DIAN ROSE BAY

ARCHITECTURAL DESIGN REPORT

SSD-101842729

Rev.A | 19.12.2025

DIAN, ROSE BAY
2+2A, 4-6 CONWAY AVENUE + 38 - 40 CARLISLE STREET, 15 + 15A FERNLEIGH AVENUE

MHNDUNION

Acknowledgement

MHNDU acknowledge the Traditional Custodians of the land on which we practice, the Gadigal People of the Eora Nation. We pay our respects to elders, past, present and future.

We acknowledge their evolving, living cultures and dynamic relationships with Country, and respect their continuing contribution to the life of this city & region.

Project Team

Prepared for:
TWO CONWAY PTY LTD

Architecture:
MHNDU

Town Planner:
FILE PLANNING AND DEVELOPMENT SERVICES

Surveyor:
RYGATE

Landscape:
DANGAR BRIAN SMITH

BASIX, Building Services & Eletrical Plan:
IGS

Struture, Civil & Stormwater:
RTS CIVIL CONSULTING ENGINEERS

BCA & DDA Access:
CERTATUDE

Accessibility:
VISTA CONSULTING

Flooding:
RTS CIVIL

Aborist:
CAPABILITY GREEN CO

Shadow and Solar Access Analysis:
CAD DRAFT P/L

Rendering:
MARCHENKO NOVAK STUDIO

Traffic Coordination:
TRAFFIX ENGINEERING SPECIALIST

Geotechnical, Prelim Site Investigation Report :
EL AUSTRAILA

Aboriginal Heritage Impact Assessment:
ECO LOGICAL

Stakeholder Engagement:
HILLPDA ECONOMICS PLANNING VALUATIONS

Noise and Vibration Report:
WEST ASSOCIATES

View Impact Assessment:
URBAINE

Demolition Report:
CSH CONSULTING

Urban Design Assessment Report:
ATLAS URBAN

Waste Management Plan:
EF CONSULTING

Integrated Water Management Plan:
RTS CIVIL

QS EDC Report:
NAPIER BLAKELY

EIS Report:
FILE PLANNING

MHNDUNION

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ABN 94 003 717 682
Nominated Architect Brian Meyerson
NSW Registration No 4907
VIC Registration No 19861

Design Excellence

AWARDS

2024
Architizer A+ Awards
Special Mention, Architecture + Concrete category, Headland House

The Urban Developer Awards
Finalist, Development of the Year –Small-Scale Residential (4-20), Anden
Finalist, Excellence in Design Innovation, Anden

AAA Apartment Awards for Excellence – NSW
Winner, Boutique Category, Traces
Finalist, Precinct Rejuvenation, Traces

Australian Design Awards, Better Future
Silver, One Hastings and Traces

Australian Design Awards, Better Future
Shortlisted, O'Donnell, Pavilion and The Carlisle

2023
Wild Design Awards, Better Future
Silver, Chain Mail House

World Architecture News Awards
Finalists, Constantia, Silver, The Carlisle, Bronze and Pavilion

Good Design Award, Architecture Design
Winner O'Donnell and Traces

Sydney Design Awards, Better Future
Gold, Traces

Sydney Design Awards, Better Future
Silver, Pavilion, O'Donnell, The Carlisle and One Hasting

UDIA NSW and Coronation Awards for Excellence
Winner, Design and Medium Density Category, Anden

UDIA NSW and Coronation Awards for Excellence
Finalist, Boutique Development Category, Constantia

UDIA NSW and Coronation Awards for Excellence
Finalist, Medium Density Category, Pavilion

AIA NSW Architecture Awards
Commendation, Traces

Property Council of Australia
Finalist, Pavilion

Architizer Top 30 Australian Architects

Australian Design Awards, Better Future
Shortlisted, Constantia and Chain Mail House

2022
Good Design Award, Architectural Design
Winner, Belgravia and Chain Mail House

Sydney Design Awards
Silver, Chain Mail House and Constantia

2021
Driven X Design Sydney Design Awards
Winner Gold, Belgravia
Winner Silver, Customs House and The Carlise

2020
Australian Institute of Architects
Winner, Best in Practice Prize

Houses Awards
Shortlisted, Customs House

Master Builders Association Prestige Award
The Crescent, Darling Point

Randwick City Architecture and Urban Design
Shortlisted, Bream Street, Coogee

Think Brick Award
Horbury Hunt Commercial Award
High Commendation, Belgravia

Design Excellence Competition
Winner, Bourke Street Waterloo

2019
Australian Institute of Architects
Shortlisted, Best in Practice

Woolhara Design Excellence Awards
New Buildings Multiple Housing, Belgravia

2018
Sydney Design Awards
Gold, Architecture Proposed, M.K.C Concert Centre

2017
Design Excellence Competition
Winner, One Sydney Park

Kaunas Concert Hall Open Competition
Placed 9th out of 119 Entries

World Architectural Festival
Shortlisted, Devonshire Street

Concrete Institute of Australia
Winner, K House

UDIA Awards for Excellence
Shortlisted, Excellence in Retirement Living, Life Style Manor

2016
Australian Interior Design Awards
Shortlisted, Vaucluse House, Lawless & Meyerson with MHNDU

Houses Magazine
Shortlisted, K House

IDEA Awards
Shortlisted, K House

2015
Smeg Tour
Shortlisted, Viking

Randwick Council Commercial and Public Buildings
Silver Commendation, Street Radiology Clinic
World Architectural Festival
Shortlisted, Housing and Colour Category, Viking

Urban Taskforce Awards
Winner, Innovative Development, Viking

AIA NSW Architecture Awards
Shortlisted, Viking

Architizer Awards
Winner, Residential, Multi Unit Housing, Mid Rise, Aria

Waverley Design Awards
Winner, The Salvation Army Citadel, Heritage Category, Brisbane Street

DULUX Colour Awards
Shortlisted, Viking

2014
Design Excellence Competition
Winner, Portman

Design Excellence Competition
Winner, Epsom Rd, Green Square with Neeson Murcutt Architects

AIA NSW Architecture Awards
Shortlisted, ARIA

Houses Awards
Finalist, W House

2013
Waverley Design Awards
Winner, Hastings Parade and Aria

Trends Top 30 Australian Homes
Winner, Portland House and Dover Heights House

Houses Awards
Shortlisted, Hewlett House

World Architecture Festival Awards
Shortlisted, Aria

2012
Urban Taskforce Awards
Winner, Excellence in Residential Apartment Development, The Beach House

Waverley Design Award
Winner, Public Space Contribution Award, The Beach House

2011
World Architecture Festival Awards
Shortlisted, Bondi Penthouse and Teixeira House

Interior Design Awards
Shortlisted, Bondi Beach Penthouse

2009
MBA National Housing Award
Winner, Category for Townhouses, Murriverie Mews

IDEA Interior Design Excellence Awards
Shortlisted, Dover Heights Residence

2008
IDEA Interior Design Excellence Awards
Shortlisted, Dover Heights House, Bellevue Hill House, Hurricanes Restaurant

Interior Design Awards
Shortlisted, Dover Heights House

2007
IDEA Interior Design Excellence Awards
Shortlisted, Hurricanes Bar/Grill and Thai Terrific Restaurant

HIA CSR NSW Housing Awards
Winner, Category of Residential Building Designer, Bronte Road

HIA CSR NSW Housing Awards
Runner up, Category of Residential Building Designer, Penkivil Street

2006
Waverley Council Heritage and Design Awards
Winner, Cliff House

2004
Interior Design Awards
Shortlisted, Dover Heights Synagogue and Hurricanes Bar and Grill

NAWIC Merit Award
Dover Heights Synagogue

2003
RAIA NSW Chapter Award
Shortlisted, Public Buildings, Dover Heights Synagogue

2000
RAIA NSW Chapter Merit Award
Shortlisted, Ozana House, Watsons Bay

1990
Awarded scholarship to attend RAIA and Malaysian Institute of Architects joint Conference in Perth and Kuala Lumpur

Japan Institute of Architects Competition
Silver Medal Award, Japan Culture Centre in Canberra, in partnership with Paul Rappaport

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1 | PROJECT OVERVIEW

Executive Summary

'DIAN' -
Divine, heavenly, bright, shining one, summit, mountain top

This Design Report describes the architectural design for DIAN Rose Bay, located at 2+2A, 4-6 Conway Avenue + 38-40 Carlisle Street, 15 + 15A Fernleigh Avenue. It has been prepared by MHNDU on behalf of Two Conway PTY LTD.

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a residential flat building using the in-fill affordable housing and mid-rise housing controls in accordance with the recently introduced provisions under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

The project seeks consent for:

Demolition of existing buildings on site and tree removal, and the construction of a residential flat building comprising two to three levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping. The building will include:

- 70 residential dwellings including 1-, 2-, 3- & 4-bedroom types
- 15% of apartments are to be designated as aspirational affordable housing to be operated by a Community Housing Provider (CHP) for a period of 15 years
- Generous private open space to dwellings including ground floor terraces including five with pools and one private roof terrace with pool.
- A communal room with adjoining outdoor terraces providing communal open space
- The construction of one 2-3 storey basement providing storage, waste management, building services and vehicle parking for the development
- Vehicular access from Conway Avenue and provision for parking of 130 car parking spaces, 9 accessible, 7 motorbike spaces, and 77 bicycle spaces, including 15 bike spaces.

Summary

Site Area:	3,105.00m2
Total GFA:	8,880.00m2
Applicable FSR:	2.86 : 1
Total Res. Units:	70
Affordable %:	15%

UNIT TYPE	Qty	%
1B	10	14%
2B	26	37%
3B +	34	49%
TOTAL	70	100%

ADG Compliance

Solar (>2hrs):	49/70	70%
Cross-ventilation:	43/70	61%



Artists Impression - Conway Ave View

2 | DESIGN VERIFICATION STATEMENT

Design Verification Statement

MHNDU and Two Conway PTY LTD are pleased to submit our Development Application for 2+2A, 4-6 Conway Avenue + 38-40 Carlisle Street, 15 + 15A Fernleigh Avenue, Rose Bay.

Within this document, the Design team aim to demonstrate conceptual basis of the proposal, whilst addressing the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) which includes the LMR Tree Canopy Guide, The Apartment Design Guide (ADG) and other relevant planning controls.

The enclosed proposal is for the demolition of existing improvements, and the construction of a new 8 storey apartment building containing seventy sole occupancy units. The proposal has been designed with reference the Low and Mid-rise Housing Policy introduced by the NSW Government in April 2025 and the in-fill affordable housing provisions, and it aligns with its three key objectives;

- Increase housing diversity and supply
- Improve housing affordability by offering a range of housing options, and
- 15% of apartments are to be designated as aspirational affordable housing to be operated by a Community Housing Provider (CHP) for a period of 15 years
- Create more homes in well-located, transport-accessible suburbs.

The proposal presents a range of unit types, ranging in size from 1 to 4 bedrooms. The building is organised around three central cores. Typical lower-level apartment plans are organised around corner balconies, maximising daylight penetration, cross flow ventilation, and access to private open space. Typical apartment layouts on upper floors are planned with dual North & South aspect, allowing for maximum solar access to living spaces and habitable rooms, whilst maintaining primary outlook to the Rose Bay foreshore and beyond. Generous landscaping has been designed as an integrated element within the overall design, which also extends to the oversized private open spaces and maximise their amenity and usability.

Generous windows are provided to all rooms allowing natural daylight to penetrate through the entire plan. Privacy is also a key consideration, which is achieved through significant setbacks, particulary in the north-west corner, and the façades balance of solid and void in elevation. A solid sandstone boundary wall anchors the building within its context, whilst the three projecting masses are articulated by stone alcoves providing depth and texture to the external form. Careful facade, privacy louvres, balcony treatment and landscape design reduces adverse impacts and provides privacy to the neighbours.

MHNDUNION

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19th December 2025

Re: SSD / Development Application. ref 101842729

Project: Proposed Low and Mid-Rise (LMR) and Infill Affordable Housing Development (AH)

Address: 2A, 2-6 Conway Avenue + 38 – 40 Carlisle Street + 15 & 15 A Fernleigh Avenue
ROSE BAY NSW 2029

SEPP (HOUSING) 2021 DESIGN VERIFICATION STATEMENT

Dear Sir/Madam

Pursuant to Section 102 of the Environmental Planning and Assessment Regulation 2021 (NSW), I hereby declare that I am a qualified architect, being a person registered as an architect in accordance with the Architects Act 2003 (NSW).

In accordance with Chapter 4 of the State Environmental Planning Policy (Housing) 2021, I directed the redesign of the proposed development referred to above and confirm that the design achieves the design quality principles set out in Schedule 9 of the Policy.

I also confirm that the development has been prepared having regard to the relevant provisions of Parts 3 and 4 of the Apartment Design Guide (ADG).

Yours sincerely
MHN DESIGN UNION PTY LTD



Brian Meyerson

Principal
Brian Meyerson Architects Pty Ltd trading as MHN Design Union
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3 | SEARS

SEARS

SSD-101842729

This Design Report has been prepared by MHNDU to suppport a State Significant Development Application (SSDA) SSD-86017721 for the site 2+2A, 4-6 Conway Avenue + 38-40 Carlise Street, 15 + 15A Fernleigh Avenue, Rose Bay.

The Minister for Planning, or their delegate is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Industry-Specific Secretary's Environmental Assessment Requiremetns (SEARS).

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a residential flat building using the in-fill affordable housing and mid-rise housing controls in accordance with the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a residential flat building comprising 2-3 levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping. The building will include:

» 15% of floor space as affordable housing operated and managed by a CHP for a period of 15 years.

» 70 residential dwellings including 1-, 2-, 3- and 4-bedroom typology.

» Vehicular access from Conway Avenue and provision for parking of 130 car parking spaces, including, 9 accessible, 7 motorbike spaces, and 77 bicycle spaces, including 15 electric bike spaces.

- Storage areas, utilities and service provision.

SEARS ARCHITECTURAL REQUIREMENTS	REFERENCE/ REPORT
5. Design Quality	
Demonstrate how the development achieves:	
• Design excellence in accordance with any applicable EPI provisions.	Chapter 5 I Better Placed
• Good design in accordance with the seven objectives for good design in Better Placed.	
6. Built Form and Urban Design	
• Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.	Chapter 6 I Site Controls & Design Strategy Chapter 7 I Housing SEPP Design Quality Principles
• Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Chapter 7 I Housing SEPP Design Quality Principles Chapter 8 I ADG Compliance
• Provide a floorplan outlining the gross floor area and dwellings that are provided as Affordable Housing.	Drawing DA 5000
7. Environmental Amenity	
• Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Chapter 6 Princple 6 Amenity
• Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Appendix B I Shadow Analysis Appendix C I Solar Access Analysis

4 | SITE CONTEXT & SITE ANALYSIS

LOCATION PLAN

SITE CONTEXT

The site is an amalgamation of 2+2A and 4-6 Conway Avenue, 38–40 Carlisle Street, and 15–15A Fernleigh Avenue, Rose Bay. The site is rare in that it is surrounded along the majority of its boundary by street frontage, creating a buffer between it and its neighbours to the north, east, and south. To the west is a recently constructed three-storey residential flat building with a non-habitable façade facing east. The site is within 365 metres walking distance of the town centre, and 312m to the closest bus stop, complying with the Housing LMR and SEPP Accessible Area definition.

- Locality: Established harbourside eastern suburb characterised by a mix of detached dwellings and low and medium-density apartments, with proximity to Rose Bay Town Centre along New South Head Road.

- Frontage: Frontage to Conway Avenue; west side boundarie to 1 adjoining residential lot; north, east and south boundaries sit on adjoining streets.

- Topography: Being located on the top of a ridgeline, the natural topography falls to the east, west, and south. This maximises the aspect toward harbour views in the west and north-west directions and minimises harbour-view loss for neighbouring properties to the east.

- Existing Structures: nine existing dwellings on site. Low to medium-rise residential in the neighbourhood. Typically, 1-4 storey buildings.

- Public Transport: Bus stops on New South Head Road is within walkable distance connecting to the CBD and Bondi Junction.

- Public domain: trees on Conway Ave and Carlisle St with 6 x vehicle cross-overs



SURVEYED DISTANCES

COMPLIANCE WITH HOUSING SEPP

Walking distance from the site to the Rose Bay Town Centre via Carlisle St and Ian St as shown.

Total walking distance of: 364.86m

This is in addition to an alternative route (also less than 400m), walking from the site west along Fernleigh and New South Head Rd (refer Survey), providing good accessibility options to future occupants.



SURVEYED DISTANCES

COMPLIANCE WITH HOUSING SEPP

Walking distance to a bus stop used by a regular bus service is via Fernleigh Ave, Fernleigh steps and New South Head Rd as shown (noting several other bus stops are also within 400m of the site, refer Transport Impact Assessment).

Total walking distance to bus stop: 312.4m



SITE ANALYSIS

Orientation and micro-climate

- Aspect Strategy: Prioritise northern solar access. Optimise north east and north west aspects to capture morning and afternoon sun while maximising winter solar penetration while mitigating summer heat."
- Prevailing Breezes: North-westerlies in warmer months and east/southerlies in cooler months. Dual-aspect and corner apartments enables cross ventilation.
- Building design to be sympathetic to surroundings with carefully located privacy louvres, balcony treatment that allow occupants access to distance views but block overlooking.



STREETSCAPE - STREET PHOTOS

01



02



03



04





05



06



07



5 | BETTER PLACED : SEVEN OBJECTIVES FOR GOOD DESIGN

Seven Objectives for Good Design

Objective 1:
Better Fit

The project creates a new residential community of 70 dwellings within the Rose Bay Precinct. The development offers a diverse range of dwellings exhibiting a high level of amenity and attuned to a variety of residential owners, renters and investors.

The proposal well situated within the community infrastructure and social fabric of Rose Bay, and incorporates the following features:

- Communal entry forecourts - providing shared open spaces that enhance resident well being and offer opportunities for social interaction
- Extensive landscape and planting introduced in communal areas and integrated through the building form, complimenting the overall architectural vision whilst also adding residential amenity through connection to natural greenery
- A refined architectural expression, balanced with the immediate context of Rose Bay and also with consideration to the future character of the precinct

Objective 2:
Better Performance

Compliance with sustainability standards has been embedded in the design through the initial concept and developed planning outcome. BASIX requirements including the required energy, water and thermal comfort targets have been met.

Key ESD strategies are listed below:

- Green infrastructure: Retaining existing mature street trees and adjoining properties, along with new trees and planting enahnce biodiversity and provide thermal buffering.
- Solar access: Apartment layouts is arragned to maximise solar access. Living areas and balconies with northern orientation are prioritised where possible to capture passive solar gain.
- Natural ventilation: High proportion of units have dual-aspect layouts supports cross-ventilation and reduces the need for mechanical heating and cooling.
- Efficient Appliances: Reduce energy costs and loading
- Measures to minimise energy, water and material consumption, improve indoor air quality, increase transport efficiency (refer BASIX and ESD Report)

Objective 3:
Better for Community

The proposal has been designed to integrate within the existing urban fabric and community infrastructure.

The development offers several communal facilities and contributions to the wider precinct such as:

- Communal entry forecourts and extensive landscape are incorporated along the Conway Avenue and Carlise Street frontage, connecting into the wider Rose Bay streetscape.
- A curtilage of greenery and mature landscape wraps the perimeter of the building, beautifies the public domain, and acts as a visual and privacy buffer to neighbouring properties.
- The landscaped terrace on the ground floor offers a central communal area to be used and enjoyed by all residents.
- The development provides a variety of unit types for diverse demographics, from 1 Bed to 4 Bed units
- 15% of the floor space is to be designated as affordable housing to be operated by a Community Housing Provider (CHP)
- The built form of the proposal is well-considered, and the split-podium form responds to both the existing and evolving character of the Rose Bay Precinct.

Objective 4:
Better for People

The design employs equitable access through the main entrances, which have maximum ramp gradients compliant with the Australian Standards.

Key safety and security initiatives are incorporated within the development and public domain, including:

- The building form is organised around three cores, each with a designated entry forecourt and lobby accessed off Conway Avenue and Carlise Road. Visibility over all entrances allows for passive surveillance.
- Vehicular access is clearly identified from Conway Avenue, secured with a controlled access system.
- Communal open space and lower level apartments are well connected to the surrounding footpath, enhancing visibility and fostering natural surveillance by residents.
- Balconies and windows are oriented toward communal open space for achieve passive surveillance.
- Security points are located at all building entries, including common areas.









Seven Objectives for Good Design

Objective 5:
Better Working

The site is located within 365m of Rose Bay Town Centre, and 312m to closest regular use bus stop, and 8km to Sydney CBD. The building is designed for enduring use offering flexibility for a variety of modes of living though different unit types.

Given its proximity to the well serviced and highly desirable residential location, the building will be well utilised to provide housing in an in-demand location.

In summary, the development proposes:

- 70 apartments over eight storeys
- Two to three storeys of basement carpark.
- Ground floor communal entry forecourts,communal room and landscape zones to be used as communal open space.
- A blend of contemporary architecture and carefully composed landscape.

Objective 6:
Better Value

The development endeavours to create a high quality environment for all residents that will contribute to the value of the community over time.

- The development offers a variety of unit types from 1 to 4 bedroom units, accommodating a range of users.
- Furthermore, 15% of the floor space is to be designated as affordable housing to be operated by a Community Housing Provider (CHP) for a period of 15 years therefore ensuring that a greater proportion of the community will have access to housing.
- The proposed density of the development is in line with the planning guidelines set by the NSW government planning authorities.
- A long life approach to the development in terms of Environmentally Sustainable Design (ESD), use of robust and resilient materials (stone, reinforced concrete, engineered timber) all contribute to the buildings benefit and cost over its lifetime.

Objective 7:
Better Look and Feel

The proposal is designed to exhibit a clear aesthetic intent, with careful consideration to the building massing, proportions and material contributing to a cohesive formal language that is both contemporary and sympathetic to the surroundings.

- The building exhibits a tripartite formal expression, with three clearly delineated masses separated by the entry lobbies.
- Finely articulated stone frames the lower storeys, establishing a podium massing and grounding the building.
- Facade proportions reference the neighbouring context.
- Generous landscaping has been designed as an integrated element within the overall design, which also extends to the communal open spaces to maximise their amenity and usability.
- Deep recesses break down the building massing, articulates the facade and provides visual interest.







6 | SITE CONTROLS & DESIGN STRATEGY

6.1
Site Set Backs - Existing

ADG AND GOOD URBAN DESIGN OBJECTIVES:

Conway Avenue, Carlisle Street & Fernleigh Avenue treated as street 'frontage'

• Establish the desired spatial proportions of the street and define the street edge

• Provide space that can contribute to the landscape character of the street where desired

• Create a threshold by providing a clear transition between the public and private realms

• Assist in achieving visual privacy to apartments from the street

• Create good quality entries to lobbies, foyers or individual dwellings

• Promote passive surveillance and outlook to the street.

SETBACK ASSESSMENT:

A. 6 Chamberlain Avenue = 2.53m

B. 1 Chamberlain Avenue = 2.28m

C. 44 Courtenay Road = 2.39m

D. 59 Carlisle Street = 6.76m

E. 57 Carlisle Street = 7.77m

F. 55 Carlisle Street = 9.14m

G. 45 Carlisle Street = 3.02m

H. 34A Carlisle Street = 7.35m

I. 40 Carlisle Street = 4.60m

J. 38 Carlisle Street = 6.72m

K. 2A Conway Avenue = 3.90m

L. 2 Conway Avenue = 2.00m

M. 4 Conway Avenue = 3.15m

N. 6 Conway Avenue = 3.88m

O. **8 Conway Avenue = 4.50m - Back = 12.94m (Under Construction)**

P. **10 Conway Avenue = 2.72m - Back = 8.00m**

Q. **12 Conway Avenue = 2.06m - Back = 7.31m**

R. 1A Conway Avenue = 2.72m

S. 3 Conway Avenue = 3.41m

T. 10 Conway Avenue = 15.23m

U. 10 Conway Avenue = 2.44m

V. 59 Carlisle Street (side) = 1.50m

Average front set back of the three most typical front setbacks of the four closest residential buildings O, P, and Q = 3.10m



There are a variety of setbacks in the immediate vicinity of the subject site, with no real established building pattern.

Setbacks - Response to Context

ADG AND GOOD URBAN DESIGN OBJECTIVES:

• Establish the desired spatial proportions of the street and define the street edge

• Provide space that can contribute to the landscape character of the street where desired

• Create a threshold by providing a clear transition between the public and private realms

• Assist in achieving visual privacy to apartments from the street

• Create good quality entries to lobbies, foyers or individual dwellings

• Promote passive surveillance and outlook to the street.

Creation of Human Scale and Establishment of a Street Edge

A sound urban design response achieves the objectives outlined above whilst responding to the surrounding context. Proposed setbacks appropriately integrate with the surrounding existing and future buildings, with setbacks that establish human scale, a defined street edge, together with opportunities for landscaping, visual privacy and good quality entries.

(North) Fernleigh Ave Frontage

The proposed massing should respond to the recently constructed No. 8 Conway setback and provide a suitable separation and buffer to the Fernleigh Castle Heritage Item. In this corner a larger setback is appropriate.

To provide a defined street edge, the building mass should respond and be a transition to the existing and future building frontage to Fernleigh Ave across Carlisle St to the east.

(West) Separation with No 8 Conway

No 8 Conway is a recently constructed residential flat building. This building includes a non-habitable wall facing the subject site. This building is just complete and so is unlikely be redeveloped in the foreseeable future. As this site has ample north and south frontages, with harbour views to the west and a relatively shallow depth, it is envisaged that a non-habitable facade would remain facing the subject site, in the unlikely event that it was ever to be redeveloped.

As a result a non-habitable ADG interface is an appropriate response to this boundary.

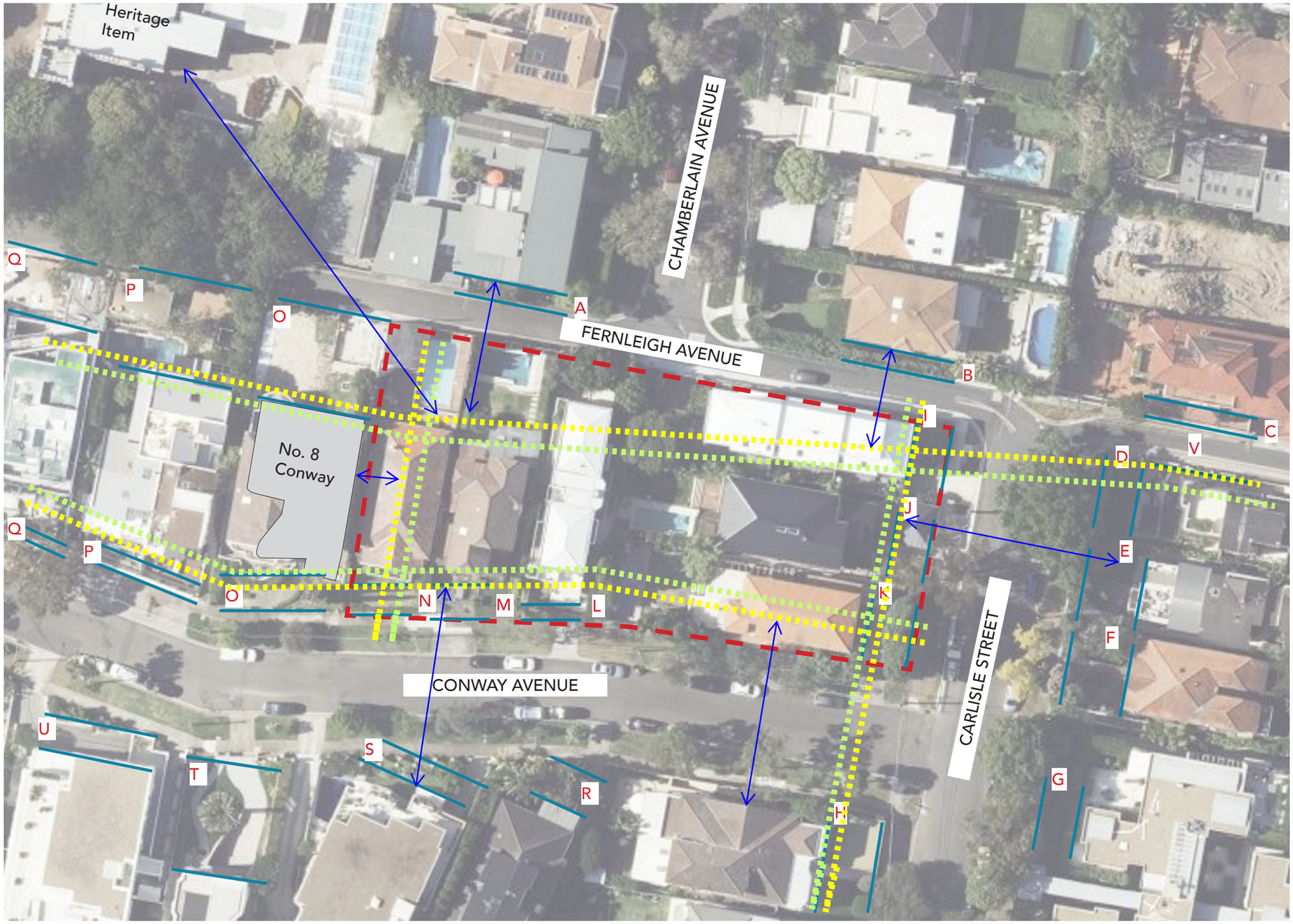
(South) Conway Ave Frontage

A suitable proposed setback will respond to the existing setbacks to the west, and existing and future buildings to the south, across Conway Ave.

(East) Carlisle St Frontage

The Carlisle St Frontage should respond to the neighbouring context, and existing and future buildings to the east across Carlisle St.

All setbacks should provide minimum ADG separation between the proposed lower and upper level setbacks to existing and future neighbouring buildings to the north, south, east and west with opportunity for mature tree planting in these zones. This is clarified in the street sections provided on the following pages.



Lower Level Setbacks - Ground to Level 3
Upper Level further Set Back - Levels 4-7

Set Backs and Massing Analysis

The proposed setbacks of the building and envelope are determined following rigorous urban design analysis, input from Atlas Urban Design, and ADG recommendations, resulting in what is the most appropriate response to the current and future neighbouring properties. Generally a minimum 4.5m setback is proposed to street frontages increasing to 9.8m setback to the north-west corner fronting Fernleigh Ave. Upper levels are setback further. The proposed setbacks are based on site specific urban design analysis and ADG principles.

Please also refer to urban design assessment undertaken by Atlas Urban to assess the most appropriate urban design response to the site. The ADG setbacks guided the building envelope with the lower four stories providing ADG compliance with:

- Habitable to habitable setback compliance along Conway Ave, Carlisle St and Fernleigh Ave frontages, and
- Appropriate setback response to the non-habitable facade of the western neighbour at No 8 Conway.

