

# ARCHITECTURAL DESIGN STATEMENT

16-24 LORD STREET & ROSEVILLE 21-27 ROSEVILLE AVENUE

APRIL 2025

REVISION: A

HYECORP





PROJECT CONTACT

Rob Mirams  
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CLIENT  
HYECORP

CONSULTANTS  
Fender Katsalidis gratefully acknowledge the consultant team who were integral to the preparation of this design concept.

|                 |                           |
|-----------------|---------------------------|
| Design Manager: | Hyecorp                   |
| Access:         | ABS Access                |
| BCA:            | Steve Watson and Partners |
| BASIX           | Credwell                  |
| ESD             | Credwell                  |
| Landscape:      | Land and Form             |
| Planner:        | Urbis                     |
| Services:       | Neuron                    |
| Civil:          | PTC                       |
| Traffic:        | Ason Group                |
| Wind:           | SLR Consulting            |
| Waste:          | Salt3                     |
| Geotechnical:   | Douglas Partners          |
| Surveyor:       | LTS                       |
| CGI:            | NFLab                     |
| Acoustic:       | Acoustic Logic            |

PROJECT NUMBER  
24119

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2  
Rob Mirams is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7272. He is a qualified Architect with extensive experience in the design of residential housing developments of a varying scale.

We can confirm that Rob Mirams has directed the design of this residential project from masterplan to apartment design. He has worked alongside a professional consultant team to produce a development that is respectful of local planning and design controls.

Fender Katsalidis Architects verify that the design quality principles and requirements set out in the Chapter 4 Housing SEPP have been achieved.

Rob Mirams  
Partner  
Registered Architect NSW, No 7272





The project team acknowledges the Traditional Custodians of the land on which we operate, live and gather.

We recognise their continuing connection to land, water and community.

We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

1

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INTRODUCTION

SITE AND  
CONTEXT  
ANALYSIS

DESIGN RESPONSE  
AND OVERVIEW

4

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CHAPTER  
4 HOUSING  
SEPP DESIGN  
STATEMENT

ADG COMPLIANCE  
ANALYSIS



# 1

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## INTRODUCTION





ARTIST IMPRESSION,  
VIEW FROM LORD STREET



# DEVELOPMENT SUMMARY

## OVERVIEW

This project offers a unique opportunity to create a new residential offering in the desirable suburb of Roseville, with its own unique expression.

The project vision calls for the integration of landscape features and sensitive architecture, a variety of boutique apartments and high quality communal amenities that foster a village feel in a predominantly single dwelling neighbourhood.

Our vision for this project is for a site responsive building, one that integrates familiar materiality from neighbouring sites and utilises multiple facade strategies to establish character. It is inextricably connected by a networked ground plane of gardens and linked walkways.

On a broader scale, the project will engage with the leafy, tree-lined streets, close community connections, access to parks, public transport and shops of Roseville.

Roseville Avenue currently has a predominantly low rise scale, whilst the TOD SEPP calls for a development reaching nine storeys. We have recognised the scale of the immediate context and curated the envelope to be considerate to neighbours, yet provides the appropriate amenity for residents to thrive in their new residences.

Our approach is to create a multi residential building which is characterised by its surrounding architecture and native landscape.

In order to respect the tree-lined character of Roseville Avenue, Lord Street and Martin Lane, we have elected to retain as many significant trees as possible on the site. This has led to the creation of a setback in the Roseville Avenue facade, which will be dedicated for resident and community use, adding to the series of pocket parks found within the immediate area.

This moment of respite permeates through the site to Lord Street, establishing a through site connection. Notably, this connection meets in the middle at a large central courtyard, which provides a dedicated space for residents to sit beneath a wonderful large Blue Gum tree, to be retained on site.

**Site Area:** 9,370.9 sqm

**Allowable FSR:** 3.25 : 1  
**Proposed FSR:** 3.24 : 1  
**Allowable GFA:** 30,455 sqm  
**Proposed Overall GFA:** 30,391.5 sqm  
**Proposed Amenity GFA:** 1074.6 sqm

**Residential Mix**  
**Dwellings**  
**Comprising**

|                                |      |
|--------------------------------|------|
| 259 Units                      |      |
| 28 x one bedroom apartments    | 11 % |
| 117 x two bedroom apartments   | 45 % |
| 104 x three bedroom apartments | 40 % |
| 10 x four bedroom apartments   | 4 %  |



ARTIST IMPRESSION



# BETTER PLACED

## BETTER PLACED: AN INTEGRATED DESIGN POLICY FOR THE BUILT ENVIRONMENT OF NSW (GANSW 2017).

### BETTER METHODS:

A set of mechanisms developed by GANSW to support the practical delivery of a better built environment.

Better Methods has been developed in collaboration with NSW Government agencies, the private sector and academia. It includes:

—documents, such as design guidelines and advisory notes to support good practice

—programs, such as the State Design Review Panel pilot

—schemes, such as the Government Architect's Strategy and Design Excellence Prequalification Scheme

—examples, such as case studies, to profile best practice, lift expectations and inspire excellence

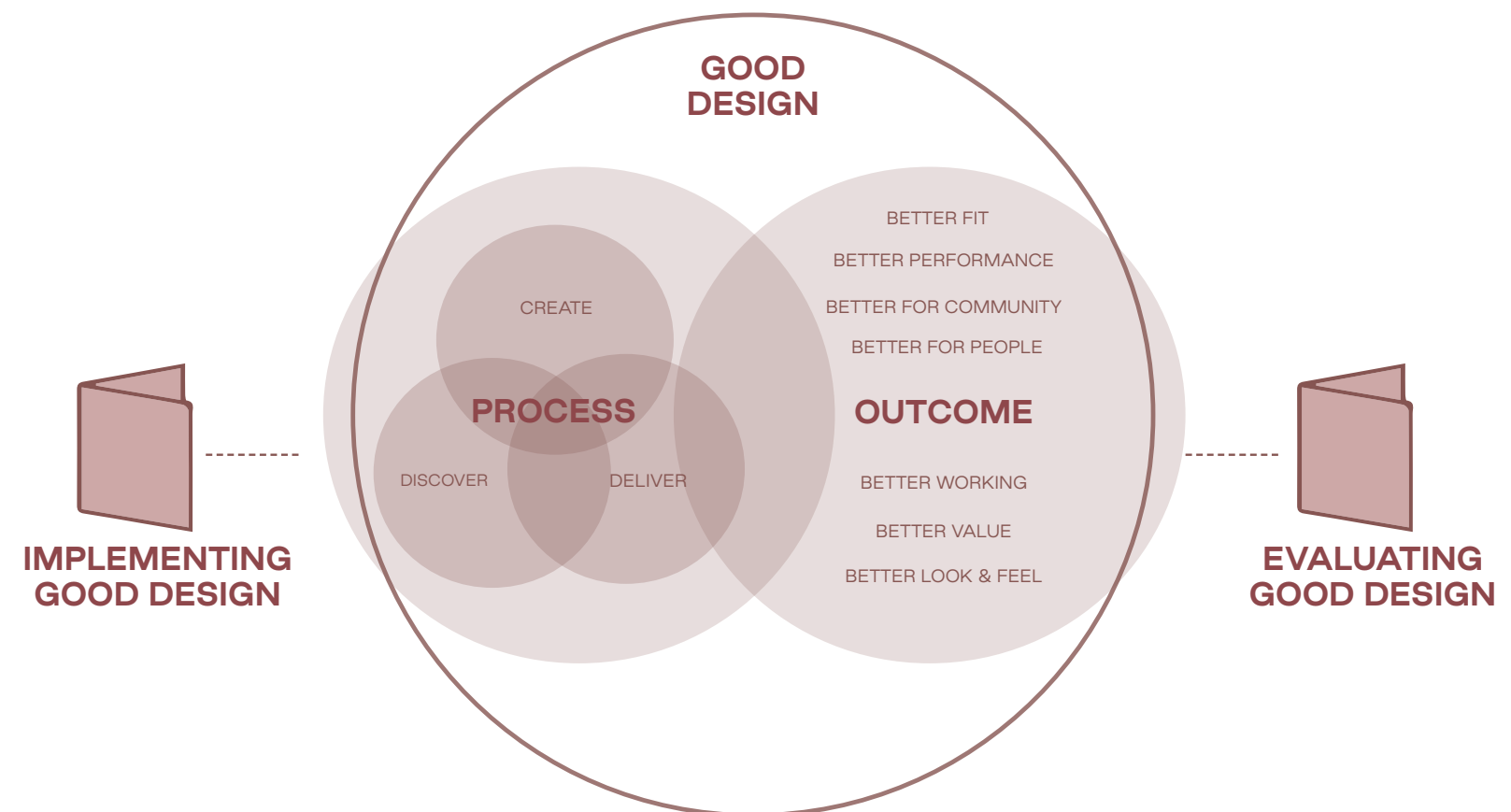
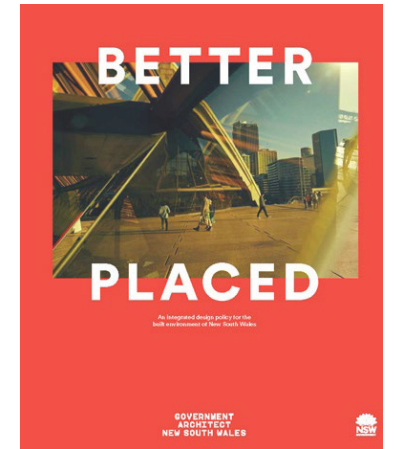
—methods, such as this one, developed to help implement good design process.

**Better Methods** will evolve over time with new and revised documents and processes and in response to feedback and new knowledge.

### BETTER PLACED:

seven design objectives for the NSW built environment, applicable at any scale, including cities and precincts, the public realm and individual buildings.

These **Better Placed** design objectives tackle a wide array of issues and challenges crucial to creating a well-designed built environment. These considerations have been carefully examined in the design process of this proposal and will be addressed in the second chapter of this design statement document.





# BETTER PLACED

## SEVEN OBJECTIVES DEFINE THE KEY CONSIDERATIONS IN THE DESIGN OF THE BUILT ENVIRONMENT



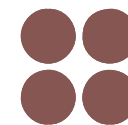
### BETTER FIT

CONTEXTUAL, LOCAL  
AND OF ITS PLACE



### BETTER PERFORMANCE

SUSTAINABLE,  
ADAPTABLE AND  
DURABLE



### BETTER FOR COMMUNITY

INCLUSIVE, CONNECTED  
AND DIVERSE



### BETTER FOR PEOPLE

SAFE, COMFORTABLE  
AND LIVEABLE



### BETTER WORKING

FUNCTIONAL, EFFICIENT  
AND FIT FOR PURPOSE



### BETTER VALUE

CREATE AND ADDING  
VALUE



### BETTER LOOK AND FEEL

ENGAGING, INVITING AND  
ATTRACTIVE



# 2

## SITE AND CONTEXT ANALYSIS

REGIONAL CONTEXT  
LOCAL HERITAGE AND CONNECTION TO COUNTRY  
ROSEVILLE URBAN CHARACTER  
NEIGHBORHOOD STUDY  
ROSEVILLE AREA – PLANNING CONTROLS  
PEDESTRIAN EXPERIENCE  
CLIMATIC + SITE CONDITIONS  
GREEN LINKS  
SITE PHOTOS



# SITE & CONTEXT ANALYSIS

## 2.1 REGIONAL CONTEXT

### ROSEVILLE IN THE REGIONAL CONTEXT

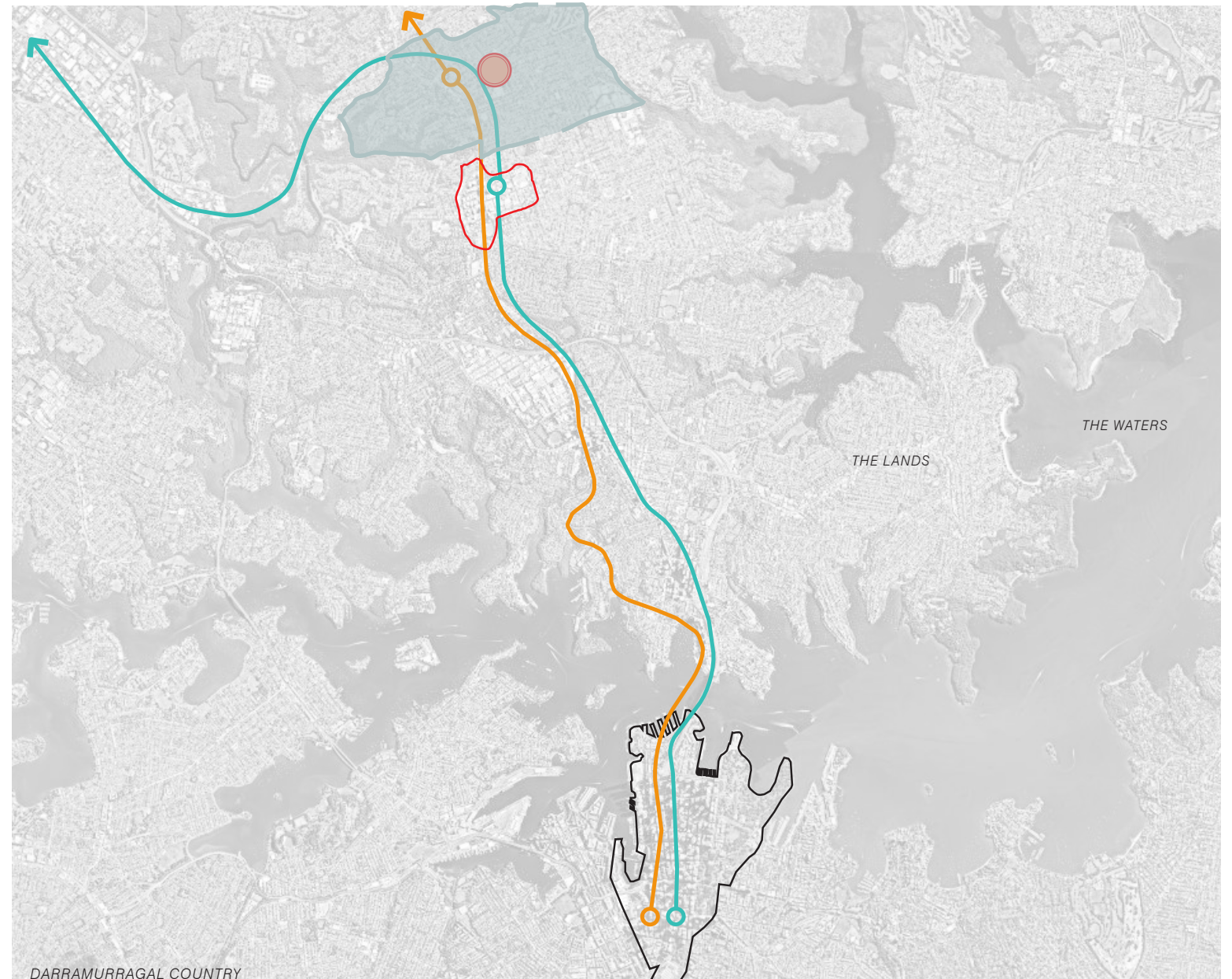
Roseville is a suburb on Sydney's North Shore, located approximately 12km north of the CBD. It is characterized by a mix of early 20th Century Federation and California bungalow style homes, along with modern luxury residences and low rise apartment buildings.

The suburb has a well established, leafy character with wide tree-lined streets and extensive green spaces, including Roseville Park and Loyal Henry Park. It is predominantly residential, with a small commercial strip on Hill Street offering cafes, specialty stores and essential services.

Roseville railway station provides access to Sydney's public transport network, linking it to the city and other north shore suburbs.

The area is known for its proximity to public and independent schools. It has a strong community atmosphere, appealing to families and professionals seeking a high quality suburban lifestyle with easy city access.

-  Site
-  Sydney CBD
-  Metro
-  Roseville
-  Northern Train Link
-  Chatswood CBD





## SITE & CONTEXT ANALYSIS

### 2.2 LOCAL HERITAGE & CONNECTION TO COUNTRY

Traditionally, cognitive mapping by Aboriginal people was done through walking Country and learning about important sites, cultural lore and wayfinding through story telling.

The project team attended a Cultural Awareness Workshop and a Walk on Country at the outset of the design process to better understand Aboriginal cultural heritage values.

A number of design principles from GANSW Connecting with Country Framework (2023) such as Connect with Country, Interpret Country and View Country have been used throughout the design process to reflect a Country centred approach.

**Refer to Aboriginal Heritage Impact Assessment and Connection with Country Reports prepared by Artefact Heritage and Environment dated 3 April, 2025.**

Some of the opportunities to incorporate and reflect these values that have been proposed are :

- Use of endemic species particularly along the perimeter landscaping and in the central communal courtyard
- Retention of mature native species within the site
- Use of stone with reference to extensive sandstone in the area
- Reuse of trees removed for nature play
- Promoting gathering spaces and seating to engage people who have some time to pause, read and reflect absorbing messages and stories about the site.
- Landscaping around the periphery of the site is arranged in a linear reminiscent of the site's European heritage, whilst in the central courtyard there is an opportunity for landscaping to be clumped.
- Landscaped swales are provided in place of hard engineered solutions.



PHOTO OF THE 'WHALE' CARVING AT BALLS HEAD



## SITE & CONTEXT ANALYSIS

### 2.2 LOCAL HERITAGE & CONNECTION TO COUNTRY

Roseville has a strong character, particularly evident in its early 20th century residential architecture. The suburb was developed primarily in the Federation and Interwar periods, resulting in a cohesive streetscape of Federation style homes, Californian Bungalows, and Interwar dwellings.

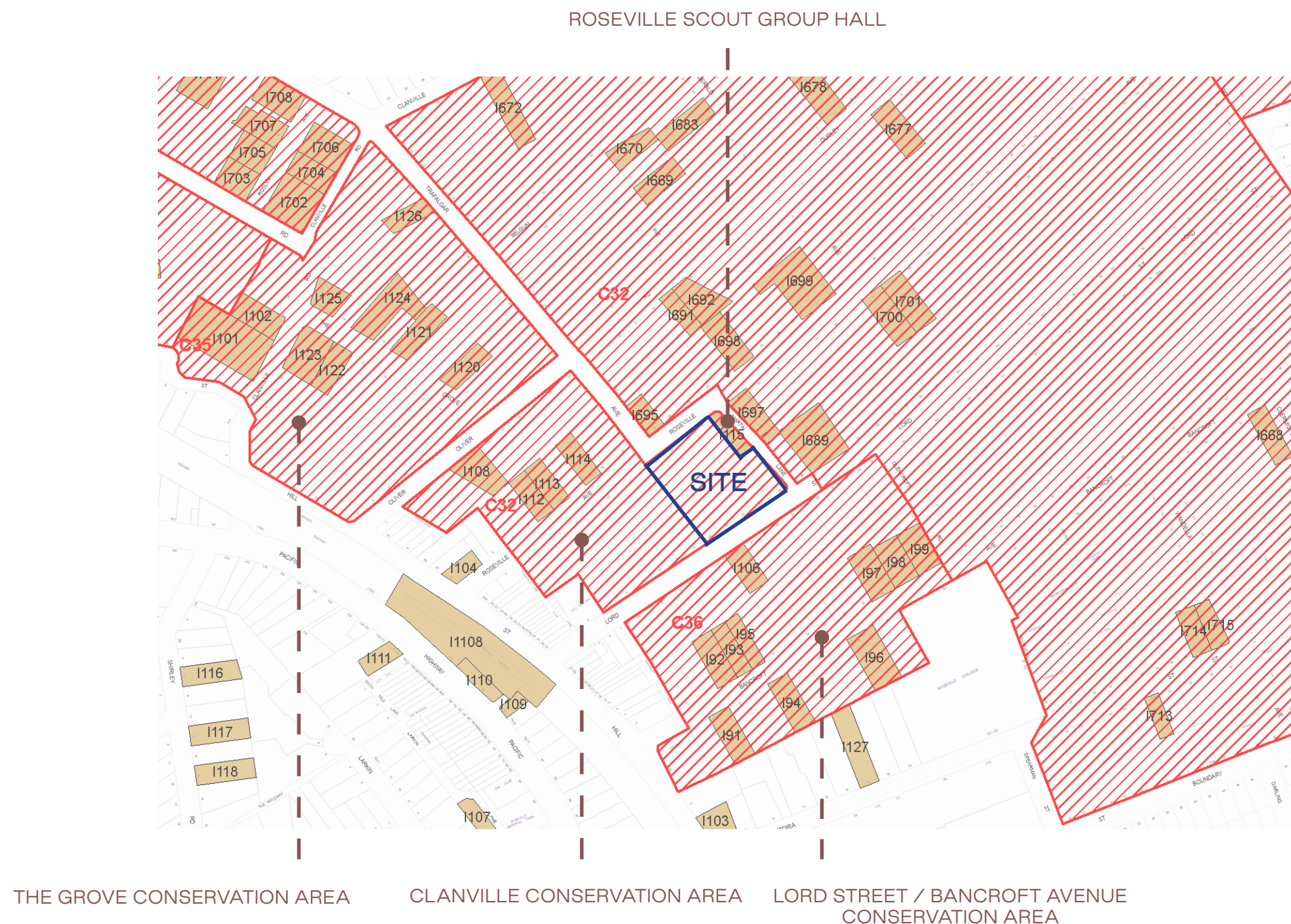
Significant heritage listed buildings in Roseville include Roseville Cinema (originally built in 1919), historic churches, and early commercial buildings along Hill Street and the Pacific Highway. These contribute to the suburb's traditional village atmosphere. These elements, combined with the extensive green links and well preserved architectural styles, reinforce Roseville's identity as a visually cohesive residential area.

The proposal is located adjacent to Roseville Scout Group Hall, a single storey building constructed during the interwar period of common brick and terracotta tiles.

The proposal is located within the Clanville Conservation Area and adjacent to the Lord Street/Bancroft Avenue Conservation Area.

The Clanville Conservation Area has historic significance as the part of the David Dering Mathew 400 acre land grant 'Clanville'. The area has further historic significance for the successive subdivision of 'Clanville' in the late nineteenth century and early twentieth century.

Architectural styles present from the Federation period include Federation and transitional bungalows, Queen Anne and Arts and Crafts, and present from the inter war period mostly Californian Bungalows but also Old English, Art Deco and Spanish Mission.





