.



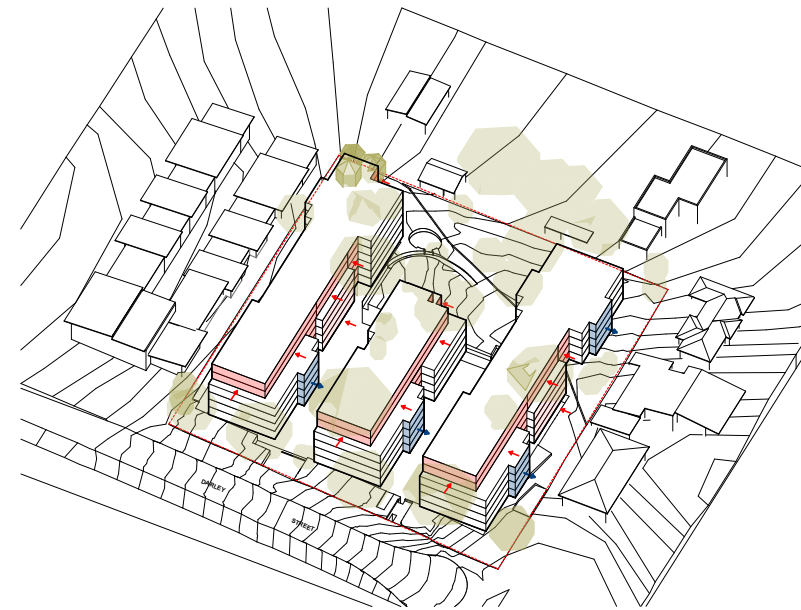
2. ECOLOGY RETENTION

- The proposed building footprint has been informed by the existing ecological characteristics of the site, ensuring that the design supports the retention and protection of the local ecology wherever possible.



3. BUILT FORM

- The proposed massing demonstrates compliance with the required setbacks, providing adequate separation from the street frontage and adjoining developments to maintain visual and spatial amenity.



4. HUMAN SCALE & URBAN FABRIC

- The building's stepped massing responds to separation controls by providing appropriate setbacks that reduce bulk and maintain a comfortable spatial relationship with adjoining developments.

PRINCIPLE 2

BUILT FORM & SCALE

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings."

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021¹ (the Housing SEPP)

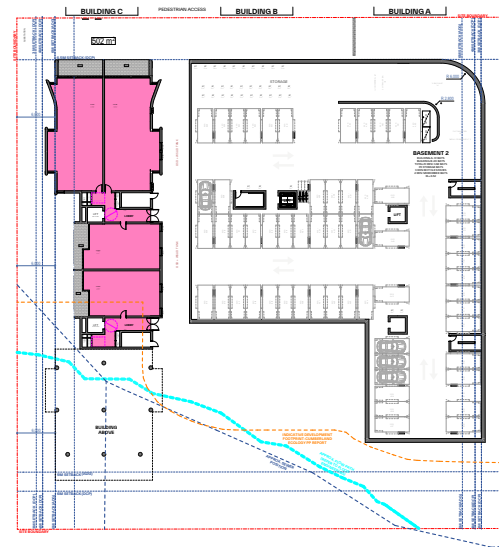
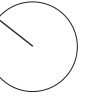
BUILT FORM

The site is located within a Low-Medium Rise (LMR) zone, and the proposed development adopts a bulk and scale that is appropriate to the area's increasing density and anticipated low- to mid-rise character. The massing and form are informed by compliant setbacks and height plane controls, while referencing the historical subdivision pattern through three slender building forms complemented by landscaped relief along the Darley Street frontage.

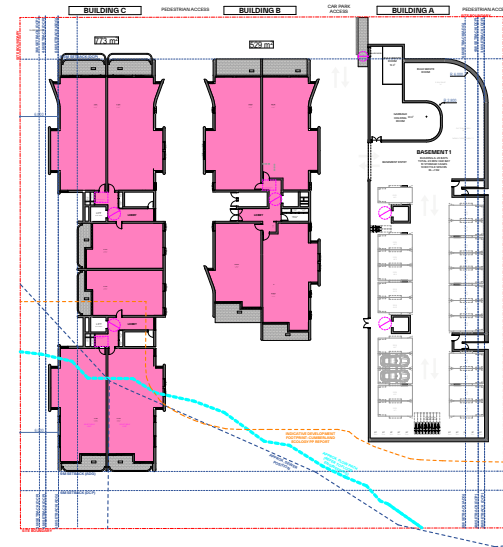
Several layout iterations have been explored to maximise tree retention, including a reduction in the central building footprint to preserve the existing spotted gum forest. Layers of surrounding vegetation will further soften and partially screen the development, minimising its visual impact from neighbouring vantage points.

The design responds sensitively to the site's natural topography and existing ecological features. Building footprints are shaped to accommodate tree retention, while stepped forms follow the natural ground levels. Upper levels are recessed to reduce perceived bulk, improve streetscape integration, and maintain well-proportioned, functional apartment layouts that benefit from elevated aspects and solar access.

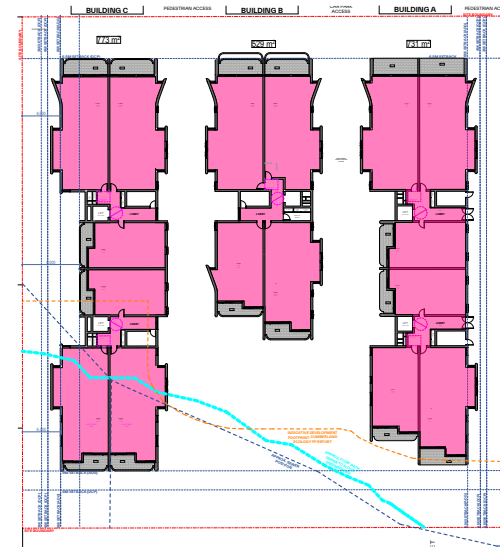
Vertical circulation is provided via five cores—two in Buildings A and C, and one in Building B—ensuring efficient movement throughout the development. The articulated form promotes solar access, cross-ventilation, and resident privacy, delivering a contextually responsive, environmentally considerate outcome that integrates with the site's landscape and ecological features.