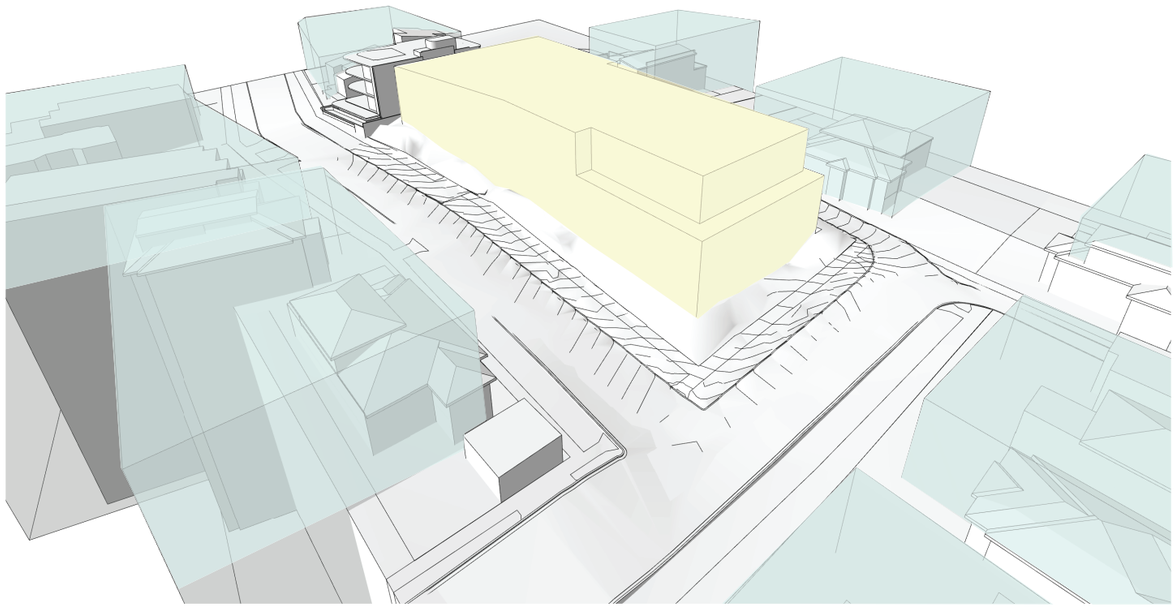
The Carlisle St frontage proposes an increased setback from the third to fourth storey. This creates a part third story, part fourth storey upper level setback to provide human scale to the streetscape.

Fernleigh avenue is setback further as a response to provide greater separation and buffer to the Heritage Item to the north-west of the site and to respond to the newly build No 8 Conway Ave building.

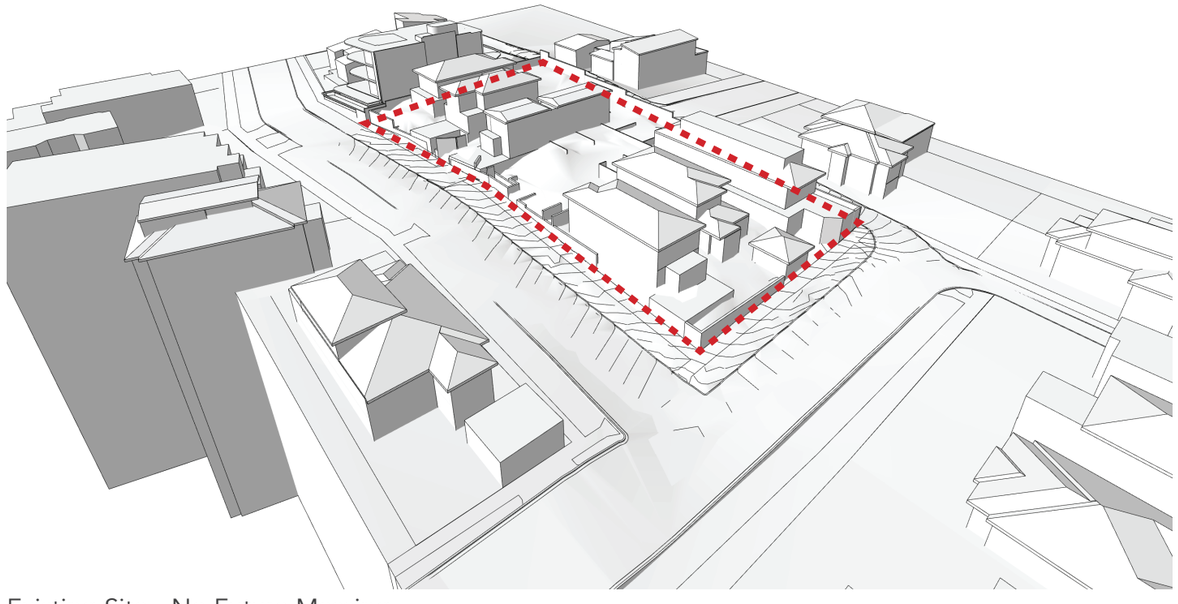
The setbacks provide excellent opportunity for deep soil, tree planting and landscape zones to soften the impact to the street and enhance the street green, leafy characteristics to all sides.

The height of the building is compliant with the permissible height control.

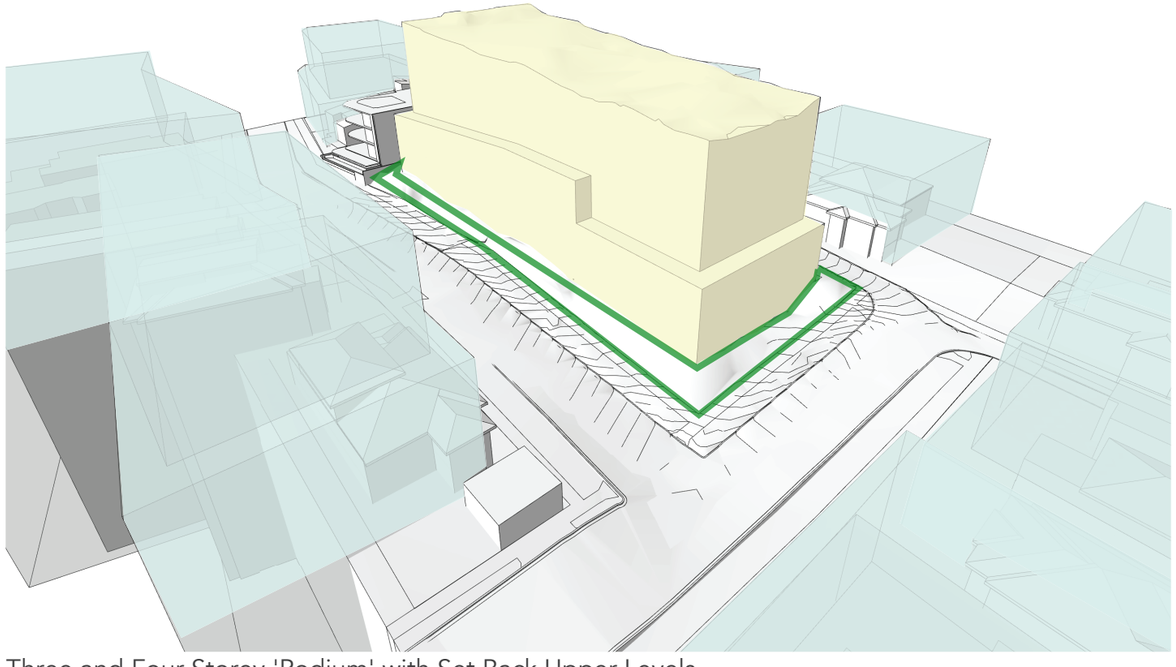
Notes:
- The setback is determined by measuring the distance between the primary street boundary and the outside face of the front building wall, or any protruding balcony deck or the like (excluding car parking structures).
- The front setback is the horizontal distance between the building envelope and the primary street boundary, measured at 90° from the boundary



Three to Four Storey 'Podium' provides Human Scale to Street



Existing Site - No Future Massing



Three and Four Storey 'Podium' with Set Back Upper Levels
Permissible Envelope in Yellow
Future Neighbouring Massing in Blue
Deep soil landscape zone in Green

6.2
Building Separation response to Apartment Design Guide

Building Separation Aims:

- *Provide access to light, air and outlook for neighbouring properties and future buildings provide for adequate privacy between neighbouring apartments.*
- *Retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape.*
- *Achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites.*
- *Manage a transition between sites or areas with different development controls such as height and land use.*
- *All proposed setbacks are in excess of the minimum ADG recommended building separations to both current and future neighbouring buildings.*

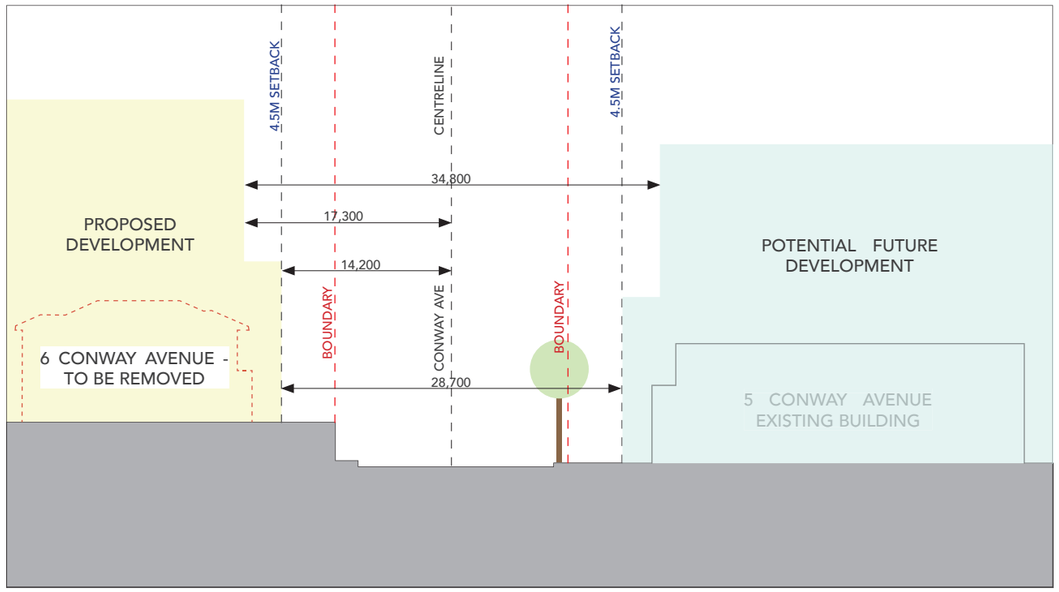
ADG Building Separation Table:

Up to four storeys:

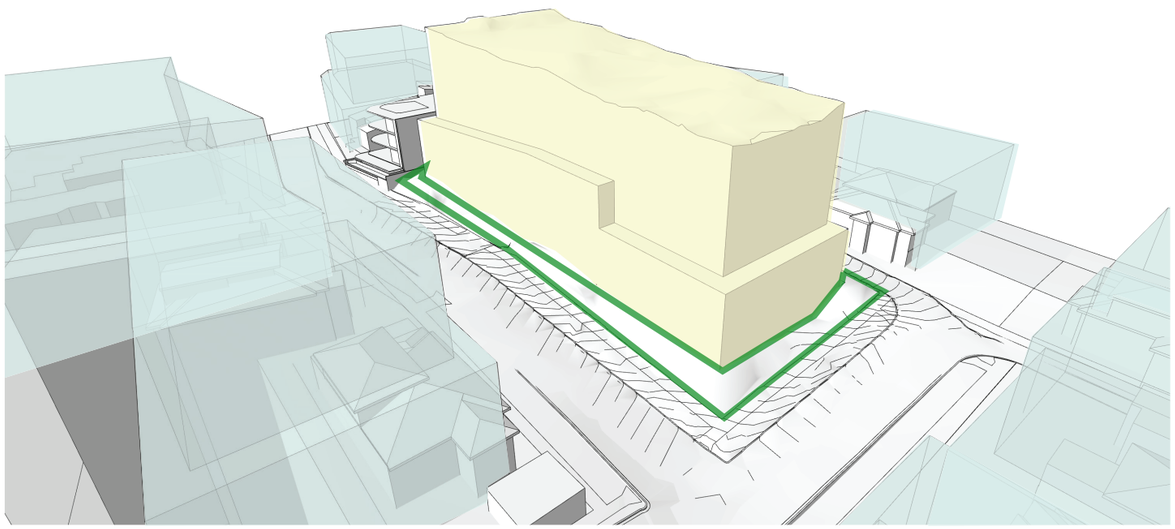
- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys:

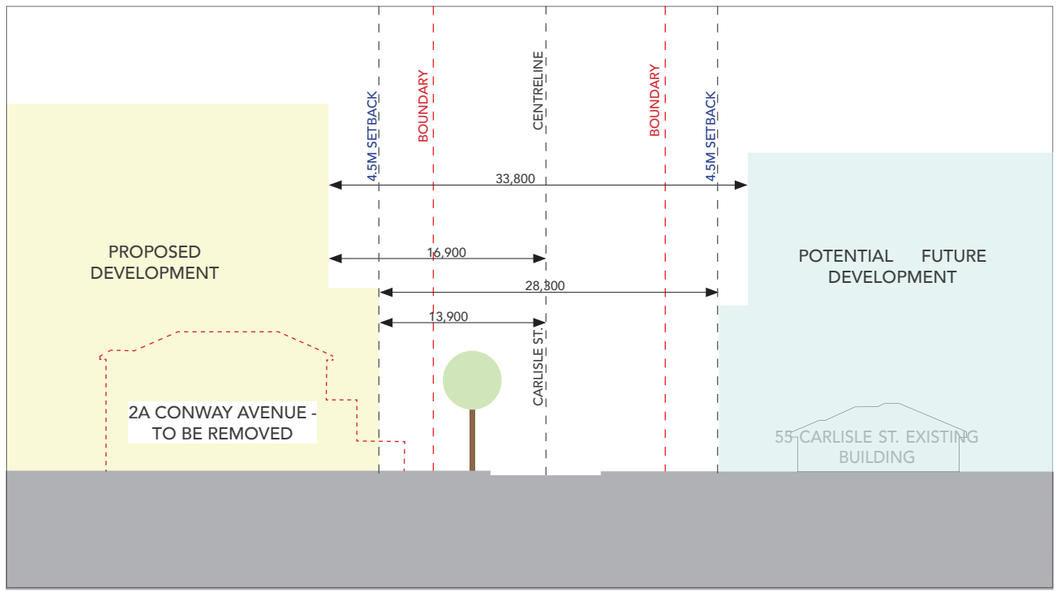
- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms



Building Separation- Conway Avenue
HABITABLE TO HABITABLE ADG SEPARATION REQUIREMENT EXCEEDED



Permissible Envelope in Yellow
Future Neighbouring Massing in Blue
Deep soil landscape zone in Green



Building Separation- Carlise Street
HABITABLE TO HABITABLE ADG SEPARATION REQUIREMENT EXCEEDED

Building Separation (ADG)

Building Separation Aims:

- *Provide access to light, air and outlook for neighbouring properties and future buildings provide for adequate privacy between neighbouring apartments.*
- *Retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape.*
- *Achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites.*
- *Manage a transition between sites or areas with different development controls such as height and land use.*

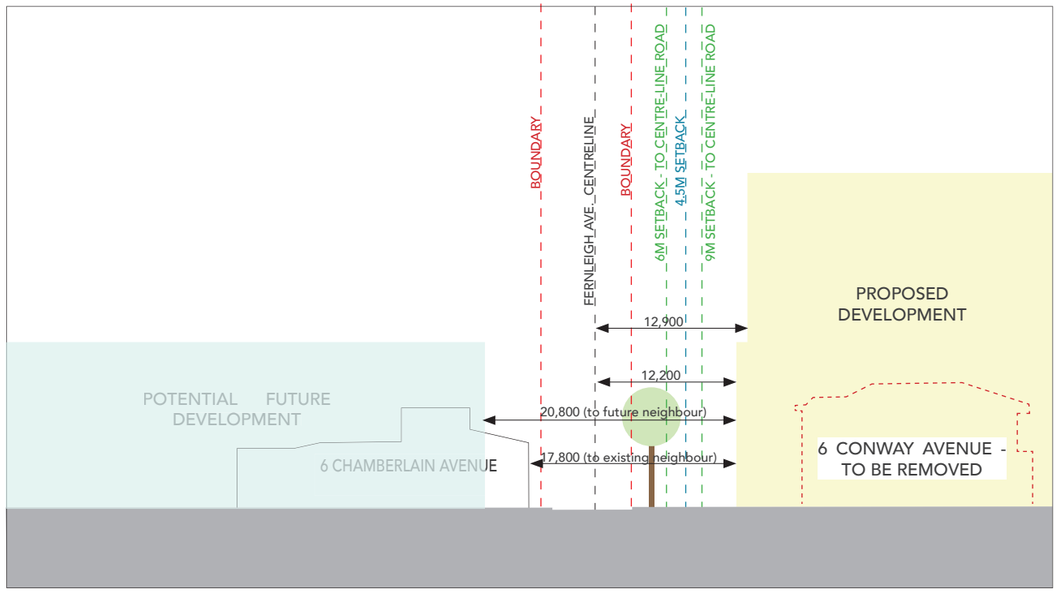
ADG Building Separation Table:

Up to four storeys (approximately 12m):

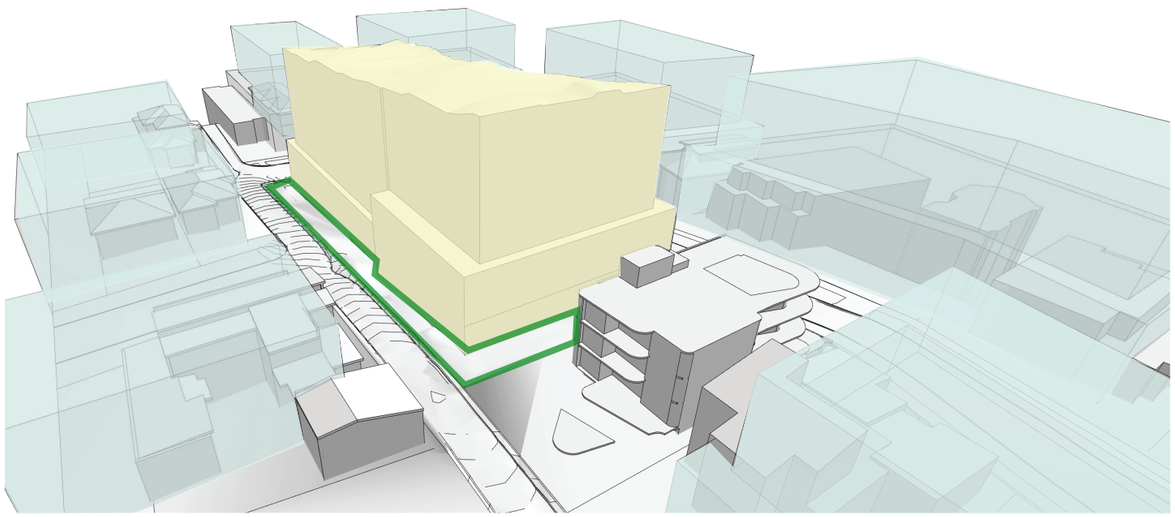
- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):

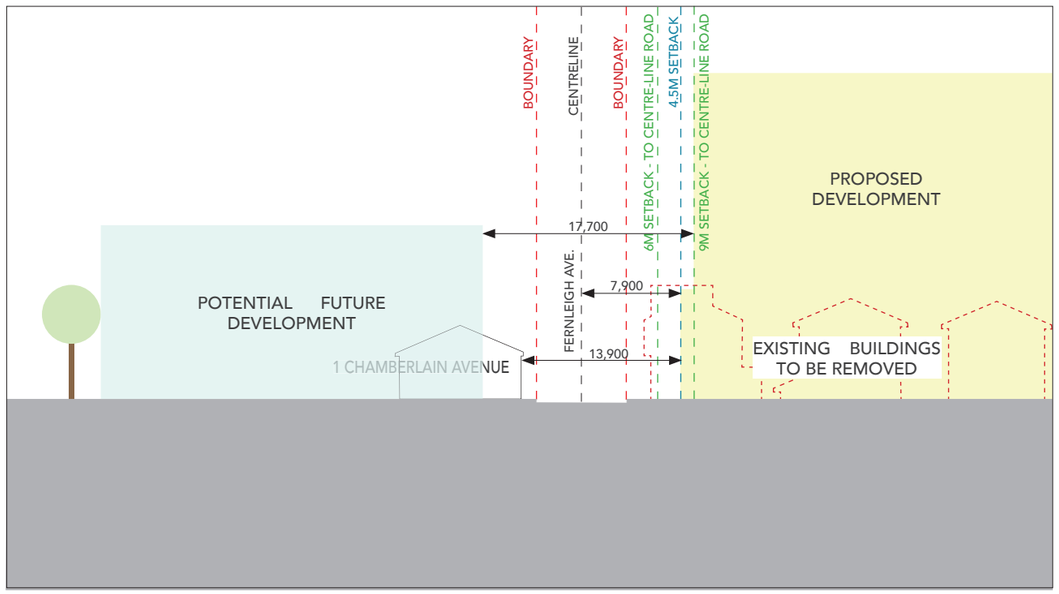
- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms



Building Separation- Fernleigh Avenue - West of Chamberlain Ave.
HABITABLE TO HABITABLE ADG SEPARATION REQUIREMENT EXCEEDED



Permissible Envelope in Yellow
Future Neighbouring Massing in Blue
Deep soil landscape zone in Green



Building Separation- Fernleigh Avenue - East of Chamberlain Ave.
HABITABLE TO HABITABLE ADG SEPARATION REQUIREMENT EXCEEDED

Building Separation (ADG)

Side + Rear Aims:

- *Provide access to light, air and outlook for neighbouring properties and future buildings provide for adequate privacy between neighbouring apartments.*
- *Retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape.*
- *Achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites.*
- *Manage a transition between sites or areas with different development controls such as height and land use.*

There is a recently completed 3 storey Residential Flat Building located at 8 Conway Ave. This is the only immediate neighbour to the subject development and it has been constructed with a blank wall facade 1.5m from the shared boundary.

The Proposal includes the following proposed setback to address the existing condition

- *Lower 4 storeys: 6.3m non-habitable to non-habitable setback*

This also enables the following setbacks to be achieved in a potential future development scenario of that site:

- *Lower 4 storeys: 9m non-habitable to habitable rooms*
- *Five to eight storeys: 12m non-habitable to habitable rooms*

The western facade of the subject proposal includes secondary windows only with careful privacy louvre and planter positioning that further addresses any overlooking and privacy concerns (refer following page)

No 8 Conway has recently been constructed, and so it is unlikely that this site will be developed in the near future. That said, the primary facade of any future development of that site would be designed to provide primary aspect to north and west directions for solar access and harbour views and non-habitable facade to the east.

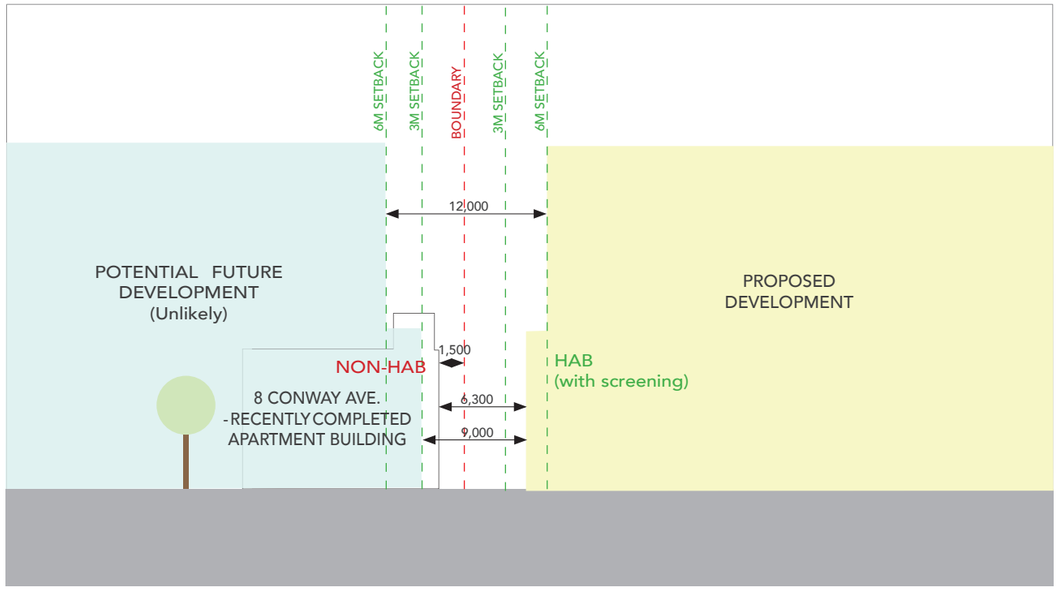
ADG Building Separration Table:

Up to four storeys (approximately 12m):

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms



Building Separation- West Boundary / Facing 8 Conway Avenue

NON HABITABLE TO HABITABLE FACADE WITH SCREENING PROVIDING APPROPRIATE SEPARATION REQUIREMENT OF 6 M (UP TO 4 STOREYS) ACHIEVED

NON HABITABLE TO HABITABLE ADG SEPARATION REQUIREMENT OF 12 M (5th TO 8th STOREY) ACHIEVED TO POTENTIAL FUTURE DEVELOPMENT (UNLIKELY)

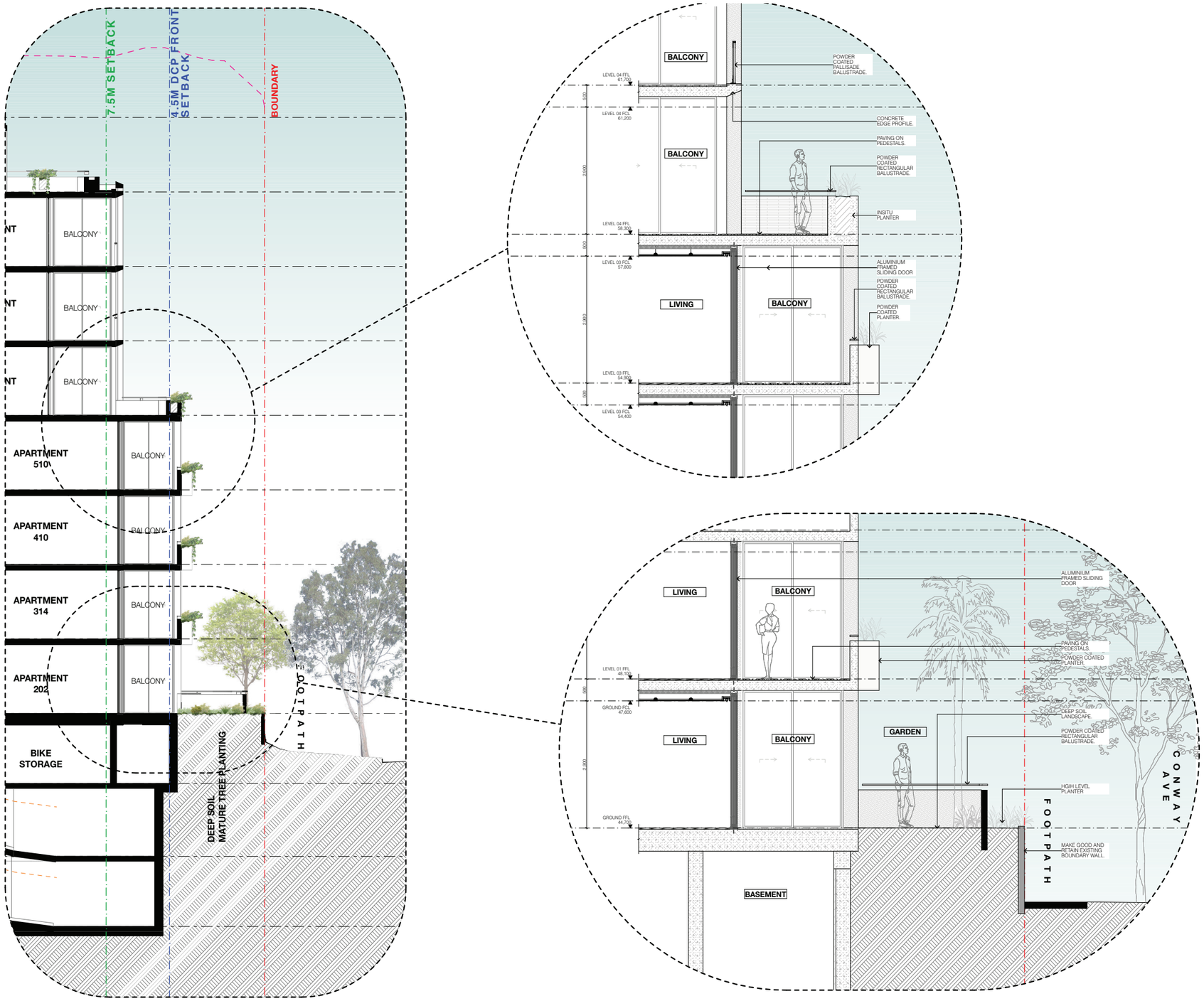
Overlooking Mitigation and Enhanced Privacy

BALCONY AIMS:

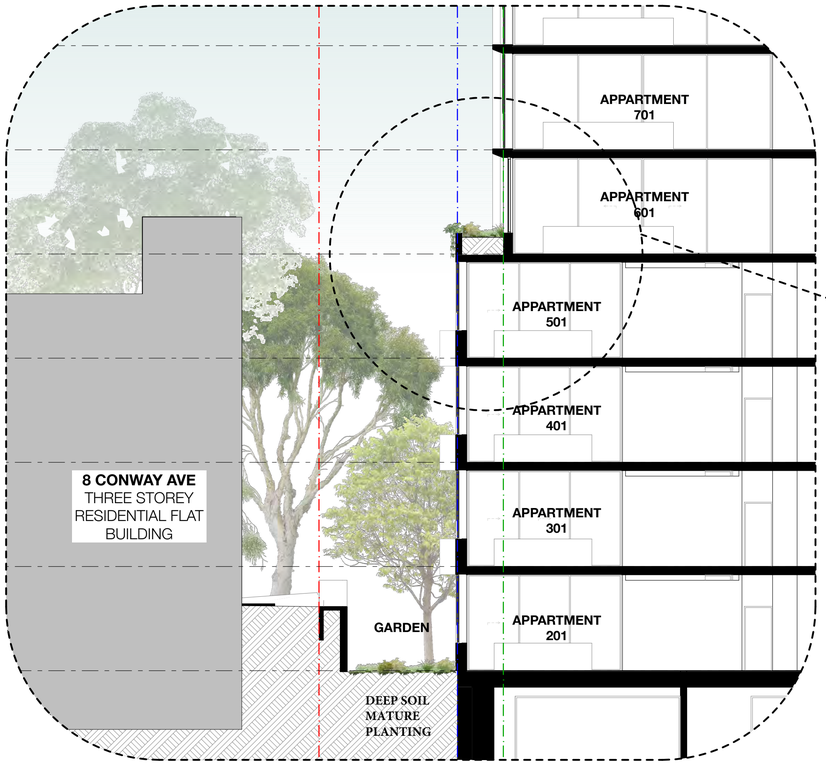
Many set backs are further than the minimum to create more buffer and opportunity for mature tree planting (which is particularly not available on the Fernleigh Ave public verge)

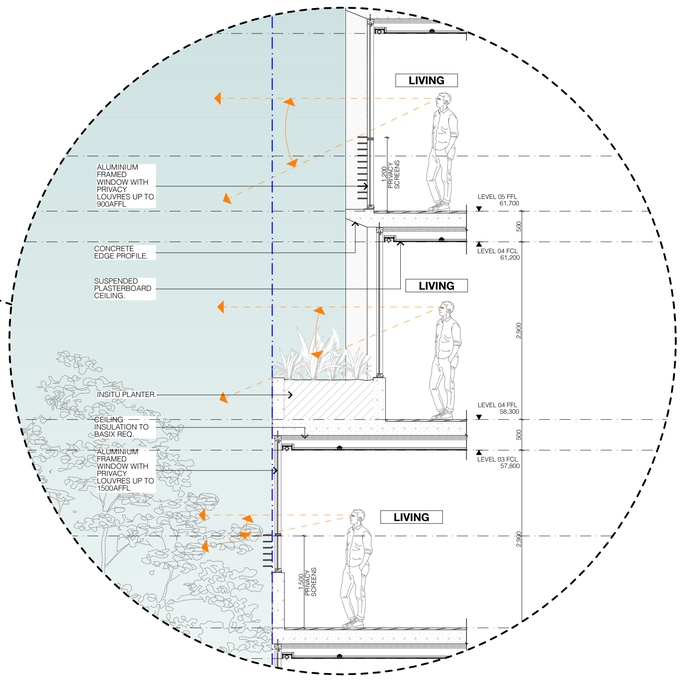
The facade and balcony is designed to allow harbour and district views but mitigate any overlooking/privacy concerns, utilising the following techniques