# SITE & CONTEXT ANALYSIS

## 2.3 ROSEVILLE URBAN CHARACTER

### CULTURE

- 01 KU-RING-GAI ART CENTRE
- 02 ROSEVILLE CINEMA
- 03 ROSEVILLE PRESBYTERIAN CHURCH
- 04 ROSEVILLE RSL

### WELLNESS + FITNESS

- 01 X2 TENNIS CLUBS
- 02 HIVE ACTIVE CROSSFIT GYM
- 03 YYOGA ROSEVILLE

### PARKS, RESERVES + GARDENS

- 01 ROSEVILLE PARK OVAL
- 02 LITTLE DIGGER PARK
- 03 BANCROFT PARK

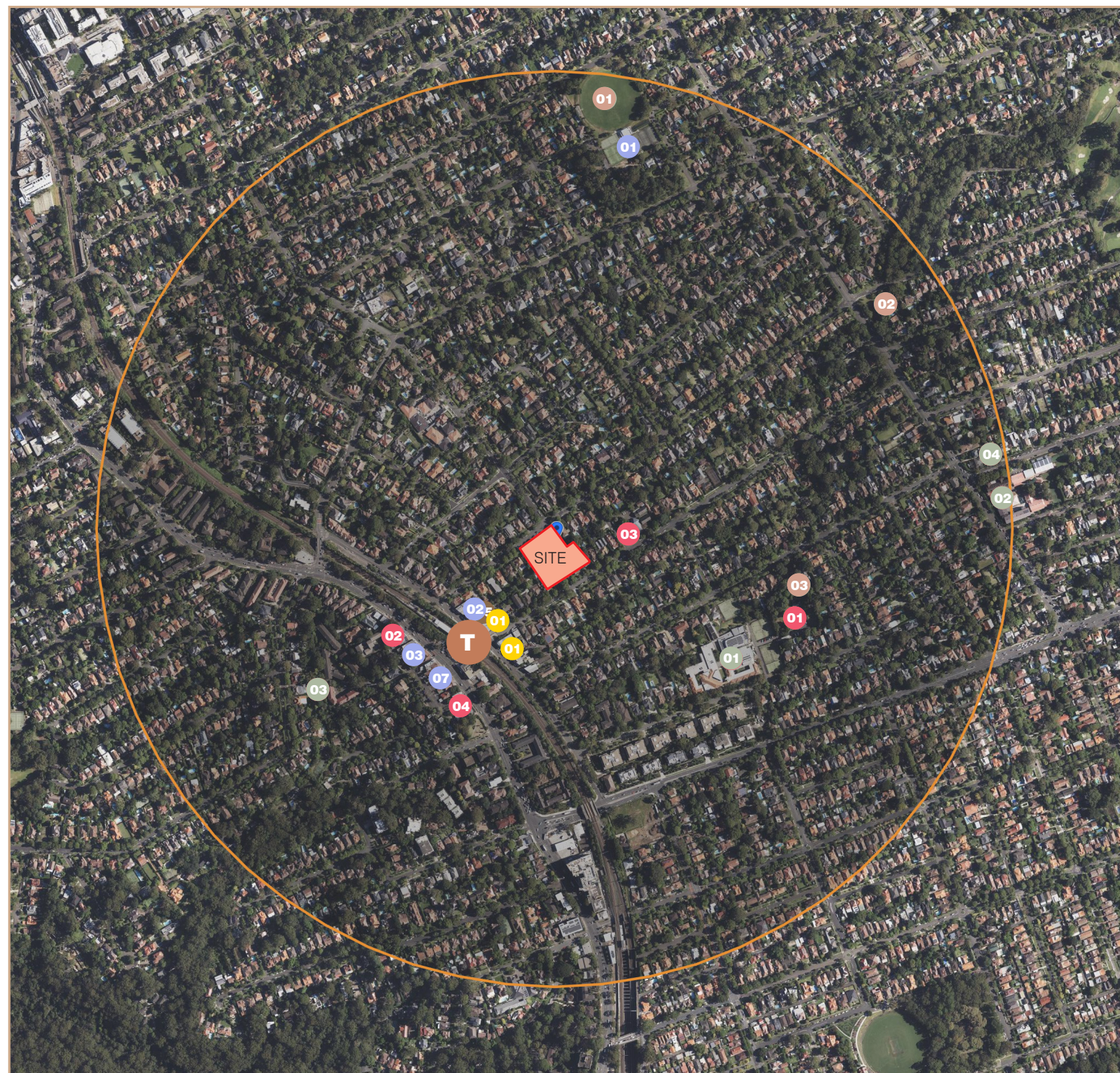
### EDUCATION

- 01 ROSEVILLE COLLEGE
- 02 ROSEVILLE PUBLIC SCHOOL
- 03 ROSEVILLE PRESCHOOL KINDERGARTEN
- 04 A BRIGHT BEGINNING ROSEVILLE CHILD CARE

### COMMERCIAL/RETAIL

- 01 COMMERCIAL/RETAIL SHOPS

- T ROSEVILLE TRAIN STATION





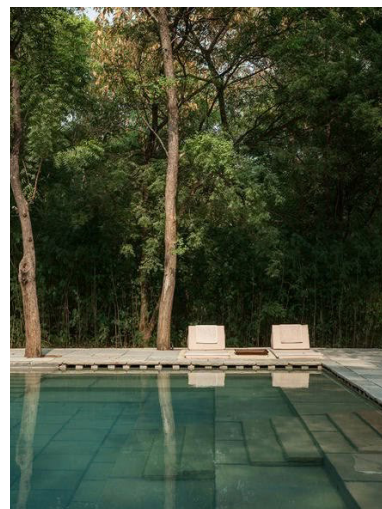
## SITE & CONTEXT ANALYSIS

### 2.4 NEIGHBOURHOOD STUDY - OPPORTUNITIES TO ENHANCE AMENITY



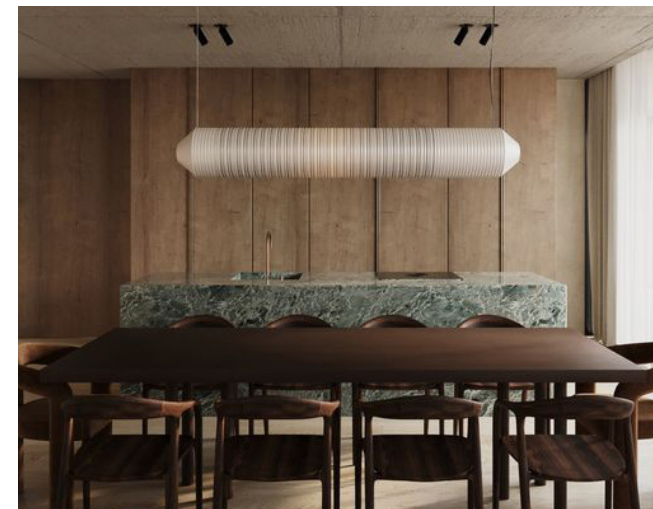
#### WELLNESS OFFER

Pool | Gym | Sauna | Restoration | Well-being



#### SOCIAL OFFER

Play | Dine | Entertain | Community



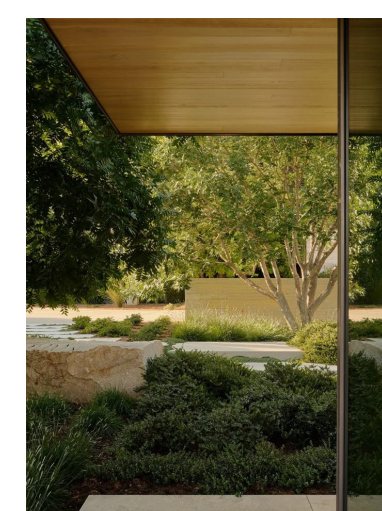
#### LEISURE OFFER

Cinema | Pre-function Lounge | Relax | Conversation



#### INDOOR-OUTDOOR

Connection | Natural Light | Nature



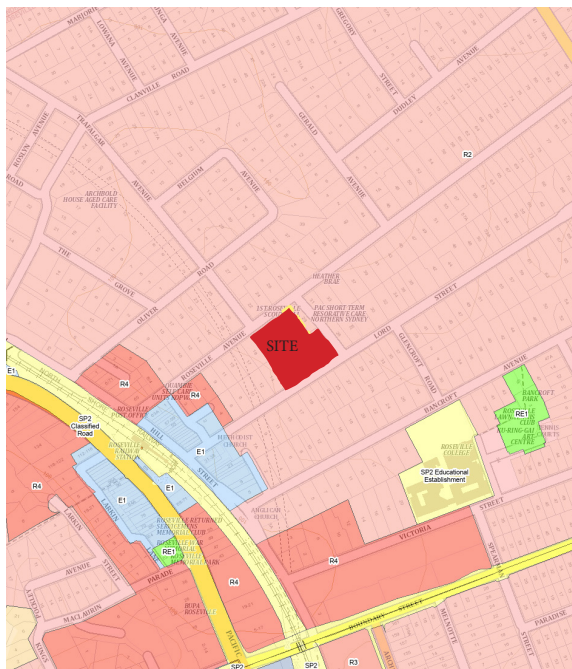


# SITE & CONTEXT ANALYSIS

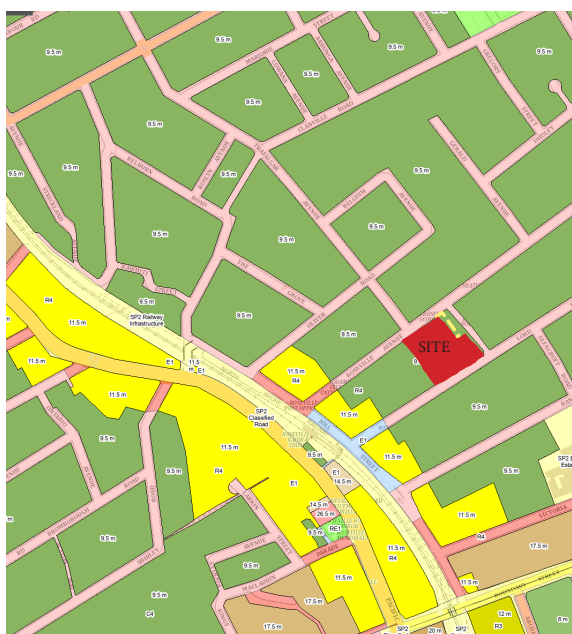
## 2.5 ROSEVILLE AREA - PLANNING CONTROLS

### KURINGAI LOCAL ENVIRONMENTAL PLAN 2015

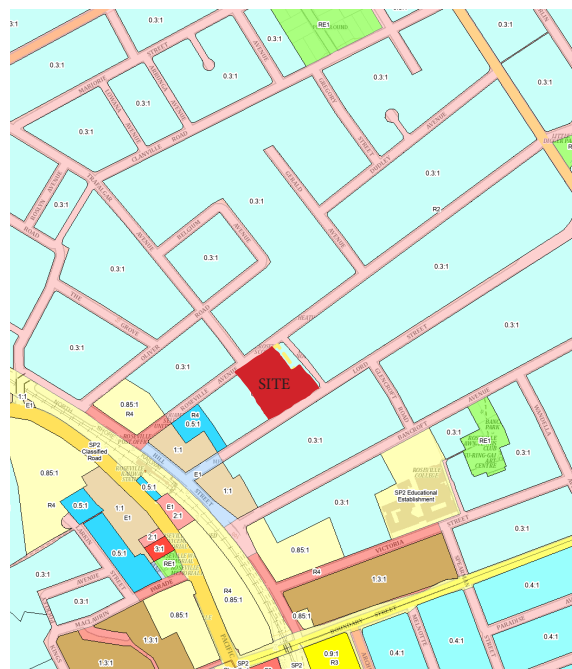
#### ZONING MAP – R2



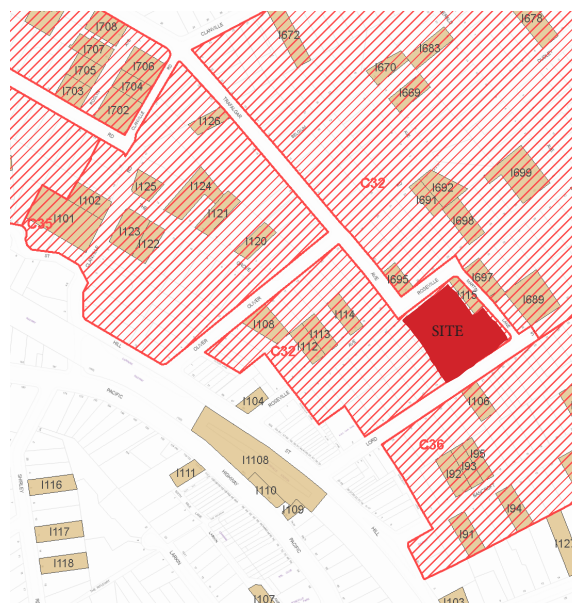
#### HEIGHT MAP – 9.5M



#### FSR MAP – 0.3:1



#### HERITAGE MAP



### TOD SEPP DEVELOPMENT STANDARDS

#### ROSEVILLE TOD MAP



PERMISSIBILITY – **R1, R2, R3, R4 – YES**

FSR – **MAXIMUM 2.5:1**

BUILDING HEIGHT – **MAXIMUM 22 METRES**

AFFORDABLE HOUSING – **2%**

### IN-FILL AFFORDABLE HOUSING PROVISIONS OF THE HOUSING SEPP

In-fill affordable housing provides opportunities for the delivery of new affordable housing in well-located areas to meet the needs of a wide range of households on very low to moderate incomes.

The in-fill affordable housing provisions were transferred from State Environmental Planning Policy (Affordable Rental Housing) 2009 to the [Housing SEPP](#) when it was made in November 2021.

On 14 December 2023 the NSW Government implemented in-fill affordable housing reforms to encourage private developers to boost affordable housing and deliver more market housing. The reforms include:

- A floor space ratio (FSR) bonus of 20–30% and a height bonus of 20–30% for projects that include at least 10-15% of gross floor area (GFA) as affordable housing. The height bonus only applies to residential flat building and shop-top housing. The FSR and height bonuses are proportional to the affordable housing component.
- The former in-fill affordable housing bonuses are still available for development by Land and Housing Corporation (LAHC), the Aboriginal Housing Office (AHO), Landcom and registered Community Housing Providers (CHPs) on land with a maximum permissible FSR of 2:1 or less. These agencies and CHPs are now able to apply the more generous of the two formulae for calculating the FSR bonus under sections 16 or 17 of the Housing SEPP.
- The accessible area definition has been amended to increase the walking distance from a light rail station from 400 m to 800 m and include metro stations.

The in-fill affordable housing provisions:

- apply to land in:
  - the Greater Sydney, Lower Hunter, Central Coast and Illawarra-Shoalhaven regions (with the exception of the Shoalhaven LGA and the Port Stephens LGA) within an accessible area
  - other areas within 800 m walking distance of land zoned E1 Local Centre, MU1 Mixed Use, B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use.
- require a minimum of 10% of the development to be used for affordable housing, with the provisions encouraging the delivery of 15%
- include built form bonuses to encourage the development of affordable housing
- requires the affordable housing portion of the development to remain affordable and be managed by a registered community housing provider for a minimum of 15 years
- include non-discretionary development standards for lot size, dwelling sizes, deep soil zones, car parking and others
- require the consent authority to consider the character of the local area or the desired future character for areas under transition.



## SITE & CONTEXT ANALYSIS

### 2.6 PEDESTRIAN EXPERIENCE

Roseville has a distinct hierarchy of streets, with the highest levels of activity and noise concentrated near Roseville Station and the Pacific Highway. In this part of Roseville, the pedestrian atmosphere is lively and activated by specialty retail stores, cafes and entertainment.

As the land slopes away from Roseville station, down Roseville Avenue and Lord Street, the pedestrian atmosphere becomes quieter and more subdued. Significant trees and mature landscaping line both streets and there are fewer amenities.

This proposal presents an opportunity to contribute to the established, garden suburb feel of the area while also adding density and amenity for residents and the wider community.

Roseville Avenue to Roseville Station

**5 MINUTES WALK**

Lord Street to Roseville Station

**3 MINUTES WALK**





## SITE & CONTEXT ANALYSIS

### 2.7 CLIMATIC + SITE CONDITIONS

Winds from the northeast and the south are predominant during the summer season. Winds from the west and northwest directions are common in the winter season. During both seasons, strong winds from the southerly directions are predominant.

The proposal captures views to the north, east and south of the site of the suburban environment

Primary sources of noise include traffic noise along the Pacific Highway and train noise from the nearby Roseville Station and railway corridor.

The site is impacted by flooding constraints and overland flow. An impermeable flood wall is proposed to mitigate any flooding along Roseville Avenue, Lord Street and Martin Lane frontages and to ensure that no additional flood impacts occur to neighbouring properties as a result of the proposal.

Passive solar design is a key objective of this design proposal. Understanding the summer and winter sun paths enable us to embrace sunlight where possible and shade it when required. Living spaces are typically oriented towards the north the best aspect to the sun.

-  Site
-  Wind
-  Solar Paths
-  Views





## SITE & CONTEXT ANALYSIS

### 2.8 GREEN LINKS

#### GREEN LINKS

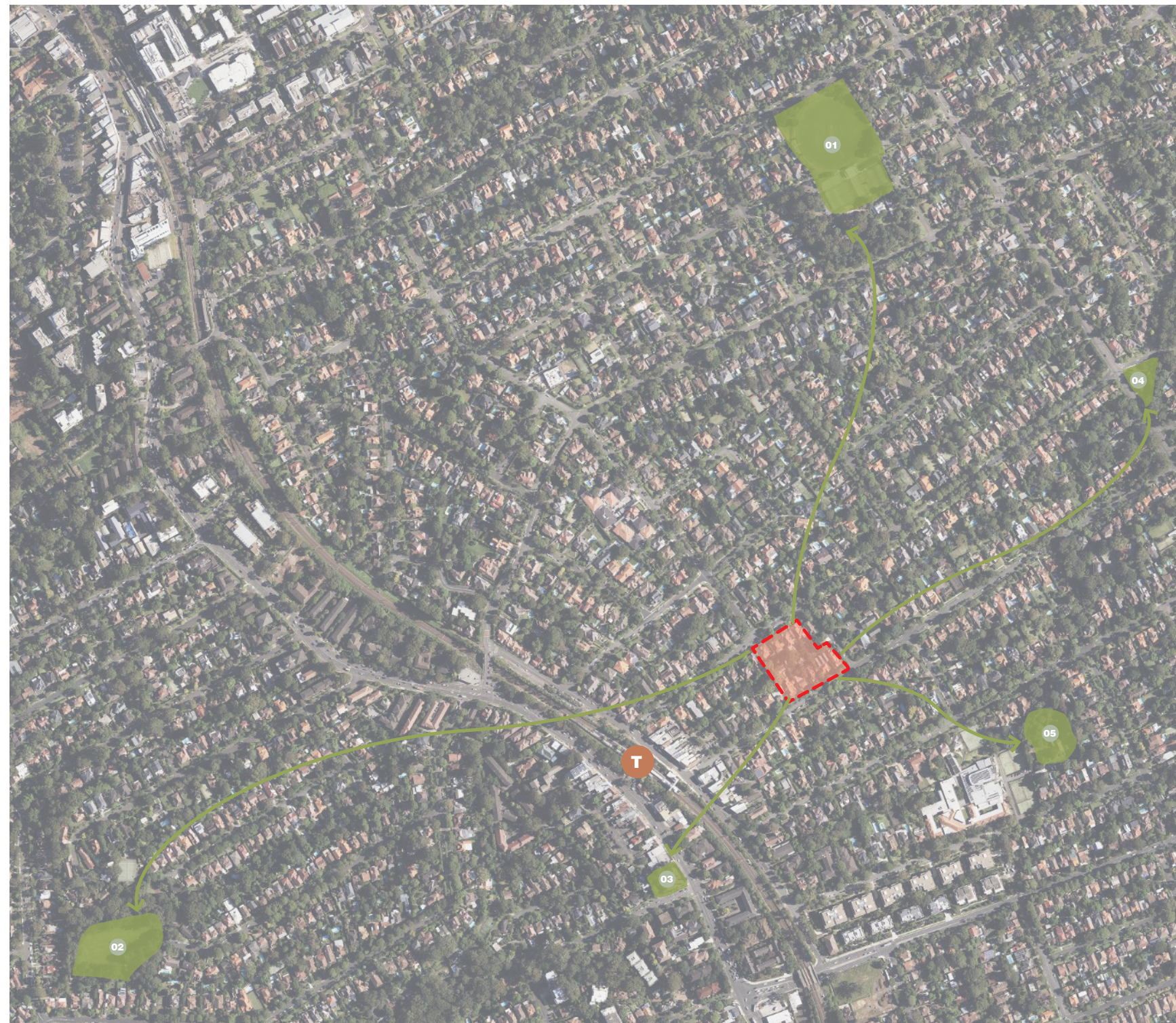
Roseville is surrounded by an extensive network of green links, reinforcing its garden suburb character and providing a strong connection to nature. The suburb is bordered by significant green spaces, including the Lane Cove National Park to the west and Echo Point Park to the east, offering residents access to walking trails, bushland and waterways.

Additionally, numerous smaller parks, such as Roseville Park and Loyal Henry Park, contribute to the leafy streetscape and provide recreational spaces.

Canopy trees, particularly mature eucalypts and angophoras, line the streets and private gardens, creating a continuous green corridor that integrates with the surrounding natural landscape.

These green links enhance biodiversity, improve microclimate conditions and preserve the tranquil character of Roseville's residential areas.

-  SUBJECT SITE
-  ROSEVILLE STATION
-  GREEN SPACE
-  ROSEVILLE PARK – 10MIN WALK
-  LOYAL HENRY PARK – 15MIN WALK
-  ROSEVILLE MEMORIAL PARK – 10MIN WALK
-  LITTLE DIGGER PARK – 10MIN WALK
-  BANCROFT PARK – 5MIN WALK





# SITE & CONTEXT ANALYSIS

## 2.9 SITE PHOTOS

### SITE PHOTOS

1. View from Roseville Avenue – 17 Roseville Avenue
2. View from Roseville Avenue & Martin Lane – Roseville Scout Group Hall
3. View from Lord Street
4. View from Martin Lane – Existing Sandstone Building



KEY PLAN





# 3

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## DESIGN RESPONSE & OVERVIEW

RESIDENT PROFILE  
MASSING AND BUILT FORM  
DESIGN PRINCIPLES  
STREETSCAPE+ PODIUM  
PRIVACY & OVERLOOKING  
FACADE STRATEGY & MATERIALITY  
LANDSCAPE PRINCIPLE

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## 7 OBJECTIVES FOR GOOD DESIGN SUMMARY



## DESIGN RESPONSE & OVERVIEW

### 3.1 RESIDENT PROFILE



#### **DOWNSIZERS EMPTY NESTERS**

Seek spacious layouts  
and classic character

Seek quality of dwelling  
aligned to single family  
homes, in an established  
suburb

Value lifestyle amenities  
which foster community  
and support longevity

#### **PROFESSIONALS COUPLES**

Seek quality dwellings  
with state of the art  
technology

Value prestigious  
location connected to  
transport

Value lifestyle amenities  
which support social and  
wellness ambitions

#### **UPGRADERS GROWING FAMILIES**

Seek choice of dwellings  
to suit family needs

Value safe, leafy suburb  
with quality schools

Value amenities which  
foster connection and  
community

#### **INVESTORS**

Seek premium  
development with  
spacious layouts and  
premium finishes

Value established suburb  
close to transport

Value amenities which  
align with prestigious  
positioning of  
development



## DESIGN RESPONSE & OVERVIEW

### 3.2 MASSING AND BUILT FORM

#### EXISTING NEIGHBOURING BUILT FORM

The existing built form in Roseville is predominantly characterized by early 20th century architectural house styles, including Federation, Californian Bungalow, and Interwar designs.

