

Place Studio AU Pty Ltd
Level 5, 140 William Street
Woolloomooloo, NSW 2011
ABN: 87 611 292 187

Date: 11th of April 2025

DESIGN VERIFICATION STATEMENT

HOUSING SEPP

For: 7-11 Pockley Avenue, Roseville NSW 2069

Verification of Qualifications

James Alexander-Hatziplis (NSW ARB 10535) is a registered practicing Architect in New South Wales. Pursuant to the provisions of Housing SEPP, James is a qualified designer within the meaning of Clause 3 of the Environmental Planning & Assessment Regulation 2000.

Design quality principles

Principle 1: Context and neighborhood character

The proposed development at 7-11 Pockley Avenue, Roseville is designed to respond thoughtfully to its unique urban context, integrating both historical and contemporary elements to enhance the area's character. Pockley Ave is distinguished by its rich architectural heritage and evolving urban landscape and as an area going through a transformation from low density to medium density. The development respects and reinforces the contributory elements of the street, ensuring that its scale, materiality, and form align with the established character. This proposal has been designed with a material and colour palate that enhances and complements the existing streetscape thus providing a cohesive streetscape and neighbourhood character. The site is close to local shops, local bus routes and Roseville Train Station making it an ideal location for this type of development.

The built form of the proposed development has been considered against the characteristics of the site and its surrounds. Within the existing context, the future streetscape needs to be developed in a unified and complementary way. The buildings have been arranged in a manner that provides visual address to Pockley Ave. The development has utilised façade indentations and extrusions for the purpose of providing visual depth and in conjunction with vertical/horizontal elements, balcony articulation and fenestration, provides for a greater degree of visual interest. In this regard, specific attention has been paid to the landscaped setbacks, amenities, and ground floor apartment access to the proposed development which will appropriately respond to the qualities and identity of adjoining sites both existing & future proposed.

Accordingly, the proposed development provides an appropriate response to the site's context.

Principle 2: Built form and scale

The proposed development is designed to achieve a scale, bulk, and height that is both contextually appropriate and aligned with the area's desired future character.

A compliant floor space ratio (FSR) and setbacks have been incorporated to regulate building bulk, preserving the street frontage and enhancing the pedestrian experience. The building's articulation,

proportions, and materiality reflect the architectural character of the area, ensuring that the new development is visually and functionally compatible with its surroundings. The proposed development will provide an appropriate built form and scale when measured against the existing and envisaged scale of development located within the sites immediate and local context.

Massing of the proposed building ensures consistency with emerging developments. The proposal demonstrates a design of high architectural merit whereby the building facade has been designed in a manner that serve to modulate the building volume while variations in materiality seek to further define the layers of the building while providing a greater level of visual interest.

Principle 3: Density

The proposed development achieves a balanced density that enhances both residential amenity and neighborhood integration. By offering a diverse mix of oversized apartment types alongside generous communal spaces, the design prioritizes a high quality of life for residents while contributing positively to the urban fabric.

The subject site has the capacity, not only by its zoning, but also its natural features to accommodate the proposed density. Amenity requirements for the residents of this development and the adjoining dwellings will be maintained at an acceptable level through the use of window orientation, compliant setbacks, and landscaping. The proposed density is appropriate given the area's existing infrastructure and easy access to the employment hubs within the Ku-Ring-gai Council area, Chatswood & North Sydney CBD, and Sydney City.

Principle 4: Sustainability

The proposed design embodies a commitment to environmental sustainability through a range of energy-efficient design strategies and responsible resource management. The development meets all sustainability requirements, supported by a certified BASIX report, ensuring that both the design and construction processes align with best practices for sustainability.

To maximize the amenity and livability of residents, the design incorporates natural cross-ventilation and solar access, with apartments oriented to capture north-eastern and north-western sunlight while maintaining appropriate site setbacks. Spacious recessed balconies provide passive shading during summer, while allowing for thermal gain in winter, optimizing energy efficiency throughout the year.

In addition to passive climate control, 79% of apartments benefit from cross-ventilation, enhancing natural airflow and reducing reliance on mechanical cooling systems. Also, 74% of apartments receive 2 hours of solar access to the main living rooms and private open space areas in mid-winter.

