

Acknowledgement

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

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

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Executive Summary

This Design Statement describes the architectural design for 23-31 Dover Road, Rose Bay. It has been prepared by MHNDU on behalf of Dover Street (Rose Bay) Development Pty Limited.

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

The project seeks consent for:

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

- 49 residential dwellings including 1-, 2-, 3- & 4-bedroom types
- 15% of apartments are to be designated as affordable housing to be operated by a Community Housing Provider (CHP) for a period of 15 years
- Ground Floor landscaped terraces to four units, including pools for each respective residence
- A communal rooftop terrace, in addition to one private rooftop terrace
- The construction of one 2 storey basement providing storage, waste management, building services and vehicle parking for the development
- Vehicular access from Dover Road and provision for parking of 66 car parking spaces, including 6 visitor, 5 accessible, 7 motorbike spaces, and 54 bicycle spaces.

Summary

Site Area:	2,657.00m2
Total GFA:	7,592.57m2
Total FSR:	2.86 : 1
Total Res. Units:	49

UNIT TYPE	Qty	%
1B	6	12.2%
2B	10	20.4
3B	25	51.0
4B	8	16.3
TOTAL	49	100%

ADG Compliance

Solar (>2hrs):	35/49	71.4%
Cross-ventilation:	43/49	87.8%



Design Verification Statement

MHNDU and Dover Street (Rose Bay) Development Pty Limited are pleased to submit our Development Application for 23-31 Dover Road, Rose Bay.

Within this document, the Design team aim to demonstrate conceptual basis of the proposal, whilst addressing the respective principles outlined in the Housing SEPP, and Apartment Design Guidelines.

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

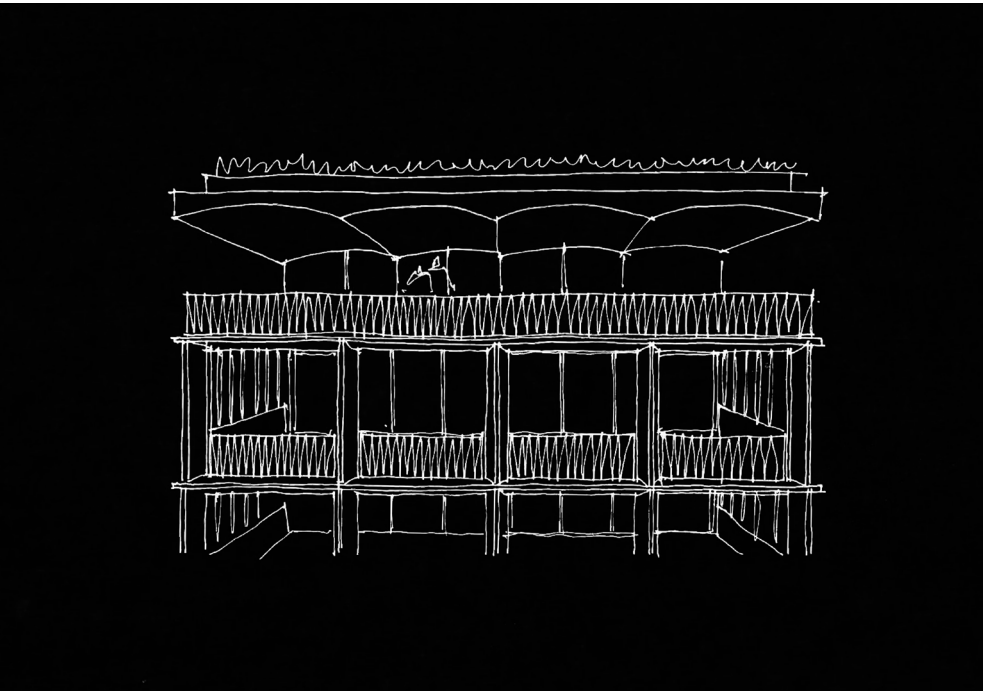
- Increase housing diversity and supply
- Improve housing affordability by offering a range of housing options, and
- Create more homes in well-located, transport-accessible suburbs.

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

The tripartite division of the proposed façade references the existing Rose Bay Hotel, in addition to the articulated balconies which echo the proportions of the hotel’s street facing loggia. Generous windows are provided to all rooms allowing natural daylight to penetrate through the entire plan. Privacy is also a key consideration, which is achieved through the façades balance of solid and void in elevation. A solid sandstone boundary wall anchors the building within its context, whilst the three projecting masses are articulated by stone alcoves providing depth and texture to the external form.



Sketch of Rose Bay Hotel.



Elevated Terraces with arched awnings and framed by vertical pilasters draw inspiration from the Rose Bay Hotel.



Sketch of proposed development.

This Design Report has been prepared by MHNDU to support a State Significant Development Application (SSDA) SSD-86017721 for the site 23-31 Dover Road, Rose Bay, NSW 2029.

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

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requiremetns (SEARS) dated 13 Jun 2025 (SSD-86017721).

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

The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a residential flat building comprising two levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping. The building will include:
 - » 15% affordable housing operated and used by a CHP for a period of 15 years.
 - » 49 residential dwellings including 1-, 2-, 3- and 4-bedroom typology.
 - » Vehicular access from Dover Road and provision for parking of 66 car parking spaces, including 6 visitor, 5 accessible, 7 motorbike spaces, and 54 bicycle spaces.
- Storage areas, utilities and service provision.

SEARS REQUIREMENTS

5. Design Quality

Demonstrate how the development achieves:

- Design excellence in accordance with any applicable EPI provisions.
- Good design in accordance with the seven objectives for good design in Better Placed.

REFERENCE/ REPORT

Chapter 5 | Better Placed

6. Built Form and Urban Design

- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.
- Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.
- Provide a floorplan outlining the gross floor area and dwellings that are provided as Affordable Housing.

Chapter 6 | Site Controls & Design Strategy
Chapter 7 | Housing SEPP Design Quality Principles

Chapter 7 | Housing SEPP Design Quality Principles
Chapter 8 | ADG Compliance

Arch Dwg: DA9102-9103

7. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.
- Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.

Chapter 6 Princple 6 Amenity

Appendix A | Shadow Analysis
Appendix B | Solar Access Analysis

LOCATION PLAN

SITE CONTEXT

The site is located next to Parisi, a local grocer in Rose Bay Town Centre. It is within 400m walking distance from town centre.

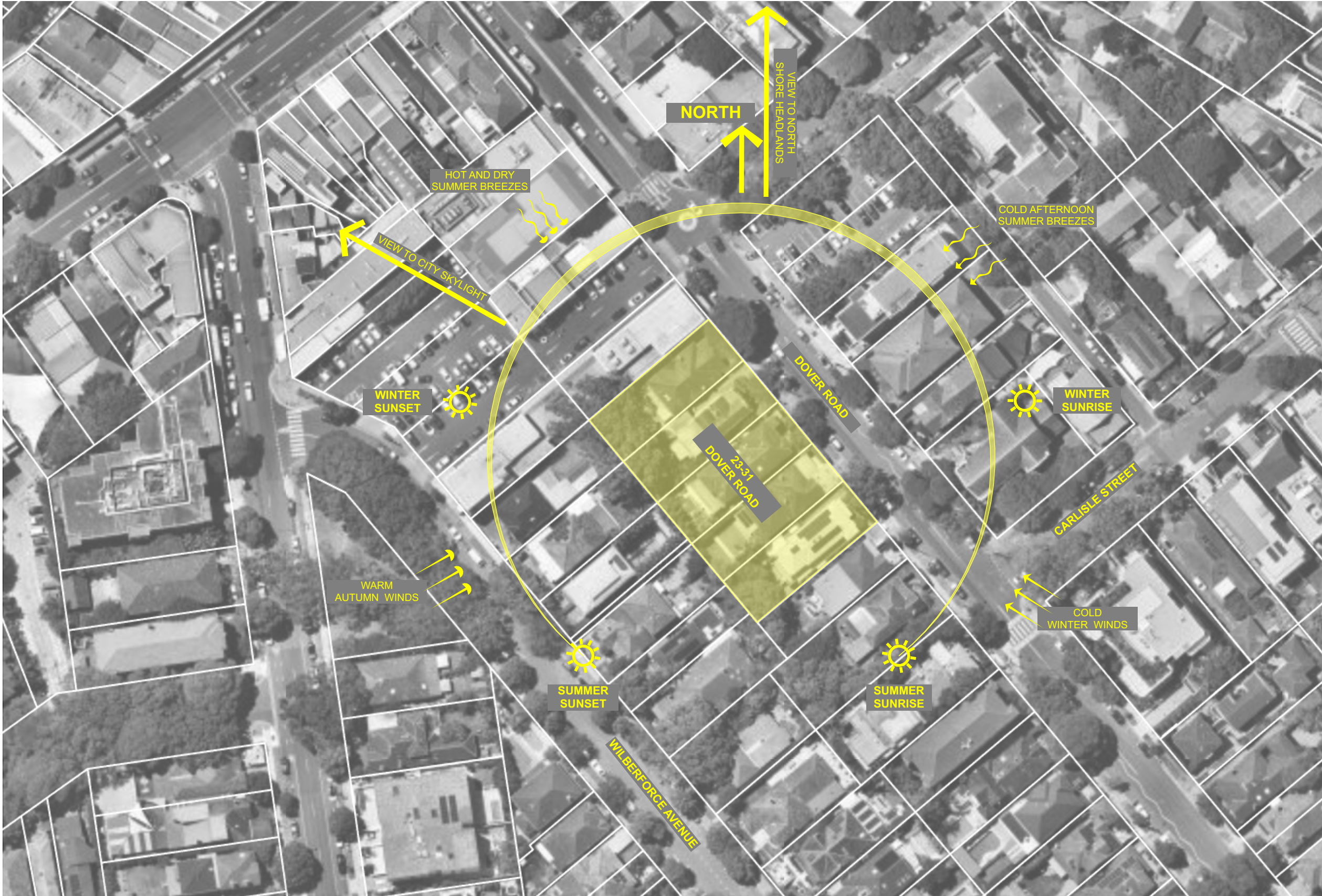
- Locality: Established harbourside eastern suburb characterised by a mix of detached dwellings and low and medium-density apartments, with proximity to Rose Bay Town Centre along New South Head Road.
- Frontage: Frontage to Dover Road; rear and southeastern side boundaries to 7 adjoining residential lots; northwestern side boundary to retails.
- Topography: Generally, the site fall towards the harbour, from southeast to northwest, with local cross fall across from Dover Road to Wilberforce Avenue.
- Street Trees & Vegetation: Six street trees on Dover Road. Two has crown spread, over 4m. Three mature trees at the adjoining site at the rear of the site. Their crown spread exceeds 8m.
- Existing Structures: Single-detached dwellings on site. Low to medium-rise residential and retails in the medium neighbourhood. Typically, 1-4 storey buildings.
- Public Transport: Bus stops on New South Head Road is within walkable distance connecting to the CBD and Bondi Junction.



SITE ANALYSIS

Orientation and micro-climate

- Aspect Strategy: Prioritise northern solar access. Optimise north east and north west aspects to capture morning and afternoon sun while maximising winter solar penetration while mitigating summer heat."
- Prevailing Breezes: North-easterlies in warmer months and westerlies/southerlies in cooler months. Dual-aspect and corner apartments enables cross ventilation



STREETSCAPE - STREET PHOTOS



5 | BETTER PLACED : SEVEN OBJECTIVES FOR GOOD DESIGN

Seven Objectives for Good Design

Objective 1: Better Fit

The project creates a new residential community of 49 dwellings within the Rose Bay Precinct. The development offers a diverse range of dwellings exhibiting a high level of amenity and attuned to a variety of residential owners, renters and investors.

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

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



Objective 2: Better Performance

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

Key ESD strategies are listed below:

- Green infrastructure: Retaining existing mature street trees and adjoining properties, along with new trees and planting enhance biodiversity and provide thermal buffering.
- Solar access: Apartment layouts are arranged to maximise solar access. Living areas and balconies with northern orientation are prioritised where possible to capture passive solar gain.
- Natural ventilation: High proportion of units have dual-aspect layouts supports cross-ventilation and reduces the need for mechanical heating and cooling.
- Efficient Appliances: Reduce energy costs and loading
- Locally sourced and low carbon materials: Local stone minimises embodied energy from transport. Concrete aggregates with lower carbon used for both structure and cladding



Objective 3: Better for Community

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

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

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



Objective 4: Better for People

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

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

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



Seven Objectives for Good Design

Objective 5: Better Working

The site is located within 50m of Rose Bay Town Centre. The building is designed for enduring use offering flexibility for a variety of modes of living though different unit types.

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

In summary, the development proposes:

- 49 apartments over eight storeys (building measured from existing ground level)
- Two storeys of basement carpark.
- Ground floor communal entry forecourts and landscape zones to be used as communal open space.
- A blend of contemporary architecture and carefully composed landscape.



Objective 6: Better Value

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

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

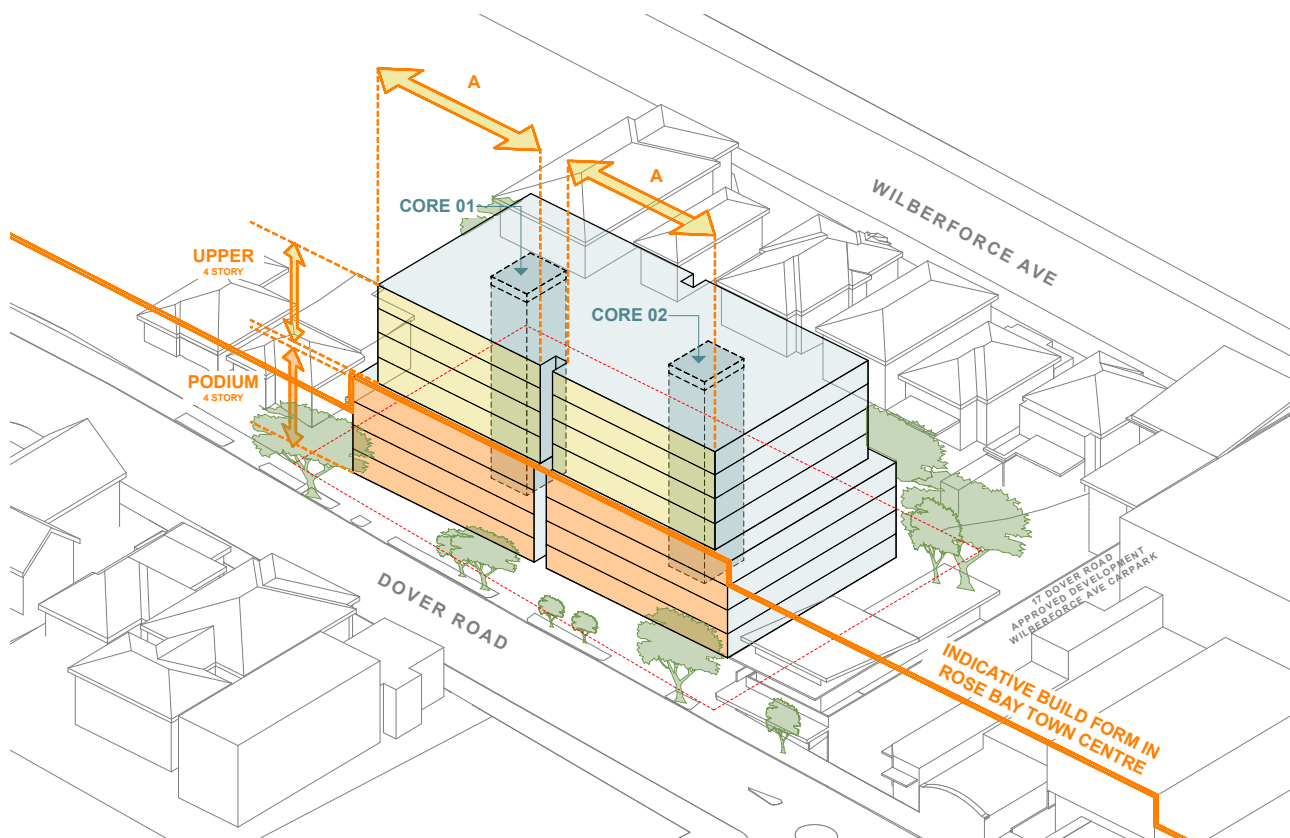
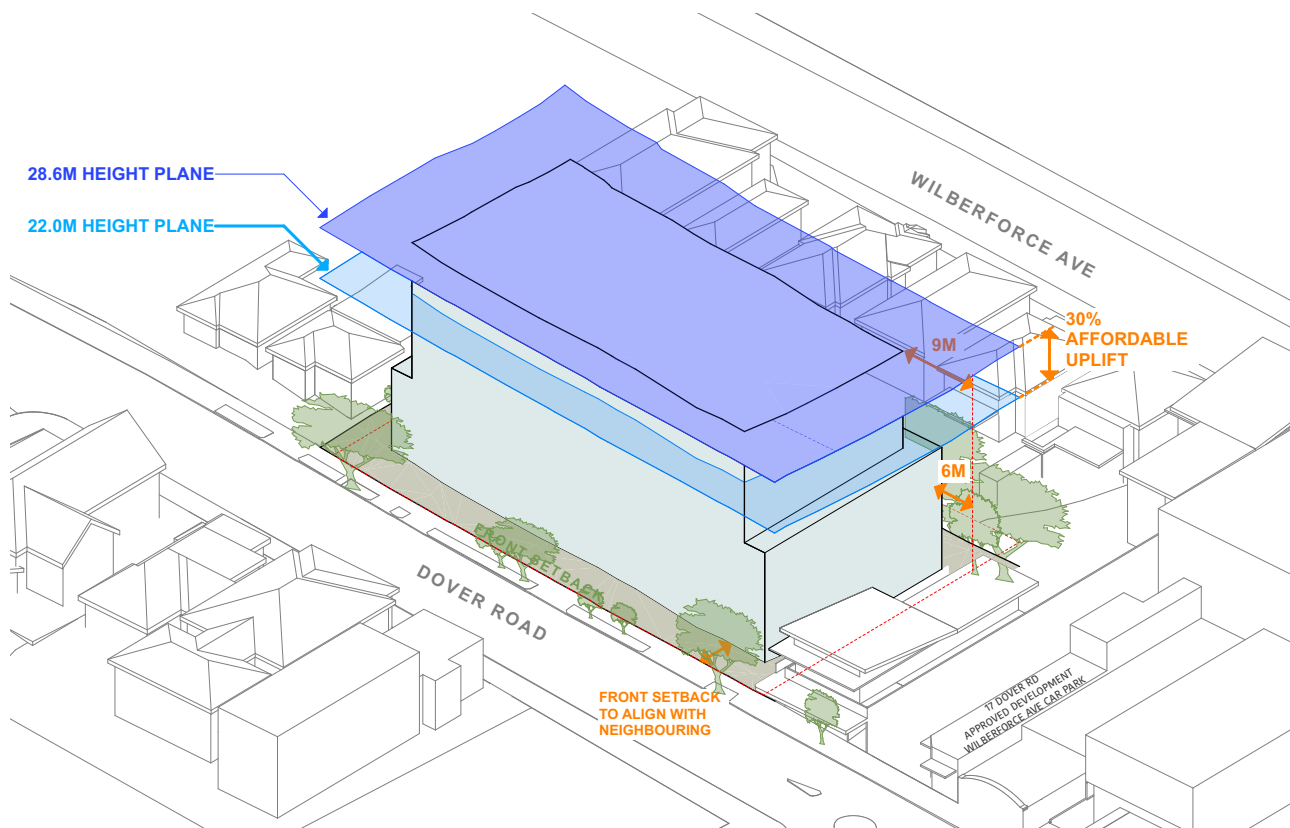


Objective 7: Better Look and Feel

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

- The building exhibits a tripartite formal expression, with three clearly delineated masses separated by the entry lobbies.
- Finely articulated stone frames the lower storeys, establishing a podium massing and grounding the building.
- Facade proportions reference the neighbouring context, and in particular the recessed balcony alcoves echo the loggia of the Rose Bay Hotel.
- Generous landscaping has been designed as an integrated element within the overall design, which also extends to the communal open spaces to maximise their amenity and usability.