These homes typically feature red or brown brick construction with decorative detailing, tiled pitched or gabled roofs, verandahs and porches, extensive gardens and landscaping that create a green and spacious feeling.

The overall character is defined by a cohesive, garden suburb aesthetic, with tree-lined streets, low fences with an emphasis on greenery, privacy, and suburban amenity.





## DESIGN RESPONSE & OVERVIEW

### 3.2 MASSING AND BUILT FORM

#### PROPOSED BUILT FORM

The proposed built form aligns with the NSW Government's recent Transport Oriented Development (TOD) State Environmental Planning Policy (SEPP) by delivering increased density, improved amenity and a walkable, well connected urban environment near high frequency public transport.

The TOD SEPP encourages higher density, residential and mixed use development within strategic locations to support public transport infrastructure, reduce car dependency and enhance local precincts.

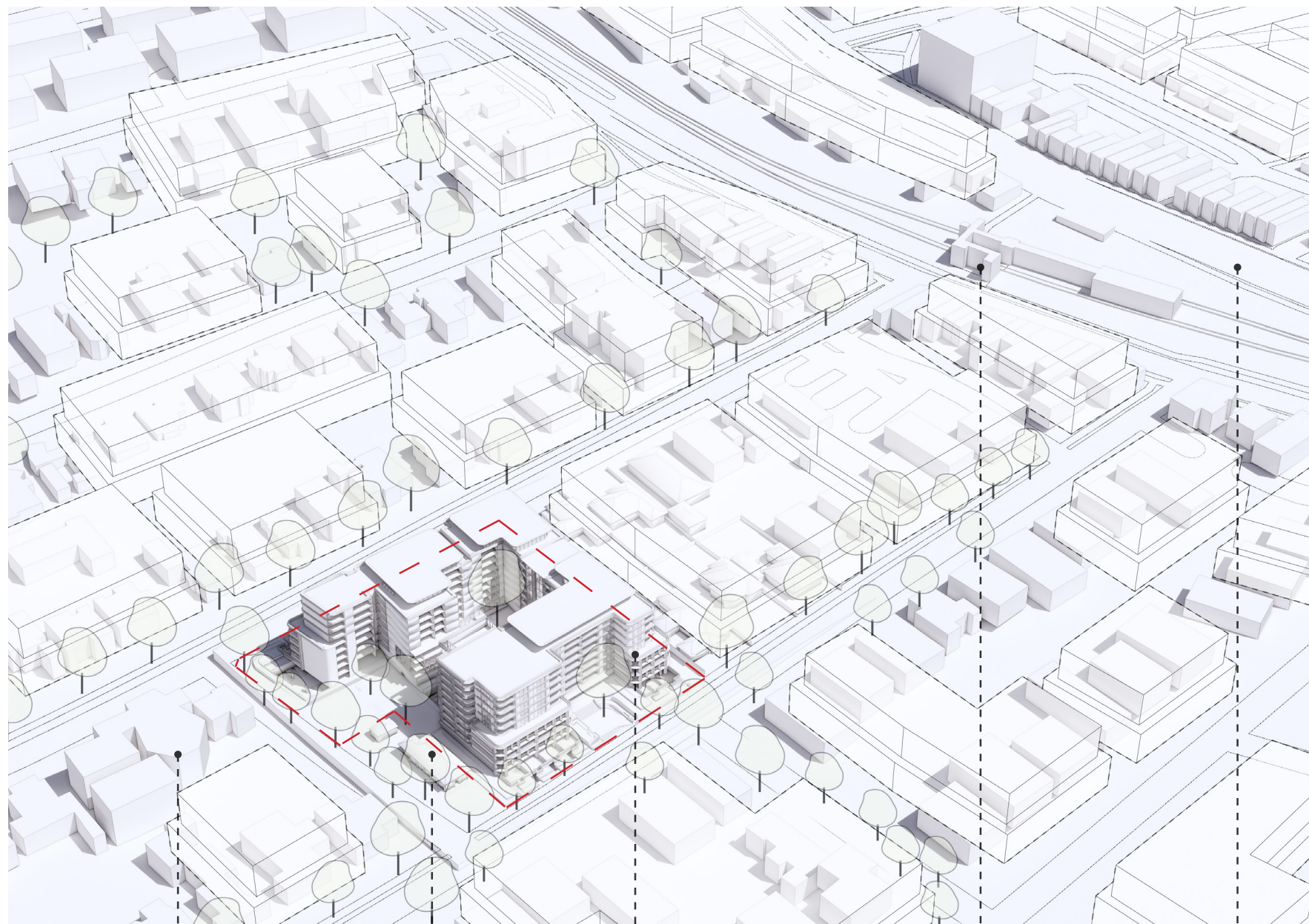
The proposal delivers a density appropriate for a TOD area, responding to the increased height and bulk allowances introduced under the SEPP. The podium provides a human scaled interface, while the upper levels use articulated forms and material variation to break down bulk, ensuring the development integrates sensitively into its surroundings.

The site is approximately 200m to Roseville Station, reinforcing walkability and public transport use in line with TOD objectives.

Ground level activation, landscaped setbacks and clear pedestrian connections enhance permeability, which contribute to a safer, more engaging public domain.

The proposal successfully responds to the TOD SEPP's vision for sustainable, high amenity, and well integrated urban growth. By delivering a well scaled, transit supportive development that enhances public domain interactions and contributes to local character. It exemplifies the strategic objectives of transit oriented intensification in key precincts.

POTENTIAL DEVELOPMENT UNDER HOUSING SEPP WITHIN THE TOD AREA



SYDNEY URIM CHURCH

ROSEVILLE SCOUT HALL

PROJECT SITE

ROSEVILLE RAILWAY  
STATION

PACIFIC HIGHWAY



BETTER FIT



BETTER FOR  
COMMUNITY



BETTER FOR  
PEOPLE



BETTER LOOK  
AND FEEL



## DESIGN RESPONSE & OVERVIEW

### 3.3 DESIGN PRINCIPLES

The public realm of Roseville is characterised by green breaks in the urban grid and dense foliage, which is established through the existence of large native trees and landscape foliage.

Our project design principles begin with embracing the landscape driven character of Roseville. The built form is led by the retention of several mature existing trees on the site. This strategy is seen primarily in the central courtyard, in which we have designed a central point of respite. It provides residents with a communal outdoor space that extends from the ground planes internal amenity areas such as lounge, games rooms, cinema space and resident's gym. Central to the notion of landscape integration is the inclusion of green edge conditions around the site, which assist in providing relief from the street.

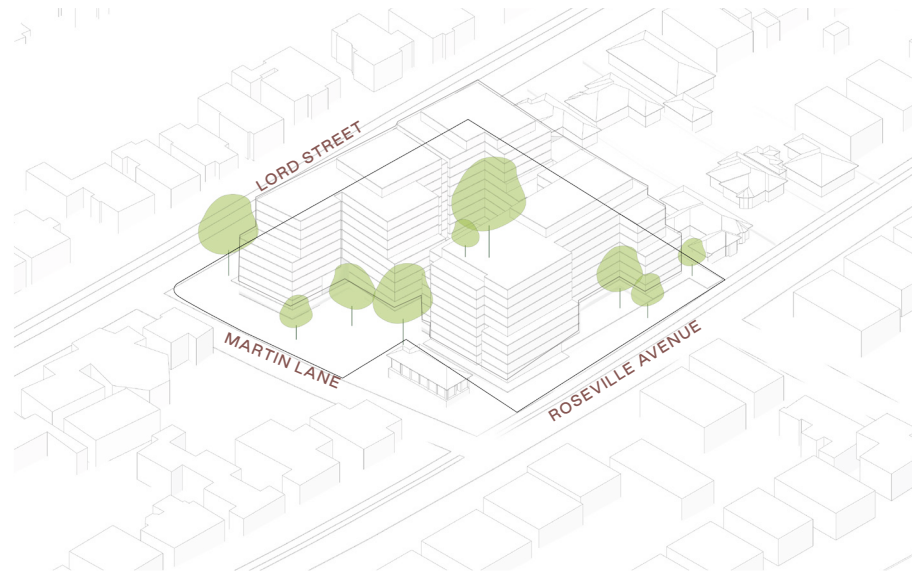
Placemaking is imperative to establishing this project as a desirable and thriving place to live. Our proposal intends to achieve a genuine sense of place through the splitting of the maximum permissible envelope into four blocks. These blocks reduce the presence of this new development amongst its neighbouring single residence

dwellings.

Communal green spaces found within the proposal are intended to embellish the leafy, tree-lined character of the area, further fitting in with the surrounding context.

The proposal's primary point of entry is via Roseville Avenue. This is the preferred street address and will be used heavily by commuters walking from the Roseville station due west of the site. This entry has been naturally established through the presence of the existing Chinese Elm tree.

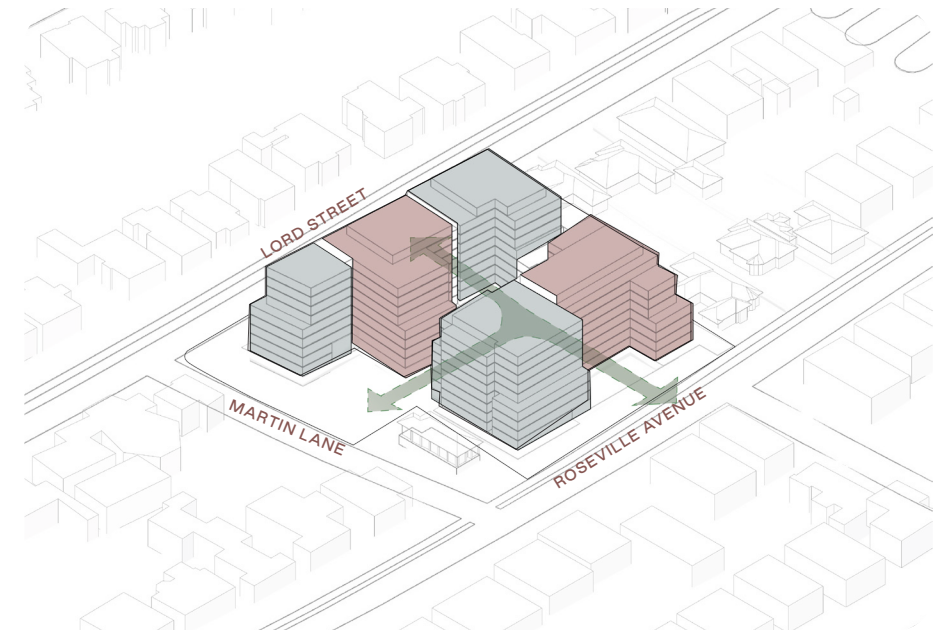
The large canopy of this tree provided an opportunity to establish a communal garden plaza which gives back volume to the street.



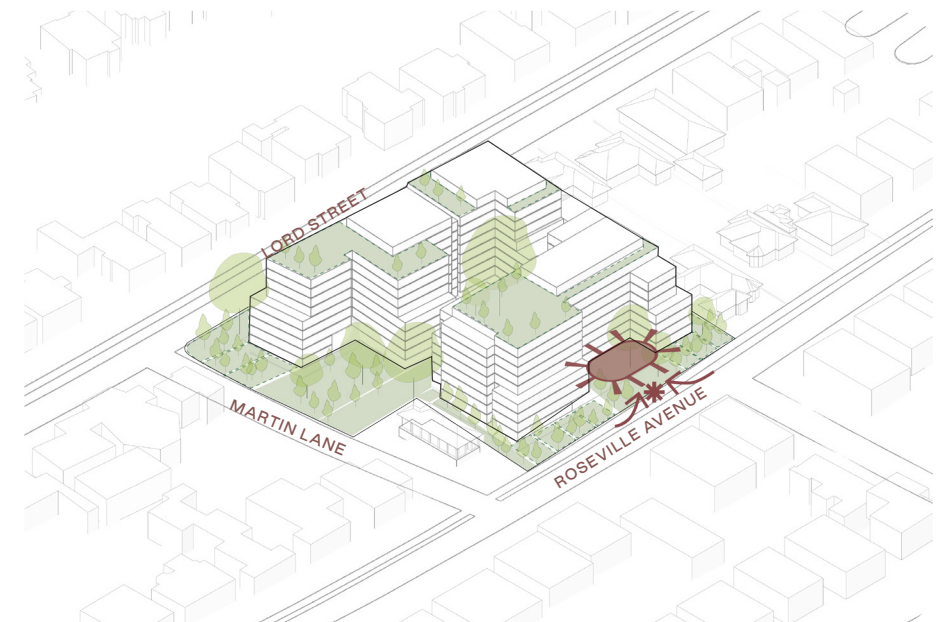
RETENTION OF SIGNIFICANT TREES



GARDENS + PLACEMAKING



FAMILY OF MASSING BLOCKS



CELEBRATION OF PRECINCTUAL ENTRY



## DESIGN RESPONSE & OVERVIEW

### 3.3 DESIGN PRINCIPLES

#### MASTERPLAN CONCEPT PLAN

This initial concept masterplan sketch illustrates how the ground plane revolves around an existing gum tree, which creates a central courtyard and social hub of the precinct.

It features hard and soft landscaping, which connects open landscaped space and retained trees to the east.

Communal spaces surround the courtyard and activate it with daily residential use. These include a club lounge, media room, kids club and games room. A wellness centre and pool also enjoy contact with ground level landscape.

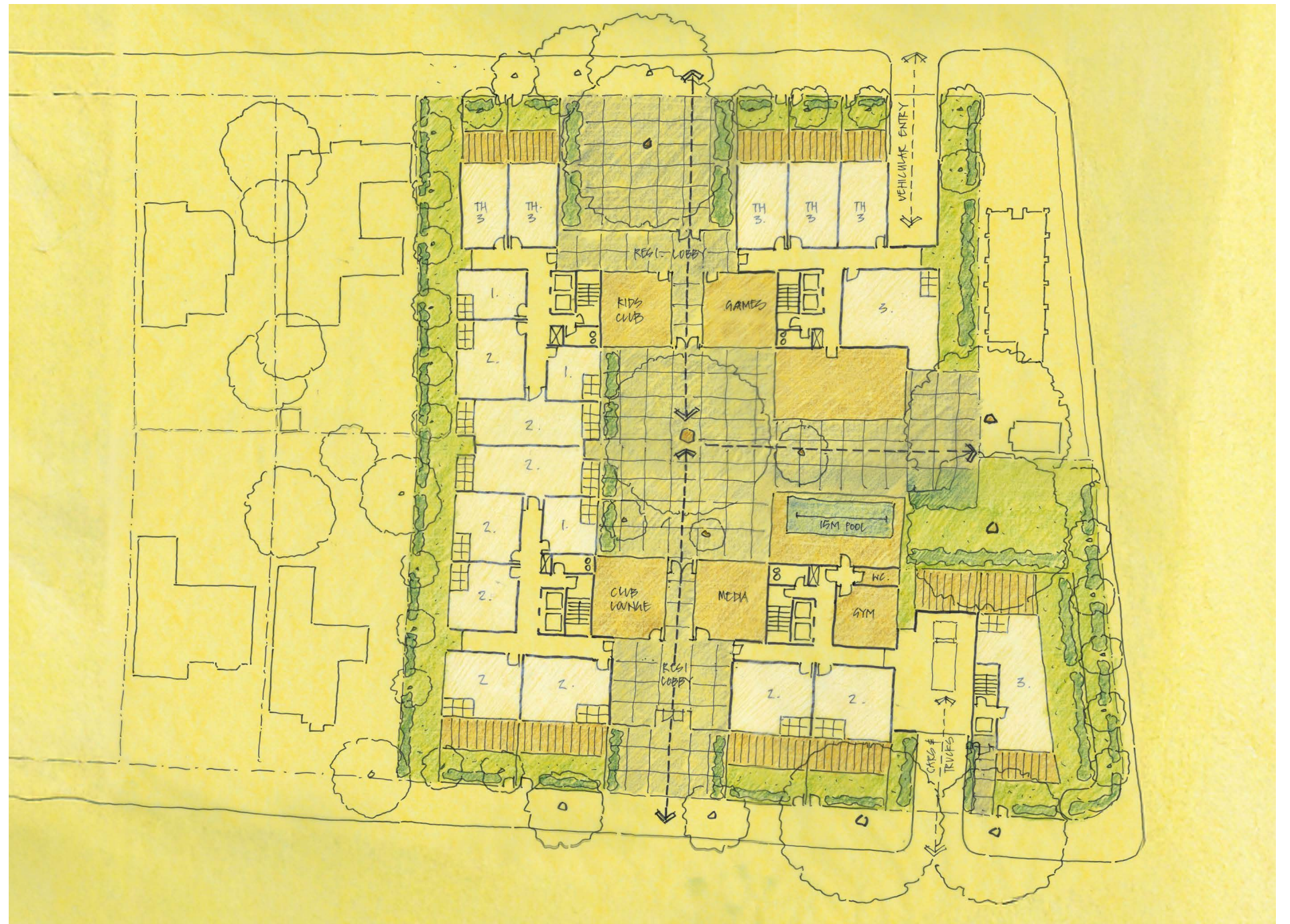
The Roseville Avenue streetscape is informed by retention of an existing Chinese Elm tree, which creates a landscaped entry forecourt to the development.

Double level townhouse are imagined along Roseville Avenue. There are a transitional dwelling type, between the existing free

standing houses and proposed apartments.

Clear circulation is formed for residents through lobbies to Roseville Avenue and Lord Street, through the central courtyard.

Vehicle entry is focused towards the lower end of Lord Street and has since been omitted from Roseville Avenue.



GROUND PLAN - CONCEPT SKETCH



## DESIGN RESPONSE & OVERVIEW

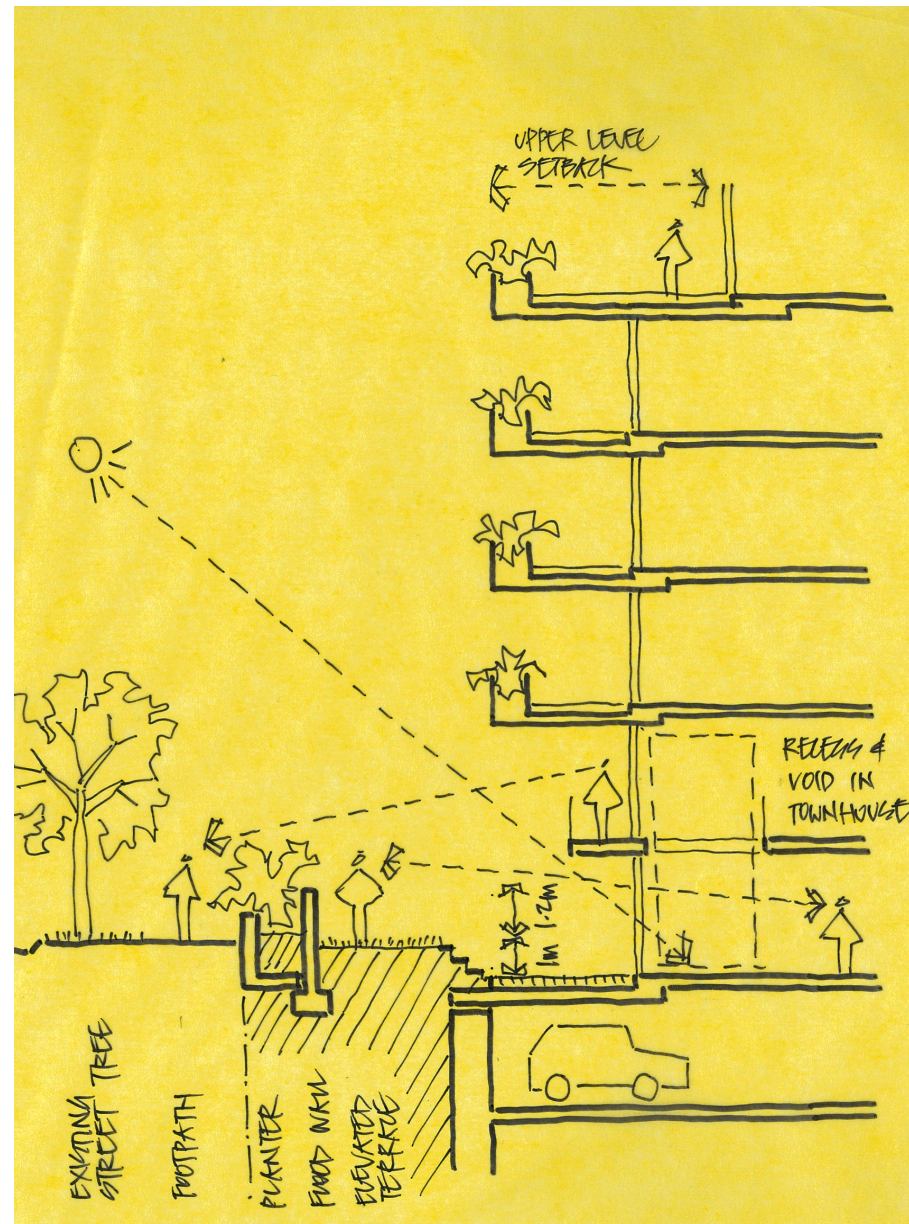
### 3.3 DESIGN PRINCIPLES

#### MASTERPLAN CONCEPT SKETCHES

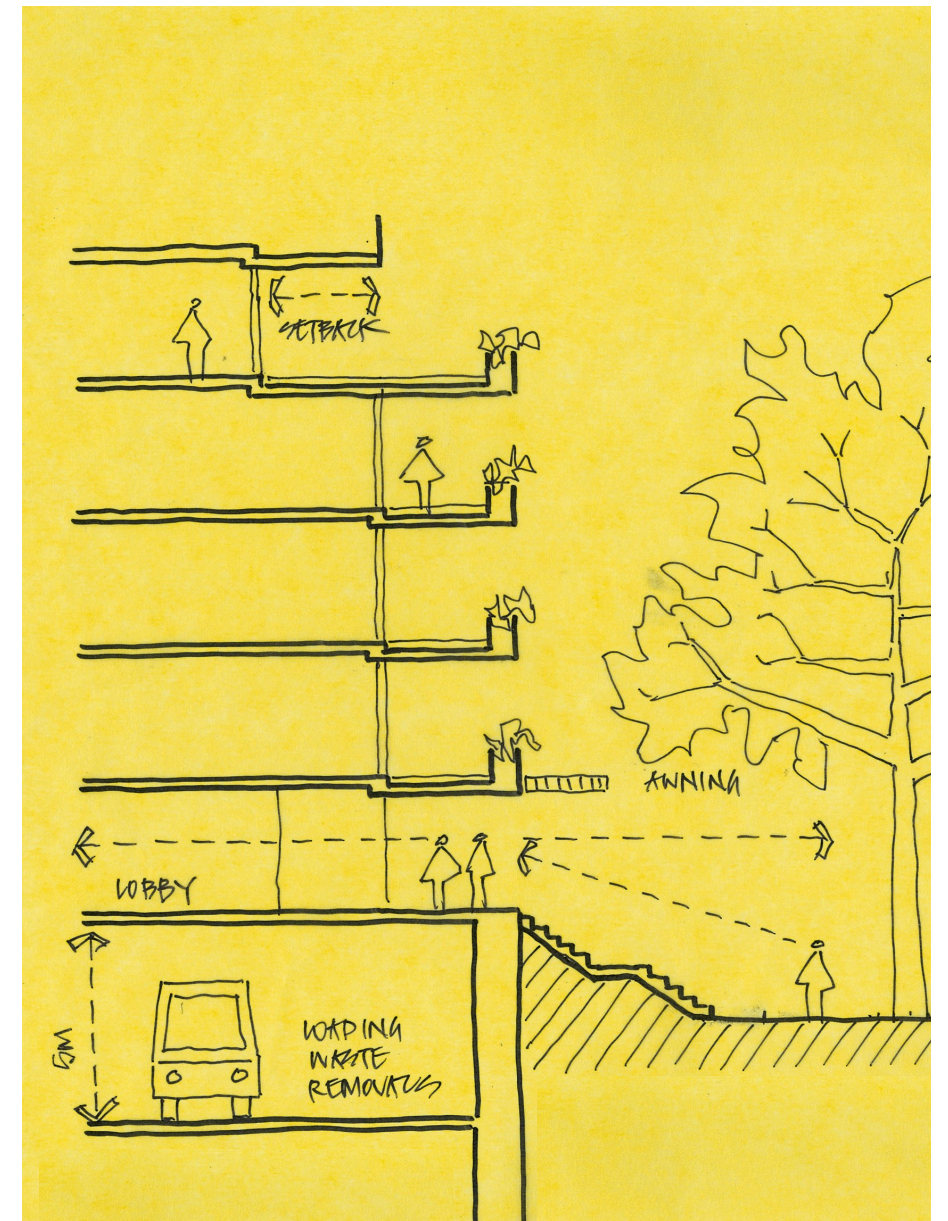
The site is characterised by a considerable fall from north west to south east. This creates a number of level changes through the building and various connections from new dwellings to the existing ground plane.