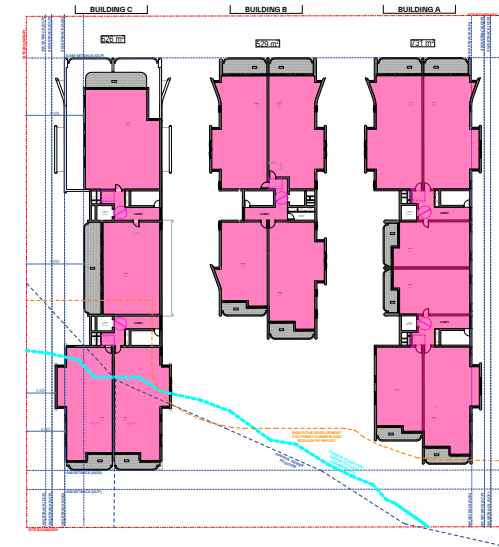
1 Ground



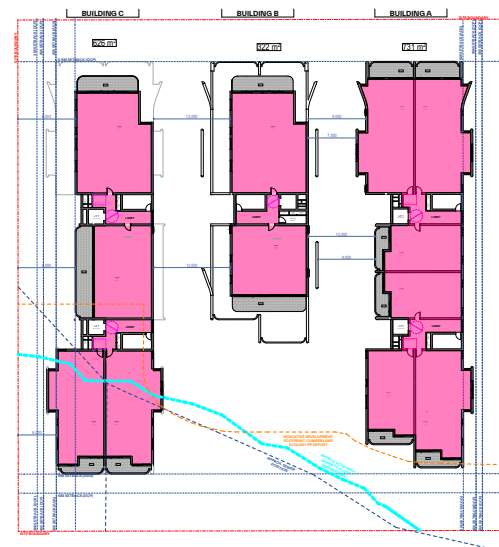
2 Level 1



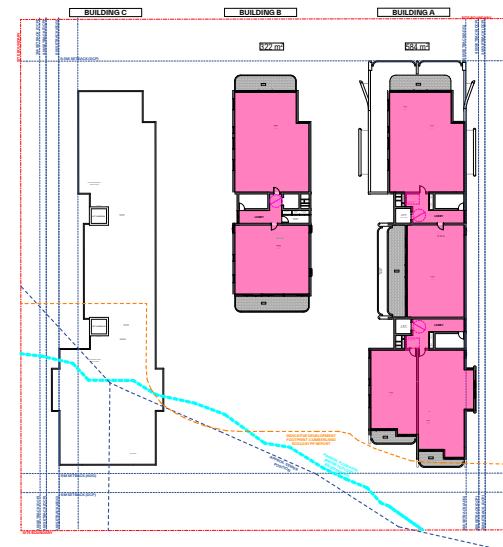
3 Level 2 (Typical 2-3)



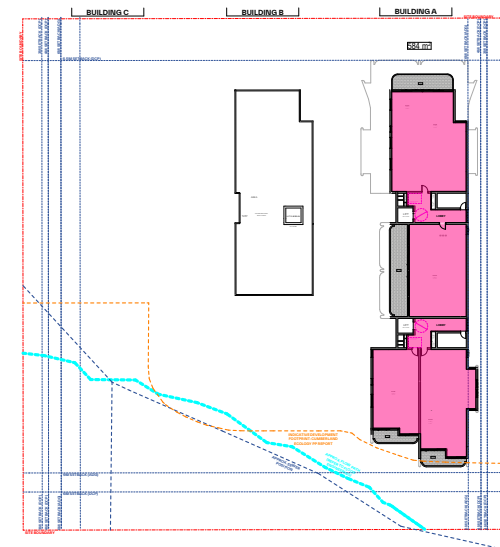
4 Level 4



5 Level 5



6 Level 6



7 Level 7

PRINCIPLE 3

DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP)

PROPOSAL

There are a total of 82 apartments in the development, comprising of 26-2 bed Units, 56-3 Bed Units. The apartments are generous in size in line with the apartment sizes within the area.

The proposal also reflects current market demands in relation to typologies and living patterns currently established in the local area.

The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.

As such the proposal provides an appropriate density for a residential development in the future context of the area.

The provided carpark, bicycle and motorbike provisions are generally per council's DCP minimum requirements.



PRINCIPLE 4

SUSTAINABILITY

"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment however, the following general design solutions and inclusions form part of the proposal:

The apartments are designed to maximise the north-facing aspect, ensuring adequate access to daylight during the winter months. Furthermore, approximately 70% of the apartments receive more than 2 hours of direct solar access in mid-winter.

Cross-flow ventilation has been maximised where possible to improve indoor air quality and reduce reliance on mechanical cooling.

Appropriate overhang depths and recessed balconies provide shading during summer while promoting thermal heat gain during winter months.

Energy-efficient appliances and water-saving fixtures are included, and low-maintenance, long lifecycle, and reusable materials have been proposed to reduce environmental impact.

The parking area includes provision for 100% electric vehicle (EV) charging outlets, demonstrating a commitment to sustainable transportation infrastructure.