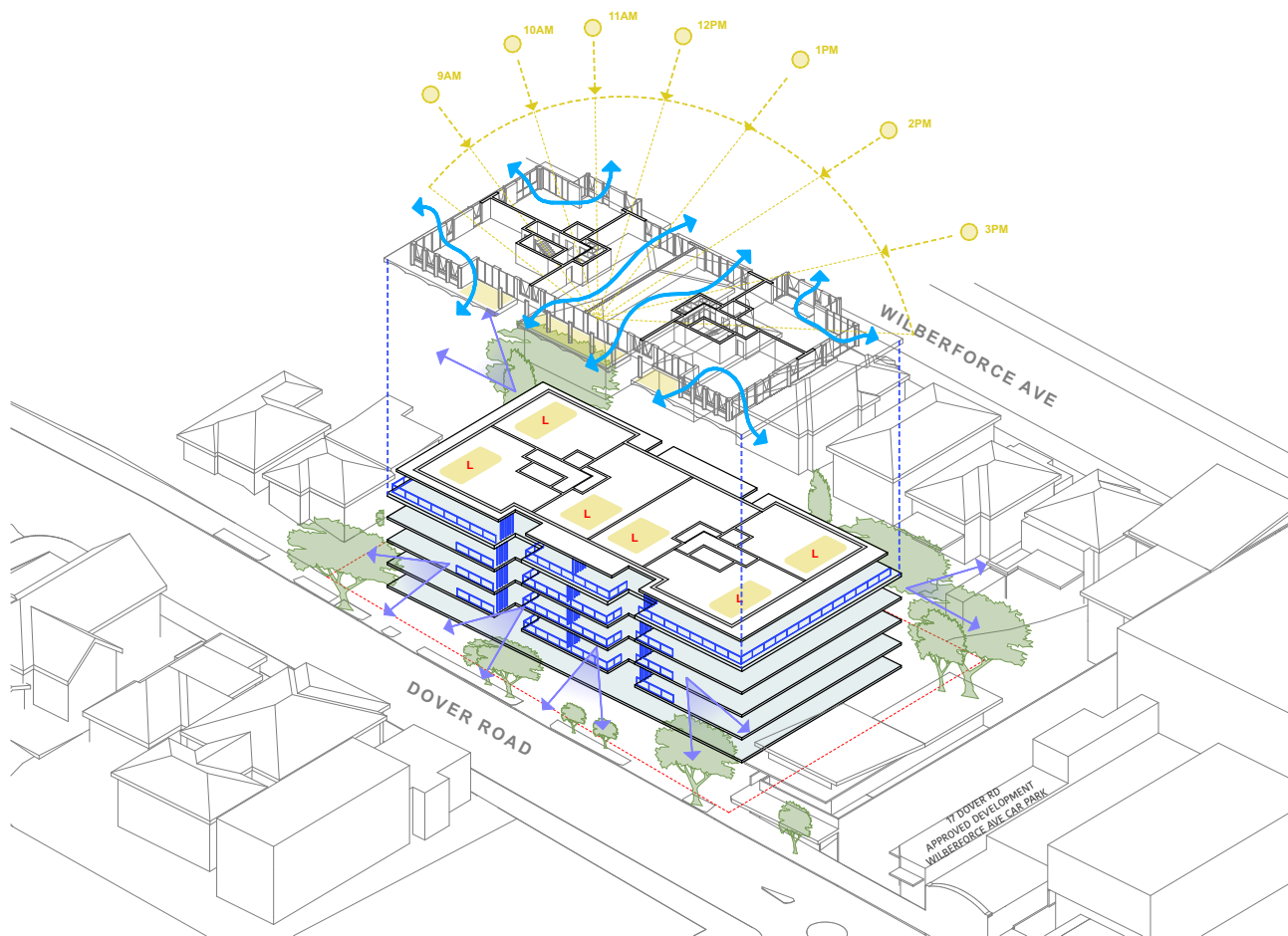
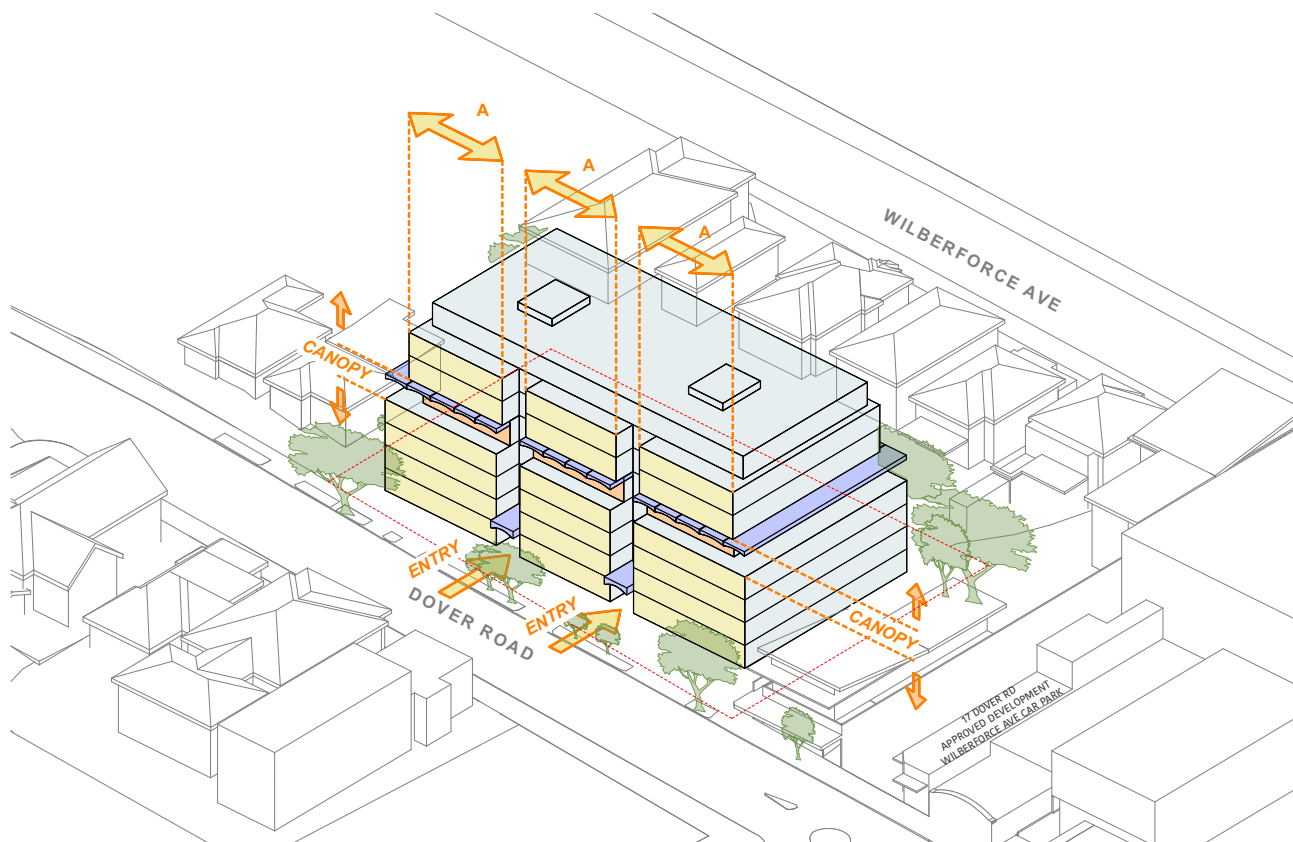


6.1 Site Controls

- Building Height determined by LMR Housing Policy:
 - Height control = 22.0m / 6 storeys
- Additional Height uplift determined by in-fill affordable housing provisions under the Housing SEPP
 - Affordable Housing Height and FSR Bonus of 30% for developments providing minimum 15% of GFA as affordable housing
 - Height control = 22 x 1.3
 - = 28.6m
- Side and rear boundary setbacks determined by Building Separation under Apartment Design Guide:
 - Up to 4 storeys = 6m
(12m between habitable rooms/ balconies,
9m between habitable and non-habitable rooms
6m between non-habitable rooms)
 - 5-8 storeys = 9m
(18m between habitable rooms/ balconies,
12m between habitable and non-habitable rooms,

6.2 Preliminary Massing

- Planning organised between two central cores
- Dual-core planning results in split massing of two equal masses
- 4 story podium aligns with scale and height of Rose Bay Town Centre context, reinforcing the emerging character anticipated for the precinct.
- Podium form provides a strong and cohesive street edge along Dover Road, responding to the established built form pattern of the Rose Bay Town Centre while contributing to a consistent and legible urban frontage.



6.3 Massing Articulation & Street Entry

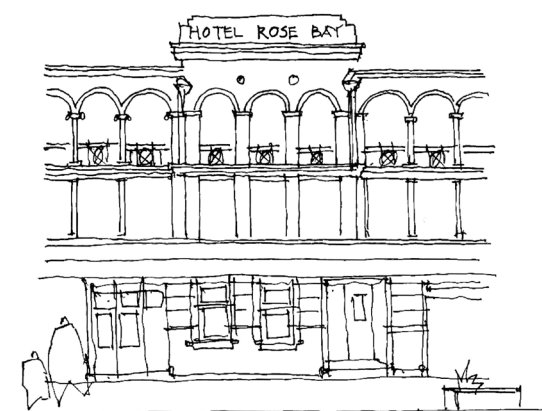
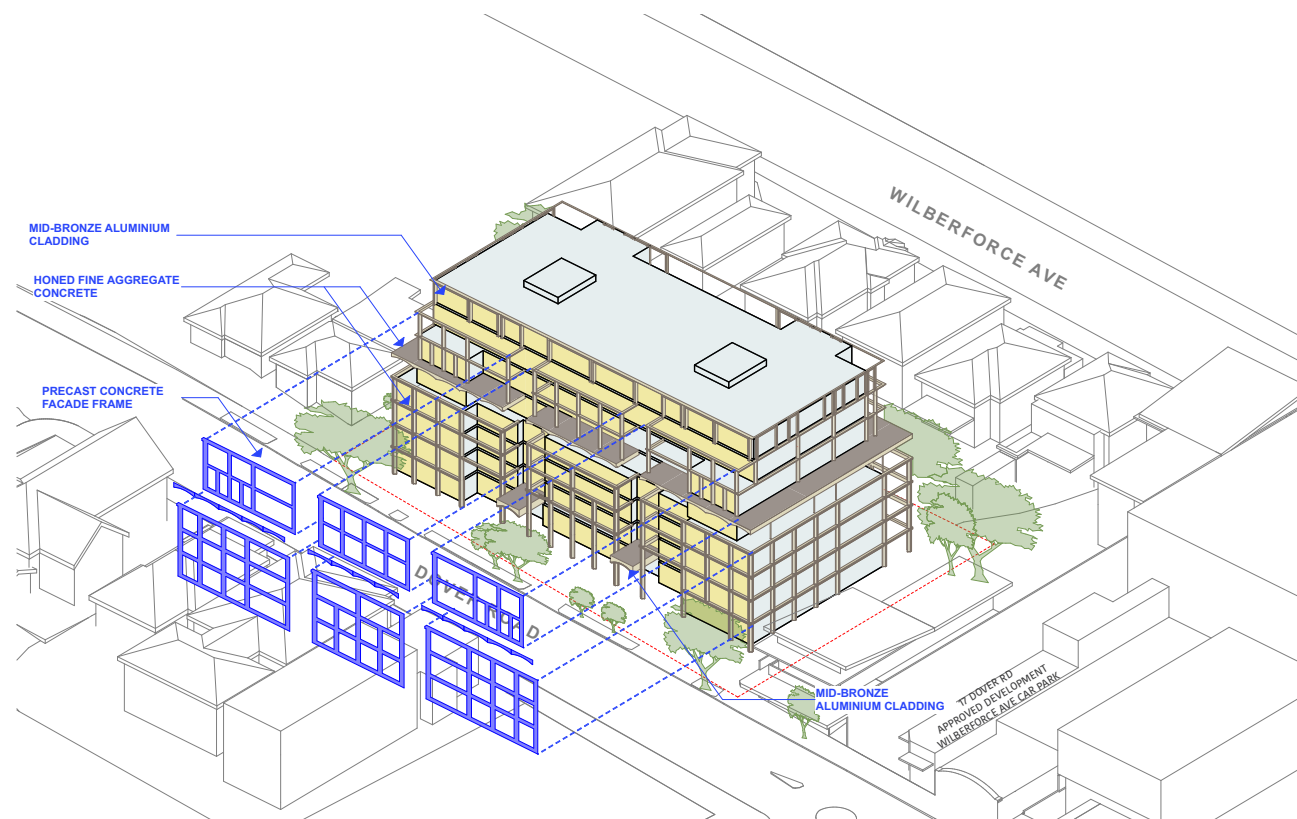
- Two entry points introduced from Dover Road, connecting to the building lobby and residential core
- Entries are expressed as recessed alcoves, with articulated canopies signifying the entry from the street
- Tripartite massing expression defined by continuous entry alcoves
- Canopy alcoves introduced at fourth floor, creating an additional division breaking the 8 story massing
- Proposed side boundaries:

GF	=	6.2m (habitable rooms and non-habitable rooms)
L1-L3	=	6.2m (habitable rooms, balconies and non-habitable rooms)
L4-L5	=	9m (habitable rooms and non-habitable rooms)
	=	6.2m (balconies)
L6-L8	=	9m (habitable rooms, balconies and non-habitable rooms)
- Proposed rear boundaries:

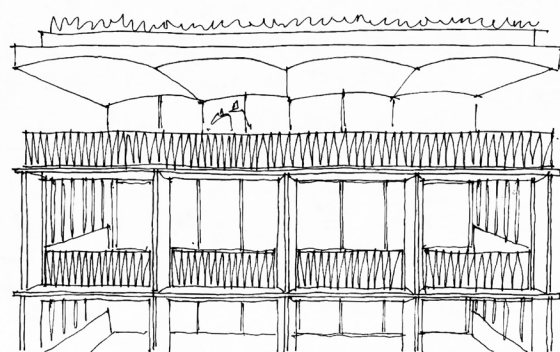
GF	=	9m (habitable rooms and non-habitable rooms)
L1-L3	=	7.5m (habitable rooms, balconies and non-habitable rooms)
L4-L5	=	9m (habitable rooms and non-habitable rooms)
	=	7.5m (balconies)
L6-L8	=	9m (habitable rooms, balconies and non-habitable rooms)

6.4 Solar Access & Internal Amenity

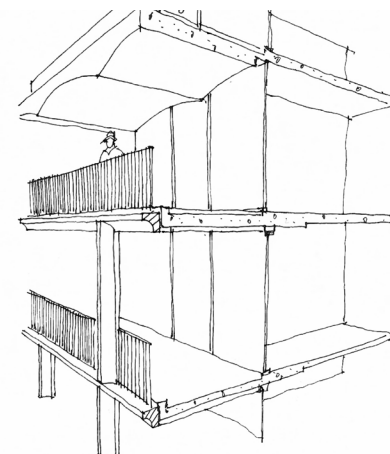
- Typical floorplan:
 - 6 x units
 - 3 units per lobby / service core
- Solar access maximised through North facing living rooms
- Through-units achieve cross ventilation on typical floors
- Corner balconies open view corridors & maximise outlook
- Generous perimeter balconies accommodate outdoor living spaces with maximum usability



Sketch of proposed development.



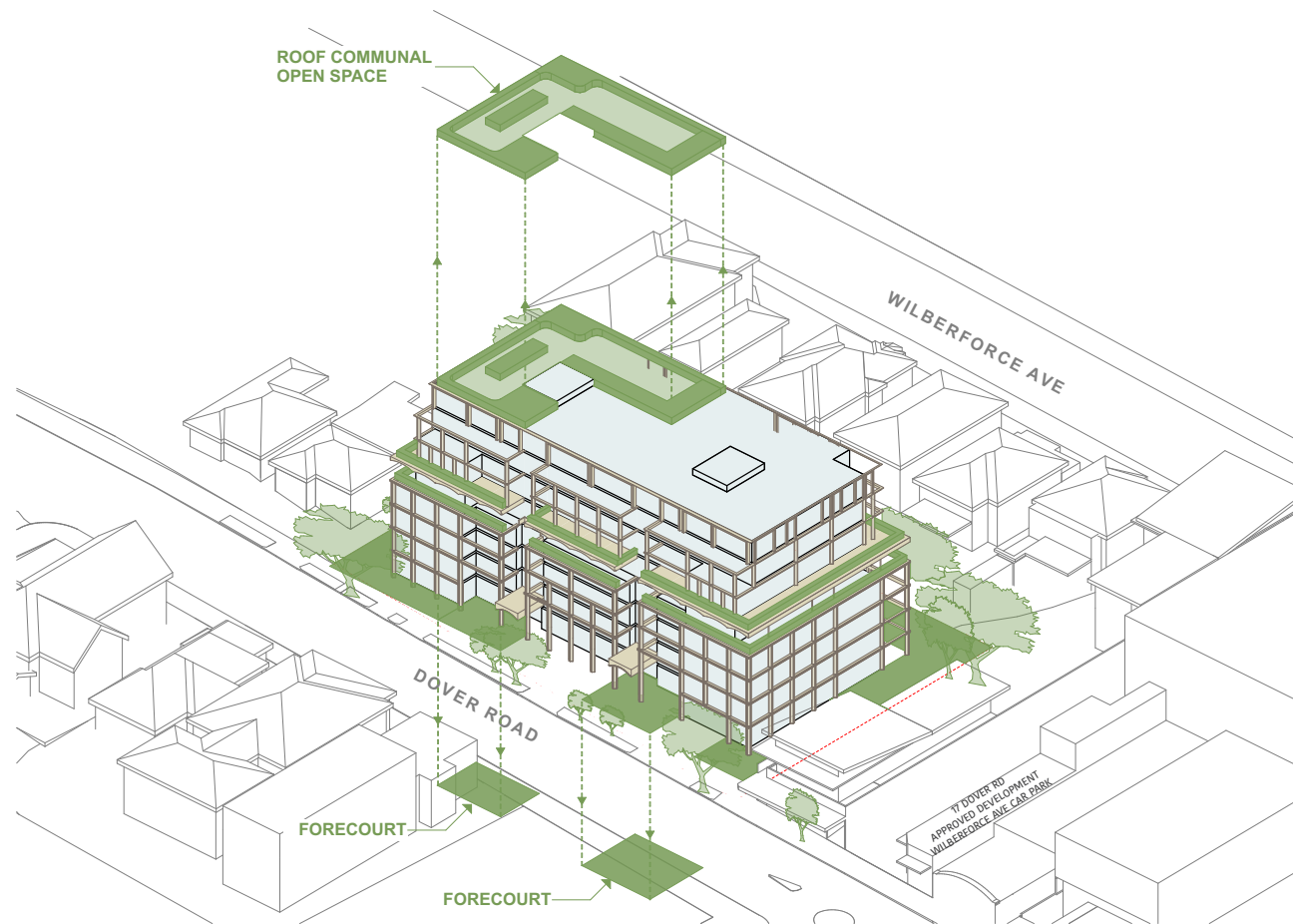
Elevated Terraces with arched awnings and framed by vertical pilasters draw inspiration from the Rose Bay Hotel.



6.5 Facade Articulation & Materiality

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

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



6.6 Landscape Design & Communal Roof

- Landscaped roof terrace provides high amenity communal space for resident use
 - Solar access to 100% of communal roof area
 - Communal facilities provided such as BBQ terraces, informal seating lounges and vegetable gardens
- Native and endemic plant species boost site bio-diversity and species and assists with rainwater runoff control
- Landscaped building edges and balconies softens the building form and provides privacy screening
- Mature landscape inserted at entry forecourts creates a verdant entry experience for residents

7 | HOUSING SEPP DESIGN QUALITY PRINCIPLES

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

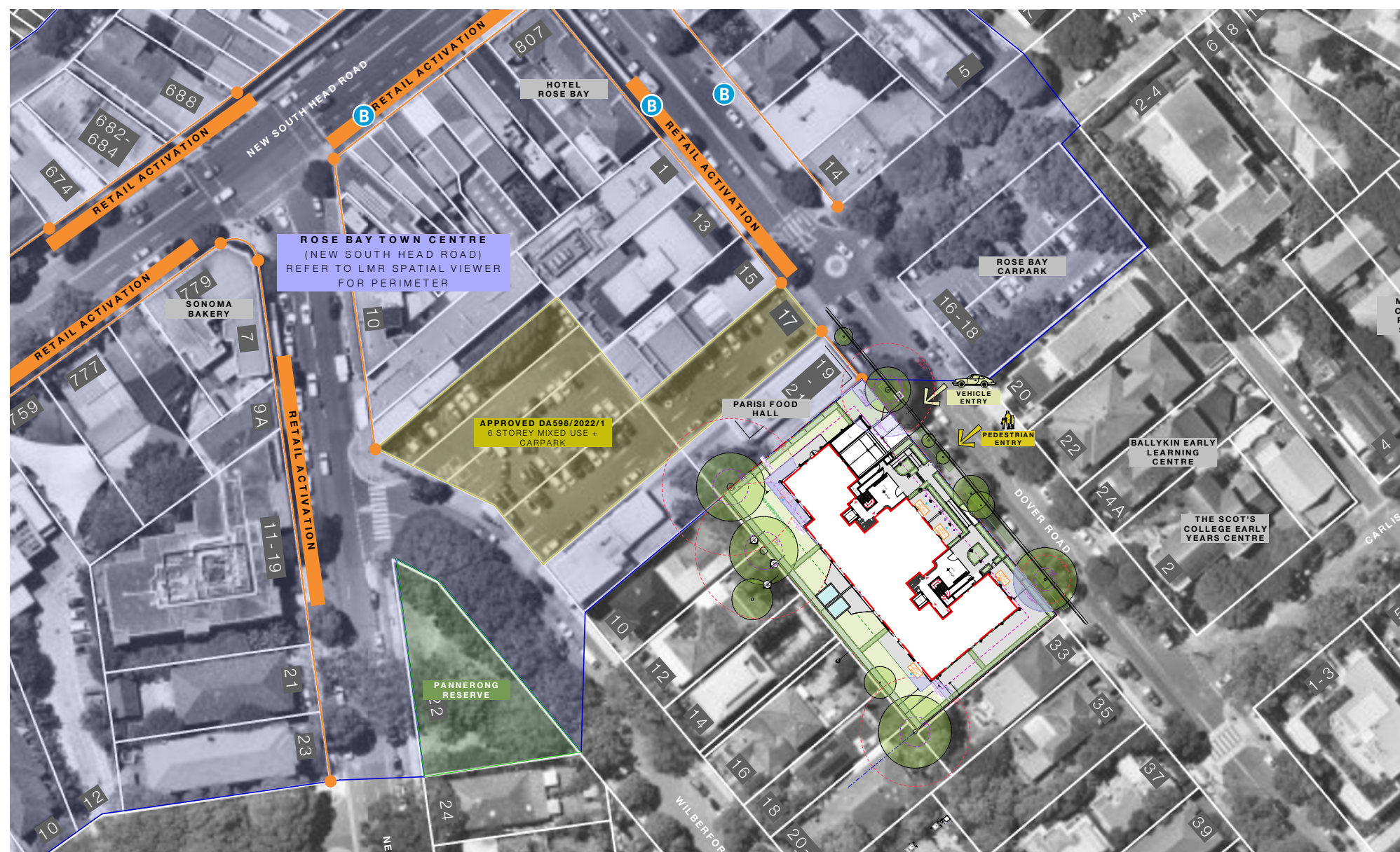
PRINCIPLE 01

CONTEXT AND NEIGHBOURHOOD CHARACTER

- (a) established areas,
- (b) areas undergoing change,
- (c) areas identified for change.

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

- Landscaping and street tree retention along Dover Road that enhance the pedestrian experience, soften the built form, and reinforce the site's role as a bridge between public and private domains.



02

PRINCIPLE 02 BUILT FORM AND SCALE

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

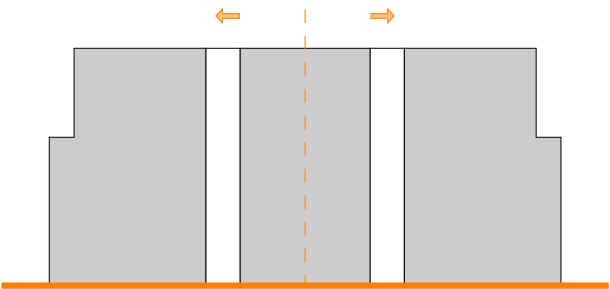
The proposed development has been designed to align with the R3 Medium Density Residential zoning and relevant planning controls while minimising bulk and scale through careful architectural treatment. It provides a refined and contemporary form that balances density with sensitivity to the surrounding Rose Bay context.

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

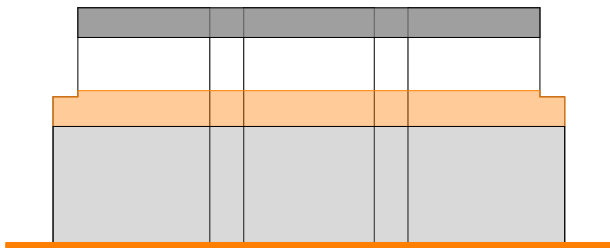
- The design reduces perceived scale through:
- Breaking down the massing into three vertical massing and stepped upper levels, creating tiered horizontal profile.
 - Façade modulation and setbacks along Dover Road for balance and rhythm.
 - A green datum of continuous planting across terraces to soften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

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

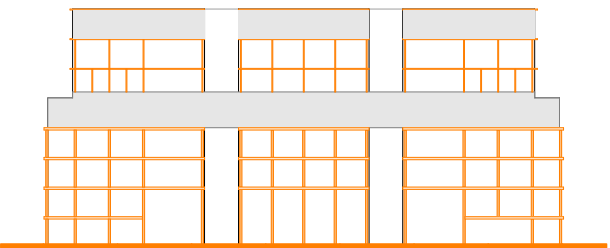
The building achieves a well-scaled, contextually appropriate form that enhances Dover Road while contributing to the evolving character of Rose Bay.