The first sketch section opposite illustrates a planter integrated within a flood wall required along Roseville Avenue, with private terraces to double level townhouses beyond. Levels above feature planters to balcony spaces integrate landscape with the architecture and soften building facades.

The second section illustrates the entry to the Lord Street lobby is elevated above street level. An awning above the stairs and lobby marks the building entry and celebrates its location along the Lord Street elevation. Further development of the scheme has lowered this lobby and also included a ramp access from street to lobby.



SECTION: ROSEVILLE AVENUE



SECTION: ROSEVILLE AVENUE



## DESIGN RESPONSE &amp; OVERVIEW

## 3.3 DESIGN PRINCIPLES

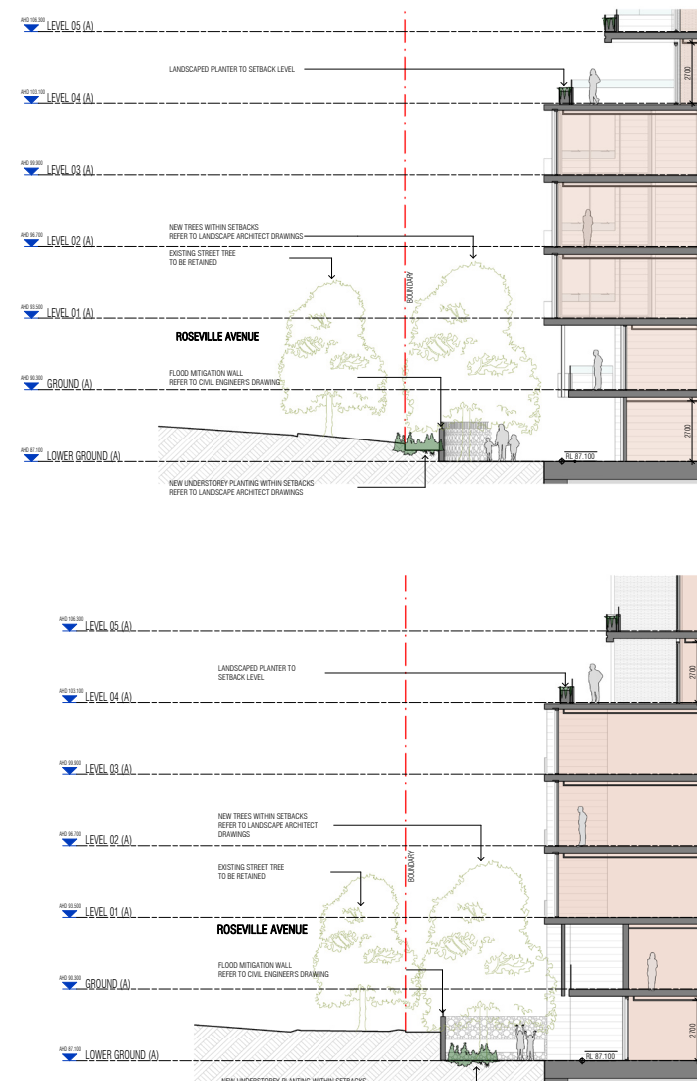
MASTERPLAN  
DEVELOPMENT

Development of the ground plane retains much of the sketch master plan concept but enhances this with creative landscape solutions to level changes and equitable access requirements.

The central and Roseville Ave courtyards are retained with their existing trees. Residential amenities include a cinema, function room, club lounge, kitchen and private dining area.

Lobby areas include mail rooms and seating areas with clear vision to the street. Lift and stair cores are resolved with appropriate servicing, accessible waste rooms and escape strategies.

The townhouse and apartment layouts are carefully considered for their orientation at this level and to optimise daylight and views. Larger private garden terraces feature at ground and lower ground levels and are populated by new landscapes and retained trees.





## DESIGN RESPONSE & OVERVIEW

### 3.4 STREETSCAPE + PODIUM

#### PROPOSED STREETSCAPE ROSEVILLE AVENUE

The Roseville neighbourhood is characterised by well established landscapes, streetscapes and dwellings. The objective of this design is to create a building which sits comfortably in this context.

Bulk and scale are minimised by a four level podium with solid and open forms, complimented by generous planters. This creates a streetscape of human scale. Double level townhouses create an open and lighter volume at the building base.

Upper levels are setback and recessive, with a pleated masonry form to pick up light and shade. These levels are also punctuated by open terraces with planters.

Roseville is characterised by a number of solid masonry materials, including stone and brick.

The podium levels incorporate stone on columns and walls for its quality and tactility. Natural concrete and bronze coloured metal compliment

this stone. Brick is then incorporated to solid walls of recessed levels above to relate the building to its historical context.

An existing Chinese Elm tree is preserved on the site and creates an open landscaped entry forecourt. This pushes substantial building volume back away from the street and reduces the overall volume of built form along Roseville Avenue.

**Refer to 3.6 Facade Strategy & Materiality for further details.**



BETTER  
FIT



BETTER FOR  
PEOPLE



BETTER FOR  
COMMUNITY



## DESIGN RESPONSE &amp; OVERVIEW

## 3.4 STREETSCAPE + PODIUM

**PROPOSED STREETSCAPE  
MARTIN LANE**

The corner of Lord Street and Martin Lane is an important interface of private and public realm.

A low landscaped wall contains new built form, where lower level podium and upper levels are setback and expressed to reduce overall volume against the street. The portion of facade setback from the Scout Group Hall further helps reduce the bulk and scale to Martin Lane.

Open balconies at the corner and Martin Lane facade also reduce overall building volume. Wind mitigation screens have been included on corner balconies at upper levels to maintain resident comfort.

Stone is again the dominant material at the base and brick above.

Existing street trees are retained and complimented by lower level planting to site the building into its landscape context.

**Refer to 3.6 Facade Strategy & Materiality for further details.**



BETTER  
FIT



BETTER FOR  
PEOPLE



## DESIGN RESPONSE &amp; OVERVIEW

**3.4 STREETSCAPE + PODIUM****PROPOSED STREETSCAPE  
LORD STREET**

Lord Street has a substantial fall over 6m from west to east along the site. This creates a terraced effect of built form as the building connects to natural ground.

The overall building volume is again characterised by a lower level stone podium and setback upper levels of pleated brick. The total Lord Street façade length is also broken into three forms to reduce perception of bulk and scale.

Vertical volumes of darker brick tone help to separate these three main forms.

Two residential and one vehicle entry activate Lord Street positively.

Existing street trees are again preserved and enhanced by low level landscapes to allow the building to sit comfortably in its surroundings.

**Refer to 3.7 Facade Strategy & Materiality for further details.**



BETTER  
FIT



BETTER FOR  
PEOPLE



## DESIGN RESPONSE & OVERVIEW

### 3.5 PRIVACY AND OVERLOOKING

#### WESTERN ELEVATION

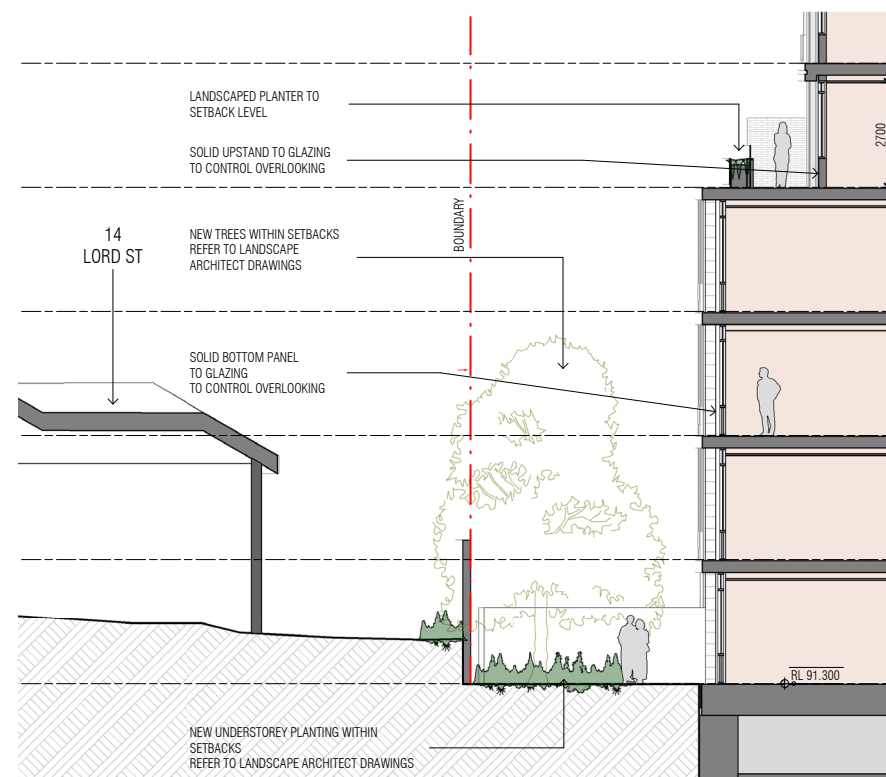
The western elevation of the proposal adopts a distinct design language to effectively mitigate privacy and overlooking concerns for adjacent properties. A combination of architectural and landscape elements ensures that views are carefully controlled, while maintaining natural light and openness for residents.

Solid upstands to all glazing elements frame outward and upward views toward the sky, preventing direct sightlines into neighboring yards and private spaces. Additionally, translucent glazed balustrades provide an extra layer of visual screening, reducing potential overlooking while maintaining access to daylight.

Further enhancing privacy, carefully positioned recessed balconies break up direct sightlines while preserving ventilation and outlook for residents. The use of deep window reveals allows for further flexibility in managing privacy without compromising internal amenity.

A robust landscape buffer along the western boundary reinforces this strategy. Large trees such as Sweet Viburnum, Lily Pily and Weeping Lily Pily, with generous canopies will be planted to provide natural screening, softening the building's interface with neighboring properties. Timber decking will be used for private open spaces to maintain deep soil.

This strategy will further reduce visibility between the development and adjoining residences, ensuring a well-integrated and respectful relationship with its surroundings.



SECTION: WESTERN INTERFACE



BETTER  
FIT



BETTER FOR  
PEOPLE



## DESIGN RESPONSE &amp; OVERVIEW

## 3.6 FACADE STRATEGY &amp; MATERIALITY

## PALETTE STRATEGY

Materiality has been a key consideration in the assembly of this proposal. The sites surrounding context is early 1900's Californian Bungalows, which are predominantly brick and masonry in their construction.

Materially, red bricks and stone are most notable when walking the streets of Roseville. This proposal intends to pay homage to the surrounding architecture through use of stone in the podium columns and brick in the upper facade masonry elements.

Fused with the classical approach to the buildings form and facade language, the proposal exerts a sense of high quality and elegance, in the same way as its lower density neighbours.

The palette borrows heavily from the language of neighbouring buildings and landscape, using light stone cladding on the podium levels to reflect the stone garden terrace walls and fencing throughout the area and the use of decorative brickwork and slab edge details that touch upon the fretwork and capping details of many of the surrounding houses.

BETTER  
FITBETTER  
PERFORMAMANCEBETTER  
WORKING



## DESIGN RESPONSE &amp; OVERVIEW

## 3.6 FACADE STRATEGY &amp; MATERIALITY

**FACADE STRATEGY :  
PODIUM**

The podium facades have a strategy of robust architectural elements with an accompanying materiality of concrete and brickwork. This approach results in a grounded and weighty expression that is contrasted with a lighter and more elegant tower façade expression.

The material palette selected for vertical column elements are a profiled stone texture, with slabs shown in light concrete.

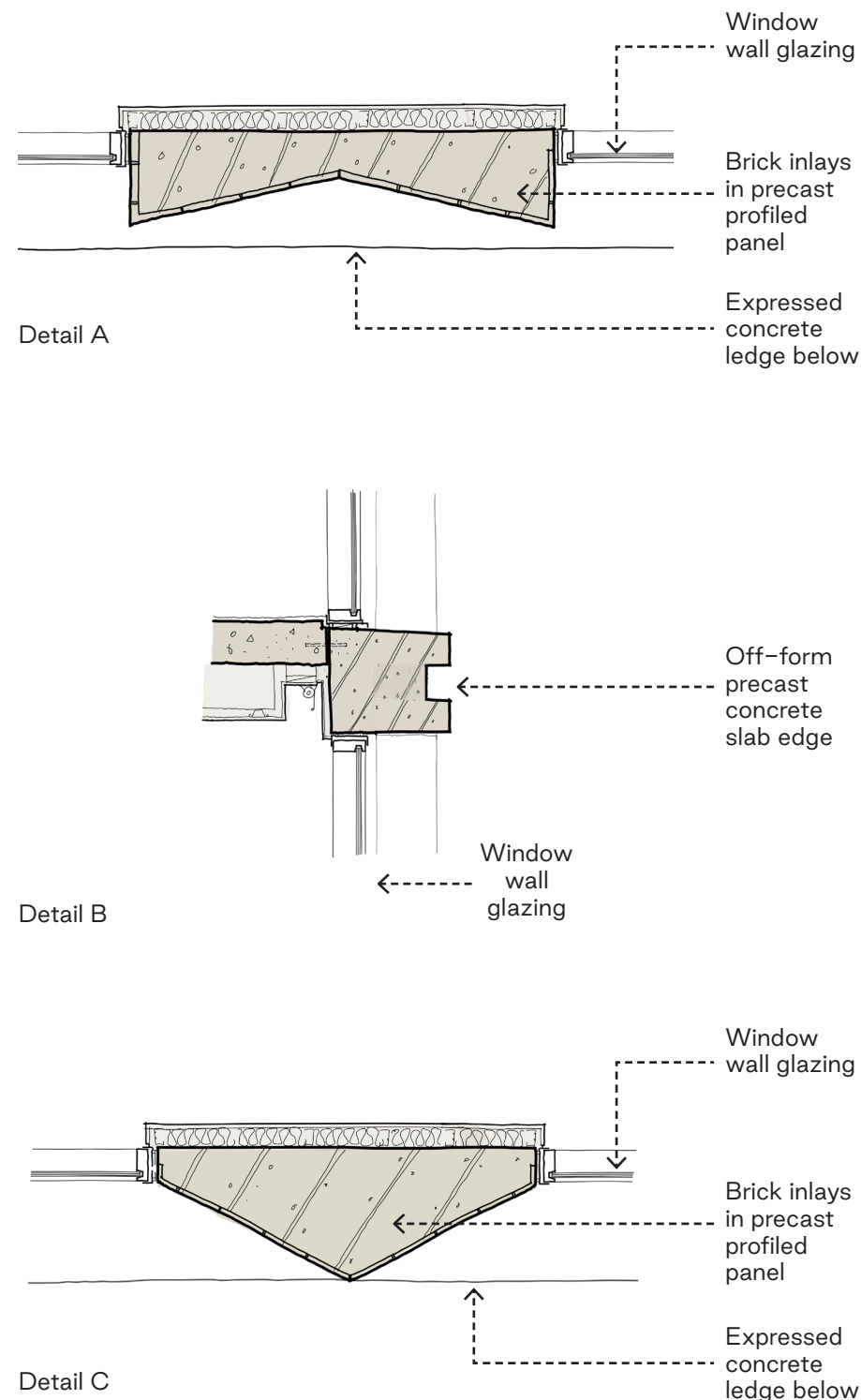
Expressed concrete ledges form entablature elements to each floor.

**FACADE STRATEGY :  
UPPER LEVELS**

The architectural language of the upper levels responds to the classical nature of the surrounding context and intention for the future street presence.

A language of both convex and concave chevron verticals is to reduce glazing quantity which is important in providing a sustainable building envelope for energy use.

Further, this shutting down of selective facades with more weighty façade elements is deployed particularly to reference the classical language of Roseville and exude a high quality and timeless architectural character.

BETTER  
FITBETTER  
VALUEBETTER  
WORKING



## DESIGN RESPONSE &amp; OVERVIEW

## 3.7 LANDSCAPE PRINCIPLES

## LANDSCAPE VISION

The creation of a generous central residential common space which pays homage to the existing significant native trees on site and acts as the primary communal area.

The landscape design retains key significant Blue Gum trees and celebrates their retention by opening the building mass to provide sightliness to the existing trees. Communal entries and common facilities are programmed around the key open spaces.

Residents and visitors are immersed in nature and landscaping and encouraged to interact.

Resident's pool and gym facilities are co-located with the communal open space to create a village feel and sense of community.

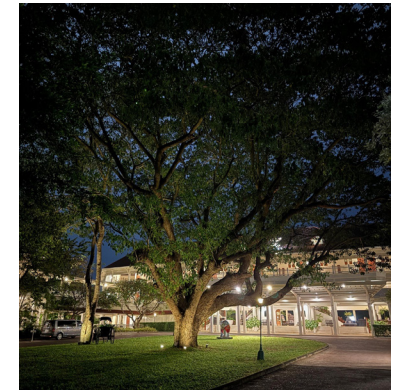
Existing mature trees are retained throughout, including the eastern edge of the site where a informal nature play area is proposed appealing to the anticipated demographics, including young families. The play area also has the capacity to integrate into the future scout hall.

Setbacks to Roseville Avenue, Martin Lane and Lord Street have been embraced through proposed tree canopy providing private open space amenity and buffering from the street.

**Refer to Landscape Report prepared by Land+Form for further details.**



LANDSCAPE MASTERPLAN

BETTER  
FITBETTER FOR  
COMMUNITYBETTER LOOK  
AND FEEL



BETTER PLACED  
DESIGN PERFORMANCE ON SEVEN OBJECTIVES



BETTER  
FIT

CONTEXTUAL, LOCAL  
AND OF ITS PLACE

21–27 Roseville Avenue & 16–24 Lord Street considers both the immediate surroundings and the broader urban context, responding to local landscape features, urban patterns, and existing neighbour built forms.

The building effectively addresses site conditions, enhances local materiality, and provide a diverse array of programs and activities that bring together various cultures, age groups, and community members, enhancing the quality of life of all residents in Roseville.



BETTER  
PERFORMANCE

SUSTAINABLE, ADAPTABLE  
AND DURABLE

The proposal features extensive landscaping and retention of existing mature tree canopies.

The activated communal courtyard provides access to sunlight, fresh air, and natural light helping mitigating urban heat island effect and saving on energy costs.

Highly planted green edges and tree planting improves amenity, reduces direct sunlight on glazing and reduces urban heat island effect.



BETTER  
FOR COMMUNITY

INCLUSIVE, CONNECTED  
AND DIVERSE

All public and communal spaces within the project are universally accessible and strategically situated near residential entires, creating a dynamic environment for community gatherings and daily interactions.

This thoughtful design enriches the area’s vibrancy and fosters a strong sense of community.

The proposal offers a wide range of livable and accessible, as well as a portion of affordable housing apartments designed to meet the diverse needs of residents.



BETTER  
FOR PEOPLE

SAFE, COMFORTABLE AND  
LIVEABLE

The public open spaces on the site are safeguarded, ensuring a secure, inclusive, and inviting environment for gatherings.

Podium apartments facing Roseville Avenue. Martin Lane & Lord Street will provide passive surveillance, enhancing safety and oversight of these thoroughfares.





## BETTER PLACED DESIGN PERFORMANCE ON SEVEN OBJECTIVES



### BETTER WORKING

FUNCTIONAL, EFFICIENT  
AND FIT FOR PURPOSE

21-27 Roseville Avenue & 16-24 Lord Street designed to cater to people's daily needs and amenities, offering versatile homes for a variety of residents, tailored to different demographic requirements. Communal spaces prioritise accessibility while preserving the distinctive character and sense of identity of the surround context.



### BETTER VALUE

CREATE AND ADDING  
VALUE

The proposal is an active residential development that enhances the Roseville precinct, attracting residents to an established suburb.

A large variety of amenities provides high quality of living for the residents of the development as well as providing an active street presence along Roseville Avenue, Martin Lane and Lord Street.



### BETTER LOOK AND FEEL

ENGAGING, INVITING AND  
ATTRACTIVE

The proposal showcases high-quality, aesthetic design and highly landscaped public realm.

Unique to the area, this development enhances the neighbourhood both aesthetically and visually by incorporating beautiful architecture into the surrounding context.



# 4

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## CHAPTER 4 HOUSING SEPP DESIGN STATEMENT

CONTEXT + CHARACTER  
BULK + SCALE  
DENSITY  
SUSTAINABILITY  
LANDSCAPE  
AMENITY  
SAFETY  
HOUSING DIVERSITY  
AESTHETICS



## DESIGN DESCRIPTION

### 4.1 CONTEXT + CHARACTER

#### PRINCIPLE 1: CONTEXT AND NEIGHBORHOOD CHARACTER

- *Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*
- *Responding to context involves identifying the desirable elements of an area's existing or future character.*
- *Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscapes and neighborhood.*
- *Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change*

#### PROPOSAL

The proposal is carefully designed to respond to and enhance the surrounding context, integrating both natural and built elements to contribute positively to the area's evolving character.

