

**Development Application for
Co-Living Housing 465-469 Princess
Highway and 5-7 Geeves Avenue,
Rockdale**

Design Excellence Review

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Abbreviations

ADG	NSW Apartment Design Guide
Council	Bayside Council
DCP	Bayside Development Control Plan 2011
EP&A Act	Environmental Planning and Assessment Act 1979
Housing SEPP	State Environmental Planning Policy (Housing) 2021
LEP	Bayside Local Environmental Plan 2021
RFB	Residential Flat Building

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Overview

1.1 Background

This design excellence review has been prepared by Urbanac Pty Ltd for Emag Apartments Pty Ltd in support of a development application for co-living housing at 65-469 Princess Highway and 5-7 Geeves Avenue, Rockdale.

1.2 Documents reviewed

This assessment is based on the following documents:

- Site Study by Emag Apartments Pty Ltd dated 10/05/24
- Architectural Plans prepared by Axel Richter Architect Issue A

Images reproduced in this report are courtesy of Axel Richter Architect unless otherwise captioned

1.3 Methodology

This document provides an independent review and assessment of how the proposed design addresses the design excellence provisions of the *Bayside Local Environment Plan 2021 Clause 6.10 Design excellence* and Section 69 of the Housing SEPP

Local Environment Plan

6.10 Design Excellence

(4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters–

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

(c) whether the proposed development detrimentally impacts on view corridors,

(d) the requirements of any development control plan made by the Council and as in force at the commencement of this clause,

(e) how the proposed development addresses the following matters–

(i) the suitability of the land for development,

(ii) existing and proposed uses and use mix,

(iii) heritage issues and streetscape constraints,

(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on

neighbouring sites in terms of separation, setbacks, amenity and urban form,

(v) bulk, massing and modulation of buildings,

(vi) street frontage heights,

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

(viii) the achievement of the principles of ecologically sustainable development,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

(x) impact on, and any proposed improvements to, the public domain,

(xi) achieving appropriate interfaces at ground level between the building and the public domain,

(xii) excellence and integration of landscape design.

Housing SEPP

69 Standards for co-living housing

(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether–

(a) the front, side and rear setbacks for the co-living housing are not less than–

(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential–the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or

(ii) for development on land in Zone R4 High Density Residential–the minimum setback requirements for residential flat buildings under a relevant planning instrument, and

(b) if the co-living housing has at least 3 storeys–the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and

(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and

(d), (e) (Repealed)

(f) the design of the building will be compatible with–

(i) the desirable elements of the character of the local area, or

(ii) for precincts undergoing transition–the desired future character of the precinct.

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The Site

PROJECT

2.1 Site description

The site is at 65-469 Princess Highway and 5-7 Geeves Avenue, Rockdale, and is an amalgamated site composed of four legally identified as Lot 1 of DP131822, Lots A and B of DP402977, Lot A of DP306355, and Lots A and B of DP315664.

The site is on the corner of Geeves Avenue, Geeves Lane, and the Princes Highway in the Rockdale Town Centre. It has an area of approximately 925m². The frontage to Geeves Avenue is ~37m (south), to Geeves Lane is ~30m (west), and the frontage to Princes Highway is ~21m (to the east).



Figure 1. The subject site aerial photo

Source: NSW Spatial Information Service

The site is generally flat. It is currently used for commercial purposes with two-storey and one storey buildings and on grade open hardstand parking.

2.2 Surrounding uses

The subject site is located the Rockdale Town Centre 140m north east of the Rockdale Station main concourse. The area is currently undergoing transition to higher density development that is reflective of the desired future character of the Rockdale Town Centre, with several shop top housing, co-living housing, serviced apartment and other developments in the immediate vicinity recently constructed or approved.

The site to the north is a one-two storey commercial building that makes up the older style main street frontage to the Princes Highway in the Rockdale Town Centre. West of the site is a commuter carpark associated with Rockdale Station, and the railway line beyond.

2.3 Planning context

The key planning controls are:

- Bayside Local Environmental Plan 2021
- Bayside Development Control Plan 2011, specifically 7.5 Rockdale Town Centre.
- State Environmental Planning Policy 2021 Housing
- NSW Apartment Design Guide

The land is zoned E1 Local Centre by the LEP.

The land is subject to a 34m height of buildings development standard.