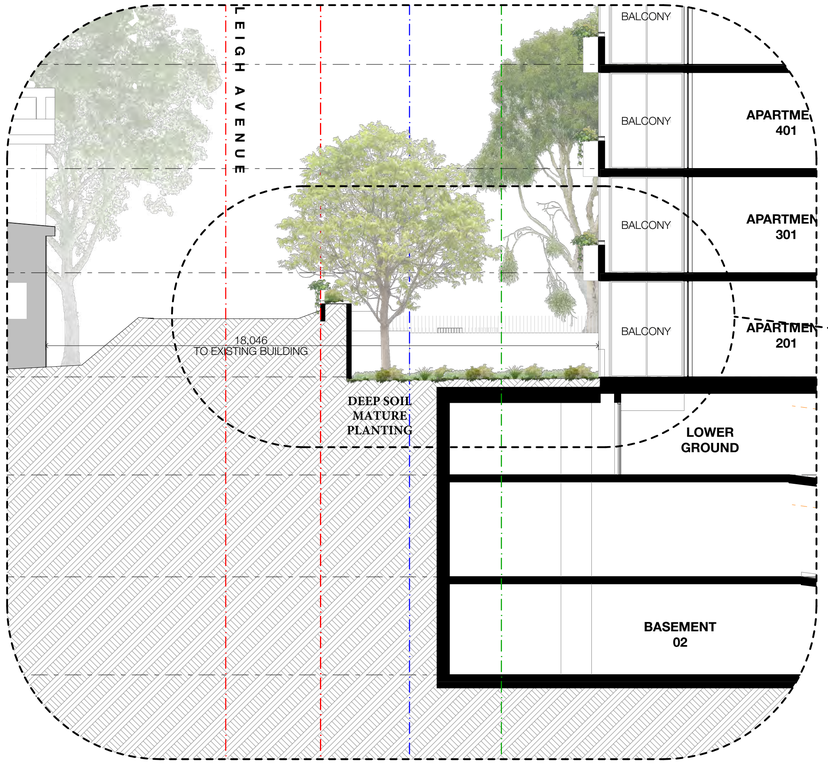
- Privacy louvres and planters integrated into the window design
- Windows with louvres and planters that also ameliorate overlooking
- Planters are deep, meaning the occupant is set-back from the edge, further enhancing overlooking mitigation

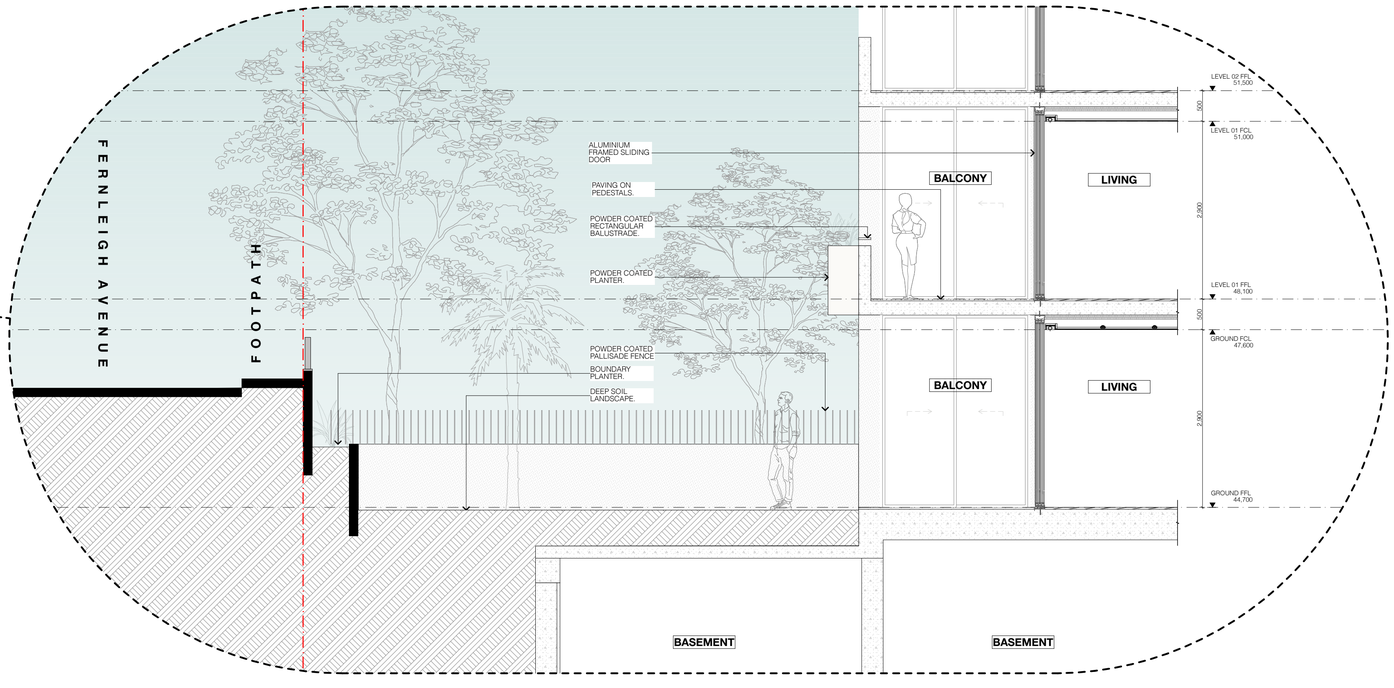


DETAIL SECTION 02









6.3
Heritage

Fernleigh Castle heritage item is within the proximity of the site:
Norman-Style Tower / built in 1892 5 Fernleigh Gardens, Rose Bay

Distance between the Proposal and Heritage item:

- Proposal to Heritage Item 77-96m (refer survey)
- Pool House: 39.82m
- Garage: 19.66m

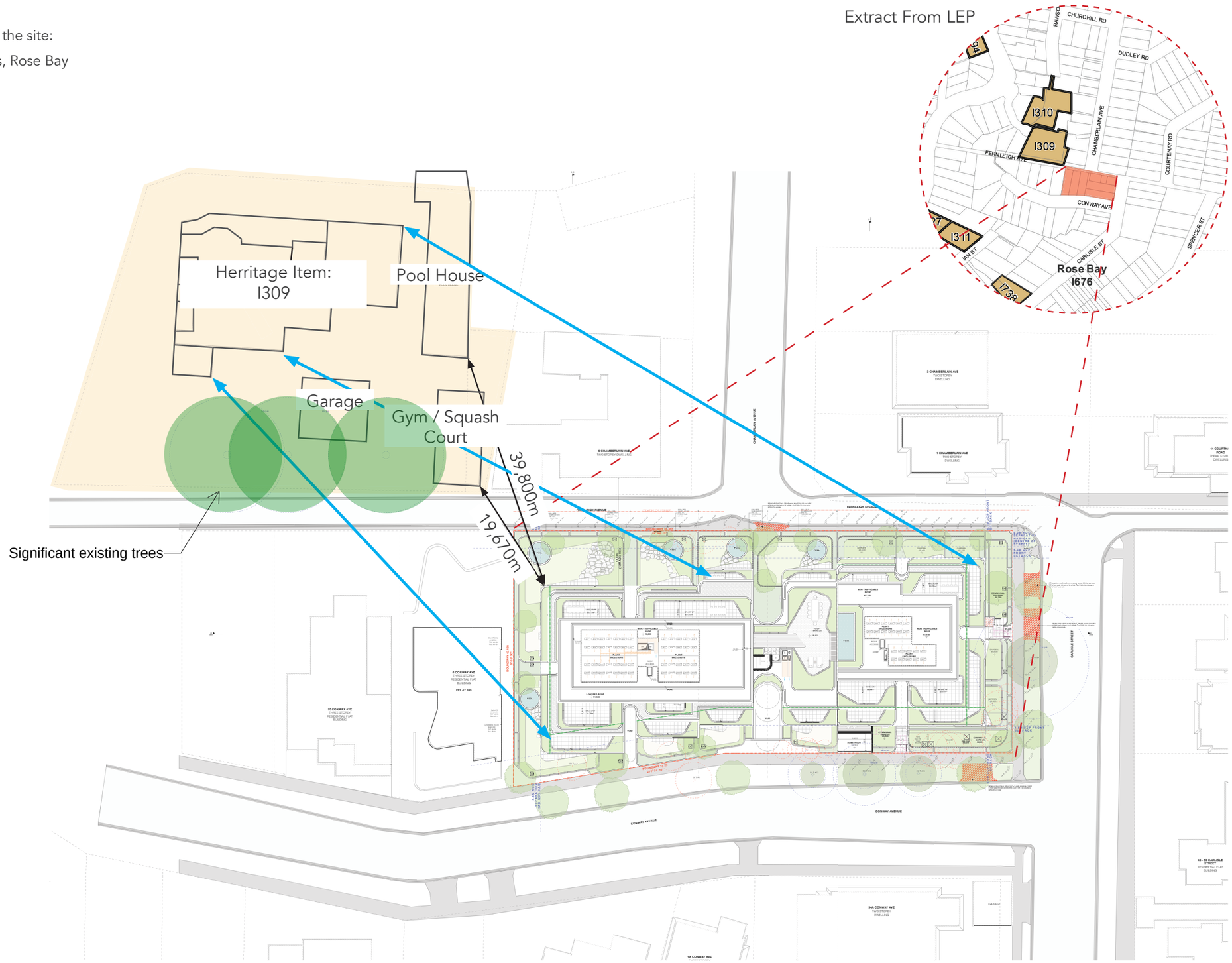
Significant existing trees are located between the Heritage Item and the Proposal. These trees and the topology of the site create a visual barrier between Fernleigh Castle and the Proposal. Refer survey and View Impact Assessment for detail.

The proposal well exceeds the minimum street setback requirement, with additional buffer providing an appropriate response to the heritage item.

Privacy concerns from the north and west corners of the proposed development have been addressed through the following measures:

- Increased building setbacks to Fernleigh
- Increased setbacks to upper levels
- Solid balustrades provided to lower levels
- Planters incorporated along upper-level balconies to reduce sightlines and minimise overlooking potential

A viewline assessment was undertaken by registered surveyor and View Impact Assessment prepared by Urbaine, assess the impacts on the Fernleigh Castle Heritage Item itself.



Heritage Assessment

SIGHTLINES: PLAN VIEW

Seen that Fernleigh Castle is 76-96m away from the proposal. There are existing trees with significant canopy providing separation between the buildings.

Any privacy impacts are further addresses via careful facade design as outlined earlier in this report.

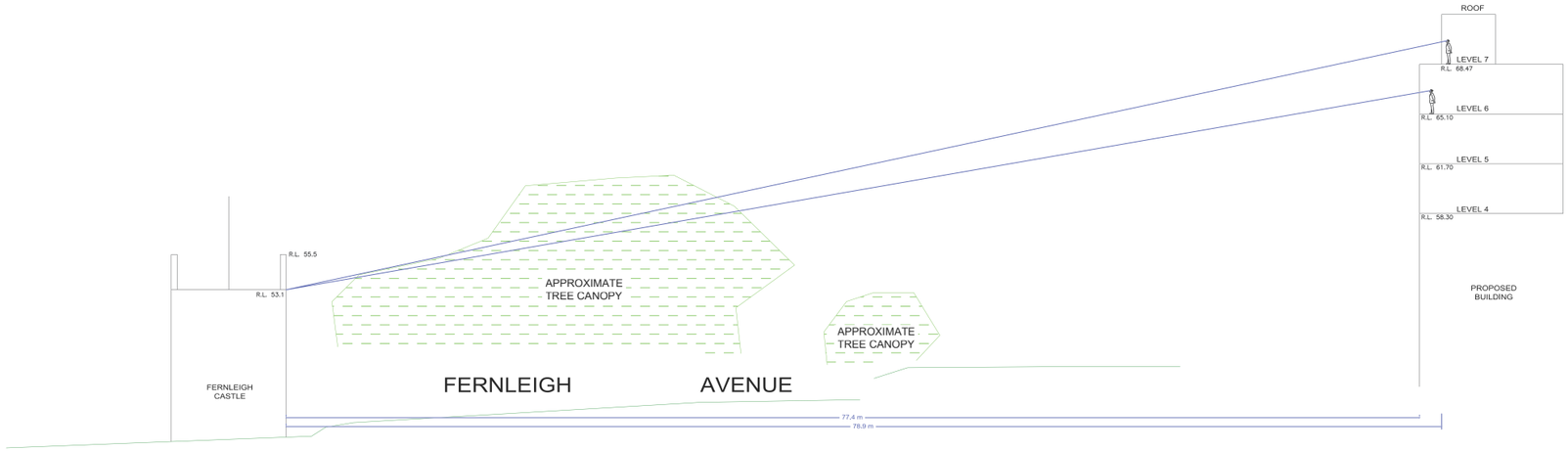


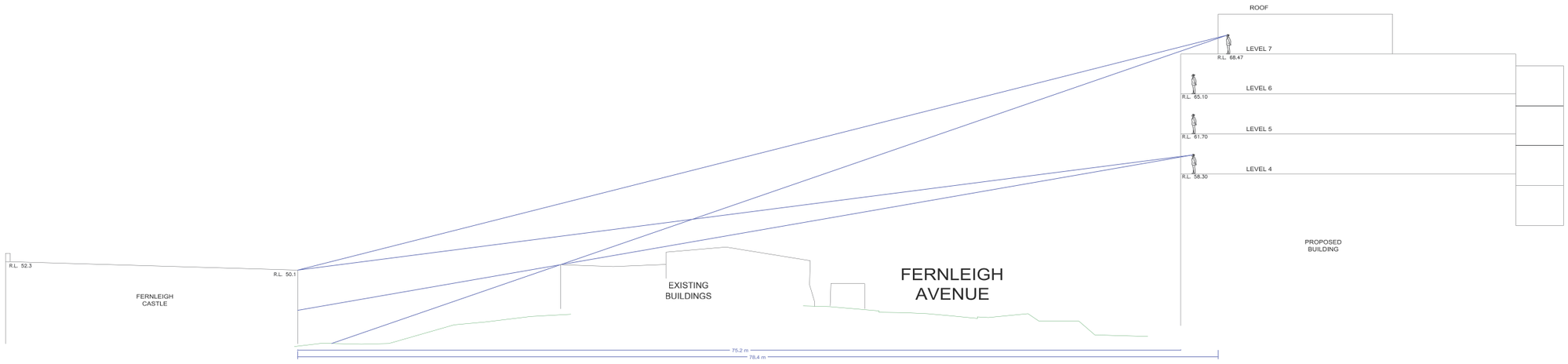
Heritage Assessment

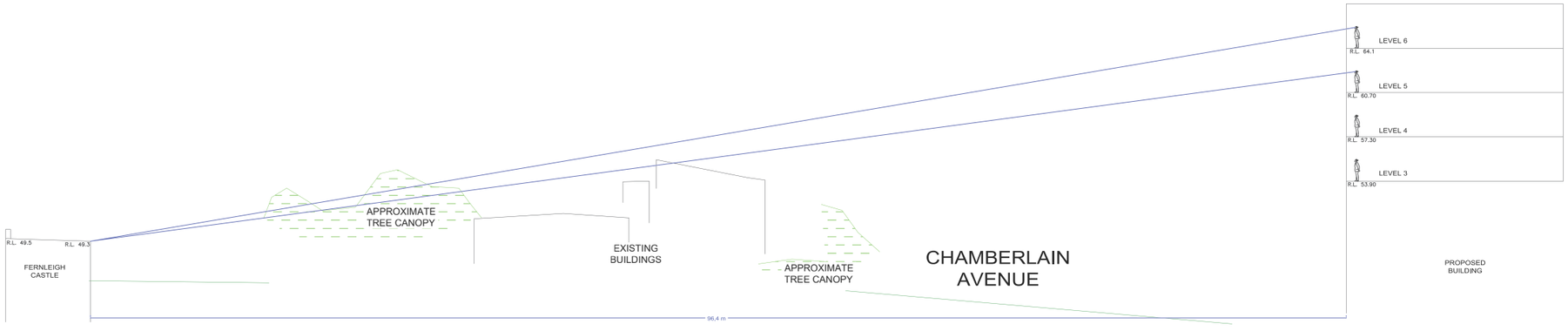
SIGHTLINES: SECTIONS

Seen that Fernleigh Castle is 76-96m away from the proposal. There are existing trees with significant canopy providing separation between the buildings.

Any privacy impacts are further addresses via careful facade design as outlined earlier in this report.







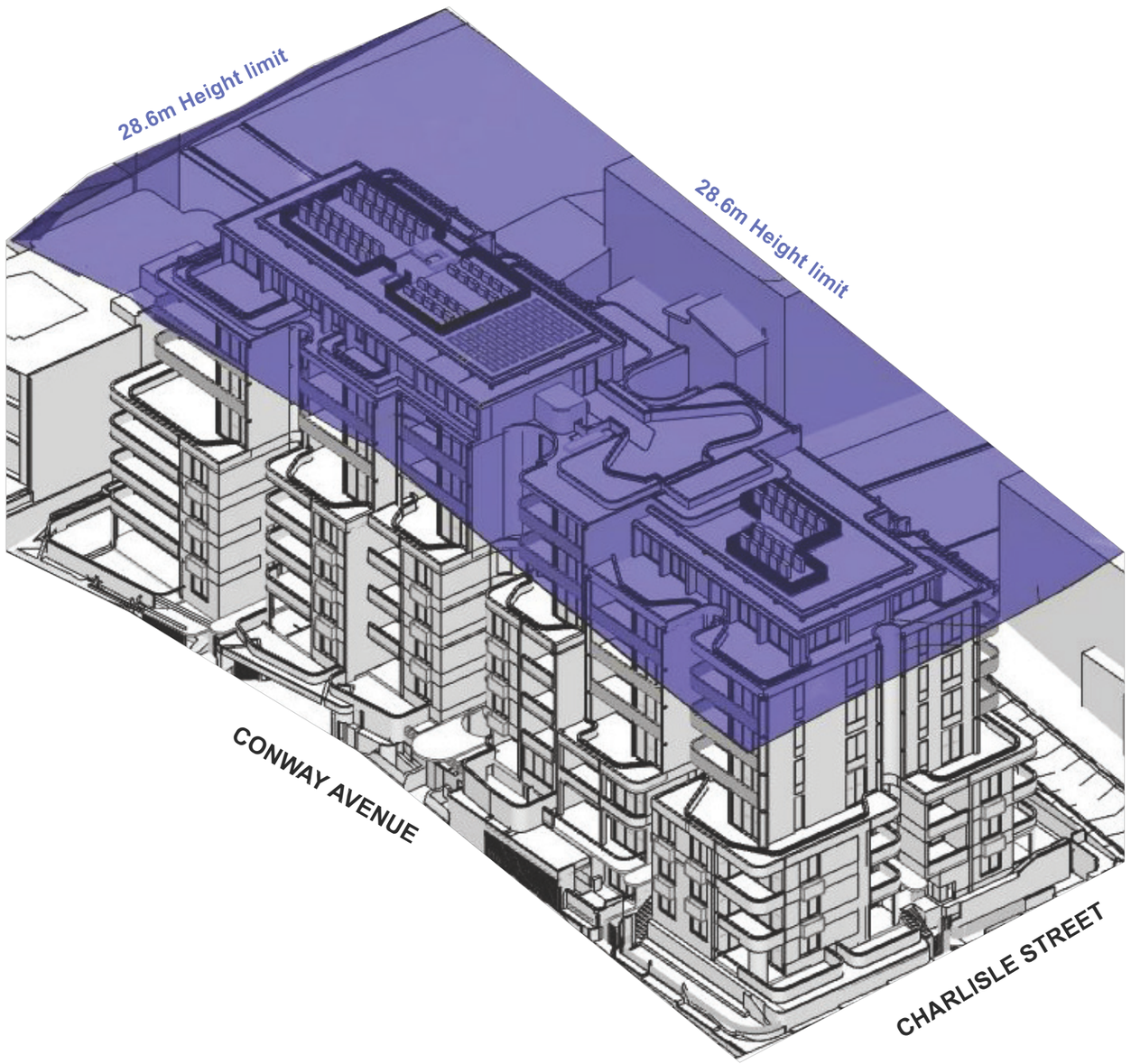
6.4
Key Site Controls

- Building Height determined by LMR provisions withing the Housing SEPP:
- Height control = 22.0m / 6 storeys

- Additional Height determined by the Infill Afordable provisions within the Housing SEPP

- Affordable Housing Height and FSR Bonus of 30% for developments providing minimum 15% of GFA as affordable housing
- Height control = 22 x 1.3
  = 28.6m

The proposed height is compliant with the height control (refer height blanket diagram)



6.5
Residential Amenity

Design Criteria:

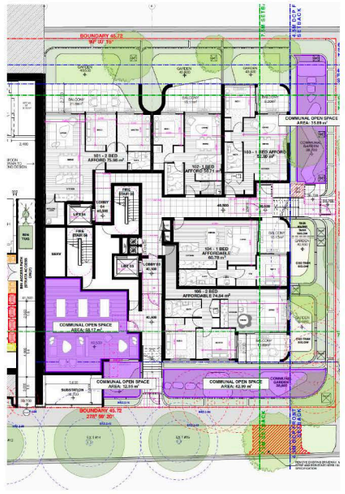
- Communal and private open space requirements in the ADG intend to achieve the objective of providing adequate amenity to occupants.
- It can be seen that the combined communal space and net additional private open space (over and above the minimum ADG requirement) equates to 70% of the site area (well in excess of the 25% ADG requirement). The proposal includes significant open amenity and opportunity for group gatherings etc
- Breakout communal open space provides an opportunity for group gatherings or quiet recreation. A communal indoor space is provided which will enable strata meetings, group cooking/ dining and leisure. These areas are located closest to the smallest apartments within the complex, to enable convenient access to these areas.
- The demographic in this area does not use large communal spaces, but rather demand is for larger private open spaces. To respond to this demand, the residual communal open space has been dispersed throughout the apartments as oversized private open spaces.
- This provides far greater amenity to the occupants when compared to the minimum common and private open space requirements within the ADG.
- 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.
- Communal and private open spaces are provided within the development, to suit the specific demographic of the Rose Bay area.

LEVEL	UNIT NO.	P.O.S. m2	P.O.S. REQ (ADG)	P.O.S. IN EXCESS OF ADG
LOWER GROUND				
	UNIT 01-101 P.O.S	58.38	2B - 10SQM	48.38
	UNIT 02-102 P.O.S	48.00	1B - 8SQM	40.00
	UNIT 03-103 P.O.S	31.30	1B - 8SQM	23.3
	UNIT 04-104 P.O.S	25.44	1B - 8SQM	17.44
	UNIT 05-105 P.O.S	29.54	2B - 10SQM	19.54
GROUND FLOOR				
	UNIT 06-201 P.O.S	208.78	3B - 12SQM	196.78
	UNIT 07-202 P.O.S	112.38	3B - 12SQM	100.38
	UNIT 08-203 P.O.S	144.36	3B - 12SQM	132.36
	UNIT 09-204 P.O.S	105.86	3B - 12SQM	93.86
	UNIT 10-205 P.O.S	127.42	3B - 12SQM	115.42
	UNIT 11-206 P.O.S	23.75	2B - 10SQM	13.75
	UNIT 12-207 P.O.S	10.47	2B - 10SQM	0.47
	UNIT 13-208 P.O.S	11.06	1B - 8SQM	3.06
	UNIT 14-209 P.O.S	9.13	1B - 8SQM	1.13
	UNIT 15-210 P.O.S	12.56	2B - 10SQM	2.56
	UNIT 16-211 P.O.S	28.52	2B - 10SQM	18.52
LEVEL 01				
	UNIT 17-301 P.O.S	22.82	3B - 12SQM	10.82
	UNIT 18-302 P.O.S	25.55	2B - 10SQM	15.55
	UNIT 19-303 P.O.S	10.73	2B - 10SQM	0.73
	UNIT 20-304 P.O.S	10.40	2B - 10SQM	0.40
	UNIT 21-305 P.O.S	24.13	2B - 10SQM	14.13
	UNIT 22-306 P.O.S	10.77	2B - 10SQM	0.77
	UNIT 23-307 P.O.S	11.26	1B - 8SQM	3.26
	UNIT 24-308 P.O.S	9.13	1B - 8SQM	1.13
	UNIT 25-309 P.O.S	12.55	2B - 10SQM	2.55
	UNIT 26-310 P.O.S	17.08	2B - 10SQM	7.08
	UNIT 27-311 P.O.S	10.40	2B - 10SQM	0.40
	UNIT 28-312 P.O.S	10.30	2B - 10SQM	0.30
	UNIT 29-313 P.O.S	15.41	1B - 8SQM	7.41
	UNIT 30-314 P.O.S	22.82	3B - 12SQM	10.82
LEVEL 02				
	UNIT 31-401 P.O.S	22.82	3B - 12SQM	10.82
	UNIT 32-402 P.O.S	25.55	2B - 10SQM	15.55
	UNIT 33-403 P.O.S	10.73	2B - 10SQM	0.73
	UNIT 34-404 P.O.S	13.28	2B - 10SQM	3.28
	UNIT 35-405 P.O.S	54.39	3B - 12SQM	42.39
	UNIT 36-406 P.O.S	94.05	4B - 12SQM	82.05
	UNIT 37-407 P.O.S	10.40	2B - 10SQM	0.40
	UNIT 38-408 P.O.S	10.49	2B - 10SQM	0.49
	UNIT 39-409 P.O.S	15.41	1B - 8SQM	7.41
	UNIT 40-410 P.O.S	22.82	3B - 12SQM	10.82
LEVEL 03				
	UNIT 41-501 P.O.S	22.27	3B - 12SQM	10.27
	UNIT 42-502 P.O.S	24.95	2B - 10SQM	14.95
	UNIT 43-503 P.O.S	10.41	2B - 10SQM	0.41
	UNIT 44-504 P.O.S	13.28	2B - 10SQM	3.28
	UNIT 45-505 P.O.S	38.97	3B - 12SQM	26.97
	UNIT 46-506 P.O.S	38.40	4B - 12SQM	26.4
	UNIT 47-507 P.O.S	13.28	2B - 10SQM	3.28
	UNIT 48-508 P.O.S	10.30	2B - 10SQM	0.30
	UNIT 49-509 P.O.S	15.00	1B - 8SQM	5.00
	UNIT 50-510 P.O.S	22.27	3B - 12SQM	10.27
LEVEL 04				
	UNIT 51-601 P.O.S	86.94	4B - 12SQM	74.94
	UNIT 52-602 P.O.S	67.53	3B - 12SQM	55.53
	UNIT 53-603 P.O.S	43.58	3B - 12SQM	31.58
	UNIT 54-604 P.O.S	46.47	3B - 12SQM	34.47
	UNIT 55-605 P.O.S	38.99	3B - 12SQM	26.99
	UNIT 56-606 P.O.S	38.42	4B - 12SQM	26.42
LEVEL 05				
	UNIT 57-701 P.O.S	66.56	4B - 12SQM	54.56
	UNIT 58-702 P.O.S	55.31	3B - 12SQM	43.31
	UNIT 59-703 P.O.S	24.81	3B - 12SQM	12.81
	UNIT 60-704 P.O.S	24.38	3B - 12SQM	12.38
	UNIT 61-705 P.O.S	38.85	3B - 12SQM	26.85
	UNIT 62-706 P.O.S	38.44	4B - 12SQM	26.44
LEVEL 06				
	UNIT 63-801 P.O.S	66.09	4B - 12SQM	54.09
	UNIT 64-802 P.O.S	55.39	3B - 12SQM	43.39
	UNIT 65-803 P.O.S	24.82	3B - 12SQM	12.82
	UNIT 66-804 P.O.S	24.42	3B - 12SQM	12.42
	UNIT 67-805 P.O.S	59.05	3B - 12SQM	47.05
	UNIT 68-806 P.O.S	63.52	2B - 10SQM	53.52
LEVEL 07				
	UNIT 69-901 P.O.S	60.75	3B - 12SQM	48.75
	UNIT 70-902 P.O.S	143.45	4B - 12SQM	131.45

	ADG REQUIRED AMENITY		PROPOSED AMENITY COS AND NET ADDITIONAL POS		COMPLIES
SITE AREA (3,105m^2)	%	AREA	%	AREA	
COMMUNAL OPEN SPACE AREA	25%	776.25m^2	70%	2,168m^2 *	ACHIEVES OBJECTIVE
			* = COS (159.60) + POS in excess of ADG min (2,009)		

In accordance with the ADG, the proposal achieves the following objectives:
Communal and private spaces provide outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings. It also contributes to the appeal of a development and the wellbeing of residents.

The ADG specifically states that the size, location and design of communal and private open space will vary depending on the site context and the scale of development. The proposed function of communal and private open space is designed to suit the local demographic, making the following more useable in terms of the expected demand of this building.



LOWER GROUND COMMUNAL (PURPLE)



GROUND LEVEL OVERSIZED P.O.S (GREEN)



UPPER LEVEL OVERSIZED P.O.S (GREEN)

6.6
Facade Articulation & Materiality

- This proposed eight-storey residential building has been thoughtfully designed to respond to the unique character of Rose Bay and contribute positively to the local streetscape. It combines contemporary architecture with familiar, local elements such as garden setbacks, and generous verandah-style balconies.
- The building adopts a refined garden-terrace design, drawing inspiration from nearby landmarks like the Fernleigh Castle, known for its distinctive colonnades. Across its eight levels, the building features a clear, elegant grid of sculptural frames that step and recess as the structure rises. These frames help break down the overall mass and create a sense of rhythm, balance, and proportion— all while offering residents private balconies and strong indoor–outdoor connections.
- A key feature of the design is the creation of a “green datum” —a continuous band of landscaped terraces at the mid-levels, planted with cascading shrubs, grasses, and climbers. This green layer softens the building, contributes to urban biodiversity, and extends the area’s leafy, garden character into the architecture itself.
- At street level, the building is carefully shaped to suit the sloping nature of the site. A textured planter wall and lush verge planting anchor the building and create a welcoming presence. Recessed and welcoming entries provide a comfortable, human-scaled experience for pedestrians.
- The upper floors are set back to reduce visual impact and provides amenity to neighbouring properties. These stepped levels also provide residents with Sydney Harbour and district views, while contributing to the overall lightness and elegance of the building’s silhouette.
- A carefully chosen palette of warm and natural colours accented with bronzed metal cladding and integrated with green planting connects the building seamlessly into its surroundings.
- In essence, this project reimagines the familiar elements of Rose Bay’s architectural identity — verandahs, strong geometry order, symmetry, and greenery — into a contemporary residential design that is respectful of its context and designed to enhance the local community.



- Precast concrete facade frame expressing tripartite division creating a strong urban presence
- Lattice grid establishes a legible structural rhythm, and uni ies the building form with its architectural surroundings
- Mid-bronze aluminium cladded entry awnings, continuing the language established by the facade frames
- Concrete canopy over Level 4 terraces expressed as a series of projecting arches creating elevated green datum

6.7
Preliminary Massing

- The stepping down od the building from west to east responds to the sites typology.

- Compliance with relevant planning controls as outlined above, the height and setback controls generate the permissible building envelope.

- careful urban design assessment prepared in conjunction with Atlas Urban (refer Urban Design Assessment Report) informs the buildings response to its context.

- The planning is organised between three central cores with three access points and three building masses.

- Setbacks provide opportunities for deep soil and significant tree canopy planting to all frontages.

- A 3-4 story podium creates a human scale as viewed from the streetscape and opportunities for landscaping on setback terraces up the building.

- The podium form creates a legible street wall height in accordance with the future planning vision for Rose Bay.