This proposal aligns with the sustainability objectives of the BASIX assessment and SEPP (Housing) 2021, Principle 4, promoting environmentally responsible and energy-efficient multi-residential architecture.



PRINCIPLE 5

LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP).

PROPOSAL

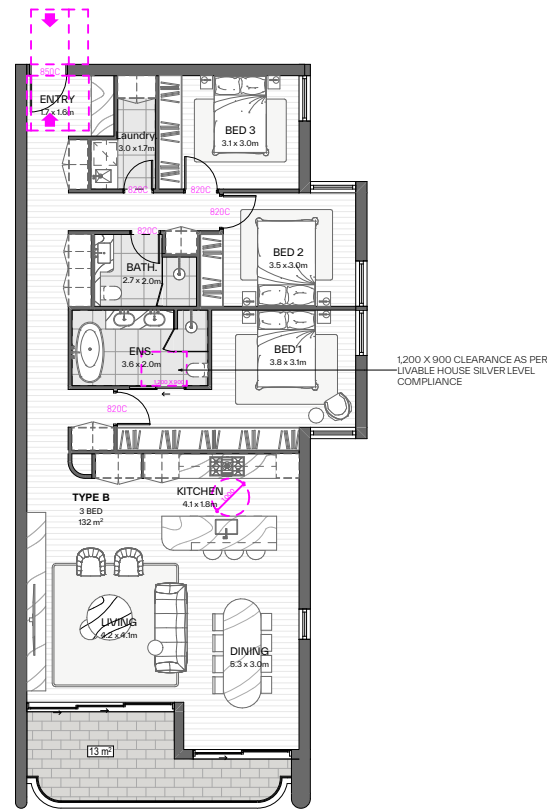
In collaboration with Arcadia Landscape Architecture, the landscape for 159-167 Darley Street, West Mona Vale has been designed to integrate seamlessly with the natural coastal environment and Pittwater Spotted Gum Forest character.

The proposal retains key existing trees and extends native vegetation across the site, A large area to the rear of the site will be revegetaion with 80% of planting using species from the Spotted Gum Endangered Ecological Community, promoting habitat diversity and resilience. A series of landscaped spaces, including a bush walk and communal seating areas, provide social opportunities and enhance resident wellbeing while preserving the site's ecological integrity.

The use of native, low-maintenance planting, deep soil zones, and permeable surfaces supports stormwater management and reinforces the relaxed coastal landscape character typical of Mona Vale.

For more detailed information, refer to the Arcadia Landscape Masterplan (October 2025).





PRINCIPLE 6

AMENITY

"Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP)

PROPOSAL

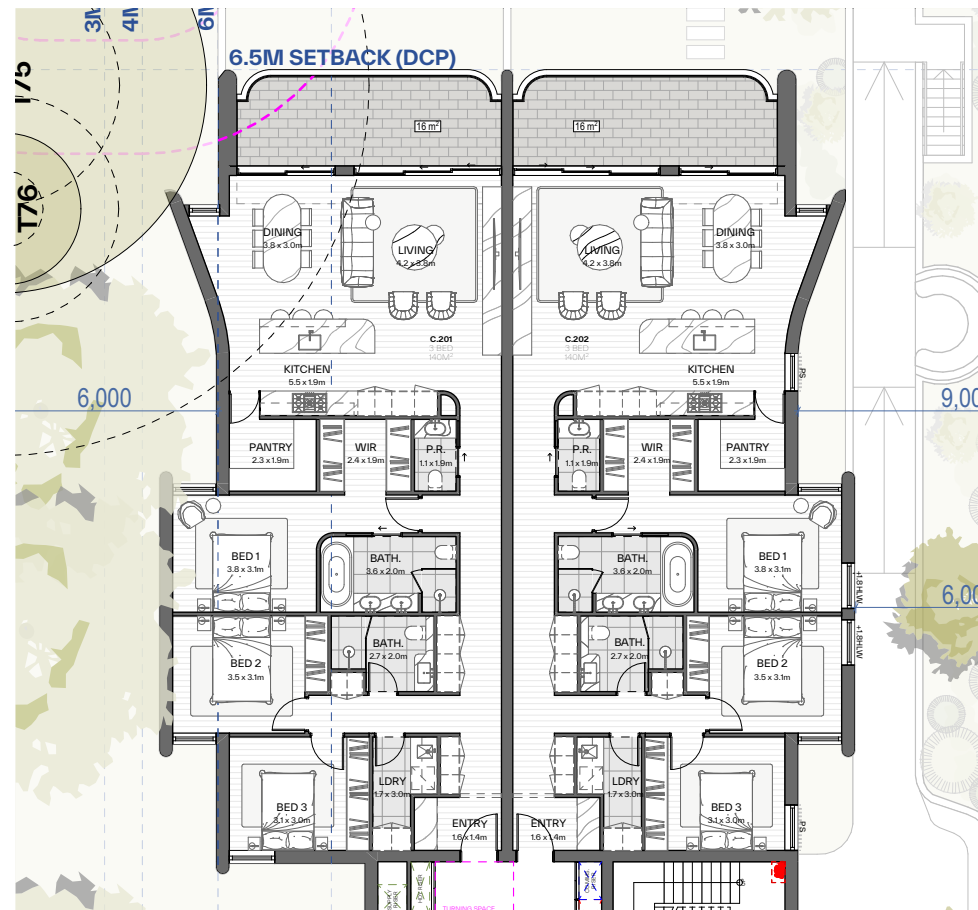
Generous apartment layouts and configurations are consistent with the objectives of the Apartment Design Guide and Housing SEPP. Each unit includes compliant private open space in the form of balconies or terraces that meet minimum area and depth requirements.