The Bayside LEP does not adopt a floor space ratio development standard for the land.

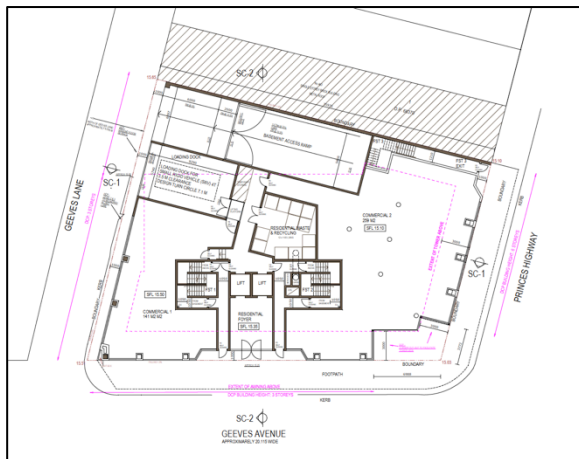
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The Proposal

3.1 The proposal

The development application seeks consent for the demolition of existing structures and the construction of Co Living Housing over 12 storeys providing 157 co living dwellings, associated indoor and outdoor communal spaces, two commercial tenancies, car parking and associated works.



Ground Floor Plan

Source: Axel Richter Architect



Princes Hwy Elevation (East)

Source: Axel Richter Architect



Upper Floor Plan (Level 4 Shown)

Source: Axel Richter Architect



Geeves Avenue Elevation (South)

Source: Axel Richter Architect

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**Design Excellence
Review**

4.1 Design Excellence

4.1.1 Standard of architectural design, materials & detailing

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved*

The proposed design will contribute positively in relation to the standard of architectural design, materials and detailing for reasons including that it:

- Includes a mix of materials including primarily facebrick brickwork, with highlights and complementary areas of metal louvres, and the sparing use of painted concrete that that will result in a modern building that will contribute positively to the streetscape
- Consciously uses facebrick in two colours (light and dark) to reference key iconic elements of the Rockdale Town Centre including the Grand Hotel and the Rockdale Town Hall in proximity to the site.
- Positively responds to the future desired character of the area and the locality as expressed by the planning controls
- Within the locality and compared to the surrounding development, it is considered the proposal will achieve a high standard of architectural design.

Accordingly it is considered the design will deliver design excellence in relation to the standard of architectural design, materials and detailing.

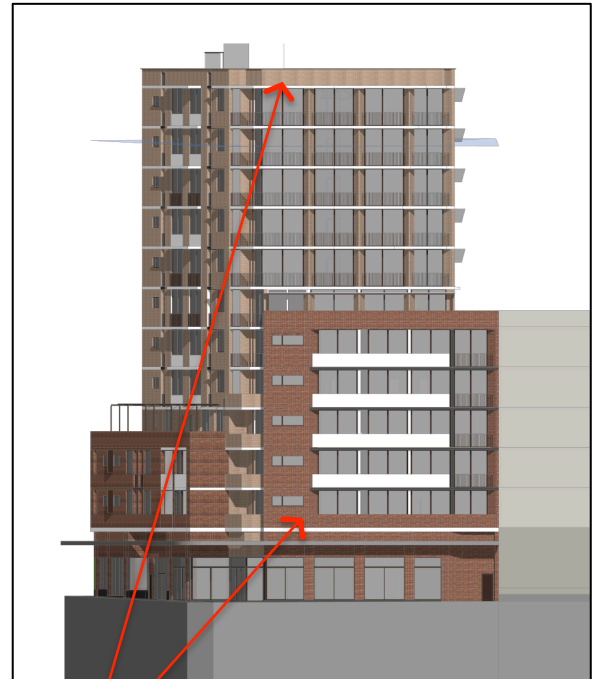


Figure 2 East Elevation (Princes Highway)

The use of facebrick with white slab edges in horizontal bands references key iconic elements of the Rockdale Town Centre including the Grand Hotel and the Rockdale Town Hall in proximity to the site



4.1.2 Form and external appearance & public domain

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,*

The proposed design will contribute positively in relation to form and external appearance and the public domain for reasons including that it:

- Has been carefully articulated to follow the defined envelopes of the Rockdale Town Centre DCP with a three storey podium form built to the street frontages, that reduces to two storeys in the north west, and increases to 6 storeys on the north east, and a tower form set back by 3m from the street frontages.
- Includes commercial tenancies in the ground floor that will contribute to street activation, public safety, and the overall vibrancy of the Rockdale Town Centre
- Optimises the top of the podium to provide a key north-facing communal outdoor space
- Provides tower proportions that are satisfying and slender, taking up the additional height available under the provisions of the Housing SEPP
- Activates the two main street frontages with services primarily located on Geeves Lane including the vehicle entry and the fire booster assembly.
- Will be a harmonious fit in the streetscape.