The building's form and materiality draw inspiration from the established streetscape, incorporating high quality brickwork and articulated façades that reference the area's architectural rhythm. The retention of mature trees and integration of landscaped spaces reinforce the site's relationship with the natural environment, enhancing the public domain and providing a seamless transition between built and green spaces.

At the street level, the podium's scale aligns with the human scaled built form of the neighborhood, ensuring an inviting streetscape that supports pedestrian activity. The upper levels are carefully articulated to reduce bulk and respect surrounding buildings while contributing to the area's evolving urban identity.

By considering the social and economic context, the development provides high quality residential amenity, fostering a strong sense of community. The proposal aligns with the area's growth trajectory, supporting sustainable density with access to public transport, employment, and community infrastructure.





## DESIGN DESCRIPTION

### 4.2 BULK & SCALE

#### PRINCIPLE 2: BUILT FORM AND SCALE

- Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.
- Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments and proportions, building type, building articulation and the manipulation of building elements.
- Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas and provides internal amenity and outlook.

#### PROPOSAL

The proposal's height and bulk align with the desired future character of the street and surrounding buildings, ensuring an appropriate transition within this TOD area.

The four level podium reflects the human scaled built form prescribed in the NSW Apartment Design Guide, reinforcing a pedestrian friendly streetscape. The north facing façade is articulated to enhance street activation along Roseville Avenue, while integrating existing mature trees. On Lord Street, the elevation is broken into three distinct elements with vertical articulation and landscaped planters, reinforcing a fine grained rhythm.

The upper levels incorporate concave and convex brick elements to modulate scale, visually reducing bulk while adding depth and texture to the façade. This built form defines the public domain, enhances key views and vistas, and provides a high level of internal amenity and outlook.





## DESIGN DESCRIPTION

### 4.3 DENSITY

#### PRINCIPLE 3: DENSITY

- *Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*
- *Appropriate densities are consistent with the area's existing or projected population.*
- *Appropriate densities are sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

#### PROPOSAL

The proposal achieves a high level of residential amenity to support the proposed density, fostering a strong sense of community and enhancing long term resident satisfaction. Thoughtfully designed shared spaces encourage interaction while ensuring privacy and retreat where needed. Each resident has access to a private open space from their apartment for external activities and extension of living spaces.

Generous residential lobbies provide welcoming entry points, facilitating daily interactions and social engagement. These spaces are framed by extensive landscaping, integrating retained mature trees to reinforce the site's natural character.

A club lounge and private dining area at the Roseville Avenue lobby offer flexible social and entertainment spaces, seamlessly extending into the landscaped courtyard beyond. A cinema room provides opportunities for quieter retreat or private events.

On the lower ground level, a dedicated wellness space including a gym, sauna, and pool, offers a sanctuary for relaxation, directly connected to the landscape. These high quality amenities support a density appropriate to the site's context, ensuring residents benefit from access to public transport, jobs, and community infrastructure.





## DESIGN DESCRIPTION

### 4.4 SUSTAINABILITY

#### PRINCIPLE 4: SUSTAINABILITY

- *Good design combines positive environmental, social and economic outcomes.*
- *Good sustainable design includes use of natural cross ventilation and sunlight for amenity and livability of residents and passive thermal design for ventilation, heating and cooling which reduces reliance on technology and operation costs.*
- *Good sustainable design also includes recycling and reuse of materials and waste, use of sustainable materials, deep soil zones for ground water recharge and vegetation.*

#### PROPOSAL

The proposal includes a number of ESD initiatives to achieve a high level of sustainability:

- Water Management Plan and Deep Soil Zones for water runoff capture
- Tree Retention and extensive landscaping for biological diversity
- Demolition Waste Recycling & Reuse
- Green Travel Plan Infrastructure/Sustainable Transport
- Electrified Cooking Appliances
- Water/Energy Efficient Sanitary Appliances
- Efficient Waste Management
- Water/Energy Monitoring and Smart Metering
- Use of Low TVOC materials
- Use of light coloured materials to mitigate Heat Island Effect
- Use of high quality insulation and energy efficient glazing

Refer to **BASIX Report prepared by Credwell for further details of inclusions.**





## DESIGN DESCRIPTION

# 4.5 LANDSCAPE | A GREEN MASTERPLAN

### PRINCIPLE 5: LANDSCAPE

- Good design recognizes that together landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.
- A positive image and contextual fit of well designed development is achieved by contributing to landscape character of the streetscape and neighborhood.
- Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, preserving green networks.
- Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity.

### PROPOSAL

The proposal integrates architecture and landscape as a cohesive, sustainable system, enhancing both amenity and environmental performance. The design retains and celebrates existing mature trees, reinforcing the site's natural character while contributing to the broader streetscape and neighborhood identity.

Carefully curated landscaping along Roseville Avenue, Martin Lane, Lord Street and the western elevation softens the built form, creating a pedestrian friendly interface that strengthens the connection between private and public realms. Green buffers and layered planting improve privacy, optimize usability and foster social interaction within communal spaces.

Sustainability is embedded in the landscape strategy, incorporating passive design principles such as tree canopy shading, improved microclimate conditions, and water sensitive urban design. The landscaped courtyard and rooftop terraces provide valuable green spaces, enhancing biodiversity and contributing to the site's environmental resilience.

This integrated approach ensures the development not only fits harmoniously within its context but also elevates the quality of the public domain, reinforcing a positive, enduring contribution to the urban fabric.



LANDSCAPE GROUND PLAN



## DESIGN DESCRIPTION

### 4.6 AMENITY

#### PRINCIPLE 6: AMENITY

- *Good design positively influences internal and external amenity for residents and neighbors.*
- *Achieving good amenity contributes to positive living environments and resident well being.*
- *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilations, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

#### PROPOSAL – APARTMENT AMENITY

With the development's location in an established suburb comprising mainly of single family dwellings, it is important that the apartments are designed to reflect free standing homes, imbuing a sense of quality and character to ensure the dwellings feel of place. Apartments will feel elegant and timeless; respectful to the established character of Roseville whilst staying true to the architectural expression of the building.

Apartments are carefully planned with generous room dimensions which are well proportioned to optimise functionality and comfort. Orientation of apartments prioritise solar access and outlook for living spaces, framing views to enhance a seamless connection between indoors and out. This is further enhanced through the retention and celebration of existing trees, complimented by integrated landscaping on balconies and terraces. Generous storage and laundry spaces are included, providing convenient amenity for residents.

Affordable dwellings will be integrated into the broader development, enjoying the same level of amenity and finish as the premium apartments. Thoughtful spatial planning ensures ease of access for all residents, accommodating various age groups and mobility levels.

By integrating high quality materials, carefully considered spatial relationships, and passive environmental strategies, the development fosters a sustainable, well balanced living experience that enhances personal well being.





## DESIGN DESCRIPTION

### 4.6 AMENITY

#### PRINCIPLE 6: AMENITY

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#### PROPOSAL – COMMUNAL SPACES

Resident amenity spaces are designed to support the lifestyle and wellbeing of the residents and foster a sense of community and connection. The development will offer a diverse range of private and communal spaces.

These include social spaces such as a resident lounge and coworking area, an entertainment space complete with private dining, kitchen and children's lounge, and a cinema. The provision of a fitness area and pool deck with sauna, nestled into the canopy of overhead trees, provides an opportunity to recharge and reconnect with nature.

The arrival to the development is anchored by a Chinese Elm which becomes a wayfinding element to identify the building's entrance. The shading offered by the tree encourages activation on the street frontage and becomes an informal pocket park for residents and neighbours alike.





## DESIGN DESCRIPTION

### 4.6 AMENITY

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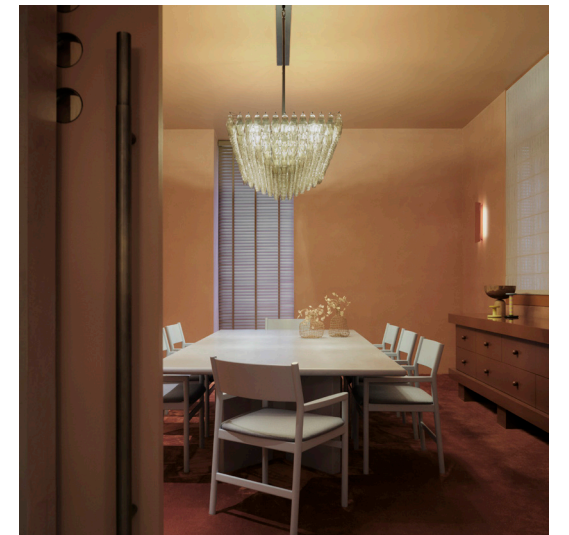
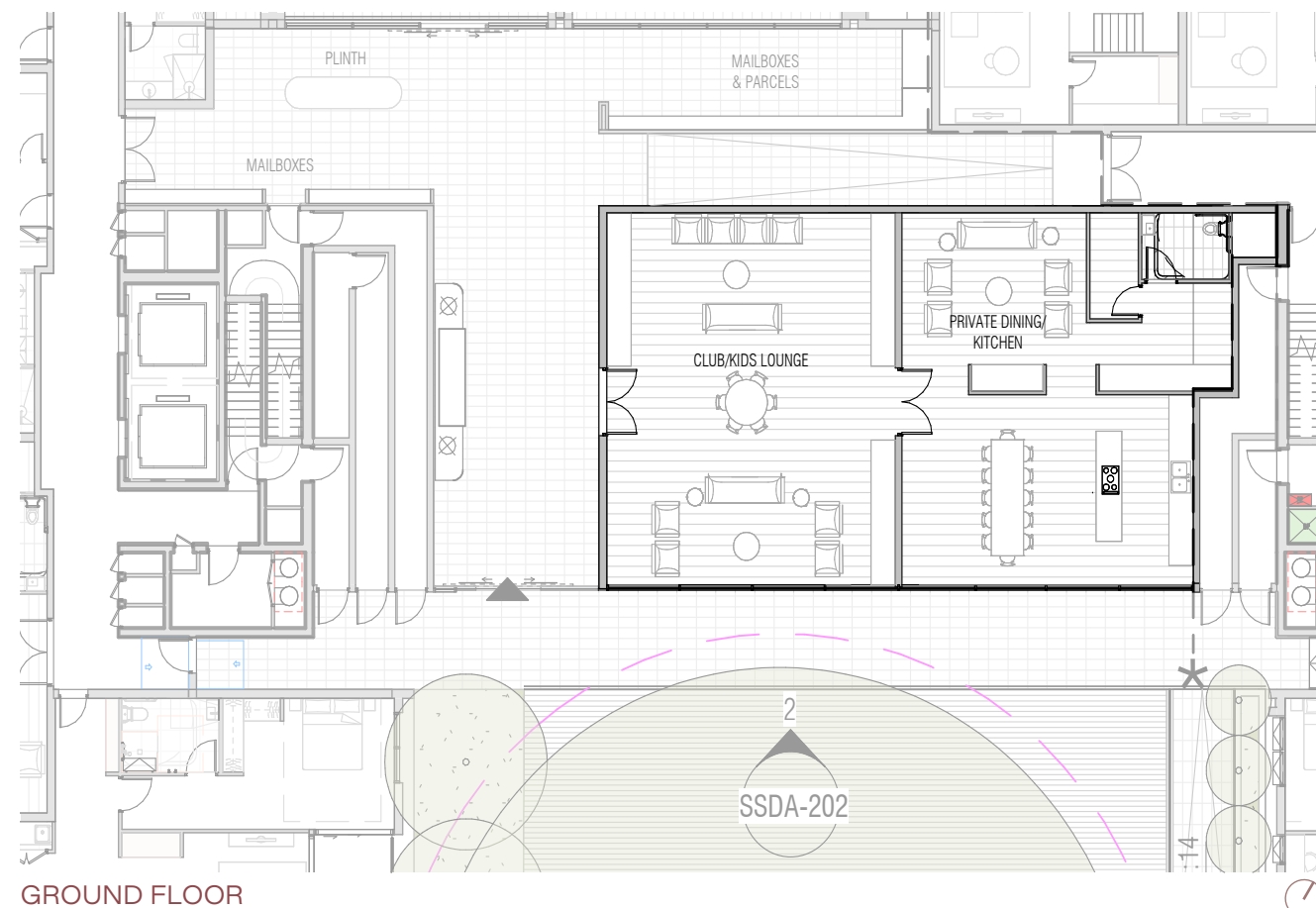
#### PROPOSAL – SOCIAL OFFER

This social offering comprises two spaces which can act independently or interconnect.

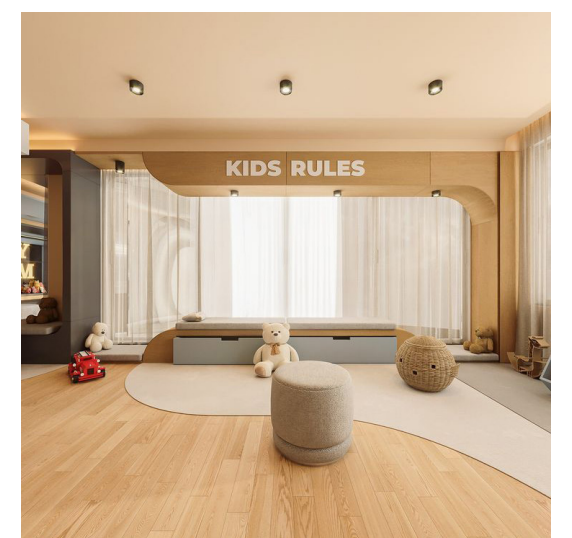
To one side, a resident lounge and coworking area provides a welcoming and comfortable environment offering a sense of connection and social engagement. To the other side, an entertainment zone offers a kitchen and dining areas, alongside a children's lounge. This allows residents to book this space for social gatherings or large family events.

Both spaces open onto the communal green space, providing connection to nature and a place for children to play.

The social offer is the anchor for fostering a strong sense of community and belonging.



PRIVATE DINING – LOOK & FEEL



KIDS LOUNGE – LOOK & FEEL



## DESIGN DESCRIPTION

### 4.6 AMENITY

#### PRINCIPLE 6: AMENITY

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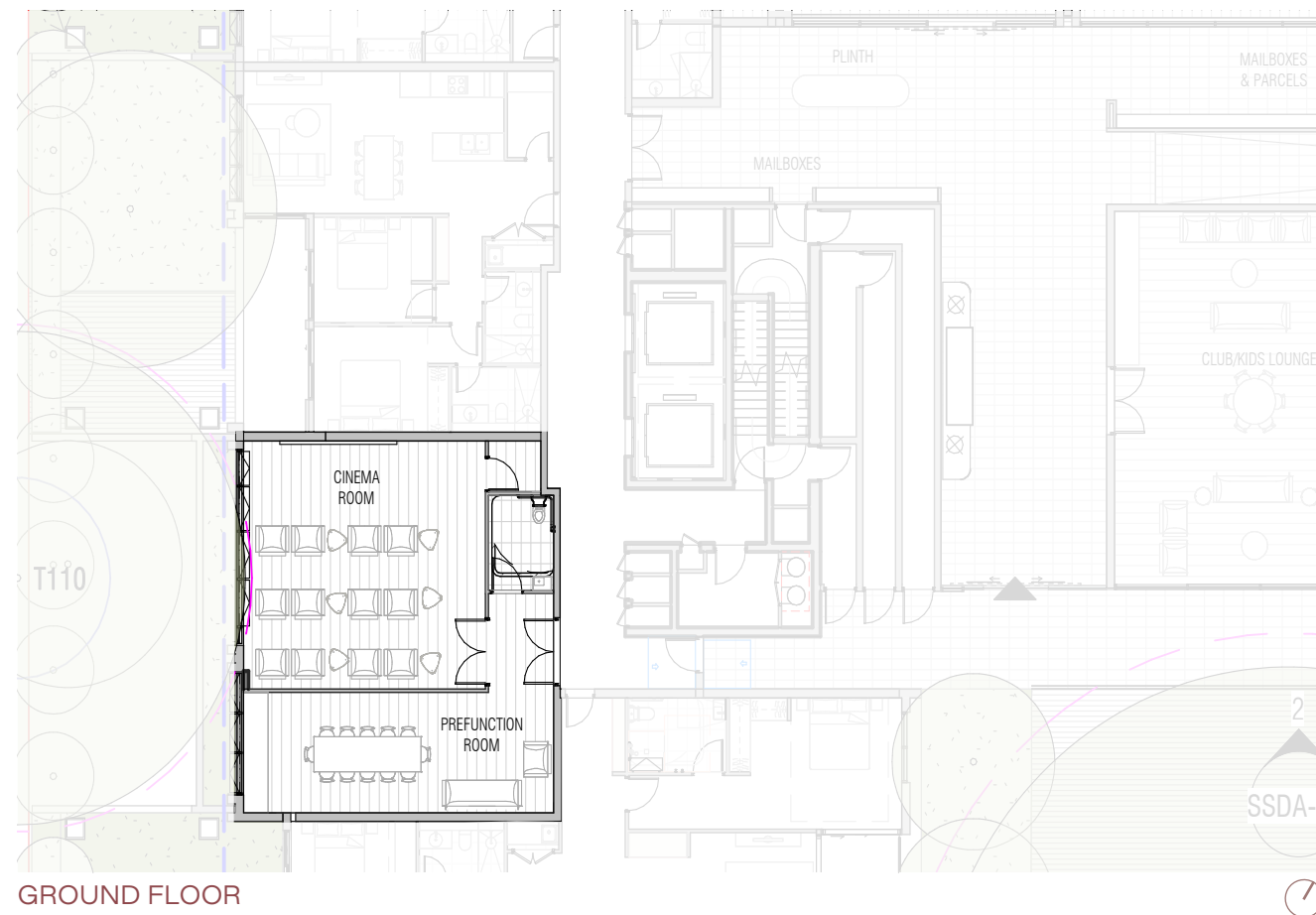
#### PROPOSAL – LEISURE OFFER

The leisure offering hosts two areas; the prefunction room and cinema.

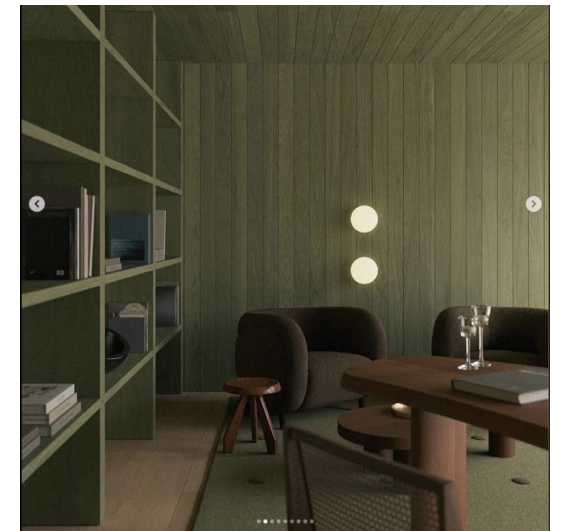
The leisure offer is located in close proximity to the social offer, which presents the opportunity for these two spaces, along with the communal green space, to be utilised for community events.

The cinema becomes a wonderful opportunity for the residents to enjoy film screenings or sporting events. This is supported by a prefunction room which encourages social interaction before and after a screening.

Like the social offer, these spaces could be booked for private resident events such as children's birthday parties.



GROUND FLOOR



PRE-FUNCTION – LOOK & FEEL



CINEMA – LOOK & FEEL



## DESIGN DESCRIPTION

### 4.6 AMENITY

#### PRINCIPLE 6: AMENITY

- Good design positively influences internal and external amenity for residents and neighbors.
- Achieving good amenity contributes to positive living environments and resident well being.
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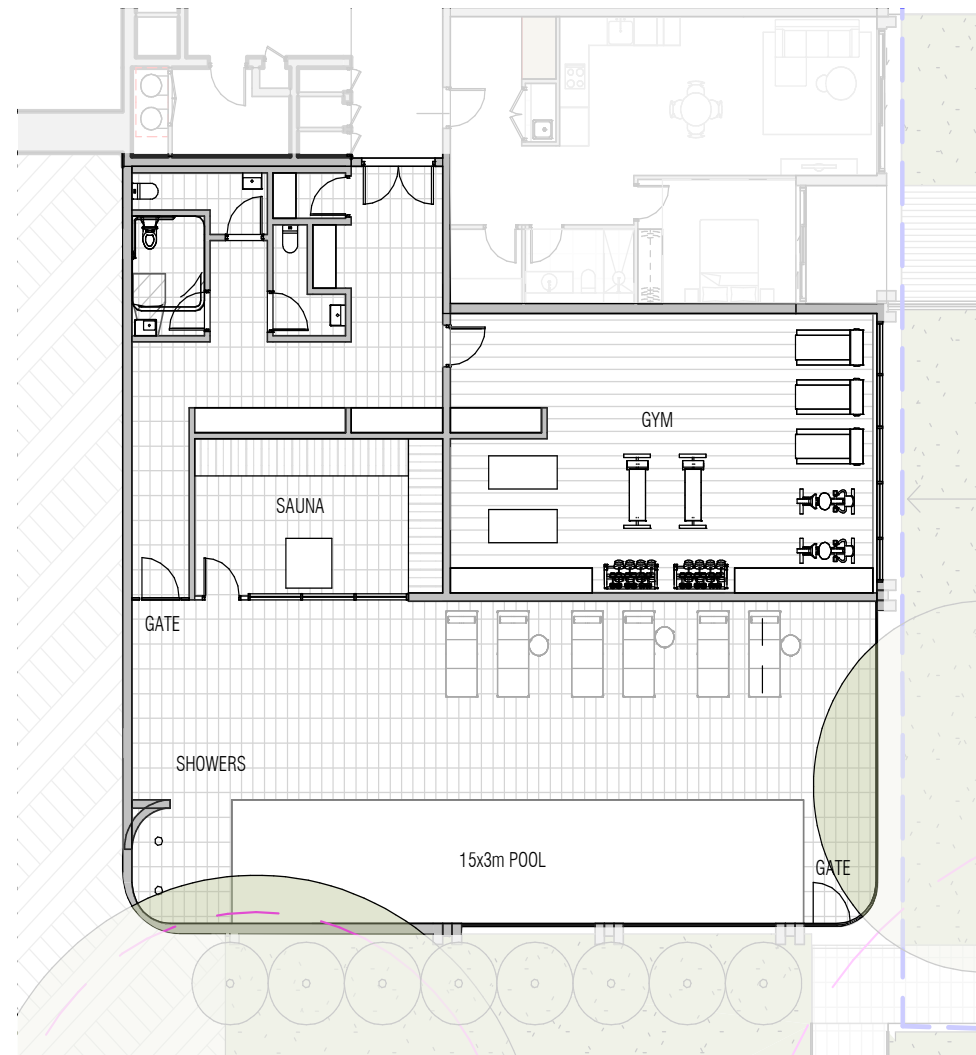
#### PROPOSAL – WELLNESS OFFER

In our modern society, health is no longer a fleeting goal but a way of life. The wellness offer provides spaces for practices that help create and maintain one's well-being.

