

[27.09.2023]

[Andrew Martin]

[Consultant Planner for Ku-ring-gai Council]



RE: Part 62 and 64-66 Pacific Highway, Roseville  
Response to Requested Information / Clarification

Dear Andrew,

Following to the online meeting held September 13<sup>th</sup>, the documentation was amended to address the discussions on the day; we can confirm that 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 No. 65. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development.

Yours faithfully,

Hector Valderrama  
Senior Project Leader



64-66 PACIFIC HIGHWAY | ROSEVILLE  
DVS + SEPP65 + ADG REPORT |  
15 AUGUST 2023 - REV B

# PBD | ARCHITECTS

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64-66 PACIFIC HIGHWAY | ROSEVILLE

## 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 revised Development Application.

## PBD | 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 No. 65. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – 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

# TABLE OF CONTENTS

64-66 PACIFIC HIGHWAY | ROSEVILLE

3

page

page 2	Design Verification Statement
page 4	The Site: 64-66 Pacific Highway
page 5	Introduction to the design quality principles
page 6	Principle 1: Context & Neighbourhood Character
page 7	Principle 2: Built form & Scale
page 8	Principle 3: Density
page 9	Principle 4: Sustainability
	Principle 5: Landscape
	Principle 6: Amenity
page 10	Principle 7: Safety
	Principle 8: Housing Diversity & Social Interaction
	Principle 9: Aesthetics
page 11	Response to Apartment Design Guide Objectives



## THE SITE

### 64-66 PACIFIC HIGHWAY | ROSEVILLE

The site is situated on the western side of Pacific Highway, Roseville, with Roseville Memorial Park directly to the south, Larkin Lane to the west where one heritage item at 1 Maclaurin Parade is located. A row of two-storey brick buildings is located along the northern boundary. The site is comprised of two lots, of approximately 1.375 square metres in area.

The site is subject to a site specific DCP following a planning proposal which provides an uplift for the floor space ratio of 3.0:1 and an increase in the building height to 26.5m. Further controls are part of this site specific DCP for off-street parking and building setbacks.

The site is currently occupied by the Roseville Club which is part of this DA application located on the ground level and will be provided with separate parking spaces for the club's patrons.

This site is well located with public transport in the area, Roseville train station is just 300m walking distance.





# INTRODUCTION

## TO DESIGN QUALITY PRINCIPLES

"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."

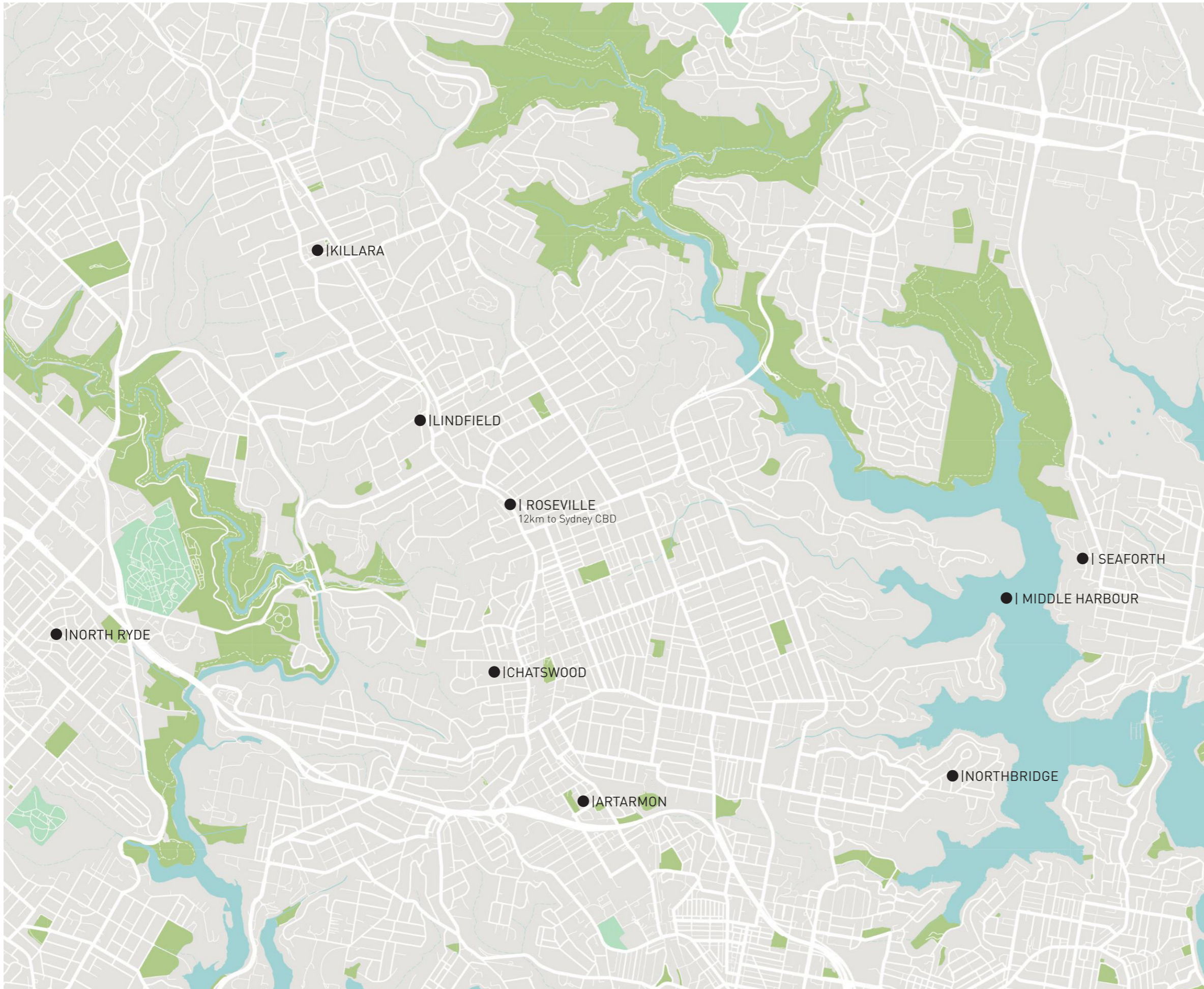
Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

## PROPOSAL

In this Report the proposal for 64-66 Pacific Highway Roseville is explained by using the Design Quality Principles listed in the State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979.