Accordingly it is considered the design will deliver design excellence in relation to form and external appearance and the public domain.

4.1.3 View corridors

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(c) whether the development detrimentally impacts on view corridors,*

The proposed design will contribute positively in relation to view corridors for reasons including:

- It introduces a contemporary building with good design quality appropriate to its location in the heart of the Rockdale Local Centre.
- No significant public view corridors have been identified.
- No significant private view corridors have been identified. The development may impact on some private views from adjacent dwellings in residential flat buildings, however these are cross boundary local views and accordingly, impacts are not considered to be significant.

Accordingly it is considered the proposed design exhibits design excellence in relation to impacts on view corridors.

4.1.4 The requirements of the Rockdale Town Centre DCP

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(d) the requirements of any development control plan made by the Council and as in force at the commencement of this clause*

The Rockdale Town Centre DCP applies to the land. This DCP contains prescribed envelopes for the buildings of the Rockdale Town Centre, providing a clear vision of the desired future character in terms of building form.

The proposed design has a high degree of compliance with the objectives and controls of the Rockdale Town Centre DCP, including by:

- Delivering the defined envelopes of the Rockdale Town Centre DCP with a podium form built to the street frontages, 2 storeys on Geeves Lane, increasing to 3 storeys on Geeves Avenue and increases again to 6 storeys on the Princes Highway to provide for seamless integration with a DCP compliant development on the site to the north.
- Above the podium, a tower form is set back by 3m from the street frontages, and from the northern boundary.
- Includes commercial tenancies in the ground floor that will contribute to street activation, public safety, and the overall vibrancy of the Rockdale Town Centre
- Activates the two main street frontages with services primarily located on Geeves Lane including the vehicle entry and the fire booster assembly.
- The height exceeds the DCP by one storey, as the development takes up additional height permitted by the Housing SEPP. Despite this, it is considered that the overall character of the DCP envelope is retained, and the tower will be a harmonious form within the overall Rockdale skyline anticipated by the DCP.

4.1.5 Suitability of the site

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(i) the suitability of the site for development,*

The proposed design will contribute positively in relation to suitability of the site for the development for reasons including the:

- Existing use is an under developed site in an area where the planning controls allow for significant increased development
- Proposed co-living housing use is in accordance with the planning controls for the site and will deliver a housing choice and improved ground floor retail space in close proximity to a major rail line and to all the services of the Rockdale Town Centre.
- Ground floor retail tenancies will contribute to street activation in the area
- Design achieves a harmonious fit with the desired future character of the area
- Built form achieves an appropriate, high-quality corner expression.

Accordingly it is considered the proposed design exhibits design excellence in relation to suitability of the site for the development.

4.1.6 Existing and proposed uses

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(ii) existing and proposed uses and use mix,*

The proposed design will contribute positively in relation to existing and proposed uses for reasons including the:

- Existing use is an under developed site, with poor design quality
- Proposed use for co-living housing use is in accordance with the planning controls for the site and will deliver a housing choice and improved ground floor retail space in close proximity to a major rail line and to all the services of the Rockdale Town Centre.
- Ground floor retail tenancies will contribute to street activation in the area.

Accordingly it is considered the proposed design exhibits design excellence in relation to existing and proposed uses.

4.1.7 Heritage issues & streetscape

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(iii) heritage issues and streetscape constraints,*

The site is not in close proximity to any heritage items.