- Articulation and modulation is provided with 'slots' cut-out of the facade to break down bulk and scale.

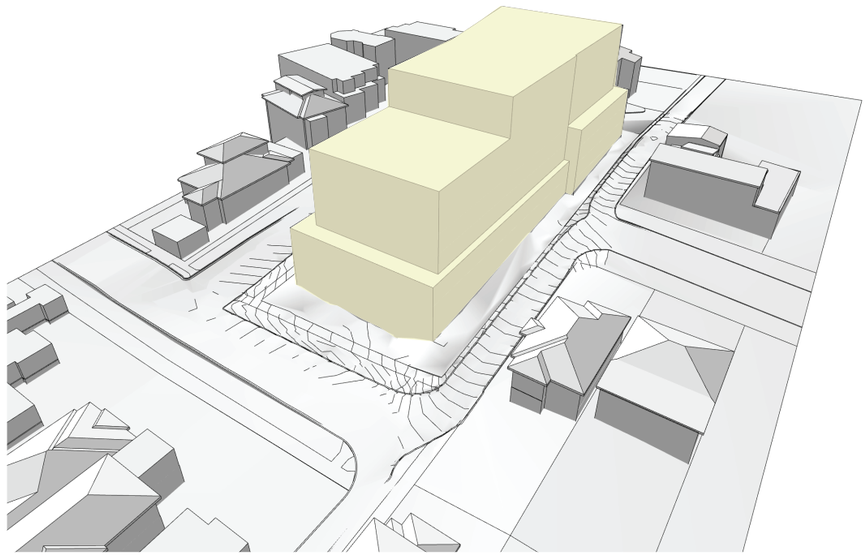
- The configuration also creates better amenity within the scheme. Relative to a flat form, the stepped from on Fernleigh Avenue:

    - Creates more ‘corner balconies’ with wider range of view and breezes

    - Creates the opportunity for oblique views toward the northwest giving more apartments views toward Sydney Harbour

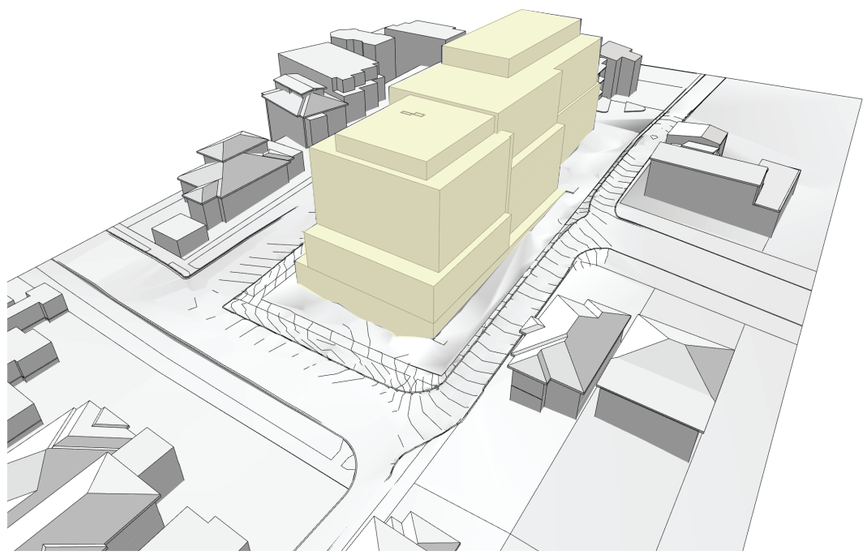
    - Stepped form increase the number and size of balconies capable of receiving late afternoon winter sun.

Phase 1:



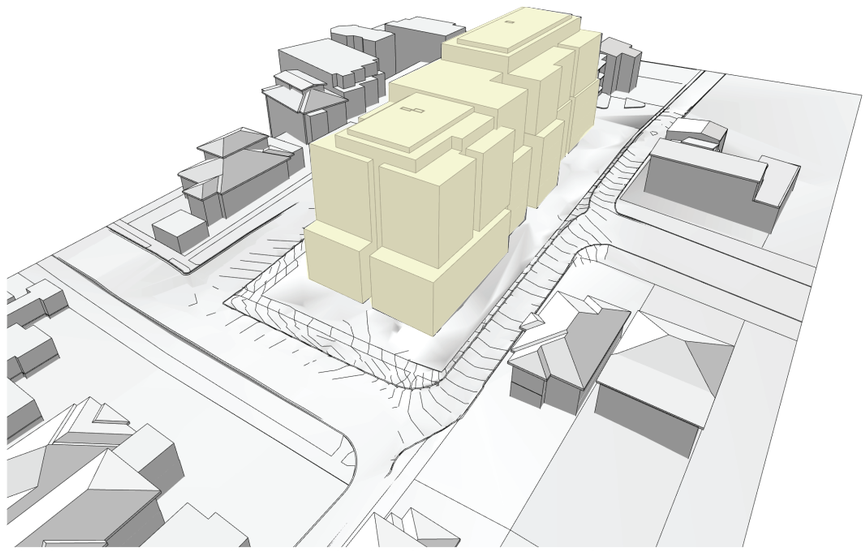
Stepped plate creates a break-line in the built-form and accommodates the step-down in the terrain towards Carlisle Street, and improves the street interface.

Phase 2:



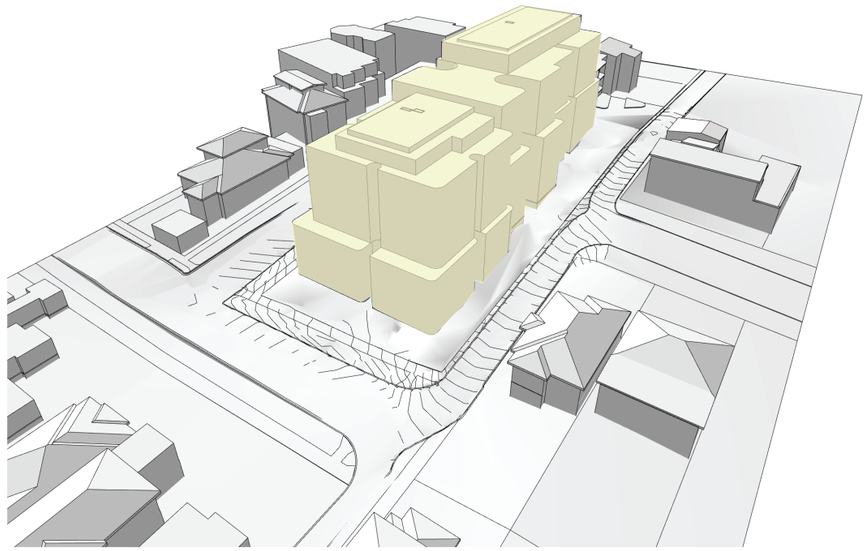
Upper most level setback even further to ‘hide from street view' and defines a lower base in the street wall to helping to make the scale transition to the neighboring sites. The large setback in the northwest enlarges the curtilage to the heritage item on Fernleigh Avenue.

Phase 3:



The larger vertical break aligns with Chamberlain Avenue, celebrating this pleasant leafy street and establishing the high-order formal breaks in the built form. The smaller vertical breaks establishes a fine grain and rhythm that is appropriate to the residential area.

Phase 4:



The built form design integrates vertical breaks in the elevation, combined with setbacks to create a composition that steps with the terrain. The lower levels are articulated to establish a familiar masonry street presentaion and human-scaled interface, while upper levels are modulated with lighter finishes and fenestration to reduce visual impact when viewed from surrounding streets and neighbouring properties.

6.3
Massing Articulation & Street Entry

- Three entry points introduced from Conway Avenue + Carlisle Street, connecting to the building lobby and residential core

- Entries are expressed as recessed alcoves, with articulated canopies signifying the entry from the street

- Tripartite massing expression defined by continuous entry alcoves

- Canopy alcoves introduced at fourth floor, creating an additional division breaking the 8 story massing

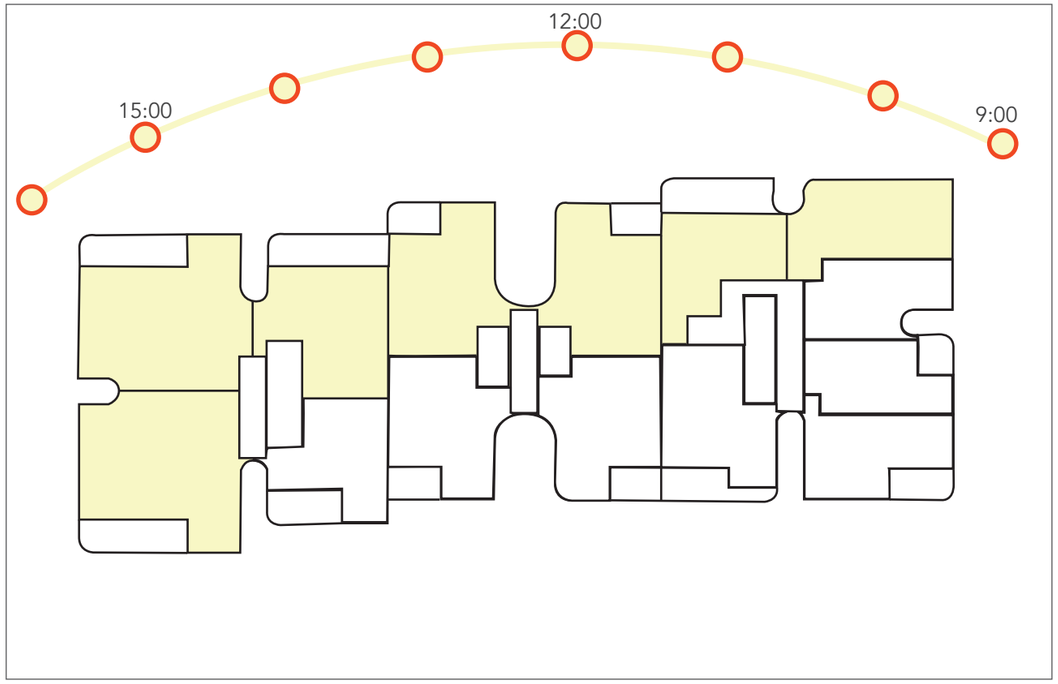
- Recesses continue up the building and work together with upper level setbacks and fenestration to provide articulation and reduce the bulk of the building.

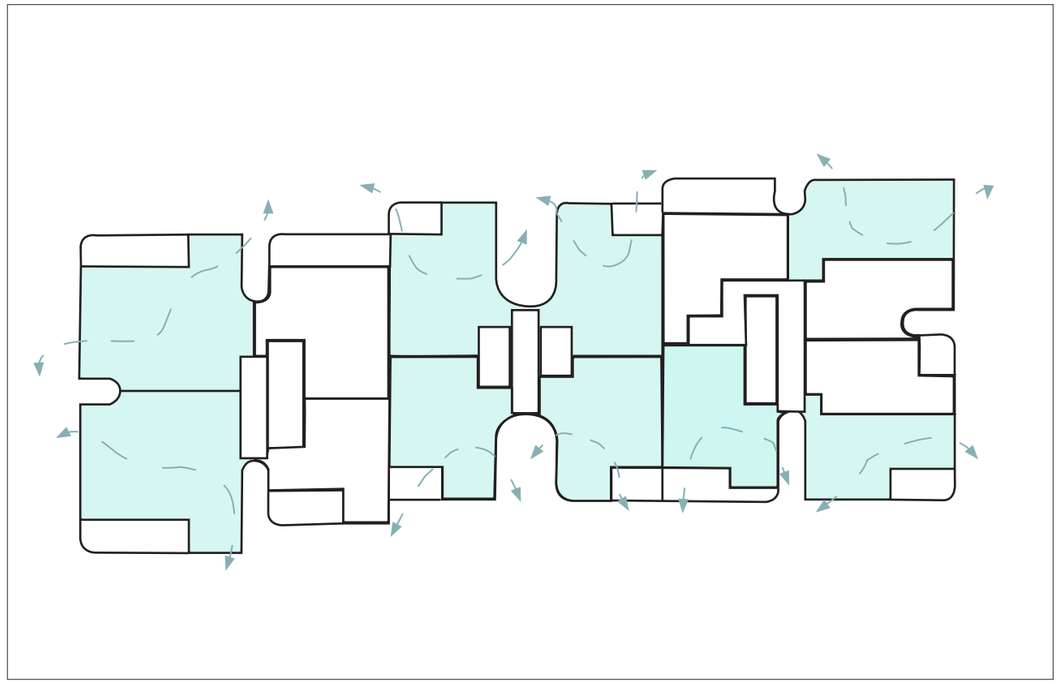
- The curved recessed 'cut-out' breaks down the bulk and scale, while providing a dramatic sense of arrival.



6.8
Solar Access and Amenity - Typical Lower Floor Plan

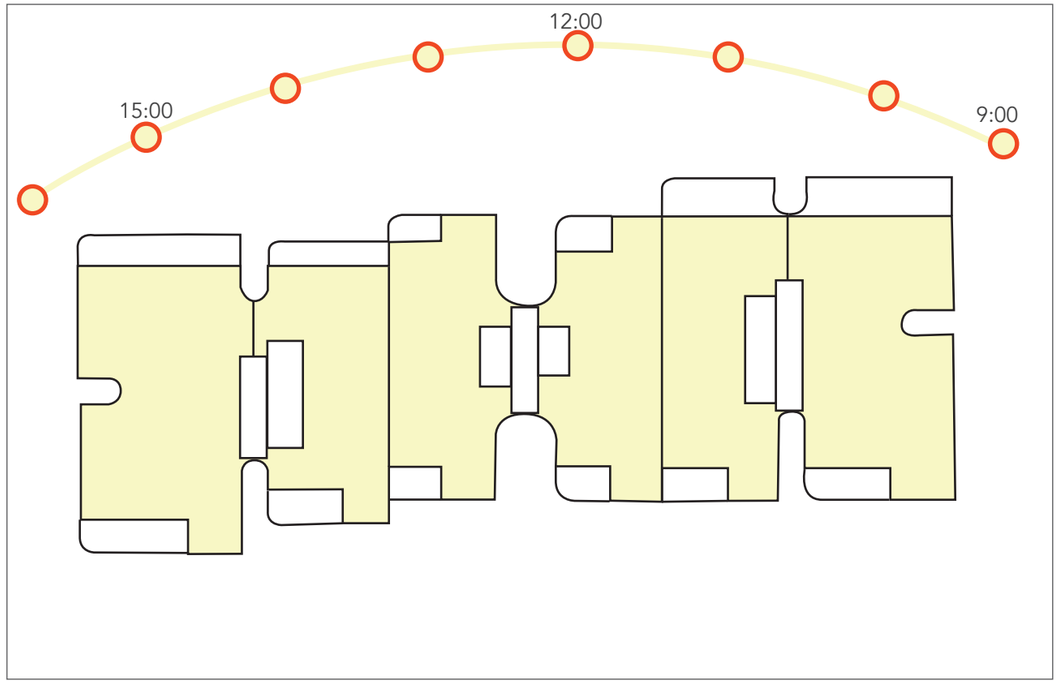
- Typical lower floorplan:
  - 3-4 units per lobby / service core
- Solar access is maximised through North facing living rooms.
- Corner and through-units achieve cross ventilation.
- Corner balconies open view corridors, provide privacy & maximise outlook.
- Generous perimeter balconies accommodate outdoor living spaces with maximum usability.

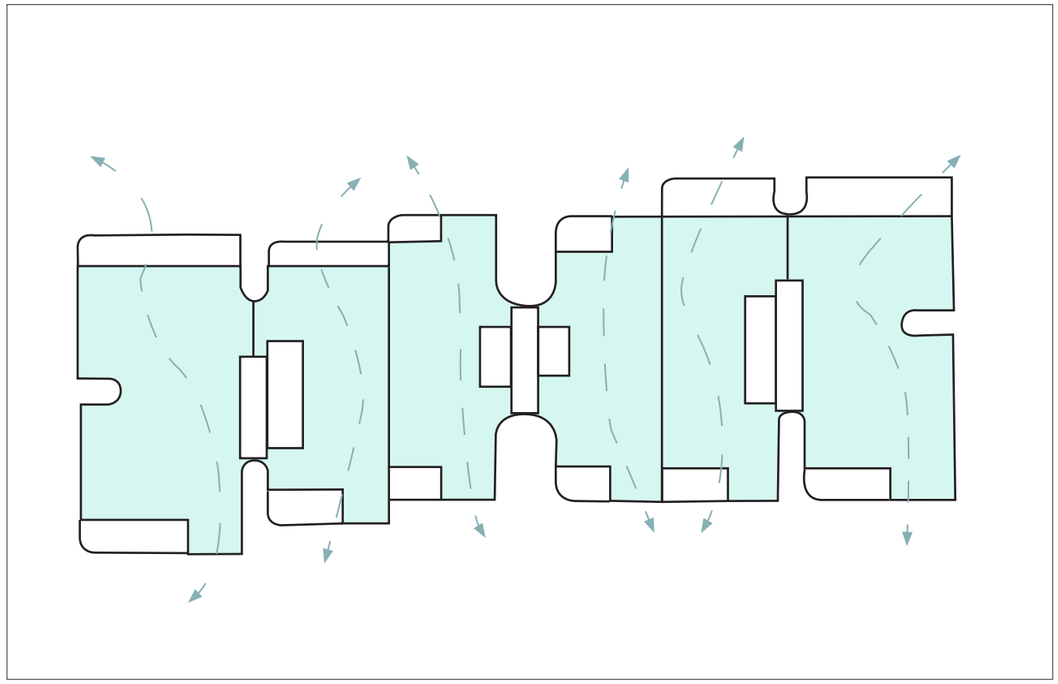




Solar Access and Amenity - Typical Upper Floor Plan

- Typical upper loorplan:
  - 2 units per lobby / service core
- Solar access maximised through North facing living rooms.
- Corner and through-units achieve cross ventilation on typical loors.
- Corner balconies open view corridors, provide privacy & maximise outlook.
- Generous perimeter balconies accommodate outdoor living spaces with maximum usability.



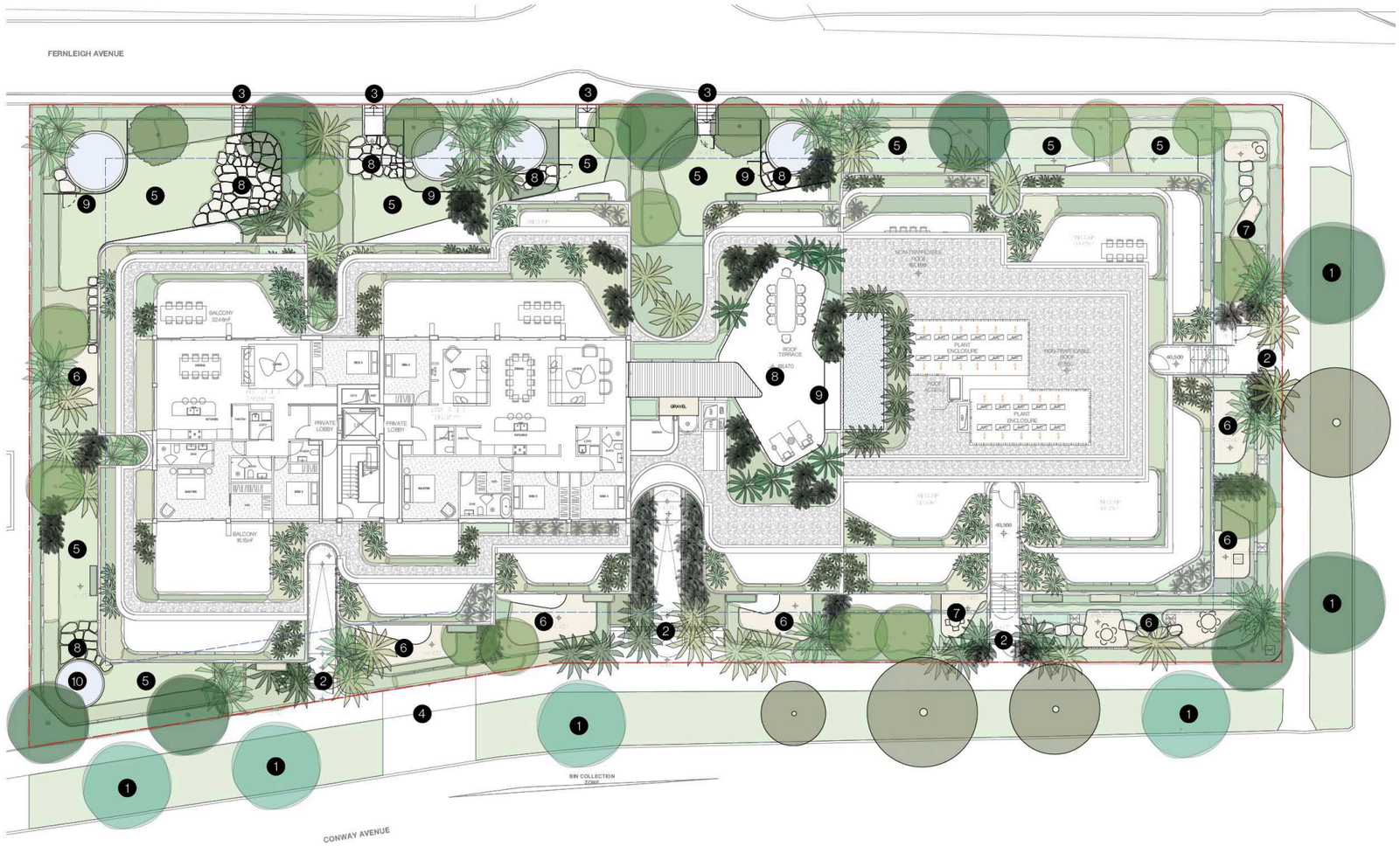


6.9
Landscape Design & Communal Terrace

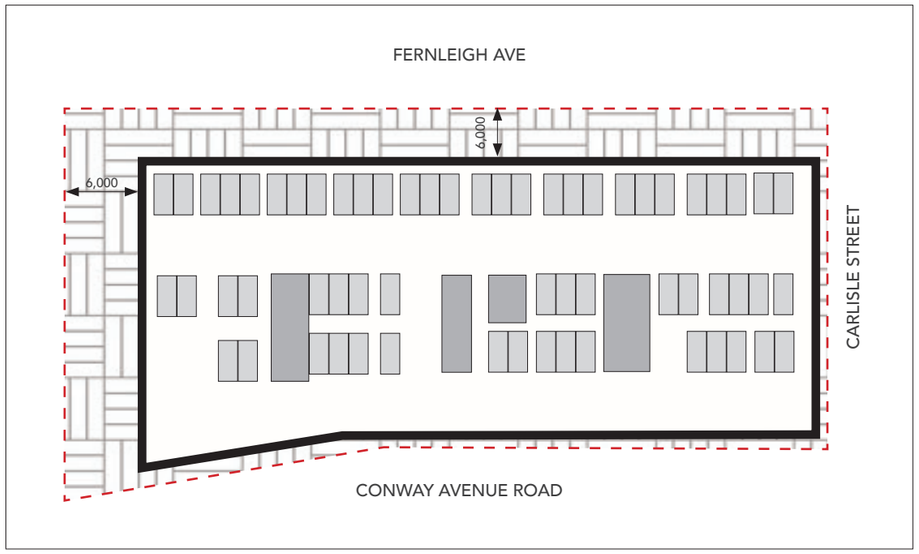
- Landscaped ground floor terrace provides high amenity communal space for resident use.
- Communal facilities include BBQ terrace, informal seating lounges, and vegetable gardens, as well as an internal communal space suitable for meetings, group dining/gatherings.
- Native and endemic plant species boost site bio-diversity and species and assists with rainwater runoff control.
- Landscaped building edges and balconies softens the building form and provides privacy screening.
- Mature landscape inserted to all frontages and at entry forecourts creates a verdant entry experience for residents.
- The penthouse's private roof terrace features dense landscaping and includes a pool and sauna area on the eastern side, maximizing solar access.
- All numerical landscape controls are met or exceeded in the proposed design:

• Deep Soil %:	468.40m^2	=	15%
• Landscape %:	1,132.19m^2	=	36%
• Tree Canopy %:	1,023.39m^2	=	34%

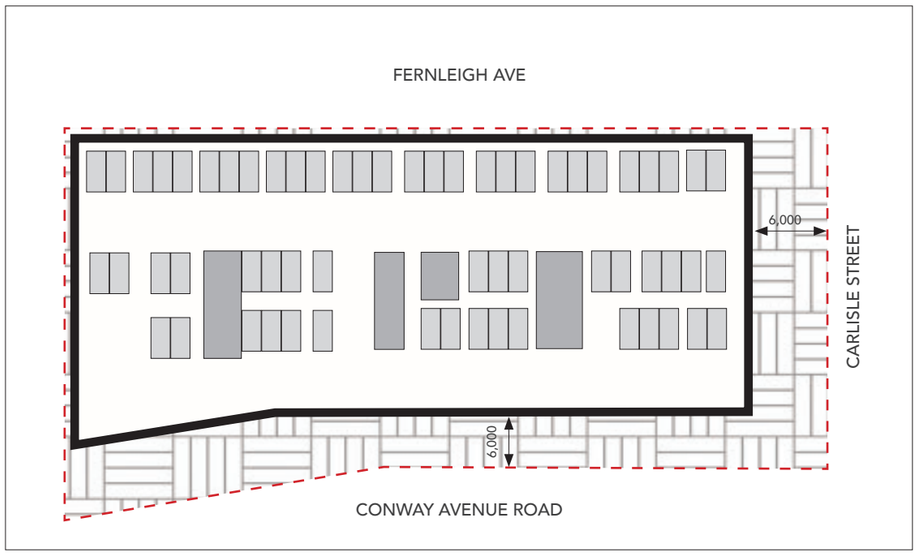
Refer Landscape Plans prepared by Dangar Barin Smith



6.10
Deep Soil Development



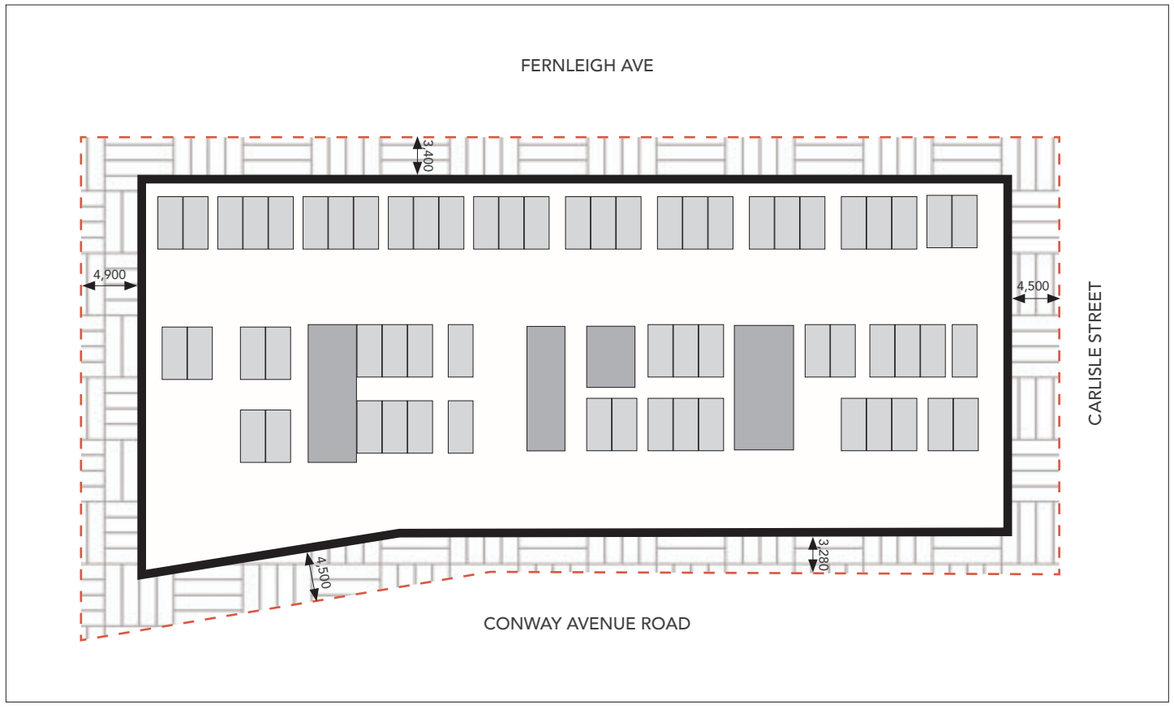
Deep Soil Assessment 01 - 6m Dimension



Deep Soil Assessment 02 - 6m Dimension

Deep Soil with a 6m dimension was considered and could be provided on one side of the proposal. This non-uniform site perimeter limits the extent and continuity of deep soil areas available for mature tree planting to all frontages.

This is sub-optimal, given the unique characteristics of the site, having three street frontages.



Proposed Deep Soil Arrangement - 3.3m to 4.5m dimension, and equally dispersed

The proposal is to meet a minimum 15% of site area as Deep Soil with a minimum 3m dimension. The basement is centrally positioned to allow a balanced distribution of deep soil areas to all frontages, with basement setbacks generally around 3.3 – 4.5 meters. Arborist advice confirms that 3.3-4.5m dimensions are adequate for mature tree planting.

This arrangement facilitates a perimeter of landscaping and mature tree planting, creating a buffer that softens the building presentation to the street, enhances visual privacy to entries and communal amenity spaces while supporting a functional and cohesive planting zone. This is a better urban and architectural design outcome, responding to the site's specific attributes and three street frontages.

Consistent with ADG objectives, the proposed deep soil zone is located to allow for the development of healthy root systems, providing anchorage and stability for mature trees. The proposed design solutions includes:
- basement and sub basement car park design that is consolidated generally beneath building footprint
- use of increased front and side setbacks
- adequate clearance around trees to ensure long term health, noting the arborist's confirmation that 3m dimension is sufficient for mature tree planting
- co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil

It is worth noting the minimum 6m dimension in the ADG also includes a minimum 7% deep soil area, where 15% is provided in the proposal.

Consistent with the LMR Tree Canopy Guide, the proposed deep soil zone provides:

- Opportunities for mature tree planting on all street frontages and between the proposal and the neighbouring building to the west.
- Minimum 15% of site area as deep soil zone.
- Deep soil with a minimum 3m dimension.

7 | HOUSING SEPP DESIGN QUALITY PRINCIPLES

This Chapter addresses the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, as per Section 147 of the Housing SEPP. .

01

PRINCIPLE 01
CONTEXT AND NEIGHBOURHOOD CHARACTER

(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.