The building orientation and form deliver excellent solar performance, with 72% of apartments receiving at least two hours of direct sunlight to living areas and balconies in mid-winter. Ventilation has been carefully maximised, providing cross-flow ventilation in 100% of dwellings, ensuring natural airflow and comfort while reducing energy use.

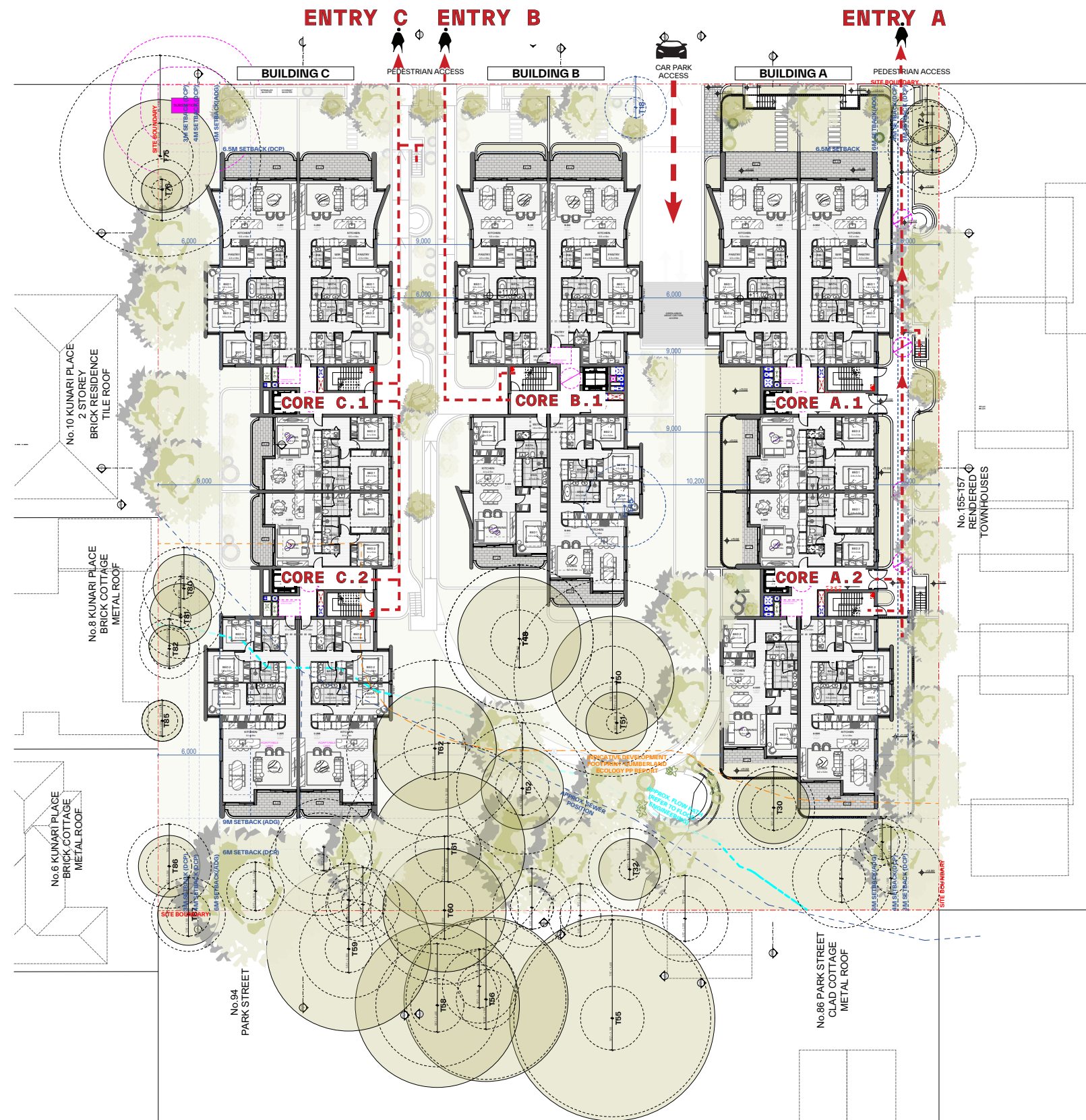
Privacy between dwellings is enhanced through the use of vertical blades, offset balconies, and privacy screens, minimising direct overlooking and potential noise transfer. Internal acoustics are further improved by insulated party walls and separated living zones.

In line with accessibility objectives, 10% of dwellings are adaptable, with additional livable units designed to accommodate residents with changing mobility needs.

The overall design ensures functional, comfortable, and sustainable living environments, reflecting best-practice residential amenity principles established under the Apartment Design Guide and Housing SEPP.



LEVEL 2
PRIVACY BETWEEN UNITS ACHIEVED BY SEPARATION WALLS



SAFETY

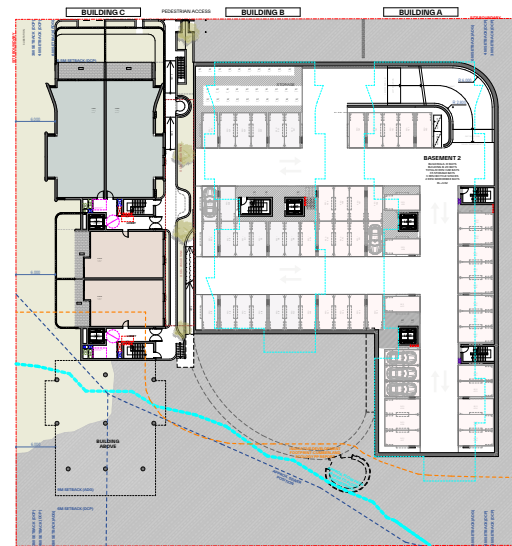
This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