Notwithstanding, the proposed design will contribute positively in relation to the heritage issues and streetscape for reasons including that it:

- Consciously uses facebrick in two colours (light and dark) in horizontal bands to reference key iconic elements of the Rockdale Town Centre including the Grand Hotel and the Rockdale Town Hall in proximity to the site.
- The important three frontage corner is reinforced with a high quality design built to the boundary helping to define the urban space of the Rockdale Town Centre
- The tower is well set back, following the requirements of the DCP ensuring that the podium achieves a good scale and that will fit with the local grain
- Activates the two main street frontages with services primarily located on Geeves Lane including the vehicle entry and the fire booster assembly.
- Is a harmonious fit in the streetscape with adjacent and nearby approved development.

Accordingly it is considered the proposed design exhibits design excellence in relation to heritage and streetscape constraints.

4.1.8 Relationship with other development

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*

The proposed design will contribute positively in relation to its relationship with other development for reasons including:

- Delivers the envelopes prescribed by the DCP, ensuring consistency of built form with recent and future new development
- Defines the urban space on its three street frontages with a built form that reinforces the public domain edge

The proposed development has not been able to consolidate the site to the north, as envisaged by the DCP. Despite this the relationship with this site is considered to be high quality for reasons including:

- Consistent with the DCP prescribed built form envelopes, the site to the north has NOT been identified for a tower but rather a podium.
- The design provides for seamless integration of the podium built form as a street wall typology with a future new 4 storey podium development on that site
- The tower takes advantage of views over the site to the north, and solar access, on the basis that this site is not identified for a tower form. This is considered to be a reasonable and orderly assumption. Despite this, the tower is still set back from this boundary with an sloping setback 3.224m at its smallest and increasing to 9.950m at its widest. Given a tower to the north is not consistent with the DCP, it is considered that there are unlikely to be visual privacy impacts above 4 storeys and accordingly the full side setbacks suggested by ADG Objective 3F-1 are achieved.

Accordingly it is considered the proposed design exhibits design excellence with regard to its relationship with other development.

4.1.9 Bulk, massing & modulation

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(v) bulk, massing and modulation of buildings,*

The proposed design will contribute positively in relation to bulk, massing and modulation of buildings for reasons including that it:

- Provides a good quality contemporary, well modulated built form on the site
- Delivers the defined envelopes of the Rockdale Town Centre DCP with a podium form built to the street frontages, 2 storeys on Geeves Lane, increasing to 3 storeys on Geeves Avenue and increases again to 6 storeys on the Princes Highway to provide for seamless integration with a DCP compliant development on the site to the north.
- Above the podium, a tower form is set back by 3m from the street frontages, and from the northern boundary.
- Skilfully articulates Level 4 as a transitional zone between tower and podium ensuring clarity of form.
- Skilfully locates the outdoor communal space on the north west corner of level 3, providing a usable outdoor space that does not require enclosure

Accordingly it is considered the proposed design exhibits design excellence in relation to bulk, massing and modulation.

Seamless integration with the site to the north that could not be amalgamated is achieved by delivering the DCP specified podium envelopes

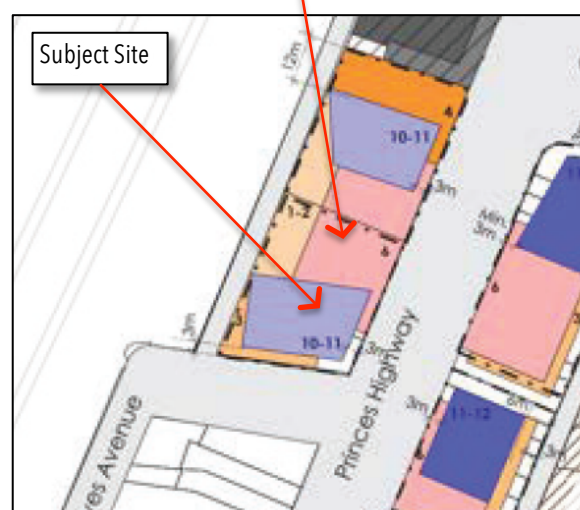


Figure 3 Extract Rockdale Town Centre DCP Fig.7.5.9

4.1.10 Street frontage heights

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(vi) street frontage heights,*

The proposed design will contribute positively in relation to street frontage heights for reasons including that it:

- Delivers the defined envelopes of the Rockdale Town Centre DCP with a podium form built to the street frontages, 2 storeys on Geeves Lane, increasing to 3 storeys on Geeves Avenue and increases again to 6 storeys on the northern part of the Princes Highway frontage to provide for seamless integration with a DCP compliant development on the site to the north.
- Provides street frontages that are sized to correspond to the different characters of its three street frontages – two storey on Geeves Lane, 3 storey on Geeves Avenue and 4 storeys on the princes highway
- The ground floor has an increase ceiling height suitable to support its commercial/retail tenancies

Accordingly it is considered the proposed design exhibits design excellence in relation to street frontage heights.