These thoughtful sustainability measures contribute to reducing the building's operational costs and environmental footprint, aligning with the broader goals of creating a sustainable and resilient urban environment for the future.

Principle 5: Landscape

The proposed development at 7-11 Pockley Ave, integrates high-quality landscaping to enhance both the environmental performance and aesthetic value of the site, while fostering a welcoming and vibrant community environment. The design recognizes the importance of landscape and buildings as an interconnected system, creating spaces that promote positive social interaction and contribute to the local streetscape and neighborhood character.

All front, rear, and side boundaries have acceptable deep soil zones to enhance the amenity of the site and to help provide privacy to neighbouring developments.

The landscaping is an important feature of the development, is appropriate to, and contributes positively to the character of the area. It will also contribute positively to the micro-climate of the site through such methods as selecting plants for appropriate areas that enhance winter solar access and provides summer shade. It will also provide adequate plant screening at ground level.

The communal open space areas will incorporate BBQ facilities, seating, communal garden areas and significant planter beds which provide for appropriate plantings and the ability to allow for water infiltration. The communal open space areas are accessible to all residents, provide an opportunity for social interaction, meeting places, and contribute to the amenity for residents & visitors of the development.

The communal open spaces are distributed through the site at ground level and also at one rooftop level to provide for different solar and amenity outcomes for different times of the year. The design creates a dynamic, sustainable environment that contributes positively to the neighborhood's green network, supports equitable access, and enhances the overall liveability of the development for its residents.

Finally, the landscaping will minimise potential water consumption of landscape areas through appropriate plant and landscape material selection and through re-use of site stormwater for irrigation purposes.

Principle 6: Amenity

Internal - 74% of apartments receive a minimum of 2 hours solar access in mid-winter. The units are generously sized and have useable living and bedroom areas. Each of the apartments has required storage provisions. Private outdoor spaces in the form of balconies and terraces have been provided to each apartment to meet resident's recreational needs and these generally exceed the area requirements of the ADG. All habitable rooms have natural light and ventilation. The ceiling heights are 2.7m, which is consistent with the requirements of the ADG.

Lift access from the basements to all levels will give easy access for all residents and visitors. Substantial communal open space areas have been provided with appropriate facilities at the ground level that are accessible from the inside as well as the outside of the building.

External- At the street level, residential services such as letterboxes, and entry points are provided. The careful consideration of site planning avoids areas that are not overlooked. The privacy of neighbouring properties will be maintained by the use of compliant setbacks, orientation of buildings, and landscaping. Living rooms, kitchens and balconies on most units overlook the streets and common areas, therefore providing passive surveillance.

The proposal has numerous Communal Open Space areas for the use of the residents throughout the development. These are provided at ground level and on the rooftop. These are distinct areas with covered and uncovered outdoor spaces thus providing ample opportunity for outdoor activities for singles and families. The positioning of these areas throughout the site offers areas for summer and winter use.

Principle 7: Safety

The proposed development prioritizes safety and security by creating a well-monitored environment for both residents and visitors. The design incorporates clear delineation of public and private spaces,

ensuring a secure, easily navigable site with well-lit and visible areas that are appropriate for their intended use. Passive surveillance is maximized through clearly defined access points, which enhance site security and visibility, allowing for natural observation of communal and public areas. All pedestrian or vehicular areas of the site will be well lit. Balconies on the upper levels will overlook all roads and pedestrian footpaths as well as the common areas throughout the site therefore providing good passive surveillance.

To further enhance security, all entry points and lift access are secured through an access card system, ensuring controlled movement within the building. A video entry system and CCTV surveillance will be installed at key entry points, including the main entrance and lift access areas, providing additional layers of security and peace of mind for residents. By focusing on clear, secure access and maximizing passive surveillance, the development ensures a safe environment that promotes both resident well-being and security.

Principle 8: Housing Diversity and Social Interaction

The proposal has 42 apartments consisting of 2 x 1 bed, 15 x 2 bed, 12 x 3 bed & 13 x 4 bed of varying sizes. This will provide for a diverse range of housing to cater for varying housing needs and promote cross-socio-economic/cultural engagement throughout the development. This proposal offers a range of unit types with 15% being platinum livable and a further 90% being silver livable to cater to an aging population. This mix will likely result in families, singles and couples occupying the units, thereby promoting social mix. The units are designed to take advantage of the excellent location in proximity to local parks, public transport and shops which promotes active engagement with the local surrounds. The changing social fabric from traditional nuclear families to those of single persons, couples without children, single parent families, the elderly and divorcees has increased the demand for dwellings which offer good security, lower maintenance, and a compatible social environment.