This wellness offer includes a pool, sauna, gym, bathrooms and lockers. It is a place for exercise, restoration and relaxation.

Ample natural light, connectivity to nature, integrated lighting and calming material palette are core design drivers for the pool, sauna and gym areas.

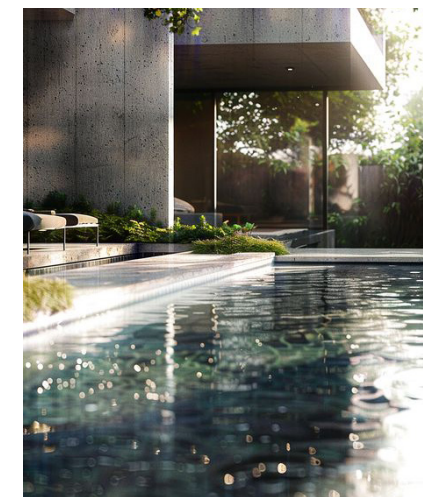
The boundaries between indoor and outdoor are seamlessly dissolved, and residents can enjoy the pool amenity in the cool shade of the overhead tree canopy.



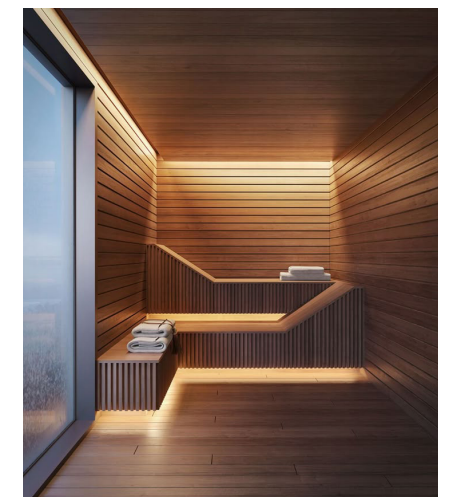
LOWER GROUND PLAN



GYM – LOOK & FEEL



POOL & SAUNA– LOOK & FEEL





## DESIGN DESCRIPTION

### 4.7 AMENITY

#### PRINCIPLE 7: SAFETY

- *Good design optimizes safety and security, within the development and the public domain.*
- *It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- *Opportunities to maximize passive surveillance of public and communal areas to promote safety.*
- *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose*

#### PROPOSAL

The proposal prioritizes safety and security through well defined public and private spaces, ensuring a seamless relationship between the development and the public domain.

Key access points are clearly marked, secure, and easily navigable, providing controlled entry while maintaining openness and connectivity. Generous glazing, active frontages, and well positioned communal areas enhance passive surveillance, fostering a sense of security for both residents and the wider community.

Lighting is strategically integrated throughout entry points, pathways, and communal spaces to enhance visibility and safety at all times. Landscaping is designed to maintain clear sightlines while reinforcing privacy where needed.

This approach ensures a development that is both inviting and secure, creating a well balanced environment that supports community interaction while safeguarding residents' comfort and well being.

**Refer to the CPTED report included within the EIS for further details.**



ROSEVILLE AVENUE RESIDENTIAL LOBBY ENTRY



LORD STREET RESIDENTIAL LOBBY ENTRY



## DESIGN DESCRIPTION

### 4.8 HOUSING DIVERSITY

#### PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION STATES

- Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
- Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix
- Good design involves practical and flexible features, including – different types of communal spaces for a broad range of people and opportunities for social interaction among residents

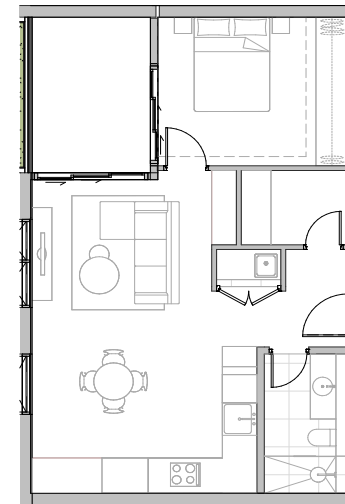
#### PROPOSAL

The proposal delivers a diverse mix of apartment sizes and layouts, with an allocation of 48 affordable housing units, ensuring housing choice for a broad range of demographics, lifestyles and household budgets. This variety supports a socially inclusive community, accommodating individuals, families, and downsizers while responding to both current and future housing needs.

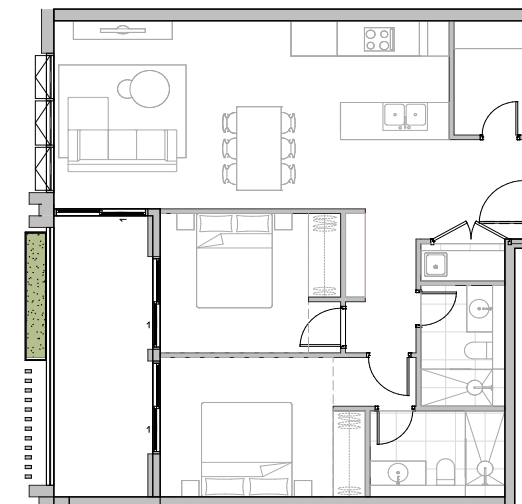
Communal spaces are thoughtfully designed to encourage interaction and engagement among residents. A mix of shared amenities cater to different social and recreational preferences. Landscaped courtyards provide additional opportunities for relaxation and community connection.

Flexibility is embedded in the design, with adaptable spaces that accommodate evolving resident needs. This approach ensures the development supports a dynamic and diverse community while contributing positively to the broader social fabric of the area.

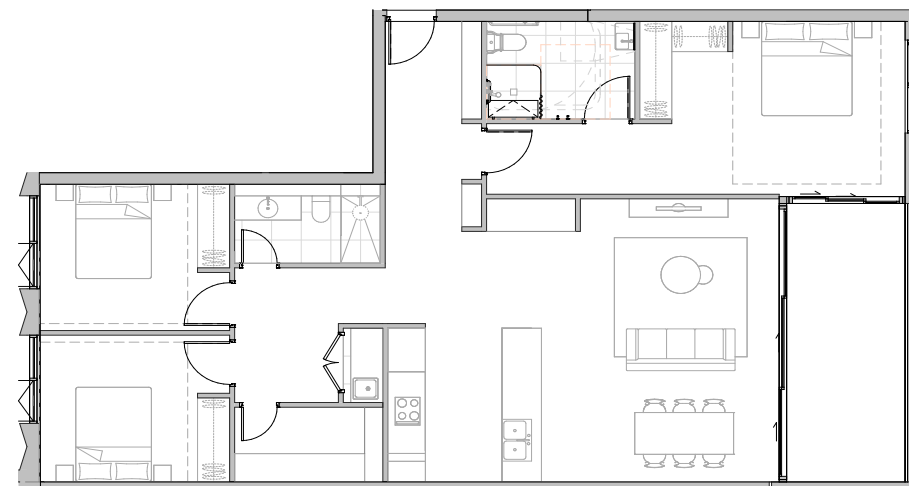
The site is located within close proximity to community facilities including public transport, retail, education and leisure facilities.



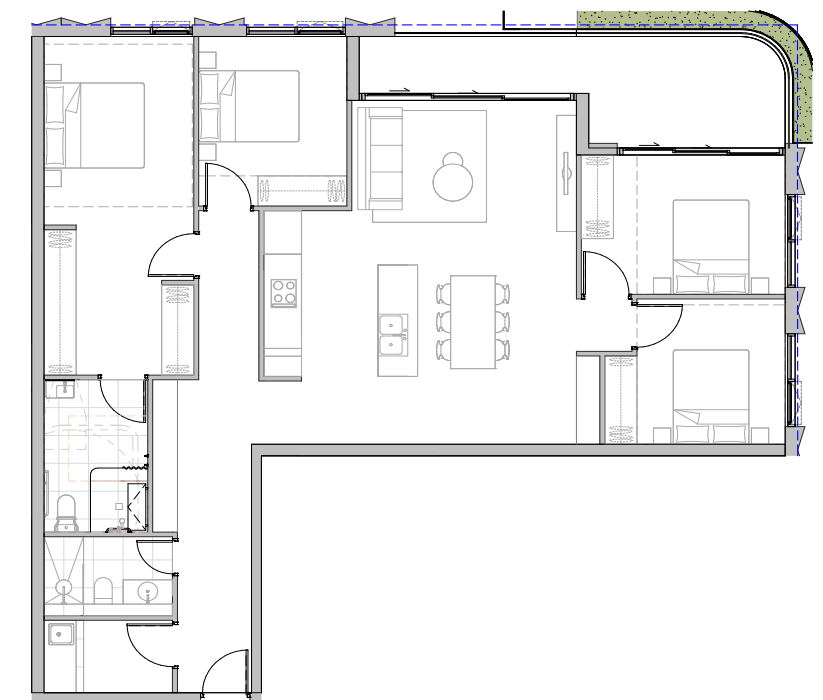
TYPICAL 1 BED UNIT



TYPICAL 2 BED UNIT



TYPICAL 3 BED UNIT



TYPICAL 4 BEDROOM UNIT



## DESIGN DESCRIPTION

# 4.10 AESTHETICS, FACADE FORM AND MATERIALITY

### PRINCIPLE 9: AESTHETICS

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

### PROPOSAL

The proposal achieves a well proportioned built form with a balanced composition of architectural elements that directly reflect the internal layout and structural logic of the building. The design employs a thoughtful interplay of materials, colors, and textures to create visual interest and reinforce a refined, contemporary aesthetic.

The podium responds to the human scale, incorporating finely articulated masonry, vertical elements, and recessed sections to enhance streetscape engagement. The upper levels feature sculpted concave and convex brick elements, adding depth and rhythm and continuing the decorative language of the existing neighbouring properties.

By drawing inspiration from the existing streetscape and integrating desirable local patterns, the development establishes a strong architectural identity while maintaining cohesion with both the current and future character of the area.



**BETTER PERFORMANCE**  
sustainable, adaptable, and durable

**BETTER WORKING**  
functional, efficient and fit for purpose

**BETTER FIT**  
contextual, local and of its place



## DESIGN DESCRIPTION

### 4.10 AESTHETICS, FACADE FORM AND MATERIALITY

#### PRINCIPLE 9: AESTHETICS

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

#### PROPOSAL

The proposed development demonstrates a refined and contextually responsive aesthetic, integrating contemporary architectural expression with elements that complement Roseville's established character. The façade composition is carefully articulated to break down visual bulk while maintaining a sense of rhythm and proportion that aligns with the surrounding built form.

#### MATERIALITY

The development embraces a high quality material palette that draws from Roseville's heritage character while introducing contemporary refinements.

Brickwork and stone are dominant features, providing texture, warmth, and a connection to the suburb's traditional Federation and Interwar housing styles.

Contrasting materials such as glass, metal accents, and fine grain detailing introduce a level of sophistication while maintaining visual interest and lightness.

The landscaped elements, including deep soil planting and mature tree retention, are seamlessly integrated into the façade, softening the built form and reinforcing Roseville's garden suburb identity.

Overall, the proposal achieves a harmonious balance between heritage sensitivity and modern refinement, ensuring it contributes positively to the evolving architectural landscape of Roseville.





# 5

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## ADG COMPLIANCE ANALYSIS

ADG COMPLIANCE DIAGRAM  
ADG COMPLIANCE CHECKLIST



## ADG COMPLIANCE ANALYSIS

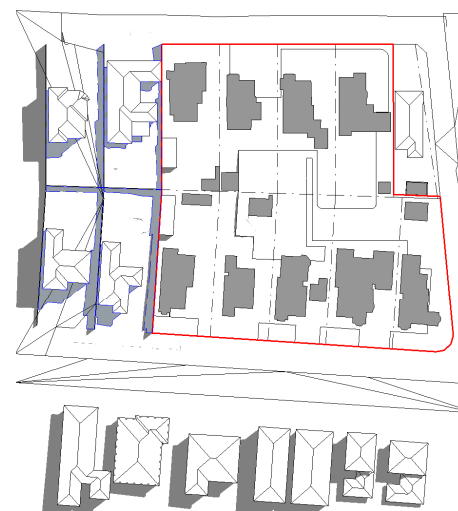
## 5.0 SHADOW DIAGRAMS ON 21ST OF JUNE - EXISTING CONDITION



21 JUNE-0900AM



21 JUNE-1000AM



21 JUNE-1100AM



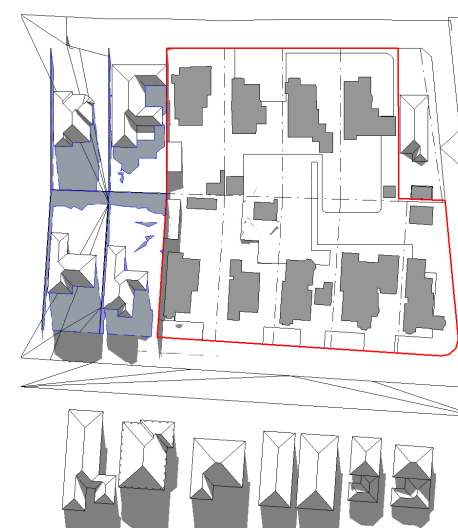
21 JUNE-1200PM



21 JUNE-0100PM



21 JUNE-0200PM

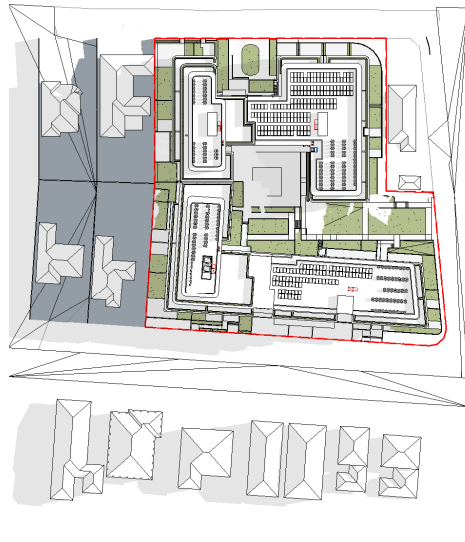


21 JUNE-0300PM

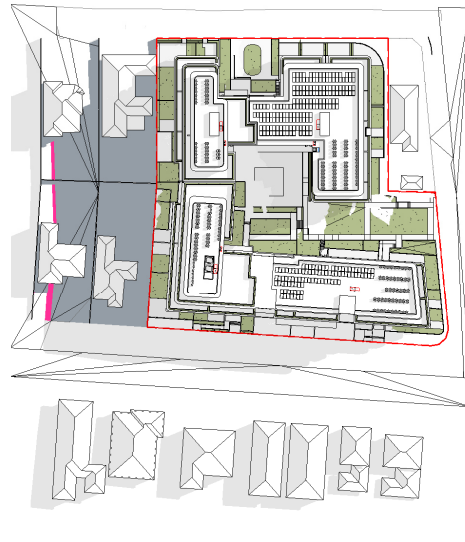


## ADG COMPLIANCE ANALYSIS

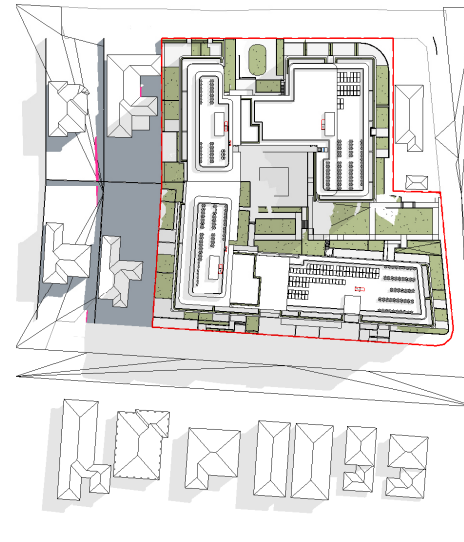
## 5.0 SHADOW DIAGRAMS ON 21ST OF JUNE - PROPOSED



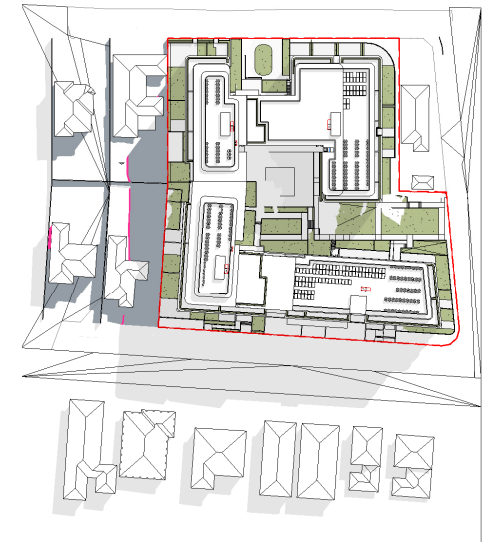
21 JUNE-0900AM



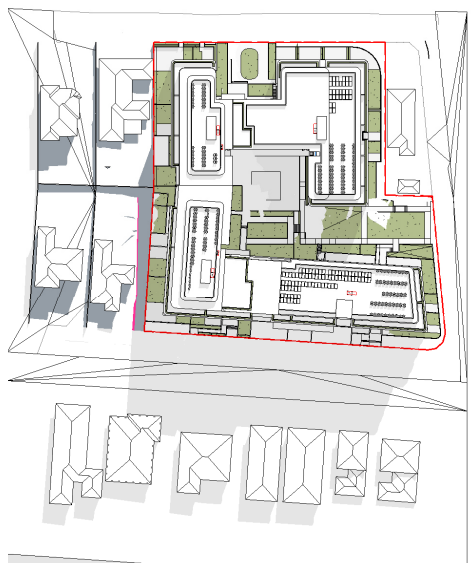
21 JUNE-1000AM



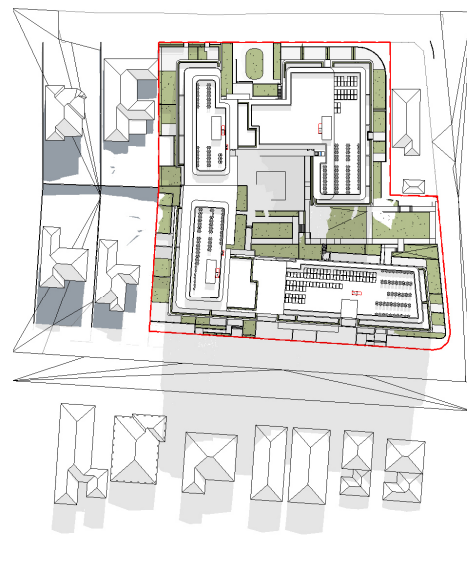
21 JUNE-1100AM



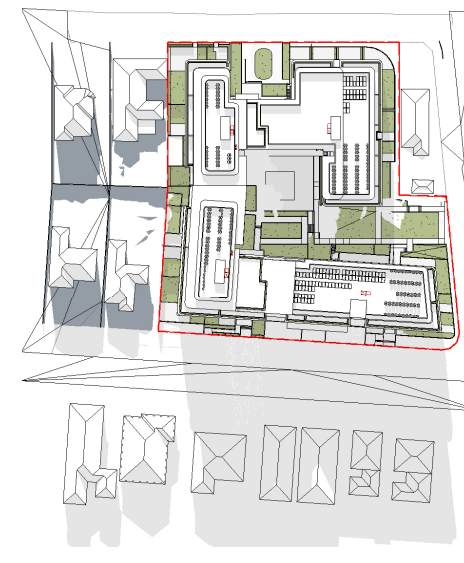
21 JUNE-1200PM



21 JUNE-0100PM



21 JUNE-0200PM

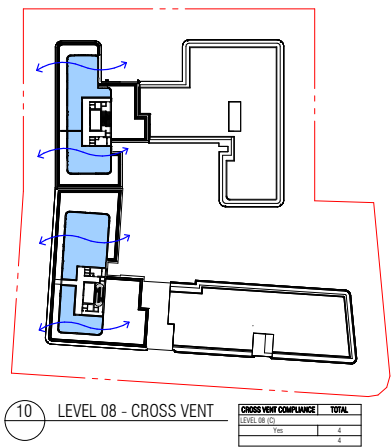
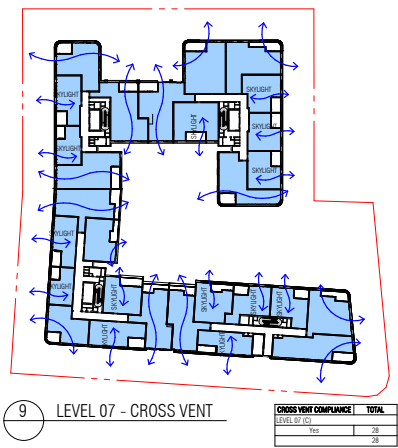
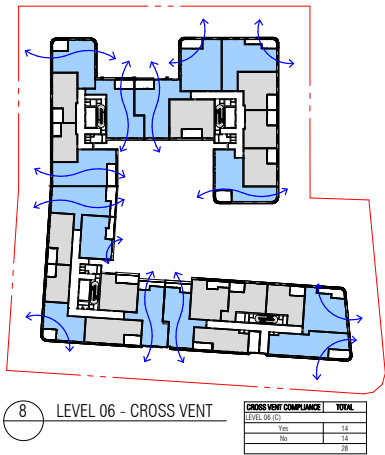
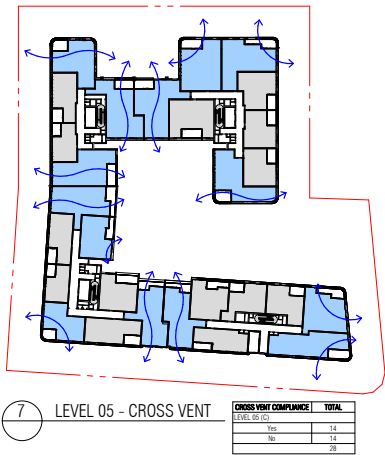
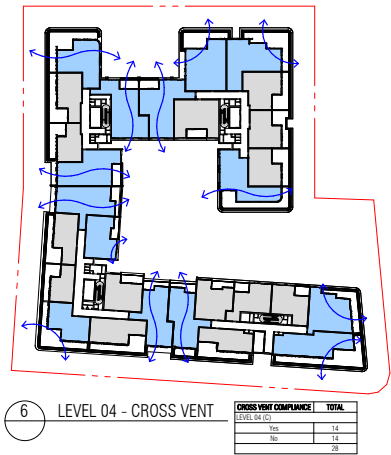
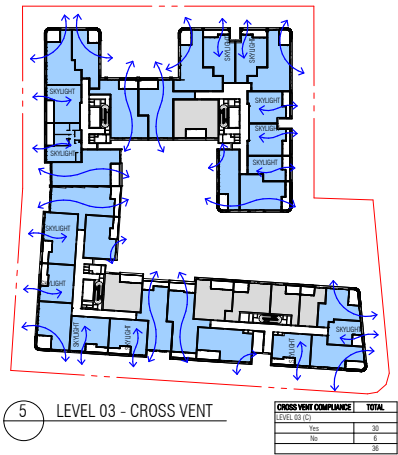
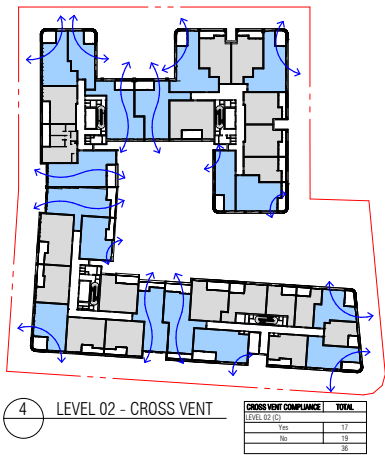
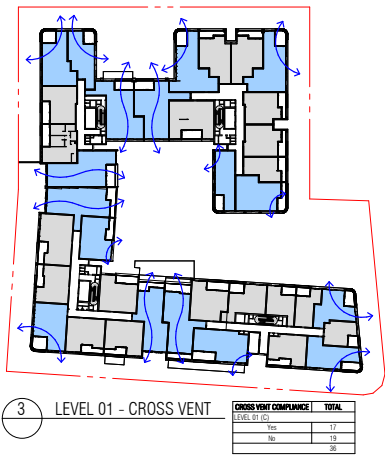
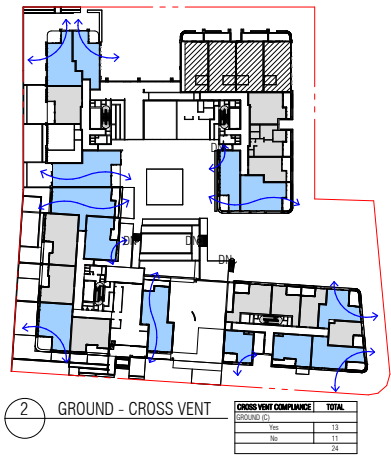
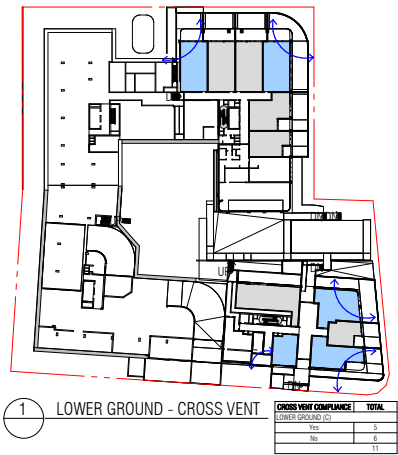