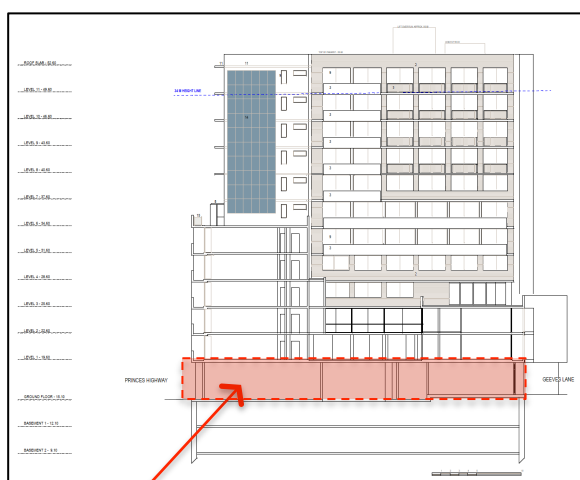


Figure 4 Section East West

The Ground Floor floor-to-floor height is a generous 4.5m providing ceiling height to support high quality commercial or retail tenancies as well as manage the level change between the Princes Hwy and Geeves Ln

4.1.11 Environmental impacts

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*

The proposed design will contribute positively in relation to environmental impacts for reasons including:

sustainable design

- The design achieves the requirements of the Housing SEPP by providing at least 3 hours of direct solar access between 9am and 3pm at mid-winter to the level 3 outdoor communal space
- The design maximises the number of rooms that face east and north, improving solar access performance
- The design can include a range of other energy and water efficiency initiative including energy and water efficient appliances, lighting and plumbing.

overshadowing

- The building performs well in relation to overshadowing – sun shadow diagrams show that adjacent development is able to achieve reasonable and compliant levels of solar access
- Due to the site orientation and location north of the three roads it forms corners for, a large proportion of the significant shadow that the building casts falls onto road surfaces.

wind

- No wind issues have been identified or are likely considering the generous tower setbacks above the podium. A wind report is being submitted with the application.

reflectivity

- No reflectivity issues have been identified and none are considered likely with the primarily facebrick expression.

Accordingly it is considered the proposed design exhibits design excellence in relation to environmental impacts.

4.1.12 Ecologically sustainable development

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(viii) the achievement of the principles of ecologically sustainable development,*

The proposed design will contribute positively in relation to principles of ecologically sustainable development for reasons including that it achieves:

- The precautionary principle through a range of sustainability measures including providing a more affordable form of housing choice in proximity to the Rockdale centre, and to the Rockdale Railway Station in a new building on a brownfield site with good levels of internal amenity and acceptable levels of environmental performance
- Intra-generational equity by providing improved access to housing choice in proximity to the city centre, consistent with the planning controls reducing resource and energy demands compared to centrally located services at the city's fringe
- Conservation of biological diversity and ecological integrity by development of a brownfield site in the highly modified environment of metropolitan Sydney that will help reduce urban sprawl and thus indirectly support biological diversity and ecological integrity at the fringes of the city
- Improved valuation, pricing and incentive mechanisms, by bearing the cost of the resources used, and the waste generated in the construction of the building, incentivising more efficient construction practices and by efficient usage of resources by the building's future users.

Accordingly it is considered the proposed design exhibits design excellence in relation to principles of ecologically sustainable development.

4.1.13 Access & circulation

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(ix) pedestrian, cycle, vehicular and service access and circulation requirements,*

The proposed design will contribute positively in relation to access and circulation for reasons including:

- The proposed design includes pedestrian access to the ground floor commercial retail access and the co living main lobby at grade from the surrounding streets providing high levels of street activation, passive surveillance and territorial reinforcement consistent with CPTED principles
- Equitable lift access is provided to all levels
- The vehicle access has been placed on the more service oriented frontage of Geeves Lane

Accordingly it is considered the proposed design exhibits design excellence in relation to access and circulation.