Through this thoughtful design, the development offers a range of housing options that cater to the diverse needs of the local population, while fostering social connections and enhancing the overall sense of community.

Principle 9: Aesthetics

The new development represents a building which is consistent in design, scale, and streetscape with Council's proposed vision of the neighbourhood and surrounding area.

The proposed development achieves a well-balanced architectural form that harmonizes with the local character while embracing contemporary design principles. The building's façade is carefully articulated, employing a mix of textures and materials creating a visually striking and contextually appropriate design.

The massing of the building is thoughtfully proportioned to suit its suburban environment, ensuring a cohesive and well-integrated contribution to the streetscape. This attention to proportion ensures that the building respects the existing rhythm of the area while maintaining a distinct presence. The design responds sensitively to its context, aligning with the future vision for Roseville, while enhancing the architectural identity of the area. The choice of materials, colors, and textures carefully considers the visual relationship with surrounding structures, contributing to a refined, aesthetically pleasing suburban environment.

Apartment Design Guide

Part 3 – Siting the Development

3A – Site Analysis	Design Criteria	Complies	Comment
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.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The proposed design responds to the detailed site analysis outlined in the application and responds to opportunities and constraints of the site.
3B – Orientation	Design Criteria & Guidance	Complies	Comment
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Due to the sites street orientation facing south, the built form has been designed to balance optimal solar with a strong street presence.
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The site is currently predominately surrounded by 2-storey single dwellings, with a 4-storey apartment block to the north of the site. The developments overshadowing is limited to the 2-storey dwelling to the southwest of the site at 9am. Refer to the shadow diagrams submitted with this application.
3C – Public Domain Interface	Design Criteria & Guidance	Complies	Comment
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The transition between the public and private domains is defined by the 10m setback containing landscaping, private secured entries to ground floor terraces and a 2.5m wide entry ramp.

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Objective 3C-2 Amenity of the public domain is retained and enhanced.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The development contributes positively to the public domain through a generous landscaped 10m front setback and a well-articulated façade that enhances the streetscape and visual amenity
3D – Communal and Public Open Space	Design Criteria & Guidance	Complies	Comment
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Design Criteria 1 <i>Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)</i> Design Criteria 2 <i>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Complies	The site has an area of 3098 m ² . The proposal has 325 m ² of communal open space, which represents 10.5% of the site. The primary communal open space is positioned on the roof of the development which ensures that a minimum of 50% achieves solar access for a minimum of two hours between 9 am and 3 pm during the winter solstice.
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The communal open space and landscaping design facilitates a range of uses and maximises the amenity of the site by combining usable, open spaces of varying scale with considered landscaping spaces that respond to the specific needs of the site. Refer to the landscaping plans submitted with this application.
Objective 3D-3 Communal open space is designed to maximise safety	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The communal open space is designed to be a safe, usable, and passively surveilled environment that residents and their guests can use.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Not Applicable	

3E – Deep Soil Zones	Design Criteria & Guidance	Complies	Comment											
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.	Design Criteria 1 <i>Deep soil zones are to meet the following minimum requirements:</i> <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table> <i>Refer to the Apartment Design Guide for design guidance.</i>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	Complies The site has an area of 3098 m². The proposal has 1554.6 sqm of deep soil with no minimum dimension, which represents 50% of the site.
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													
3F – Visual Privacy	Design Criteria & Guidance	Complies	Comment											
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 <i>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:</i> <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2 of the ADG).	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	Complies The proposed development provides a minimum 10m front setback and 6m rear setback. Side boundaries are progressively stepped, with a minimum 6m initial setback, increasing to 9m, and a further 2.4m setback at the top level. This arrangement ensures both internal and external visual privacy is maintained.
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												

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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.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Separation between communal open space, common areas, access pathways, private open space, and apartment windows is carefully arranged to maximise privacy while maintaining access to daylight and natural ventilation.
3G – Pedestrian Access and Entries	Design Criteria & Guidance	Complies	Comment
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The building entry and private terrace entries are all accessible through walkways coming from the public pathway.
Objective 3G-2 Access, entries, and pathways are accessible and easy to identify	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The building is entered through a wide ramp from the public pathway that leads to a double height lobby, allowing the entry to be clearly identified from the public domain.
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Not Applicable	No pedestrian links provided.
3H – Vehicle Access	Design Criteria & Guidance	Complies	Comment
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Not Applicable	No vehicle access provided.
3J –Bicycle and Car Parking	Design Criteria & Guidance	Complies	Comment

Objective 3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.