## DESIGN PROPOSAL

- Demolition of existing buildings and ancillary structures
- Construction of a 7 storey residential flat building comprising of a total of 37 apartments over six levels and Roseville Club on ground level. Four levels of basement car parking, accommodating a total of 89 spaces catering residential, visitors, club patrons as well as bicycle parking.



# PRINCIPLE 1

## CONTEXT & NEIGHBOURHOOD CHARACTER

*"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area."*

*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 No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The site is situated on the western side of Pacific Highway, Roseville which is the start of a commercial strip to the north. Roseville Memorial Park is directly south of the proposed building which takes consideration of the park's vegetation and importance.

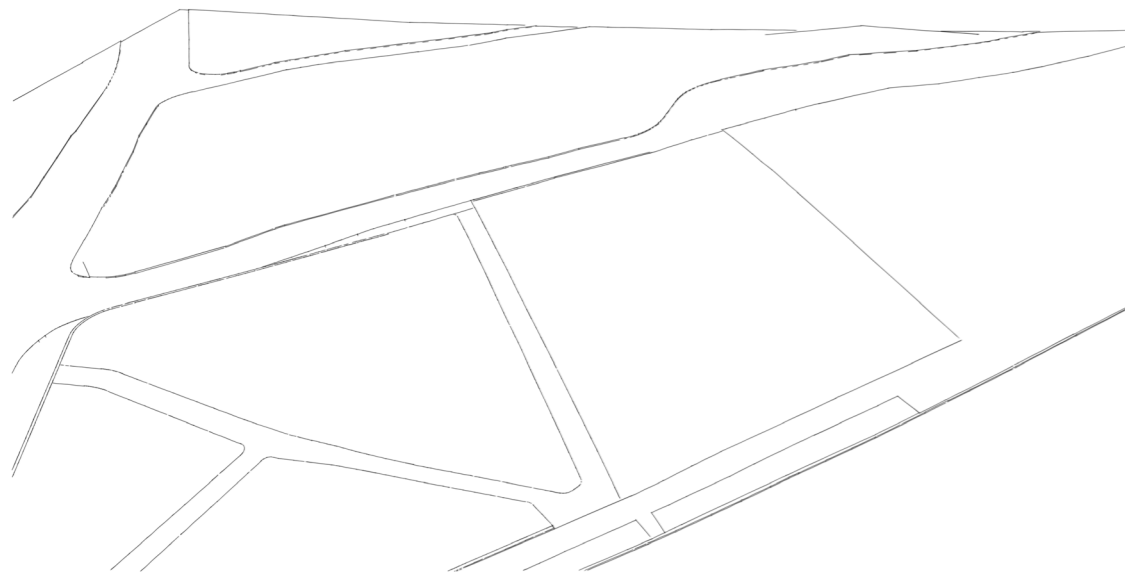
The present immediate context is occupied by a mix of two to three storey residential flat buildings and commercial developments. A residential area with one to two storey dwellings is located west.

The site is approximately 300m walking distance from Roseville train station and on a unique location to invigorate the surrounding residential neighbourhood, which offers proximity to an extensive public transportation network whilst being walking distance to shops, schools and other public amenities.

The proposed residential flat building is designed to respond cohesively to the existing and desired future character of the neighbourhood streetscape with appropriate build form and material palette that respond thoughtfully to the immediate context.

A consistent nil setback street presentation for the first 3 storeys or 11.5m in height as envisaged for the future area of this section along Pacific Highway is proposed.