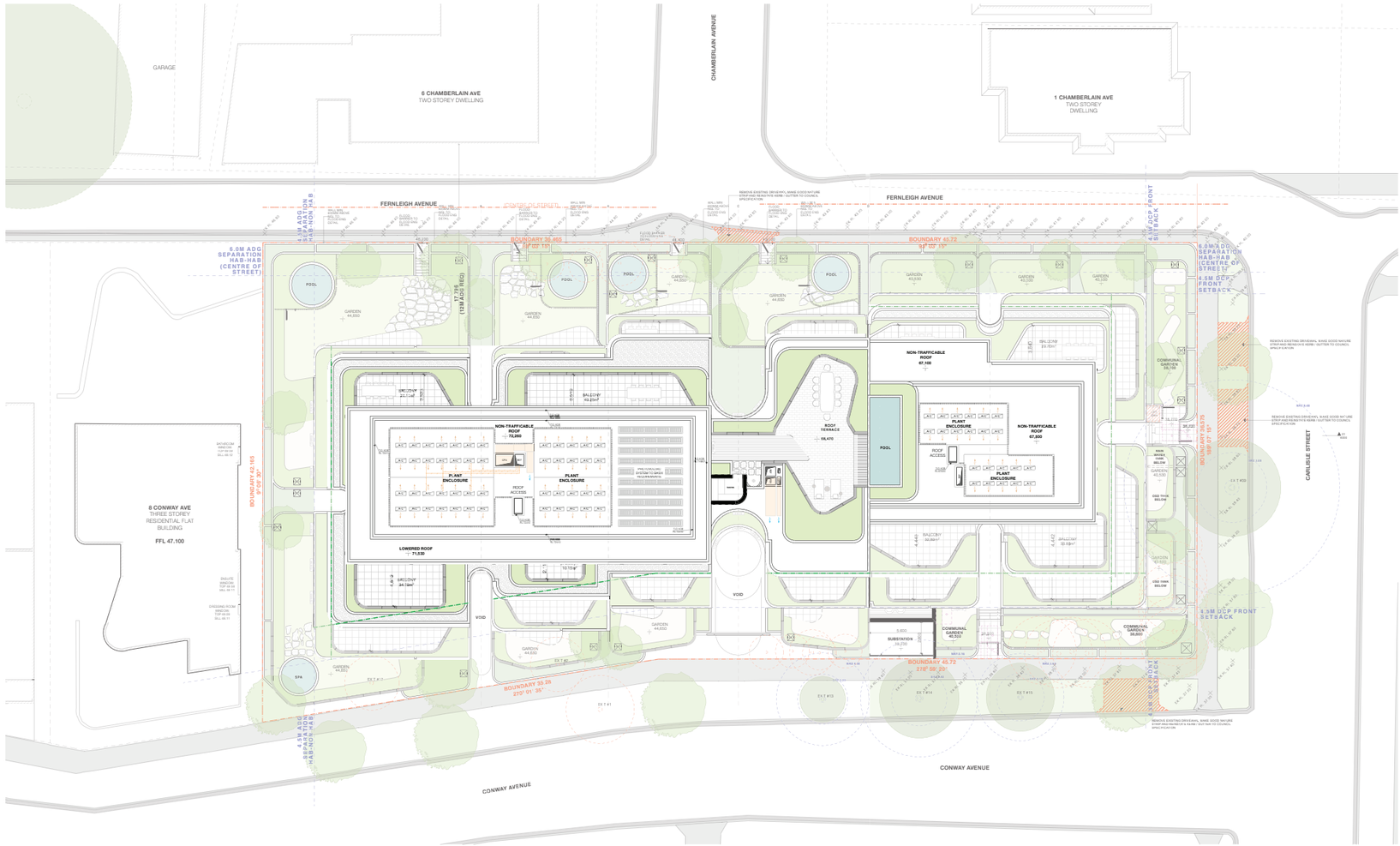
(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

(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 architectural design draws inspiration from the historical and cultural fabric of Rose Bay, particularly the Fernleigh Castle, a well-known local landmark. The proposal interprets this heritage through a modern design language, incorporating refined proportions, high-quality materials, and articulated façades that echo the rhythm and character of the traditional built form. This approach creates a strong visual and contextual link to the area's history while delivering a contemporary residential development that addresses future needs.

The site occupies a strategic location at the interface between the Rose Bay town centre and the surrounding residential neighbourhood, which is currently evolving under the Low-Medium Rise Housing Policy. This policy seeks to provide greater housing diversity and choice while supporting sustainable urban growth. The proposed development responds to this context by connecting the more active retail centre with lower-scale residential streets, contributing to a cohesive and integrated urban environment.

Key design strategies include:
- Modulated building form and façade articulation that respects the fine-grain character of surrounding streetscapes while introducing an elegantly crafted and contemporary expression.
- Appropriate setbacks to maintain privacy and ensure a smooth visual and physical transition between different land uses.
- Landscaping and street tree retention along Conway Ave, Carlisle St, and Fernleigh Ave that enhance the pedestrian experience, soften the built form, and reinforce the site's role as a bridge between public and private domains.



02

PRINCIPLE 02
BUILT FORM AND SCALE

(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's purpose in terms of the following—
(a) building alignments 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 development has been designed to align with the R3 Medium Density Residential zoning and relevant planning controls while minimising bulk and scale through careful architectural treatment. It provides a refined and contemporary form that balances density with sensitivity to the surrounding Rose Bay context.

The Low and Mid-Rise Housing (LMR) controls permit an FSR of 2.2:1 and a height limit of 22 metres. Under the Infill Affordable Housing provisions, this can increase by 30%, allowing a maximum FSR of 2.86:1 and height of 28.6 metres. While the proposal achieves the permitted FSR, and the proposed building height is kept below the maximum height to reduce visual impact and respect neighbouring properties.

The design reduces perceived scale through:
• Breaking down the massing into three vertical massing and stepped upper levels, creating tiered horizontal profile.
• Façade modulation and setbacks along Conway Ave, Carlisle St, and Fernleigh Ave for balance and rhythm.
• A green datum of continuous planting across terraces to soften the built form.
• An awning above Level 4 to mark a clear horizontal transition.
• Classical proportions reinterpreted in a contemporary architectural expression.

These strategies, combined with landscaped perimeter, terraces and rooftop planting, soften the building's appearance and integrate it with the streetscape. The design also meets solar access and cross-ventilation requirements, ensuring amenity for residents and neighbours.

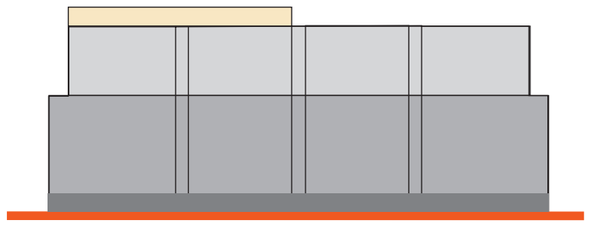
The building achieves a well-scaled, contextually appropriate form that enhances Conway Avenue while contributing to the evolving character of Rose Bay.



VERTICAL BREAKING OF MASSING



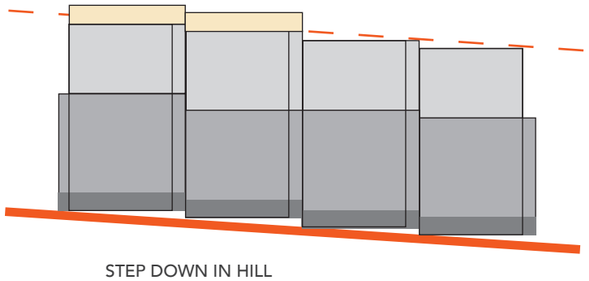
PROPORTIONAL ARTICULATION



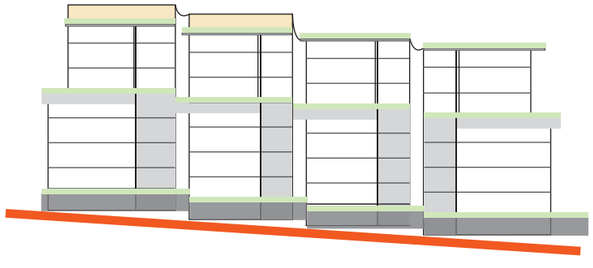
HORIZONTAL BREAKING OF MASSING



ADDITION OF PLAYFULNESS



STEP DOWN IN HILL



MULTI LEVEL LANDSCAPED TERRACES

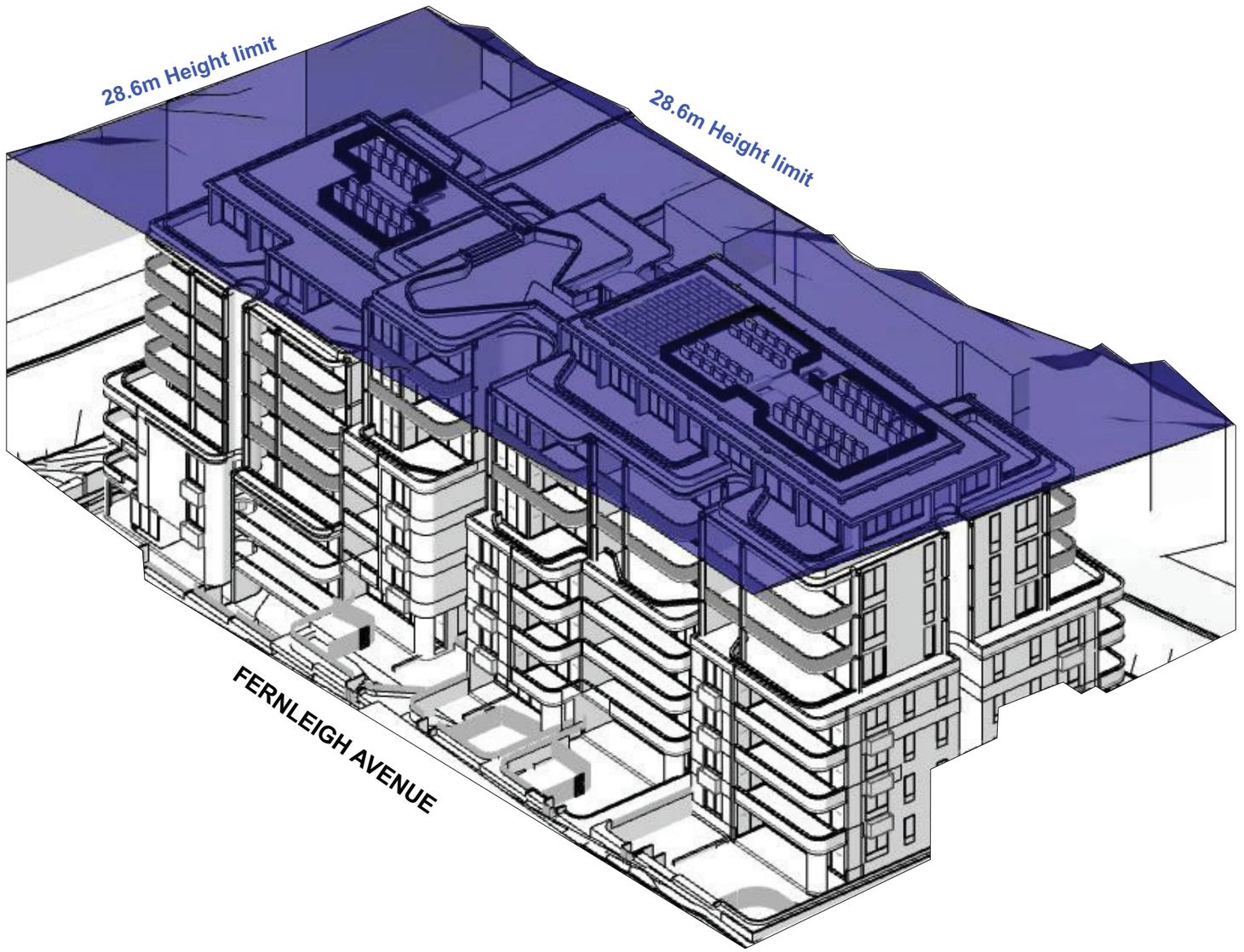
02

PRINCIPLE 02
BUILT FORM AND SCALE

The application of the height bonus on the site outlined in the following table. We have assumed the LMR provisions form the 'base' provisions for the site above which the in-fill affordable housing bonuses will be applied.

Provision	Height
Local	10.5m
LMR Housing (base)	22m
In-fill Affordable Housing (maximum)	30% bonus: 6.6m Total: 28.6m

The proposal fully complies with the maximum building height of 28.6 m. The primary roof form, habitable floor levels, and communal and private open spaces are all designed to remain within the height plane, ensuring that the building's overall bulk and scale are consistent with the anticipated surrounding context and the intent of the planning controls.



03

PRINCIPLE 03
DENSITY

(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 infrastructure,
(b) public transport,
(c) access to jobs,
(d) community facilities,
(e) the environment.

The proposed development achieves a Floor Space Ratio (FSR) of 2.86:1, which is fully compliant with the permitted FSR for the site in R3 zone under the Low-Medium Rise and In-fill Affordable Housing. This delivers 70 well-designed apartments including 15% affordable housing, supported by nearby services, public transport, and retail facilities within Rose Bay.

The site is located within 400 metres of the Rose Bay town centre, an area identified for increased residential density under the Low-Medium Rise Housing Policy. This strategic location encourages more housing opportunities in areas with strong access to infrastructure and community facilities. The site is therefore within the 'inner' area of the LMR controls. It supports sustainable urban growth while reducing reliance on private vehicles.

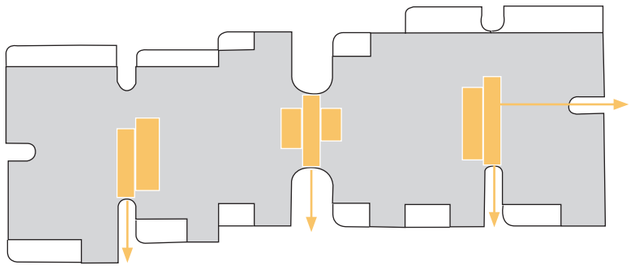
The building is designed across eight storeys and is structured into three separate cores, providing efficient circulation and improved privacy for residents. The layout features three distinct types of floor plates:

- Lower levels: 4-6 apartments per core, maximising site efficiency and activation at the base of the building.
- Mid levels: 2-4 apartments per core, creating a balanced density transition and improving natural light and ventilation.
- Upper levels: 2 apartments per core, reducing bulk and scale while offering premium amenity and privacy at the top floors.

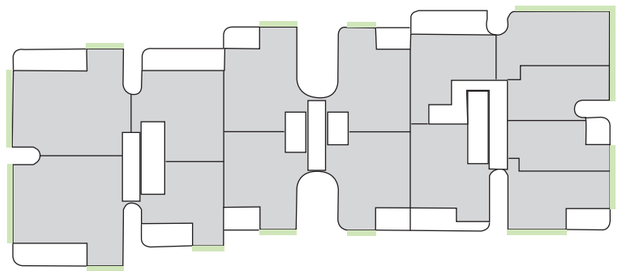
As part of the development, 15% of the floorspace and 17 affordable housing units are provided, ensuring equitable housing access and supporting the objectives of local and state planning policies. These units are seamlessly integrated within the overall design, maintaining quality and inclusivity. Affordable Housing Plans are provided in the drawing set outlining location of the affordable housing units.

The design, location within the building, apartment sizes and mix of the affordable housing component has been developed with input from a registered community housing provider, whereby affordability and efficient operation/ownership model is key to this components success.

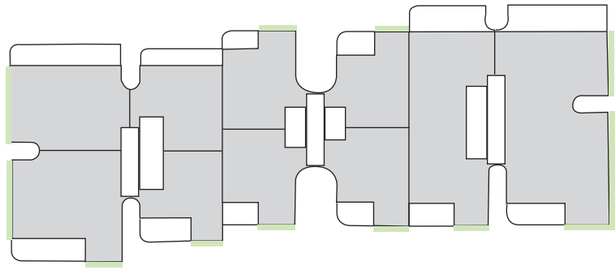
The proposal supports the local community's growth by delivering high-quality, diverse housing choices for people at different stages of life. Its carefully considered density and tiered floor plate strategy balance efficient land use with design excellence, resulting in a vibrant, sustainable, and inclusive residential development.



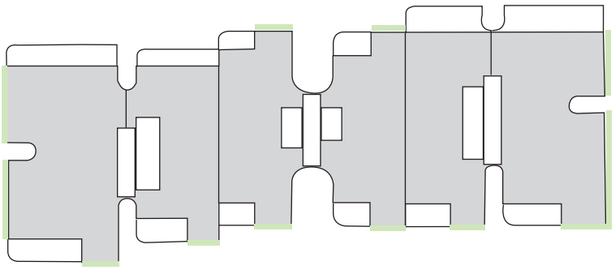
CORE AND CIRCULATION
3 CORES - 4 STREET ACCESS



ORGANIZATION / TYPICAL LOWER FLOOR PLANS
4-6 APARTMENTS PER CORE



ORGANIZATION / TYPICAL MIDDLE FLOOR PLANS
2-4 APARTMENTS PER CORE



ORGANIZATION / TYPICAL UPPER FLOOR PLANS
2 APARTMENTS PER CORE

04

PRINCIPLE 04
SUSTAINABILITY

(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.

Sustainability is embedded in the design through passive and active environmental measures, including:

- Natural cross-ventilation to high proportion of units, exceeding ADG minimum targets.
- Energy efficiency via high-performance glazing and orientation of living areas.
- Provisions for future EV charging within the basement parking area.
- Use of durable and low-maintenance materials. Honed fine aggregate concrete and aluminium wall cladding.

The development is designed to meet and exceed BASIX requirements, delivering high performance in water, energy, and thermal comfort while minimising environmental impacts.

Water efficiency:
• 42% reduction in water consumption
• 4-star rated water fixtures and on-demand hot water recirculation to reduce wastage.

Energy efficiency:
• Central gas hot water system, LED lighting with motion sensors, and energy-efficient ducted air-conditioning.
• Minimum 4-star dishwashers and 4-star dryers in all dwellings.
• Building orientation and façade design maximise natural daylight and ventilation.

Thermal comfort:
• High-performance glazing, external wall insulation, and ceiling insulation.
• Passive design features such as cross-ventilation and deep balconies reduce cooling loads.
• A green datum of continuous planting across terraces further enhances shading, urban cooling, and biodiversity.

The development minimizes environmental impact and promotes sustainable living by reducing resource use and improving liveability.

Deep Soil %: 15%
Landscaped %: 36%



05

PRINCIPLE 05
LANDSCAPE

(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.

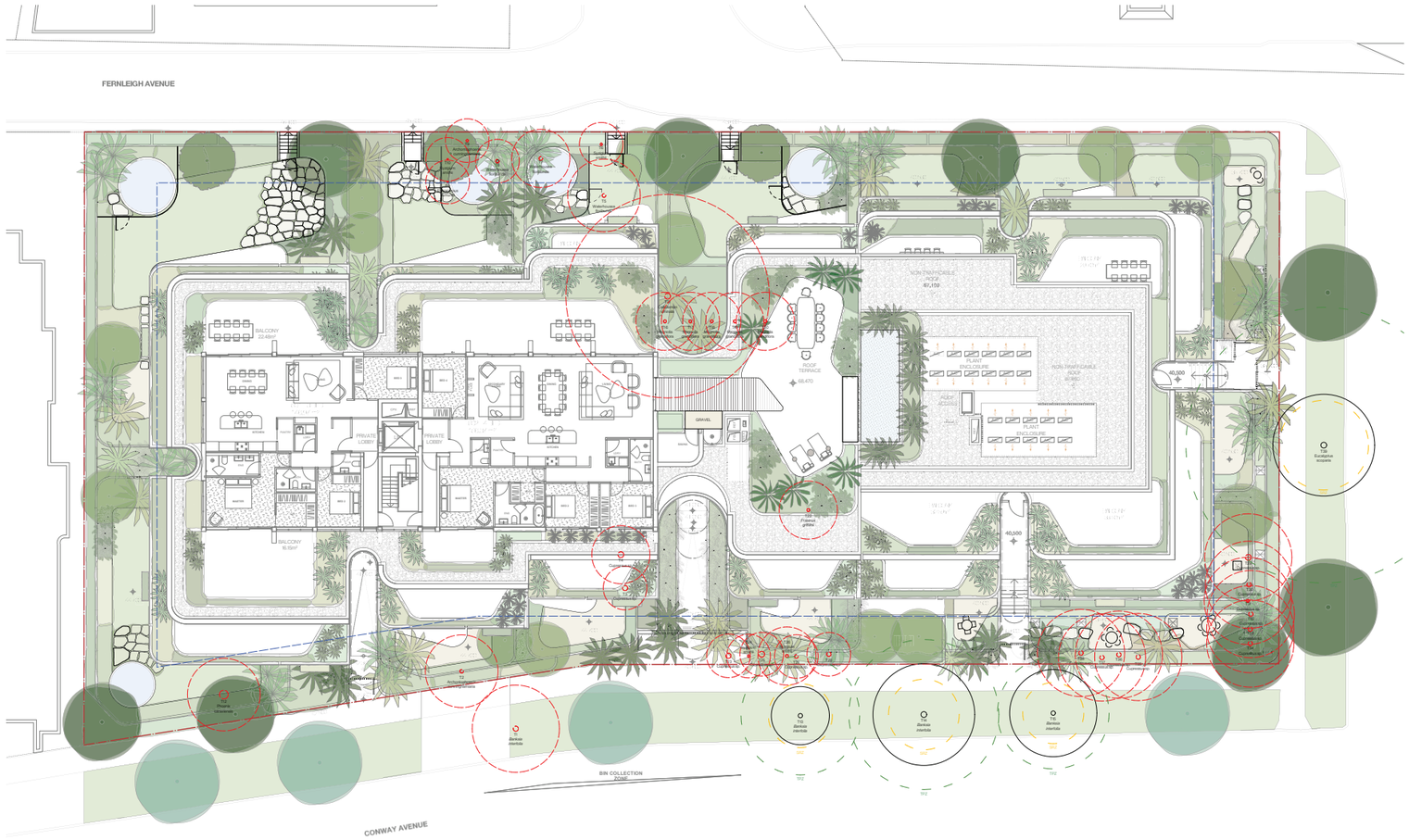
(5) Good landscape design provides for practical establishment and long term management.

The landscape design, prepared by Dangar Brian Smith, integrates the development with its surroundings, enhancing residential amenity and the public domain while reflecting Rose Bay's established green character.

- Retention of mature trees along the Public Domain to preserve canopy cover, habitat, and natural shading.
- Deep soil areas achieves 15% of site area and canopy coverage exceeds 15%.
- Tree Canopy proposed exceeds 20% minimum and Tree Planting rate for every 575 m^2 of site area, or part thereof, plant at least 2 medium trees or one large tree in the deep soil area.
- Layered native planting alongside subtropical species, including Dicksonia antarctica and Cissus antarctica, to reflect the local coastal ecology and enhance biodiversity.
- Ground-level gardens that balance privacy for residents with a green, active street frontage.
- A private roof top terrace at the upper level with seating and landscaping to encourage social interaction while maintaining privacy, as well as ground floor communal open space.

Spillover planting is incorporated into terraces and balconies to soften the building form and link it to the landscape. Every two floors feature unique planting, with upright and sprawling species balancing compact spaces, while succulents ensure longevity and low maintenance.

The landscape design creates sustainable, high-quality green spaces that strengthen the public domain interface and reinforce Rose Bay's identity as a leafy and connected neighbourhood.



Deep Soil %: 15%
Landscaped %: 36%

06

PRINCIPLE 06
AMENITY

(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 design ensures high levels of amenity for future residents:

• Generous apartment layouts with functional and flexible spaces.

• Majority of the units have dual aspects. It enhances a internal and external amenity through ample sunlight, cross-ventilation, and views, elevating the quality of the living environment.

• Direct solar access is achieved to >70% of living areas and private open spaces.

• Natural cross ventilation is achieved to >60% of apartments.

• Acoustic privacy achieved through well-considered layout separating bedrooms and living areas.

• Ground, mid-level and upper-level units have two or more balconies extending from living areas and bedrooms.

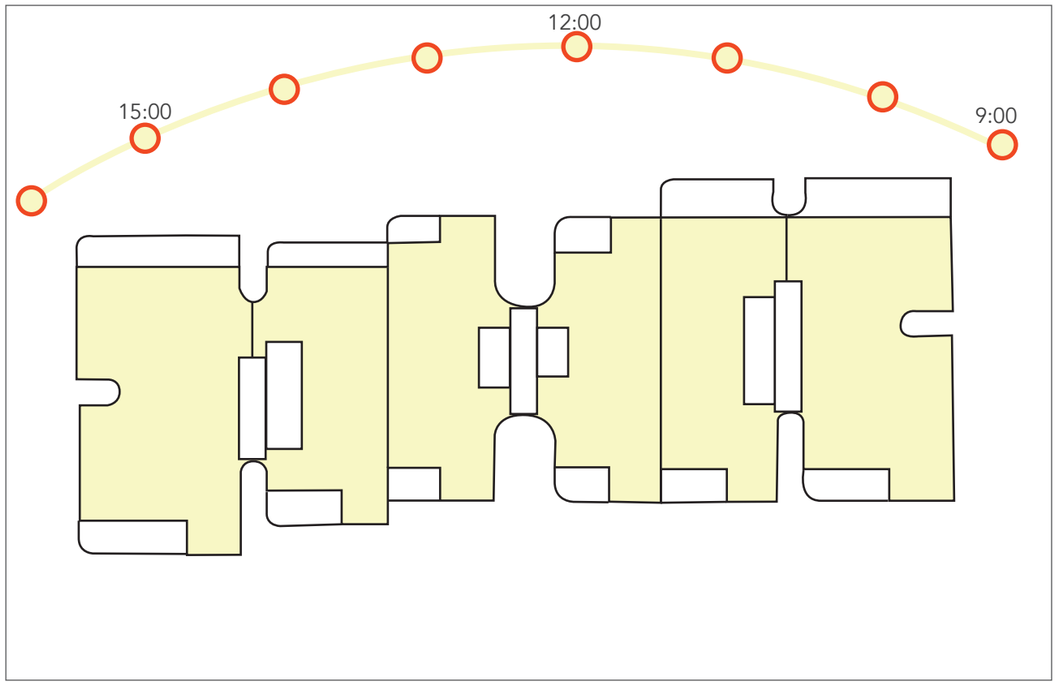
• Some units enjoy shading from proposed large trees planting. This provides additional layer of privacy between the apartments an the public domain.

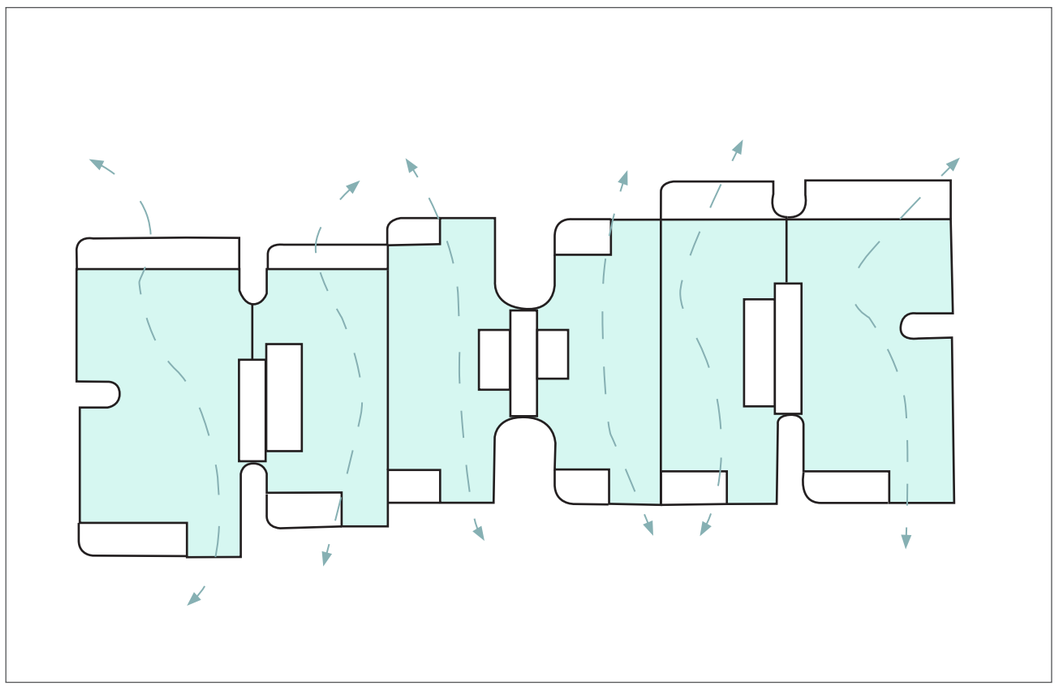
• High level of visual and acoustic privacy for residents and neighbouring properties, at the southeastern side boundary and rear boundary through complied building separation generally.

• Privacy screens and planter boxes applied to the windows and balconies effectively screen overlooking and direct sightlines to neighbouring properties.

• To provide visual privacy to adjoining properties at Conway Ave, Carlisle St, and Fernleigh Ave, boundary fence exceeding 1.8m and layered landscaping, including the planting of mature trees are provided, in conjunction with the generous building separation distances.

• Communal terraces, gardens and forecourts balconies are designed for informal meeting and social interaction.





07

PRINCIPLE 07
SAFETY

(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 development has been designed to create a safe and welcoming environment for both residents and the wider community, with a strong focus on the public domain interface. The building layout, circulation, and landscaping enhance safety through clear sightlines, active frontages, and well-planned access points.

Safety at the public domain interface is achieved by:

- Carefully designed and considered public domain interfaces, along Conway Ave, Carlisle St, and Fernleigh Ave with careful level transitioning, landscape privacy buffer. Activation and safety is provided via well-lit pedestrian pathways and visible building entrances.
- Transparent edges, using glazing and open fencing, to strengthen the visual connection between the building and the street.
- Landscaping that improves amenity while avoiding hidden areas and maintaining clear visibility.
- Entry lobbies and pathways that are legible and easy to navigate.

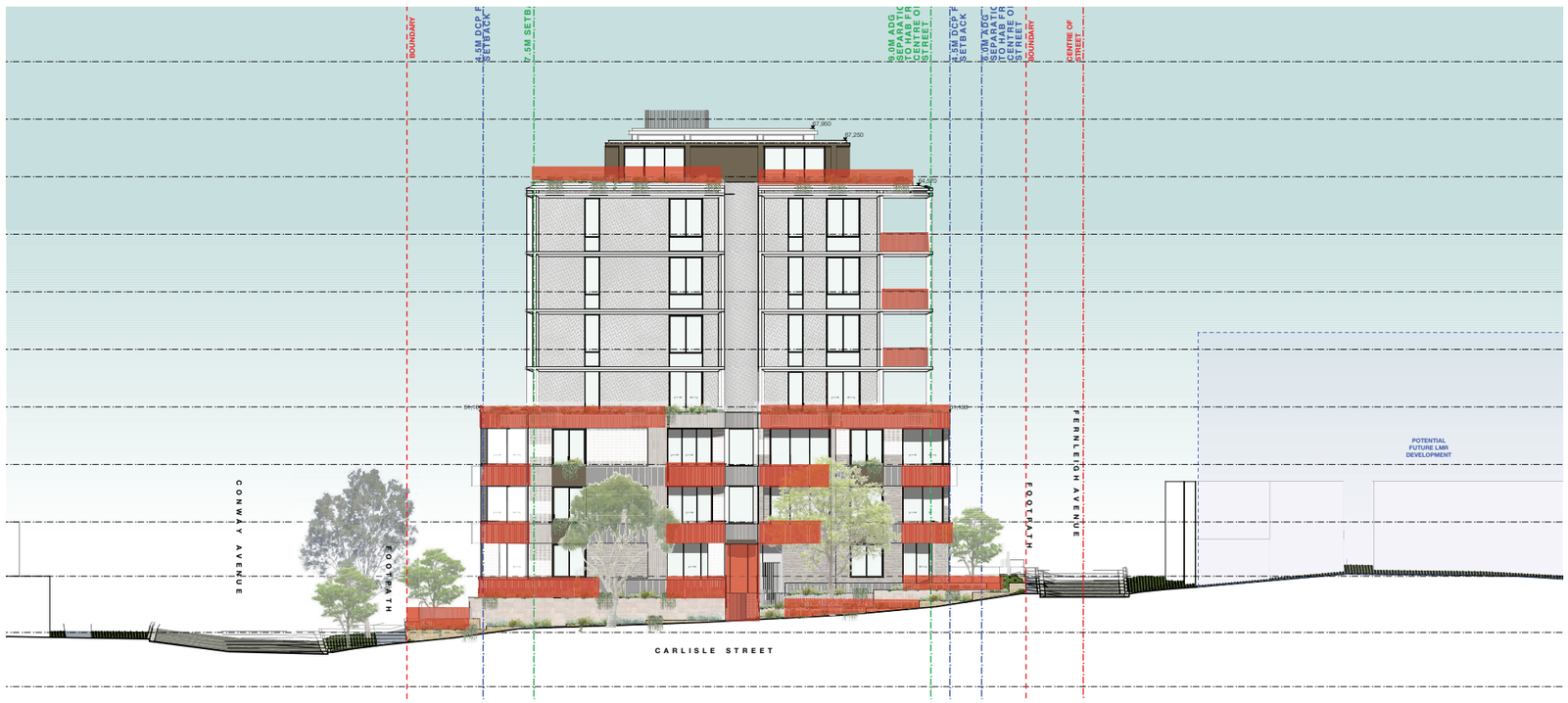
To maximise passive surveillance, the design ensures:

- The design avoids and 'dead-end' pathways avoiding any occupation, with accordance with safety by design principles and minimising risk of entrapment and having passive surveillance of the street.
- Upper-level views provide ongoing surveillance of shared areas and access points.
- Communal spaces are positioned for high visibility, encouraging activity and deterring antisocial behaviour.