Design Criteria 1

For development in the following locations:

- *on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or*
- *on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.*

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.

Achieves intent of design guidance.

The building provides three levels of basement for car parking containing 84 spaces.

Objective 3J-2

Parking and facilities are provided for other modes of transport.

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

The development provides 46 bicycle parking spaces.

Objective 3J-3

Car park design and access is safe and secure.

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

The car park is accessed through secured doors.

Objective 3J-4

Visual and environmental impacts of underground car parking are minimised.

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

Due to the site's steep fall to the street, basement access is located at the lowest point to reduce visual impact. Ventilation, access, and services are discreetly integrated to minimise both visual and environmental impacts.

Objective 3J-5

Visual and environmental impacts of on-grade car parking are minimised.

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

While a portion of the car park is above ground, it is screened with hit-and-miss brickwork to soften its appearance and contribute to the overall design.

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Objective 3J-6

Visual and environmental impacts of above ground enclosed car parking are minimised.

No design criteria.

Refer to the Apartment Design Guide for design guidance

Achieves intent of design guidance.

The above ground portion of the car park is screened with hit-and-miss brickwork to allow for ventilation.

Part 4 – Designing the Building

4A – Solar and Daylight Access

Design Criteria & Guidance

Complies

Comment

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design Criteria 1

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

Design Criteria 2

In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter.

Design Criteria 3

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.

Complies

31 out of 42 apartments (74%) receive at least 2 hours of direct sunlight to their living rooms and private open spaces between 9 am and 3 pm at the mid-winter.

Does not comply

9 out of 42 apartments (21%) receive no direct sunlight during this period.

Objective 4A-2

Daylight access is maximised where sunlight is limited

No design criteria.

Refer to the Apartment Design Guide for design guidance

Achieves intent of design guidance.

Window locations and extents are optimised to ensure suitable access to non-direct diffuse daylight.

Objective 4A-3

Design incorporates shading and glare control, particularly for warmer months

No design criteria.

Refer to the Apartment Design Guide for design guidance

Achieves intent of design guidance.

The building's orientation results in primarily east- and west-facing apartments. The site's established tree canopy provides natural shading, which is complemented by deep-set balconies to reduce solar heat gain and enhance occupant comfort.

4B – Natural Ventilation	Design Criteria & Guidance	Complies	Comment
Objective 4B-1 All habitable rooms are naturally ventilated	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	The apartment designs result in well-proportioned, open plan layouts and associated rooms that ensure habitable rooms have access to natural ventilation.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Floorplate layouts and overall building articulation maximise natural ventilation opportunities to single aspect apartments.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	Design Criteria 1 <i>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</i> Design Criteria 2 <i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Complies	The proposed development complies with the cross-ventilation requirements and overall depth requirements as outlined in Objective 4B-3 of the ADG. 33 of 42 apartments are naturally cross-ventilated, which represents 79% of the apartments.

4C – Ceiling Heights	Design Criteria & Guidance	Complies	Comment												
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Design Criteria 1 <i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</i> <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> <i>These minimums do not preclude higher ceilings if desired.</i> <i>Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.</i>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	Complies	Ceilings heights throughout the project comply with the requirements of Objective 4C-1 of the ADG.
Minimum ceiling height for apartment and mixed use buildings															
Habitable rooms	2.7m														
Non-habitable	2.4m														
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area														
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope														
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use														
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Ceiling heights comply with 4C-1 above and work with the proportions of the room.												
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Not Applicable												
4D – Apartment Size and Layout	Design Criteria & Guidance	Complies	Comment												

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Design Criteria 1

Apartments are required to have the following minimum internal areas:

Apartment type	Minimum internal area
Studio	35m ²
1 bedroom	50m ²
2 bedroom	70m ²
3 bedroom	90m ²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

Design Criteria 2

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.