PROPOSAL

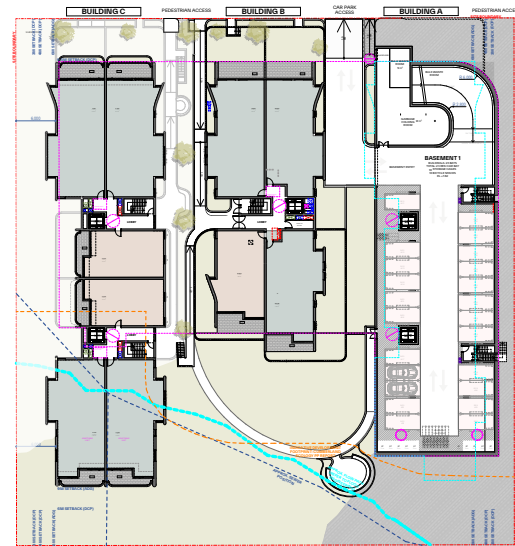
All apartments are accessed via a secure keyed system to ensure a high level of occupant safety. Secure basement car parking is provided with controlled keyed access, and egress stairs connect the basement levels directly to Buildings A, B, and C. Clear circulation paths within the basement ensure safe pedestrian movement, particularly around lift lobbies, parking bays, and storage areas.

The residential levels provide direct and convenient connections from all parts of the building to communal and private open spaces. The principal communal open space is located at ground level to the rear of the site, where existing vegetation and high ecological value are retained and enhanced.

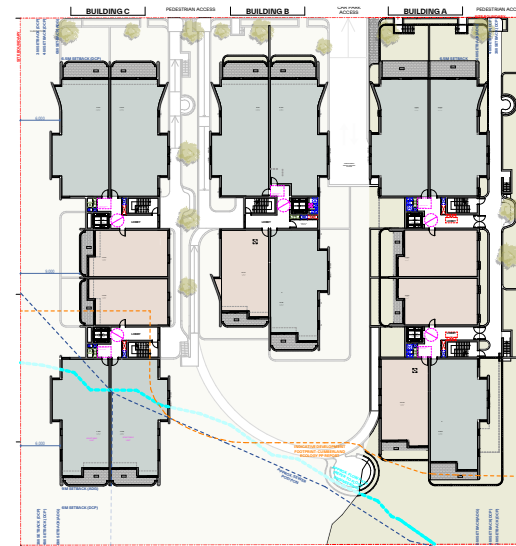
Vehicular access via single twoway driveway to minimise traffic impacts and improve visibility and safety for both vehicles and pedestrians.



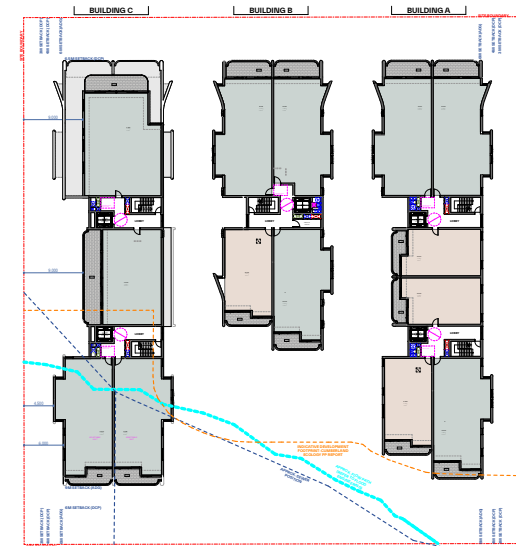
1 Ground



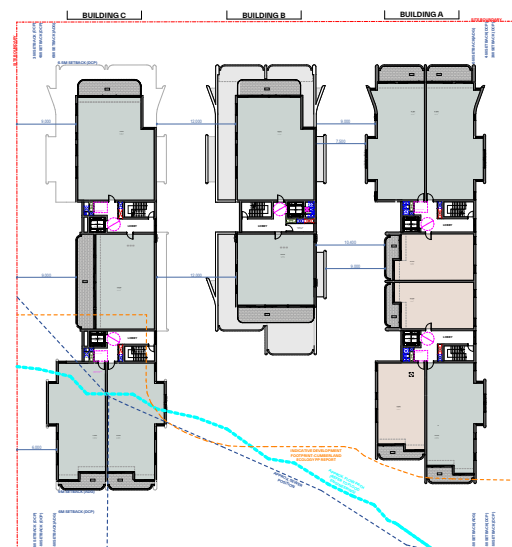
2 Level 1



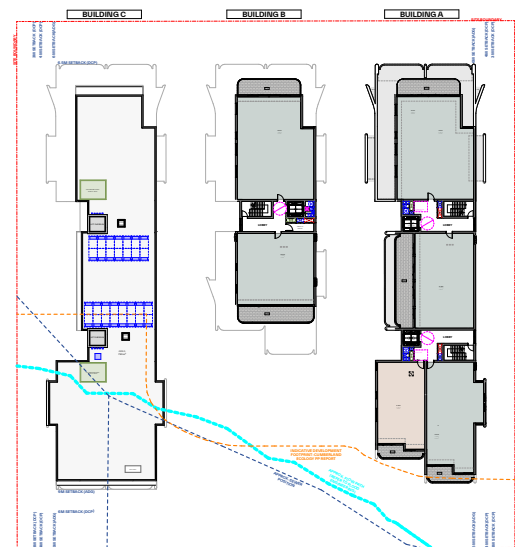
3 Level 2 (Typical 2-3)