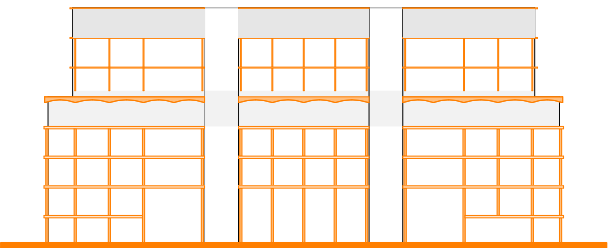
VERTICAL BREAKING OF MASSING



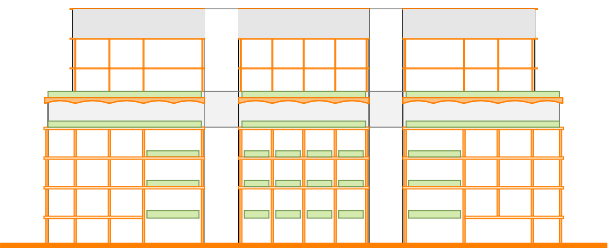
HORIZONTAL BREAKING OF MASSING



PROPORTIONAL ARTICULATION



ADDITION OF PLAYFULNESS



MULTI-LEVEL LANDSCAPED TERRACES

02

PRINCIPLE 02 BUILT FORM AND SCALE

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

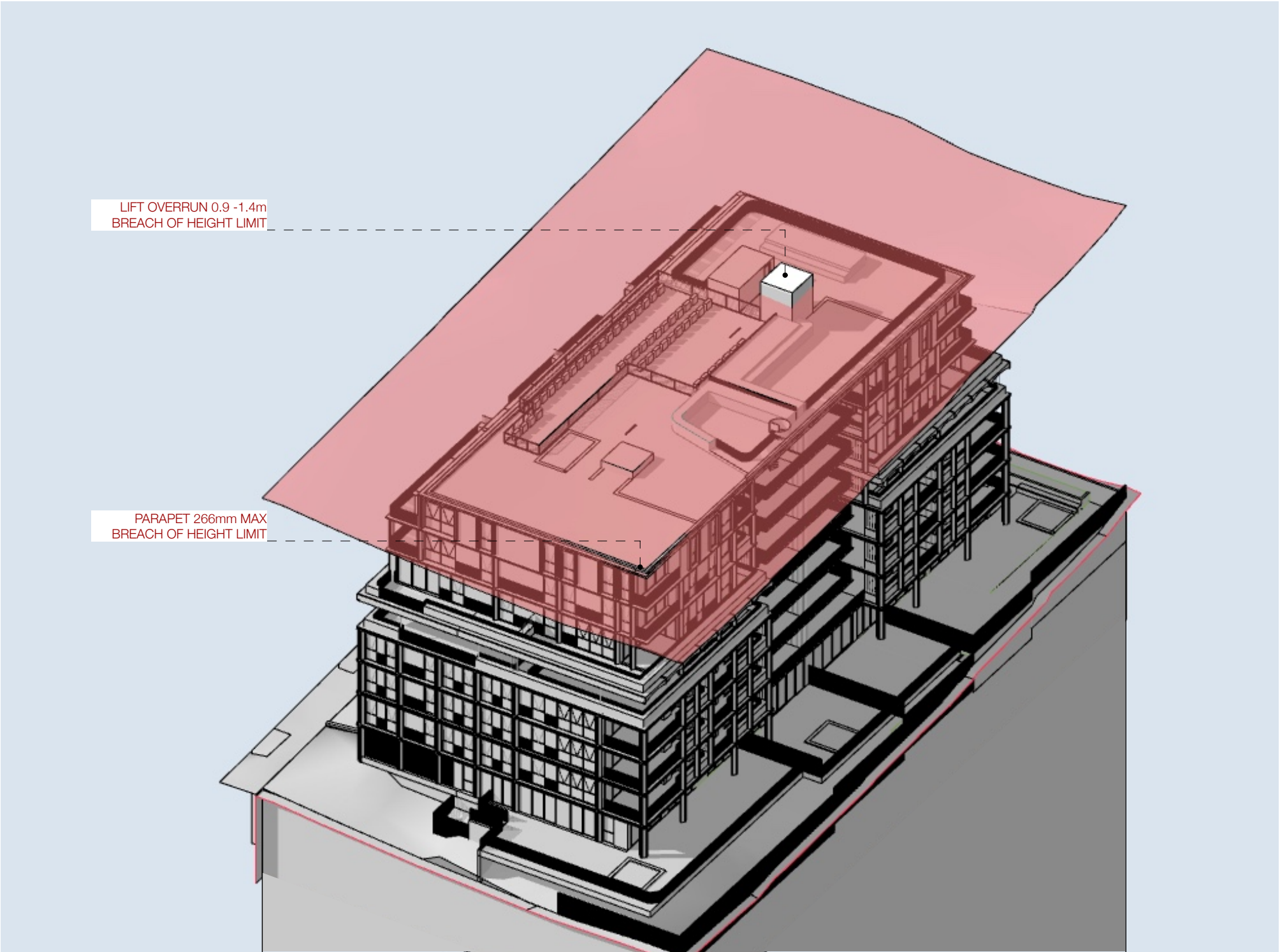
Provision	Height
Local	10.5m
LMR Housing (base)	22m
In-fill Affordable Housing (maximum)	30% bonus: 6.6m
	Total: 28.6m

The proposal generally complies with the maximum building height 28.6m. The main roof form, habitable floor levels, the communal and private open space are designed to stay within the height plane, ensuring the overall bulk and scale of the building remain consistent with the future surrounding context and planning intent.

A minor exceedance occurs above the height plane due to the lift overrun, which extends approximately 1.4 metres above the permitted height. This element is centrally located on the roof, set back significantly from all boundaries, and does not contribute to the perceived bulk of the building when viewed from the public domain. The lift serves the rooftop communal open space as the highest level. It has lift over-run with the minimum height necessary to accommodate lift machinery and its visual impact is negligible.

In addition, the roof parapet at the western rear corner exceeds the height limit by approximately 266 millimetres. This minor variation arises from the need to achieve weatherproofing and roof drainage and to provide visually coherent parapet termination. The parapet forms part of the architectural expression of the building and ensures a consistent roof design.

Overall, the shadow casted by the height exceedances of the lift-overrun stay within the site as it is centrally located in the site. The negligible shadow casted by minor height exceedance of the roof parapet takes place between 9am and 11am only at mid-winter.



03

PRINCIPLE 03 DENSITY

- (1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
- (2) Appropriate densities are consistent with the area’s existing or projected population.
- (3) Appropriate densities are sustained by the following—
 - (a) existing or proposed infrastructure,
 - (b) public transport,
 - (c) access to jobs,
 - (d) community facilities,
 - (e) the environment.

The proposed development achieves a Floor Space Ratio (FSR) of 2.86:1, which is fully compliant with the permitted FSR for the site in R3 zone under the Low-Medium Rise and In-fill Affordable Housing. This delivers 49 well-designed apartments supported by nearby services, public transport, and retail facilities within Rose Bay.

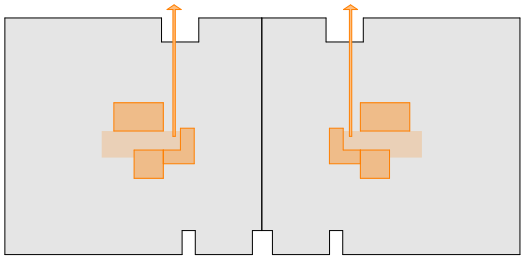
The site is located within 400 metres of the Rose Bay town centre, an area identified for increased residential density under the Low-Medium Rise Housing Policy. This strategic location encourages more housing opportunities in areas with strong access to infrastructure and community facilities. The site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

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

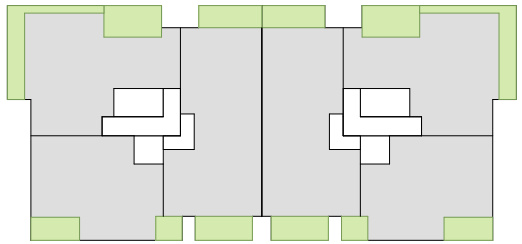
- Lower levels: 4 apartments per core, maximising site efficiency and activation at the base of the building.
- Mid levels: 3 apartments per core, creating a balanced density transition and improving natural light and ventilation.
- Upper levels: 2 apartments per core, reducing bulk and scale while offering premium amenity and privacy at the top floors.

As part of the development, 11 affordable housing units are provided, ensuring equitable housing access and supporting the objectives of local and state planning policies. These units are seamlessly integrated within the overall design, maintaining quality and inclusivity. Affordable Housing Plans are provided in the drawing set outlining location of the affordable housing units.

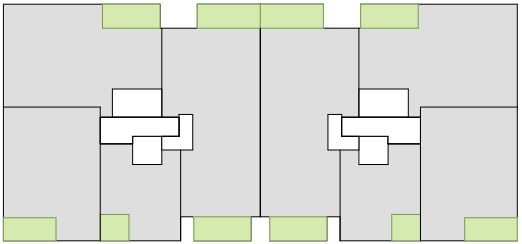
The proposal supports the local community’s growth by delivering high-quality, diverse housing choices for people at different stages of life. Its carefully considered density and tiered floor plate strategy balance efficient land use with design excellence, resulting in a vibrant, sustainable, and inclusive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



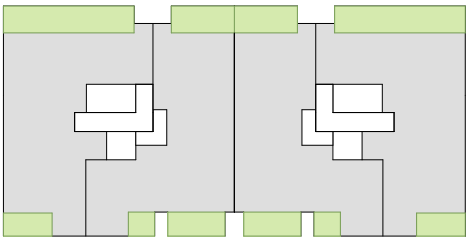
CORE & CIRCULATION



ORGANIZATION | 3 APARTMENTS PER CORE



ORGANIZATION | 4 APARTMENTS PER CORE



ORGANIZATION | 2 APARTMENTS PER CORE

04

PRINCIPLE 04 SUSTAINABILITY

- (1) Good design combines positive environmental, social and economic outcomes.
- (2) Good sustainable design includes—
 - (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and
 - (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.
- (3) Good sustainable design also includes the following—
 - (a) recycling and reuse of materials and waste,
 - (b) use of sustainable materials,
 - (c) deep soil zones for groundwater recharge and vegetation.

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

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

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

Water efficiency:

- 58,000 L rainwater tank to irrigate landscaped areas.
- 4-star rated water fixtures and on-demand hot water recirculation to reduce wastage.

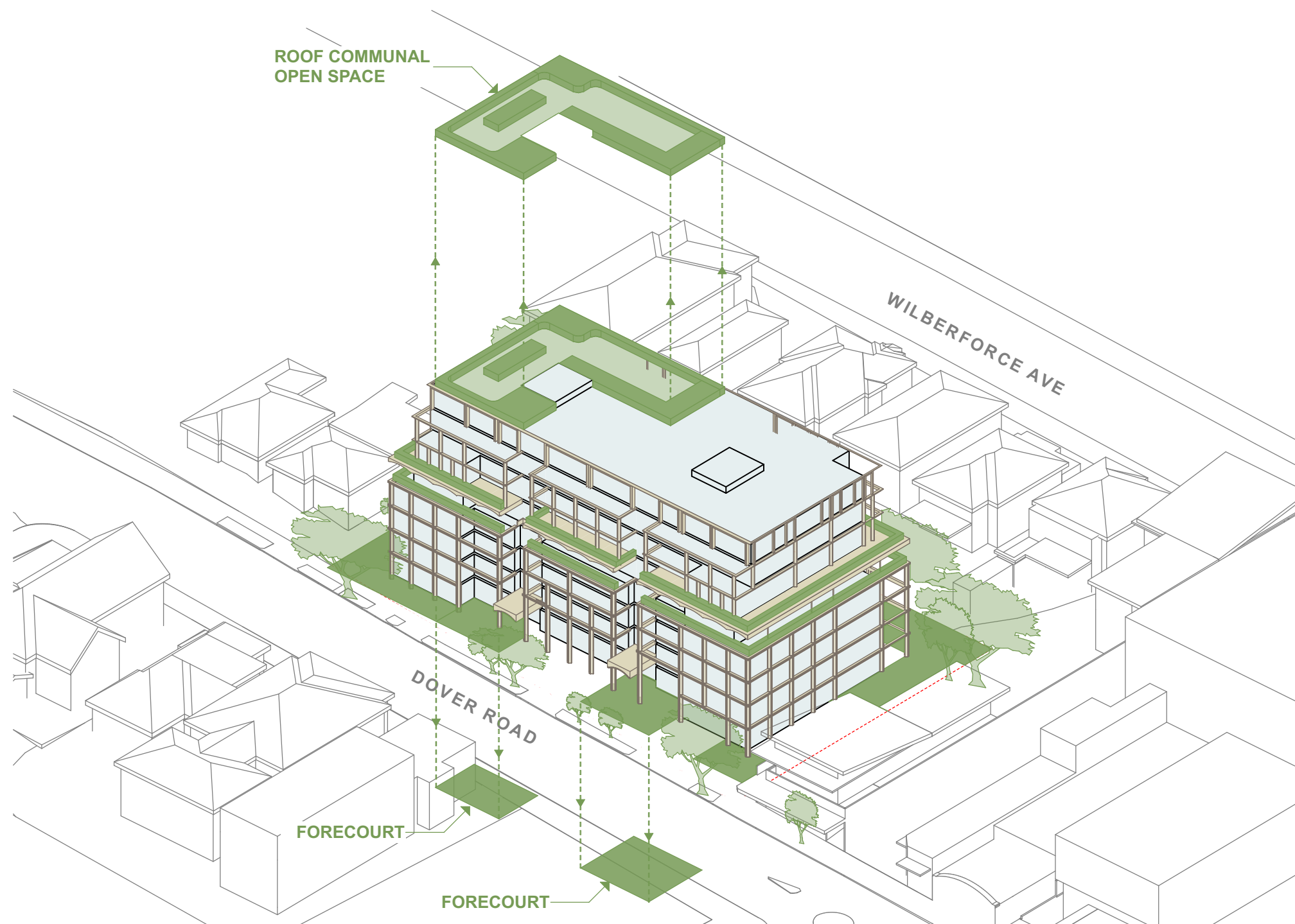
Energy efficiency:

- Central gas hot water system, LED lighting with motion sensors, and energy-efficient ducted air-conditioning.
- Minimum 3.5-star dishwashers and 4-star dryers in all dwellings.
- Building orientation and façade design maximise natural daylight and ventilation.

Thermal comfort:

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

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



05

PRINCIPLE 05 LANDSCAPE

(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.

(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—

- the local context,
- co-ordinating water and soil management,
- solar access,
- micro-climate,
- tree canopy,
- habitat values,
- preserving green networks.

(4) Good landscape design optimises the following—

- usability,
- privacy and opportunities for social interaction,
- equitable access,
- respect for neighbours' amenity.

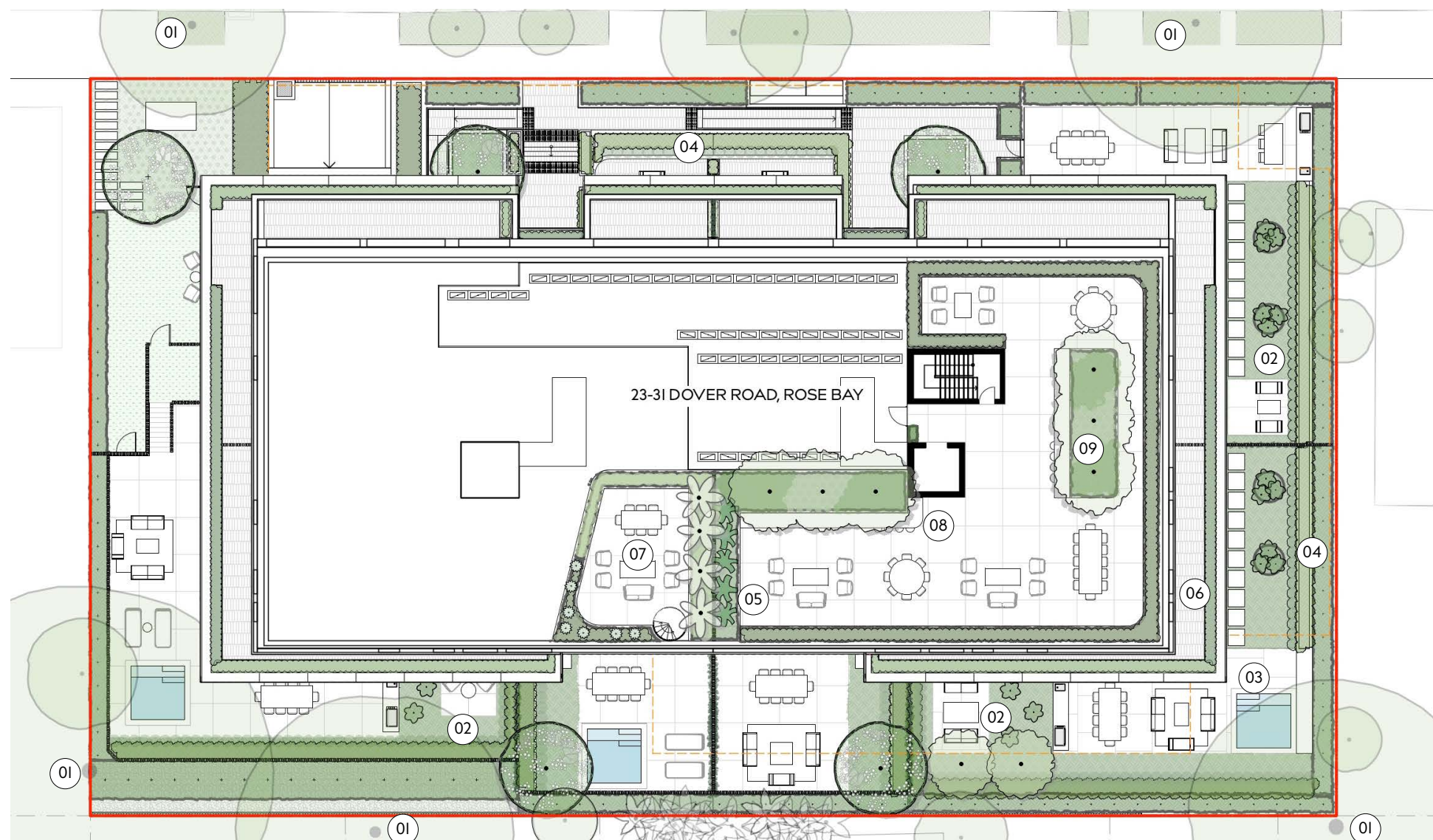
(5) Good landscape design provides for practical establishment and long term management.

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

- Retention of mature trees along Dover Road and adjoining sites to preserve canopy cover, habitat, and natural shading.
- Deep soil areas achieves 9.9% of site area and canopy coverage exceeds 15%.
- Layered native planting, including Banksia and Gynea Lily, to reflect the local coastal ecology and support biodiversity.
- Ground-level gardens that balance privacy for residents with a green, active street frontage.
- Rooftop communal areas with seating and landscaping to encourage social interaction while maintaining privacy.

A defining element is the green datum, with continuous planting integrated into terraces and balconies to soften the building form and visually connect it to the landscape. Above Level 4, an arched awning provides a clear architectural transition and frames the upper levels, complementing the greenery below.

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



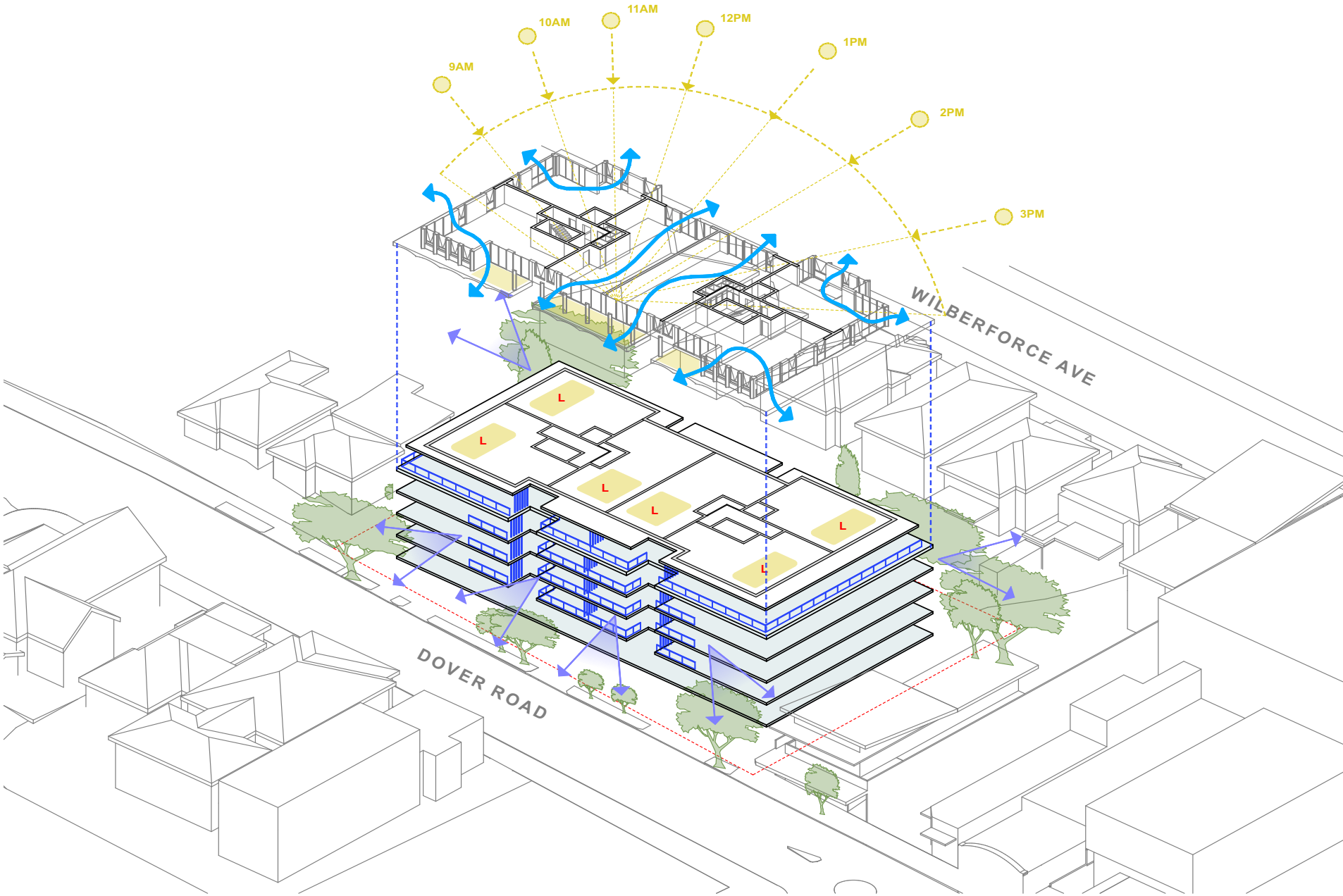
(1) Good design positively influences internal and external amenity for residents and neighbours.