Refer to the Apartment Design Guide for design guidance

Objective 4D-2

Environmental performance of the apartment is maximised

Design Criteria 1

Habitable room depths are limited to a maximum of 2.5 x the ceiling height.

Design Criteria 2

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.

Refer to the Apartment Design Guide for design guidance

Objective 4D-3

Design Criteria 1

Complies

The internal areas of the proposed apartments comply with the minimum requirements of Objective 4D-1 of the ADG.

The 2-bedroom apartments start from 70 m²
The 2-bedroom apartments start from 94 m²
The 3-bedroom apartments start from 115 m²

Operable window areas facilitate required ventilation to the rooms.

Complies

Apartment depths comply with the design criteria outlined in 4D-2 of the ADG.

Complies

ADG dimensions for master bedrooms, bedrooms and living rooms are achieved.

Apartment Design Guide Compliance – 7-11 Pockley Avenue, Roseville

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).

Design Criteria 2

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Design Criteria 3

Living rooms or combined living/dining rooms have a minimum width of:

- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments

Design Criteria 4

The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Refer to the Apartment Design Guide for design guidance

4E – Private Open Space & Balconies

Design Criteria & Guidance

Complies

Comment

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

Design Criteria 1

All apartments are required to have primary balconies as follows:

Dwelling type	Minimum area	Minimum depth
Studio apartments	4m ²	-
1 bedroom apartments	8m ²	2m
2 bedroom apartments	10m ²	2m
3+ bedroom apartments	12m ²	2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

Design Criteria 2

Complies

All balconies achieve the minimum required areas and depths outlined in part 4E-1 of the ADG.

Private Open spaces / Balcony

2 Bed = Min 10 sqm

3 Bed = Min 12 sqm

Complies

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	<i>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</i> <i>Refer to the Apartment Design Guide for design guidance</i>		
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Private open space and balconies are located adjacent to open plan living / dining room spaces to maximise the amenity and usability of the private open space.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	The external architectural expression of the proposal employs a combination of concrete and metal balustrade elements to balance amenity, privacy, and access to views.
Objective 4E-4 Private open space and balcony design maximises safety	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Balconies are designed to minimise opportunities for climbing and falls.
4F – Common Circulation & Spaces		Complies	Comment
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	Design Criteria 1 <i>The maximum number of apartments off a circulation core on a single level is eight</i> Design Criteria 2 <i>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The proposed building has a centralised lift core with 2 lifts that service max 8 units per level.

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Objective 4F-2

Common circulation spaces promote safety and provide for social interaction between residents

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

The design features efficient, clear circulation routes with short, straight corridors, well-lit common areas, and incidental spaces for social interaction.

4G – Storage

Design Criteria & Guidance

Complies

Comment

Objective 4G-1

Adequate, well designed storage is provided in each apartment

Design Criteria 1

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m ³
1 bedroom apartments	6m ³
2 bedroom apartments	8m ³
3+ bedroom apartments	10m ³

At least 50% of the required storage is to be located within the apartment.

Refer to the Apartment Design Guide for design guidance.

Complies

Apartments are provided with internal storage and basement storage areas achieve the aggregate required storage volume with 50% within the apartment.

See storage calculation sheet.

Objective 4G-2

Additional storage is conveniently located, accessible and nominated for individual apartments

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

Storage that is provided in the apartment as required.

4H – Acoustic Privacy

Design Criteria & Guidance

Complies

Comment

Objective 4H-1

Noise transfer is minimised through the siting of buildings and building layout

No design criteria.

Refer to the Apartment Design Guide for design guidance.

Achieves intent of design guidance.

Building design ensures that the general arrangement of apartments minimises noise transfer.

