



REVISION	DATE	DESCRIPTION
01	18/09/24	DA submission
02	15/05/25	DA submission - Additional information

SEPP 21 DESIGN VERIFICATION

LOCATION

488-492 Old South Head Rd
30 Albemarle Ave, Rose Bay

DATE

15 April 2025

CLIENT

Fabcot Pty Ltd

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP Housing No. 21. PBD Architects verify that the design quality principles set out in Schedule 9, Design quality principles of the State Environmental Planning Policy (Housing) No. 21 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768



PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.

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01. THE SITE

LOCATION

488-492 Old South Head Rd,
30 Albemarle Ave, Rose Bay

THE SITE

The site is the subject of a Planning Proposal that is substantially progressed (PP-2022-731) and which was issued a Gateway Determination to proceed on 23 February 2024. The planning proposal was placed on Public Exhibition by DPHI from 2 April 2024 to 7 May 2024. The site is also subject to a site specific DCP that will become active at the finalisation of the Planning Proposal. Where referenced, the planning controls reflect the proposed amended controls under the Planning Proposal and DCP.

The site is located in the Rose Bay South centre under the Woollahra DCP. The Woollahra DCP includes a strong desired future character statement for this locality and controls to deliver a contemporary local centre. Relevantly, the desired future character includes four storey mixed-use retail/residential development built to the Old South Head Road street alignment. The DCP also seeks to define and reinforce corner sites.

SITE AREA: 2,257.0m²
-R2 Zone : 696.7m²
-MU1 Zone : 1560.3m²

Permissible FSR
1.86 : 1

Permissible GFA : 4,200m²
-R2 Zone : 480m²
-MU1 Zone : 3720m²

BUILDING HEIGHT:
14.5 meters

SITE CHARACTER

The site is located within one of the few retail areas in Rose Bay South and presents with its own unique catchment allowing public the opportunity to shop local without traveling far. The location captures residents both Rose Bay North and South via Old South Head Rd and South East stretching to North Bondi.



V1 - View from Albemarle Avenue.



V2 - View from the corner of Old South Head road and Albemarle Avenue.



V3 - View from Albemarle Avenue

02. INTRODUCTION

“The design quality principles for residential flat development are the principles set out in this Part.

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.”SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

TO DESIGN QUALITY PRINCIPLES

PROPOSAL

In this Report the proposal for mixed-use building at 488-492 Old South Head Road & 30 Albemarle Avenue is explained by using the Design Quality Principles listed in the State Environmental Planning Policy Housing No 21 - Design Quality of Residential Apartment Development under the Environmental Planning and Assessment Act 1979.

The design proposal is as follows:

- Construction of a 4 storey mixed-use building, comprising of a 2 storey supermarket, a total of 13 apartments and three levels of basement car parking



03. PRINCIPLE 1

“Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) NO 21 - DESIGN PRINCIPLES OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

CONTEXT AND NEIGHBOURHOOD CHARACTER



V1 - 503 Old South Head Road



V2 - NE corner of Old South Head Road and Albemarle Avenue



V3 - NE Old South Head Road 2 - 3 storey shop top housing and commercial



V4 - SE Old South Head Road and Albemarle Avenue



V5 - Rose Bay South centre shops character



V6 - Albemarle Avenue Low rise Residential

PRINCIPLE 1

CONTEXT + NEIGHBOURHOOD CHARACTER

The subject site is located at 488-492 Old South Head Rd & 30 Albemarle Avenue, Rose Bay, in the Woollahra LGA. The site is situated within a local center known as Rose Bay South (LSPS). It comprises two allotments: the former Caltex site on the prominent corner of Old South Head Road and Albemarle Avenue, and the adjoining residential dwelling allotment to the northwest.

The site has an irregular shape with a combined area of approximately 2,257 sqm. It has been repurposed as a temporary Woolworths Direct to Boot pickup store since December 2023.