(2) Good amenity contributes to positive living environments and resident well-being.

- (3) Good amenity combines the following—
 - (a) appropriate room dimensions and shapes,
 - (b) access to sunlight,
 - (c) natural ventilation,
 - (d) outlook,
 - (e) visual and acoustic privacy,
 - (f) storage,
 - (g) indoor and outdoor space,
 - (h) efficient layouts and service areas,
 - (i) ease of access for all age groups and degrees of mobility.

The design ensures high levels of amenity for future residents:

- Generous apartment layouts with functional and flexible spaces. Apartment sizes significantly
- Majority of the units have dual aspects. It enhances a internal and external amenity through ample sunlight, cross-ventilation, and views, elevating the quality of the living environment.
- Direct solar access is achieved to >70% of living areas and private open spaces.
- Natural cross ventilation is achieved to >60% of apartments.
- Acoustic privacy achieved through well-considered layout separating bedrooms and living areas.
- Ground, mid-level and upper-level units have two or more balconies extending from living areas and bedrooms.
- Some units enjoy shading from existing large trees adjoining the sites. It provides additional layer of privacy between the apartments an the public domain.
- High level of visual and acoustic privacy for residents and neighbouring properties, at the southeastern side boundary and rear boundary through complied building separation generally.
- Privacy screens and planter boxes applied to the L4 & L5 balconies facing 33 Dover Road to effectively screen direct sightlines.
- To provide visual privacy to adjoining properties at Wilberforce Avenue, boundary fence exceeding 1.8m and layered landscaping, including the retention of mature trees are provided, in conjunction with the generous building separation distances.
- Communal terraces, gardens and forecourts balconies are designed for informal meeting and social interaction.



UNIT NO.	AFFORDABLE UNITS	ADG 2 HR SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	ADG NO DIRECT SUNLIGHT (MAX 15%UNITS)	ADG CROSS- VENTILATION. (MIN. 60% UNITS)
1		✓		✓
2				✓
3		✓		✓
4				✓
5				✓
6		✓		✓
7		✓		✓
8	✓		✓	
9	✓	✓		✓
10	✓	✓		✓
11		✓		✓
12	✓		✓	
13	✓			✓
14		✓		✓
15		✓		✓
16	✓		✓	
17	✓	✓		✓
18		✓		✓
19		✓		✓
20	✓		✓	
21	✓			✓
22		✓		✓
23		✓		✓
24			✓	
25		✓		✓
26		✓		✓

UNIT NO.	AFFORDABLE UNITS	ADG 2 HR SOLAR ACCESS TO LIVING ROOM & POS (MIN 70%UNITS)	ADG NO DIRECT SUNLIGHT (MAX 15%UNITS)	ADG CROSS- VENTILATION. (MIN. 60% UNITS)
27		✓		✓
28	✓		✓	
29	✓			✓
30		✓		✓
31		✓		✓
32		✓		✓
33		✓		✓
34		✓		✓
35				✓
36		✓		✓
37		✓		✓
38		✓		✓
39		✓		✓
40		✓		✓
41				✓
42		✓		✓
43		✓		✓
44		✓		✓
45		✓		✓
46		✓		✓
47		✓		✓
48		✓		✓
49		✓		✓
11		71.4%	12.2%	87.8%



PRINCIPLE 07

SAFETY

- (1) Good design optimises safety and security within the development and the public domain.
- (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.
- (3) Opportunities to maximise passive surveillance of public and communal areas promote safety.
- (4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

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

Safety at the public domain interface is achieved by:

- Active frontages along Dover Road, with well-lit pedestrian pathways and visible building entrances.
- Transparent edges, using glazing and open fencing, to strengthen the visual connection between the building and the street.
- Landscaping that improves amenity while avoiding hidden areas and maintaining clear visibility.
- Entry lobbies and pathways that are legible and easy to navigate.

To maximise passive surveillance, the design ensures:

- Living rooms, balconies, and windows overlook streets, pathways, and communal open spaces.
- Upper-level views provide ongoing surveillance of shared areas and access points.
- Communal spaces are positioned for high visibility, encouraging activity and deterring antisocial behaviour.

Resident and visitor safety is further supported through:

- Secure access control for all building entries and basement parking.
- Good lighting and clear wayfinding throughout the site.
- Safe separation of pedestrians and vehicles to reduce conflict points.

The development strengthens safety and comfort for both residents and the public, providing an active and secure environment that contributes positively to the surrounding streetscape.





PRINCIPLE 08

HOUSING DIVERSITY AND SOCIAL INTERACTION

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

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

Importantly, the proposal includes 11 affordable housing units, which are thoughtfully integrated within the building to promote social inclusion. These affordable dwellings consist of a mix of 1-bedroom, 2-bedroom, and 3-bedroom units, catering to a range of income levels and household types. By providing affordable housing on-site, the development contributes to equitable housing access and supports local government strategies aimed at addressing housing affordability challenges.

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

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

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





PRINCIPLE 09

AESTHETICS

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

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

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

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

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

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

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

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



CON-01



HONED FINE AGGREGATE CONCRETE
COLOUR: OFF-WHITE
FINISH: HONED

CON-02



COLOURED PRECAST CONCRETE
COLOUR: LATTE OR SIMILAR
FINISH: SANDBLASTED

CON-03



FLUTED PRECAST CONCRETE
COLOUR: SAME AS CON-01
FINISH: SAME AS CON-01

MTL-01



ALUMINIUM CLADDING
COLOUR: SATIN MID-BRONZE
FINISH: ANODISED
TO WALL, WINDOW FRAME & PLANTER

MTL-02

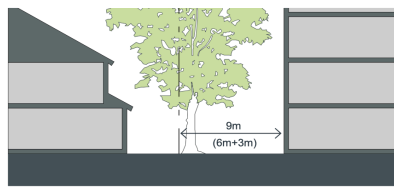


ALUMINIUM METAL WORKS
COLOUR: SATIN MID-BRONZE
FINISH: ANODISED
TO: BALUSTRADE & PRIVACY SCREEN

8 | ADG COMPLIANCE

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

Clause	Objective	Design Criteria	Proposed	Compliance
3A Site Analysis	3A-1: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		A comprehensive site and context analysis has informed setbacks, massing and orientation. Pedestrian and vehicle entries are separated to improve safety; building placement responds to prevailing breezes and solar access; landscape buffers address privacy and streetscape quality.	Objective Achieved
3B Orientation	3B-1: Building types and layouts respond to the streetscape and site while optimising solar access within the development		The proposed development along the Dover Road defines the street and forms part of the streetscape, connecting the retails in Rose Bay town centre and the residential areas. The street frontage is to the northeast and direct access from Dover Road is clearly defined and the entrance is articulated.	Objective Achieved
3B Orientation	3B-2: Overshadowing of neighbouring properties is minimised during mid-winter		The overshadowing of overshadowing properties is minimised during mid-winter, through the thorough consideration of the massing and building separation. The proposed building's shadow stays largely within the compliant building envelope as stipulated by ADG required setback and building height with the in-fill affordable housing bonus applied. The massing strategy allows most adjoining properties' private open space and upper habitable spaces continue to receive solar access to of 2 hours between 9am – 3pm during winter solstices. Sunlight is provided to at least 50% or 35m2 for all adjoining sites except 18 Willberforce Aveue where ground floor private open space with 7m depth from rear boundary. Refer to Appendix A.	Objective Achieved
3C Public Domain Interface	3C-1: Transition between private and public domain is achieved without compromising safety and security		The site slopes down significantly along Dover Road towards New South Head Road and is subject to flooding. The planter with screening plants along Dover Road creates a smooth transition between the private terraces of the ground floor units and the forecourts and the public domain. It softens the building edge and provides visual privacy and security to the residents. The planter walls also act as the flood wall in the event of flooding. One of the forecourts is elevated slightly above the footpath to create subtle variation between the public and private domains. A recessed main entry with canopy provides shelter and legibility. Ground frontages include windows and low planting to maximise passive surveillance and avoid blank facades.	Objective Achieved
3C Public Domain Interface	3C-2: Amenity of the public domain is retained and enhanced		Low planter walls layered planting and entry terraces form a comfortable threshold that protects privacy while maintaining visual connection to the street.	Objective Achieved
3D Communal & Public Open Space	3D-1: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal open space has a minimum area equal to 25% of the site	Three consolidated communal open space (COS) is provided, including the forecourts with landscaping, northern garden and rooftop terraces. COS has a minimum dimension of 3m and the area totals to 25% of the site, equivalent to 664 m2. The northern garden co-locate with deep soil area.	Objective Achieved
		Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	Sun studies confirm more than 50% of COS receives ≥2 hours sun mid-winter, ensuring year-round usability.	Objective Achieved

Clause	Objective	Design Criteria			Proposed	Compliance
3D Communal & Public Open Space	3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				Landscaped lawns, shaded seating, BBQ benches and outdoor dining provide diversity and informal social interaction. Continuous accessible paths connect to communal areas.	Objective Achieved
3D Communal & Public Open Space	3D-3: Communal open space is designed to maximise safety				Apartment terraces, balconies and lobbies overlook primary COS; pathway lighting is provided; low planting maintains sightlines to improve CPTED outcomes.	Objective Achieved
3D Communal & Public Open Space	3D-4: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				No public open space is provided.	Objective Achieved
3E Deep Soil Zones	3E-1: Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Provide deep soil planting (e.g., ≥7% site area) with 3 m min. dimension for site area 650-1500m ² , 6m min. dimension for site area greater than 1500m ²			Deep soil area totals 9.9% of site area with minimum widths 3 m, enabling new small/medium trees and retaining existing large canopy trees at adjoining sites and improving infiltration.	Objective Achieved
3F Visual Privacy	3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Building height	Habitable rooms and balconies	Non-habitable rooms	Building separations meet ADG required. Proposed side boundaries: GF=6.2m (habitable rooms and non-habitable rooms) L1-L3= 6.2m (habitable rooms, balconies and non-habitable rooms) L4-L5 = 9m (habitable rooms and non-habitable rooms) = 6.2m (balconies) L6-L8= 9m (habitable rooms, balconies and non-habitable rooms) Proposed rear boundaries: GF=9m (habitable rooms and non-habitable rooms) L1-L3= 7.5m (habitable rooms, balconies and non-habitable rooms) L4-L5= 9m (habitable rooms and non-habitable rooms) = 7.5m (balconies) L6-L8= 9m (habitable rooms, balconies and non-habitable rooms) Privacy screens and planter boxes applied to southeastern L4 & L5 balconies while window facing 33 Dover Road to effectively screen direct sightlines. All windows and glazed door openings achieves sufficient distance from boundaries.	Objective Achieved
		up to 12m (4 storeys)	6m	3m		
		up to 25m (5-8 storeys)	9m	4.5m		
		over 25m (9+ storeys)	12m	6m		
		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 (figure 3F.5)			The southwest and southeast boundary adjoin lots in the same zone R3 - medium-density residential. Accordingly, no increased separation is required in addition to the requirements set out in design criteria 3F-1. The proposed site and adjoining sites are within 400m of Rose Bay Town Centre and can be re-developed under Low and Medium-Rise Housing Policy, permitting a max. height of building of 22m and max. floor space ratio 2.2:1. LMR policy will facilitate the transition of the locality, consistent with the built forms permitted and change the future characters of the inner areas of the Rose Bay Town Center.	
		 Lower density Higher density Figure 3F.5 To resolve amenity impacts, apartment buildings should increase the building separation distance (+3m) when adjacent to a different zone that permits lower density residential development				

Clause	Objective	Design Criteria	Proposed	Compliance
3F Visual Privacy	3F-2: Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Communal open space have separate access paths from private open space. Planter boxes incorporated into balconies and balustrades to increase visual separation while preserving sun and breeze access.	Objective Achieved
3G Pedestrian Access & Entries	3G-1: Building entries and pedestrian access connects to and addresses the public domain.		Step-free paths connect footpath to raised forecourts. Canopied entries provide cover. lobby glazing enhances wayfinding.	Objective Achieved
3G Pedestrian Access & Entries	3G-2: Access, entries and pathways are accessible and easy to identify.		A single and legible entrance from footpath with sightlines to the street improves legibility; access control and lighting in main entry and forecourts strengthen security.	Objective Achieved
3G Pedestrian Access & Entries	3G-3: Large sites provide internal pedestrian links for access to streets and connection to destinations.		Internal walkways link two forecourts, building entries and rooftop terrace. Planting in the communal areas screen private terraces. Internal walkway is direct and has clear sight lines, is overlooked by balconies above.	Objective Achieved
3H Vehicle Access	3H-1: Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.		Vehicular access is consolidated at a single crossover away from the main entry; sightlines at egress points provide clear sightline. Vehicle entries is located at the lowest point of the site to minimize ramp lengths and excavation.	Objective Achieved
3J Bicycle & Car Parking	3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	For development in the following locations: •on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or •on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	Refer to Traffic report for car parking numbers not exceeding the minimum. Car parking is provided off street and in two basement levels, in accordance with In-fill Affordable Housing provisions and Woollahra Council DCP.	Objective Achieved
3J Bicycle & Car Parking	3J-2: Parking and facilities are provided for other modes of transport	Resident and visitor bicycle parking as per Council/SEPP; provide showers/lockers where applicable.	Under-cover bicycle and motorbike parking for residents and visitors re provided within the basement and in the private storage area. Charging stations are provided for electric vehicles.	Objective Achieved
3J Bicycle & Car Parking	3J-3: Car park design and access is safe and secure	Comply with aisle widths/grades and provide clear wayfinding.	The proposed car park layout is efficient, safe and secure. Car parking is well organized and used a logical, clearly marked structure. Circulation areas within the carpark are direct, clearly visible and well-lit. The lift lobby is not visible from car spaces and signage is provided to assist residents and visitors.	Objective Achieved
3J Bicycle & Car Parking	3J-4: Visual and environmental impacts of underground car parking are minimised.		Excavation is minimised through efficient car park layout and use of car lift. The efficiency of the basement design has been maximised, including the well-organized layout using double loaded aisles. Car parking is located entirely below ground. Mechanical ventilation is provided to the basement. Exhaust grilles are located on the roof are out of view.	Objective Achieved
3J Bicycle & Car Parking	3J-5: Visual and environmental impacts of on-grade parking are minimised..		All car parkings are located in basements.	Not applicable
3J Bicycle & Car Parking	3J-6: Visual and environmental impacts of above grade enclosed parking are minimised.		No above grade enclosed parking.	Not applicable

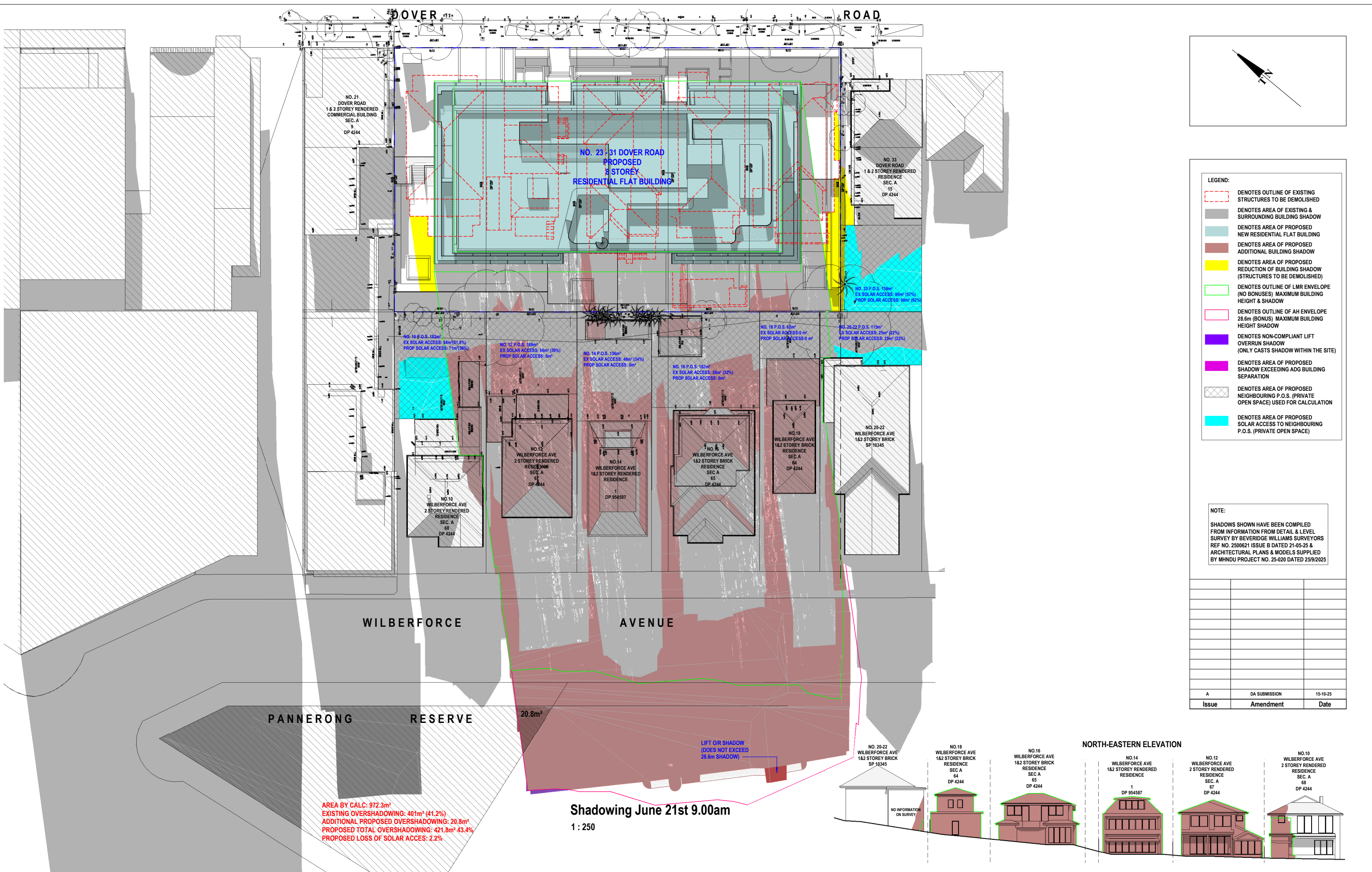
Clause	Objective	Design Criteria			Proposed	Compliance										
4A Solar & Daylight Access	4A-1: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive 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			Majority of the apartments have dual aspect. 71.4% of apartments receive ≥2 hours of solar at mid-winter.	Objective Achieved										
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter			12.2% receive no direct sun at mid-winter.	Objective Achieved										
4A Solar & Daylight Access	4A-2: Daylight access is maximised where sunlight is limited				Opportunities for reflected light are maximised by providing light coloured internal finishes. Maximum glazing are located to the habitable space of the south-facing units.	Objective Achieved										
4A Solar & Daylight Access	4A-3: Design incorporates shading and glare control, particularly for warmer months.				Balconies provide shading from summer sun to living areas. The units at lower levels enjoy the shading from existing large street trees and those in adjoining sites.	Objective Achieved										
4B Natural Ventilation	4B-1: All habitable rooms are naturally ventilated.				The area of unobstructed window openings exceeds 5% of the floor area served.	Objective Achieved										
4B Natural Ventilation	4B-2: The layout and design of single aspect apartments maximises natural ventilation.				Single aspect apartments are minimized. Depth of oepn plan layouts that combine living, dining and kitchen are less than 8m and less than 3X to ceiling height.	Objective Achieved										
4B Natural Ventilation	4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed			71.4% of apartments are naturally cross-ventilated via dual-aspect planning and operable windows.	Objective Achieved										
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line			Overall depth of a cross-over or cross-through apartment do not exceed 18m in general.	Objective Achieved										
4C Ceiling Heights	4C-1: Ceiling height achieves sufficient natural ventilation and daylight access	habitable rooms: 2.7m non-habitable rooms: 2.4m			The designed ceiling height meets required height to optimize dayilght acceess	Objective Achieved										
4C Ceiling Heights	4C-2: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms				Ceiling heights are maximised in habitable rooms by arranging bulkhead above joinery, along corridors, non-habitable rooms, wherever needed.	Objective Achieved										
4C Ceiling Heights	4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building				The site is R3 medium density residential. Change of building use of lower level apartments are not applicable. Ceiling height of ground floor units achieve min. 2.7m.	Not applicable										
4D Apartment Size & Layout	4D-1: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>			Apartment type	Minimum internal area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	All unit size exceed minimum internal areas. The 2-bed, 3-bed and 4-bed unit's internal areas are generous.	Objective Achieved
Apartment type	Minimum internal area															
Studio	35m²															
1 bedroom	50m²															
2 bedroom	70m²															
3 bedroom	90m²															
4D Apartment Size & Layout	4D-2: Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height		All habitable rooms other than open plan layout that combines living, dining and kitchen do not exceed 2.5 x ceiling height.												
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		Most units have the depth of the open plan layouts within 8m. The few units exceeding 8m depth have dual aspects to achieve natural cross ventilation.												
4D Apartment Size & Layout	4D-3: Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)		All master beds exceed 10m2 and other bedrooms exceed 9m2.												

Clause	Objective	Design Criteria				Proposed	Compliance
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)				All bedrooms achieve min. 3m width and length excluding wardrobe	Objective Achieved
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments				All units with open plan layout that combines living, dining and kitchen exceed 4m width.	Objective Achieved
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts				All units exceed 4m width.	Objective Achieved
4E Private Open Space & Balconies	4E-1: Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Dwelling type		Minimum area	Minimum depth	All dwelling's POS meeting or exceeding min. area with the min. depth.	Objective Achieved
		Studio apartments		4m²	-		
		1 bedroom apartments		8m²	2m		
		2 bedroom apartments		10m²	2m		
		3+ bedroom apartments		12m²	2.4m		
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.				All GF dwelling's POS exceed min. area with the min. depth.	Objective Achieved
4E Private Open Space & Balconies	4E-2: Primary private open space and balconies are appropriately located to enhance liveability for residents.					All POS and balconies located adjacent to living room/ dining with predominantly north, east and west facing.	Objective Achieved
4E Private Open Space & Balconies	4E-3: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building					The design of the balcony is an integral part of the architectural expression of the building. A combination of solid and permeable metal balustrades are designed to allow views and passive surveillance of the street while maintaining visual privacy. Water and gas points are provided to balconies. Air-conditioning units are located in enclosed roof plant.	Objective Achieved
4E Private Open Space & Balconies	4E-4: Private open space and balcony design maximises safety					All units achieve level-access to POS from internal. Balustrade height and non-climbable zone comply with NCC/ Australia Standards.	Objective Achieved
4F Common Circulation & Spaces	4F-1: Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight				The building has 2 cores. Max units off a lift core is 4 on each level.	Objective Achieved
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40				The building is 8 levels only from ground.	Not applicable
4F Common Circulation & Spaces	4F-2: Common circulation spaces promote safety and provide for social interaction between residents					The fully-glazed entry lobby is accessed from landscaped forecourts. The lift lobbies on each floor provide direct access to units with clear sight lines. Legible signage is provided for common areas and general wayfinding.	Objective Achieved
4G Storage	4G-1: Provide dedicated storage sized to dwelling type.	Studio 4 m³; 1-bed 6 m³; 2-bed 8 m³; 3-bed 10 m³ (≥50% within apartment).				Each apartment is provided with the required volume of storage. Storage for each apartment is split between the apartment interior and storage areas within the basement floor. Storage within each apartment is accessible from circulation. All units meet the 50% of storage located within the apartments.	Objective Achieved
4G Storage	4G-2: Additional storage is conveniently located, accessible and nominated for individual apartments					Storage not located within apartments is located in basement with accessible path from lift. Secured storage is designed for bike storage also.	Objective Achieved

Clause	Objective	Design Criteria	Proposed	Compliance
4H Acoustic Privacy	4H-1: Noise transfer is minimised through the siting of buildings and building layout		Lift lobby and corridors are located above each other. In general, quieter areas are next to and above quieter areas. Non-habitable rooms are generally used as a buffer from noise sources. The lift core and party walls are appropriately insulated.	Objective Achieved
4H Acoustic Privacy	4H-2: Noise impacts are mitigated within apartments through layout and acoustic treatments		Apartment layouts are arranged to group bedrooms together and located away from living areas. Acoustic treatment of walls, windows, doors, floors and ceilings to acoustic consultant's report. Wardrobes and ensuites in bedrooms are co-located to act as sound buffers.	Objective Achieved
4J Noise & Pollution	4J-1: In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		The site is not in noisy or hostile environment. The development is located on a suburban street with big trees and seperated from the opposite lots with 20-m wide road.	Not applicable
4J Noise & Pollution	4J-2: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Not applicable	Not applicable
4K Apartment Mix	4K-1: Provide a mix of dwelling sizes/types that reflect local demand	Provide a mix of dwelling sizes/types that reflect local demand — apply relevant ADG controls/benchmarks.	Diversity of dwellings are provided , with 38 market-housing units and 11 affordable housing units. The apartment mix ranges from 1 to 4 bed-units. They are close to shops and public transport. it meeets the current market demands and projected future demographic trends. Apartment layouts can accommodate first home buyers, downsizers, young families and professionals.	Objective Achieved
4K Apartment Mix	4K-2: The apartment mix is distributed to suitable locations within the building		Larger units are located on ground and upper two levels with bigger terraces or balconies. Majority of units have dual aspects except 1-bed unit. Levels 1-3 have a variety of apartments.	Objective Achieved
4L Ground Floor Apartments	4L-1: Street frontage activity is maximised where ground floor apartments are located		Additional direct access from forecourt and communal open space are provided to two ground floor units. Three ground floor units have POS facing street screened with planting.	Objective Achieved
4L Ground Floor Apartments	4L-2: Design of ground floor apartments delivers amenity and safety for residents		Existing trees on street, adjoining sites and new trees in forecourts provide shade to ground floor units in summer. Planting act as screening to private terraces for ground floor units. Ground floor units have different finished floor level from footpath levels for privacy.	Objective Achieved
4M Facades	4M-1: Building facades provide visual interest along the street while respecting the character of the local areas		The design of the proposed development has been carefully crafted to reflect and respect the unique character of Rose Bay, while delivering a contemporary and sustainable residential building. The architectural language and timeless materiality draw inspiration from the vernacular architecture in the neighbourhood. Referencing the rhythm and details of the local landmark, Rose Bay Hotel, the architecture fosters a sense of belonging in the neighbourhood through the use of elegant garden terraces, strong geometric order, and finely grained façade with floating arched awning. This creates a strong sense of connection with the neighbourhood while offering a fresh, contemporary interpretation.	Objective Achieved
4M Facades	4M-2: Building functions are expressed by the facade	Avoid blank walls and ensure facade resolution addresses all elevations — apply relevant ADG controls/benchmarks.	The building adopts a refined garden-terrace design, drawing inspiration from nearby landmarks like the Rose Bay Hotel, known for its distinctive colonnades. Across its eight levels, the building features a clear, elegant grid of sculptural frames that step and recess as the structure rises. These frames help break down the overall mass and create a sense of rhythm, balance, and proportion — all while offering residents private balconies and strong indoor–outdoor connections.	Objective Achieved
4N Roof Design	4N-1: Roof treatments are integrated into the building design and positively respond to the street		The proposal responds to the existing adjacent context by utilising a flat roof form, well-integrated with the rest of the building and its context.	Objective Achieved

Clause	Objective	Design Criteria	Proposed	Compliance
4N Roof Design	4N-2: Roof treatments are integrated into the building design and positively respond to the street		Communal terrace and a private terrace are provided on roof. They offer expansive views of the city skylight. Communal open space offers barbeque and outdoor dining space.	Objective Achieved
4N Roof Design	4N-3: Roof design incorporates sustainability features		Roof design has considered solar access maximization.	Objective Achieved
4O Landscape Design	4O-1:Landscape design is viable and sustainable		Landscape design includes indeginious planting in both communal open space and private terrace and balconies. Large trees on street and at adjoining properties provide large tree coverage to the site and it contritues to the overall quality of the development.	Objective Achieved
4O Landscape Design	4O-2: Landscape design contributes to the streetscape and amenity		Tree protection zones of street trees are respected. Shrubs along street frontage, new trees in forecourts and northern garden are designed to provide amenity to Dover Road.	Objective Achieved
4P Planting on Structures	4P-1: Appropriate soil profiles are provided	Provide adequate outlook from primary living spaces — measurable targets per ADG where applicable.	Appropriate soil profiles are provided, in accordance with Landscape Architect's specifications..	Objective Achieved
4P Planting on Structures	4P-2: Plant growth is optimised with appropriate selection and maintenance	Avoid primary outlook directly to internal corners/services — measurable targets per ADG where applicable.	Plant selections have been specified by a qualified Landscape Architect. A landscape maintenance plan will be prepared as part of future stages of the project. Appropriate irrigation and drainage to planter beds will be incorporated into the design.	Objective Achieved
4P Planting on Structures	4P-3: Planting on structures contributes to the quality and amenity of communal and public open spaces		Raised planters in forecourts and communal rooftop terrace for planting including new trees.	Objective Achieved
4Q Universal Design	4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members	20% of total apartments incorporate Livable Housing Guideline's silver level universal design features	11 units out of total 49 units (22%) incorporate silver level universal design features	Objective Achieved
4Q Universal Design	4Q-2: A variety of apartments with adaptable designs are provided		5 units(10%) are design as adaptable units	Objective Achieved
4Q Universal Design	4Q-3: Apartment layouts are flexible and accommodate a range of lifestyle needs		A variety of apartment layouts are provided. Some include multi-purpose room and dual master bedrooms with ensuites.	Objective Achieved
4R Adaptive Reuse	4R-1: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable	Not applicable
4R Adaptive Reuse	4R-2: Adapted buildings provide residential amenity while not precluding future adaptive reuse		Not applicable	Not applicable
4S Mixed Use	4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Not applicable	Not applicable
4S Mixed Use	4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Not applicable	Not applicable
4T Awnings and Signage	4T-1: Awnings are well located and complement and integrate with the building design		Curved metal awning over building entry is provided and integrated with the rest of the facade design. It marks the entry of each building and contributes to the identity of the development.	Objective Achieved
4T Awnings and Signage	4T-2: Signage responds to the context and desired streetscape character		Signage of building address will be designed to the scale of the development and be legible way-finding.	Objective Achieved
4U Energy Efficiency	4U-1: Development incorporates passive environmental design		Majority of the units have dual aspects. Adequate natural light is provided to habitable rooms.	Objective Achieved

Clause	Objective	Design Criteria	Proposed	Compliance
4U Energy Efficiency	4U-2: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The design incorporates the following passive heat storage strategies: Thermal mass in the floors and walls of north facing rooms. Balconies provide shading from summer sun to the apartments. Insulated walls and roofs. Properly sealed windows and doors.	Objective Achieved
4U Energy Efficiency	4U-3: Adequate natural ventilation minimises the need for mechanical ventilation		Natural cross ventilation is provided to all apartments except single-aspect units. Natural ventilation is provided to all living, dining, kitchen and bedrooms and as many wet areas as possible.	Objective Achieved
4V Water Management and Conse	4V-1: Potable water use is minimised		Water efficient fittings and appliances are proposed. Apartments are individually metered. Drought tolerant, low water use plants have been specified by the Landscape Architect.	Objective Achieved
4V Water Management and Conse	4V-2: Urban stormwater is treated on site before being discharged to receiving waters		The building is designed with on-site filtration system before discharging, in accordance with a suitably qualified Civil & Hydraulic Engineer's specifications.	Objective Achieved
4V Water Management and Conse	4V-3: Flood management systems are integrated into site design		The site is subject to flooding. Finished ground floor level is designed with freeboard in the event of 1%AEP flood level. Dover Road street frontage and the higher level of the side boundary are protected with flood walls.	Objective Achieved
4 W Waste Management	4W-1: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		A Waste Management Plan is prepared. Adequately sized storage areas for residential rubbish bins are located on the basement level. Waste storage areas are provided with mechanical ventilation to mechanical consultant's specifications.	Objective Achieved
4 W Waste Management	4W-2: Domestic waste is minimised by providing safe and convenient source separation and recycling		All dwellings are to be provided with separate waste and recycling bins in kitchen small recycling cupboard. Garbage chute for general waste and recycling bin is provided for each service core at the lift lobby of every level.	Objective Achieved
4X Building Maintenance	4X-1: Building design detail provides protection from weathering	Incorporate urban heat mitigation strategies — measurable targets per ADG where applicable.	Balcony overhangs provide protection to full height sliding glass doors. Perimeter hobs on roofs to incorporate a backfall to avoid staining of facades. Detailing horizontal edges with drip lines to avoid staining of surfaces. Selected materials are durable includes honed fine aggregate concrete, pre-cast concrete detailing, powder-coated aluminium wall cladding and window framing.	Objective Achieved
4X Building Maintenance	4X-2: Systems and access enable ease of maintenance	Provide shade over high-use external areas and roofs — measurable targets per ADG where applicable.	Glazing design to generally allow cleaning from inside of building. Service cores are accessed from common circulation space and basement. Maintenance of roof plant enclosure and basement plant rooms are accessed via lift.	Objective Achieved
4X Building Maintenance	4X-3: Material selection reduces ongoing maintenance costs	Select light-coloured, low-absorbance materials to reduce heat gain — measurable targets per ADG where applicable.	Common areas, including lift lobby and corridor interiors are finished in durable hard wearing materials. Lighting in common areas is controlled via timers and motion sensors. Planter walls and facade at ground level along street frontage are graffiti resistant	Objective Achieved



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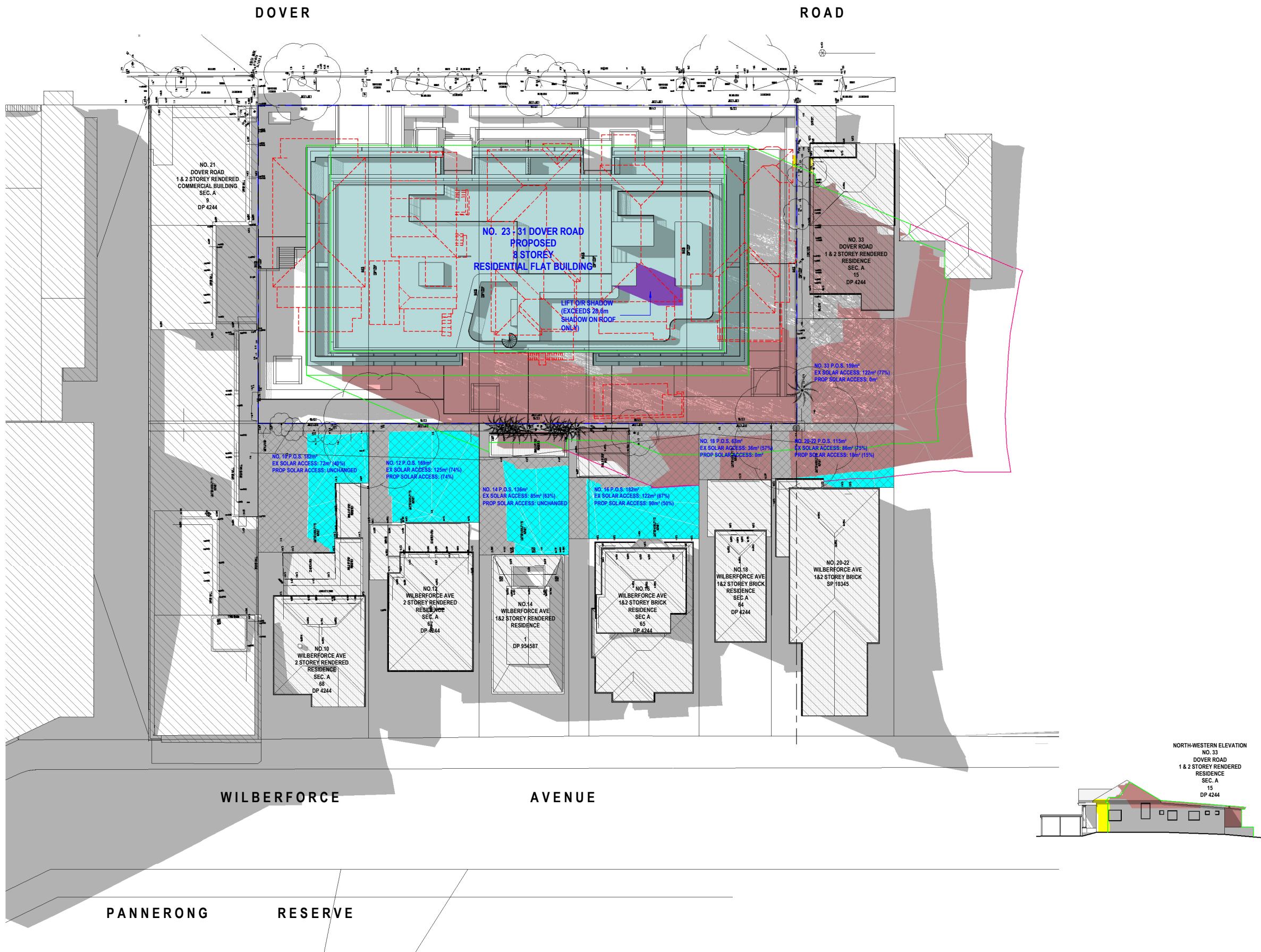
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Project:
SHADOW ANALYSIS:
NO. 23 - 31 DOVER ROAD
ROSE BAY NSW
CLIENT: C/- MHNDU

Drawing title:
Shadowing June 21st 9.00am

Date: 17-09-25
Scale: 1 : 250
Drawn by: KP
Checked by: JD

Project number **25-130 A100**



- LEGEND:
- DENOTES OUTLINE OF EXISTING STRUCTURES TO BE DEMOLISHED
 - DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
 - DENOTES AREA OF PROPOSED NEW RESIDENTIAL FLAT BUILDING
 - DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
 - DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
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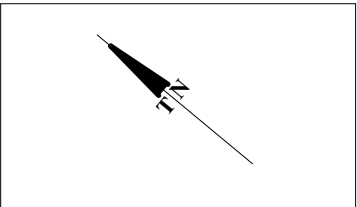
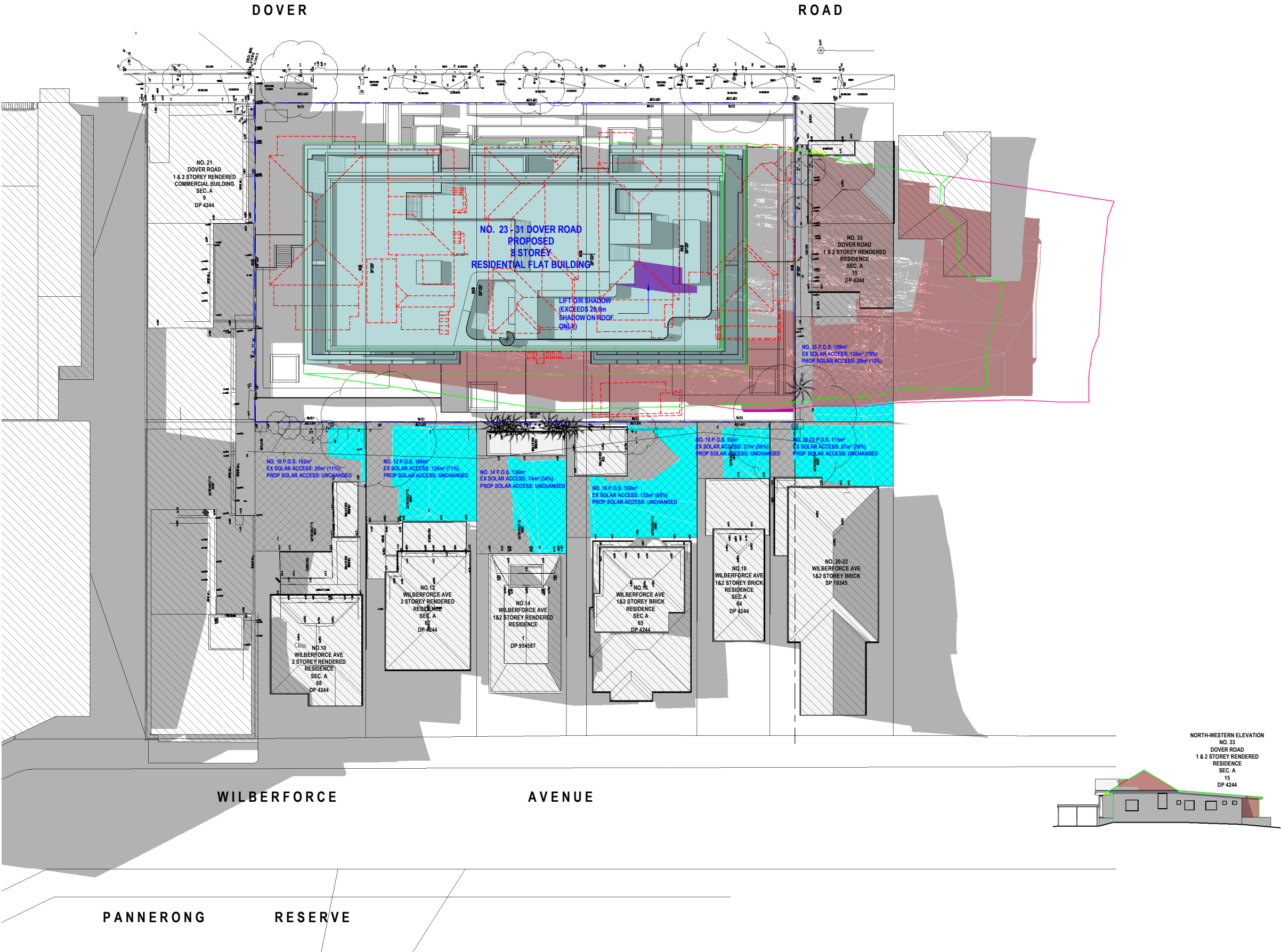
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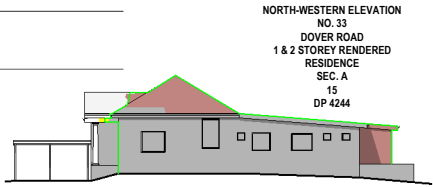
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A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



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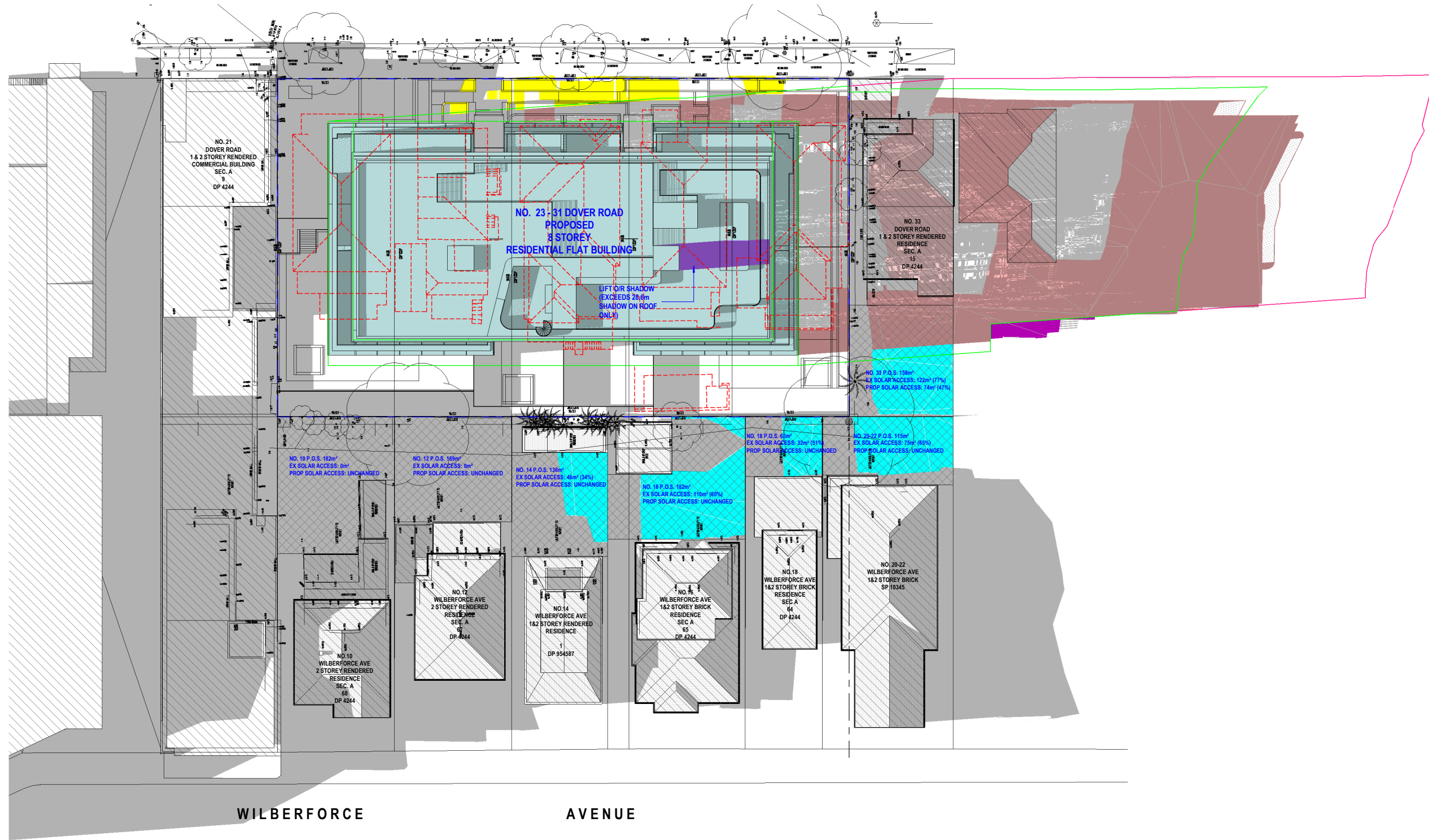
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Shading June 21st 2.00pm

Date: 17-09-25
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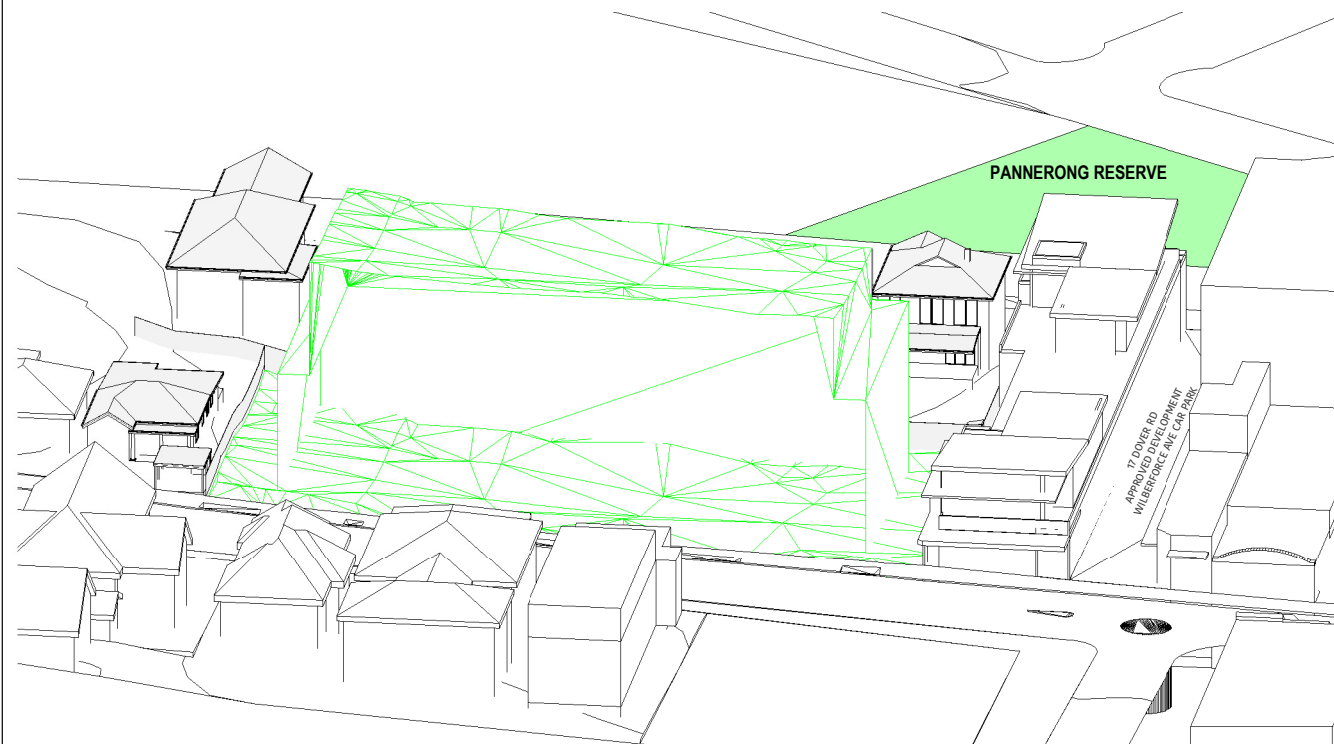
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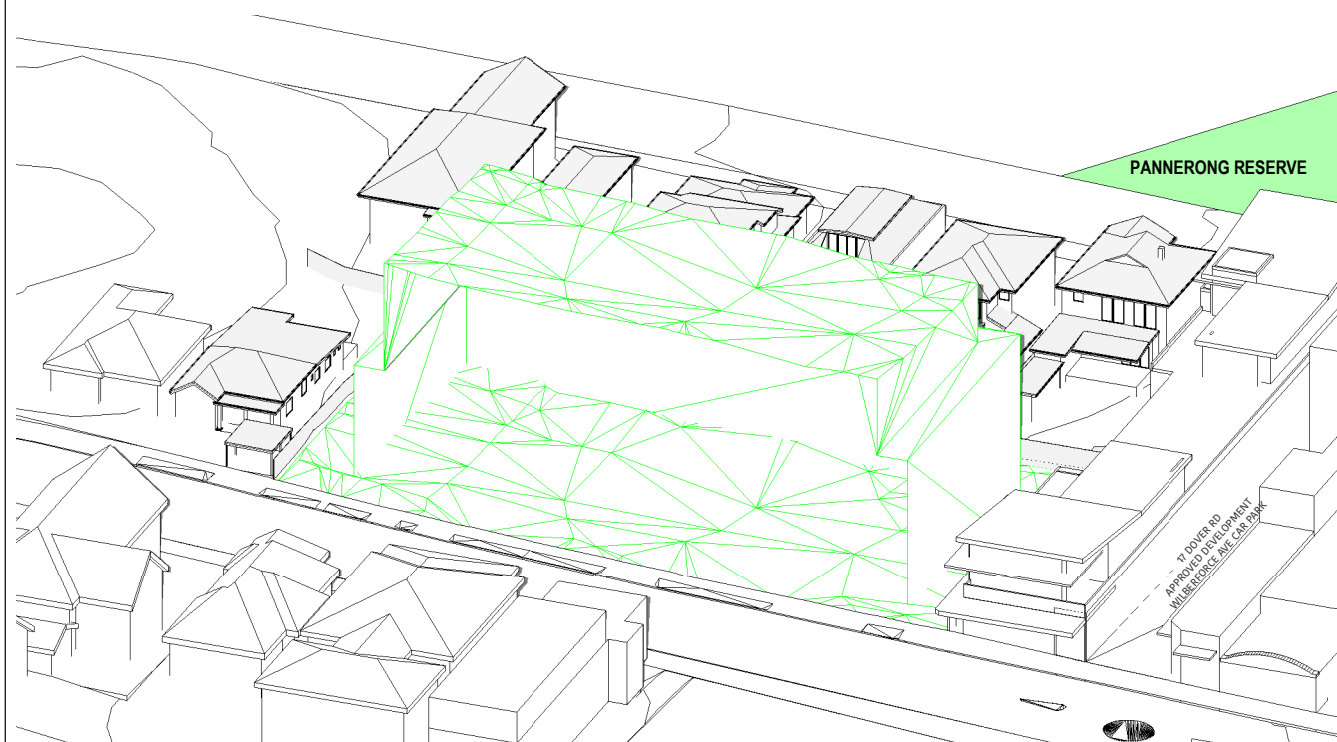
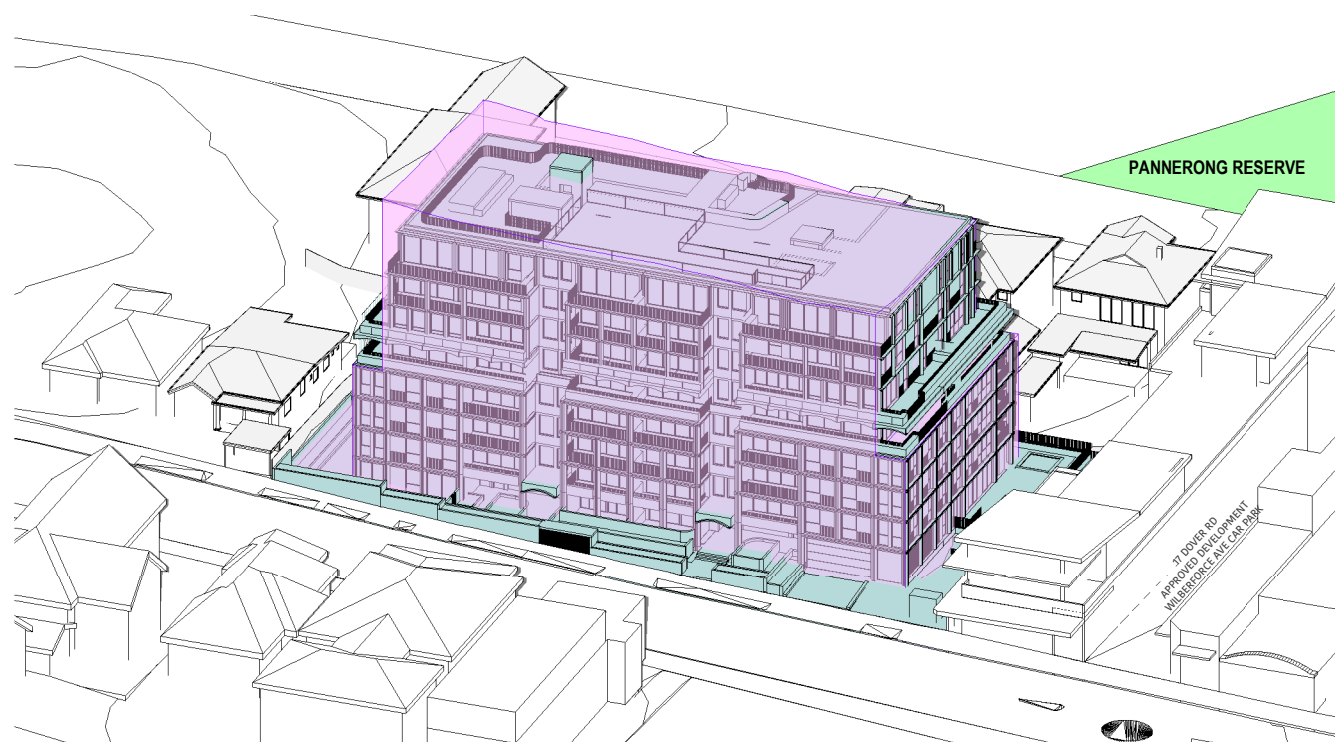
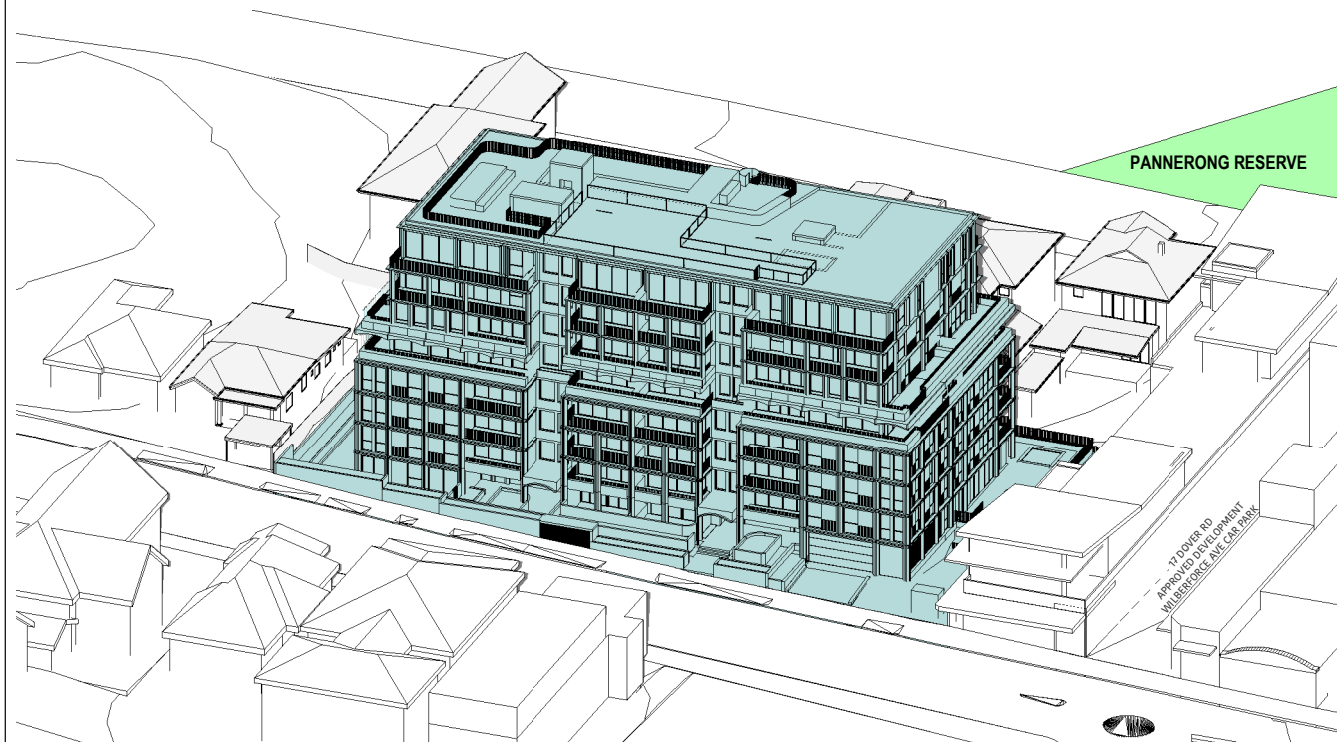
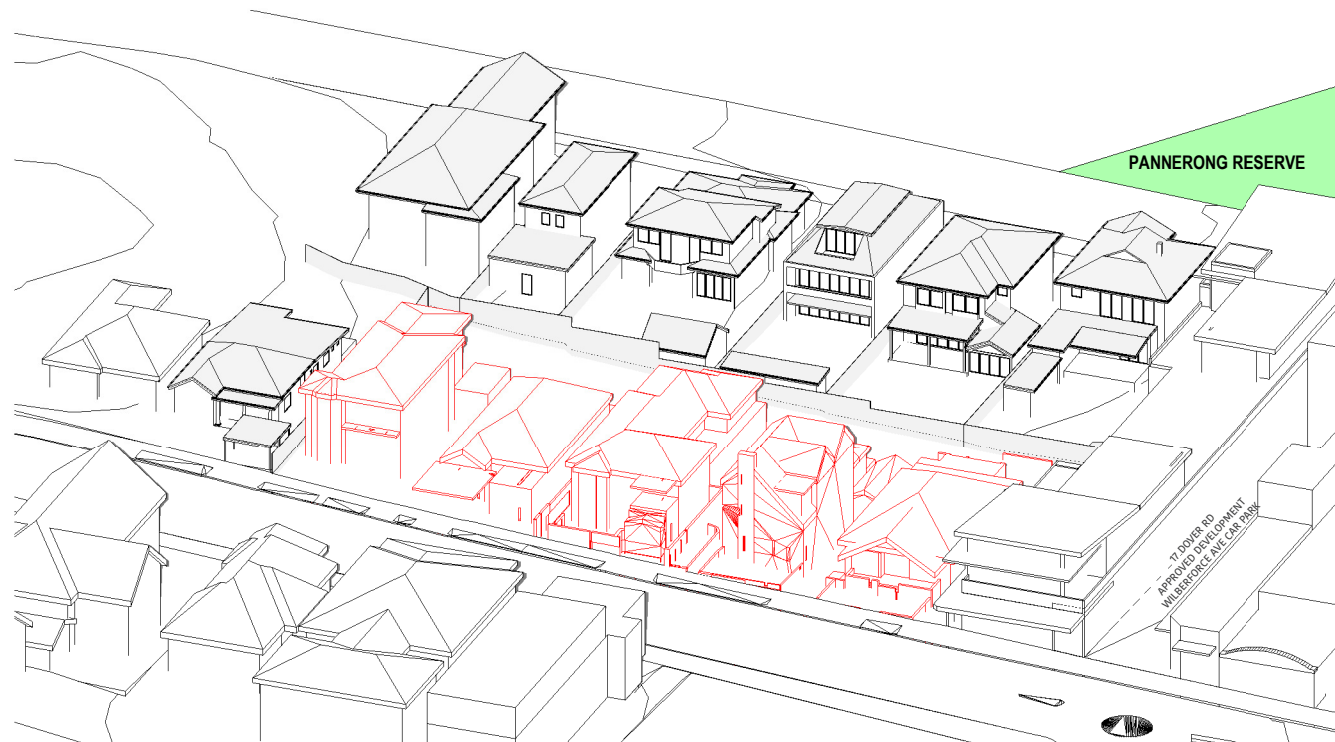
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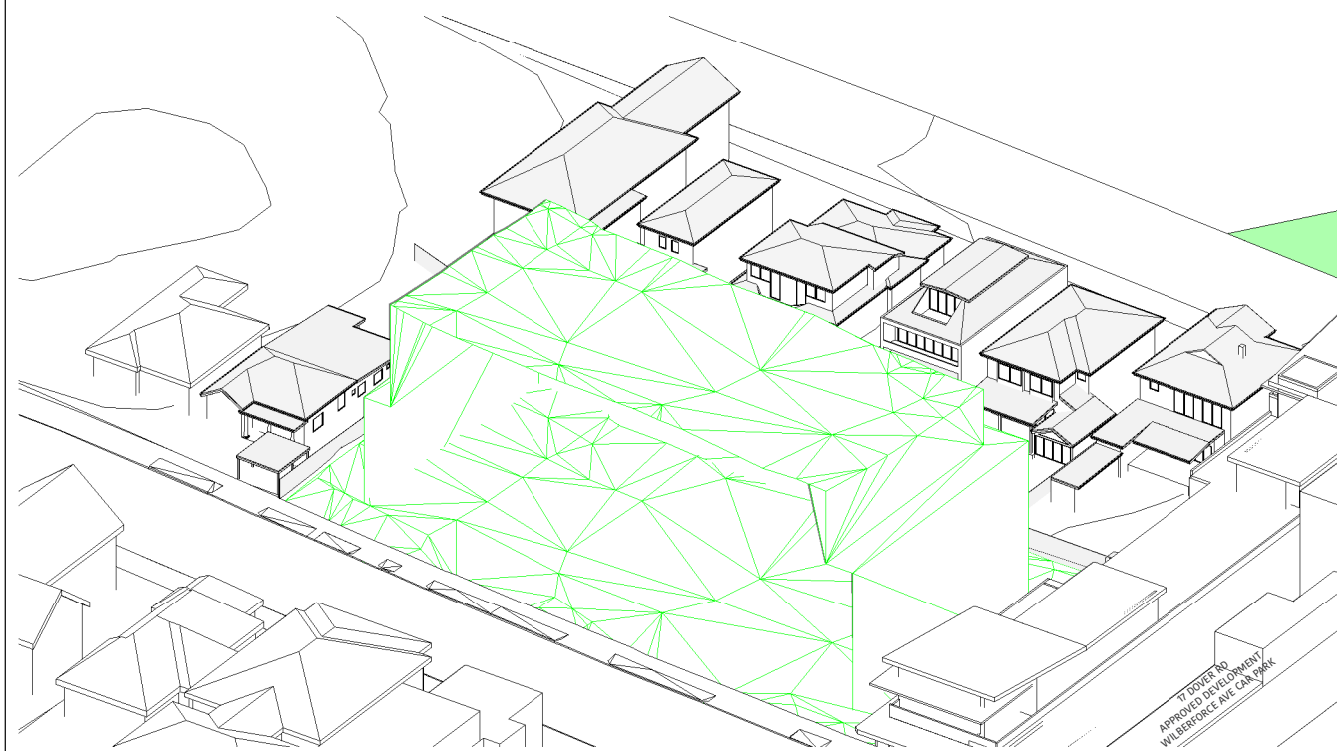
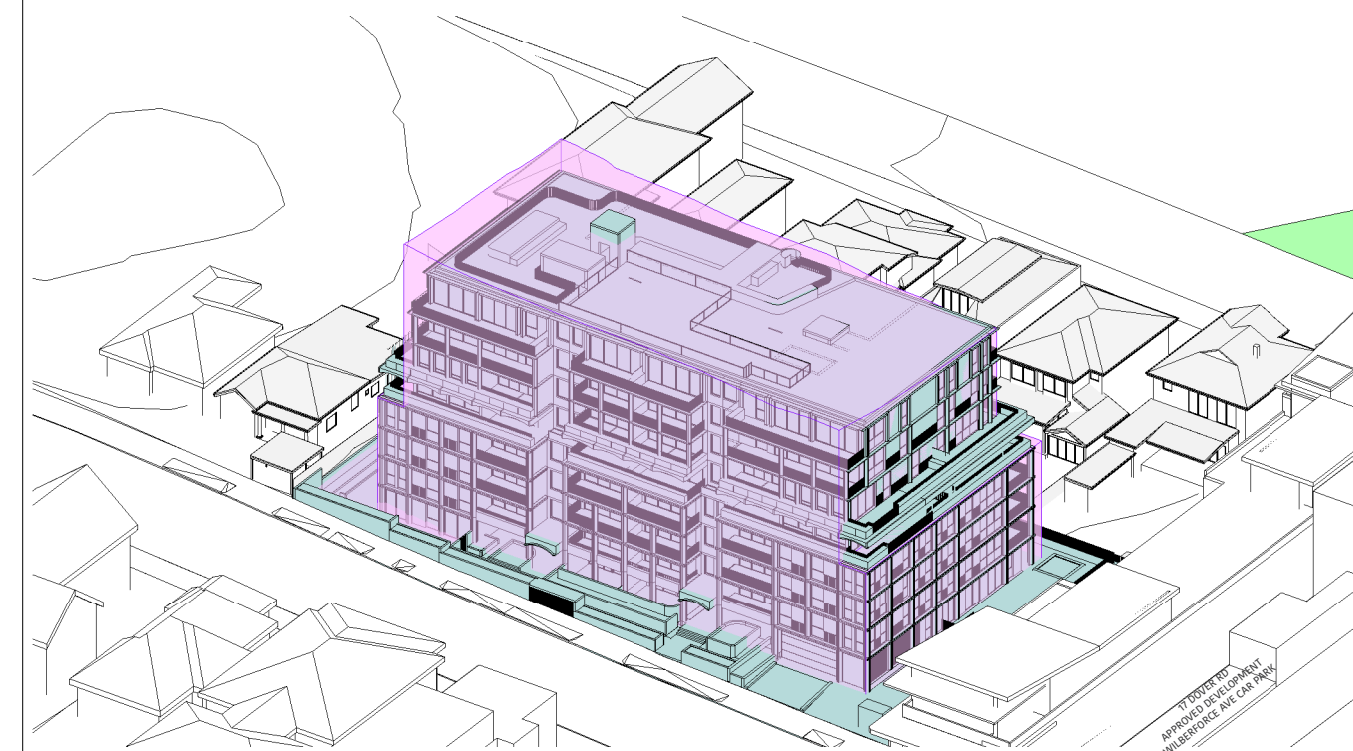
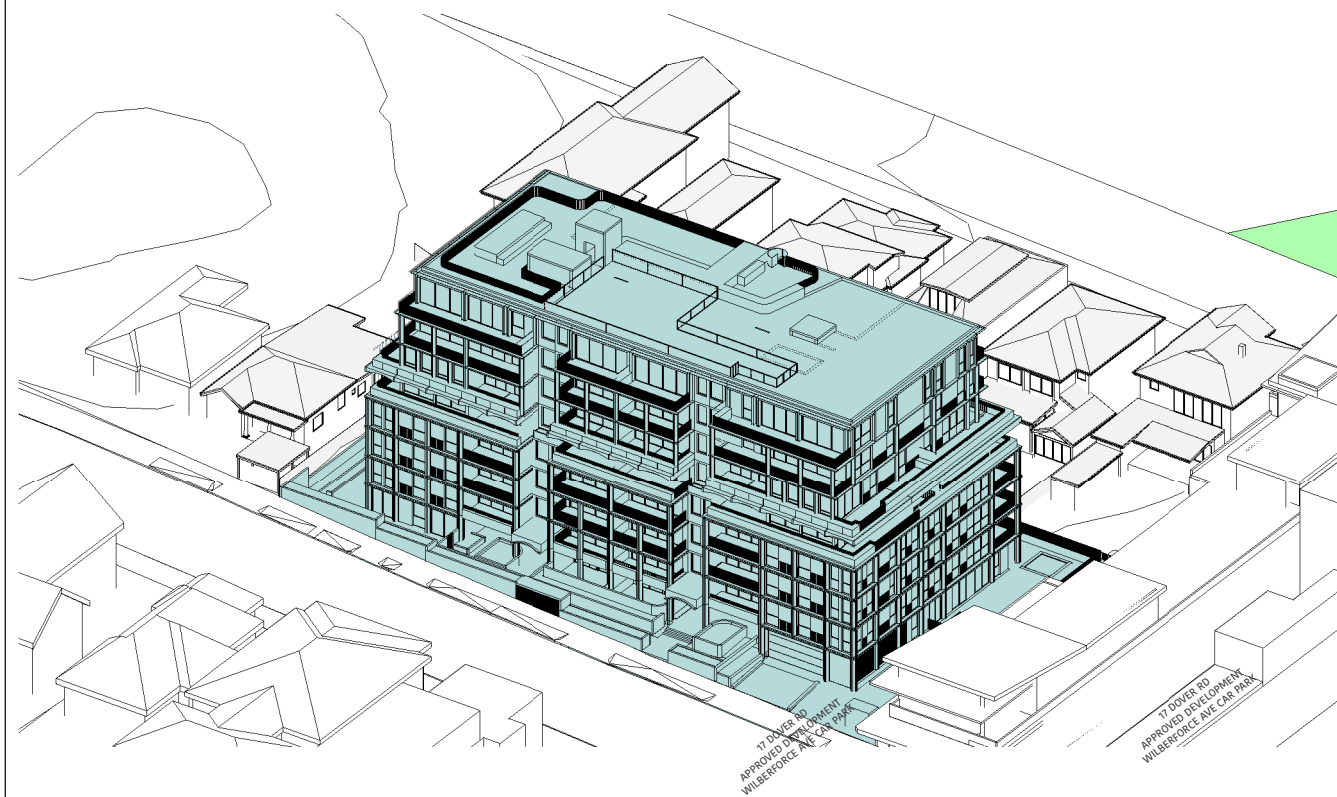
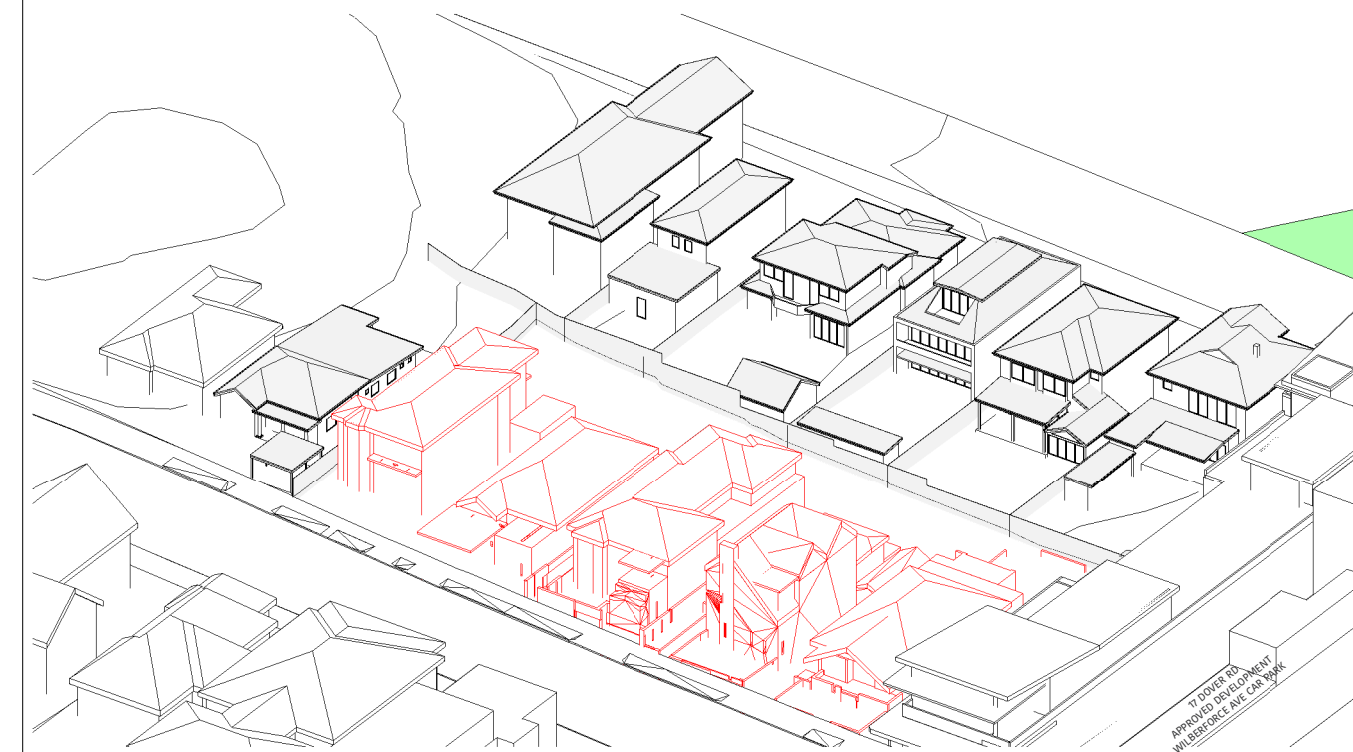
A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



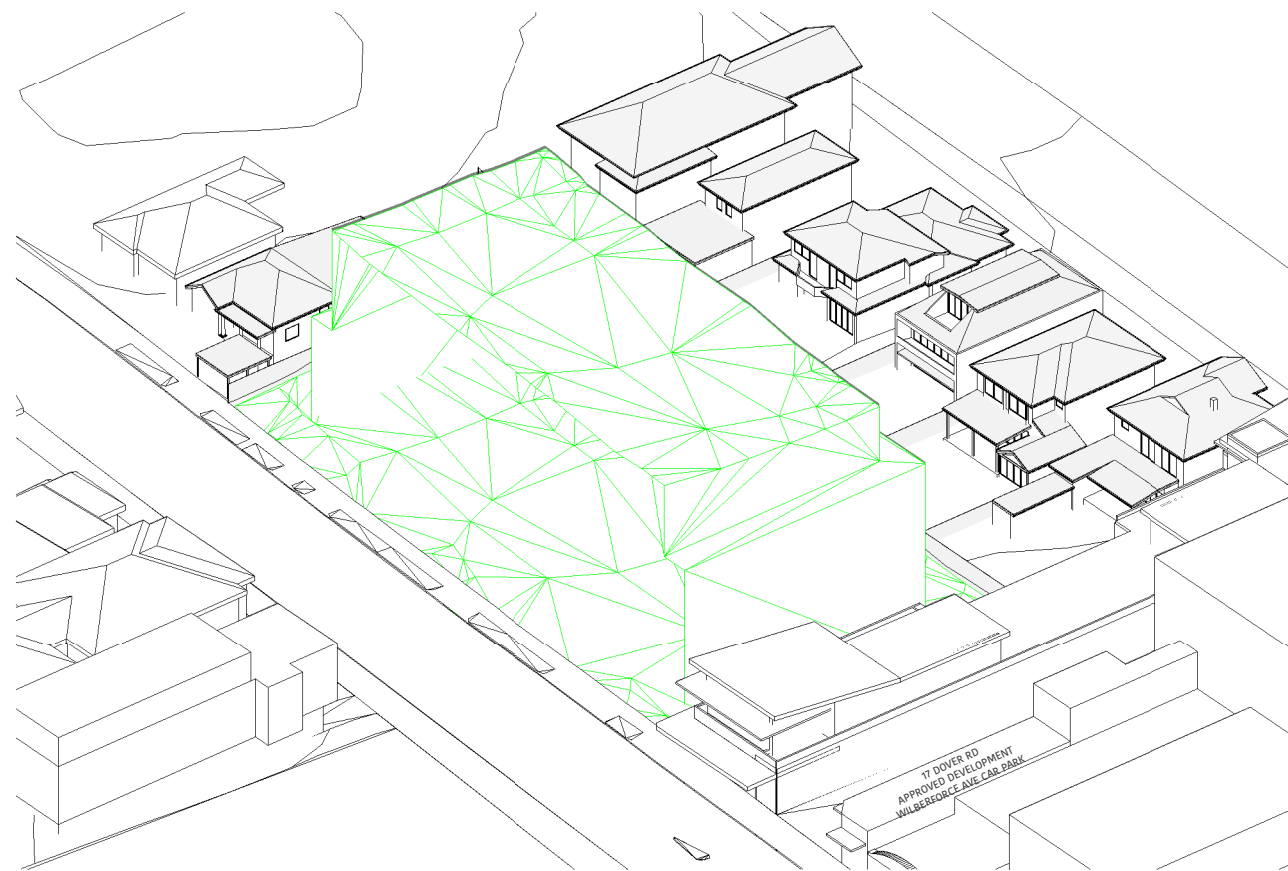
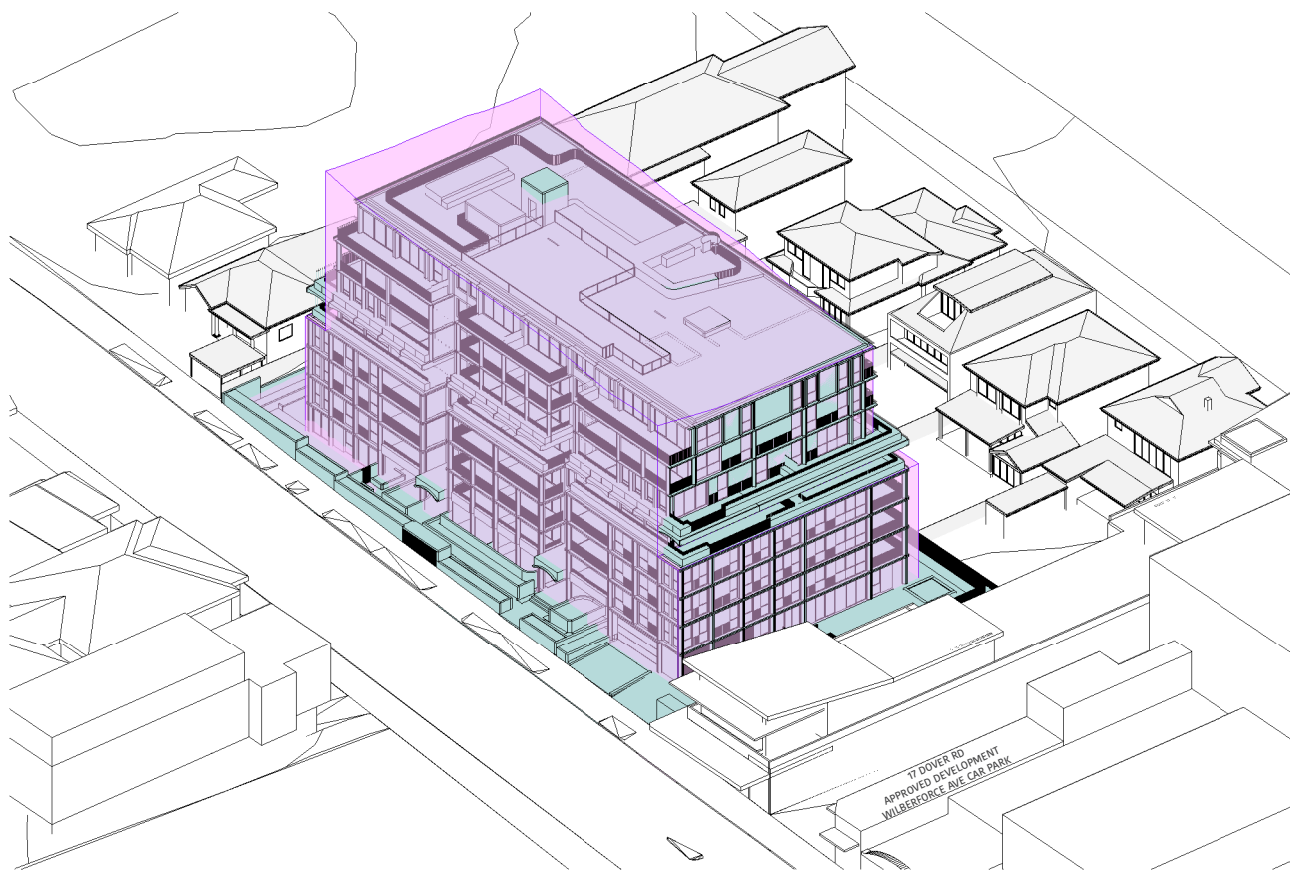
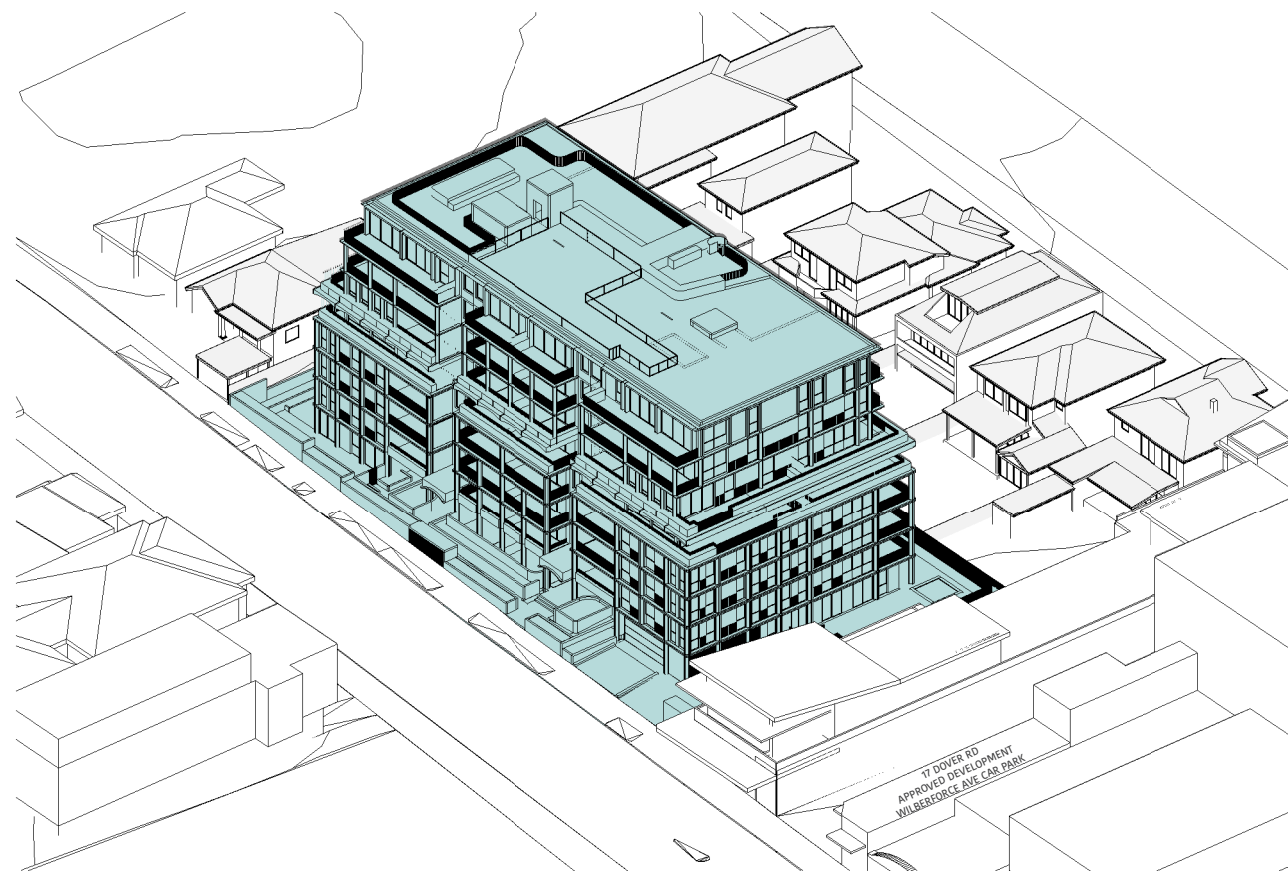
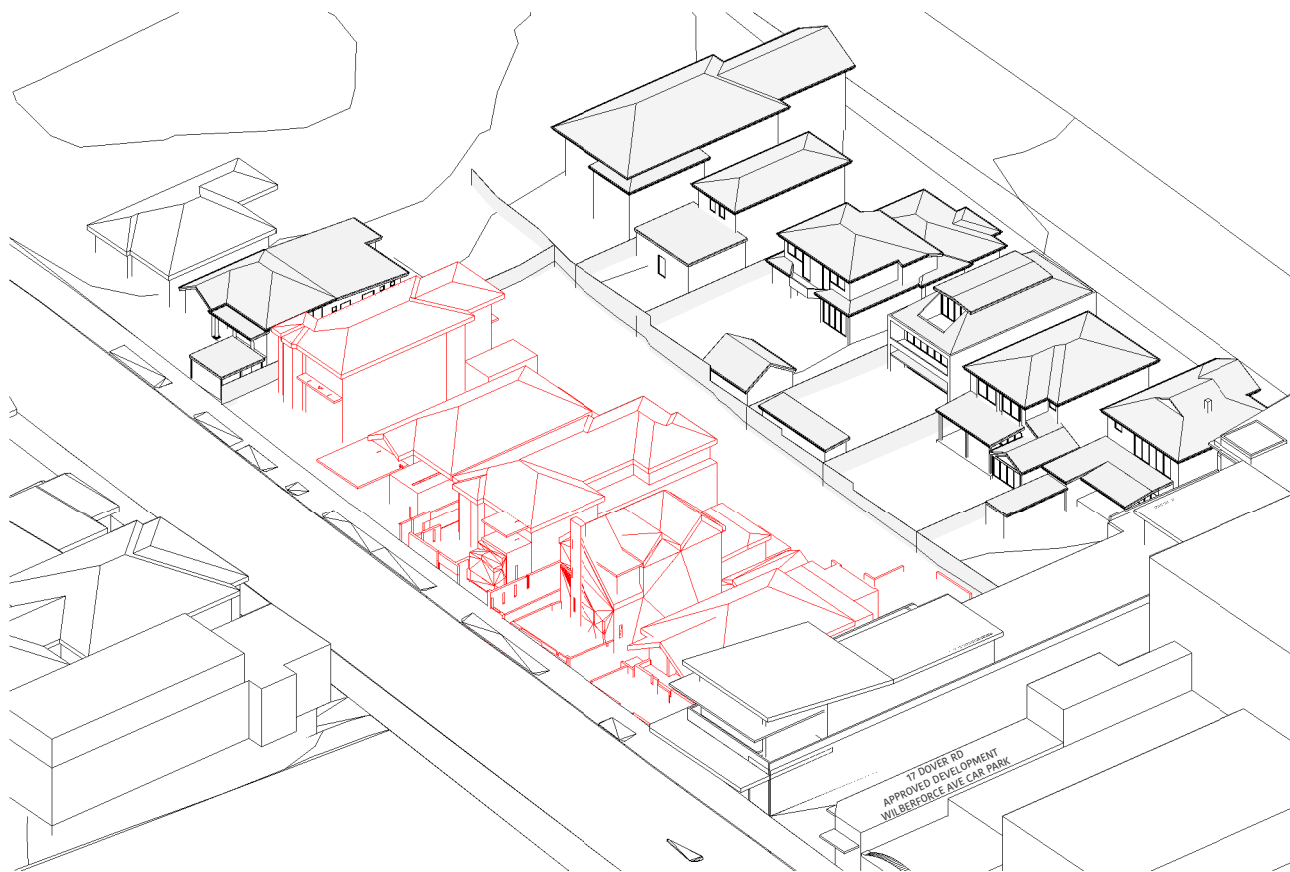
A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



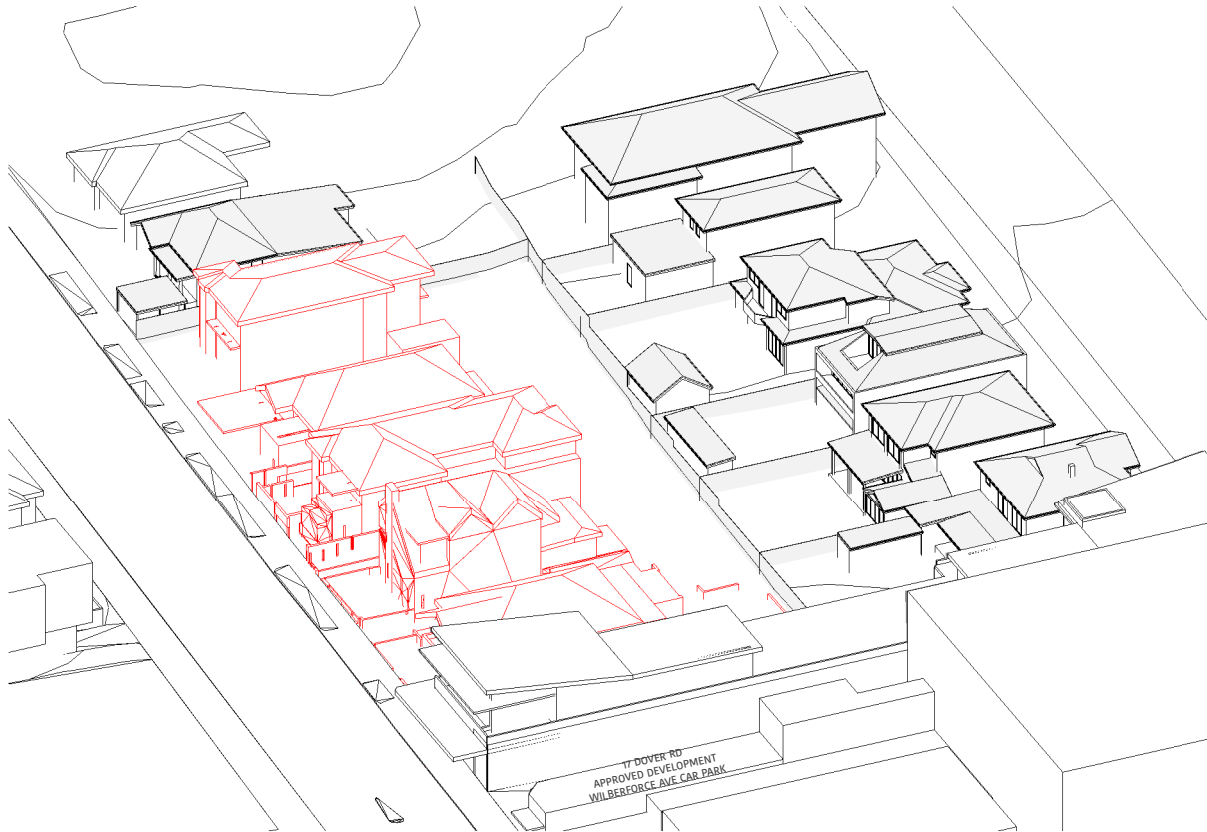
A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



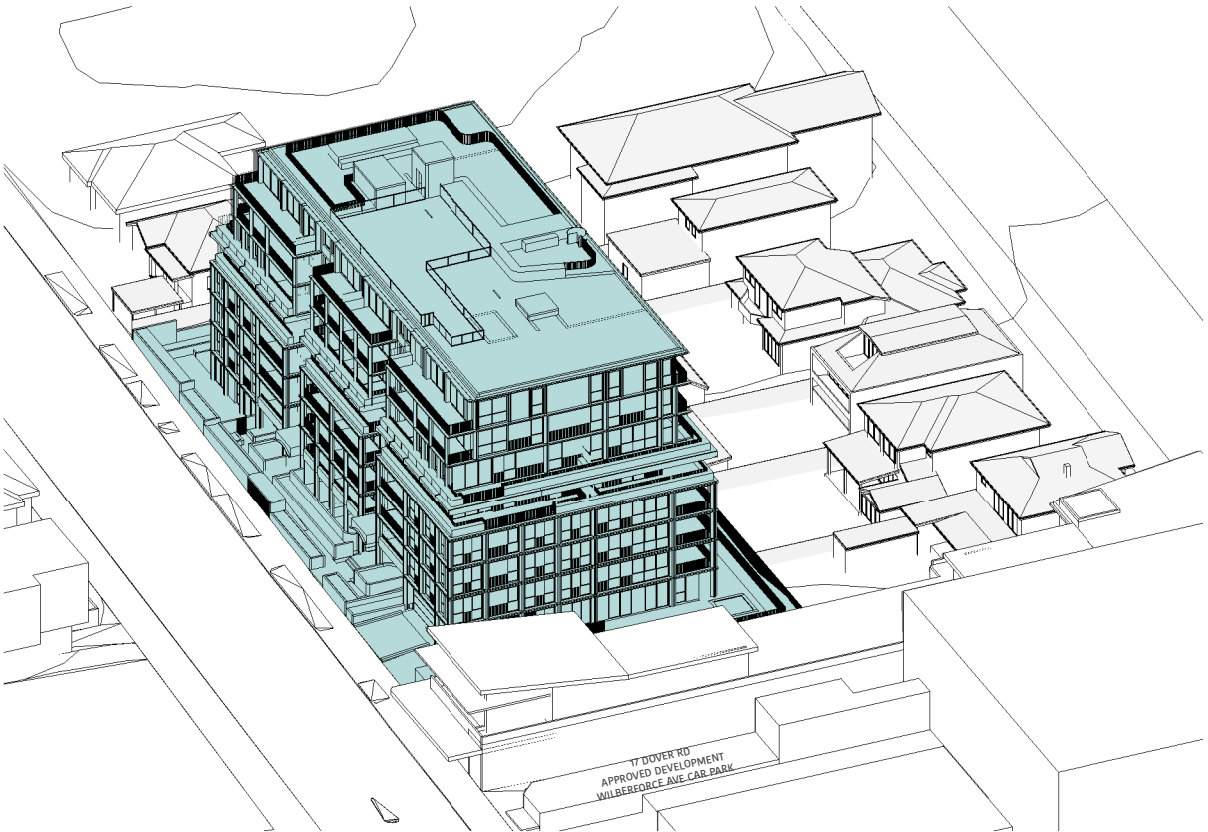
A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



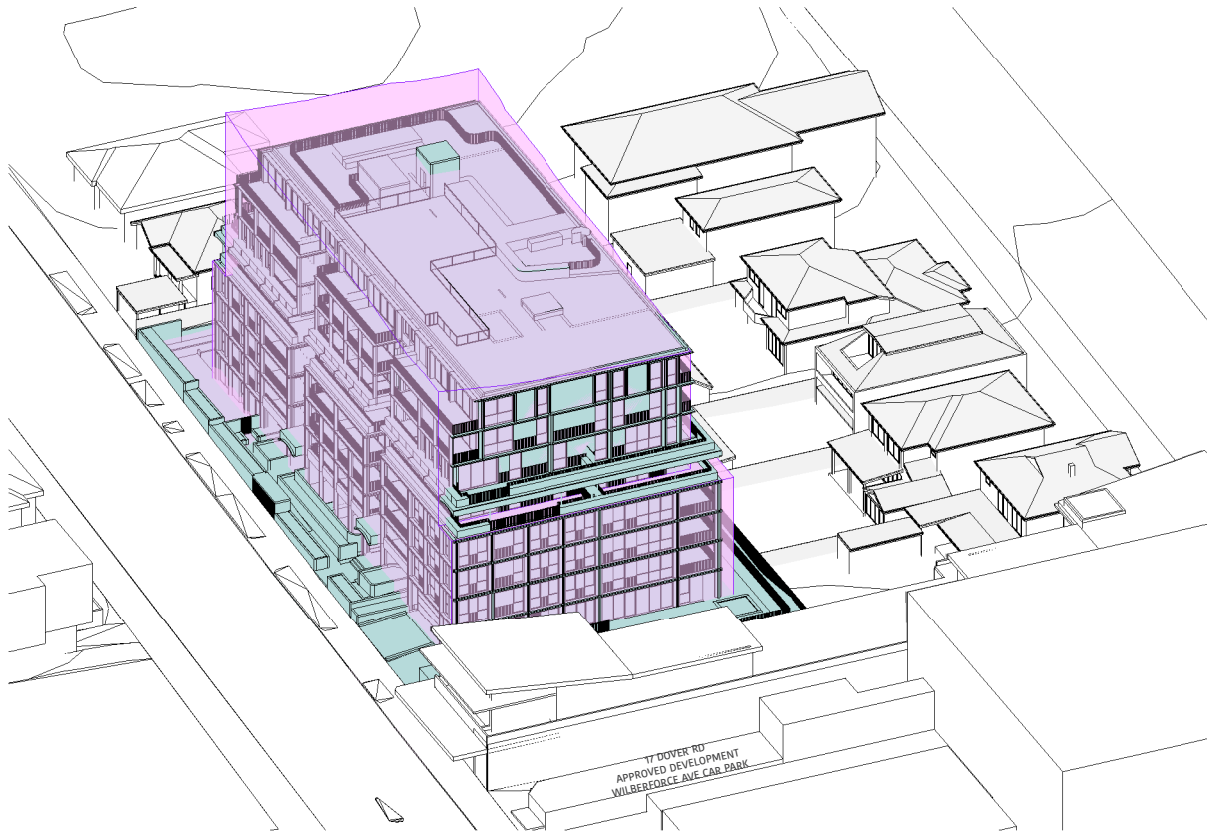
A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



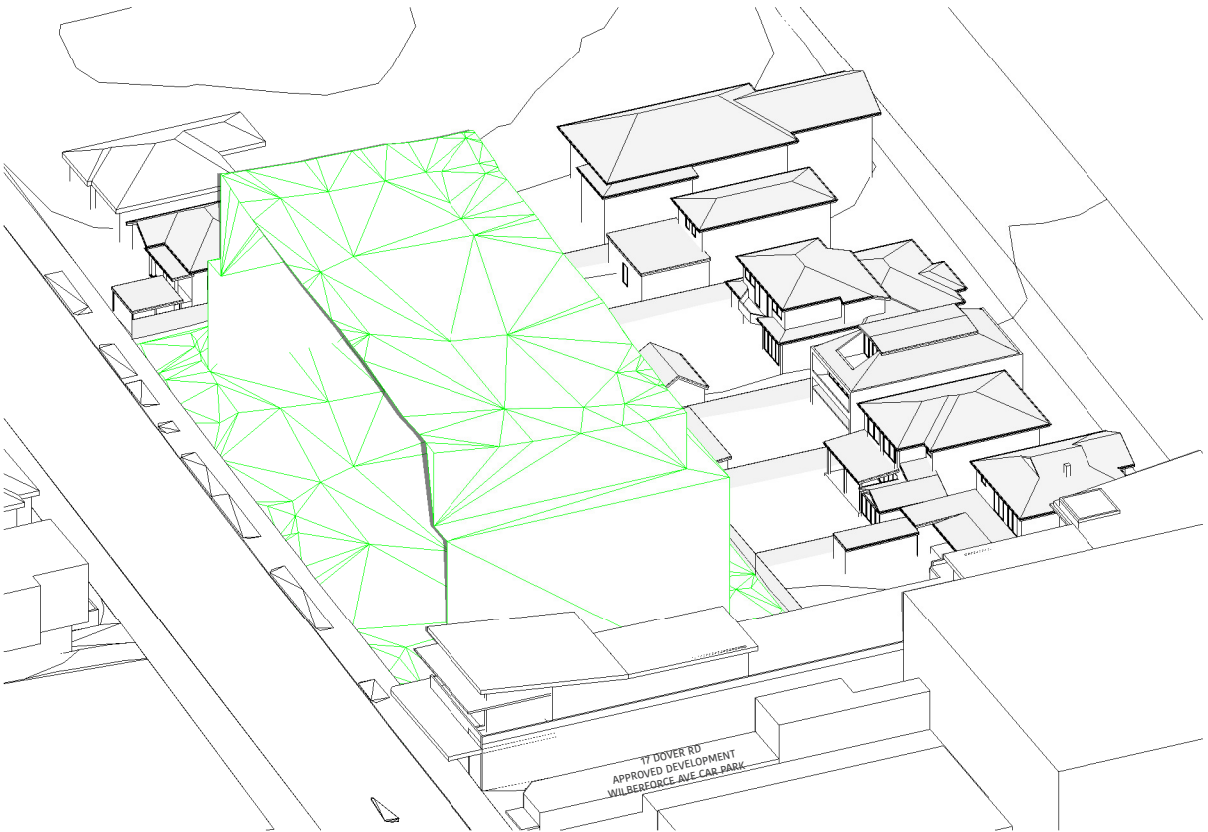
June 21st 1.00pm Existing



June 21st 1.00pm Proposed

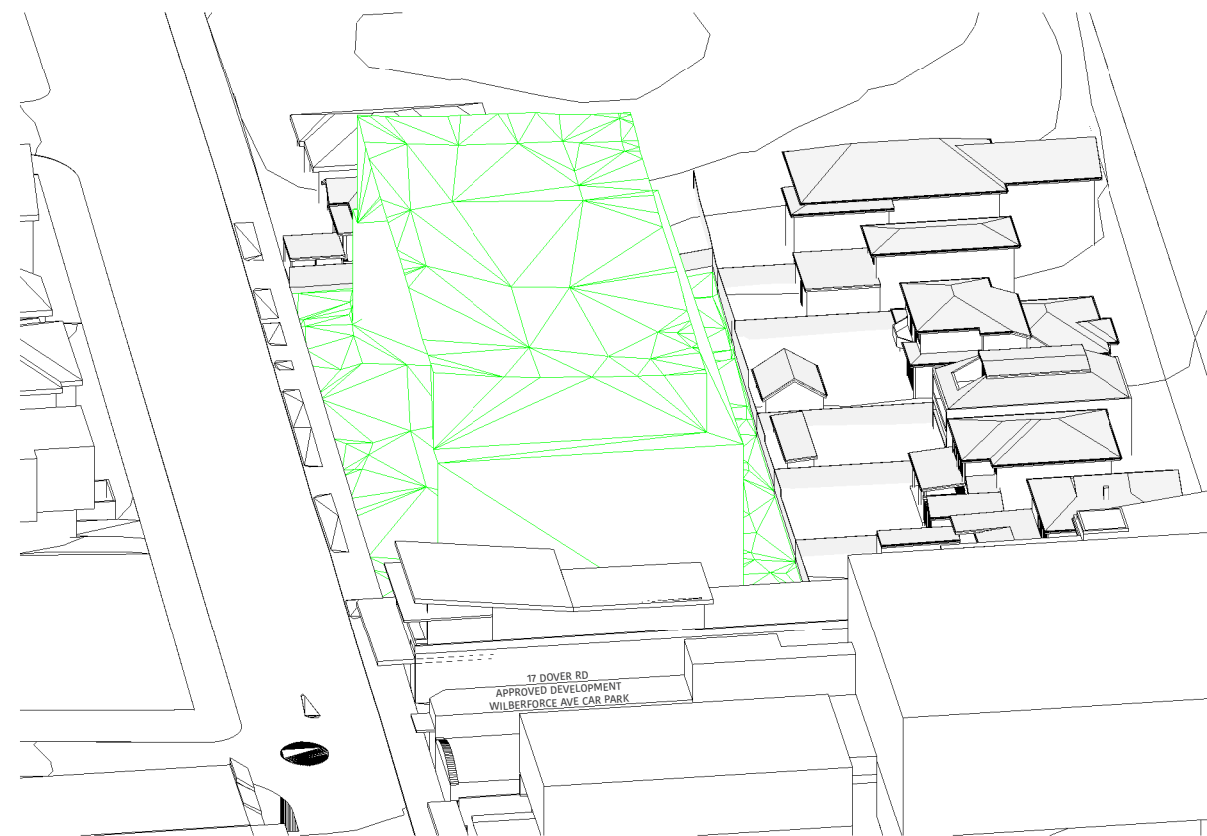
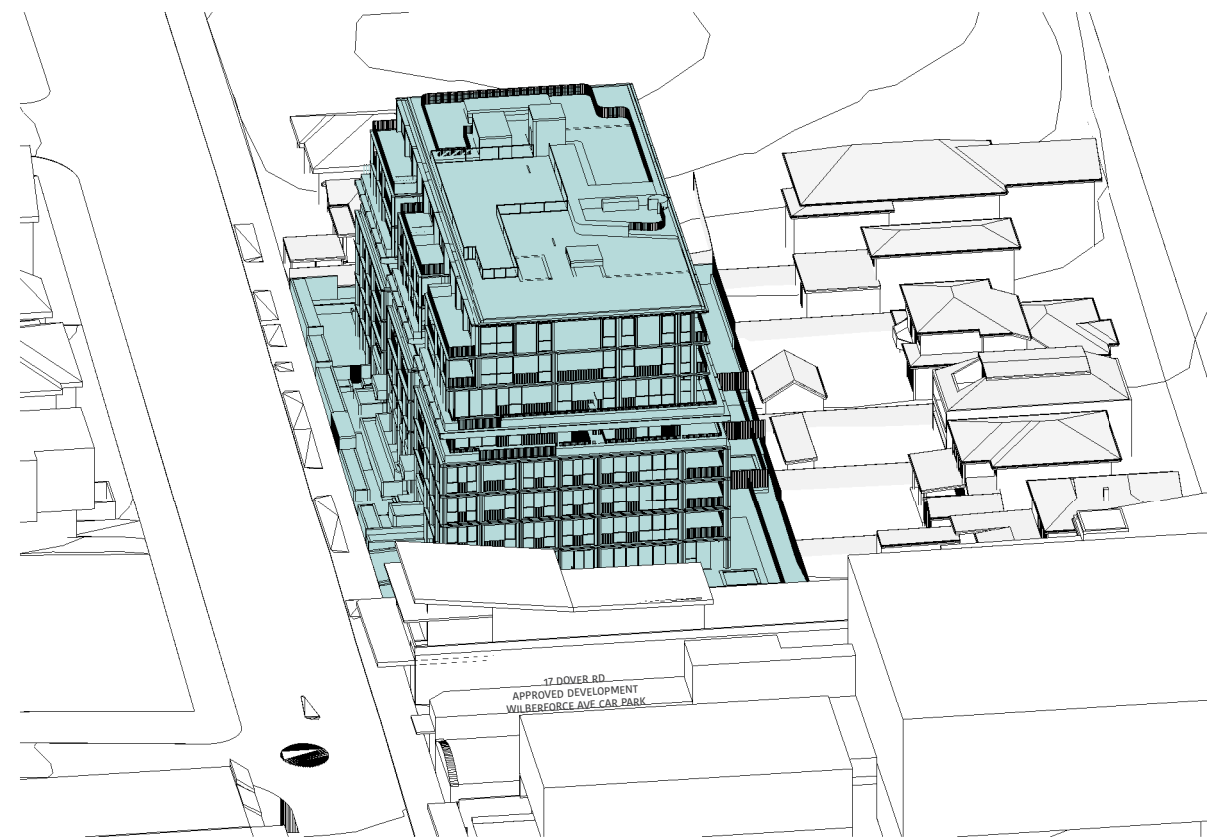
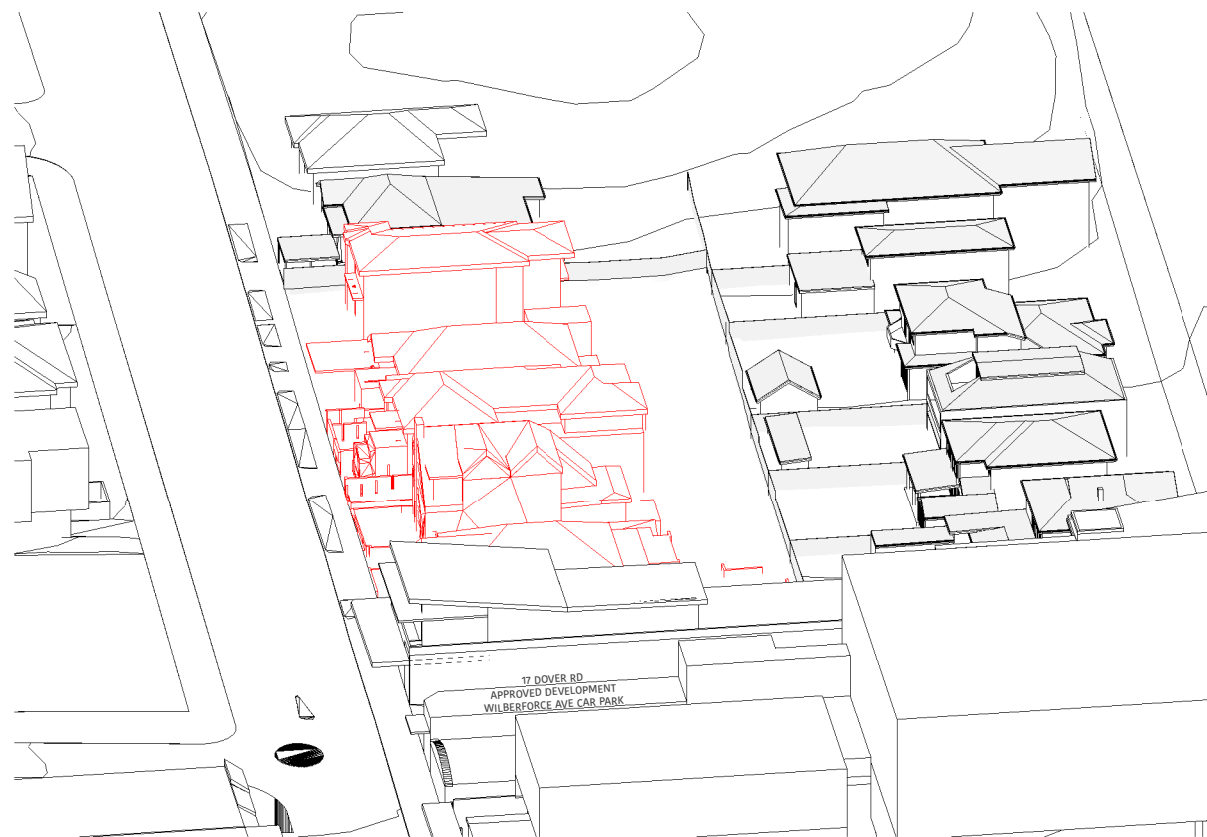


June 21st 1.00pm Proposed + Bonus 28.6m

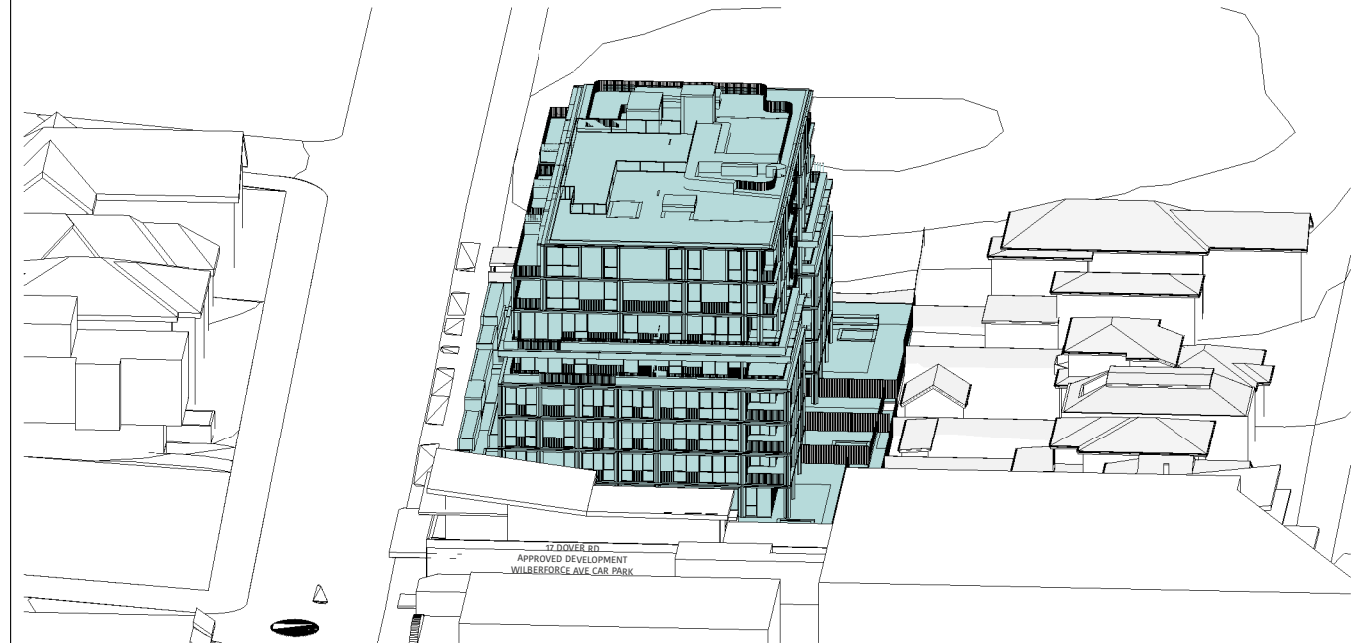


June 21st 1.00pm LMR Envelope (No Bonuses)

A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



A	DA SUBMISSION	15-10-25
Issue	Amendment	Date