21 JUNE-0300PM



ADG COMPLIANCE ANALYSIS

5.1 CROSS VENTILATION



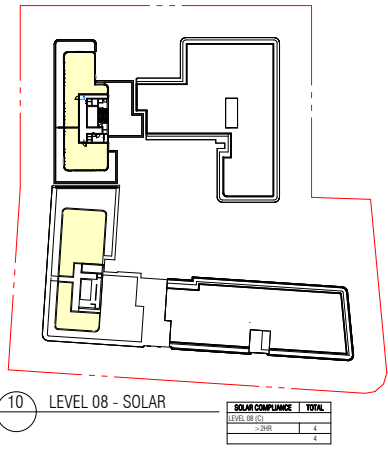
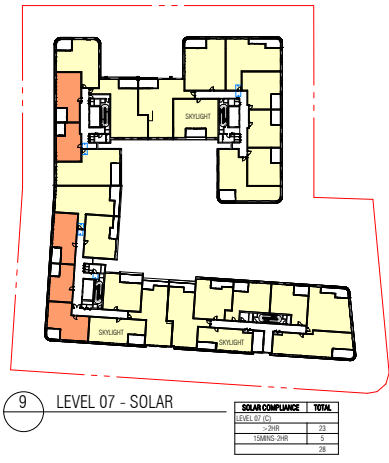
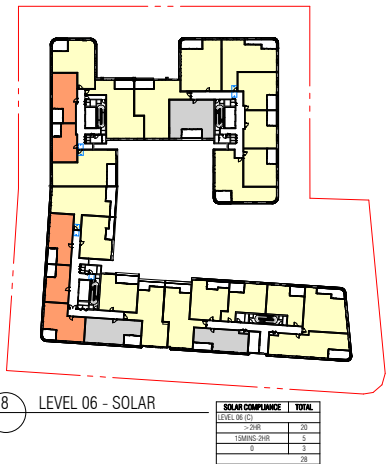
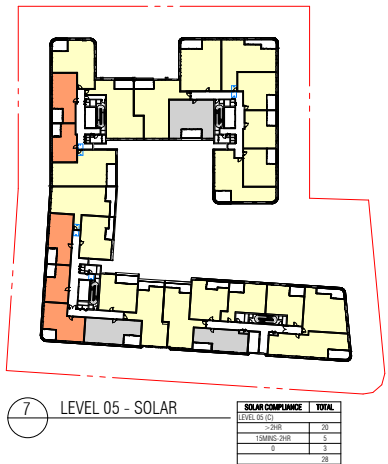
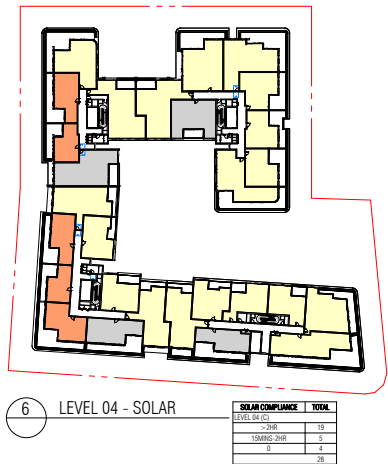
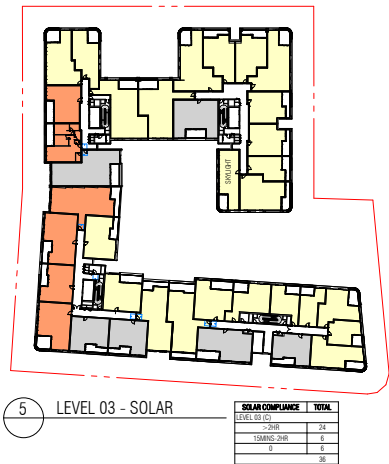
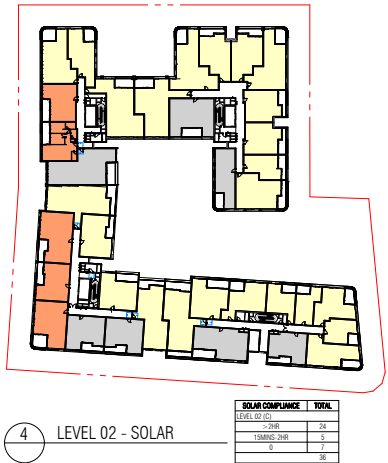
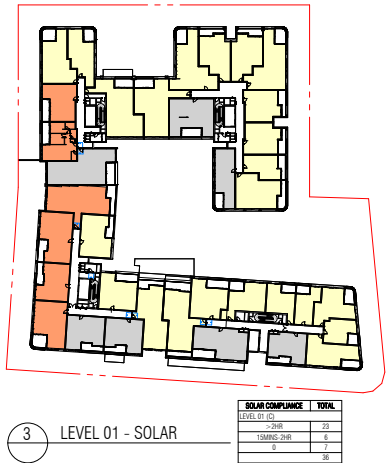
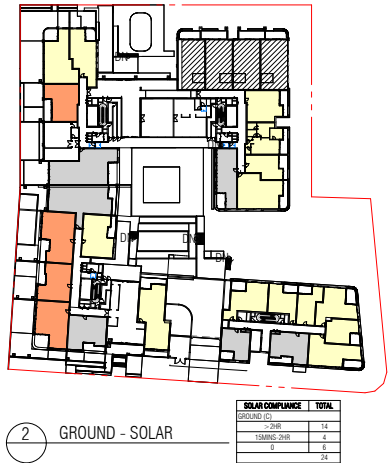
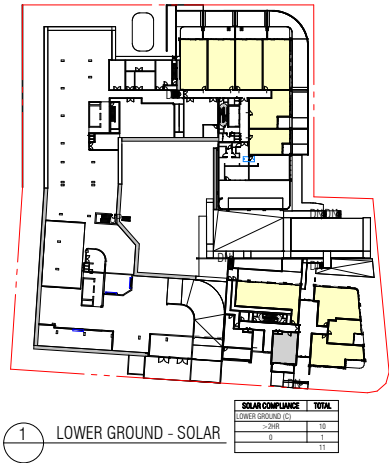
| CROSS VENTILATION TOTAL |       |      |
|-------------------------|-------|------|
| CROSS VENTILATION       | TOTAL | %    |
| Yes                     | 156   | 60%  |
| No                      | 103   | 40%  |
| TOTALS                  | 259   | 100% |

- ACHIEVING CROSS VENTILATION
- NOT ACHIEVING CROSS VENTILATION



ADG COMPLIANCE ANALYSIS

5.2 SOLAR ACCESS



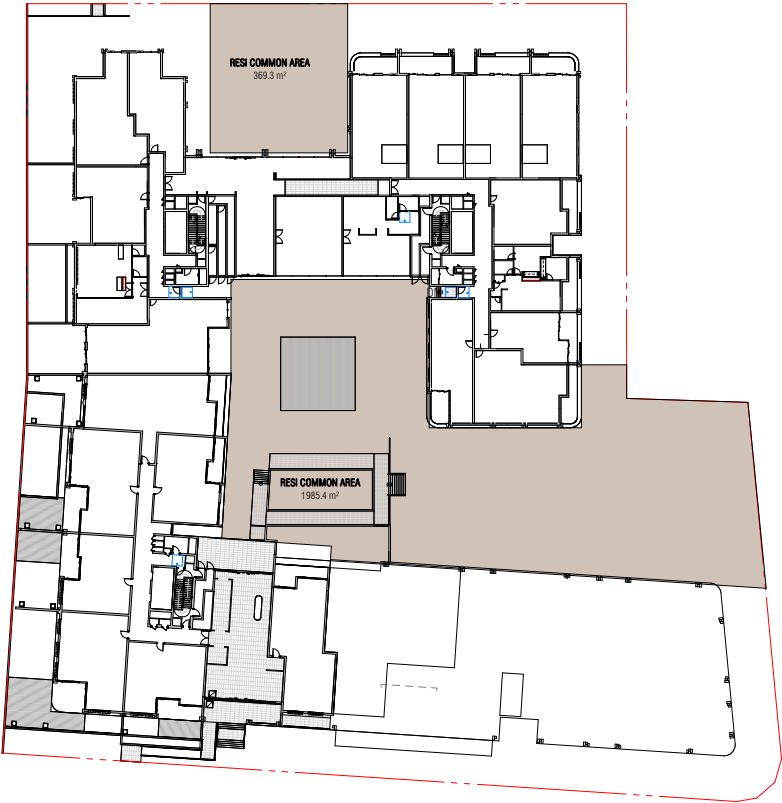
| SOLAR COMPLIANCE TOTAL |       |      |
|------------------------|-------|------|
| SOLAR COMPLIANCE       | TOTAL | %    |
| >2HR                   | 181   | 70%  |
| 15MINS-2HR             | 41    | 16%  |
| 0                      | 37    | 14%  |
| TOTALS                 | 259   | 100% |

- > 2 HOURS DIRECT SUNLIGHT
- < 2 HOURS DIRECT SUNLIGHT
- 0 HOUR DIRECT SUNLIGHT



ADG COMPLIANCE ANALYSIS

5.3 DEEP SOIL AND COMMUNAL OPEN SPACE



1 COMMUNAL OPEN SPACE  
SCALE 1 : 500



2 DEEP SOIL ZONE  
SCALE 1 : 500

| COMMUNAL OPEN SPACE |           |
|---------------------|-----------|
| COMMUNAL OPEN SPACE | AREA      |
| RESI COMMON AREA    | 369.3 m²  |
| RESI COMMON AREA    | 1985.4 m² |
|                     | 2354.6 m² |

REQUIRED = 25%  
PROPOSED = 25%

| DEEP SOIL ZONE |           |
|----------------|-----------|
| DEEP SOIL ZONE | AREA      |
| LANDSCAPE      |           |
| LANDSCAPE      | 3205.2 m² |
|                | 3205.2 m² |

REQUIRED = 15%  
PROPOSED = 34%



ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3

| 3A SITE ANALYSIS                                                                                                                                                                             |  | COMPLIES                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 3A-1<br>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. |  | Refer to Section 2 of the SSDA Design Report for site context analysis.                                                                                                                                                                                                                                                                       |
| 3B ORIENTATION                                                                                                                                                                               |  | COMPLIES                                                                                                                                                                                                                                                                                                                                      |
| Objective 3B-1<br>Building types and layouts respond to the streetscapes and site while optimising solar access within the development.                                                      |  | The proposal relates to the immediate context. The relevant section of the ADG relates to aligning with the street and maximizing the number of north facing apartments. The building form has maximised the amount of north and minimised the amount of South facing apartments in line with the requirements of the ADG                     |
| Objective 3B-2<br>Overshadowing of neighboring properties is minimised during mid-winter.                                                                                                    |  | The shadow diagrams submitted as part of the SSDA drawing set demonstrate compliance with the minimum solar access requirements. Neighbouring properties also receive appropriate solar access.                                                                                                                                               |
| 3C PUBLIC DOMAIN INTERFACE                                                                                                                                                                   |  | COMPLIES                                                                                                                                                                                                                                                                                                                                      |
| Objective 3C-1<br>Transition between private and public domain is achieved without compromising safety and security.                                                                         |  | Pedestrian building entry level access is provided on Roseville Avenue and Lord Street and is clearly legible within the podium facade design approach. It is oriented towards the street, reinforcing passive surveillance at the building boundary. Residents have access to lifts from within the controlled access entry lobby.           |
| Objective 3C-2<br>Amenity of the public domain is retained and enhanced.                                                                                                                     |  | The proposal provides for significant landscape setbacks along Roseville Avenue, Martin Lane and Lord St. The proposal retains mature street trees and mature existing trees within the site. The retention of existing trees fronting the Roseville Avenue residential lobby enhances the public domain and street address for the precinct. |

| 3D COMMUNAL AND PUBLIC OPEN SPACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | COMPLIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 3D-1<br>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping<br>Design Criteria <ul style="list-style-type: none"><li>Communal open space has a minimum area equal to 25% of the site</li><li>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)</li><li>The communal open space should be a minimum dimension of 3m.</li></ul> |  | The proposal contains communal outdoor space for the enjoyment of the residents and visitors to the site, with equitable access. This space is located on Ground Level and Lower Ground Level and retains mature existing trees. The space are north-east facing and will receive good solar access throughout the year.<br><br>The ADG requires communal open space to be 25% of the site area, or 2342 sqm of the 9370.9 sqm site area. The proposed development provides 2,363.9 sqm of communal open space exceeding the minimum requirement as demonstrated in the architectural drawings submitted. The North-East facing communal open space on Ground & Lower Ground Level enjoys sun through the morning and mid day throughout mid-winter. |
| Objective 3D-2<br>Communal open space is design to allow for a range of activities, respond to site conditions and be attractive and inviting, including seating for individuals or groups, BBQ areas, play equipment, swimming pools etc.                                                                                                                                                                                                                                                                                                           |  | A variety of spaces are provided for large and smaller groups including the resident's Communal Open Space on Ground & Lower Ground Level with a large timber deck, dining area and seating, a communal lawn and nature play area catering for many different age groups and demographics. Additional Communal Open Spaces on Ground Level at the Roseville Avenue lobby also allow for a range of activities, including landscaped seating and sunbathing areas.                                                                                                                                                                                                                                                                                    |
| Objective 3D-3<br>Communal open space is designed to maximise safety.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Lighting is provided to the communal public and private terraces, entry areas and entry stairs. Communal spaces and public landscape areas are securely seperated from access from the public and provided with sufficient surveillance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Objective 3D-4<br>Public open space, where provided, is responsive to the existing pattern and uses of the neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                             |  | The proposal has provided a small public open space to the street frontage on Roseville Avenue and is a strategy to improve the pedestrian connectivity within the precinct                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3

| 3E DEEP SOIL ZONES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | COMPLIES                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>Objective 3E-1</p> <p>Deep soil zones provide areas on the site that allow for and support health plant and tree growth. They improve residential amenity and promote management of water and air quality.</p> <p>Design criteria</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <ul style="list-style-type: none"><li>• 7% of site area</li><li>• &lt;650m2 – no min dimensions</li><li>• 650m2-1500m2 – 3m min dimensions</li><li>• &gt;1500m2 – 6m min dimensions</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <p>The ADG requires Deep Soil Zones to be 15% of the site area, or 1405 sqm of the 9370 sqm site. The proposal provides 2,160 sqm of Deep Soil Zone, exceeding the minimum requirement as demonstrated in the architectural drawings submitted.</p>                                                                                                                                                                 |  |
| 3F VISUAL PRIVACY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | COMPLIES                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <p>Objective 3F-1</p> <p>Adequate building separation distances are shared equitable between neighboring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p>Design Criteria</p> <ul style="list-style-type: none"><li>• Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</li><li>• Up to 12m (4 storeys):</li><li>• 6m for habitable rooms and balconies;</li><li>• 3m for non- habitable rooms.</li><li>• Up to 25m (5-8 storeys):</li><li>• 9m for habitable rooms and balconies;</li><li>• 4.5m for non- habitable rooms.</li><li>• Over 25m (9+ storeys):</li><li>• 12m for habitable rooms and balconies;</li><li>• 6m for non- habitable rooms.</li></ul> <p>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.</p> <p>Direct lines of sight should be avoided for windows and balconies across corners.</p> <p>No separation is required between blank walls</p>              |  | <p>The separation between the proposal and neighbouring sites complies with all ADG requirements.</p> <p>Within the proposal, the separation of apartments is compliant with the requirements of the ADG. Residential apartments are sufficiently separated between different floors, with adequate screening, landscaping and careful positioning of glazing.</p>                                                  |  |
| <p>Objective 3F-2</p> <p>Site and building design elements increase privacy without compromising access to light and air, and balance outlook and viewed from habitable rooms and private open space.</p> <p>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows.</p> <p>Design solutions may include:</p> <ul style="list-style-type: none"><li>• Setbacks</li><li>• Solid or partially solid balustrades to balconies at lower levels</li><li>• Fencing and/or trees and vegetation to separate spaces</li><li>• Screening devices</li><li>• Bay windows or pop out windows to provide privacy in one direction and outlook in another</li><li>• Raising apartments/private open space above the public domain or communal open space</li><li>• Planter boxes incorporated into walls and balustrades to increase visual separation</li><li>• Pergolas or shading devices to limit overlooking of lower apartments or private open space</li><li>• On constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvers or screen panels to windows and/or balconies</li></ul> <p>Windows should be offset from the windows of adjacent buildings</p> |  | <p>The proposed building provides adequate setbacks, solid and partially solid balustrades and fencing, tree canopies and planter boxes to mitigate privacy issues to adjoining properties, particularly along the western elevation of the building.</p> <p>These measures create visual separation between the proposed building and adjacent properties to mitigate overlooking and maintain visual privacy.</p> |  |



ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3

| 3G PEDESTRIAN ACCESS AND ENTRIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COMPLIES                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Objective 3G-1</p> <p>Building entries and pedestrian access connects to and addresses the public domain.</p> <p>Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.</p> <p>Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries</p>                                                                                                                                                                                                                       | <p>The proposed building provides a main residential entry access point on Ground Level from Roseville Avenue and on Ground &amp; Lower Ground Level on Lord Street to the residential entry lobbies.</p>                                                                                                                                                                                     |
| <p>Objective 3G-2</p> <p>Access, entries and pathways are accessible and easy to identify.</p> <p>Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces</p> <p>The design of ground floors and underground car parks minimise level changes along pathways and entries.</p> <p>Steps and ramps should be integrated into the overall building and landscape design.</p> <p>For large developments 'way finding' maps should be provided to assist visitors and residents.</p> <p>For large developments electronic access and audio/video intercom should be provided to manage access.</p> | <p>All entry lobbies are clearly legible and distinguishable and are accessible from the public domain and communal spaces.</p> <p>Each entry lobby has an integrated approach to ramping and level changes are concealed with landscaping, making the entry and pedestrian connection easily accessible for all residents and visitors.</p>                                                  |
| <p>Objective 3G-3</p> <p>Large sites provide pedestrian links for access to streets and connection to destinations.</p> <p>Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.</p>                                                                                                                                                                                                                                                                                                                                                          | <p>The activated frontage of Roseville Avenue and Lord Street are both adequately surveyed through passive surveillance through the positioning of the podium apartments and balconies.</p>                                                                                                                                                                                                   |
| 3H VEHICLE ACCESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPLIES                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Objective 3H-1</p> <p>Vehicle access points are design and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>The car park and loading dock entry are distinguishable to allow for the safe entry of vehicles to avoid conflict with pedestrian traffic. The location of vehicular entry points have rationalised to a single point on Lord Street.</p> <p>Further information about the vehicle entry, exit and traffic management can be found in the traffic report submitted with this proposal.</p> |

| 3J BICYCLE AND CAR PARKING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMPLIES                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Objective 3J-1</p> <p>Car parking is provided based on proximity to public transport in metropolitan Sydney and center in regional areas</p> <p>For development in the following locations:</p> <ul style="list-style-type: none"><li>On sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area; or</li><li>On land zoned, and sites within 400 meters of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional center the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</li></ul> <p>The car parking needs for a development must be provided off street.</p> | <p>The proposed development provides a total of 344 spaces which complies with the permitted parking rates outlined in the applicable controls.</p>                                                                        |
| <p>Objective 3J-2</p> <p>Parking and facilities are provided for other modes of transport.</p> <ul style="list-style-type: none"><li>Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.</li><li>Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                              | <p>The site is serviced by public transport and existing train and bus routes nearby. Roseville Train Station can be easily accessed, located approx. 250m west of the site.</p>                                           |
| <p>Objective 3J-3</p> <p>Car park design and access is safe and secure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>The access driveway is positioned to ensure safe pedestrian movement on Lord St. Lift access to the basement levels is secured at each lift lobby. The car park will be accessible to resident's and visitors only.</p> |
| <p>Objective 3J-4</p> <p>Visual and environmental impacts of underground car parking are minimised.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Car parking is entirely below ground. Access driveway extent is minimised to prevent overbearing impacts on the facade. Landscaping further minimises the driveways visual impact.</p>                                  |
| <p>Objective 3J-5</p> <p>Visual and environmental impacts of on-grade car parking are minimised.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>3J-5 N/A</p>                                                                                                                                                                                                            |
| <p>Objective 3J-6</p> <p>Visual and environmental impacts of above ground enclosed car parking are minimised.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>3J-6 N/A</p>                                                                                                                                                                                                            |