The immediate context of the site is characterized by a mixture of:

- Contemporary mixed scale of circa two-four mixed-use developments
- Three-storey residential flat buildings
- Fine-grain retail and shop-top housing developments
- Single residential dwellings (one to two-storey) to the west on Albemarle Avenue

The proposed mixed-use building is designed to integrate seamlessly with the existing neighborhood and streetscape. It thoughtfully incorporates elements such as setbacks, building forms, landscaping, and alignment to address the immediate area. The design features a consistent setback from Old South Head Rd to align with the footprint of nearby dwellings, promoting continued street activation. Additionally, a generous setback on the west boundary towards No. 28 Albemarle Ave has been implemented to provide relief, minimize perceived impact, and enhance privacy.

The proposed vehicular access has been strategically located away from the hustle of Old South Head Rd. A cohesive palette of materials, proportions, and meticulous attention to detail will ensure that the new building integrates elegantly into the existing context.

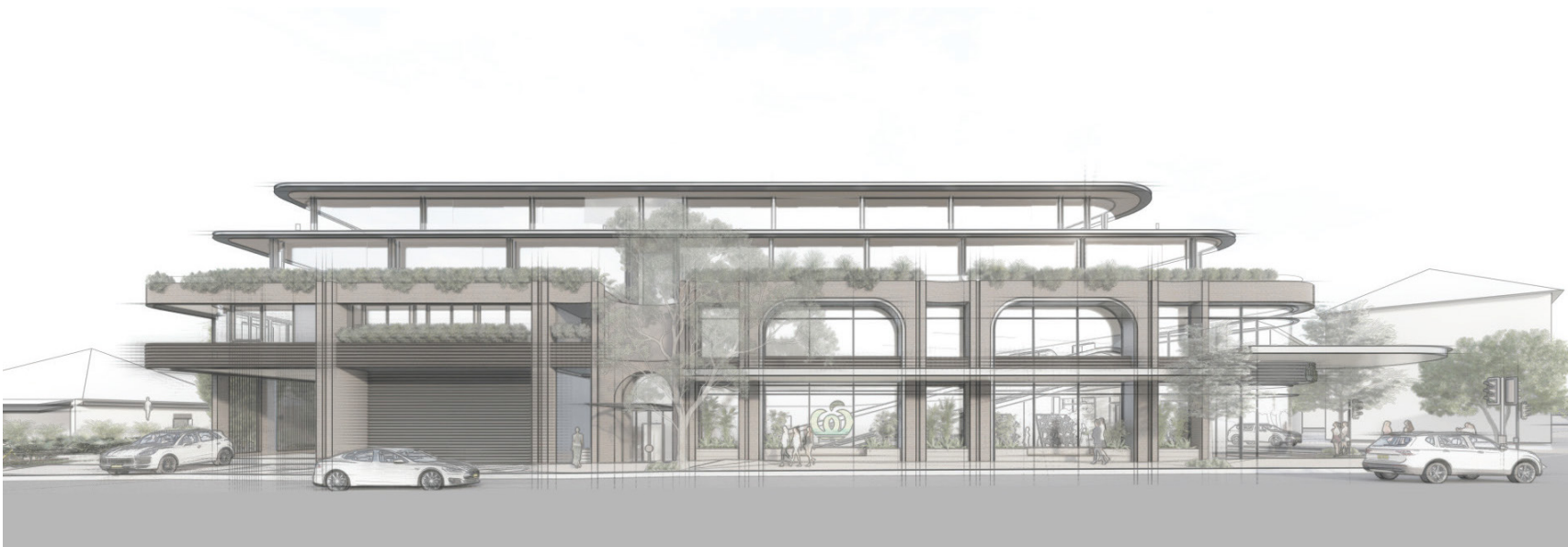
04. PRINCIPLE 2

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

BUILT FORM
AND SCALE

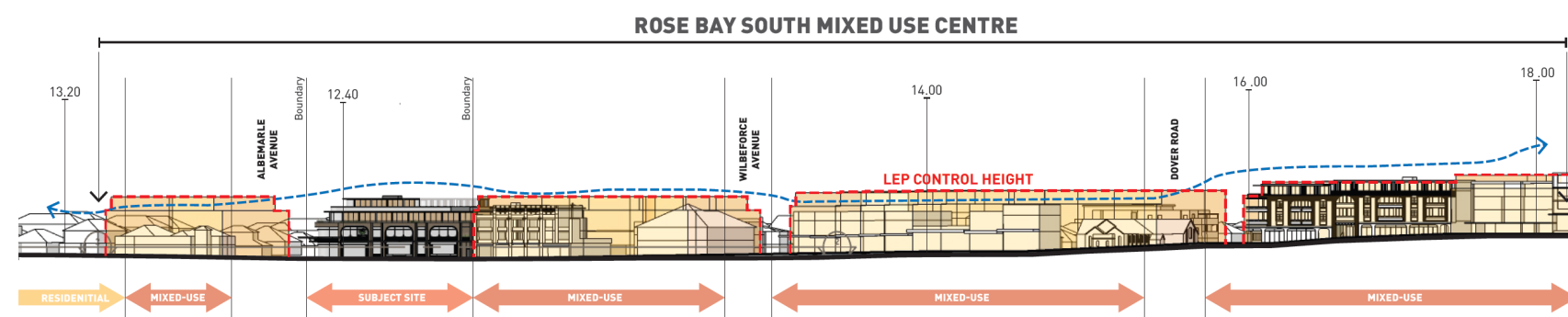


PRINCIPLE 2

BUILT FORM & SCALE

The proposed development features a prominent two-storey podium, characterized by strong vertical articulation that mirrors the fine-grain retail and shop patterns of the surrounding neighborhood. The third storey is thoughtfully set back to minimize bulk as viewed from the street, while maintaining alignment with the three-storey shop-top housing at 494-496 Old South Head Rd to the north. The fourth storey is further recessed on all sides to enhance amenity, ensuring generous separation and privacy from neighboring developments.