Resident and visitor safety is further supported through:
- Secure access control for all building entries and basement parking.
- Good lighting and clear wayfinding throughout the site.
- Safe separation of pedestrians and vehicles to reduce conflict points.

The development strengthens safety and comfort for both residents and the public, providing an active and secure environment that contributes positively to the surrounding streetscape.
Surveillance is balanced with privacy and minimal overlooking into neighbouring properties, where the design is cognisant of the site's existing context within a transitioning area and planned future character.





08

PRINCIPLE 08
HOUSING DIVERSITY AND SOCIAL INTERACTION

(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 proposed development provides a diverse range of apartment types, accommodating a variety of household structures and life stages. The unit mix spans from 1-bedroom to 4-bedroom apartments, offering flexibility for singles, couples, families, and multi-generational households. This diversity ensures that the development responds to the changing needs of the community and supports long-term housing sustainability.

In addition, the proposal includes 15% of floorspace, comprising in 17 aspirational affordable housing units, which are thoughtfully integrated within the building to promote social inclusion, yet the design enables statum subdivision to suit single ownership (eg. by a pension/ investment fund). These affordable dwellings consist of a mix of 1-bedroom, 2-bedroom, designed to Community Housing Provider and most needed apartment types, catering to a range of income levels and household types. By providing affordable housing on-site, the development contributes to equitable housing access and supports local government strategies aimed at addressing housing affordability challenges.

In addition to housing diversity, the design fosters social interaction and a sense of community through well-planned communal spaces:

- Communal and landscaped garden areas encourage social engagement among residents.
- Seating areas and shared amenities provide opportunities for informal gatherings and a stronger sense of neighbourhood identity.
- Building layout and circulation promote natural opportunities for social interaction while maintaining privacy and security.

The proposal delivers a balanced and inclusive housing mix, offering choice for a wide spectrum of residents. By integrating affordable housing and providing communal spaces that promote interaction, the development enhances community cohesion and creates a vibrant, connected residential environment.



09

PRINCIPLE 09
AESTHETICS

(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

(2) Good design uses a variety of materials, colours and textures.

(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

This proposed eight-storey residential building has been thoughtfully designed to respond to the unique character of the site and Rose Bay more broadly, to and contribute positively to the local streetscape. It combines contemporary architecture with familiar, local elements such as masonry detailing, significant garden setbacks, lush landscaping and tree canopy, and generous verandah-style balconies.

The building adopts a refined garden-terrace design, drawing inspiration from nearby landmarks like 'The Castle' local heritage item, known for its distinctive use of sandstone. Across its eight levels, the building features a clear, elegant grid of sculptural frames that step and recess as the structure rises. These frames help break down the overall mass and create a sense of rhythm, balance, and proportion — all while offering residents private balconies and strong indoor–outdoor connections.

A key feature of the design is the significant landscaped gardens at ground level, and creation of a "green datum" — a continuous band of landscaped terraces at the mid-levels, planted with cascading shrubs, grasses, and climbers. This green layer softens the building, contributes to urban biodiversity, and extends the area's leafy, garden character into the architecture itself.

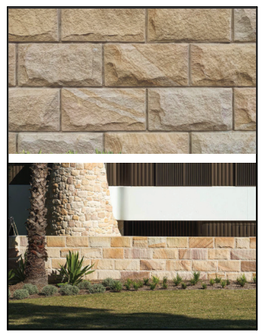
At street level, the building is carefully shaped to suit the sloping nature of the site. A textured planter wall and lush verge planting and tree canopy planting and or the building and create a welcoming presence. Recessed and welcoming entries provide a comfortable, human-scaled experience for pedestrians.

The upper floors are set back and facade treatment 'lightened' to reduce visual impact and provides amenity to neighbouring properties. These stepped levels also provide residents with Sydney Harbour and district views, while contributing to the overall lightness and elegance of the building's silhouette.

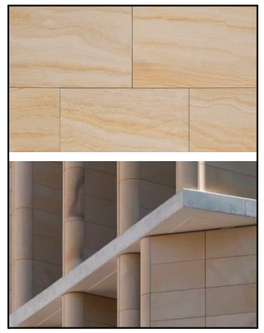
A carefully chosen palette of warm and natural colours for honed fine aggregate concrete, accented with bronzed metal cladding and integrated with lush planting connects the building seamlessly into its surroundings.

In essence, this project reimagines the familiar elements of Rose Bay's architectural identity — verandahs, strong geometry order, symmetry, and greenery — into a contemporary residential design that is respectful of its context and designed to enhance the local community.

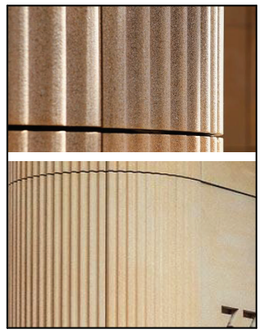




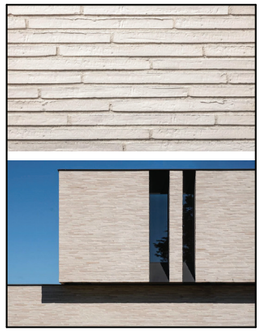
Sand Stone - Rough Sawn
Lower ground / Planter Walls



Sand Stone - Smooth Sawn
Lower ground / Planter Walls



Fluted Sandstone
Lower ground / Entry Walls



Light Long Brick - Vorizontal
External Walls



Light Long Brick - Vertical
External Walls

9 | APPENDIX

A | ADG COMPLIANCE

This Chapter addresses the Apartment Design Guide, as per Section 147 of the Housing SEPP.

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
3A 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		The Site Analysis Plan generally addresses the items. The proposal is underpinned by site analysis taking into consideration the specific site opportunities and constraints both existing and anticipated. Pedestrian and vehicle entries are separated to improve safety; building placement responds to prevailing breezes and solar access; landscape buffers address privacy and streetscape quality.	Objective achieved
3B Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		The proposed development along the Conway Avenue defines the street and forms part of the streetscape, connecting the scale of the retail activities in the Rose Bay town centre with the residential areas further along Conway Ave. Vertical and horizontal articulation refer to the internal programme and reflect contextual considerations. The street frontage is to the South-East and direct access from Conway Avenue is clearly defined and the entrance is articulated. The building has dual cores to permit increased cross ventilation / solar access and improve internal amenity. Increased building separation at upper levels is used to enhance solar access and cross ventilation.	Objective achieved
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.		The proposal fronts Conway Avenue and is articulated to define the street. Dual entry points provide direct access from the street. The entry points are clearly defined and visible to pedestrians.	Objective achieved
	Where the street frontage is to the east or west, rear buildings should be orientated to the north.		There are no secondary buildings proposed.	N/A
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.		The building has a general south–east orientation. Which means a significant amount of proposed overshadowing is cast on Conway Avenue.	Objective achieved
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		The overshadowing of overshadowing properties is minimised during mid-winter, through the thorough consideration of the massing and building separation. The proposed building's shadow stays entirely within the compliant building envelope as stipulated by ADG required setback and building height with the in-fill permissible. The massing strategy allows most adjoining properties' private open space and upper habitable spaces continue to receive solar access to of 3 hours between 9am – 3pm during winter solstices.	Objective achieved

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		The public and private domain are well defined and casual / passive surveillance is achieved. A transition from public to private domain is also achieved at the various building entry points	Objective achieved
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.		Some ground floor units with street frontages have street addresses where appropiate. Some are not provided with direct individual street entries due to flooding concerns and the change in levles.	Objective achieved
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings.		Landscaping with trees and screening plants along each street frontage creates a smooth transition between the private terraces of the ground floor units and the public domain. It softens the building edge and provides visual privacy and security to the residents. The recessed main entry points are articulated with canopy providing shelter and legibility. Ground frontages include windows and planting to balconies provide surveillance of the public domain. The ground level units have front gardens with a fence design, and lush landscaping that provides privacy with views provided over the top. Views into these gardens is limited by screen planting provides the required amount of privacy. Generally, the lower to mid-level balconies have solid balustrades to preserve privacy where upper levles are more legible and transparent.	Objective achieved
	Upper level balconies and windows should overlook the public domain.		Upper level units facing the street have balconies overlooking the public domain.	Objective achieved
	Length of solid walls should be limited along street frontages.		All street façades proposed have a high level of articulation with limited solid walls, except for a section of Conway Ave, where the existing wall is proposed as a contrinuation of that street interface.	Objective achieved
	Opportunities for people to be concealed should be minimised.		The openness of the building entries and choice to use glazing to building entries facing the street avoids opportunities for concealment.	Objective achieved
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Low planter walls layered planting and entry terraces form a comfortable threshold that protects privacy while maintaining visual connection to the street. It is anticipated that the existing Kerb , gutter, foot path and nature strip will be replaced and that supplementary mature street trees will be planted in accordance with the current Council guidelines.	Objective achieved
	Planting softens the edges of any raised terraces to the street, for example above sub- basement car parking.		Planting is proposed along Conway Avenue where the site begins to fall and ground level becomes raised from the street, limiting wall height. No portion of the basement parking is visible from the public domain which contributes to enhancing the public domain.	Objective achieved
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.		Mailboxes are at the entry of each lobby and visually identified from the public domain.	Objective achieved
	The visual prominence of underground car park vents should be minimised and located at a low level where possible.		Car Park exhaust risers are integrated into the internal lift / fire stair core and exhaust at the roof level in a central location thereby concealing their presence form the street level and preserving the public Domain.	Objective achieved
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.		Garbage storage areas and services including mechanical and fire services are located out of view at ground floor and in basements, out of view.	Objective achieved

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.		Access ramps are provided where overland flood planning requires floor levels to the elevated above the existing ground level. These ramps are integrated into the overall design and co-ordinated with the landscape design.	Objective achieved
	Durable, graffiti resistant and easily cleanable materials should be used.		The materiality and colours of the façade are designed to deter graffiti where possible and minimise cleaning on the ground floor.	Objective achieved
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • Street access, pedestrian paths and building entries which are clearly defined • Paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • Minimal use of blank walls, fences and ground level parking.		N/A	
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.		It is proposed to retain one existing access arrangement to the basement, off Conway Ave, where the existing street wall is to be retained as a continuation along with the existing street interface.	Objective achieved
3D 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		Communal open space is shared amongst the communal areas located closest to the smallest apartments, and spread across the larger apartments P.O.S which is far in excess of the minimum ADG requirements.	Objective achieved
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The two communal open spaces, along with the indoor communal space, offer opportunities for different activities. The indoor space could be used for meetings, group gatherings, group dining etc, while the outdoor spaces are more suitable for leisure.	Objective achieved
	Objective 3D-3 Communal open space is designed to maximise safety	Refer section on COS + POS	These communal areas are secure accessible by occupants only. Several balconies overlook the communal areas, providing passive surveillance and contributing to their ongoing care by residents. The proposed benches within the outdoor areas have been designed by the landscape architects in accordance with relevant standards to ensure safety.	Objective achieved
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		The proposed communal spaces respond to the neighbourhood's existing patterns and uses, integrating smoothly with surrounding open spaces and supporting established community activities.	Objective achieved
3E 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:	Housing SEPP In Fill Affordable Non Discretionary and LMR Tree Canopy Guide Deep Soil requirement is 15% with minimum dimension of 3m Proposed Deep Soil exceeds the minimum requirements. Min tree Canopy Guide canopy requirements also exceeded. Landscape plan provides lush tree planting in deep soil areas.	Objective achieved

<table>
<tr><th>CLAUSE</th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td>3F
Visual Privacy</td><td>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</td><td>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances:

<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>12m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>18m</td><td>9m</td></tr></table></td><td>ADG Separation and setbacks are complied with on the ground floors, carefully considered landscaping has been introduced to help achieve privacy. This approach continues on the upper levels, where balconies incorporate landscaping to enhance privacy. On floors without landscaping, balustrades have been installed to maintain internal visual privacy.

The western neighbour No 8 Conway, is recently constructed as a three storey residential flat building with a non-habitable facade facing the subject site. The proposal therefore complies with non-habitable to habitable setback controls on this boundary for lower levels and upper levels. That site has ample opporunity for solar access and cross ventilation from a northerly and north west direction (towards the harbour views).

Other frontages to Fernleigh Ave. Carlisle St and Conway Ave carefully consider and comply with minimum ADG setbacks and DCP frontage setback controls. Fernleigh Ave frontage particularly in the north-western part of the site far exceeds minimum setbacks to respond to No 8 Conway and minimise any adverse impacts to the local Heritage Item to the north-west of the site.</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td>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</td><td></td><td>Acceptable privacy is achieved while maintaining acceptable access to light and air across units and providing adequate views and outlook.</td><td>Objective achieved</td></tr>
<tr><td>3G
Pedestrian Access and Entries</td><td>Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain</td><td></td><td>The three lobbies immediately connect to and address the public domain. Step-free paths connect footpath to raised forecourts. Canopied entries provide cover. Lobby glazing enhances wayfinding.</td><td>Objective achieved</td></tr>
<tr><td></td><td>Objective 3G-2 Access, entries and pathways are accessible and easy to identify</td><td></td><td>Residential entries are signalled through façade design and directly address the street.

Dual legible entrance from footpath with sightlines to the street improves legibility; access control and lighting in main entry and forecourts strengthen security.

Electronic key access and intercom points are provided at pedestrian and vehicular entrances. Signage and way-finding is proposed.
The carpark entry does not impact on the visibility or access to the building entrances.</td><td>Objective achieved</td></tr>
</table>

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Opportunities for pedestrian connections are focused on the entry sequence were accessible pathways and generous landscaping elevates these transitional spaces.	Objective achieved
3H 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		Vehicle access points have been designed to minimise potential conflicts with traffic patterns, street landscape and pedestrian safety. To achieve safety and minimise conflict between pedestrian and vehicles. Lobby entry is separate from driveway Car access is separated from pedestrian entry to the greatest extent possible, given the limited street frontage. The vehicle entry is located the lowest point of the site to minimize ramp lengths and excavation. The carpark entry finishes are high quality in nature and will create a high-quality presentation to the street.	Objective achieved
3J Bicycle and Car Parking	Criteria 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Refer to Traffic report with regard to minimum / maximum car parking numbers. Car parking is provided over 2-3 basement levels in accordance with Housing SEPP minimums and Council DCP maximum rates.	Objective achieved
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Under cover Bicycle and Motorbike parking for residents and visitors is provided in the basement, as a provision for alternative modes of transport in accordance with the Council DCP requirements. EV charging is provided to meet Council requirements.	Objective achieved
	Objective 3J-3 Car park design and access is safe and secure		The proposed car park layout is efficient, safe and secure. Garbage, plant, storage rooms are all accessible without crossing parking spaces. Circulation areas within the carpark are direct, clearly visible and well-lit. Lobby areas, including lifts and stairs, are clearly visible from the circulation areas. Lighting, signage and line markings will be included in the car park design. When supporting facilities, plant rooms and storage areas are located close to parking space, access corridor are provided to avoid crossing car parking spaces.	Objective achieved
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Underground parking is well concealed within the building design and with only the driveway is visible within the streetscape. Excavation is minimised due to the efficiency of the proposed car parks double loaded design. Mechanical ventilation is provided to the basement. Exhaust risers are located on the roof are concealed from view.	Objective achieved
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		No on grade parking is proposed	N/A
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		No above grade parking is proposed	N/A

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4A 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	54 apartments out of 70 achieve solar access i.e. 2 hours mid winter 77%. 59 out of 70 apartment private open space achieve min 2 hours mid-winter solar access 84%.	Objective and criteria achieved
		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	Not Applicable as site is located within the Metropolitan Area and Chapter 4 of the Housing SePP applies in relation to required solar access	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	11 apartments out of 70 achieve no solar access mid-winter i.e. 15%	Objective and criteria achieved
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Opportunities for reflected light are maximised by providing light-coloured internal finishes. All units have extensive glazing. Where units face south the unit are shallow with generous lengths of glazing. At the penthouse level, dormers are incorporated to increase solar access and improve the quality of natural light within the apartment.	Objective achieved
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		The extent of balconies provide shading from summer sun to living areas. A number of design features are used to achieve shade and glare control. Projecting horizontal slabs, screens, louvres and window framing elements are proposed to provide shading and this responds to the element orientation. Existing large street trees retained will provide shade for some apartments. The extent of this effect will be increased by the contribution of the added screen planting. Existing large street trees retained will provide shade for some apartments. The extent of this effect will be increased by the contribution of the added screen planting.	Objective achieved
4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Habitable rooms are designed to support natural ventilation. All habitable rooms are provided with openable windows. Natural ventilation is achieved by all apartments and all habitable rooms are provided with operable windows. 63 units out of 70 achieve natural cross ventilation compliance i.e. 90 % cross ventilation is proposed.	Objective achieved
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Single-aspect apartments have been designed and arranged to maximise natural airflow. The open-plan living layout allows air to move freely through the spaces, and bedrooms have been positioned with sliding doors to support natural ventilation.	Objective achieved
	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 ventilation and cannot be fully enclosed	63 apartments out of 70 achieve Natural Cross Ventilation i.e. 90 %	Objective and criteria achieved
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	All grass line to grass line elements do not exceed 18m.	Criteria achieved

<table>
<tr><th>CLAUSE</th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td>4C
Ceiling Heights</td><td>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr><tr><td>For 2 Storey Apartments</td><td>2.7m for main living area floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table></td><td>The proposed minimum ceiling heights exceed the following:
Habitable rooms = 2.7 metres
Non-habitable rooms = 2.4 metres</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</td><td></td><td>Bulkheads are kept clear of living areas. Bulkheads are located above cupboards, corridors, non-habitable rooms and in bedrooms when required.
Higher ceiling heights are proposed to habitable areas Living / Dining + Bedrooms with lower ceilings proposed for secondary areas such as Bathrooms / Laundries and Hallways.</td><td>Objective achieved</td></tr>
<tr><td></td><td>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</td><td></td><td>The ceiling height is appropriate to the building type and zoning of the neighbourhood.</td><td>Objective achieved</td></tr>
<tr><td>4D
Apartment Size and Layout</td><td>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td>1. Apartments are required to have the following minimum internal areas:<table><tr><th>Apartment Types</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m^3</td></tr><tr><td>1 bedroom</td><td>50m^3</td></tr><tr><td>2 bedroom</td><td>70m^3</td></tr><tr><td>3 bedroom</td><td>90m^3</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.</td><td>All apartment sizes are above or equal to minimum required internal areas.</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td></td><td>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</td><td>All habitable rooms 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 are accessed through the window and are not borrowed from adjoining rooms.</td><td>Criteria achieved</td></tr>
</table>

<table>
<tr><th>CLAUSE</th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td></td><td>Objective 4D-2 Environmental performance of the apartment is maximised</td><td>. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</td><td>All habitable rooms other than open plan layout that combines living, dining and kitchen do not exceed 2.5 x ceiling height.</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td></td><td>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>Most units have the depth of the open plan layouts within 8m. The few units exceeding 8m depth have dual aspects to achieve natural cross ventilation.</td><td>Criteria achieved</td></tr>
<tr><td></td><td>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</td><td>1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)</td><td>All master beds exceed 10m2 and other bedrooms exceed 9m2.</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td></td><td>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>All bedrooms achieve min. 3m width and length excluding wardrobe</td><td>Criteria achieved</td></tr>
<tr><td></td><td></td><td>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</td><td>All units with open plan layout that combines living, dining and kitchen exceed 4m width.</td><td>Criteria achieved</td></tr>
<tr><td></td><td></td><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>All cross over or cross through units exceed 4m width.</td><td>Criteria achieved</td></tr>
<tr><td>4E
Private Open Space and Balconies</td><td>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>1. All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio</td><td>4m^3</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m^3</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m^3</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m^3</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>All apartments are provided with balconies that comply or exceed the design criteria.</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td></td><td>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 15m2 and a minimum depth of 3m.</td><td>Ground Floor apartment is provided with a private open space that comply or exceed the design criteria.</td><td>Criteria achieved</td></tr>
<tr><td></td><td>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</td><td></td><td>All POS and balconies located adjacent to living room dining with predominantly north, east and west facing.

In some instances, bedrooms also have access to balconies for added amenity.

Balconies are oriented so that the longest side faces outwards to optimise daylight access into adjacent rooms.</td><td>Objective achieved</td></tr>
</table>

<table>
<tr><th>CLAUSE</th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td></td><td>Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</td><td></td><td>The balconies are clearly expressed and distinguishable from the bulk of the building. The design of the balcony is an integral part of the architectural expression of the building.
A combination of solid and transparent balustrades are designed to allow views and passive surveillance of the street while maintaining visual privacy.

Water and gas points are provided to balconies. Air-conditioning units are located in enclosed roof plant.</td><td>Objective achieved</td></tr>
<tr><td></td><td>Objective 4E-4 Private open space and balcony design maximises safety</td><td></td><td>The design of the balustrades does not facilitate climbing. Solid masonry, metal palisade, and glass framed balustrades are installed to code.
All balconies are provided with balustrades to BCA compliance.</td><td>Objective achieved</td></tr>
<tr><td>4F
Common Circulation and Spaces</td><td>Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments</td><td>1. The maximum number of apartments off a circulation core on a single level is eight</td><td>The building has 3 cores. Max units off a circulation core is 6 on each level.</td><td>Objective and criteria achieved</td></tr>
<tr><td></td><td></td><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td>Not Applicable</td><td>N/A</td></tr>
<tr><td></td><td>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</td><td></td><td>Direct and legible access is provided between lifts and apartment entries by minimising corridor length and providing short, straight, clear lines of sight.
Lobby areas and pedestrian walkways are satisfactorily lit at night.
Legible signage is provided for apartment numbers, common areas and general wayfinding.</td><td>Objective achieved</td></tr>
<tr><td>4G
Storage</td><td>Objective 4G-1 Adequate, well designed storage is provided in each apartment</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:<table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m^3</td></tr><tr><td>1 bedroom</td><td>6m^3</td></tr><tr><td>2 bedroom</td><td>8m^3</td></tr><tr><td>3+ bedroom</td><td>10m^3</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>Each apartment is provided with the required volume of storage.

Storage for each apartment which is within the apartment interior is accessible from circulation or living spaces.</td><td>Design criteria and objective achieved.</td></tr>
<tr><td></td><td>Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</td><td></td><td>Additional storage is conveniently located and accessible. Residential and Visitor bike parking is provided to dedicated bays within the basement.</td><td>Objective achieved</td></tr>
</table>

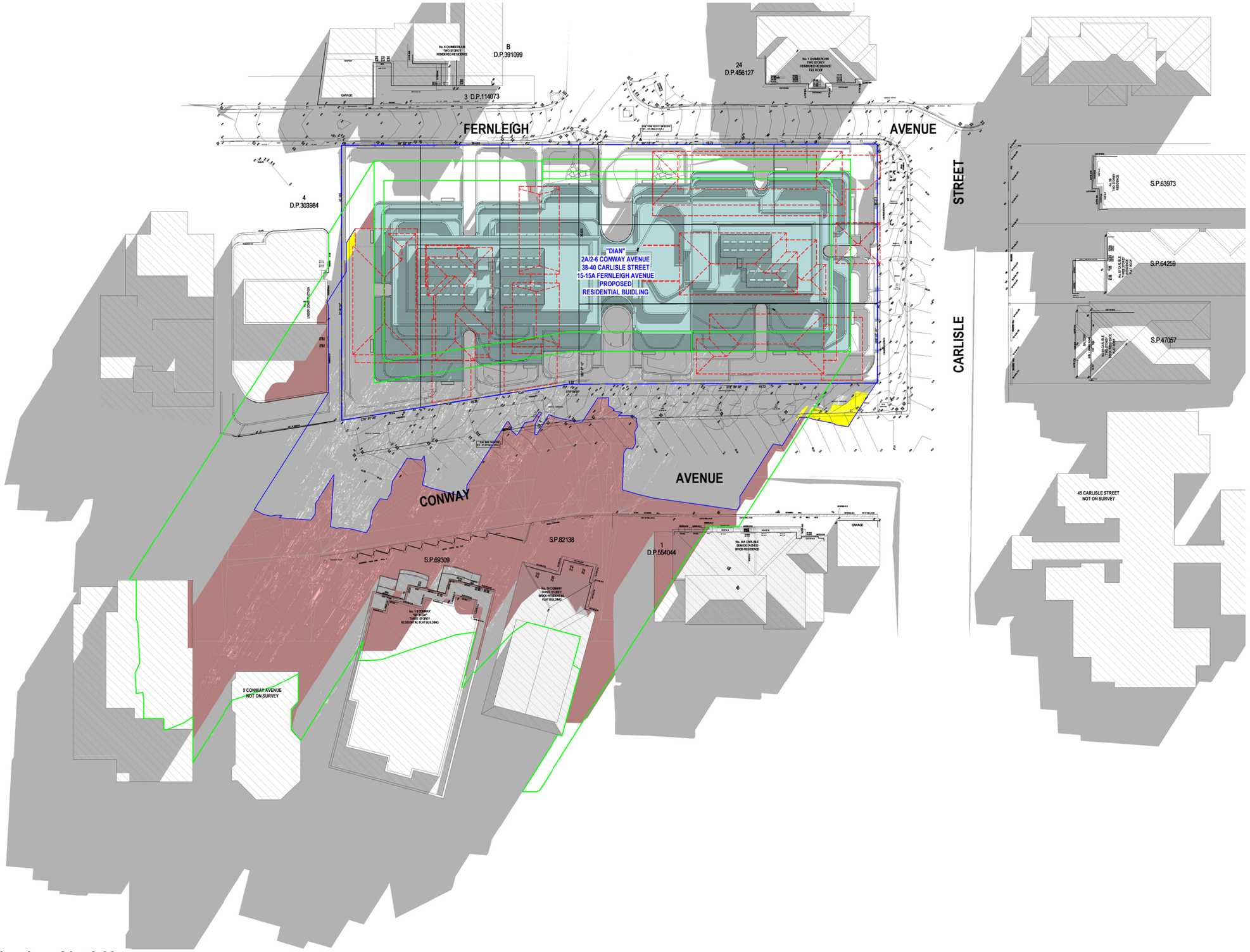
CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Lift lobby and corridors are located above each other. In general, quieter areas are next to and above quieter areas. Non-habitable rooms are generally used as a buffer from noise sources. The lift core and party walls are appropriately insulated. Non-habitable rooms are generally used as a buffer from noise sources.	Objective achieved
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Apartment layouts are arranged to group bedrooms together and located away from living areas. Acoustic treatment of walls, windows, doors, floors and ceilings to future acoustic consultant's advice. Wardrobes and ensuites in bedrooms are co-located to act as sound buffers.	Objective achieved
4J 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		The site is not in noisy or hostile environment. The development is located on a suburban street with large trees and separated from the opposite lots.	N/A
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Not applicable	N/A
4K Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		Diversity of dwellings are provided , with 53 market-housing units and 17 affordable housing units. The apartment mix ranges from 1 to 4 bed-units. They are close to shops and public transport. it meets the current market demands and projected future demographic trends. Apartment layouts can accommodate first home buyers, downsizers, young families and professionals.. Adaptable and liveable units are included.	Objective achieved
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		It is proposed to distribute the various different types of apartments to suitable locations within the development.	Objective achieved
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Due to site considerations (Minor overland flooding), there are no ground level apartments with direct access to the street. The fourteen ground level street fronting apartments have screened with planting to the secondary private open spaces facing the street.	Objective achieved
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The ground floor apartments are proposed with a private garden within the front setback, enhancing both privacy and the streetscape. Ground floor apartment design, particularly the fence design balances privacy and casual surveillance.	Objective achieved

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		The proposed façade design to the street is of a high quality, creating visual interest along the street. It respects the character of the local area by providing a horizontally layered response in both form and materials that reference the more immediate context at the low level and the broader surrounds at the higher levels. This reflects the unique character of Rose Bay at once a small village but set within the broader context of Sydney Harbourt. In addition, the streetscape and building massing are addressed vertically by dividing the front façade into two articulated bays, which step down and separate the visual levels, helping to moderate the perceived bulk of the proposed structure. Façade elements are grouped in a deliberate and composed manner to achieve a high quality, unified design outcome.	Objective achieved
	Objective 4M-2 Building functions are expressed by the facade		The building entries are clearly defined, direct address the street. The building articulation reflects the internal layout and floor levels are clearly identifiable.	Objective achieved
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		The horizontal line of the roof has been designed to blend seamlessly with the overall building composition. To avoid a monotonous presentation the visible parapet line is stepped to follow the overall façade concept below.	Objective achieved
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Private terraces are provided on roof. They offer expansive views of the city skylight.	Objective achieved
	Objective 4N-3 Roof design incorporates sustainability features		The roof design incorporates a well-insulated covering to the concrete roof. Ventilating dormer pop up windows are proposed. PV panels are intended to supply power for common area use.	Objective achieved
4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Refer to Landscape plan prepared by Landscape Architect. The planting palette has been carefully selected to suit the local context and to contribute to the environmental biodiversity of the area, creating additional habitat for insect, bird and animal life.	Objective achieved
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		The proposed landscape design has taken into consideration the following: Views from the private open spaces. Plant selections are generally endemic to the region and reflect the local ecology. Ensuring the longevity of the mature street tree adjacent the site.	Objective achieved

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		Appropriate soil profiles are provided, in accordance with Landscape Architect's specifications.	Objective achieved
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Plant selections have been specified by a qualified Landscape Architect. A landscape maintenance plan will be prepared as part of future stages of the project. Appropriate irrigation and drainage to planter beds will be incorporated into the design.	Objective achieved
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Planter boxes are located to edges of slabs to provide hanging green and to soften edges.	Objective achieved
4Q Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Refer Access Report.	Objective achieved
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Refer Access Report.	Objective achieved
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Generally, complies with the design guidance.	Objective achieved
4R Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Retention of the existing building is not proposed.	N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Retention of the existing building is not proposed.	N/A
4S Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		This development is not a mixed-use development	N/A
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		This development is not a mixed-use development	N/A
4T Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Curved metal awning over building entry is provided and integrated with the rest of the facade design. It marks the entry to the building and contributes to the identity of the development.	Objective achieved
	Objective 4T-2 Signage responds to the context and desired streetscape character		Signage is integrated into the design and responds to the scale, proportion and detailing of the development. It will be the subject of future applications to council.	Objective achieved
4U Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		Majority of the units have dual aspects. Adequate natural light is provided to habitable rooms.	Objective achieved
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The design incorporates the following passive heat storage strategies: Thermal mass in the floors of north facing rooms. Balcony overhangs help with control of sun. Insulated walls and roofs Seals on windows and doors	Objective achieved