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Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Consistency in apartment layouts ensures similar apartment uses align in adjacent apartments.
4J – Noise & Pollution	Design Criteria & Guidance	Complies	Comment
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	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Acoustic report will be submitted when available with this application.
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Acoustic report will be submitted when available with this application.
4K – Apartment Mix	Design Criteria & Guidance	Complies	Comment
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	A variety of apartment types and sizes are catered for, with the proposed development consisting of: 2 x 1 Bedroom Apartments (5.0%) 15 x 2 Bedroom Apartments (36.0%) 12 x 4 Bedroom Apartments (29.0%) 13 x 4 Bedroom Apartments (31.0%) Within this mix a variety of apartment sizes and configurations are catered for.
Objective 4K-2	<i>No design criteria.</i>	Achieves intent of design guidance.	The apartment mix is distributed evenly around the building both in plan and vertically.

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The apartment mix is distributed to suitable locations within the building

Refer to the Apartment Design Guide for design guidance.

4L – Ground Floor Apartments	Design Criteria & Guidance	Complies	Comment
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Ground floor apartments are designed with generous private open spaces, direct access to landscaped areas, and large windows to ensure adequate solar access, ventilation, and outlook.
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Clear sightlines to entries, secure fencing, and passive surveillance from living areas enhance safety for ground floor residents. Building entries and pathways are separated from private open space to ensure secure and legible access.
4M – Facades	Design Criteria & Guidance	Complies	Comment
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The building façade provides visual interest through its sharp geometric articulation, strong vertical expression, and recessed balconies. A rhythmic arrangement of solid and void, combined with varied materials and integrated landscaping, contributes to a dynamic street presence while respecting the scale and character of the local context.
Objective 4M-2 Building functions are expressed by the facade	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The façade design varies depending on its orientation and underlying function. As such, the resulting elevations convey a combination of open and semi-enclosed balconies as well as open living spaces and more secluded bedroom spaces.
4N – Roof Design	Design Criteria & Guidance	Complies	Comment

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Objective 4N-1	<i>No design criteria.</i>	Achieves intent of design guidance.	The top of the building has a varied articulation from the lower levels to create visual interest, minimise the height impact on the street and respond to setbacks.
Roof treatments are integrated into the building design and positively respond to the street	<i>Refer to the Apartment Design Guide for design guidance.</i>		
Objective 4N-2	<i>No design criteria.</i>	Achieves intent of design guidance.	Communal open space has been provided on the roof top level. Refer to the landscape plans submitted with this application.
Opportunities to use roof space for residential accommodation and open space are maximised	<i>Refer to the Apartment Design Guide for design guidance.</i>		
Objective 4N-3	<i>No design criteria.</i>	Not applicable	
Roof design incorporates sustainability features	<i>Refer to the Apartment Design Guide for design guidance.</i>		
40 – Landscape Design	Design Criteria & Guidance	Complies	Comment
Objective 40-1	<i>No design criteria.</i>	Achieves intent of design guidance.	The landscaping design incorporates diverse and appropriate planting and considers the ongoing maintenance of the garden spaces. Refer to the landscape plans submitted with this application.
Landscape design is viable and sustainable	<i>Refer to the Apartment Design Guide for design guidance.</i>		
Objective 40-2	<i>No design criteria.</i>	Achieves intent of design guidance.	The landscaping design responds to both the proposed design levels and existing street levels. Refer to the landscape plans submitted with this application.
Landscape design contributes to the streetscape and amenity	<i>Refer to the Apartment Design Guide for design guidance.</i>		
4P – Planting on Structures	Design Criteria & Guidance	Complies	Comment
Objective 4P-1	<i>No design criteria.</i>	Not applicable	Not applicable
Appropriate soil profiles are provided	<i>Refer to the Apartment Design Guide for design guidance.</i>		
Objective 4P-2	<i>No design criteria.</i>	Achieves intent of design guidance.	Refer to the landscape plans submitted with this application.

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Plant growth is optimised with appropriate selection and maintenance	<i>Refer to the Apartment Design Guide for design guidance.</i>		
Objective 4P-3	<i>No design criteria.</i>	Achieves intent of design guidance.	Refer to the landscape plans submitted with this application.
Planting on structures contributes to the quality and amenity of communal and public open spaces	<i>Refer to the Apartment Design Guide for design guidance.</i>		
4Q – Universal Design	Design Criteria & Guidance	Complies	Comment
Objective 4Q-1	<i>No design criteria.</i>	Achieves intent of design guidance.	The proposed apartments achieve the required accessible / liveable criteria.
Universal design features are included in apartment design to promote flexible housing for all community members	<i>Refer to the Apartment Design Guide for design guidance</i>		
Objective 4Q-2	<i>No design criteria.</i>	Achieves intent of design guidance.	4 and 1 bedroom apartments are provided.
A variety of apartments with adaptable designs are provided	<i>Refer to the Apartment Design Guide for design guidance</i>		
Objective 4Q-3	<i>No design criteria.</i>	Achieves intent of design guidance.	The apartment stock features all silver liveable well-proportioned open plan layouts that facilitate flexible accommodation layouts for varying lifestyle needs.
Apartment layouts are flexible and accommodate a range of lifestyle needs	<i>Refer to the Apartment Design Guide for design guidance</i>		
4R – Adaptive Reuse	Design Criteria & Guidance	Complies	Comment
Objective 4R-1	<i>No design criteria.</i>	Not Applicable	Proposed development is not adaptive reuse.
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	<i>Refer to the Apartment Design Guide for design guidance</i>		
Objective 4R-2	<i>No design criteria.</i>	Not Applicable	Proposed development is not adaptive reuse.

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Adapted buildings provide residential amenity while not precluding future adaptive reuse	Refer to the Apartment Design Guide for design guidance		
4S – Mixed Use	Design Criteria & Guidance	Complies	Comment
Objective 4S-1	No design criteria.	Not Applicable	Proposed development is not mixed use.
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Refer to the Apartment Design Guide for design guidance		
Objective 4S-2	No design criteria.	Not Applicable	Proposed development is not mixed use.
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Refer to the Apartment Design Guide for design guidance		
4T – Awnings and Signage	Design Criteria & Guidance	Complies	Comment
Objective 4T-1	No design criteria.	Achieves Intent	The entry is set back as to provide an awning to the entry of the building.
Awnings are well located and complement and integrate with the building design	Refer to the Apartment Design Guide for design guidance		
Objective 4T-2	No design criteria.	N/A at this stage.	To be incorporated at the CC stage.
Signage responds to the context and desired streetscape character	Refer to the Apartment Design Guide for design guidance		
4U – Energy Efficiency	Design Criteria & Guidance	Complies	Comment
Objective 4U-1	No design criteria.	Achieves Intent	Passive environmental design is incorporated into the overall site arrangement and integrated landscape design.
Development incorporates passive environmental design	Refer to the Apartment Design Guide for design guidance		
Objective 4U-2	No design criteria.	Achieves Intent	Passive solar access is incorporated into the design through overall building composition and glazing arrangement. Solar access is provided in compliance with the requirements of part 4A of the ADG.

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Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	<i>Refer to the Apartment Design Guide for design guidance</i>		
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Natural ventilation is provided in compliance with the requirements of part 4B of the ADG.
4V – Water Management and Conservation	Design Criteria & Guidance	Complies	Comment
Objective 4V-1 Potable water use is minimised	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the BASIX documentation submitted with this application.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the Civil / Stormwater documentation submitted with this application.
Objective 4V-3 Flood management systems are integrated into site design	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the Civil / Stormwater documentation submitted with this application.
4W – Waste Management	Design Criteria & Guidance	Complies	Comment
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the Waste Management Plan submitted with this application.
Objective 4W-2	<i>No design criteria.</i>	Achieves Intent	Refer to the Waste Management Plan submitted with this application..

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Domestic waste is minimised by providing safe and convenient source separation and recycling	Refer to the Apartment Design Guide for design guidance		
4X – Building Maintenance	Design Criteria & Guidance	Complies	Comment
Objective 4X-1 Building design detail provides protection from weathering	No design criteria. Refer to the Apartment Design Guide for design guidance	Achieves Intent	The building form and materiality has been selected to minimise weathering and allow for easy ongoing maintenance. These features will be further reinforced by the detailed construction documentation of the final building design.
Objective 4X-2 Systems and access enable ease of maintenance	No design criteria. Refer to the Apartment Design Guide for design guidance.	Achieves Intent	Refer to responses outlined in 4X-1 above. Building maintenance systems will be considered and further integrated during the CC stage.
Objective 4X-3 Material selection reduces ongoing maintenance costs	No design criteria. Refer to the Apartment Design Guide for design guidance.	Achieves Intent	Refer to responses outlined in 4X-1 above.