This design approach not only respects the existing streetscape but also fosters a sense of openness and light. By carefully considering the height and massing of the building, the proposal aims to create a harmonious balance between density and livability, promoting a welcoming atmosphere for residents and visitors alike. The use of high-quality materials and thoughtful landscaping will enhance the overall aesthetic, contributing to a vibrant and cohesive community environment.



05. PRINCIPLE 3

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.”

SOURCE: STATE ENVIRONMENTAL PLANNING
POLICY NO 21 - DESIGN QUALITY OF
RESIDENTIAL APARTMENT DEVELOPMENT
UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979



DENSITY



PRINCIPLE 3

DENSITY

The proposed development offers medium-density urban housing and consists of 13 apartments. This density is deemed sustainable, given the existing and anticipated availability of infrastructure, public transport, and community and culturally significant facilities, as well as the environmental qualities of the site.

The proposed apartment units are spacious, aligning with the standards of the Rose Bay area and reflecting current market demands regarding housing types and living patterns prevalent in the local community. By providing a range of thoughtfully designed layouts, the development caters to diverse lifestyles and promotes a vibrant, inclusive neighborhood. This approach not only enhances the residential offering but also contributes positively to the overall character of the area, encouraging a sense of community and well-being among residents.

The proposal is consistent with the permissible FSR (LEP) at 1.80:1.

06. PRINCIPLE 4

“Good design combines positive environmental, social and economic outcomes. The use of natural cross ventilation and sunlight for the amenity and liveability of residents.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.”

SOURCE: STATE ENVIRONMENTAL PLANNING
POLICY NO 21 - DESIGN QUALITY OF
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SUSTAINABILITY

SUSTAINABILITY

A comprehensive analysis of the building has been conducted as part of the BASIX assessment. The following general features are included in the proposal:

- Cross-Flow Ventilation: The design incorporates a high degree of cross-flow ventilation, utilizing corner unit typologies and operable windows in corridor and lobby spaces. This approach minimizes reliance on mechanical ventilation and lighting, reducing energy demands.
- Natural Light and Solar Access: Internal layouts and orientations have been optimized to ensure ample natural daylight and solar access to primary living areas, as well as to external private open spaces and courtyards.
- Overhangs and Awnings: Appropriate overhang depths, balcony dimensions, and awnings have been designed for the northern facades to enhance comfort and energy efficiency.
- Water Efficiency: Energy-efficient appliances and fixtures are included in the internal fit-out to minimize water consumption.
- Solar Energy Provisions: The proposal includes provisions for solar energy systems, promoting a shift towards more energy-efficient living for the community.
- Sustainable Landscaping: Native plants that are suitable for the climate and location will be selected to support local biodiversity.
- Bicycle Parking: Adequate provisions for bicycle parking will be included to encourage sustainable transport options.

These features collectively aim to create a sustainable, energy-efficient living environment that meets the needs of the community while minimizing environmental impact.

07. PRINCIPLE 5

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

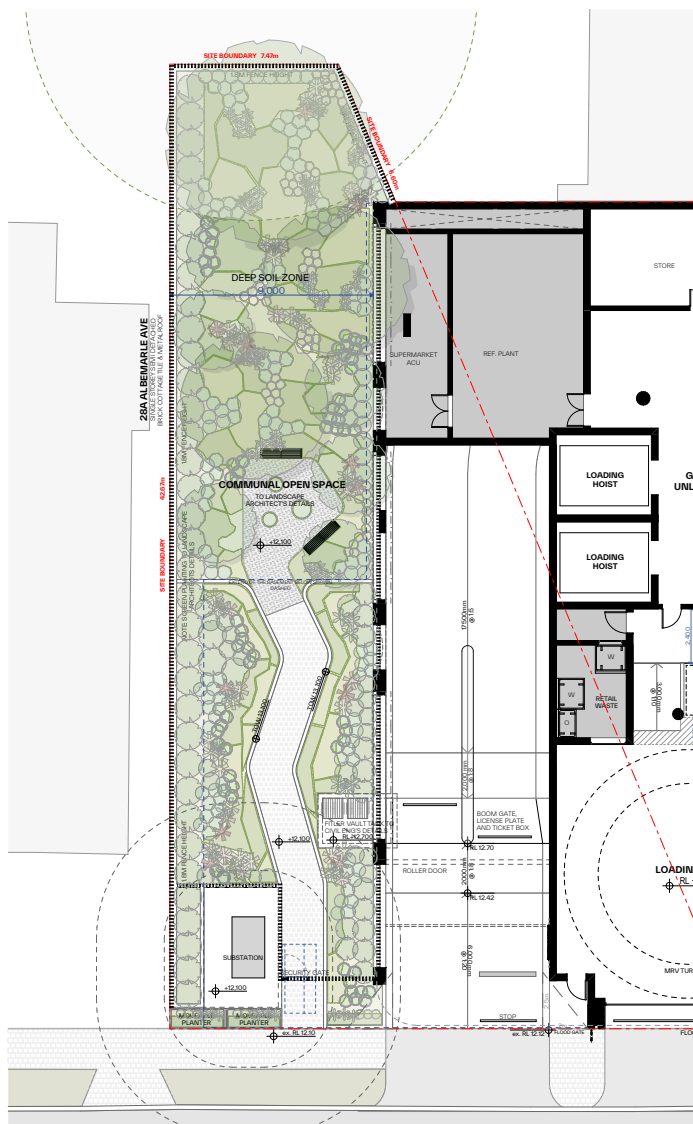
Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long term management".

SOURCE: STATE ENVIRONMENTAL PLANNING
POLICY NO 21 - DESIGN QUALITY OF
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LANDSCAPE



Ground Floor landscape strategy (refer to landscape architects details) (Source: Site Image Landscape Architects)

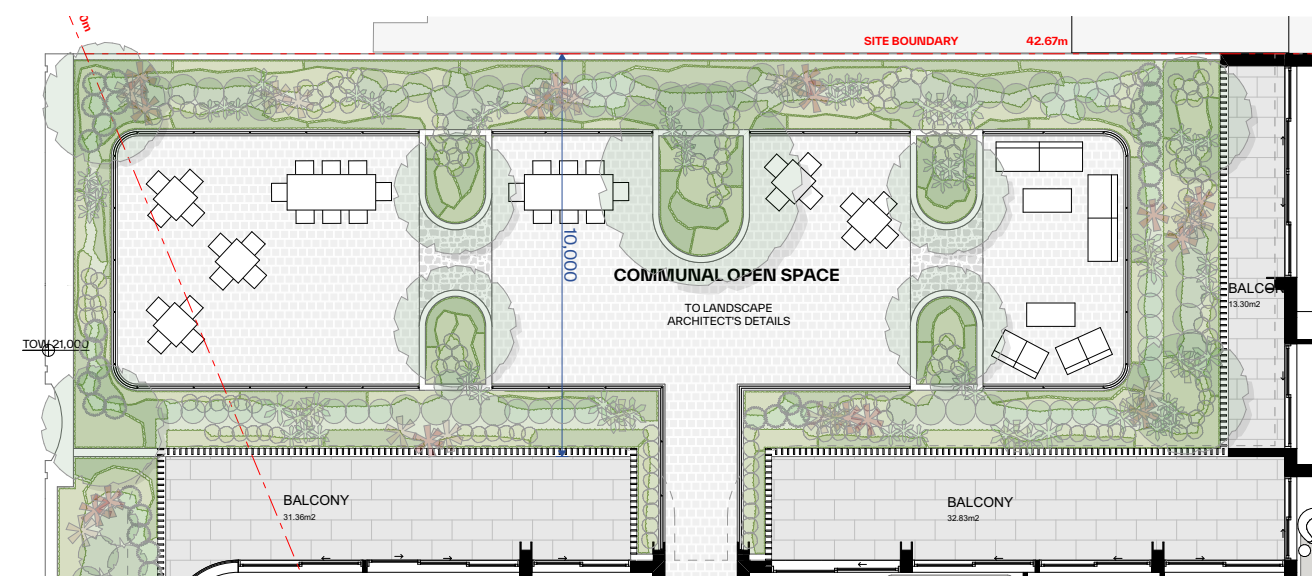


PRINCIPLE 5

LANDSCAPE

- Generous Outdoor Spaces: Each apartment features spacious balconies or terraces that flow seamlessly from the primary living areas, optimized for orientation and views.
- Low Maintenance Landscaping: The proposal emphasizes low maintenance, incorporating a selective mix of plantings at varying heights and densities to harmonize with the surrounding characteristics.
- Deep Soil Landscaping: Deep soil landscaping along the western boundary will help filter views to and from the development. Additional setbacks in the northern area will accommodate tree zones and vegetation, further enhancing the site's aesthetics.

These design elements collectively promote a balanced integration of indoor and outdoor living, fostering a pleasant and sustainable environment for residents.



Level 2 landscape strategy (refer to landscape architects details)



Privacy planting (low planting above ducts) Natural stone paving connecting turf and paving areas Fixed timber day beds for passive use Passive Seating area Feature tree planting Proposed pergola structure (Source: Site Image Landscape Architects)

08. PRINCIPLE 6

“Good design positively influences internal and external amenity for residents and neighbours and contributes to positive living environments and resident well-being

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



PRINCIPLE 6

AMENITY

Future residents of the development will enjoy a high level of amenity, including:

- Diverse Apartment Offerings: A variety of apartment sizes, layouts, and configurations to suit different preferences and lifestyles.
- Thoughtful Space Design: Appropriate connections and subtle separations within the apartments are designed to capture northern light effectively.
- Optimal Building Orientation: The building is generally oriented to face north, providing excellent solar amenity for 77% of the apartments.
- Enhanced Ventilation: The layout allows for ventilation in all bedrooms and habitable spaces, with 69% of apartments achieving cross ventilation. Features such as awning windows, sliding doors to balconies, and generous living areas facing east, north, and west offer residents multiple options to adjust their internal environment.
- Private Recreational Areas: Each apartment has direct access to private recreational spaces from the main living areas.
- Abundant Natural Light: All rooms within the apartments receive adequate daylight and solar access.
- Carefully Planned Separation: Building separation distances are thoughtfully considered, particularly for proposed balconies and bedroom windows facing adjacent properties.

These features collectively create a comfortable and inviting living environment that promotes well-being and community engagement

09. PRINCIPLE 7

"Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



PRINCIPLE 7

SAFETY

Safety and security for both future occupants and the public domain will be enhanced through the following design measures:

- Prominent Entrance Design: The main building entrance will be clearly identifiable, featuring a spacious open entry area that allows for adequate surveillance. This entrance is easily visible from the street, highlighted by breaks and separations in the building design.
- Defined Spaces: Clear delineation between private and publicly accessible areas will be established through the use of planter walls, fences, and gates.
- Secure Parking Facilities: Secure basement parking will feature keyed access, separating retail/ supermarket parking and residential parking. Egress stairs the basement and residential levels will provide safe pathways for residents to access open spaces. Clear circulation paths in the basement will facilitate safe pedestrian movement, especially around lifts and access to individual parking and storage areas.
- Safe Access Points: The design will include clearly defined public and private spaces with safe access points, adequate lighting in pedestrian areas, and separate pathways for pedestrians and vehicles, ensuring clear visibility throughout the site.

These measures collectively aim to create a safe and secure environment for all residents and visitors.

10. PRINCIPLE 8

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

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 21 - DESIGN QUALITY OF RESIDENTIAL APARMENT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

HOUSING DIVERSITY
AND SOCIAL
INTERACTION

PRINCIPLE 8

HOUSING
DIVERSITY & SOCIAL
INTERACTION

The size and configuration of the apartments associated with the development provides an appropriate response to the market demand of future occupants.

- Appropriate Apartment Mix: The size, configuration, and variety of the apartments in the development effectively respond to the market demand of future occupants.

- Adaptable Housing Design: In accordance with the Apartment Design Guide, at least 20% of the units will be designed to meet Silver Level of the Livable Housing Code. Additionally, 10% of the units will be integrated as adaptable units to comply with DCP requirements.

- Generous Communal Open Space: The development includes ample communal open spaces, fostering interaction and community engagement among future residents.

- Proximity to Amenities: The site is strategically located near essential facilities, including public transport, supermarkets, educational and recreational amenities, as well as schools and healthcare services.

11. PRINCIPLE 9

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

SOURCE: STATE ENVIRONMENTAL PLANNING
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AESTHETICS

AESTHETICS

The contemporary architectural style, along with the orientation and configuration of the site, results in a highly articulated aesthetic characterized by the following elements:

Varied Elevations: The building's elevations are thoughtfully designed to respond to northern aspect, existing trees, setbacks, and the overall site context. The modern and clean aesthetic is balanced with environmental controls and landscape elements.

Articulated Facade: The facade features a dynamic interplay of elements, including strong vertical brick column, horizontal brick detailing with soft curves, rendered wall paired with metal expression

Material Dynamics: The facade's design employs variations in planes, slab projections, thickness, and textures, creating an engaging visual experience.

Architectural Interest: Each external corner and facade section is defined by its articulated form, including indentations and planter boxes, which help reduce bulk and introduce intriguing architectural patterns in proportion and scale.

Environmental Protection: Balconies and slab projections are designed to shield residents from the harsh western sun and rain driven by southern winds.

Consistent Color and Material Palette: Careful selections of color and materials contribute to a cohesive building language throughout the development, creating a strong visual link from the street and a seamless transition to the surrounding environment.

Native Planting: New landscaping featuring native species will provide a visual buffer between the street and neighboring buildings, enhancing the natural environment currently present on the site.

Light and Shade Play: The design incorporates various reveals, planes, and recesses to create an interplay of light and shade, helping to soften the building's massing.

These elements work together to create a distinctive and harmonious architectural presence that enhances the overall character of the area



THANK YOU!