CLAUSE	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural ventilation is provided to all habitable rooms. Natural cross ventilation is provided to 90 % of the apartments. Rooms with similar usage are generally grouped together.	Objective achieved
4V Water Management and Conservation	Objective 4V-1 Potable water use is minimised		Water efficient fittings and appliances are proposed. Apartments are individually metered. Drought tolerant, low water use plants have been specified by the Landscape Architect.	Objective achieved
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Refer Stormwater / Civil Drawings	Objective achieved
	Objective 4V-3 Flood management systems are integrated into site design		Refer Flooding / Stormwater / Civil Drawings + Landscape Drawings.	Objective achieved
4W Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		A Waste Management Plan has been prepared as part of the DA. Adequately sized storage areas for residential rubbish bins are located in the basement. Waste storage areas are provided with mechanical ventilation to mechanical consultant's specifications. Bins can be easily moved between storage rooms and the collection point.	Objective achieved
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		All dwellings are to be provided with a small recycling cupboard. Residential waste storage areas are separated and secure.	Objective achieved
4X Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		Balcony overhangs provide protection to full height sliding glass doors. Perimeter hobs on balconies and roofs to incorporate a backfall to avoid staining of facades. Selected materials are durable and include face brick, integrally tinted concrete, glass and powder-coated aluminum window framing.	Objective achieved
	Objective 4X-2 Systems and access enable ease of maintenance		Glazing design to generally allow cleaning from inside of building. Service areas are accessed from common circulation space. Storage of maintenance equipment is provided in communal areas.	Objective achieved
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Lighting in common areas is controlled via timers and motion sensors. Use of Brickwork and concrete for its excellent weathering and aging characteristics. Common areas, including corridors and lift car interiors are finished in durable hard-wearing materials.	Objective achieved

B | SHADOW ANALYSIS



TN

LEGEND:

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- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
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- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

NOTE:

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Issue	Amendment	Date

Shadowing June 21st 9.00am

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Project:
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+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

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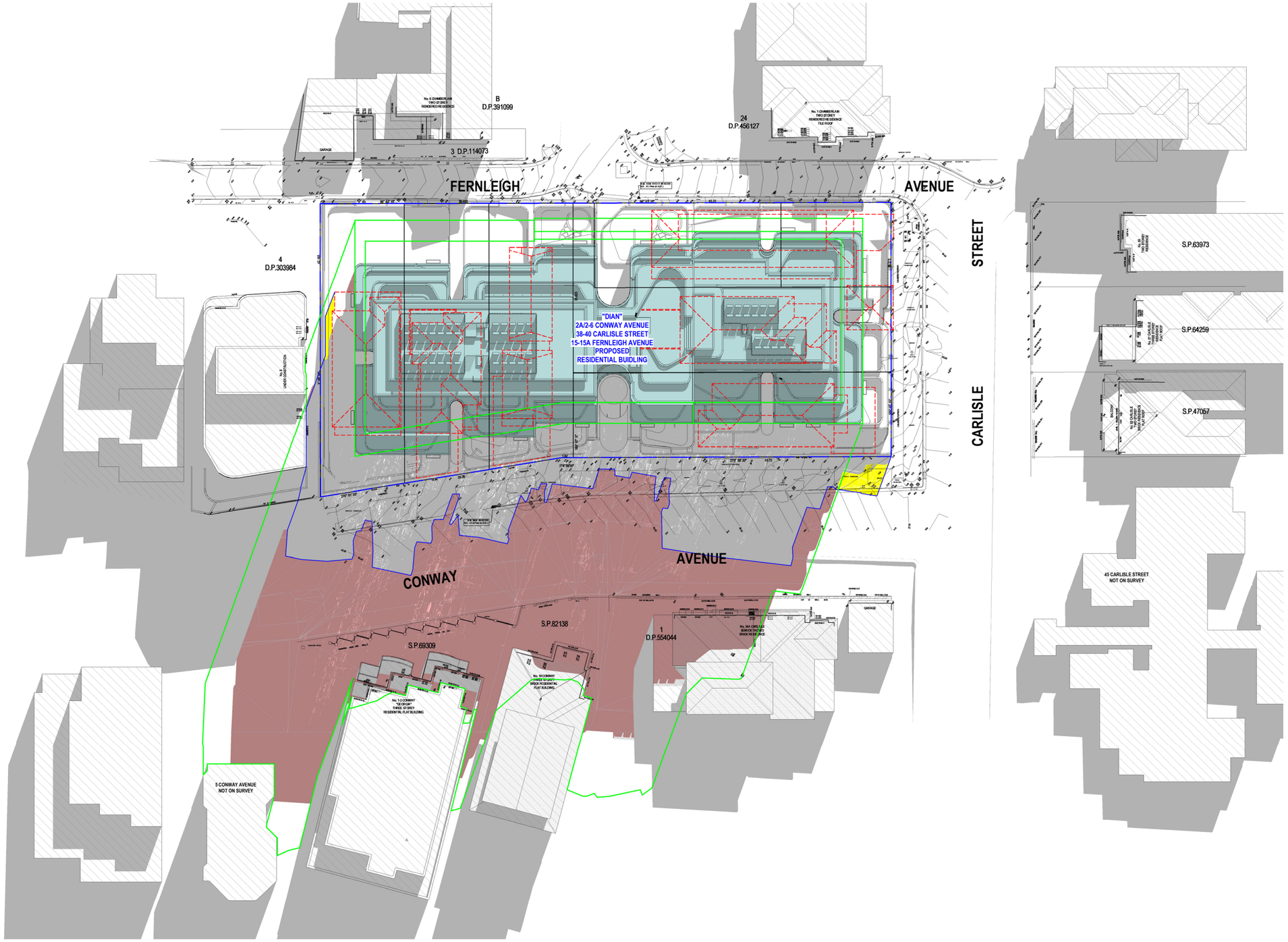

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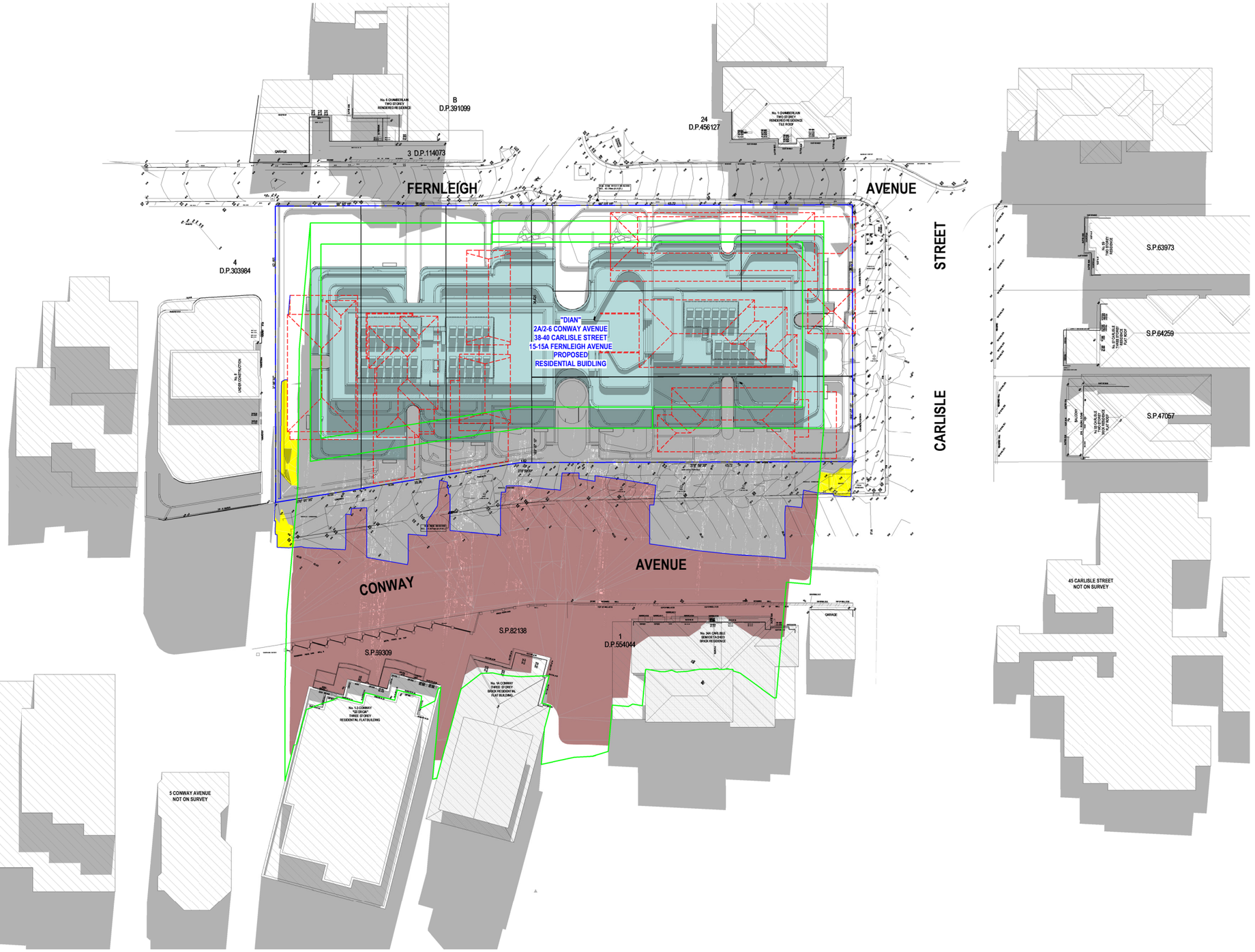

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Issue	Amendment	Date

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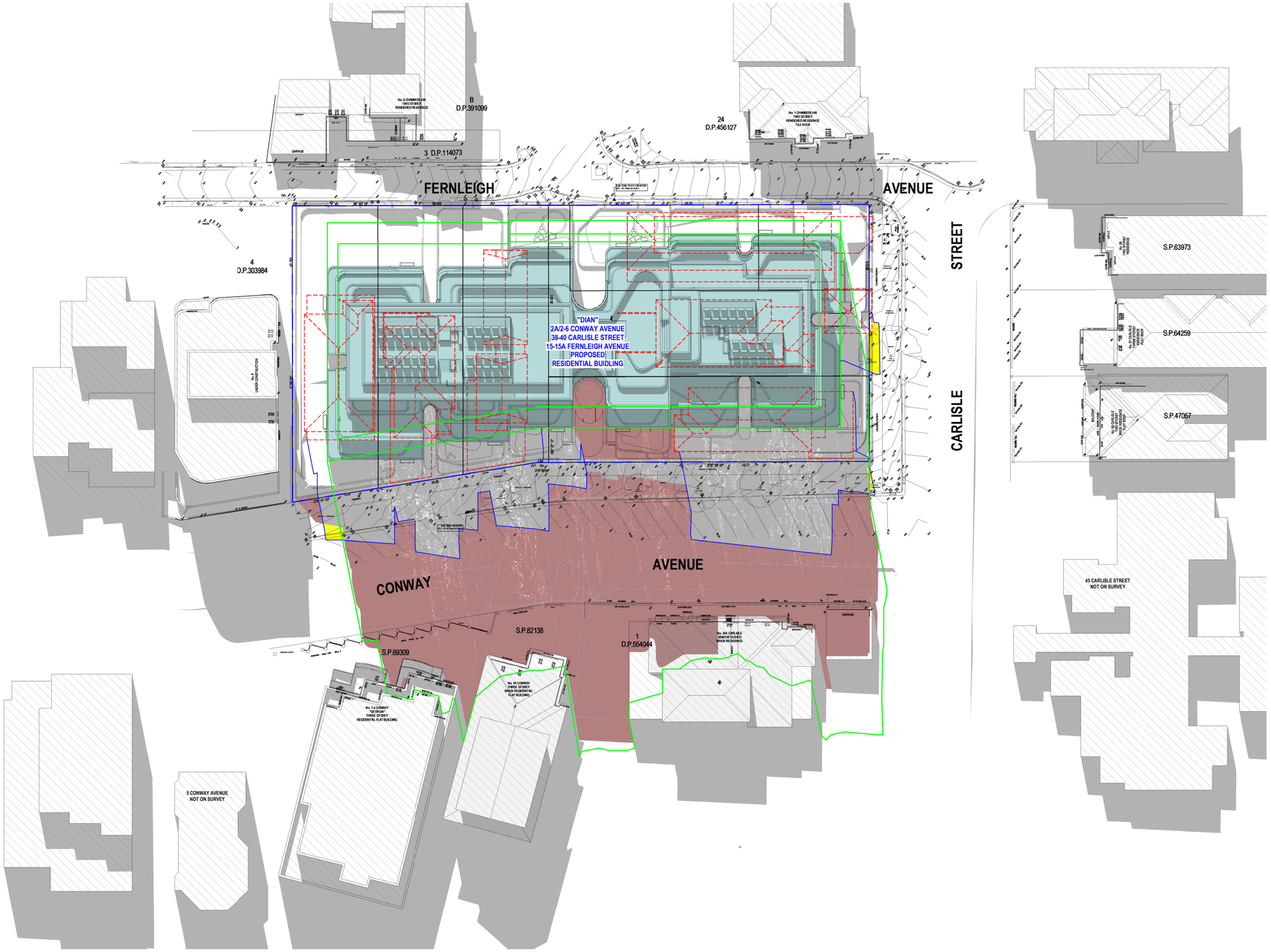

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Issue	Amendment	Date

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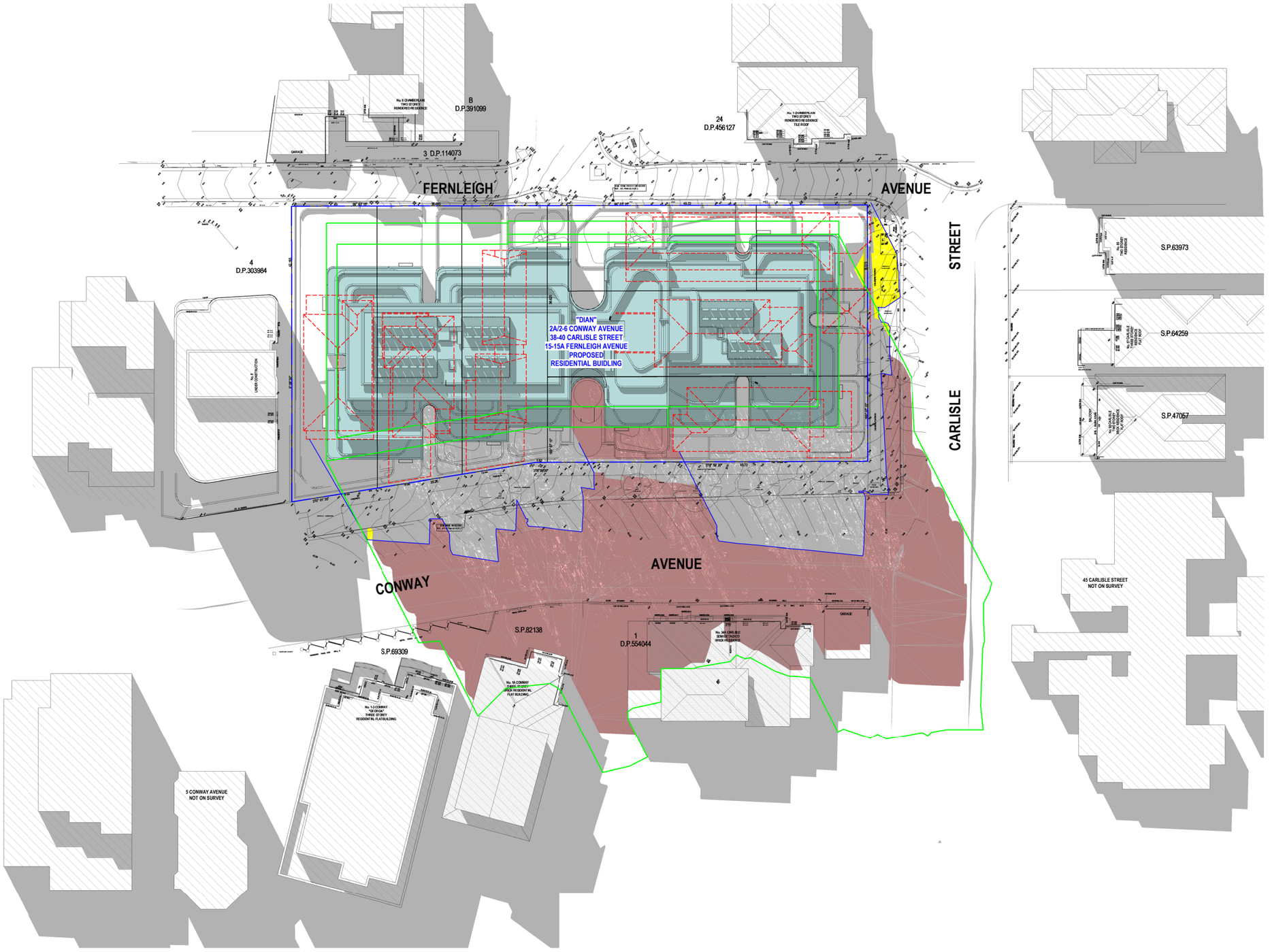

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- DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY RYGATE SURVEYORS REF NO. 80854 DATED 05/08/2025 & ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 25-1350DATED 11/12/2025

Issue	Amendment	Date

Shadowing June 21st 1.00pm

1 : 300

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P.O BOX 446 GLADESVILLE 2111

MOBILE: 0410 699919

info@caddraftnsw.com.au

Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

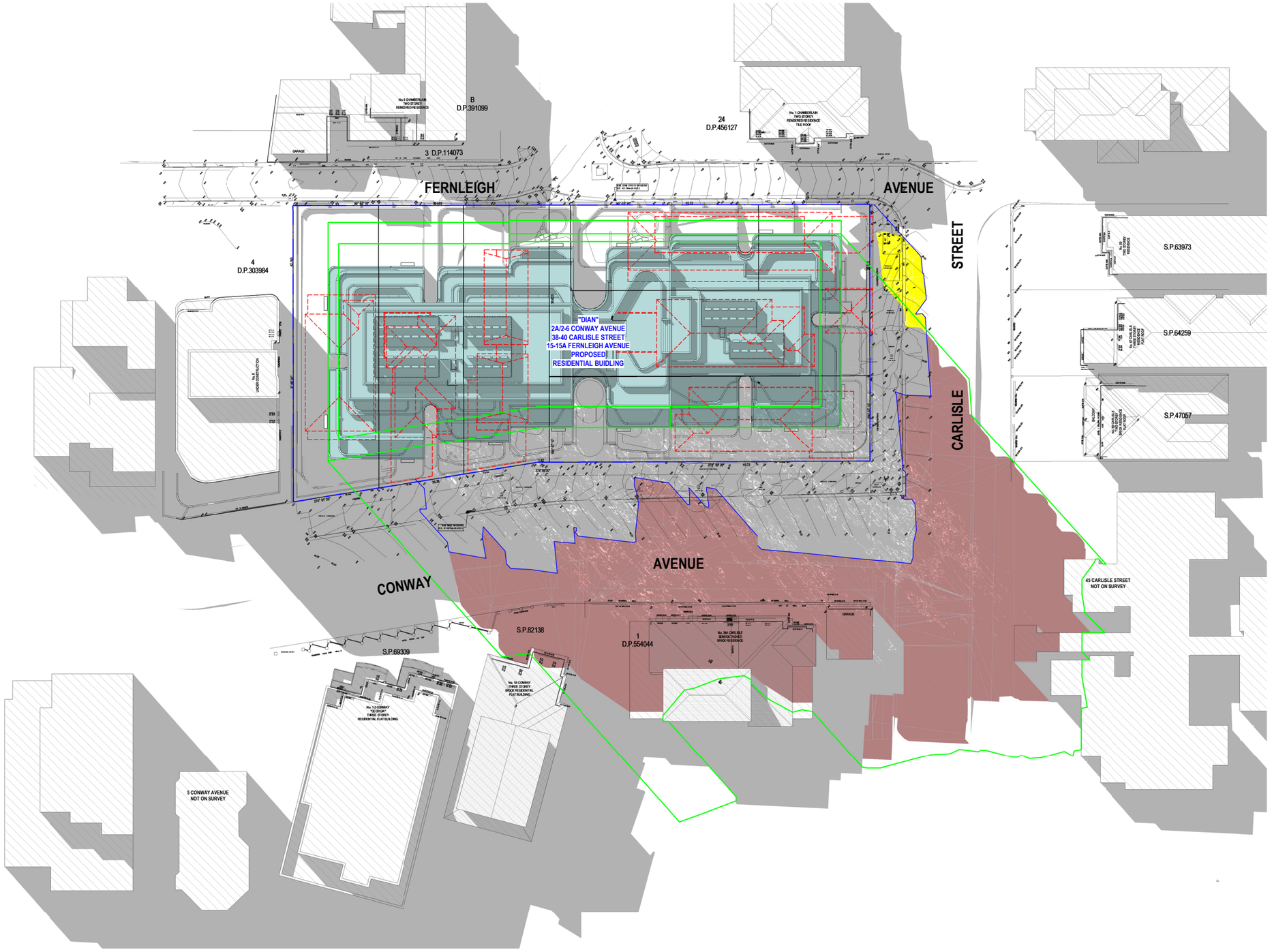
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

Shadowing June 21st 1.00pm

Date: 12-12-25
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A104**



TN

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
- DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY RYGATE SURVEYORS REF NO. 80854 DATED 05/08/2025 & ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 25-1350DATED 11/12/2025

Issue	Amendment	Date

Shadowing June 21st 2.00pm

1 : 300

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

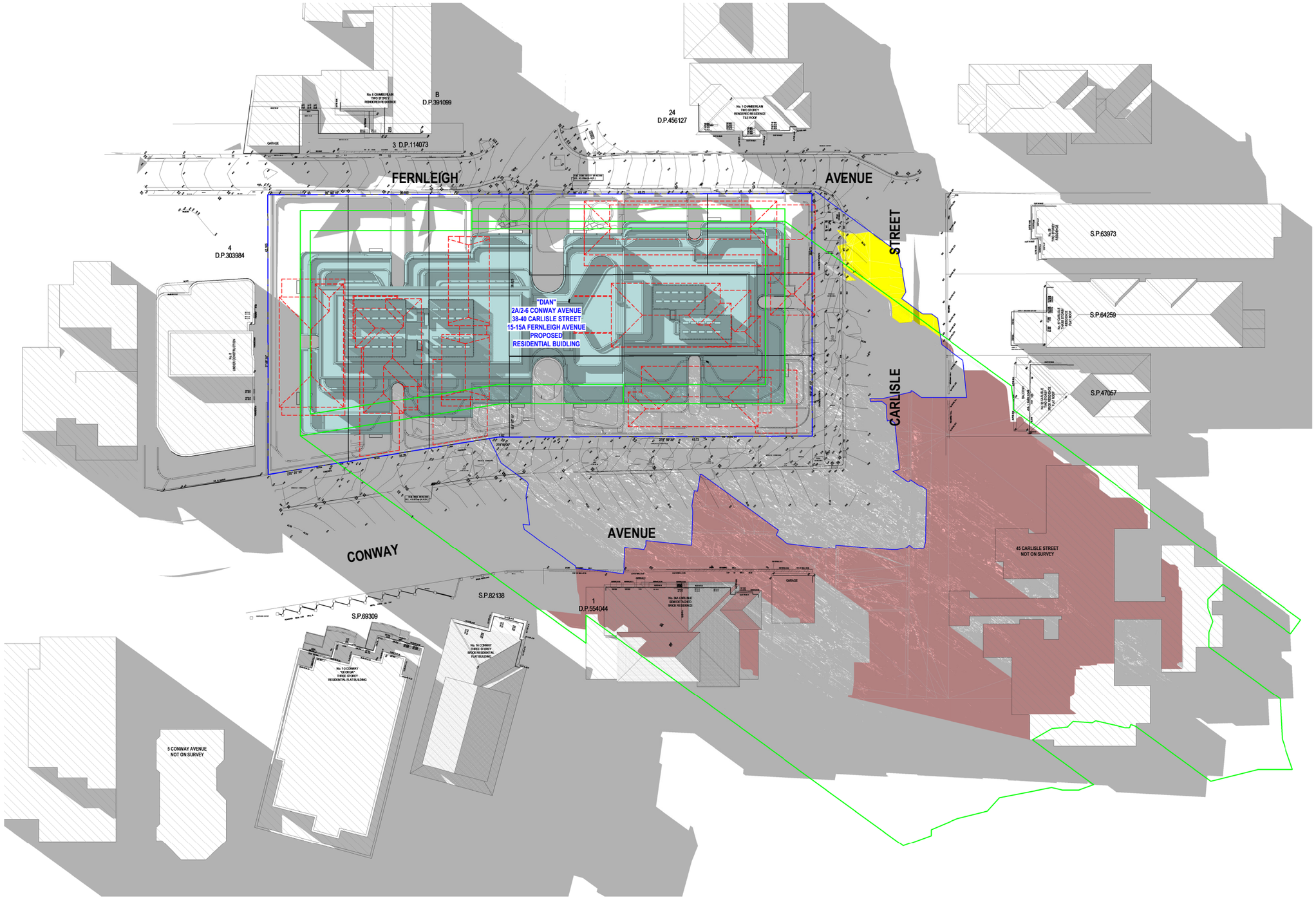
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

Shadowing June 21st 2.00pm

Date: 12-12-25
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A105**



TN

LEGEND:

- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES OUTLINE OF EXISTING SUBJECT SITE BUILDING SHADOW
- DENOTES AREA OF PROPOSED NEW RESIDENTIAL BUILDING
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
- DENOTES OUTLINE OF COMPLIANT ENVELOPE & SHADOW

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY RYGATE SURVEYORS REF NO. 80854 DATED 05/08/2025 & ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU PROJECT NO. 25-1350DATED 11/12/2025

Issue	Amendment	Date

Shadowing June 21st 3.00pm

1 : 300

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

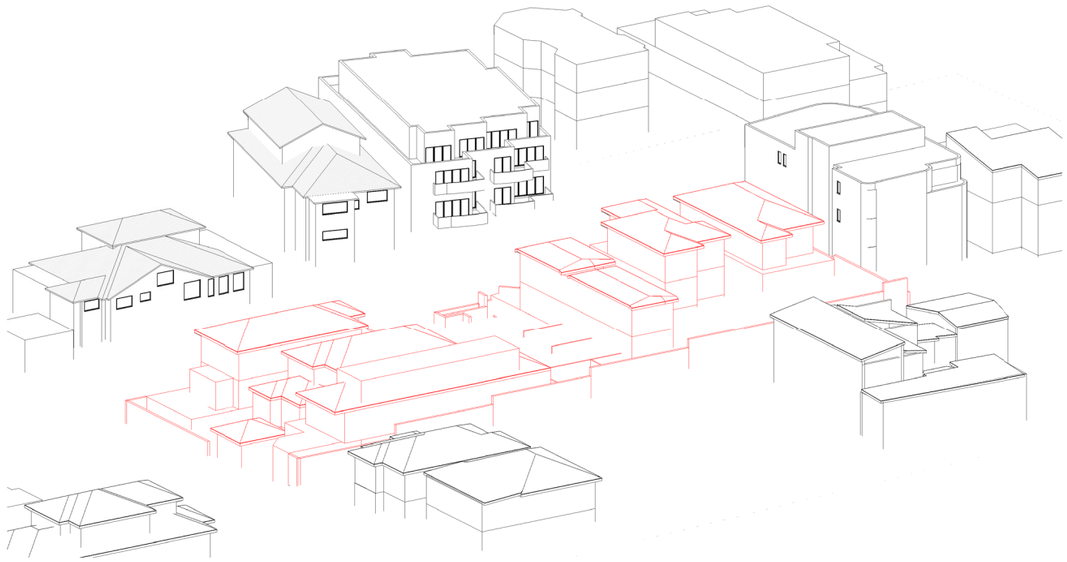
Drawing title:

Shadowing June 21st 3.00pm

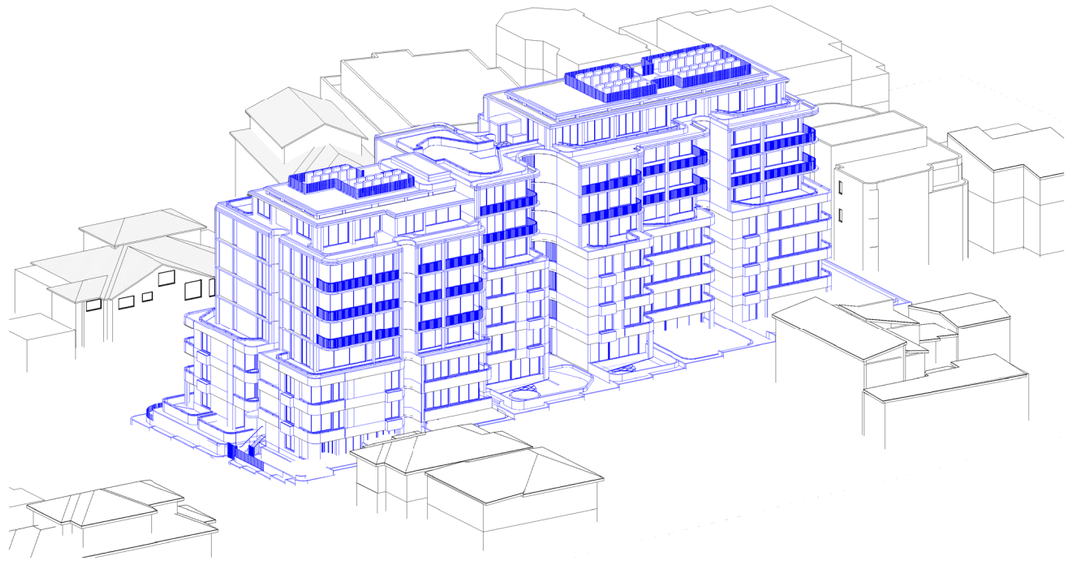
Date: 12-12-25
Scale: 1 : 300
Drawn by: KP
Checked by: JD