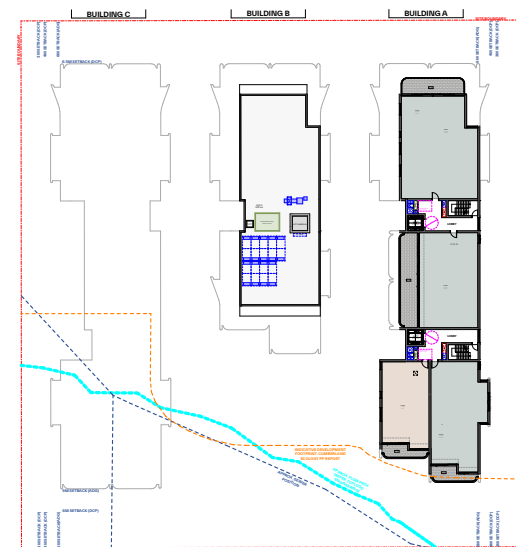
4 Level 4



5 Level 5



6 Level 6



7 Level 7

LEGEND

2 BED- 26 32%
3 BED- 56 68%

PRINCIPLE 8

HOUSING DIVERSITY & SOCIAL INTERACTION

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

The size, configuration, and mix of apartments within the development have been designed to appropriately respond to current and projected market demand, with a strong focus on attracting owner-occupiers. A portion of the dwellings is aimed at downsizers, reflecting the continued growth and appeal of the surrounding area to this market.

A detailed analysis confirms that the proposal complies with the relevant accessibility requirements, including the provision of 10% Adaptable Apartments, 20% Silver Level Livable Apartments. General accessibility for people with disabilities has also been integrated into the building's design.

In accordance with the Government Housing SEPP, 10% of the site is dedicated to affordable housing, with an additional 5% as per Northern Beaches Council policy requirements.

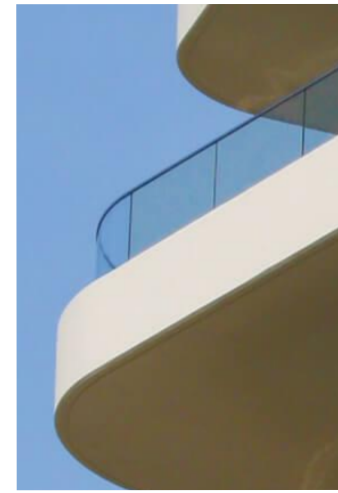
The site is well-located, with convenient access to public transport, supermarkets, educational institutions, leisure facilities, and schools, supporting the needs of future residents.



RW
TEXTURED RENDERED WALL
PAINT FINISH



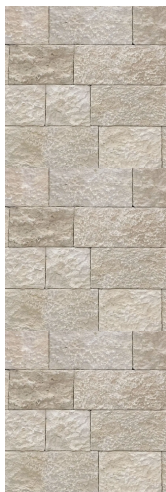
MF
METAL FENCE
COLOUR DETAIL : P2



PL
SMOOTH PLASTER
PAINT FINISH



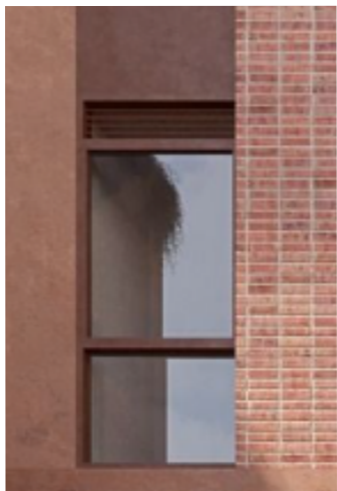
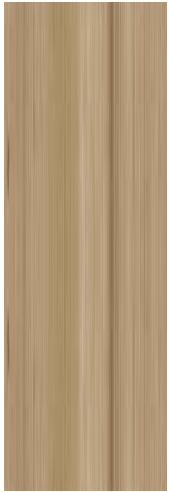
ST1
SANDSTONE



PV
EXTERNAL PAVING



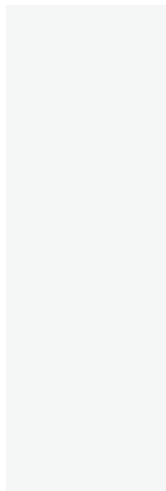
TF
TIMBER LOOK SOFFIT



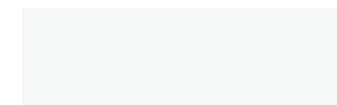
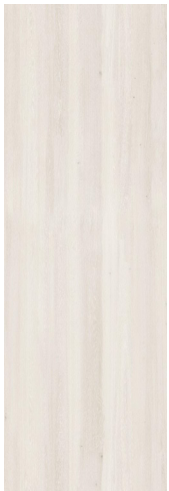
AFG
ALLUMINIUM FRAMED GLAZING
COLOUR DETAIL: P2



MB1
METAL BALUSTRADE
COLOUR DETAIL : P1



TC
NON COMBUSTABLE TIMBER ALUMINIUM CLADDING



P1
WHITE



P2
DULUX MONUMENT
BLACK OR SIMILAR

PRINCIPLE 9

AESTHETICS

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development."

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

The architectural expression seeks to create a refined coastal character that complements the surrounding Mona Vale neighbourhood while introducing a contemporary and enduring identity.

Massing and façades are thoughtfully modelled to respond to site topography, northern solar orientation, and the gently undulating streetscape. Horizontal articulation and varied setbacks soften the building edges, promoting a human-scale presence that aligns with the established suburban rhythm.

The material palette draws from the local coastal setting, combining sandstone elements within the public domain with natural tones and textures to ground the development within its environment. Upper levels feature warm, timber-like finishes and light, natural colours to the balcony soffits and façades, evoking an organic and welcoming aesthetic.