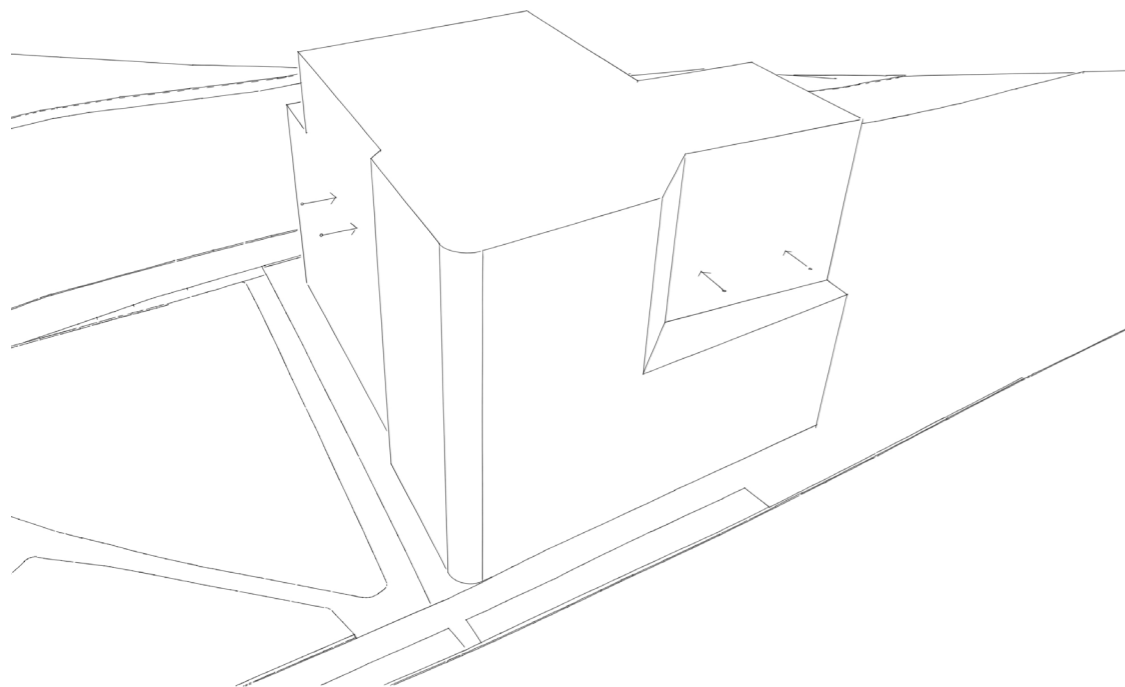
### 1 | SITE

- 1,375 m<sup>2</sup>
- 3.0:1 FSR control
- Vehiculat access off Larkin Lane



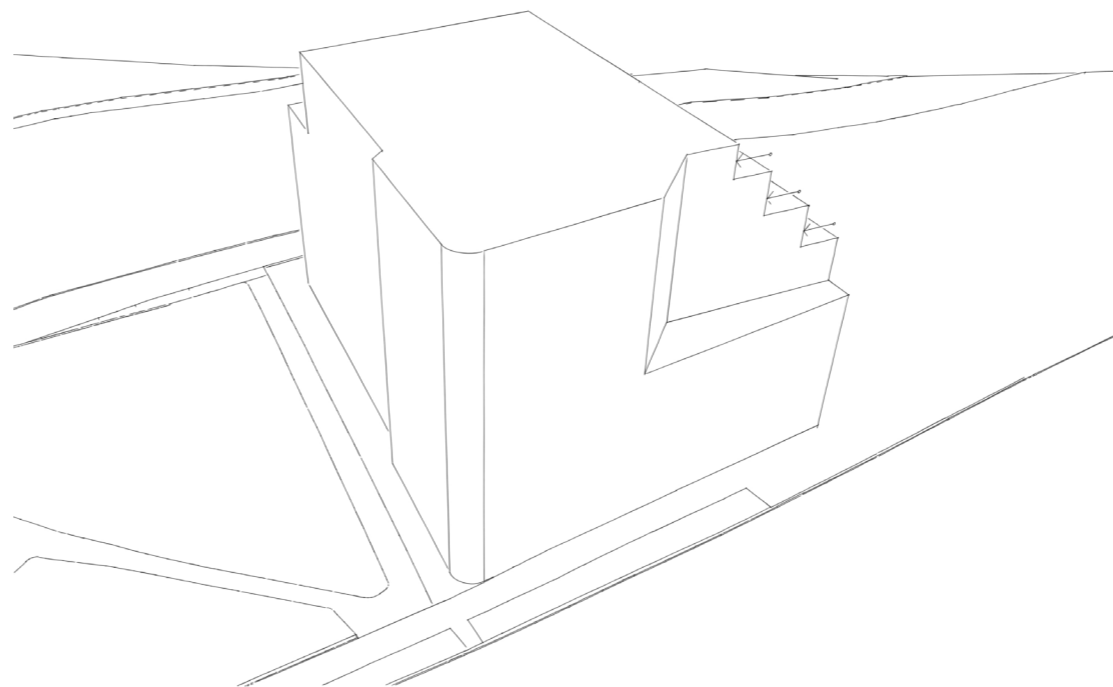
### 2 | ENVELOPE

- 26.5m height limit ( 7 storeys + roof terrace)
- 6m northern setback (1-4 storey above podium)
- 9m northern setback (5-6 storey)
- 6m setback from Larkin Lane (up to 5 storeys)
- 12m setback from Larkin Lane (6-7 storey)



### 3 | PACIFIC HIGHWAY / MEMORIAL PARK SETBACKS

- 3m setback from Roseville Memorial Park
- 2m front setback for upper levels above Pacific Highway 3-storey / 11.5m street wall
- Setbacks do not apply to the corner element



### 4 | NORTHERN CASCADE

- Cascading facade on levels 4 - 6 to reduce bulk and scale
- Improve height transition from permissible 11.5m height of buildings to the north

## PRINCIPLE 2

### BUILT FORM & SCALE

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the 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.

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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."

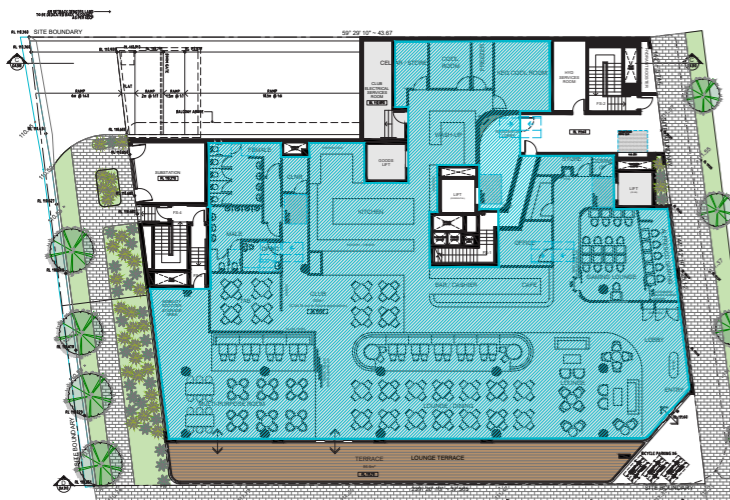
Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The proposed built form has emerged from a careful consideration of the existing site conditions and controls applicable to the site.

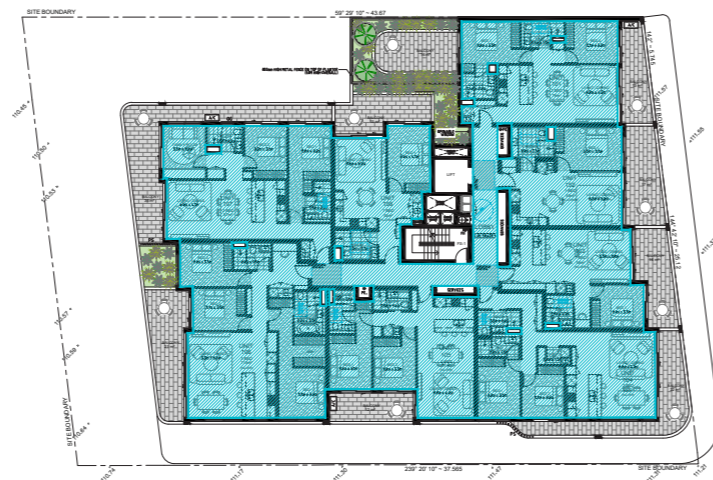
The DCP controls established in the site specific development control plan and the building's prime location, sets the initial design methodology for the built form and envelope of the proposal.

The massing articulation throughout all elevations of the building will improve the amenity of the apartments by allowing natural cross ventilation and bringing natural sun light, the majority of the units are orientated to face the street and will gather the most sunlight throughout the day.

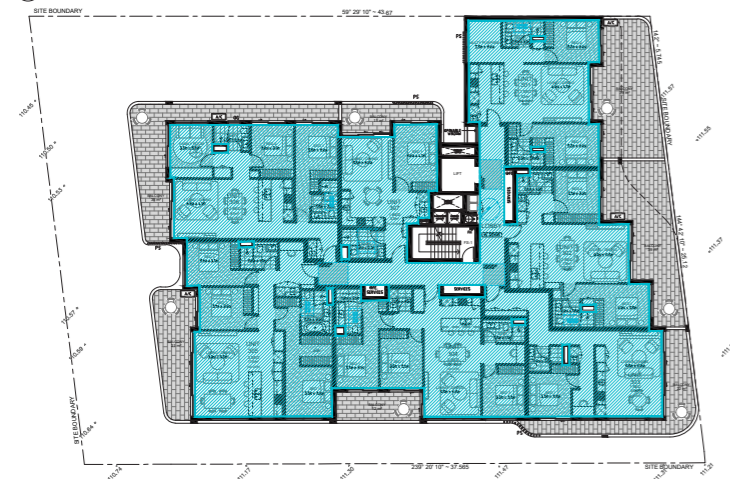
The setbacks along Pacific Highway and Roseville Memorial Park help to present the corner of the building in a welcoming manner to the area. As the building is on a prime location with a permissible height of 26.5m, the northern facade steps down towards the 14.5m permissible envelope at 68 Pacific Hwy and 11.5m permissible envelopes further north as envisaged in the DCP.



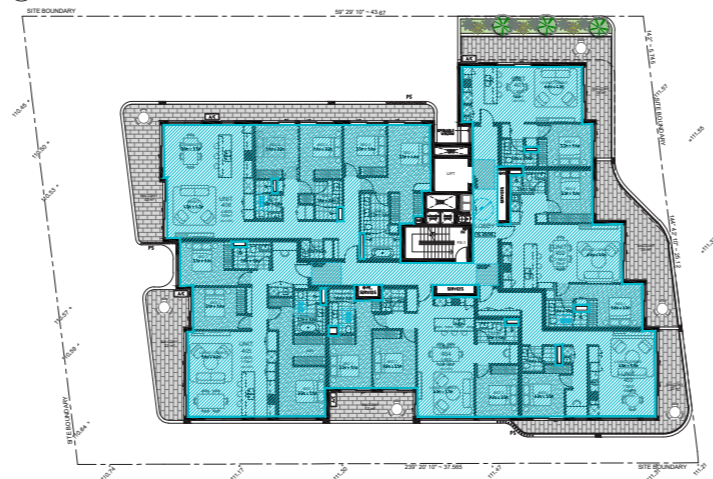
1 GROUND FLOOR PLAN  
SCALE 1:200 (1/4"=1'-0")



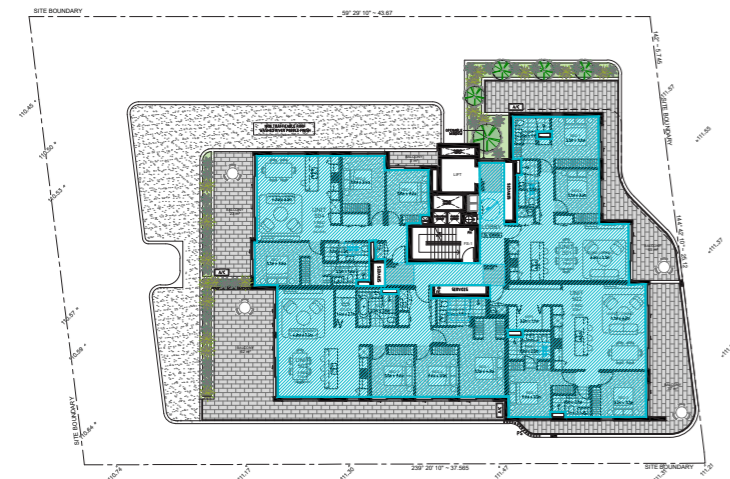
2 LEVEL 1-2  
SCALE 1:200 (1/4"=1'-0")



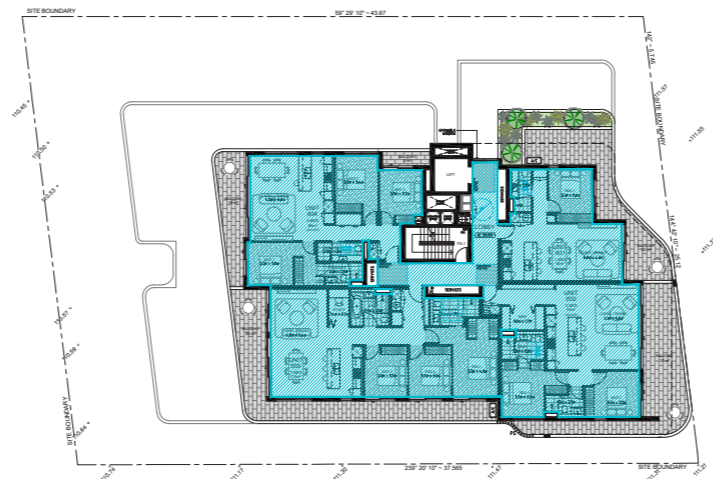
3 LEVEL 3 PLAN  
SCALE 1:200 (1/4"=1'-0")



4 LEVEL 4 PLAN  
SCALE 1:200 (1/4"=1'-0")



5 LEVEL 5 PLAN  
SCALE 1:200 (1/4"=1'-0")



6 LEVEL 6 PLAN  
SCALE 1:200 (1/4"=1'-0")

# PRINCIPLE 3

## DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

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 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

## Proposal

The proposal consists of 37 apartments, comprising of thirteen 1-bed, eleven 2-bed, twelve 3-bed and one 4-bed units over 6 levels.

The development is to be constructed over two allotments of land at Lot 1 in DP202148, Lot 12 in DP505371 with a total site area of 1,375 m<sup>2</sup>; with 4,118m<sup>2</sup> of GFA (2.99:1 FSR) proposed.

The apartments are in line with the apartment sizes within the area. The proposal also reflects current market demands in relation to typologies and living patterns currently established in the local area. The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.

As such the proposal provides an appropriate density for a residential development in the immediate context. The bulk and scale and it's density fits within the surrounding context and will contribute rather than burden the precinct.



## PRINCIPLE 4

### SUSTAINABILITY

*"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.*

*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 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

### Proposal

A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment however we note the following general design solutions and inclusions as part of the proposal:

- The apartments are designed to maximize the north-west facing aspect and ensure adequate access to daylight in the winter months. Furthermore, 73% of the apartments receive a minimum 2hrs of solar in mid-winter, as opposed to the 70% requirement.
- The cross flow ventilation has been maximised on 65% of the apartments. Appropriate overhang depths and recessed balconies provide shade in summer and promote thermal heat gain during winter months, additional fixed screening is provided to mitigate thermal heat gain when required.
- Energy efficient appliances and fixtures provided, low maintenance, long life cycle and reusable materials proposed.
- Extensive planting and trees provision provides solar shading in summer. Native planting is also provided for greater water efficiency.
- Photovoltaic solar panels proposed on the roof.
- Communal recycling and waste management facilities provided.

## PRINCIPLE 5

### LANDSCAPE

*"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 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

### Proposal

A close collaboration with landscape architect "iScape Landscape Architecture" has resulted in perfect synthesis of building design and it's natural surroundings.

The landscape design shall play a vital role in the continued success of this development. The extension of the park along Larkin Lane provided with the 6m landscaped setback.

In addition, various built planters shall provide both softening to the built form, create visual and practical amenity. All plantings shall be supported by a maintenance regime and automatic irrigation.

For further information refer to "iScape Landscape Architecture" Landscape design report.

## PRINCIPLE 6

### AMENITY

*"Good design provides amenity through the physical, spatial and environmental quality of a development.*

*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 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

### Proposal

Apartment layout configuration splits units into two separate areas - living and sleeping, which allows loud areas to be separate from the quiet ones.

All apartments have compliant private open space balconies and are consistent with ADG objectives.

The north-western facing balconies enjoy solar shading from the balcony above. On the top level the roof extends to protect the units from mid-summer sun, while letting the winter sun to penetrate into the units for thermal amenity.

The building layout allows access to direct sunlight to living areas and balconies achieving 73% 2hr solar access requirement.

All bedrooms and habitable spaces are naturally ventilated.65% of units achieve cross ventilation with the opportunity.

Carefully considered privacy screens have been provided to the balconies and bedroom windows facing the adjoining properties to minimize privacy issues.

The large roof top communal open space is provided with lift access, covered areas for gathering and bbq stations, the south-western corner has been left clear to enjoy of any city views.

Six apartments are provided with LHGA platinum level requirements and the remaining of units with silver level livable rating promoting all age groups.



## PRINCIPLE 7

### SAFETY

*"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 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

### Proposal

The pedestrian entry has been clearly identified with a break on the front facade along Pacific Highway with wide corridor and tall ceilings.

A clear definition provided between public and private spaces with safe access points and adequate lighting of entrances and pedestrian areas.

The residential entrance is located off Pacific Highway and is away from the club entry to separate the two uses within the building and is screened with security door that allows for direct sightlines to the lift door and the whole lobby. A security camera and intercom are provided to identify visitors to the building complex.

All apartments are provided with keyed system incorporating a high level of occupant security.

Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public areas.

Secure basement car parking provided with keyed and remote-control access.

Generous entry lift lobby on the carpark level allows pedestrian movement to the passenger lifts and access to the parking, garbage, and storage area.

Driveway appropriately designed for vehicles and clear visibility.

## PRINCIPLE 8

### HOUSING DIVERSITY & SOCIAL INTERACTION

*"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.*

*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 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

### Proposal

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

The development has provided generous width of lobbies for ease of accessibility. An analysis has been conducted to ensure the development complies with the minimum DCP requirement for Livable Housing with Silver and Platinum level apartments. General access for people with disabilities has also been addressed in the design of the building and common areas.

For further information refer to 'Vista Access Architects' access report.

The site is located within close proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities as well as schools.

The proposal provides three-bedroom unit typologies that accommodate different demographics and appeal to different people.

## PRINCIPLE 9

### AESTHETICS

*"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 Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

### Proposal

- Massing and facade details are designed to respond to both desired character of the area and the existing context.

- Considering the materiality of the existing neighbourhood and new developments the proposal features brick facades on the first 3 levels that relate to the inter-war streetscape. The facade is further defined with the use of vertical elements that complement the overall horizontality of the balconies that stand out due to the horizontal shadow lining and glass balustrade on the top. Metal elements such as timber look soffits on the lower level balconies to make them stand out along the brick facade.

The northern balconies between levels 4 and 6 and the escalonated form achieves a distinctive look when approaching the site from Pacific Highway in a southern direction, and with further landscaping proposed to add greenery which is characteristic of Ku-ring-gai area.

The elevation is designed primarily to respond to sun, views, setbacks and the site. The building has a free form and unique aesthetic, tempered by environmental control, site response and landscape elements.

The colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to its surrounding neighbourhood.

The durable and hard-wearing materials will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing

*Objective 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*  
**Proposed:** The proposal considers neighbouring buildings with adequate setbacks.

*Objective 3B-1*  
*Building types and layouts respond to the streetscape and site while optimising solar access within the development*  
**Proposed:** Building define the desired street pattern and reinforce the character of the neighborhood through materiality. Most units are orientated towards the north-west to achieve more than the required solar access.

*Objective 3B-2*  
*Overshadowing of neighbouring properties is minimised during mid-winter*  
**Proposed:** The building form have been informed by the objectives of the building envelope controls outlined of the DCP and the ADG; The neighbouring properties achieve more than required solar access.

*Objective 3C-1*  
*Transition between private and public domain is achieved without compromising safety and security*  
**Proposed:** The pedestrian entry has been clearly identified within the facade articulation. Apartments are secure from the street and are accessed through a central lobby.

*Objective 3C-2*  
*Amenity of the public domain is retained and enhanced*  
**Proposed:** The proposal adds to the public domain by enhancing the street experience through materiality and vegetation. A continuation of the park along Larkin Ln within the 6m landscaped setback enhance the streetscape.

*Objective 3D-1*  
*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*  
**Proposed:** Communal open space on the roof is provided with BBQ, covered seating area and a relaxing nook with table and seats.

*Objective 3D-2*  
*Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting*  
**Proposed:** Same as 3D-1. Additionally, private open space maximises the connection between inside and outside. The site is in close proximity to parks such as Roseville Memorial Park.

*Objective 3D-3*  
*Communal open space is designed to maximise safety*  
**Proposed:** Same as 3D-1. Roof level communal open space is surrounded by landscaped planter boxes and can only be accessed via central lift. Additional safety strategies have been described in this report.

*Objective 3D-4*  
*Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood*  
**Proposed:** 6m landscaped setback along Larkin Lane is a publicly accessible open space and is provided with landscaping.

*Objective 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*  
**Proposed:** Due to the site location within a B2 local centre zone deep soil is restricted, however, consideration is given to the tree protection zones to the trees in the park to the south.

*Objective 3F-1*  
*Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy*  
**Proposed:** The proposed setbacks are consistent with the desired future character of the area and as specified in the ADG, facade articulation provides separation from private open spaces to neighbouring sites.

*Objective 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*  
**Proposed:** Facade articulations, sun shades and external screens are multi-purposed in providing separation whilst enhancing living environments

*Objective 3G-1*  
*Building entries and pedestrian access connects to and addresses the public domain*  
**Proposed:** Main entry creates a clearly defined private and public domain.

*Objective 3G-2*  
*Access, entries and pathways are accessible and easy to identify*  
**Proposed:** Access designed in accordance with required standards.

*Objective 3G-3*  
*Large sites provide pedestrian links for access to streets and connection to destinations*  
**Proposed:** N/A.

*Objective 3H-1*  
*Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes*  
**Proposed:** The vehicular access driveway is located on the northern end of the site along Larkin Ln, away from the busy Pacific Hwy to minimize any traffic congestion.

*Objective 3J-1*  
*Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas*  
**Proposed:** The proposed basement car parking is provided in accordance with traffic engineers calculations and complies with the specified under the current DCP/LEP.

*Objective 3J-2*  
*Parking and facilities are provided for other modes of transport*  
**Proposed:** Bicycle parking is provided as per Ku-ring-gai DCP requirements.

*Objective 3J-3*  
*Car park design and access is safe and secure*  
**Proposed:** Secured car park access via driveway ramp & lift access to all levels. residential car park is separated from club’s patron parking.

*Objective 3J-4*  
*Visual and environmental impacts of underground car parking are minimised*  
**Proposed:** Complies

*Objective 3J-5*  
*Visual and environmental impacts of on-grade car parking is minimised*  
**Proposed:** N/A

*Objective 3J-6*  
*Visual and environmental impacts of aboveground enclosed car parking are minimised*  
**Proposed:** N/A

*Objective 4A-1*  
*To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space*  
**Proposed:** The apartments will over achieve the ADG recommendation by getting 2hr minimum of solar access. 73% of units receive min. 2hr solar access.

*Objective 4A-2*  
*Daylight access is maximised where sunlight is limited*  
**Proposed:** Large windows are proposed where sunlight is limited.

*Objective 4A-3*  
*Design incorporates shading and glare control, particularly for warmer months.*  
**Proposed:** Balconies on north facades sit within the building envelope for shading in summer and weather protection. Shading screens provide protection to glazing

*Objective 4B-1*  
*All habitable rooms are naturally ventilated*  
**Proposed:** Windows and doors are provided to comply with the ADG and BCA requirements for natural ventilation.

*Objective 4B-2*  
*The layout and design of single aspect apartments maximises natural ventilation*  
**Proposed:** Complies.

*Objective 4B-3*  
*The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents*  
**Proposed:** 65% of apartments achieve the cross-ventilation.

*Objective 4C-1*  
*Ceiling height achieves sufficient natural ventilation and daylight access*  
**Proposed:** All apartments achieve sufficient daylight access and natural ventilation; A minimum floor-to-floor height of 3.1m is exceeded to allow the ADG recommendation of 2.7m ceiling height to generally be achieved in living, dining and bedroom areas; In some cases, a reduced ceiling height or bulkhead is used in habitable rooms (kitchens &/or Living directly adjacent to party walls) for mechanical services in locations that do not intrude. In these cases, the minimum ceiling level will be 2.4m.

*Objective 4C-2*  
*Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms*  
**Proposed:** Internal layouts have well proportioned rooms with good access to daylight and ventilation, to maximise the feeling of spaciousness

*Objective 4C-3*  
*Ceiling heights contribute to the flexibility of building use over the life of the building*  
**Proposed:** every floor to floor conforms with the ADG, 2700mm habitable room and 2400mm non-habitable room.

*Objective 4D-1*  
*The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*  
**Proposed:** Apartment layout configuration splits units into two separate areas - living and sleeping, which allows loud areas to be separate from the quiet ones.

*Objective 4D-2*  
*Environmental performance of the apartment is maximised*  
**Proposed:** Refer to Objective 4C-1 for ceiling heights.

*Objective 4D-3*  
*Apartment layouts are designed to accommodate a variety of household activities and needs*  
**Proposed:** Minimum areas and widths of habitable rooms are provided or exceeded where possible. Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.

*Objective 4E-1*  
*Apartments provide appropriately sized private open space and balconies to enhance residential amenity*  
**Proposed:** All oversized balconies are provided with usable areas.

*Objective 4E-2*  
*Primary private open space and balconies are appropriately located to enhance liveability for residents*  
**Proposed:** Private open spaces and balconies predominantly face north; Primary balconies open directly from Living Areas.

*Objective 4E-3*  
*Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building*  
**Proposed:** The balconies are an integral part of the building facade and architectural features, screens and planterboxes.

*Objective 4E-4*  
*Private open space and balcony design maximises safety*  
**Proposed:** Design and detailing of balconies avoid opportunities for climbing and falls

*Objective 4F-1*  
*Common circulation spaces achieve good amenity and properly service the number of apartments*  
**Proposed:** Entry corridor have landscaped area and generous lobby allows better circulation. Residential lobbies provided with windows to provide natural light and ventilation.

*Objective 4F-2*  
*Common circulation spaces promote safety and provide for social interaction between residents*  
**Proposed:** Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents.

*Objective 4G-1*  
*Adequate, well-designed storage is provided in each apartment*  
**Proposed:** A variety of storage types are provided, accessed off living rooms and circulation corridors within the apartments, in joinery units, storage and living areas.

*Objective 4G-2*  
*Additional storage is conveniently located, accessible and nominated for individual apartments*  
**Proposed:** Storage locations are allocated within basement levels as part of the proposal. Basement storage zones available meet ADG requirements.

*Objective 4H-1*  
*Noise transfer is minimised through the siting of buildings and building layout*  
**Proposed:** The balconies are appropriately located to minimise the transmission of noise between apartments.

*Objective 4H-2*  
*Noise impacts are mitigated within apartments through layout and acoustic treatments*  
**Proposed:** Noisy areas within the proposed development including building entries and corridors are generally located away from sleeping areas. The living and sleeping areas are separated. Refer to acoustic report submitted with the application for additional information.

*Objective 4J-1*  
*In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings*  
**Proposed:** Careful noise treatment has been implemented, Refer to acoustic report submitted with the application for additional information.

*Objective 4J-2*  
*Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission*  
**Proposed:** As per Objective 4J-1

*Objective 4K-1*  
*A range of apartment types and sizes is provided to cater for different household types now and into the future*  
**Proposed:** Unit type cater to the household types in the area with 1-bed, 2-bed and 3-bedroom apartments.

*Objective 4K-2*  
*The apartment mix is distributed to suitable locations within the building*  
**Proposed:** Complies

*Objective 4L-1*  
*Street frontage activity is maximised where ground floor apartments are located*  
**Proposed:** N/A. Roseville Club occupies ground level

*Objective 4L-2*  
*Design of ground floor apartments delivers amenity and safety for residents*  
**Proposed:** N/A

*Objective 4M-1*  
*Building facades provide visual interest along the street while respecting the character of the local area*  
**Proposed:** Materials have been selected in response to the local and immediate context. The proposal fits within Pacific Highway future street character.

*Objective 4M-2*  
*Building functions are expressed by the façade*  
**Proposed:** Building entry is clearly defined by the entry portal and separated from the driveway and the club entrance. All elevations are rationally designed and respond to their use.

*Objective 4N-1*  
*Roof treatments are integrated into the building design and positively respond to the street*  
**Proposed:** Parts of the roof are expressed in a different language to compliment the architectural aesthetic and scale down the elevation to tie in with local context, however keeping a coherent design proposal.

*Objective 4N-2*  
*Opportunities to use roof space for residential accommodation and open space are maximised*  
**Proposed:** Communal open space is provided on the roof with seating areas, bbq units and amenities.

*Objective 4N-3*  
*Roof design incorporates sustainability features*  
**Proposed:** Part of the roof area will be used for photovoltaic solar panels.

*Objective 4O-1*  
*Landscape design is viable and sustainable*  
**Proposed:** The proposal uses predominantly native planting palette.

*Objective 4O-2*  
*Landscape design contributes to the streetscape and amenity*  
**Proposed:** The proposal involves a significant improvement to the public domain with additional greenery and landscape design. The driveway is softened with landscaping along Larkin Lane.

*Objective 4P-1*  
*Appropriate soil profiles are provided*  
**Proposed:** Refer to Landscape Architect details

*Objective 4P-2*  
*Plant growth is optimised with appropriate selection and maintenance*  
**Proposed:** Diverse planting that are low in maintenance and suited to the site are incorporated to enhance the performance of the landscaped areas.

*Objective 4P-3*  
*Planting on structures contributes to the quality and amenity of communal and public open spaces*  
**Proposed:** Planting is positioned for visibility from the public domain and for privacy between private outdoors terraces and balconies.

*Objective 4Q-1*  
*Universal design features are included in apartment design to promote flexible housing for all community members*  
**Proposed:** generous open plan living and livable unit provided.

*Objective 4Q-2*  
*A variety of apartments with adaptable designs are provided*  
*Adaptable housing should be provided in accordance with the relevant council policy*  
**Proposed:** Platinum and silver level units are provided as required in the DCP.

*Objective 4Q-3*  
*Apartment layouts are flexible and accommodate a range of lifestyle needs*  
**Proposed:** Generous flexible open plan living is provided to accommodate most needs and lifestyles

*Objective 4R-1*  
*New additions to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place*  
**Proposed:** N/A

*Objective 4R-2*  
*Adapted buildings provide residential amenity while not precluding future adaptive reuse*  
**Proposed:** N/A

*Objective 4S-1*  
*Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement*  
**Proposed:** Roseville club has frontages facing Pacific Hwy, Memorial Park and Larkin Lane.

*Objective 4S-2*  
*Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents*  
**Proposed:** Complies

*Objective 4T-1*  
*Awnings are well located and complement and integrate with the building design*  
**Proposed:** Entry portal is partially covered with balcony projection above.

*Objective 4T-2*  
*Signage responds to the context and desired streetscape character*  
**Proposed:** Signage will be limited to building identification, navigation and statutory signs. It will be designed to fit harmoniously to the architecture and to contribute positively to the precinct.

*Objective 4U-1*  
*Development incorporates passive environmental design*  
**Proposed:** Natural light is provided to all habitable rooms, Outdoor private open space areas are designed to provide residents with a range of spaces offering flexibility and choice demonstrating a high level of passive environmental design. Maximised openable windows.

*Objective 4U-2*  
*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer*  
**Proposed:** Insulated roofs and carpark ceiling. Overhangs and shading screens used to protect from hot summer sun and let heat in winter.

*Objective 4U-3*  
*Adequate natural ventilation minimises the need for mechanical ventilation*  
**Proposed:** Natural ventilation will be provided to all habitable rooms and circulation space. Opportunities for natural ventilation are incorporated in the design through dual aspect apartments and openable windows.

*Objective 4V-1*  
*Potable water use is minimized*  
**Proposed:** The development will incorporate water efficient fittings and appliances.

*Objective 4V-2*  
*Urban storm water is treated on site before being discharged to receiving waters*  
**Proposed:** Refer to Civil Engineers documents for further information.

*Objective 4V-3*  
*Flood management systems are integrated into site design*  
**Proposed:** Refer to Civil Engineers documents for further information.

*Objective 4W-1*  
*Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents*  
**Proposed:** A bulky-waste room for residents is provided on basement 1 separate to the bin waste room in the carpark level. Each level is provided with waste chute and two recycling bins.

*Objective 4W-2*  
*Domestic waste is minimised by providing safe and convenient source separation and recycling*  
**Proposed:** Communal waste bins area are provided with recycling bins.

*Objective 4X-1*  
*Building design detail provides protection from weathering*  
**Proposed:** The facade is detailed including overhangs to prevent staining and protect walls below; Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes; Overhanging slabs will be detailed with drip lines to avoid staining.

*Objective 4X-2*  
*Systems and access enable ease of maintenance*  
**Proposed:** Generally, maintenance of the building can be directly accessed via individual unit or internal lobbies.

*Objective 4X-3*  
*Material selection reduces ongoing maintenance costs*  
**Proposed:** minimized painted surfaces and maximized natural and durable materials.

# ADG

## RESPONSE TO ADG OBJECTIVES

*“The following provides a design response to the relevant objectives of the Apartment Design Guide [ADG] and describes the measures by which the proposed development meets these objects.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

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