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PART 4 DESIGNING THE BUILDING

| 4A SOLAR AND DAYLIGHT ACCESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIES                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |
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| <div>Objective 4A-1</div> <div><ul style="list-style-type: none"><li>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</li></ul></div> <div>Design criteria</div> <div><ul style="list-style-type: none"><li>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.</li><li>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 9am and 3pm at mid-winter.</li><li>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</li><li>To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.</li><li>Achieving the design criteria may not be possible on some sites. This includes:<ol style="list-style-type: none"><li>where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source</li><li>On south facing sloping sites</li><li>Where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective</li></ol></li></ul></div> | <div>The development achieves a minimum of 70% solar access.</div> <div>70% or 259 apartments achieve 2 hours of winter sun to living areas between 9am-3pm June 21st. 14%</div> <div>or</div> <div>37 apartments receive no direct sunlight between 9am-3pm June 21st.</div> | <div>Objective 4A-2</div> <div>Daylight access is maximised where sunlight is limited.</div> <div><ul style="list-style-type: none"><li>Courtyards, skylights and high-level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms</li><li>Where courtyards are used:</li><li>Use is restricted to kitchens, bathrooms and service areas</li><li>Building services are concealed with appropriate detailing and materials to visible walls</li><li>Courtyards are fully open to the sky</li><li>Access is provided to the light well from a munal area for cleaning and maintenance</li><li>Acoustic privacy, fire safety and minimum privacy separation distances are achieved</li><li>Opportunities for reflected light into apartments are optimised through:</li><li>Reflective exterior surfaces on buildings opposite south facing windows</li><li>positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light</li><li>integrating light shelves into the design</li><li>light coloured internal finishes</li></ul></div> | <div>Apartments are provided with full width and full height glazing to living rooms and bedrooms providing good daylight access.</div>                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                               | <div>Objective 4A-3</div> <div>Design incorporates shading and glare control, particularly for warmer months.</div> <div>A number of the following design features are used:</div> <div><ul style="list-style-type: none"><li>Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas</li><li>Shading devices such as eaves, awnings, balconies, pergolas, external louvers and planting</li><li>Horizontal shading to north facing windows</li><li>Vertical shading to east and particularly west facing windows</li><li>Operable shading to allow adjustment and choice</li><li>High performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)</li></ul></div>                                                                                                                                                                                                                                                                                        | <div>Horizontal slab edge extrusions and vertical column details and landscape planters provide shading and glare control to the facade.</div> <div>Glazing will be in accordance with the Basix report.</div> |



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PART 4 DESIGNING THE BUILDING

| 4B NATURAL VENTILATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COMPLIES                                                                                                                                                                                                                                                                                                |
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| <p>Objective 4B-1</p> <p>All habitable rooms are naturally ventilated.</p> <ul style="list-style-type: none"><li>The area of unobstructed window openings should be equal to at least 5% of the floor area served</li><li>Light wells are not the primary air source for habitable rooms.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Windows and door openings have been sized to allow for the ADG, NCC recommendations for ventilation to be achieved. Depths of habitable rooms support natural ventilation.</p> <p>Operable windows are proposed to allow air movement and cross ventilation in the corridor space of each level.</p> |
| <p>Objective 4B-2</p> <p>The layout and design of single aspect apartments maximises natural ventilation.</p> <ul style="list-style-type: none"><li>Apartment depths are limited to maximise ventilation and airflow.</li><li>Natural ventilation to single aspect apartments is achieved with the following design solutions:</li><li>Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation)</li><li>Stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries</li><li>Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells</li></ul>                                                                                                                                                      | <p>The development achieves a minimum of 60% naturally cross ventilated apartments in the first nine stories.</p> <p>156 out of 259 apartments achieve cross ventilation that equals to 60%.</p>                                                                                                        |
| <p>Objective 4B-3</p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p>Design criteria</p> <ul style="list-style-type: none"><li>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.</li><li>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</li><li>In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side)</li></ul> | <p>A mix of apartment types are provided including a number of corner apartments.</p>                                                                                                                                                                                                                   |

| 4C CEILING HEIGHTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMPLIES                                                                                                                                                           |
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| <p>Objective 4C-1</p> <p>Ceiling height achieves sufficient natural ventilation and daylight access.</p> <p>Design criteria</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"><li>Habitable rooms: 2.7m</li><li>Non-habitable rooms: 2.4m</li><li>2 storey apartments: 2.7m for main living area floor; 2.4m for second floor – where its area does not exceed 50% of the apartment area.</li><li>Attic spaces – 1.8m at edge of room with a 30 degree minimum ceiling slope</li><li>Mixed used areas – 3.3m for ground and first floor to promote future flexibility of use.</li></ul> | <p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity.</p> |
| <p>Objective 4C-2</p> <p>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity.</p> |
| <p>Objective 4C-3</p> <p>Ceiling heights contribute to the flexibility of building use over the life of the building.</p> <ul style="list-style-type: none"><li>Ceiling heights of lower level apartments in centers should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.</li></ul>                                                                                                                                                                                                                                                                                                                | <p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity.</p> |



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| 4D APARTMENT SIZE AND LAYOUT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COMPLIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>Objective 4D-1</p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p> <p>Design criteria</p> <p>All apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"><li>• Studio: 35m2</li><li>• 1 bedroom: 50m2</li><li>• 2 bedroom: 70m2</li><li>• 3 bedroom: 90m2</li><li>• The minimum internal areas include only one bathroom.</li><li>• Additional bathrooms increase the minimum internal area by 5m2 each.</li><li>• A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.</li><li>• 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.</li></ul> | <p>4D-1 Apartments meet and in many cases exceed the requirements of the ADG.</p> <p>Window and door openings have been sized to allow for the ADG and NCC recommendations daylight to be achieved.</p> <p>Minimum area for each apartment type:</p> <ul style="list-style-type: none"><li>• 1 bedroom: 52m2</li><li>• 2 bedroom: 75m2</li><li>• 3 bedroom: 100m2</li></ul>                                                                                                                                                                                                                                                                  |
| <p>Objective 4D-2</p> <p>Environmental performance of the apartment is maximised. Design criteria</p> <ul style="list-style-type: none"><li>• Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</li><li>• In open plan layouts (where the living, dining+ itchen are combined) the max habitable room depth is 8m from a window.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Habitable room depths are designed to be less than 2.5x the ceiling height. The 8m maximum room depth for open plan layouts is achieved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>Objective 4D-3</p> <p>Design criteria</p> <ul style="list-style-type: none"><li>• Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)</li><li>• Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</li><li>• Living rooms or combined living/dining rooms have a minimum width of 4m for 2 and 3 bedroom apartments.</li><li>• The width of cross-over or cross-through apartments is at least 4m internally to avoid deep narrow apartment layouts.</li></ul>                                                                                                                                                                                                                                                                                                                                                  | <p>Bedrooms are designed to achieve the minimum 10sqm in master bedrooms and 9sqm in other bedrooms with a minimum dimension of 3m excluding the robe.</p> <p>All apartments meet minimum areas of master bedrooms and secondary bedrooms</p> <p>All living rooms in one bedroom apartments have a minimum width of 3.6m.</p> <p>The width of two and three bedroom apartments have a minimum of 4m. All bedrooms have built in robes with larger than the minimum dimensions.</p> <p>Room dimensions facilitate a variety for furniture arrangements. Apartments layouts are well planned to maximize the amount of usable floor space.</p> |

| 4E PRIVATE OPEN SPACE AND BALCONIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMPLIES                                                                                                |
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| <p>Objective 4E-1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design criteria</p> <p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"><li>• Studio: 4m2 min</li><li>• 1 bed: 8m2 min + 2m depth</li><li>• 2 bed: 10m2 + 2m depth</li><li>• 3 bed: 12m2 + 2.4m depth</li><li>• The minimum balcony depth to be counted as contributing to the balcony area is 1m.</li><li>• 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.</li></ul> | <p>All apartments comply with the ADG requirements for balconies and terrace areas.</p>                 |
| <p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance livability for residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Balconies, courtyards, and terraces have been designed to enhance the outdoor living experience.</p> |
| <p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Complies</p>                                                                                         |
| <p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Complies</p>                                                                                         |



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| 4F COMMON CIRCULATION AND SPACES                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                 | COMPLIES |
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| Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.<br>Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: <ul style="list-style-type: none"><li>A series of foyer areas with windows and spaces for seating</li><li>Wider areas at apartment entry doors and varied ceiling heights.</li></ul>        | There are four central cores with two lifts that service the apartment floors.<br><br>The residential lobbies to all levels have access to daylight and natural ventilation.                                                                    |          |
| Objective 4F-2<br>Common circulation spaces promote safety and provide for social interaction between residents.                                                                                                                                                                                                                                                                                                                                    | Levels are naturally ventilated with operable windows and visual connection to landscaping beyond. The common area on each level therefore have a high level of amenity with ventilation, daylight and outdoor visual connection.               |          |
| 4G STORAGE                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                 | COMPLIES |
| Objective 4G-1<br>Adequate, well-designed storage is provided in each apartment.<br>Design criteria<br>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"><li>Studio: 4m<sup>3</sup></li><li>1 bed: 6m<sup>3</sup></li><li>2 bed: 8m<sup>3</sup></li><li>3 bed: 10m<sup>3</sup></li></ul> At least 50% of the required storage is to be located within the apartment. | Apartments are provided with storage facilities complying with the ADG recommendations. All apartments meet the requirements for storage. Additional storage cages will be offered in the car park as well.                                     |          |
| Objective 4G-2<br>Additional storage is conveniently located, accessible and nominated for individual apartments.                                                                                                                                                                                                                                                                                                                                   | Secure storage is provided in car park areas allocated to specific apartments.                                                                                                                                                                  |          |
| 4H ACOUSTIC PRIVACY                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                 | COMPLIES |
| Objective 4H-1<br>Noise transfer is minimised through the siting of buildings and building layout.                                                                                                                                                                                                                                                                                                                                                  | Adequate building separation is provided within the development and from neighboring building adjacent and adjacent uses.<br><br>The acoustic report is submitted with the recommendation on appropriate glazing type with full height glazing, |          |

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| Objective 4H-2<br>Noise impacts are mitigated within apartments through layout and acoustic treatments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The party walls will be appropriately insulated in accordance with the NCC requirements. |
| <b>4J NOISE AND POLLUTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                          |
| Objective 4J-1<br>In noisy and hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layouts of buildings. Achieving the design criteria in this ADG response may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:<br>solar and daylight access<br>private open space and balconies<br>natural cross ventilation                                                                                                                                                     | Complies                                                                                 |
| Objective 4J-2<br>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. Design solutions to mitigate noise include: <ul style="list-style-type: none"><li>• limiting the number and size of openings facing noise sources</li><li>• providing seals to prevent noise transfer through gaps</li><li>• using double or acoustic glazing, acoustic uvres or enclosed balconies (winter gardens)</li><li>• using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits.</li></ul> | Complies                                                                                 |



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| 4K APARTMENT MIX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIES |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>Objective 4K-1</p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future.</p> <p>A variety of apartment types is provided</p> <p>The apartment mix is appropriate, taking into consideration:</p> <ul style="list-style-type: none"><li>the distance to public transport, employment and education centres</li><li>the current market demands and projected future demographic trends</li><li>the demand for social and affordable housing</li><li>different cultural and socioeconomic groups</li></ul> <p>Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households</p> | <p>A variety of apartment types are provided. Overall, there are 259 apartments including 10.8% one beds, 46.3% two beds and 39% three beds and 3.9% four beds.</p> <p>The proposal also provides a component of affordable housing which comprises 17% of the total GFA.</p> <p>There are many different apartment types providing a range of choice for residents. The proposed apartment mix is appropriate, taking into consideration market demand expectations for Roseville.</p> |          |
| <p>Objective 4K-2</p> <p>The apartment mix is distributed to suitable locations within the building.</p> <ul style="list-style-type: none"><li>Different apartment types are located to achieve successful facade composition and to optimise solar access.</li><li>Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.</li></ul>                                                                                                                                                                                                                                                                                                                                 | <p>Different apartment types have been located to achieve a successful facade composition and to optimize solar access.</p> <p>The upper levels offer a variety of views and aspects from corner locations and these premium corner locations have typically been reserved for larger units.</p>                                                                                                                                                                                        |          |
| 4L GROUND FLOOR APARTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMPLIES |
| <p>Objective 4L-1</p> <p>Street frontage activity is maximised where ground floor apartments are located.</p> <ul style="list-style-type: none"><li>Direct street access should be provided to ground floor apartments</li><li>Activity is achieved through front gardens, terraces and the facade of the building.</li><li>Design solutions may include:</li><li>Both street, foyer and other common internal circulation entrances to ground floor apartments</li><li>Private open space is next to the street</li><li>Doors and windows face the street</li></ul>                                                                                                                                                                                                                | <p>The proposal provides ground floor apartments. Where possible, street access has been provided, however, flood mitigation requirements make street levels access difficult for some apartments.</p> <p>These ground floor apartments are provided with front gardens and terraces.</p>                                                                                                                                                                                               |          |

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| <p>Objective 4L-2</p> <p>Design of ground floor apartments delivers amenity and safety for residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The proposal provides ground floor apartments. Where possible, street access has been provided, however, flood mitigation requirements make street levels access difficult for some apartments.</p> <p>These ground floor apartments are provided with front gardens and terraces.</p>                                                                                                                                                                                                                                                                                                                                                           |
| <b>4M FACADE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Objective 4M-1</p> <p>Building facades provide visual interest along the street while representing the character of the local area.</p> <p>Design solutions for front building facades may include:</p> <ul style="list-style-type: none"><li>• A composition of varied building elements</li><li>• A defined base, middle and top of buildings</li><li>• Revealing and concealing certain elements</li><li>• Changes in texture, material, detail and colour to modify the prominence of elements.</li><li>• Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights</li></ul> | <p>The form approach is a podium and upper levels typology, whereby the podium and upper levels are expressed with complementary façade expressions and materiality. The upper levels are clad in light, masonry cladding and is also articulated by framed windows of varying proportions. The masonry expression of the podium creates a grounded and calm base to the vertical forms above. This provides a sense of human scale and craft, linking to the existing residential brick dwellings on the site. On ground, full height glazing is proposed to maximise visual connection between the lobby and retail tenancies and the street.</p> |
| <p>Objective 4M-2</p> <ul style="list-style-type: none"><li>• Building functions are expressed by the facade.</li><li>• Building entries should be clearly defined. Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.</li><li>• The apartment layout should be expressed externally through facade features such as party walls and floor slabs.</li></ul>                                                                                                                                                                                                                        | <p>The modular upper levels facade allows for a playful interaction between solid and glazed elements. The solid components consist of neutral and warm material palettes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



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PART 4 DESIGNING THE BUILDING

| 4N ROOF DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | COMPLIES                                                                                                                                                                                                                                                            |
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| Objective 4N-1<br>Roof treatments are integrated into the building design and positively respond to the street.<br>Roof design relates to the street. Design solutions may include: <ul style="list-style-type: none"><li>• Special roof features and strong corners</li><li>• Use of skillion or very low pitch hipped roofs</li><li>• Breaking down the massing of the roof by using smaller elements to avoid bulk</li><li>• Using materials or a pitched form complementary to adjacent buildings</li></ul> |  | Plant and Photovoltaic panels are proposed on the roof. The height of the plant is setback from the upper levels facade to help reduce the massing of the visible overall built form from the streets.                                                              |
| Objective 4N-2<br>Opportunities to use the roof space for residential accommodation and open space are maximised.                                                                                                                                                                                                                                                                                                                                                                                               |  | N/A                                                                                                                                                                                                                                                                 |
| Objective 4N-3<br>Roof design incorporates sustainability features.                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Photo-voltaic panels are proposed on roof space.                                                                                                                                                                                                                    |
| 4O LANDSCAPE DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | COMPLIES                                                                                                                                                                                                                                                            |
| Objective 4O-1<br>Landscape design is viable and sustainable.<br>Recommended tree planting: <ul style="list-style-type: none"><li>• Up to 850m2: 1 medium tree per 50m2 of deep soil zone</li><li>• Between 850 – 1,500m2: 1 large tree or 2 medium trees per 90m2 of deep soil zone</li><li>• Greater than 1,500m2:1 large tree or 2 medium trees per 80m2 of deep soil zone</li></ul>                                                                                                                         |  | This SSDA application is accompanied by landscape plans which enhance the development by incorporating a selection of planting species appropriate for Roseville.                                                                                                   |
| Objective 4O-2<br>Landscape design contributes to the streetscapes and amenity.                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | The proposed landscape includes significant areas of planting and public realm landscape to the setbacks and communal courtyard. The communal open space at the Roseville Avenue residential lobby is new public amenity for the precinct, enhanced with landscape. |

| 4P PLANTING ON STRUCTURES                                                                                                                                                                                                                                                                                                                   |  | COMPLIES                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 4P-1<br>Appropriate soil profiles are provided.                                                                                                                                                                                                                                                                                   |  | The proposed development provides landscape equivalent in area to the subject site area and depth of soil has been considered throughout.                    |
| Objective 4P-2<br>Plant growth is optimised with appropriate selection and maintenance.                                                                                                                                                                                                                                                     |  | Refer landscape architect’s report and drawings.                                                                                                             |
| Objective 4P-3<br>Planting on structures contributes to the quality and amenity of communal and public open spaces.                                                                                                                                                                                                                         |  | The landscape zone above the eastern part of the basement has been designed to provide high quality public landscaping – refer landscape architect’s report. |
| 4Q UNIVERSAL DESIGN                                                                                                                                                                                                                                                                                                                         |  | COMPLIES                                                                                                                                                     |
| Objective 4Q-1<br>Universal design features are included in apartment design to promote flexible housing for all community members. <ul style="list-style-type: none"><li>• Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guidelines’ silver level universal design features.</li></ul> |  | The development is designed to comply with the requirement of 15% Platinum Livable Apartments in accordance with Kuringai Council DCP.                       |
| Objective 4Q-2<br>A variety of apartments with adaptable designs are provided. <ul style="list-style-type: none"><li>• Adaptable housing should be provided in accordance with the relevant council policy</li></ul>                                                                                                                        |  | The development is designed to comply with the requirement of 15% Platinum Livable Apartments in accordance with Kuringai Council DCP.                       |
| Objective 4Q-3<br>Apartment layouts are flexible and accommodate a range of lifestyle needs.                                                                                                                                                                                                                                                |  | Apartment planning includes open plan living/ kitchen areas for flexibility of furniture layouts.                                                            |



ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

|                                                                                                                                                  |                                                                                                                                                                                                        |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 4R ADAPTIVE REUSE                                                                                                                                |                                                                                                                                                                                                        | N/A      |
| 4S MIX USED                                                                                                                                      |                                                                                                                                                                                                        | N/A      |
| 4T AWNINGS AND SIGNAGE                                                                                                                           |                                                                                                                                                                                                        | COMPLIES |
| Objective 4T-1<br>Awnings are well located and complement and integrate with the building design.                                                | Awnings and covered areas are provided over the building entry to announce the building address and public domain amenity.                                                                             |          |
| Objective 4T-2<br>Signage responds to the context and desired streetscapes character.                                                            | Appropriate signage will be provided for residential areas.                                                                                                                                            |          |
| 4U ENERGY EFFICIENCY                                                                                                                             |                                                                                                                                                                                                        | COMPLIES |
| Objective 4U-1<br>Development incorporates passive environmental design.                                                                         | Adequate natural light is provided to all habitable rooms.                                                                                                                                             |          |
| Objective 4U-2<br>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Objective | The proposed development incorporates passive solar design measures including covered balcony with shading devices, insulated walls, roofs and seals on windows and external door openings.            |          |
| 4U-3<br>Adequate natural ventilation minimises the need for mechanical ventilation.                                                              | The proposed development optimised natural and cross ventilation for apartments. Natural ventilation is provided to all habitable rooms and to the common areas and circulation areas of the building. |          |
| 4V WATER MANAGEMENT AND CONSERVATION                                                                                                             |                                                                                                                                                                                                        | COMPLIES |
| Objective 4V-1<br>Potable water use is minimised.                                                                                                | The development incorporates water efficient fitting and appliances in accordance with the BASIX commitments for the project.                                                                          |          |
| Objective 4V-2<br>Urban stormwater is treated on site before being discharged to receiving waters.                                               | Plant selections are designed for the micro-climate and will be typically low water use. Refer to the civil engineer's drawing submitted as part of the DA package.                                    |          |

|                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 4V-3<br>Flood management systems are integrated into site design.                                                             | Flood mitigation measures are integrated into the proposal. Refer to Section 2.7 of this report for details.                                                                                                                                                                                                                                                                     |
| <b>4W WASTE MANAGEMENT</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                  |
| Objective 4W-1<br>Waste storage facilities are design to minimise impacts on the streetscapes, building entry and amenity of residents. | <b>COMPLIES</b><br><br>Communal waste chutes and bin room for recycled bins are provided for residents in convenient and accessible locations to each floor level.<br><br>Waste chutes and recycle areas will be ventilated and have durable and washable finishes.<br><br>A bulk waste area will be provided for residents on the Lower Ground Level in a dedicated waste room. |
| Objective 4W-2<br>Domestic waste is minimised by providing safe and convenient source separation and recycling                          | Each dwelling has convenient access to communal waste and recycling chutes on each floor located within the vertical cores                                                                                                                                                                                                                                                       |
| Objective 4W-3<br>Domestic waste is minimised by providing safe and convenient source separation and recycling.                         | Garbage collection is located in the loading dock and is separate from the public and residential areas. Refer to the waste management plan submitted with the SSDA application on the proposed waste management strategy.                                                                                                                                                       |



ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

| 4X BUILDING MAINTENANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMPLIES                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Objective 4X-1</p> <p>Building design detail provides protection from weathering.</p> <p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"><li>• Roof overhangs to protect walls</li><li>• Hoods over windows and doors to protect openings</li><li>• Detailing horizontal edges with drip lines to avoid staining of surfaces</li><li>• methods to eliminate or reduce planter box aching</li><li>• appropriate design and material selection for hostile locations</li></ul>                                                                                                                           | <p>The use of applied finishes which may require reapplication or replacement is minimised.</p> <p>Integral materials which weather and patina naturally have been used as a preferred approach.</p>                                                                                                      |
| <p>Objective 4X-2</p> <p>Systems and access enable ease of maintenance.</p> <p>Window design enables cleaning from the inside of the building. Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade. Design solutions do not require external scaffolding for maintenance access. Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems. Centralised maintenance, services and storage should be provided for communal open space areas within the building.</p>                                                         | <p>Suitable access for cleaning is provided from the public domain or appropriately controlled roof access.</p>                                                                                                                                                                                           |
| <p>Objective 4X-3</p> <p>Material selection reduces ongoing maintenance costs.</p> <p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"><li>• sensors to control artificial lighting in common circulation and spaces</li><li>• natural materials that weather well and improve with time such as face brickwork</li><li>• <ul style="list-style-type: none"><li>• easily cleaned surfaces that are graffiti resistant</li></ul></li><li>• robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors</li></ul> | <p>The proposed development will incorporate the following measures:</p> <p>Sensors to control artificial lighting in common circulation spaces.</p> <p>Robust and durable quality and low maintenance materials and finishes.</p> <p>Refer landscape report for low maintenance planting selections.</p> |







# THANK YOU

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