Project number **25-181** **A106**

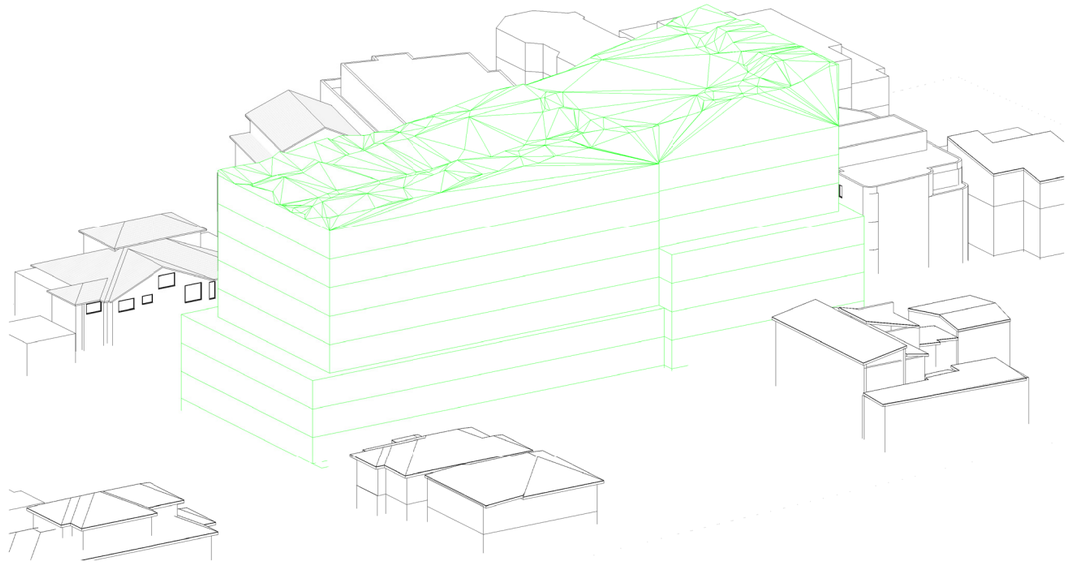
C | SOLAR ACCESS ANALYSIS



June 21st 9.00am Existing



June 21st 9.00am Proposed



June 21st 9.00am Compliant

Issue	Amendment	Date

SHADOW ANALYSIS

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

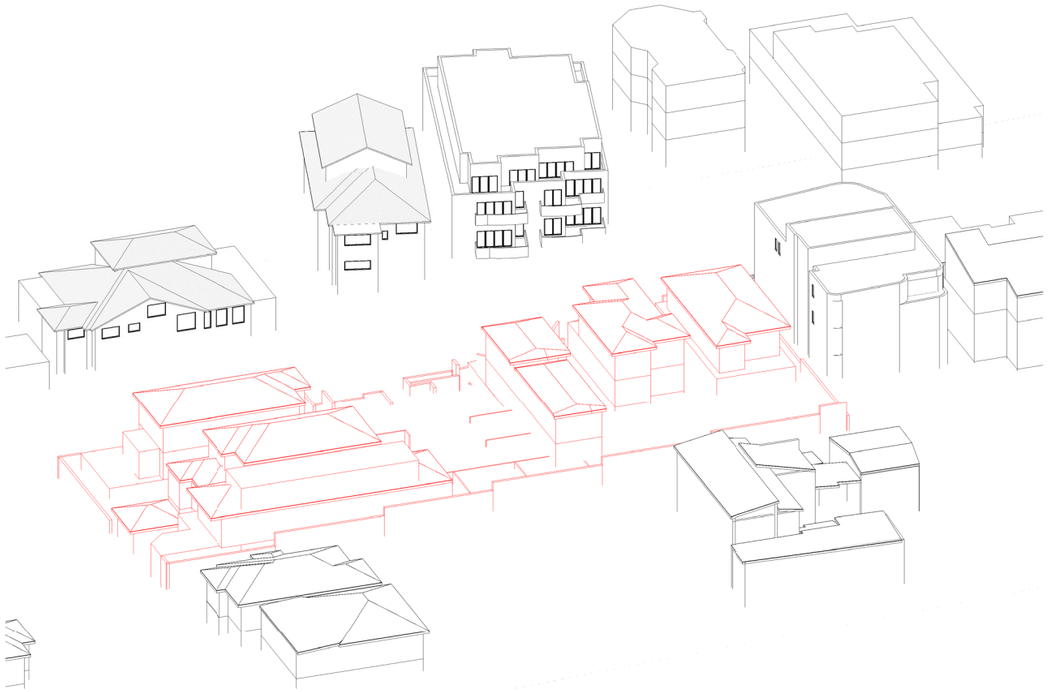
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

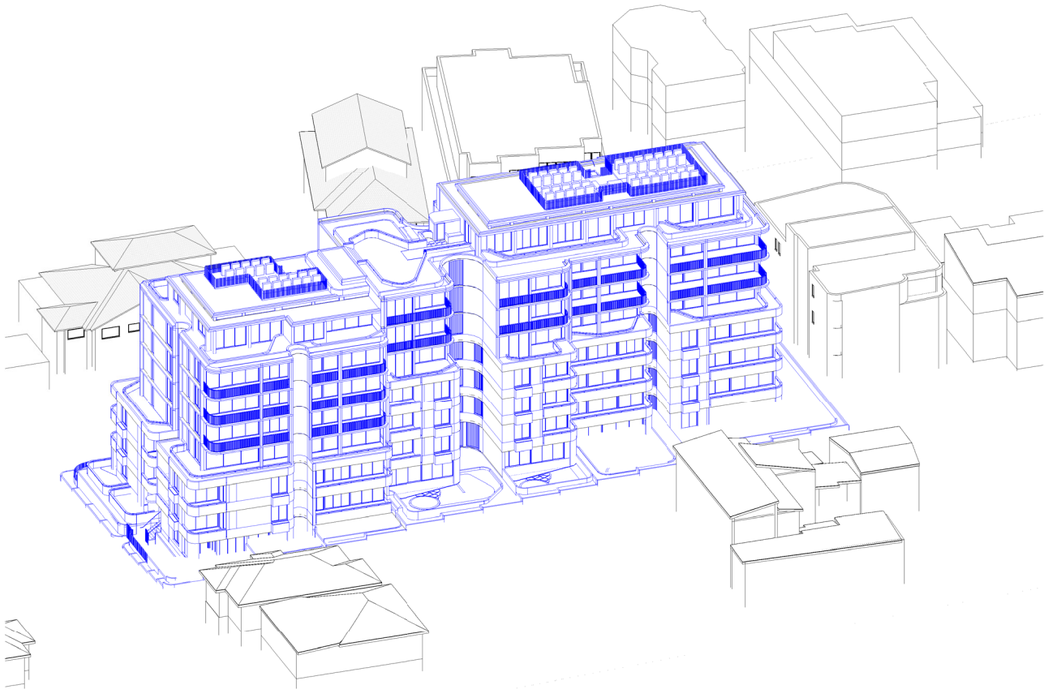
3D Sun Views June 21st 9.00am

Date: 12-12-25
Scale:
Drawn by: KP
Checked by: JD

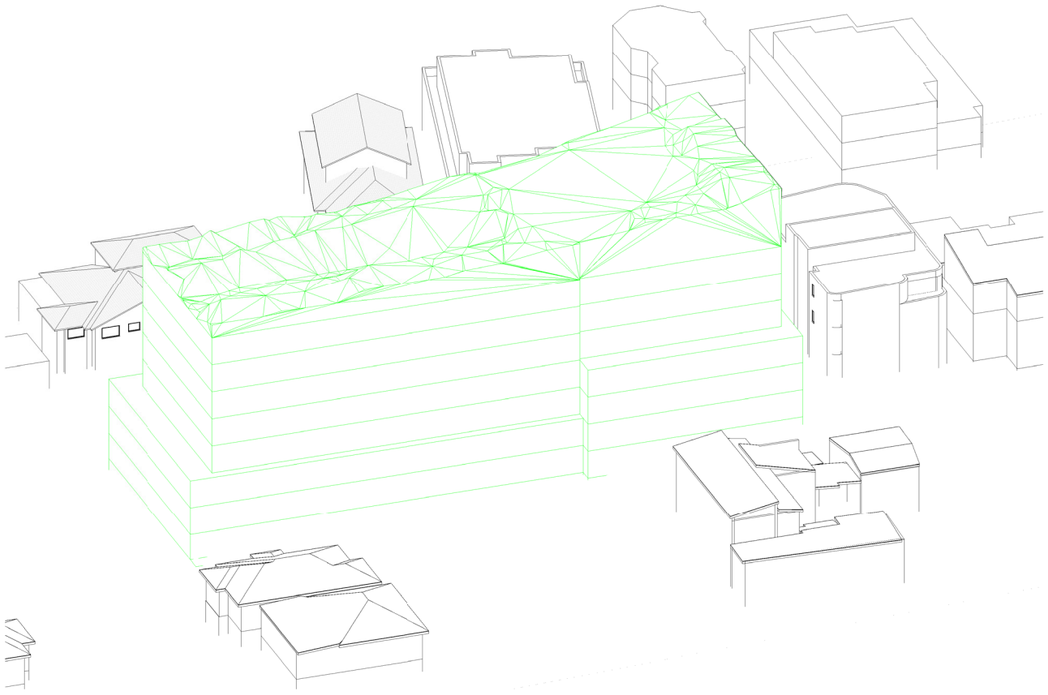
Project number **25-181** **A107**



June 21st 10.00am Existing



June 21st 10.00am Proposed



June 21st 10.00am Compliant

Issue	Amendment	Date

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Project:
SHADOW ANALYSIS
NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

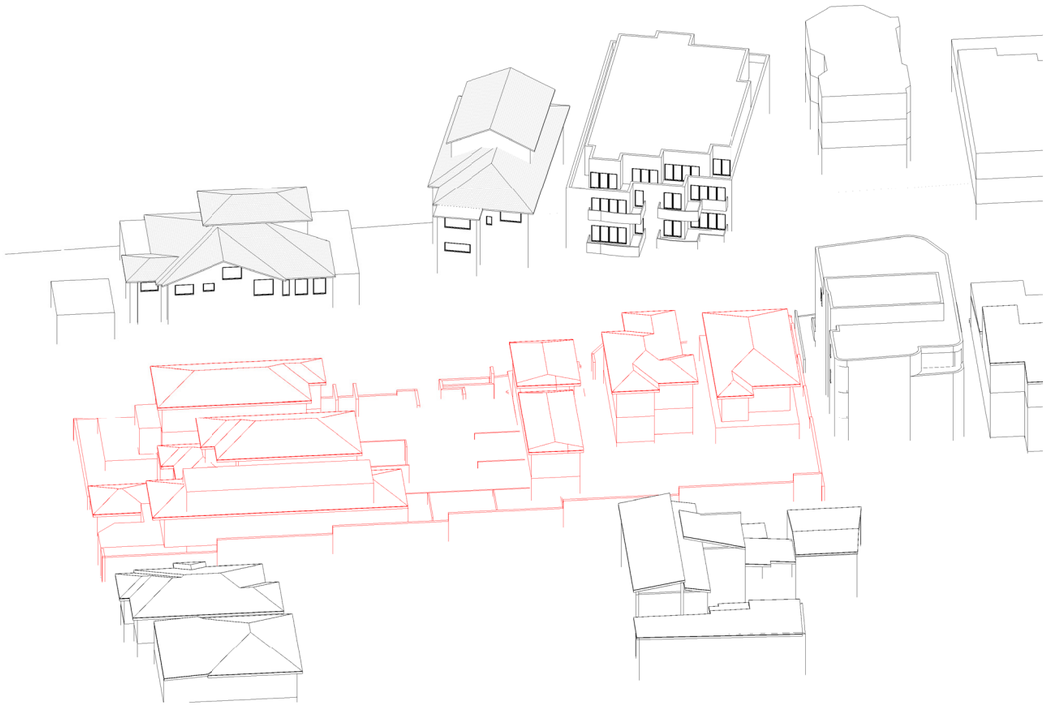
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

3D Sun Views June 21st 10.00am

Date: 12-12-25
Scale:
Drawn by: KP
Checked by: JD

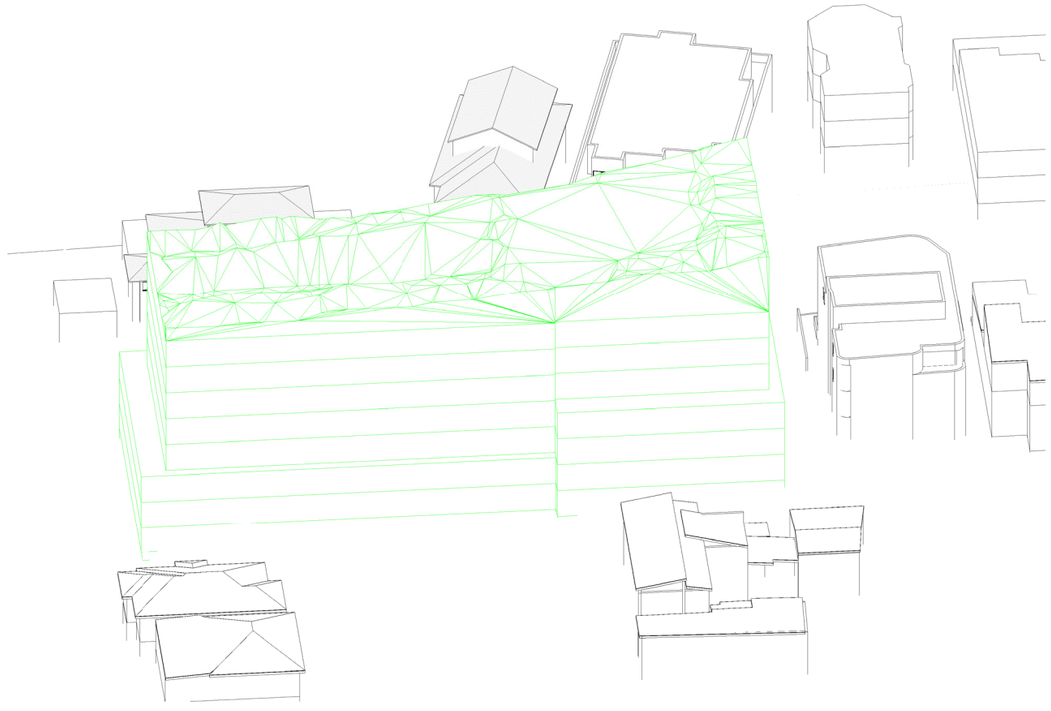
Project number **25-181** **A108**



June 21st 11.00am Existing



June 21st 11.00am Proposed



June 21st 11.00am Compliant

Issue	Amendment	Date

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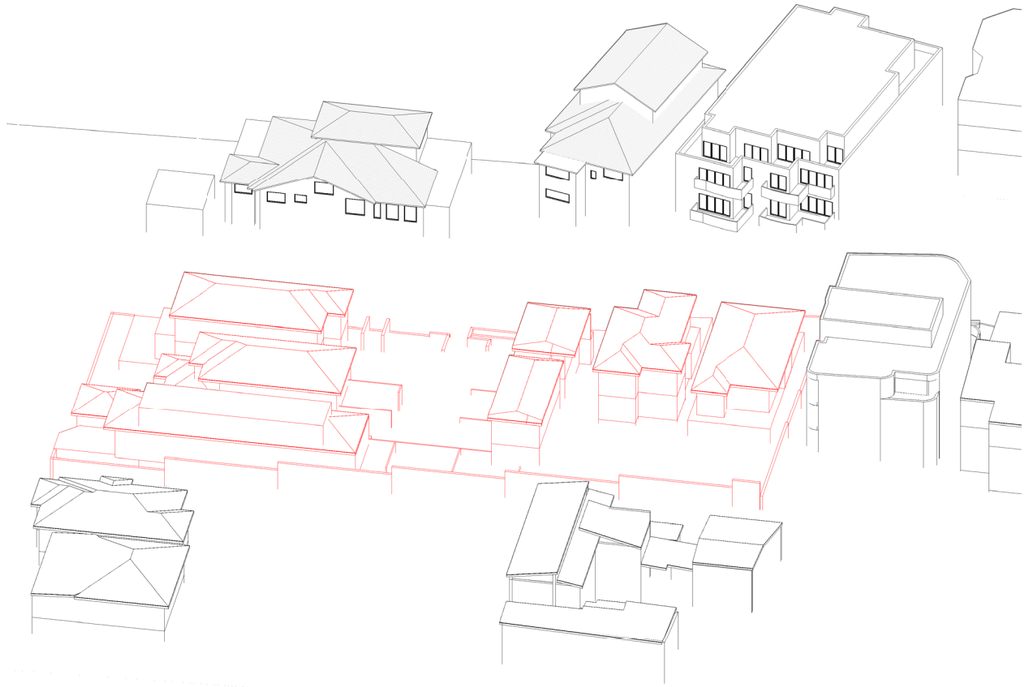
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

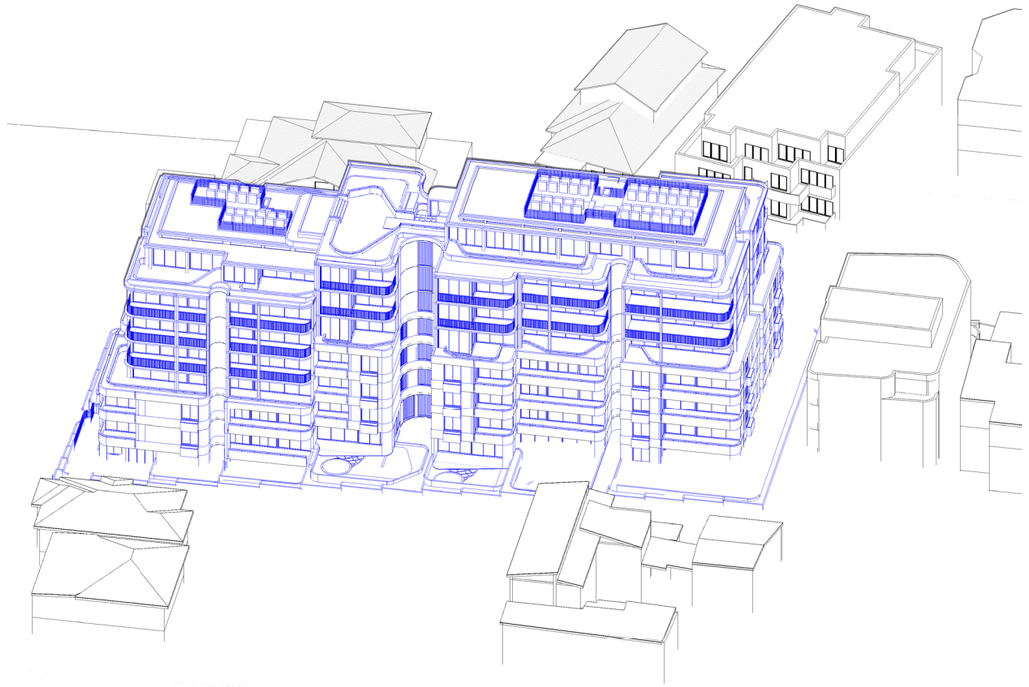
3D Sun Views June 21st 11.00am

Date: 12-12-25
Scale:
Drawn by: KP
Checked by: JD

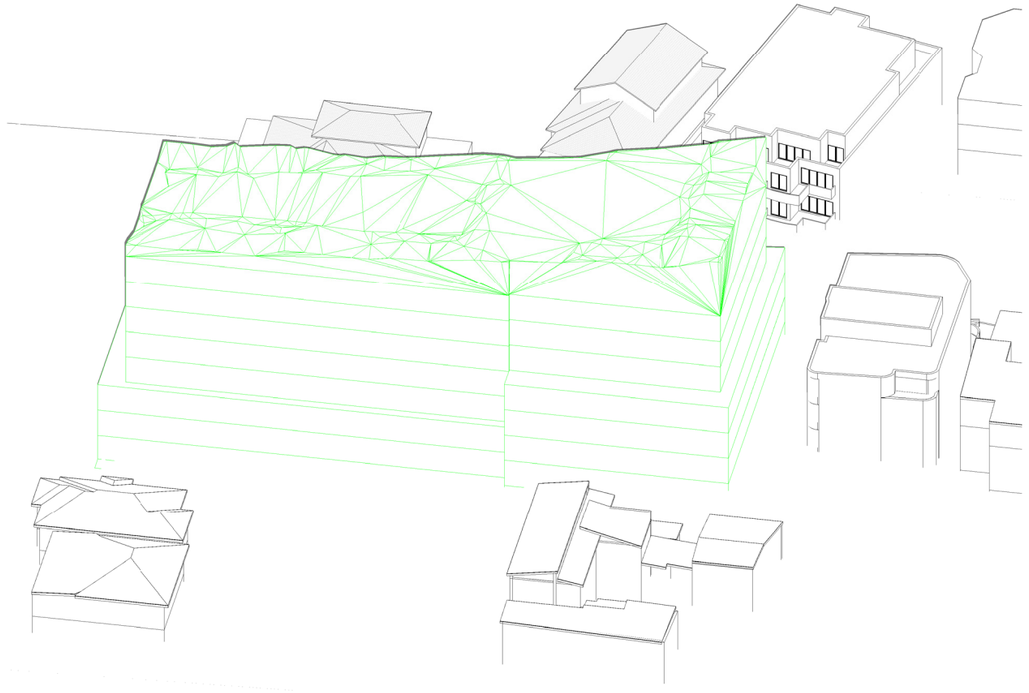
Project number **25-181** **A109**



June 21st 12.00pm Existing



June 21st 12.00pm Proposed



June 21st 12.00pm Compliant

Issue	Amendment	Date

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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
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ROSE BAY, NSW 2029

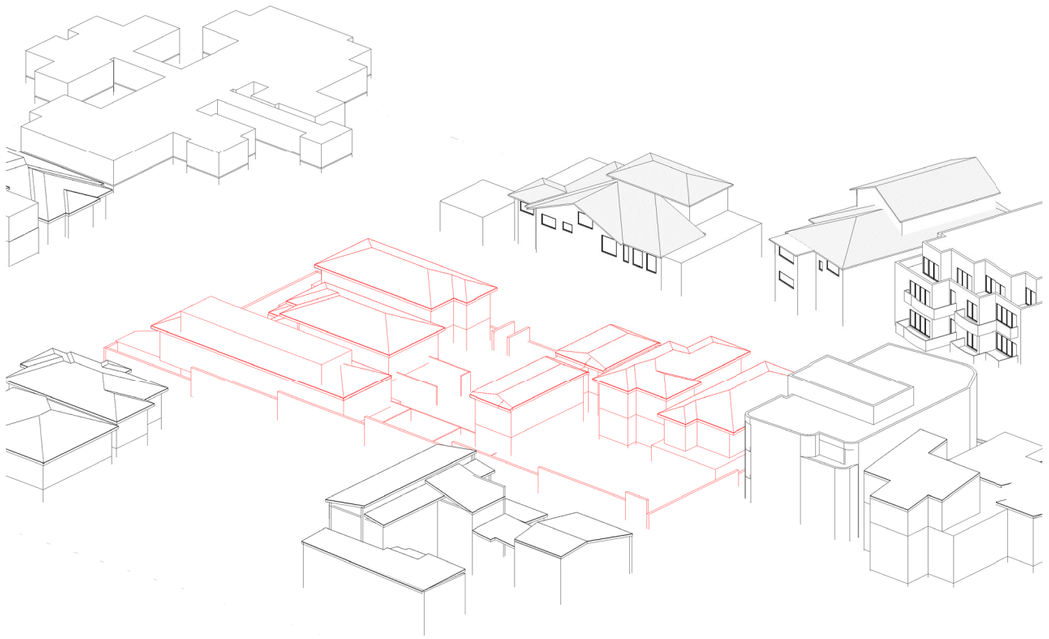
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

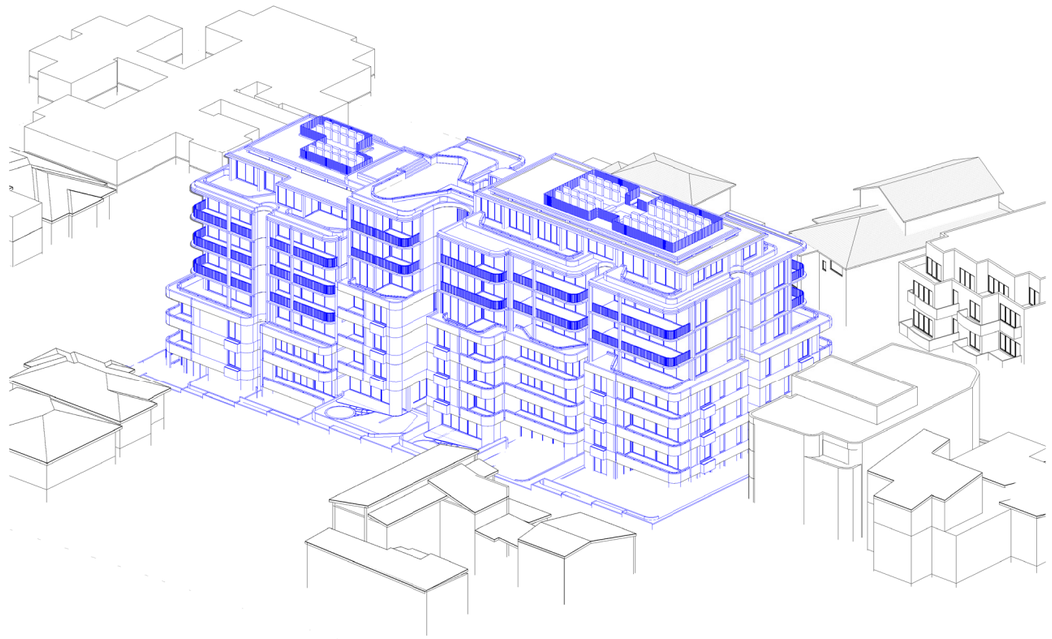
3D Sun Views June 21st 12.00pm

Date: 12-12-25
Scale:
Drawn by: KP
Checked by: JD

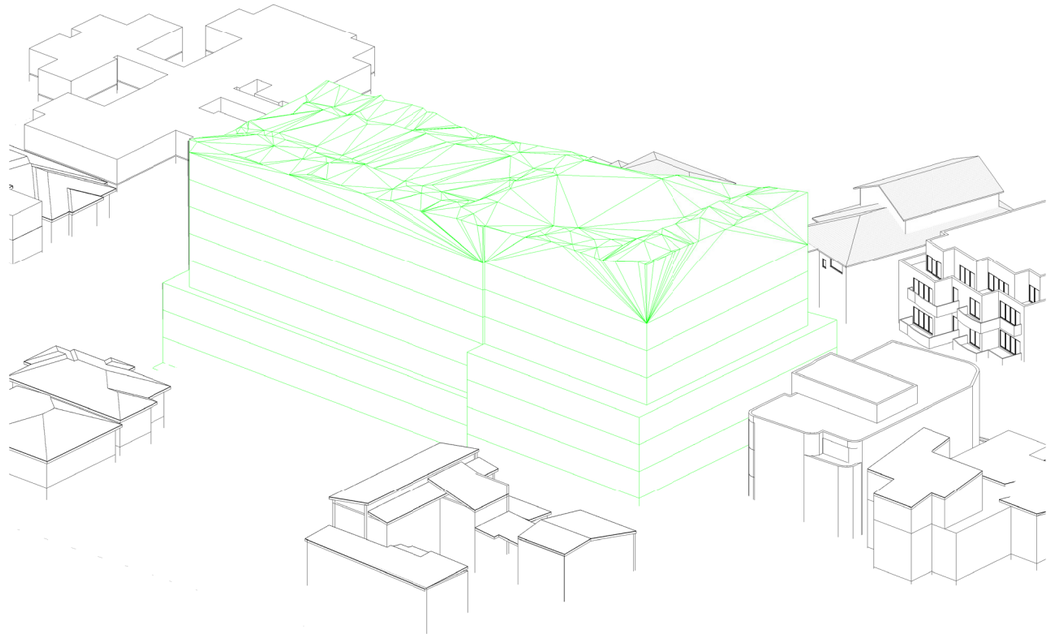
Project number **25-181** **A110**



June 21st 2.00pm Existing



June 21st 2.00pm Proposed



June 21st 2.00pm Compliant

Issue	Amendment	Date

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Project:
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NO 2A/2-6 CONWAY AVENUE, 38-40 CARLISLE STREET
+ 15-15A FERNLEIGH AVENUE
ROSE BAY, NSW 2029

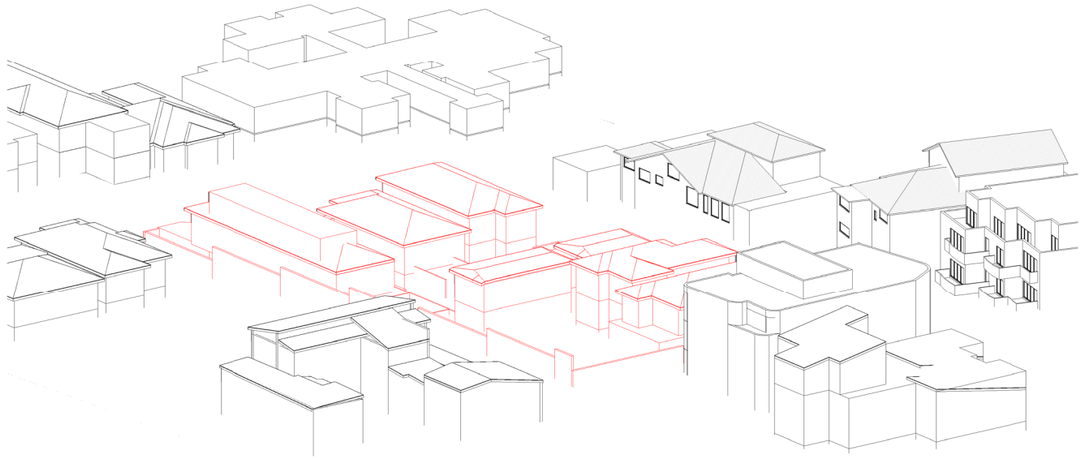
CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

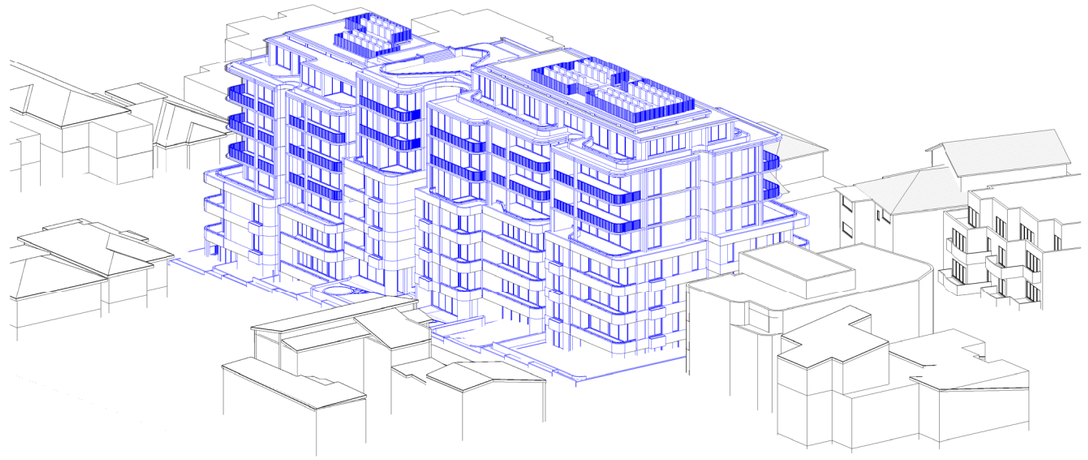
3D Sun Views June 21st 2.00pm

Date: 12-12-25
Scale:
Drawn by: KP
Checked by: JD

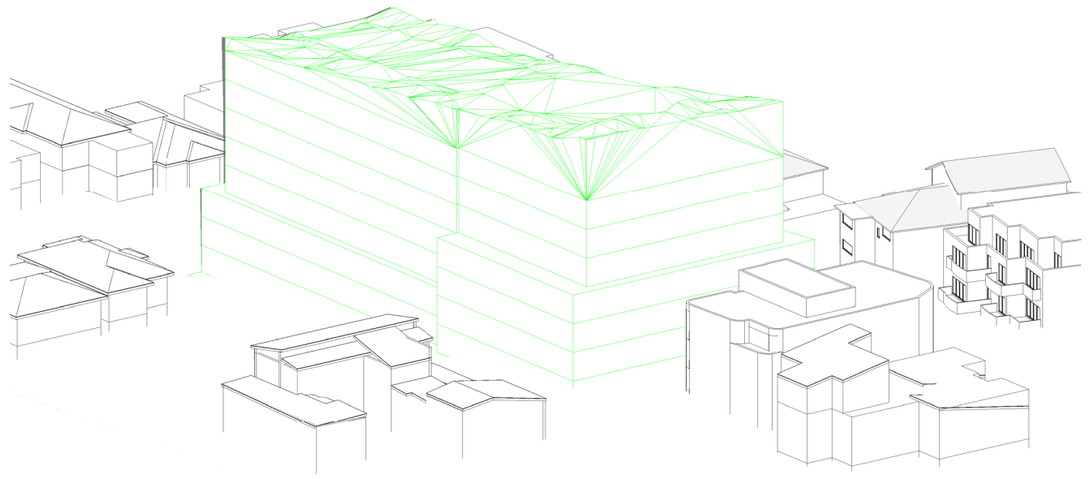
Project number **25-181** **A112**



June 21st 3.00pm Existing



June 21st 3.00pm Proposed



June 21st 3.00pm Compliant

Issue	Amendment	Date

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ROSE BAY, NSW 2029

CLIENT: ALEX SICARI_MATHIESON PROPERTY C/-MHNDU

Drawing title:

3D Sun Views June 21st 3.00pm

Date: 12-12-25
Scale:
Drawn by: KP
Checked by: JD

Project number **25-181** **A113**



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