



REVISION	DATE	DESCRIPTION
01	26-08-2025	DEVELOPMENT APPLICATION
02	04-02-2026	DEVELOPMENT APPLICATION
03	16-02-2026	DEVELOPMENT APPLICATION
04	09-04-2026	DEVELOPMENT APPLICATION

DESIGN VERIFICATION STATEMENT

LOCATION

5-9 COWAN ROAD
ST IVES NSW 2075

DATE

09 APRIL 2026

CLIENT

PROSPER

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 SEPP Housing 2021. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy Housing 2021 – Design Quality of Residential Apartment Development 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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01. THE SITE

5-9 Cowan Road,
St Ives, NSW 2075

The subject site is located within the R3 Medium Density Residential zone under the jurisdiction of Kuring-gai Council. The applicable planning controls permit a maximum building height of 22 metres and a Floor Space Ratio (FSR) of 2.2:1, excluding the 30% Affordable Housing uplift. This uplift provides additional development potential to help meet the area's growing demand for urban housing.

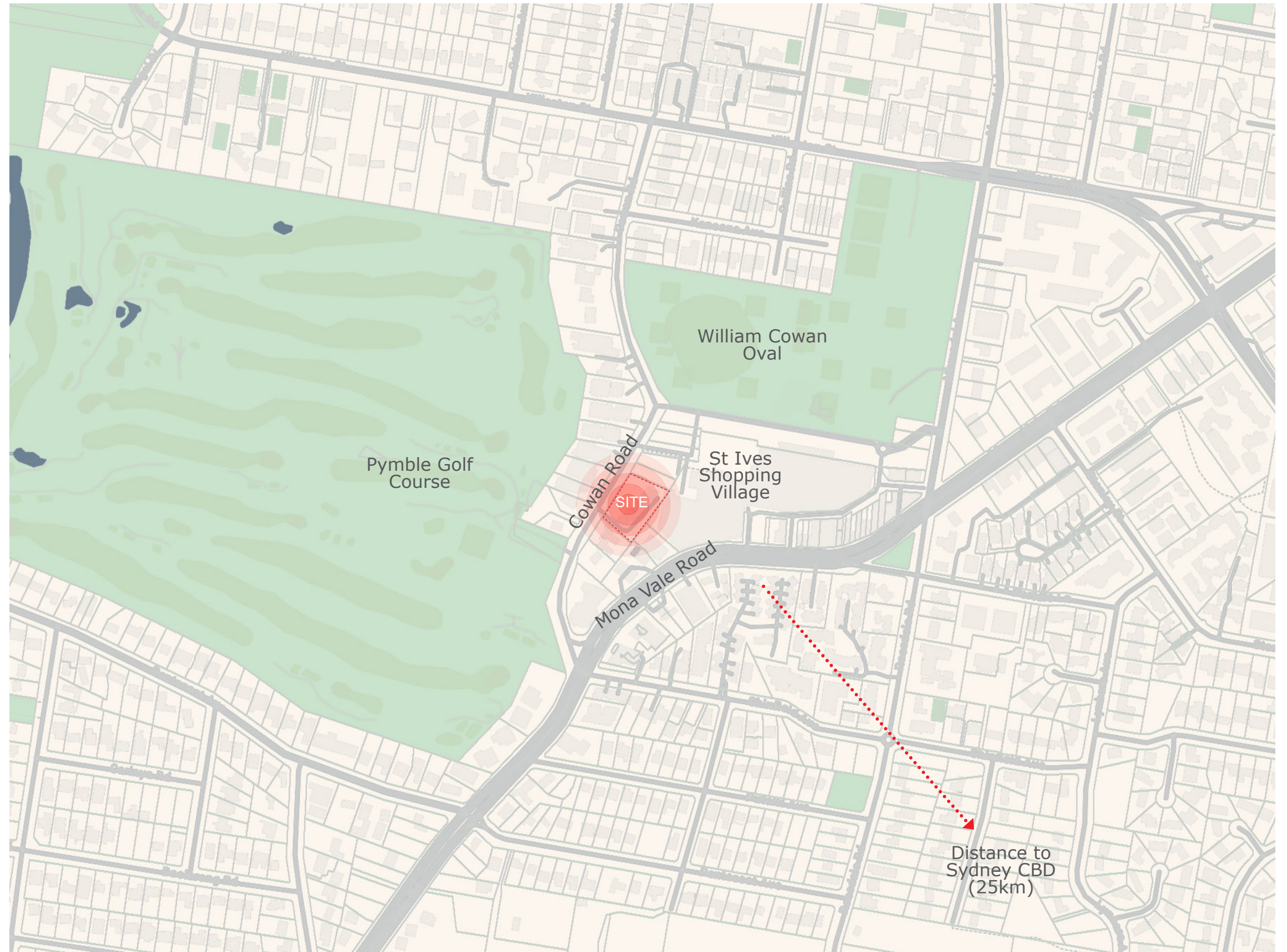
Site Area: 3467.7m²
Zoning: R3 Medium Density Residential
Permissible FSR: 2.2:1
Permissible GFA: 7628.9m²
Permissible Height: 22m

LMR Housing Bonus: 30% Uplift
Permissible FSR + Bonus: 2.86:1
Permissible GFA + Bonus: 9917.6m²
Permissible Height + Bonus: 28.6m

LOCATION

The site's primary frontage faces Cowan Road. Conveniently located beside St Ives Shopping Village with Pymble Golf Course to the South-West and William Cowan Oval to its north, the site benefits from close proximity to a wide range of retail stores and dining options.

The proposed development comprises nine residential storeys above a 3-level basement car park, with vehicle access located at the front via Cowan Road. This access arrangement aligns with the surrounding urban context.



02. INTRODUCTION

“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: STATE ENVIRONMENTAL PLANNING POLICY HOUSING 2021 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

TO DESIGN QUALITY PRINCIPLES

PROPOSAL

This report outlines the design proposal for 5-9 Cowan Road, St Ives NSW, in accordance with the Design Quality Principles set out in the State Environmental Planning Policy (Housing) 2021 – Design Quality of Residential Flat Development, under the Environmental Planning and Assessment Act 1979.

The design proposal for the project is as follows:

- Demolition of existing buildings and ancillary structures
- Construction of an nine-storey residential flat building comprising 77 apartments. The development also features a rooftop communal open space and three level of basement car parking, providing a total of 125 spaces for residents, and provisions for motorcycles and bicycles.



03. PRINCIPLE 1

“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: STATE ENVIRONMENTAL PLANNING POLICY HOUSING 2021 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

CONTEXT AND
NEIGHBOURHOOD
CHARACTER

PRINCIPLE 1

CONTEXT & NEIGHBOURHOOD CHARACTER

The site at 5-9 Cowan Road, St Ives is located within Medium Density Residential surrounded by an abundance of residential and commercial buildings.

Being in close proximity to St Ives Shopping Village which is surrounded by other mid rise buildings giving the opportunity to grow to this scale.

The Cowan Road frontage aligns with its neighbouring properties with frontage vehicular access, complemented by a landscaped public verge between the footpath within the surrounding context and will contribute rather than burden the precinct.



Cowan Road



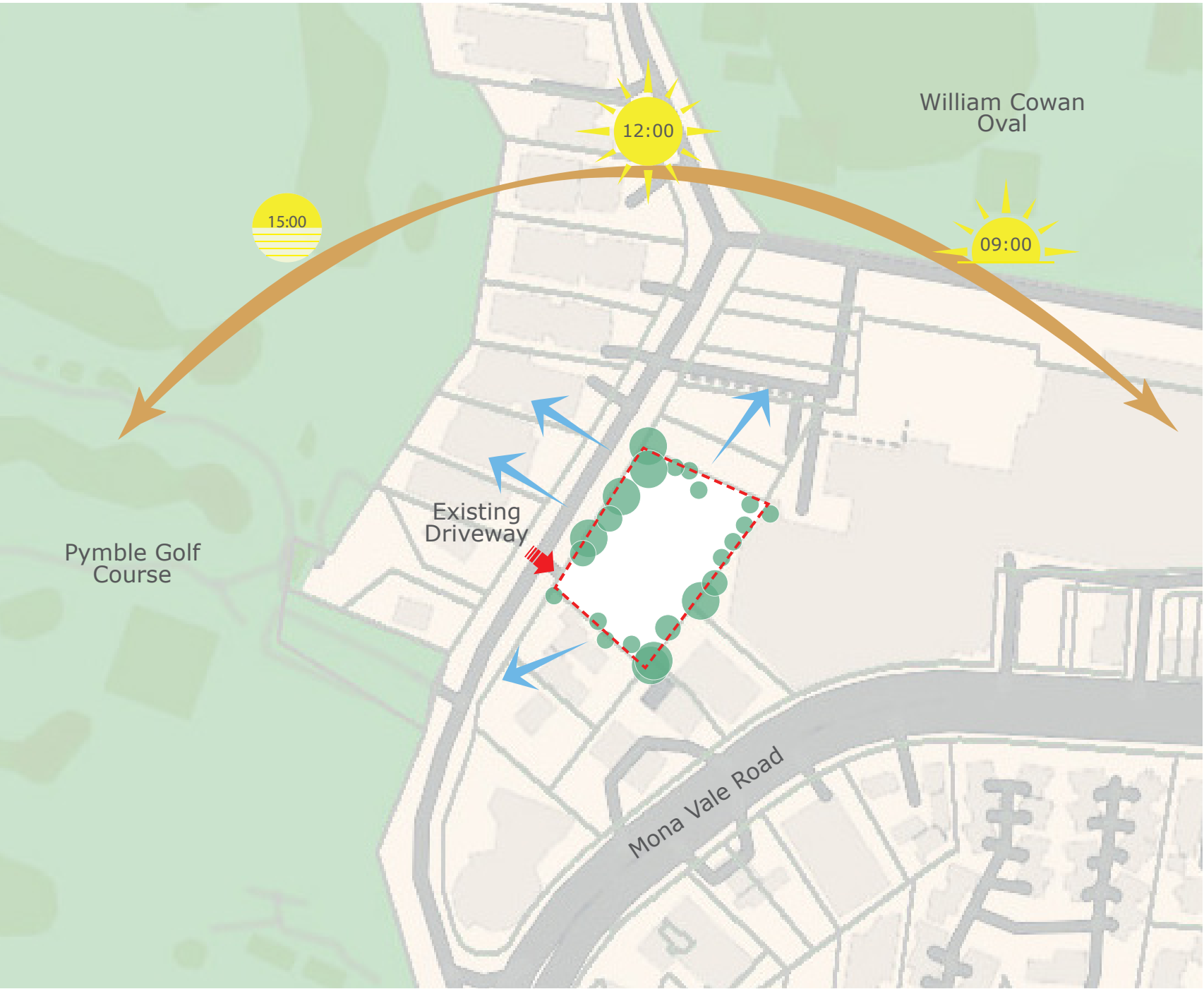
PRINCIPLE 1

CONTEXT & NEIGHBOURHOOD CHARACTER

The site, located in a medium-density residential context, benefits from a north-west-erly orientation that supports optimal solar access, particularly to the northern and western facades. Summer and winter sun paths provide opportunities for passive heating and daylighting, while morning and afternoon solar access can be maximised through thoughtful massing and window placement.

The site has deep fall of approximately 3m from the front to rear of site. It is well con-nected to the street network and has direct vehicular access potential.

Adjacent lots appear to have similar scales and footprints, suggesting consistency in massing and potential for visual integration.



04. PRINCIPLE 2

“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.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY HOUSING 2021 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

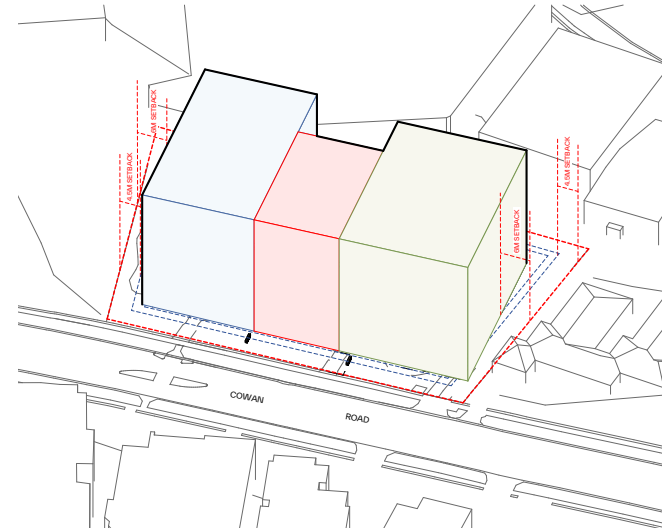
BUILT FORM
AND SCALE

PRINCIPLE 2

BUILD FORM & SCALE

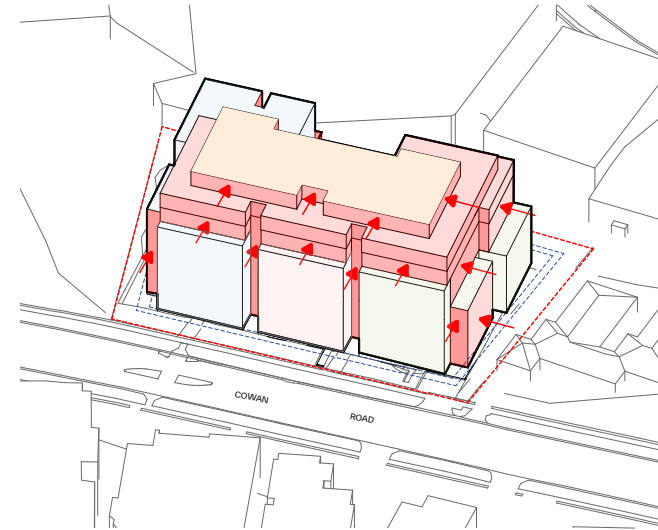
The site at 5-9 Cowan Road is located within Medium Density Residential surrounded by an abundance of residential and commercial buildings. Being in close proximity to St Ives Shopping Village which is surrounded by other mid rise buildings giving the opportunity to grow to this scale.

The Cowan Road frontage aligns with neighbouring properties with frontage vehicular access, complemented by a landscaped public verge between the footpath and the roadway.



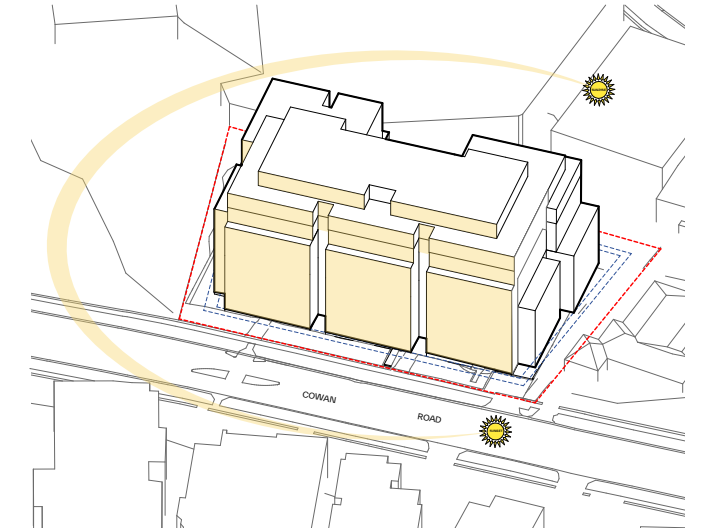
BLENDING INTO THE CONTEXT:

By responding to the surrounding built form, the proposed massing has been designed to align with the established streetscape pattern. The Cowan Road frontage breaks down into three smaller forms, reinforcing the prevailing urban character and the future scale of the area.



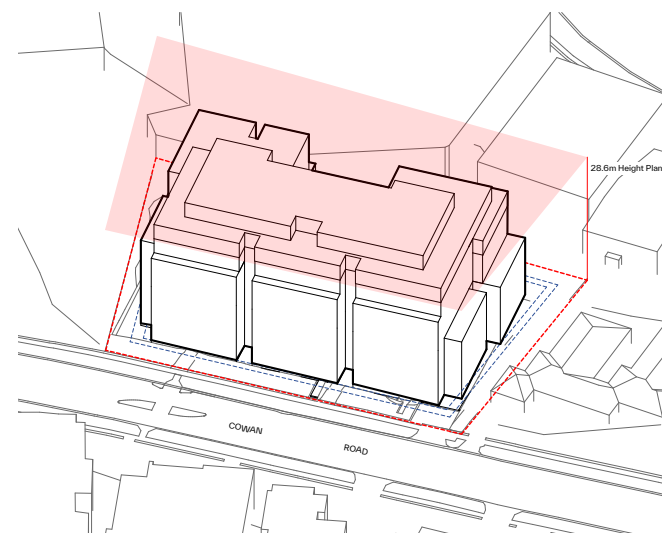
RESPONDING TO SETBACKS:

The building form has been shaped in response to the ADG separation and setback requirements, ensuring full compliance while also influencing the overall scale, articulation, and massing of the development.



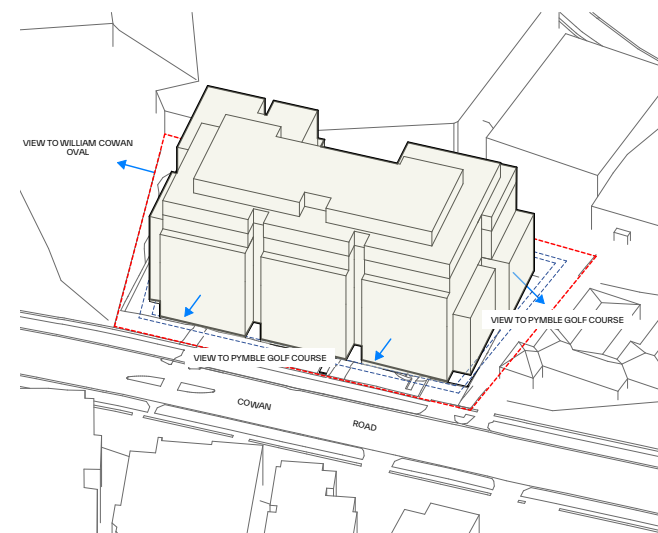
ACHIEVING SOLAR ACCESS:

The floor plates have been carefully configured to maximise solar access to the proposed apartments. The building orientation and layout ensure that a majority of dwellings receive direct sunlight, in line with ADG solar access requirements, thereby enhancing daylight amenity and energy efficiency.



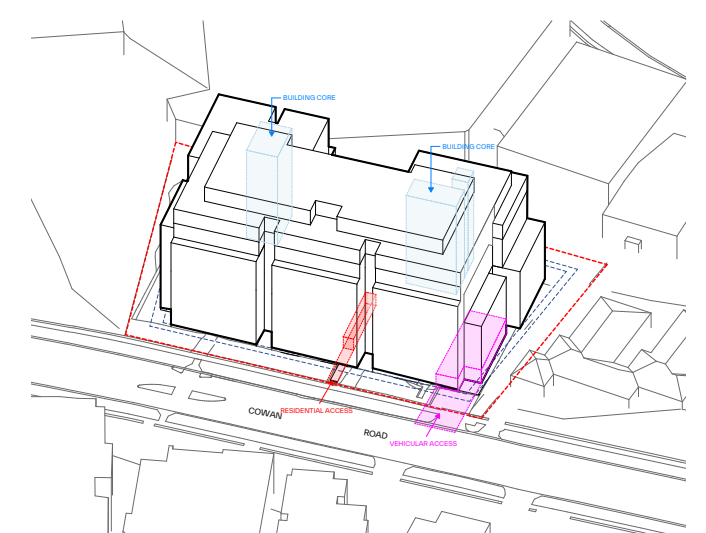
HEIGHT IMPACT:

The Low to Medium Rise (LMR) Housing 30% uplift enables the proposed building to integrate with the evolving urban context of the neighbourhood. The additional height supports broader planning objectives by contributing to housing shortage of the city.



VIEW OPPORTUNITIES:

The site offers the potential to maximise outlooks towards William Cowan Oval and Pymble Golf Course, enhancing visual amenity and strengthening the connection to surrounding green spaces and local urban landmarks.



ACCESS:

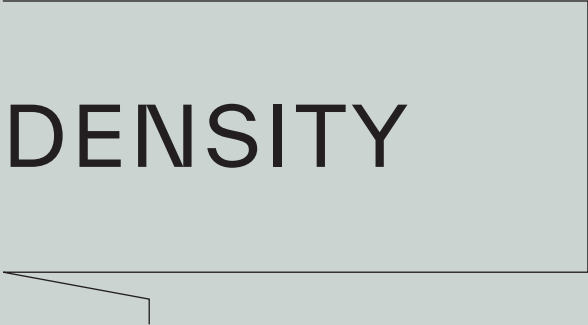
Direct access to cores are aligned with the street access from Cowan Road, along with the vehicular access from the front aligning with the neighbouring properties and streetscape.

05. PRINCIPLE 3

“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: STATE ENVIRONMENTAL PLANNING
POLICY HOUSING 2021 - DESIGN QUALITY OF
RESIDENTIAL FLAT DEVELOPMENT UNDER THE
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ACT 1979



DENSITY

DENSITY

The proposal comprises 77 apartments across eight storeys, including 20 two-bedroom, 55 three-bedroom and 2 four-bedroom units

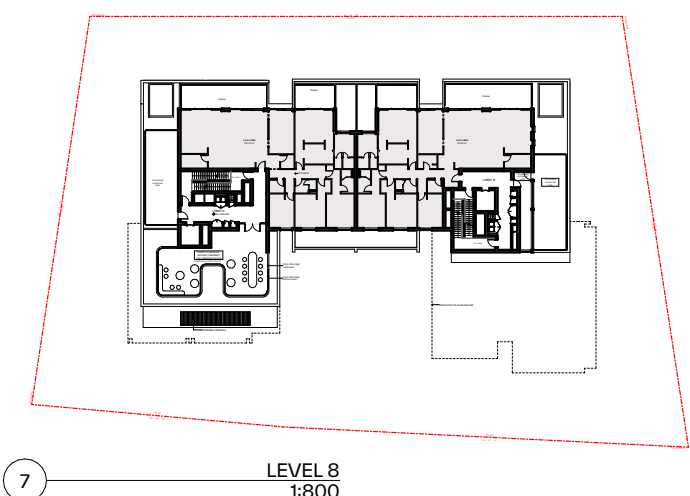
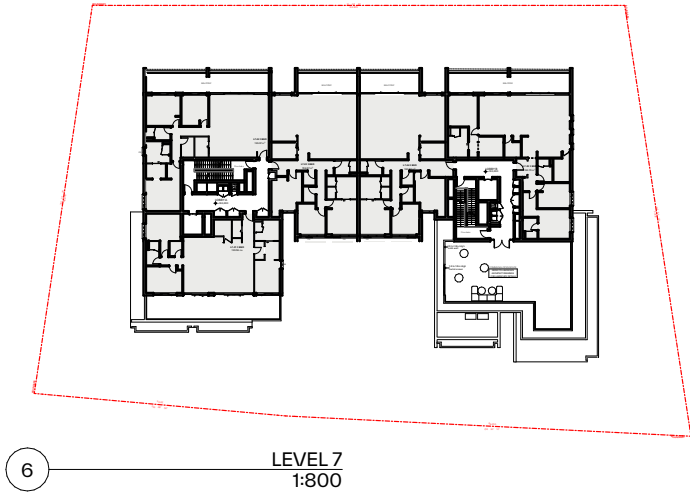
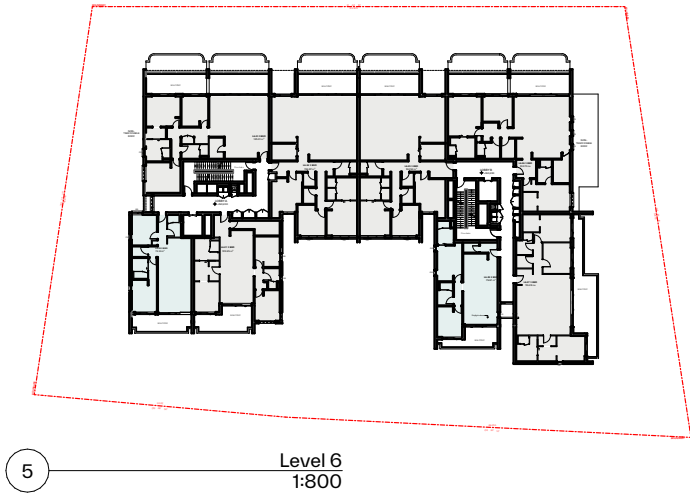
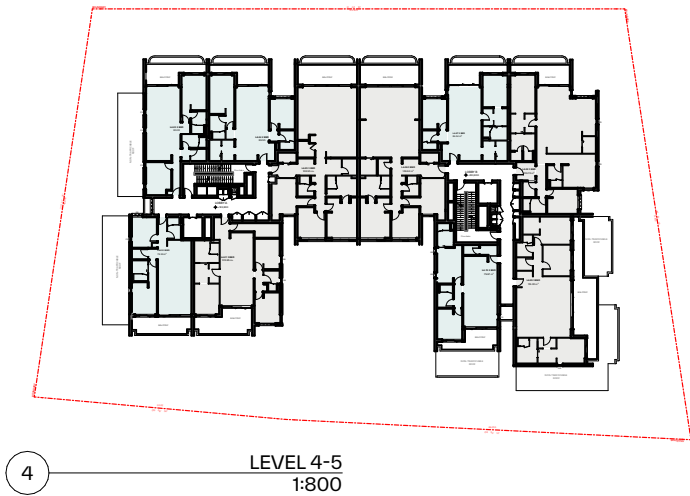
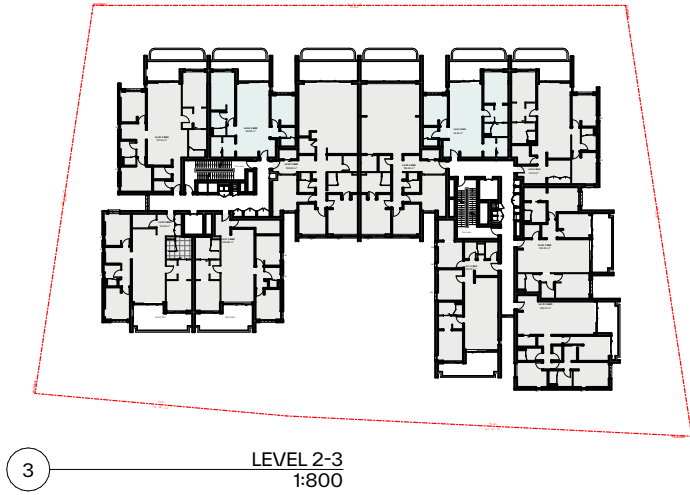
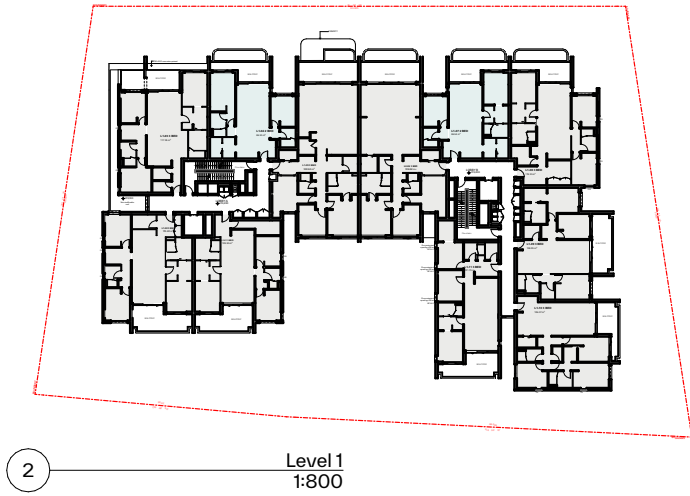
The development occupies a total site area of 3467.7m² and delivers a Gross Floor Area (GFA) of 9917.6m², achieving a Floor Space Ratio (FSR) of 2.86:1, inclusive of a 30% uplift for affordable housing.

The apartment sizes are consistent with those found in the local area and respond to current market demands in terms of dwelling typologies and established living patterns.

The proposed density is considered sustainable, supported by existing and future infrastructure, access to public transport, and proximity to community, cultural, and environmental amenities.

The proposal represents an appropriate level of density for a residential development in this location. Its bulk, scale, and form are well integrated within the surrounding context and are expected to contribute positively to the precinct rather than impose a burden on it.

NET SALE AREA	
Ground	912.4
Level 1	1,241.5
Level 2	1,245.5
Level 3	1,245.5
Level 4	1,076.0
Level 5	1,076.0
Level 6	972.6
Level 7	755.2
Level 8	418.4
	8,943.1 m²



06. PRINCIPLE 4

“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: STATE ENVIRONMENTAL PLANNING POLICY HOUSING 2021 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



SUSTAINABILITY

SUSTAINABILITY

A comprehensive assessment of the building has been undertaken as part of the BASIX certification process. In addition to meeting these formal requirements, the proposal incorporates several key sustainable design initiatives:

- **Solar Access:** The apartments have been oriented to maximise northern exposure, ensuring access to natural daylight during the cooler months. Notably, 71.4% of the dwellings receive a minimum of two hours of direct sunlight between 9:00am and 3:00pm in mid-winter.
- **Natural Ventilation:** The design achieves 78% cross-flow ventilation across apartments, promoting passive cooling and improved indoor air quality. Balcony overhangs and recesses are strategically designed to provide shading in summer while allowing solar heat gain during winter.
- **Energy Efficiency & Materials:** The development includes energy-efficient appliances and fixtures. Proposed materials are low-maintenance, have a long life cycle, and include options with high reusability and environmental performance.
- **Landscape & Water Efficiency:** Extensive planting throughout the site, including the use of native and drought-tolerant species, contributes to improved water efficiency and provides natural solar shading during warmer months.
- **Active Transport:** Secure and convenient bicycle parking is provided on site, supporting active transport options for residents and encouraging a reduction in car dependency.



07. PRINCIPLE 5

“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: STATE ENVIRONMENTAL PLANNING POLICY HOUSING 2021 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



LANDSCAPE

The seamless integration of building design and natural surroundings is a testament to the close collaboration between the development team and landscape architects. The landscape design plays an integral role in the overall success of this development, providing both visual and practical benefits to enhance the living experience.

To ensure that the landscape design remains in optimal condition, plant species are carefully selected to be low maintenance to promote longevity and long lasting aesthetic appeal. These measures will facilitate the thriving of the vegetation and help maintain the beauty and functionality of the landscape over time.

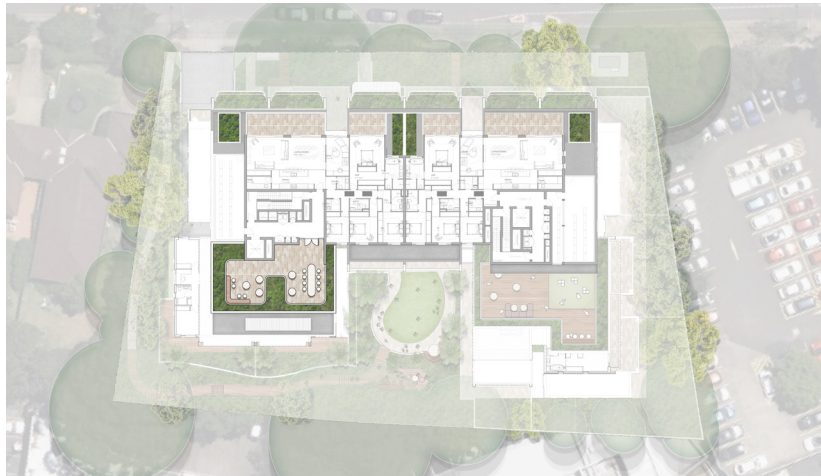
For more information on the landscape design, please refer to Site Image Landscape Architects report. The report offers comprehensive details on the design principles, plant selection, and maintenance strategies.



LANDSCAPE CONCEPT PLAN - GROUND FLOOR



LANDSCAPE CONCEPT PLAN - LEVEL 7



LANDSCAPE CONCEPT PLAN - LEVEL 8

08. PRINCIPLE 6

“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: STATE ENVIRONMENTAL PLANNING
POLICY HOUSING 2021 - DESIGN QUALITY OF
RESIDENTIAL FLAT DEVELOPMENT UNDER THE

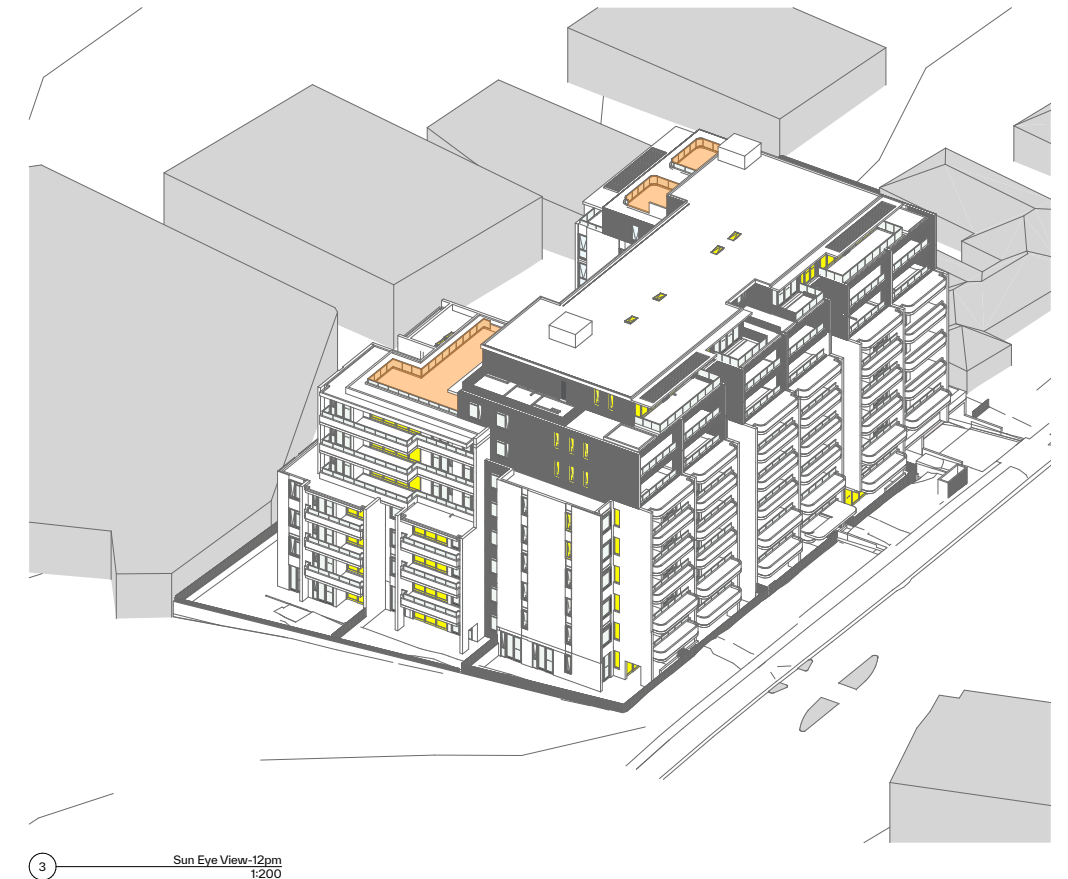
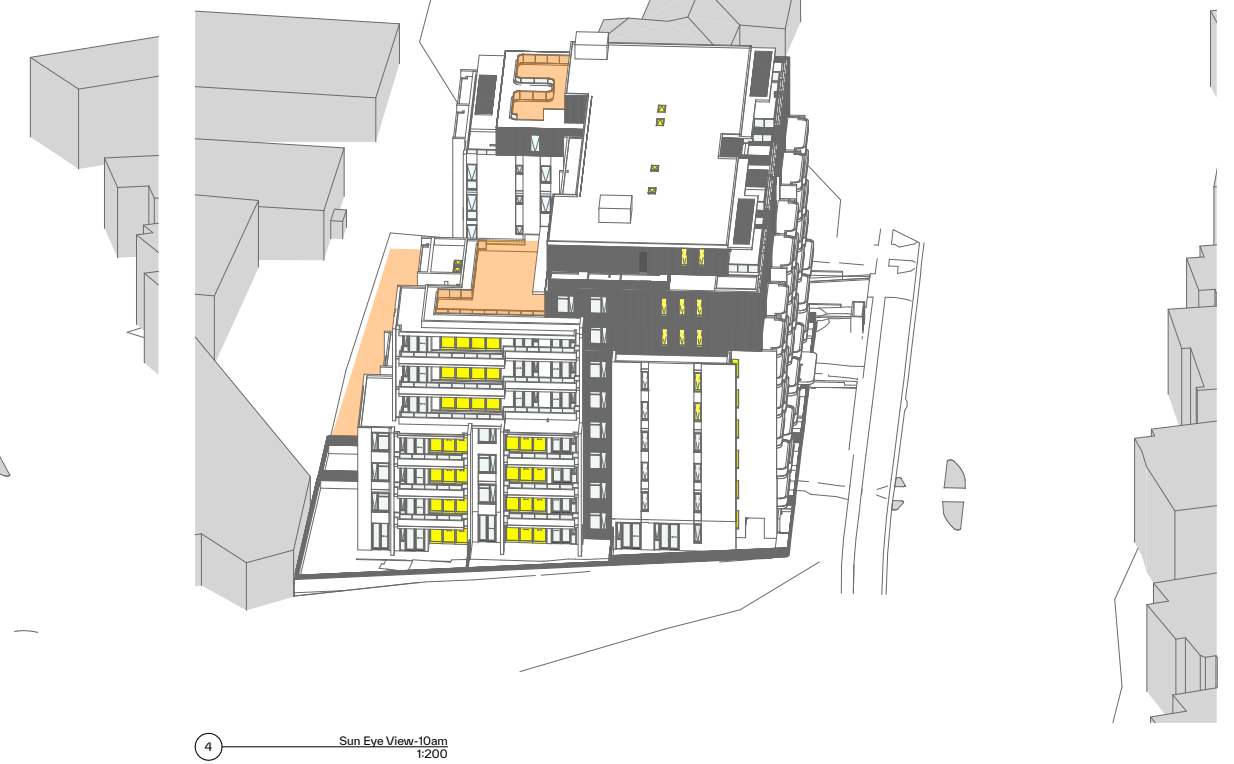
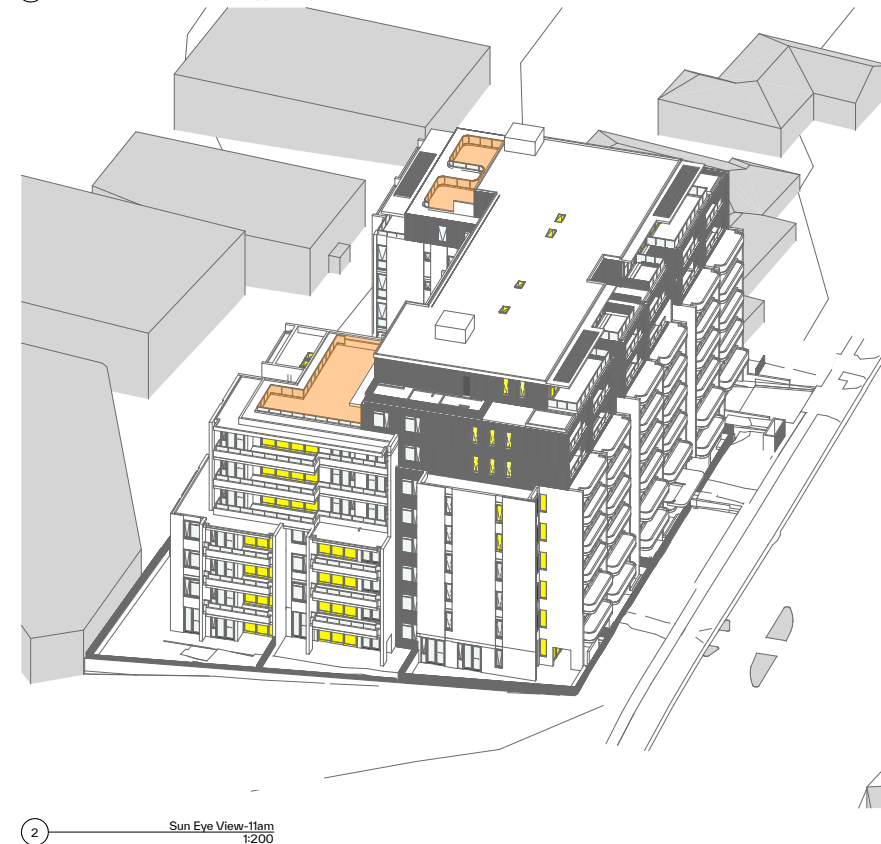
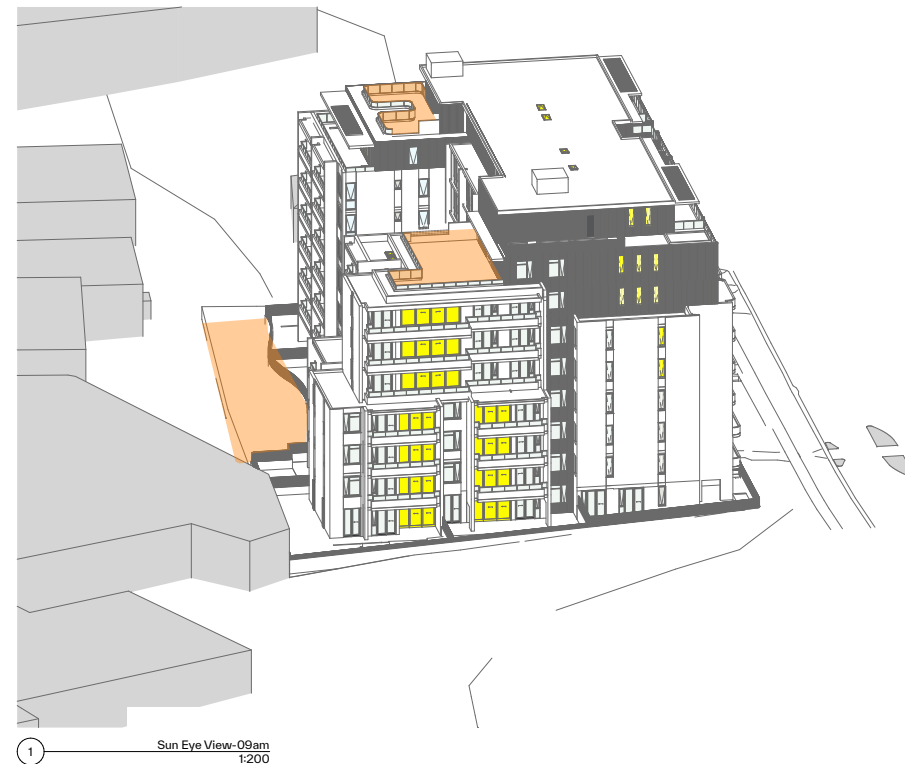


AMENITY

AMENITY

The proposed development has been carefully designed to provide a high level of residential amenity through thoughtful apartment layout, spatial planning, and environmental performance.

- **Internal Layout & Functionality:** Carefully planned to ensure a functional relationship between private and communal spaces, enhancing livability.
- **Private Open Space:** All apartments include balconies that comply with ADG in terms of size, accessibility, and usability.
- **Solar Access:** 71.4% of apartments receive a minimum of two hours of direct sunlight to living areas and balconies between 9:00am and 3:00pm in mid-winter, exceeding ADG requirements.
- **Natural Ventilation:** All habitable rooms are naturally ventilated, with 78% of apartments achieving effective cross-ventilation.
- **Façade Treatment:** The design incorporates privacy screens, recessed balconies, and considered window placement to ensure visual privacy and reduce overlooking.



09. PRINCIPLE 7

"Good design optimises safety and security, both internal to the development and for the public domain.

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."

SOURCE: STATE ENVIRONMENTAL PLANNING
POLICY HOUSING 2021 - DESIGN QUALITY OF
RESIDENTIAL FLAT DEVELOPMENT UNDER THE



SAFETY

SAFETY

The proposal incorporates a range of design measures to ensure a safe and secure environment for residents and visitors:

- Clearly Defined Entry:**
 The main pedestrian entrance is visually prominent and inviting, with clear delineation between public and private spaces to support intuitive wayfinding and secure access.
- Secure Access Points:**
 Entrances and pedestrian pathways are well-lit and designed to maintain clear sightlines, enhancing passive surveillance and user safety.
- Controlled Building Access:**
 The residential entry is gated and equipped with a security camera and intercom system, allowing residents to identify and control visitor access to the building.
- Apartment Security:**
 Each apartment is fitted with a secure keyed entry system, offering a high level of personal security and peace of mind for occupants.
- Basement Car Parking:**
 The basement parking area is fully secured with controlled access via key and remote systems, limiting entry to authorised residents only.



10. PRINCIPLE 8

"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: STATE ENVIRONMENTAL PLANNING POLICY HOUSING 2021 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

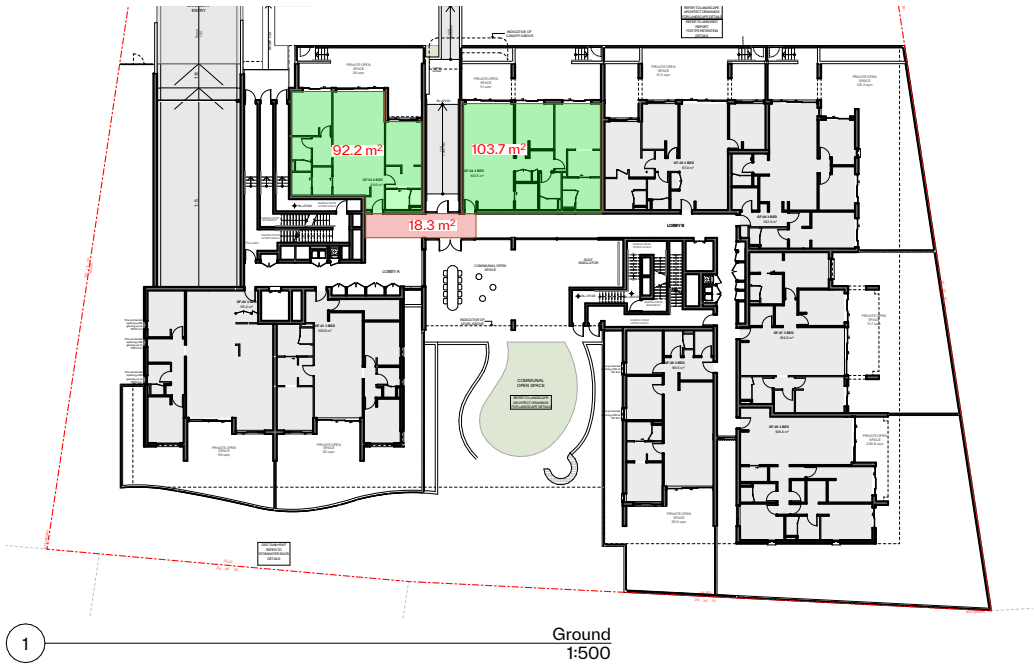
HOUSING DIVERSITY AND SOCIAL INTERACTION

HOUSING DIVERSITY & SOCIAL INTERACTION

The development offers a range of apartment sizes and configurations that respond to market demand while also meeting affordable housing requirements. The inclusion of adaptable and livable units supports housing diversity and long-term flexibility for a broad demographic.

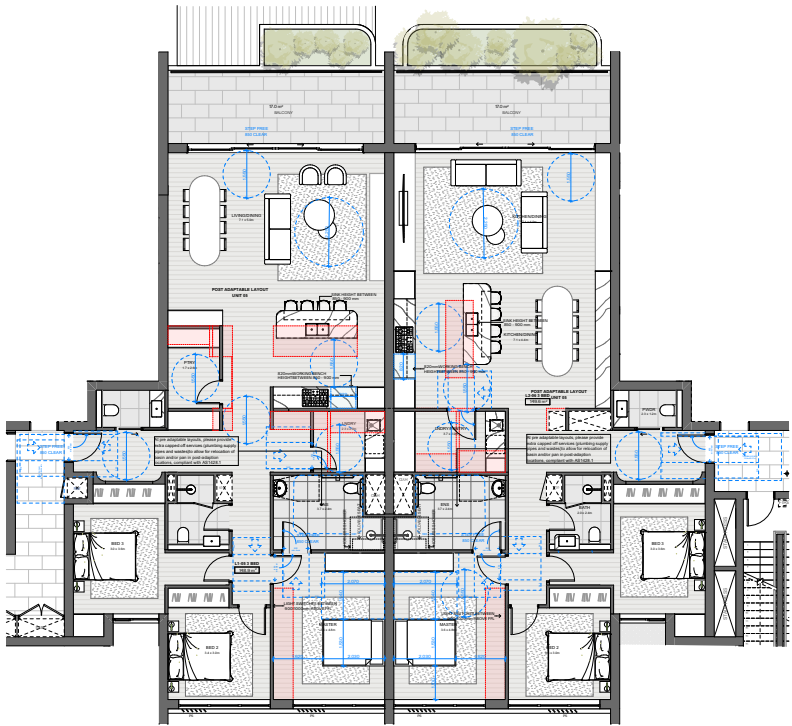
The site is well-located, with convenient access to public transport, supermarkets, educational institutions, and recreational facilities, encouraging community interaction and social inclusion.

Generously proportioned lobbies enhance accessibility and comfort. The proposal complies with the Apartment Design Guide (ADG) requirement of a minimum 20% ‘Silver Livable’ units. Accessibility for people with disabilities has been carefully considered throughout the building and shared spaces.



Affordable unit allocation in addition to part of the circulation.	
GF	
GF-03	
GF-04	
Level 1	
L1-03	
L1-04	
L1-05	
L1-06	
L1-07	
L1-11	
Level 2	
L2-04	
L2-07	
L2-08	
Level 3	
L3-04	
L3-07	
PERMISSABLE GFA = 9917.6 AFFORDABLE GFA = 15% X 9917.6 = 1487.64	

AFFORDABLE HOUSING-GFA	
Ground	214.2
Level 1	761.1
Level 2	317.6
Level 3	194.7
	1,487.6 m²



PROPOSEED PRE/ POST ADAPTABLE UNITS

- L1-02
- L2-02
- L3-02
- L4-09
- L5-09
- L1-05 L1-06
- L2-05 L2-06
- L3-05 L3-06
- L4-05 L4-06
- L5-05 L5-06

11. PRINCIPLE 9

"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: STATE ENVIRONMENTAL PLANNING
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ACT 1979



AESTHETICS

AESTHETICS

The building's massing and façade articulation have been carefully designed to respond to both the existing context and the desired future character of the area.

The proposal demonstrates a clear and cohesive approach to materiality and construction, with thoughtful integration of durable, low-maintenance materials that contribute to the building's longevity and visual quality.

Extended balconies are seamlessly integrated into the façade indentations, creating a rhythmic and dynamic elevation. This design enhances visual interest through variation in form and the use of shadow lines, adding depth and texture to the façade.

The elevations exhibit a varied expression that responds to solar orientation, site constraints, view corridors, and boundary setbacks. The free-form composition balances unique architectural identity with environmental responsiveness.

The use of robust, high-quality materials supports the long-term image of the building, while the considered composition of textures, colours, and structural elements ensures a strong contribution to the evolving character of the neighbourhood.

Collectively, these design elements allow the development to integrate sensitively into its surroundings while establishing a distinct architectural presence that enhances the overall aesthetic quality of the precinct.



THANK YOU!