4.1.14 Public domain

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(x) the impact on, and any proposed improvements to, the public domain.*

The proposed design will contribute positively in relation to the public domain for reasons including that it:

- Reinforces the important three frontage corner with a high quality design built to the boundary helping to define the urban space of the Rockdale Town Centre
- Sets the tower well back above the podium, following the requirements of the DCP ensuring that the podium achieves a good scale and that will fit with the local grain
- Activates the two main street frontages with services primarily located on Geeves Lane including the vehicle entry and the fire booster assembly.
- Upgrades footpaths and provides new street trees in accordance with Council's Public Domain Plan.

Accordingly it is considered the proposed design exhibits design excellence in relation to access and circulation.

4.1.15 Ground Level Interfaces

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(xi) achieving appropriate interfaces at ground level between the building and the public domain,*

The proposed design will contribute positively in relation to ground level interfaces for reasons including that it:

- The important three frontage corner is reinforced with a high quality design built to the boundary helping to define the urban space of the Rockdale Town Centre
- The tower is well set back, following the requirements of the DCP ensuring that the podium achieves a good scale and that will fit with the local grain
- The small level change between Geeves Lane and the Princes Highway frontages is well managed by setting different ground floor finished floor level heights for each commercial tenancy and for the main co living lobby at grade with the adjacent footpath.

Accordingly it is considered the proposed design exhibits design excellence in relation to access and circulation.

4.1.16 Landscape Design

*In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters–
(f) how the development addresses the following matters–
(xii) excellence and integration of landscape design.*

The proposed design will contribute positively in relation to excellence and integration of landscape design for reasons including that it:

- Provides a major communal open space on the third floor on the Geeves Lane frontage where it will have excellent solar access
- Collocating an indoor communal space with the major communal open space with improved synergies for using the spaces together or separately
- Providing a secondary communal open space on the level 1, providing a cooler shadier space to contrast the major communal open space and provide a range of different spaces with different qualities across the development.
- Street Trees (*Sweeper Waterhousia*) with an 8-10m mature height in accordance with Council's Public Domain Plan are proposed on the two major street frontages
- High quality hard and soft landscaping is provided in the landscaped spaces, within the site, including well designed linear paving, timber steps, decking and a range of locally indigenous and drought tolerant species to create high quality spaces that are usable and where occupants will choose to linger and co-recreate.

Accordingly it is considered the proposed design exhibits design excellence in relation to access and circulation.

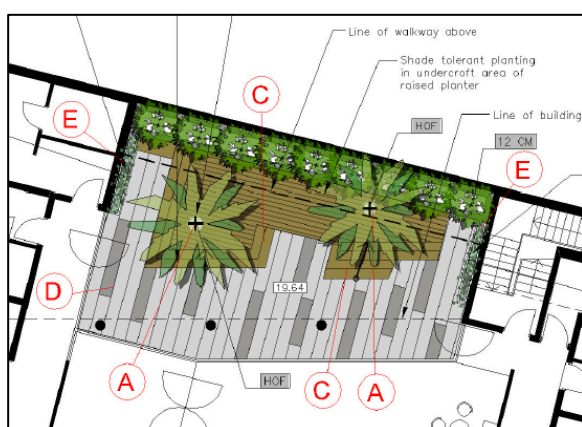


Figure 5 Level 1 Landscape Plan - Detail

4.2 Housing SEPP Standards for Co-Living Housing

4.2.1 Front, side and rear setbacks

Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether... the front, side and rear setbacks for the co-living housing are not less than... for development on land in Zone R4 High Density Residential–the minimum setback requirements for residential flat buildings under a relevant planning instrument, and if the co-living housing has at least 3 storeys–the building will comply with the minimum building separation distances specified in the Apartment Design Guide

The Bayside LEP does not specify front, side and rear setbacks for co-living housing. The Rockdale Town Centre DCP specifies front, side and rear setbacks for co-living housing.

Section 3 and 4 of the ADG are relevant to development assessment (as noted on its page 10 "How to Use this Guide"). The minimum building separation distances specified in the Apartment Design Guide are given in Objective 3F-1.

