



Pacific Community Housing

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# ARCHITECTURAL DESIGN STATEMENT

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Application:

**SITE COMPATIBILITY CERTIFICATE**

Address:

**26 ROSEBERY STREET, HEATHCOTE NSW  
AFFORDABLE RENTAL HOUSING**

Prepared for:

**PACIFIC COMMUNITY HOUSING**

**ISSUE A**

**28.01.2022**

## **INTRODUCTION**

The proposal, prepared for Pacific Community Housing, is a part three and four storey affordable rental housing development located approximately 350m from Heathcote Station. The site is zoned R3 Medium Density Residential under Sutherland Shire LEP 2015 (SSLEP2015) and permits boarding houses, multi-dwelling housing, neighbourhood shops and shop-top housing, but prohibits residential flat buildings. It also permits a height to 9m (3 storeys) and FSR of 0.7:1.

Nevertheless, this application is for a Site Compatibility Certificate under the State Environmental Planning Policy Housing SEPP 2021, Division 5 of Part 2, given the site has excellent proximity to Heathcote Station and local bus routes (911 Heathcote to Sutherland, 996 Heathcote to Engadine) which provides excellent connectivity to community services, shopping, jobs, community facilities and the environment in the local area and other commercial centres at Cronulla, Caringbah, Hurstville, Miranda and further connectivity to the Sydney CBD.

If the Secretary is satisfied that the development is compatible with the existing land uses and future character of the area, a Site Compatibility Certificate will be issued providing the expanded land use and controls. The addition of affordable rental housing, in close proximity to public transport, and neighbouring commercial centres is currently not available within the vicinity of the site and will meet the needs of the Sutherland Shire's population, particularly housing for older people, people with a disability, essential key workers and first home buyers.

In order for a site compatibility certificate to be issued, the Secretary must be satisfied that the development is compatible with the surrounding land uses having regard to the following:

- that the existing uses and approved uses of land in the vicinity of the development
- that the impact that the development (including its bulk and scale) is likely to have on the existing uses and uses that are likely to be the preferred future uses of that land
- that the services and infrastructure that are or will be available to meet the demands arising from the development
- that the development is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land
- that the design quality principles set out in the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, Schedule 1, are capable of being achieved.

Refer to Site Compatibility Certificate Application – Architectural Documentation prepared by Stanisic Architects.

A brief outline of how these issues have been addressed by the preliminary design is provided within this statement.

## **DENSITY**

The context is evolving from general housing to multi-dwelling housing, residential apartment developments, shop-top housing, and tourist and visitor accommodation/ retail along Princes Highway, largely due to its location on the periphery of the Sydney Metropolitan Area and close proximity to transport with excellent connectivity to other commercial centres including the Sydney CBD. Affordable Rental Housing is residential accommodation that is compatible with this evolving context, supported by the SEPP Housing SEPP 2021 and strategic directions within the Sutherland Shire Council's Local Strategic Planning Statement (September 2020).

The proposed density is 1.2:1 achieving 1,455.516m<sup>2</sup> residential GFA. If an affordable rental housing application was made under Division 1 of Part 2 of SEPP Housing 2021, the maximum floor space ratio could be increased by 0.5:1 to 1.2:1.

A residential apartment development was recently completed on the neighbouring site to the south at 30 Rosebery Street and 11- 11a Veno Street ("Horizon Heathcote") comprising 77 apartments with a density of 1.66:1 (maximum permissible 2:1) and maximum building height of 15.8m (maximum permissible 13m) (DA15/0936).

The proposed density is compatible with its context due to its close proximity to Heathcote Station, jobs, community facilities and neighbouring residential apartment development at "Horizon Heathcote". The density transition to the neighbouring along Rosebery Street is appropriate: "Horizon Heathcote" (1.66:1) to 24a-24b Rosebery Street (0.7:1) – the proposed density of 1.16:1 is less than the average between the two neighbouring sites at 1.18:1.

## **BULK + SCALE**

The bulk of the building, defined by its setbacks, building height and landscaped area is compatible with its context as:

- The street setback along Rosebery Street is 4m (Levels 2-4) and 6.2m at Level 1 (Ground). These setbacks are greater than the 3.6m street setback to "Horizon Heathcote" (surveyed) and is a suitable transition to the neighbouring multi-dwelling housing to the north which has an 8.6m street setback, noting that the Sutherland Shire DCP 2015 front setback control is 7.5m. The front setback to "Horizon Heathcote" was 4m at the time the application was lodged and was supported by Council.
- The existing significant street trees that dominate the streetscape and rear setback zone will be retained, except tree no. 11 which has been identified as being in poor condition. An arborist has provided specialist advice to ensure the on-going health of these trees.
- The street setback contains planting, entry pathway and driveway. The basement ramp width is narrow at 3.6m to minimise its presence on the street and to maximise the width of the entry lobby.
- The side setback to the southern boundary is 3-4m. The existing residential apartment development is setback 8m from the common boundary, which achieves building separation of 11-12m. This setback is significantly greater than the existing site setback on the site at 0.9m at Level 1, increasing to 1.5m at Level 2.
- The side setback to the northern boundary is 3-6m. Where the side setback is 3m, it is anticipated that these walls are blank or non-habitable. Nevertheless, if there are openings, they could be oriented to the street to satisfy the guidelines of the Apartment Design Guide and meet visual privacy recommendations. Where the side setback is 6m, neighbouring dwellings are setback 11.2-13.5m, achieving separation of 17.2-19.5m which exceeds the guidelines of the ADG which recommend 12m-15m separation.
- Along Rosebery Street (south west corner), the proposed built form is approximately one storey above the 9m maximum HOB.

- Along Rosebery Street (north west corner), the proposed built form at level 4 has been setback 6m from the northern boundary, presenting as a part-3 storey form.
- Towards the centre of the site, the proposed built form is generally below the maximum HOB, except for the parapet and roof slab i.e. no GFA is above the maximum HOB.
- Along the eastern boundary, the built form is well below the maximum HOB, with Level 3 setback 12m from the rear boundary, 8m at Levels 1-2.
- The topography rises to the south east corner of the site by approximately 1m and apartments adjacent to the rear boundary are set below the natural ground level.
- The site achieves 397.98m<sup>2</sup> (32.8%) landscaped area which exceeds the minimum required landscaped area of 363.88m<sup>2</sup> (30%) under SSLEP 2015 and the ADG 3E-1 – