



ARCHITECT'S STATEMENT

588 -592 Princes Highway, Rockdale. Rev-C

DEVELOPMENT PROPOSAL:

“A Building Crafted For Rockdale.”

Anthony Vavayis + Associates Architects

Functional Necessity in the Form of Civic Delight

David Cullen
ARCHITECT N° 9278






ADG SECTIONS	DESIGN CRITERIA	RESPONSE																												
<p>ADG. 3F Visual privacy Objective 3F-1</p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p>	<p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved.</p> <p>Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table><tr><th>Building Height</th><th>Habitable Rooms + Balconies</th><th>Non Habitable Rooms</th></tr><tr><td>4 storeys</td><td>6m</td><td>3m</td></tr><tr><td>5-8 storeys</td><td>9m</td><td>4.5m</td></tr><tr><td>9+ storeys</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable Rooms + Balconies	Non Habitable Rooms	4 storeys	6m	3m	5-8 storeys	9m	4.5m	9+ storeys	12m	6m	<p>The design proposals resolve visual privacy separation as follows:</p> <table><tr><th>Northern Boundary</th><th>Eastern Boundary</th><th>Southern Boundary</th><th>Western Boundary</th></tr><tr><td><div>✓</div><div>Exceeds minimum requirements</div></td><td><div>✓</div><div>Exceeds minimum requirements</div></td><td>6m at 45’ (habitable rm windows incorporate privacy louvre)</td><td><div>✓</div><div>Exceeds minimum requirements</div></td></tr><tr><td><div>✓</div><div>Exceeds minimum requirements</div></td><td>No direct visual privacy issues at this level</td><td>6m at 45’ (habitable rm windows incorporate privacy louvre)</td><td><div>✓</div><div>Exceeds minimum requirements</div></td></tr><tr><td><div>✓</div><div>Exceeds minimum requirements</div></td><td>No direct visual privacy issues at this level</td><td>6m at 45’ (habitable rm windows incorporate privacy louvre)</td><td><div>✓</div><div>Exceeds minimum requirements</div></td></tr></table>	Northern Boundary	Eastern Boundary	Southern Boundary	Western Boundary	<div>✓</div> <div>Exceeds minimum requirements</div>	<div>✓</div> <div>Exceeds minimum requirements</div>	6m at 45’ (habitable rm windows incorporate privacy louvre)	<div>✓</div> <div>Exceeds minimum requirements</div>	<div>✓</div> <div>Exceeds minimum requirements</div>	No direct visual privacy issues at this level	6m at 45’ (habitable rm windows incorporate privacy louvre)	<div>✓</div> <div>Exceeds minimum requirements</div>	<div>✓</div> <div>Exceeds minimum requirements</div>	No direct visual privacy issues at this level	6m at 45’ (habitable rm windows incorporate privacy louvre)	<div>✓</div> <div>Exceeds minimum requirements</div>
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<p>ADG. 4A Solar and daylight access Objective 4A-1</p> <p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p>	<p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas</p>	<p>✓ 90.72% of all apartments receive a minimum of 2 hours of direct sunlight between 9 am and 3 pm at mid-winter June 21st.</p> <p>(90.72% is equal to 127 of the 140 apartment units.)</p>
	<p>2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter</p>	<p>Not applicable as project is located in the Sydney Metro Area</p>
	<p>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</p>	<p>✓ 9.28% of the apartments receive no direct sunlight between 9 am and 3 pm at mid-winter, however 8 of these apartments have a second balcony accessible from a corridor that receives a minimum of 2 hours of direct sunlight. The remaining 5 apartment still achieve a minimum of 2 hours direct sunlight to balcony spaces.</p>








ADG. 4B Natural ventilation Objective 4B-1 All habitable rooms are naturally ventilated	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	 Cross ventilation is achieved in 103 of the 140 apartment units. (73.5%)
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	 The 10 large cross-through apartments in the project measure 16.14m from glass line to glass line
ADG. 4C Ceiling heights Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Habitable rooms 2.7m Non-habitable 2.4m	 All habitable room ceilings are 2.7m high All non-habitable room ceilings are proposed as 2.4m high.



<p>ADG. 4D Apartment size and layout 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>1. Apartments are required to have the following minimum internal areas:</p> <p>Apartment type Minimum internal area</p> <table><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> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each.</p>	Studio	35m2	1 bedroom	50m2	2 bedroom	70m2	3 bedroom	90m2	<div>The minimum apartment areas are achieved.</div> <p>These minimums areas are exceeded in almost all apartments.</p>
Studio	35m2									
1 bedroom	50m2									
2 bedroom	70m2									
3 bedroom	90m2									



ADG. 4E Private open space and balconies Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1 bedroom apartments 8m2	 Several single bedroom apartment have balconies measuring 16m2
	2 bedroom apartments 10m2	 Double bedroom apartment balconies are generally 10m2 as required by the ADG's
	3+ bedroom apartments 12m2	 11 of the triple bedroom apartments have balconies measuring a total of 28m2 each.
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	/	 Primary open space and balconies have been located adjacent to the living room to extend the living space Balconies have been strategically predominantly face north, east or west and orientated with the longer side facing outwards.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	/	 Projecting balconies are integrated into the building Design. Balcony soffits are specified as timber panels. Refer to materials sheet DA2000. Operable sliding solar screens are incorporated as architectural devices to control sunlight and wind

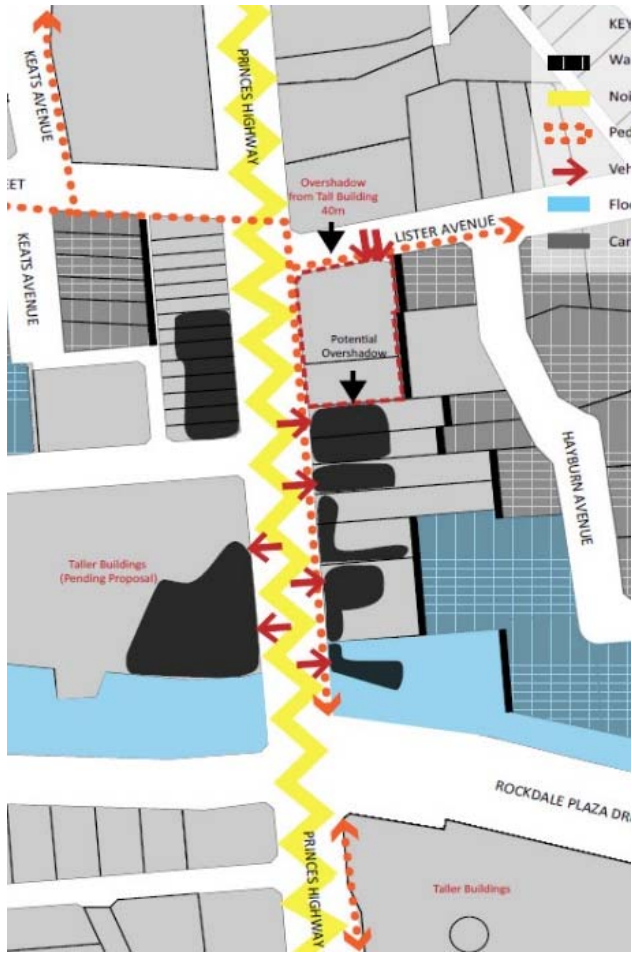


Objective 4E-4 Private open space and balcony design maximises safety	/	✓ Design and detailing of balconies avoids opportunities for climbing and falls.
ADG. 4F Common circulation and spaces Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	✓ The maximum number of apartments off a single core is 7 and this occurs on level 12 only. All other cores have a maximum of 6 apartments off a single core.
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	✓ The proposals include 4 lifts servicing the residential levels. In 'Tower A' the maximum number of apartments sharing single lift is 39. In 'Tower B' the maximum number of apartments sharing single lift is 31.



ADG. 4G STORAGE: Objective 4G-1 Adequate, well designed storage is provided in each apartment	1 bedroom apartments: 6m3	✓ Storage is accessible from either circulation or living areas. In apartments where 50% 6m3 does not fit into the unit, storage provision has been <u>over provided</u> equal to THE ENTIRE ADG requirement for 1 bedroom storage as designated cage lock up space adjacent to the apartments nominated car park..
	2 bedroom apartments: 8m3	✓ In apartments where 50% of 8m3 does not fit into the unit, storage provision has is provided at 6.75m3 as designated cage lock up space adjacent to the apartments nominated car parking spaces.
	3 bedroom apartments: 10m3	✓ In apartments where 50% of 10m3 does not fit into the unit, storage provision has is provided at 6.75m3 as designated cage lock up space adjacent to each of the apartments 2 nominated car parking spaces. Total basement caged storage: 13.5m2



Design Quality Principles	Design Quality Response	Images
<p><u>Principle 1: Context and Neighbourhood Character</u></p> <p><i>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.</i></p> <p><i>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, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The planned future character of a vibrant high rise townscape combining active street frontages and apartment living that takes advantage of its close proximity to public transport nodes (Rockdale, Banksia and Kogarah train stations.) Local future character includes developments that provide high quality apartment lifestyles and introduce options for sustainable reduced car use by developing closer to existing and planned public transport infrastructure.</p> <p>Princes Highway corridor strategy identifies growth as a residential precinct and revitalisation of the corridor along the Highway for social economic/employment/job creation uses.</p>	



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, proportions, building type, 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.

Functional necessity in the form of Civic delight.

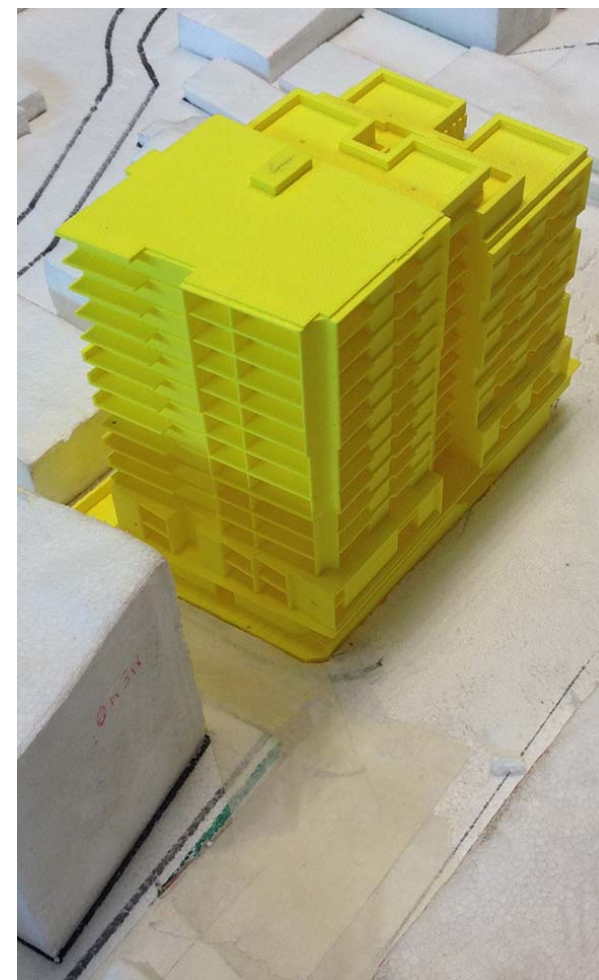
The building massing and facades are each articulated into **3 elements** to create projection and recesses. By raising the building height at the Lister Avenue/Princes Highway junction, the corner is enhanced as a significant urban marker with character and scale.

Following project specific urban design input the building height responds to an enhanced skyline profile showing a more desirable 'Arc Skyline.' (See diagrams right.)

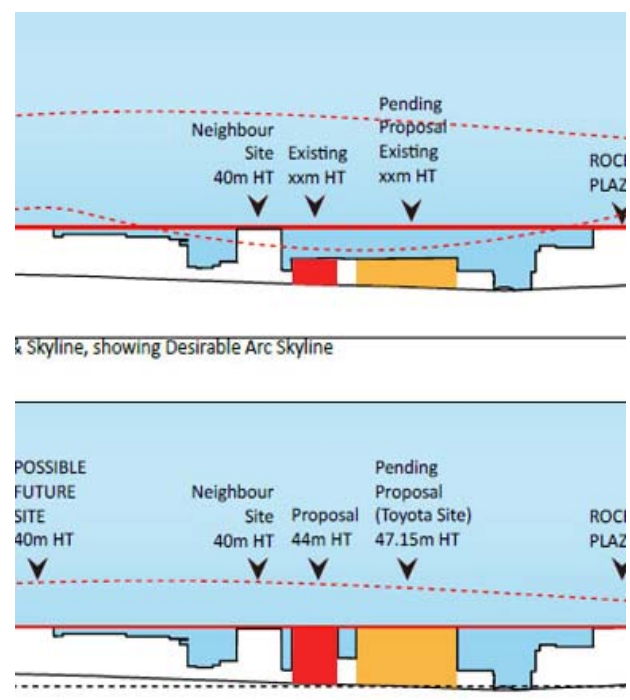
The proposal forms of identifiable street character, with references to the past, but with emphasis on modern design-based responses that supports its optimal site development.

The architecture responds to this developing Civic scale with adjacent higher density residential towers with podium and tower definition. Civic presence has been further developed at street level to flesh out the urbanity of the proposals by the introduction of an external retail 'Arcade.' This was always part of early design response to ensure activation of the ground level retail along the sloping street levels.

This development proposal adds interesting pedestrian environment and human scale at ground





	<p>floor levels through careful building articulation and fenestration. Frequent openings in building façades, verandas, balconies, awnings and other features provide weather protection.</p> <p>Due to the developments location in an important pedestrian area, the form will be set back at higher levels above the street wall to provide views to the sky to ensure the creation of a comfortable pedestrian environment. On the narrower Side street the street setback above the street wall is relatively shallow to create intimate spaces through a greater sense of enclosure.</p> <p>Non-residential land uses at ground floor level that generate high levels of pedestrian activity such as shops, and cafés have been incorporated into the proposals to support Urban Design social economic activation.</p> <p>At ground level, development will continue to provide visual interest after hours by being well lit and having no external shutters.</p> <p>Facades incorporate 'Kinetic' balcony sun screens. These add articulation and arrangement to the north, east and Western facades. Adjustable louvres within the sliding screens adds additional dimension, tone and light texture. Further enhanced by the absorbance/reflection quality of the power coated</p>	 <p>Neighbour Site 40m HT Existing xxm HT Pending Proposal Existing xxm HT ROCL PLAZ</p> <p>Skylines, showing Desirable Arc Skyline</p> <p>POSSIBLE FUTURE SITE 40m HT Neighbour Site 40m HT Proposal 44m HT Pending Proposal (Toyota Site) 47.15m HT ROCL PLAZ</p>
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'metallic bronze' finish. The facades are all about displaying active occupied dwellings.

The roof top profile is interrupted and asymmetrical by using plateaux roof terraces as an architectural device. Planter boxes are proposed as parapets to further enhance these amenity spaces.

The loading dock is located on the south-eastern corner of the ground floor level has been designed to enable delivery and waste collection vehicles, up to 8.8 metres in length, to reverse into the building and to then exit it in a forward direction via Lister Avenue.

The waste storage rooms for the retail tenancies and the accommodation will be situated Off the loading dock respectively. The waste rooms have been sized and located with reference to quantities advised in the waste management plan.

The transformer and switch room are incorporated into the building form and will be situated off Lister Avenue.

The hydrant sprinkler and fire booster will be discreetly located on the Princes Highway frontage for convenience and ease of access.

The location and size of the service infrastructure, including the fire infrastructure, have been





informed with input from specialist consulting engineers.

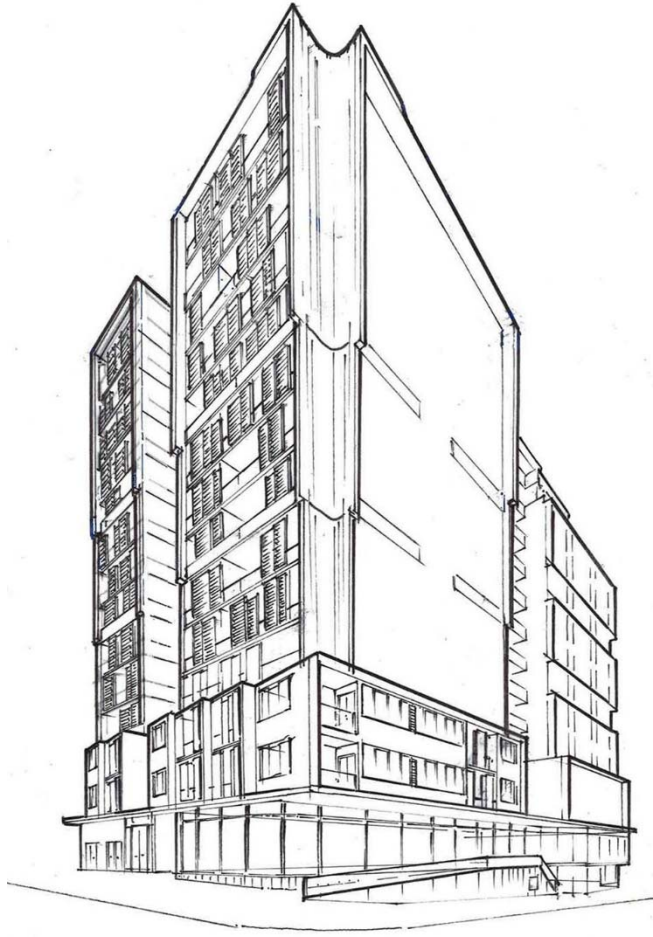
The architectural form of the proposal has been designed to prevent the massing of blank façades and to provide identifiable ground, middle and top levels to the building.

The ground level active frontage of the site to Princes Highway and Lister Avenue grounds the building and establishes a base, while the residential levels above present a clearly defined middle section of the building.

The landscaped roof top terraces then tops off and completes the building.





<p><u>Principle 3: Density</u> <i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i> <i>Appropriate densities are consistent with the area's existing or projected population.</i> <i>Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>The surrounding development context for future character (Growth in jobs, infrastructure and enhanced community amenity areas) support the sustainable high density for this site.</p>	
<p><u>Principle 4: Sustainability</u> <i>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>The corner feature is made of green ceramic tile Titanium Dioxide coated ceramic tile. Strategically located on the north facing façade as the tile activates when it is exposed to direct sunlight: The tile decomposes toxic Nitrogen Oxide particles in the immediate atmosphere (harmful toxics found in car emissions.) The building is clad in approximately 135m2 of the Titanium Dioxide coated ceramic tile cladding. This means the buildings corner feature not only acts as an urban marker but purifies nitrogen dioxide at a rate equal to 894m2 of forest/24hours.)</p> <p><u>Reduced impact on site Stormwater</u></p>	



- The proposed development will not increase the amount of runoff generated by the development which it is set to replace
- The existing stormwater infrastructure surrounding the subject land is unlikely to experience increased post-development flows
- On-site detention reduces peak flows before entering the existing stormwater infrastructure surrounding the subject land
- It will not be necessary to treat any of the runoff generated by the proposed development.

Internal air quality:


Cross ventilation is achieved in 103 of the 140 apartment units. (73.5%)

Solar access of 2hours sunlight into apartment amenity spaces (Balconies) is achieved in 127 of the 140 apartment units. (90.72%)


The proposed energy efficiency measures are confirmed as satisfactory by a project specific BASIX report.





<p><u>Principle 5: Landscape</u></p> <p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.</i></p>	<p>“A Building with Civic Fauna.”</p> <p>New trees, Grasses, Shrubs, Ground Cover and Architectural Paving are proposed along the Princes Highway and Lister Avenue street frontages to bring more nature and amenity to street level.</p> <p>Wind engineering has also confirmed that these proposed trees help reduce ‘Wind Tunnel’ effects adjacent to the highway.</p> <p>The landscaping adds positive natural features which contribute to the local context, co-ordinating water and soil management and provide a tree canopy to the external break out amenity spaces in front of ground level retail.</p> <p>Deep soil zones are incorporated and landscaped for enhanced amenity and Civic Delight.</p> <p>Roof top gardens add non-traditional external landscape at high level.</p> <p>The developments eastern apartments and adjacent eastern neighbours look down over external landscaped areas strategically located to obscure the industrial nature of the loading bay below.</p>	
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	<p>Indicative Planting Schedule (includes both species endemic to the region and some exotics)</p> <ul style="list-style-type: none"> • Sydney Red Gum • Lilly Pilly (Pictured) • Black Sheoak • Box Elder • Japanese Maple • Old Man Banksia • Tuckeroo • Blue Berry Ash • Crepe Myrtle • Tuscarora • Bay Laurel • White Cedar • Dwarf Magnolia • Snow in Summer • Tibouchina • Yellow Kangaroo Paw • Cast Iron Plant • Flax leaf Wattle • Sydney Golden Wattle (Pictured) • White Correa • Narrow Leaf Bottlebrush • Little Rev • Fountain Grass 	
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Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, 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.

The quality of the development and the public realm can be greatly improved by valuable Amenity space. At all design stages we have sought out possibilities to add additional amenity to the project. Both at low and high levels and all in-between.

Opportunities for natural light and outlook from Internal lobbies have been incorporated:

- 'Tower B' has natural light and outlook from all levels.
- 'Tower A' has natural light and outlook from level 11, 12 and 13.

All apartments include outdoor large terraces and/or balconies that meet or exceed SEPP 65 Apartment Design Guide minimum sizes.

Several apartment have double balconies that provide dual aspects and additional cross venting. The roof terraces provide 3 distinct levels of communal open space. In addition to the oversized roof top amenity areas, oversized terraces are provided to 4 apartments on level 1. (Apartments: A1.01, B1.06, B1.01, B1.02) with the intention of both adding amenity for residents and adding visual amenity to occupants viewing from the adjacent development.





Principle 7: Safety

Good design optimises 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 maximise passive surveillance of public and communal areas 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.

Access into the building will be secured by an intercom system, whilst direct internal access is also available to residents via lifts and stairs from the secured basement car parks.



Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond 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, providing opportunities for social interaction amongst residents.

The mix has been chosen to respond to diversity, affordability and access to housing choice.

18 of the 140 apartments are designed as accessible. (12.8%)

Apartment Mix:	1 Bed	2 Bed	3 Bed	Total
SEPP 65 Apartment Mix	10% to 30%	50% to 75%	10% to 20%	100%
Project Apartment Mix	36%	52%	11%	100%



Principle 9: Aesthetics

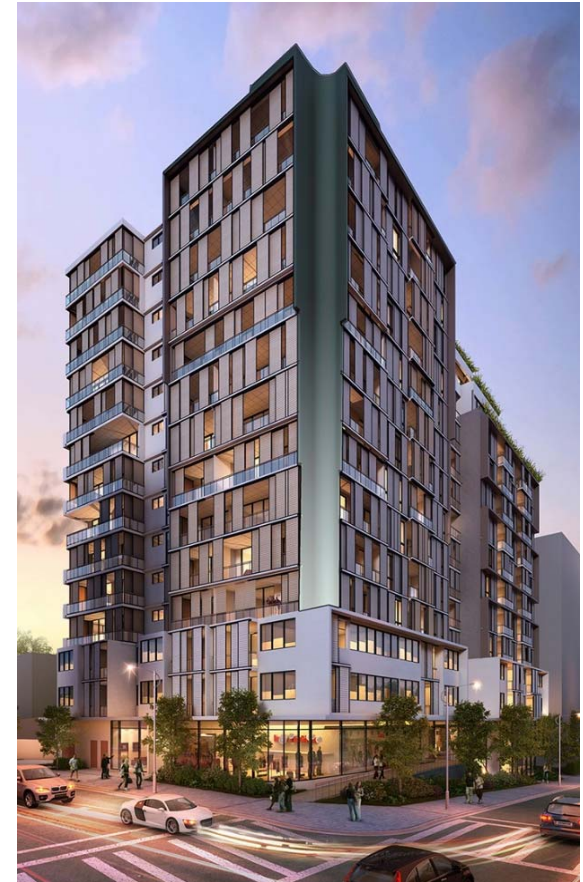
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

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

The design incorporates a high quality façade treatment, consistently integrating all four elevations of the building recognising:

- The prominence and importance of Princes Highway's future character incorporating a strong sense of depth through a mix of balcony reveals kinetic full height balcony sun screens. The objective of these features are to create a unique character whilst being a good neighbour by reference the developing character of the Highway locality.
- The long distant views of the north, east and west elevations as a backdrop to adjacent Princes Highway buildings,
- The contextual setting of the adjacent properties with subtle design references and recognition of the features and contribution to the streetscape.

The importance of façade expression and investigation of three dimensional and integrated articulation of form and expression has been considered at all stages of design development.





Care has been taken in crafting a distinctive urban marker that is in keeping with the intentions of the Council DCP.

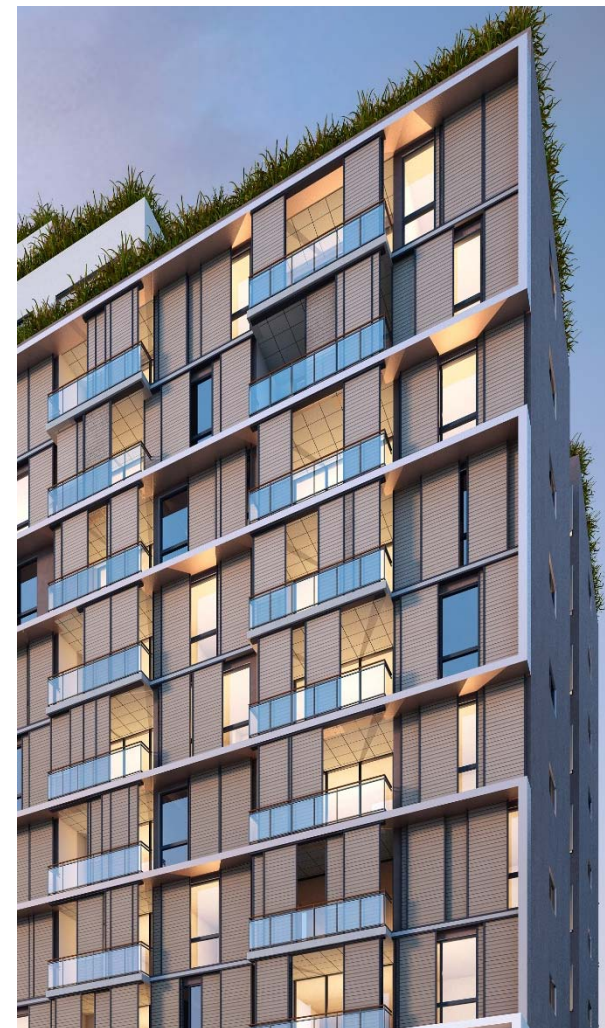
Articulation of horizontal banding (Base, podium and tower) and enhanced with materiality texture and variety in material reflectance/absorbance.

Balcony soffits are articulated with natural materials that add aesthetic 'warmth' to residents experience and warmer building tone when illuminated and viewed from street level.


Roof top "Edge Hedges" add interest and nature to what is traditionally a blank high level building contour.

The movable solar screens create **Kinetic movement**, light and articulate occupant's **personalisation through adjustment**. The resulting fenestration pattern and depth provides a high level of articulation across the façades.

Set Backs: **Princes Highway** - Lower Ground/Ground /First/Second, the building line is set-back 3.00metres from boundary line. Additional setbacks are provided to allow the inclusion of external break out /circulation space. Ground and lower ground levels include full height glazed windows to form a continuous primary





	<p>façade. Upper levels are set back by 4.20metres from the boundary</p> <p><u>Set Backs:</u> Lister Avenue - Lower Ground/Ground /First/Second, the building line is set-back 2.00metres from boundary line. Upper levels are set back by 3.20metres from the boundary</p> <p>A plateaued series of landscaped accessible roof terraces provide an elegant cap to the building.</p> <p>The materials and colours have been selected to respond to the context and prominence of the Rockdale location and are illustrated on Drawing DA2000 which include:</p> <ul style="list-style-type: none"> • Bronze power coated balcony louvres • Acid etched 'warm grey' precast concrete • Natural Timbers • Trowel smooth white render • Wooden tiles • Bluestone tiles • Green ceramic tiles (Corner feature and toxic absorbing material. • 'Warm Grey' powder coated aluminium cladding • Charcoal powder coated aluminium window frames 	
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Together with **Moweno Pty Ltd**, we want to make a positive contribution to the built form of Rockdale and more specifically the subject site - with something contemporary and something of a unique character.

“A new neighbour for improved urban outcomes.”

An architecture that stands with a distinctively strong graphic shape within its developing context creating a unique landmark identity.