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Figure 6 ADG Objective 3F-1 and design criteria

Source: ADG

The ADG design guidance under the objective also states:

- No separation is required between blank walls

The ADG separation distances for visual privacy are satisfied for the proposed development as follows:

North side boundary setbacks:

- Consistent with the DCP prescribed built form envelopes, the site to the north has NOT been identified for a tower but rather a podium.
- The design provides for seamless integration of the podium built form as a street wall typology with a future new 6 storey podium development on that site – the ADG does not seek separations for street wall typology buildings with party walls sharing a boundary.
- Above the 6th storey, as there is no tower development is likely on the adjacent site, there can be no visual privacy to impact and so no separations are required for the tower to achieve ADG guidelines. Accordingly the tower takes advantage of views over the site to the north, and solar access, consistent with the DCP. This is considered to be a reasonable and orderly assumption. Despite this, the tower is still set back from this boundary with an sloping setback 3.224m at its smallest and increasing to 9.950m at its widest. Given a tower to the north is not consistent with the DCP, it is considered that there are unlikely to be visual privacy impacts above 4 storeys and accordingly the full side setbacks suggested by ADG Objective 3F-1 are achieved.

The ADG does not have separation controls for street frontages and the design achieves or exceeds the setbacks specified by the Rockdale Town Centre DCP.

The northern setback of ~3 to ~10m for the levels above the maximum 6 storey height for the adjacent site successfully manages ADG separation guidelines and achieves the envelope intent of the DCP.



Figure 7 Plan Levels 7-11

4.2.2 Direct solar access to at least one communal living area

at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area

The proposed development provides direct solar access to at least one communal area.

The allocation of the north western side of level 3 to provide a rooftop communal living area that connects to indoor communal open space satisfies this requirement.

The communal living area, which includes direct access to outdoor communal open space, has excellent solar access, outlook and amenity without giving rise to privacy and other impacts.



Figure 8 Level 3 Plan Rooftop Communal Areas

Noting the above, it is considered that the Proposal responds well in relation to this development outcome and no significant issues have been identified.

4.2.3 Compatibility with the desired future character

the design of the building will be compatible with for precincts undergoing transition—the desired future character of the precinct.

The proposal delivers the building envelopes of the Rockdale Town Centre DCP, which prescribes detailed envelopes for the buildings of the Rockdale Town Centre, providing a clear vision of the desired future character in terms of building form.

The design at 12 storeys departs only from the DCP in relation to the height, with an extra storey and lift overrun above the LEP height of buildings development standard and the DCP control for 10-11 storeys. This is provided for by the Housing SEPP.

The proposal effectively achieves ADG separation design criteria, with separations to the north of 3-9m over a site where no tower forms above 6 storeys are permitted by the DCP.

With the LEP envisaging a significantly higher intensity of use on this site than at present, and higher than on adjacent sites, it is considered that the design demonstrates a high level of design quality in achieving that desired future density while minimising impacts on adjacent land.

Noting the above, it is considered that the Proposal responds well in relation to this development outcome and no significant issues have been identified.

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Conclusion and Recommendations

The assessment has found the proposal:

- The proposal delivers the building envelopes of the Rockdale Town Centre DCP, which prescribes detailed envelopes for the buildings of the Rockdale Town Centre, providing an excellent fit with the desired future character in terms of building form.
- Provides an appropriate interface with the adjacent site to the north with setbacks that are consistent with ADG Objective 3F-1 and 3F-2 providing for a high quality seamless integration for future development
- Positions communal open space to maximise solar access
- Complies with the Housing SEPP height controls
- Activates all three street frontages with two well size commercial/retail tenancies
- Provides at grade access to all building entries
- Performs well in terms of sustainability
- Reinforces the urban space at this important three frontage corner
- Achieves a good scale and that will fit with the local grain
- Within the locality and compared to the surrounding development, it is considered the proposal will achieve a high standard of architectural design.

The assessment has also found the proposal will:

- Deliver the minimum setback requirements for residential flat buildings under SEPP 65 and the ADG
- Comply with the minimum building separation distances specified in the Apartment Design Guide
- Provide at least 3 hours of direct solar access between 9am and 3pm at mid-winter in at least 1 communal living area
- Deliver a design that is compatible with the desired future character of the precinct.

The proposed design is considered to exhibit design excellence pursuant to the Bayside LEP and the Housing SEPP's standards for co-living and is accordingly recommended to Council for approval.

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