Durable materials such as masonry, painted render, metal cladding, and composite timber products ensure longevity and low maintenance, preserving the building's high-quality finish and reducing ageing over time. This approach reinforces the project's connection to place, balancing contemporary design with the enduring character of the Northern Beaches.

The overall composition creates an elegant and timeless addition to the local context, celebrating the coastal landscape through warmth, texture, and material authenticity.

ADG - RESPONSE TO OBJECTIVES

"The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects."

SOURCE: Chapter 4 of the State Environmental Planning Policy (Housing) 2021’ (the Housing SEPP)

TABLE 1 - APARTMENT DESIGN GUIDE - DESIGN OBJECTIVES AND DESIGN CRITERIA

OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
PART 3- SITTING THE DEVELOPMENT				
Site Analysis	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		Complies	The proposal seeks the opportunity to combine 5 allotments to develop a residential flat building. The overall presence along 159 - 167 Darley st. will be in line with the future precinct . The proposal considers neighbouring buildings with adequate setbacks.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		Complies	The Building aligns with the desired future character of the precinct and reinforces the character of the neighborhood through materiality. units are orientated to achieve maximum solar access.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		Complies	The building forms have been informed by the objectives of the building envelope controls outlined IN the DCP and the ADG; Overshadowing is minimised
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	Residential access point is carefully and appropriately located for legibility for residents and visitors; the residential lobby will be designed to be secured to control access and to appropriately separate circulation routes; Street facing apartment windows and balconies are located to provide for passive surveillance over the public domain;
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	The proposal adds to the public domain by enhancing the street experience through materiality and vegetation. Single point for vehicular access and two way driveway mitigates traffic congestion and maximises safety
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site 2. 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)	Complies	Total 1724 sqm (28.%) of the site area of communal open space and a total of 804 sqm in principal communal open space. Communal open space at ground level is provided with seating area and a relaxing nook with seats. 420 sqm(52%) of the principal communal open space receives 2hr of Solar between 9am to 11am.
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Complies	Same as 3D-1. Additionally, The communal open space maximises the connection between inside and outside. Further maximizing the building's integration with its natural surroundings and providing a desirable living experience for residents.
	Objective 3D-3 Communal open space is designed to maximise safety		Complies	The ground-level common area is the primary communal open space, designed to be low-maintenance and easily visible from habitable rooms and private open spaces, while still preserving visual privacy. It will feature thoughtfully designed lighting at night to enhance safety without causing light intrusion into the apartments.
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: Site area Min. dims Deep soil zone (%) Greater than 1,500 sqm 6m 7%	Complies	The proposal includes 2320m ² of deep soil zone (37% of the site area). Exceeding the minimum ADG (7%) and DCP (7-10%) requirements

Visual privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><td>Building height up to 12m (4 storeys)</td><td>Hab and balcony 6m</td><td>Non-hab 3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building height up to 12m (4 storeys)	Hab and balcony 6m	Non-hab 3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	On Merit	The proposed setbacks are generally consistent with ADG and DCP requirements. Further consideration has been given to the western façade, which adjoins a lower-density zone (R2), including orienting primary openings to the south and north and presenting this façade primarily as a blank wall to minimise visual impact and maintain neighbour privacy.
	Building height up to 12m (4 storeys)	Hab and balcony 6m	Non-hab 3m										
up to 25m (5-8 storeys)	9m	4.5m											
over 25m (9+ storeys)	12m	6m											
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Complies	Facade articulations, landscape, are multipurposed in providing separation whilst enhancing living environments;									
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	Main entry creates a clearly defined private and public domain.									
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	Access designed in accordance with required standards.									
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		N/A										
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Complies	The strategic placement of a single point for vehicular access and two way driveway mitigates traffic congestion and maximises safety.									
Bicycle and Car Parking	Objective 3I-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	N/A										
	Objective 3I-2 Parking and facilities are provided for other modes of transport		Complies	Bicycle parking is provided at rates recommended by the traffic report for residents and visitors.									
	Objective 3I-3 Car park design and access is safe and secure		Complies	Secured car park access via driveway ramp & lift access to all levels.									
	Objective 3I-4 Visual and environmental impacts of underground car parking are minimised		Complies										
	Objective 3I-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	No on-grade parking provided									
	Objective 3I-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	Enclosed car parking spaces are proposed in the basement level and not visible from the ground level									

PART 4 - DESIGNING THE BUILDING				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. 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	Complies	The proposal exceeds the ADG recommendation for 2hr solar access to 72% of the units Refer to architectural drawing DA600-DA602 for compliance summary
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies	9/82 (11%) apartments do not receive direct sunlight Refer to architectural drawing DA600-DA602 for compliance summary
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Building envelopes have been designed to minimise the quantity of apartments with no direct sunlight at mid winter.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	The extent of balconies will create shading to living areas during warmer months.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	Windows and doors are provided to allow the ADG and BCA requirements for natural ventilation.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies	
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. 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	Complies	82/82 (100%) apartments achieve cross ventilation Refer to architectural drawing DA540 for compliance summary
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	All cross through apartments do not exceed 18m
	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access		Complies	All apartments achieve sufficient daylight access and natural ventilation; A minimum floor-to-floor height of 3.2m is achieved to allow the ADG recommendation of 2.7m ceiling height to generally be achieved in living, dining and bedroom areas;
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings: Habitable rooms 2.7m Non-habitable 2.4m If located in mixed used areas: 3.6m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired		
			Complies	Internal layouts have well proportioned rooms with good access to daylight and ventilation, to maximise the feeling of spaciousness
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies	Every floor to floor conforms with the ADG, 2700mm habitable room and 2400mm non-habitable room.

Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: <table><tr><td>Apartment type</td><td>Minimum internal area</td></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Complies	All apartments are equal to or larger than minimum sizes required. Apartment layout configuration splits units into two separate areas - living and sleeping, which allows loud areas to be separate from the quiet ones. Unit Size 2 Bedroom 82-92sqm 3 Bedroom 126-147sqm Refer to architectural drawings														
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3 bedroom	90m ²																											
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies	External glazing to all habitable room is greater than the min. 10% required																										
Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	Refer to architectural drawings																									
	2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	Living room depth do not exceed required min. dims																									
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Complies	Master bedrooms and bedrooms provided are larger than minimum size required.																									
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies	All bedroom meets ADG minimum bedroom dimension Refer to architectural drawings																									
	3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	Complies	Apartments meet ADG minimum living/ dining room width Refer to architectural drawings																									
	4.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	All cross through apartments are at least 4m internal width																									
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows: <table><tr><td>Dwelling type</td><td>Min. area</td><td>Min. depth</td></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling type	Min. area	Min. depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	Complies	All apartments meet ADG minimum depth and external area. <table><tr><td>Dwelling type</td><td>Area</td><td>Depth</td></tr><tr><td>2 Bedroom</td><td>10-11 sqm</td><td>2 m</td></tr><tr><td>3 Bedroom</td><td>13-23 sqm</td><td>2.4 m</td></tr></table> Refer to architectural drawings	Dwelling type	Area	Depth	2 Bedroom	10-11 sqm	2 m	3 Bedroom	13-23 sqm	2.4 m
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2 Bedroom	10-11 sqm	2 m																										
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2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	Complies	All apartments on Ground level meet ADG minimum depth and external area.																										
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Balconies are located in front or adjacent to living spaces in all apartments. Some larger units have supplementary balconies accessed from bedrooms.																										
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	The balconies are an integral part of the building façade and incorporate architectural horizontal and vertical features, screens and planter boxes.																										
Objective 4E-4 Private open space and balcony design maximises safety	Complies	Design and detailing of balconies avoid opportunities for climbing and falls.																										
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Complies	Max. 6 unit per plate																								
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	N/A																									
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Complies	Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents.																									

Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type Storage size volume Studio 4m³ 1 bedroom 6m³ 2 bedroom 8m³ 3+ bedroom 10m³ At least 50% of the required storage is to be located within the apartment	Complies	All apartments exceed ADG minimum storage requirements with minimum 50% of the storage located within the apartment. Refer to architectural drawings DA570 for compliance summary.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Extra storage is provided to all apartments on basement levels. Refer to architectural drawings DA570 for compliance summary.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Adequate setback and introduction to solid upstand to lower units have been incorporated to minimise noise from the public domain. Proposed balconies have been appropriately located to minimise noise transmission between apartments. Internal apartment layout have been designed to ensure where possible non-habitable room to act as buffer noise to common corridors.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	Balcony openings in façade have been carefully considered in regards to height, width and materiality to assist acoustic design. Refer to acoustic report for details.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Façade and glazing systems have been carefully considered within the development. Refer to acoustic report for details.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and		Complies	A mixture of 2 and 3 bedroom apartments have been provided.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	A variety of apartments type has been provided within each floor plate.
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Complies	The street frontage is activated by entry courtyards. Moreover an abundance of greenery is provided.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Complies	Ground floor apartments are provided with deep courtyards and appropriate landscaping to provide amenity and safety.
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies	The façade treatment draws on local and future character, expressed in varying complimentary ways across the development.
	Objective 4M-2 Building functions are expressed by the façade		Complies	Building entry is clearly defined by the entry portal and separated from the driveway. All elevations are rationally designed and respond to their use.
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies	The uppermost roof design maintains consistent detailing and form, complementing the building aesthetics.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Complies	Rooftop access has not been provided within the proposed design. However, a common open space has been allocated on the Ground Floor level/.
	Objective 4N-3 Roof design incorporates sustainability features		Complies	Refer to ESD report for details
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Complies	Refer to landscape design
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Complies	

Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	Refer to landscape design
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open	Complies	
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	Open plan living and adaptable units provided Refer to architectural drawing DA700 for details.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	8 adaptable apartments are provided: convenient access to communal and public areas, high level of solar access, minimal structural change and residential amenity loss when adapted, larger car parking spaces for accessibility, parking titled separately, Refer to Access Report for further information.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	Intergenerational units incorporated in design as well as studies provided where appropriate. Refer to architectural drawings.
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A	
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Signage will be limited to building identification, navigation and statutory signs. It will be designed to fit harmoniously with the architecture and to contribute positively to the precinct.
	Objective 4T-2 Signage responds to the context and desired streetscape character	Complies	
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Natural light is maximised in all habitable rooms, Outdoor communal open space areas are designed to provide residents spaces demonstrating a high level of passive environmental design. Maximised openable windows - Sensors to control artificial lighting in common circulation spaces - Rainwater tank.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	
Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	Refer to BASIX report for details
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies	Refer to stormwater details
	Objective 4V-3 Flood management systems are integrated into site design	Complies	Refer to civil/ flood report for details
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	The waste holding room is located on basement and not visible from the street. Refer to Waste Management report for details
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	Waste rooms are provided Refer to Waste Management report for details
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	The façade is detailed including overhangs to prevent staining and protect walls below; Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes; Overhanging slabs will be detailed with drip lines to avoid staining.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Access to all maintenance areas provided.
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies	Durable materials are proposed externally.

THANK YOU!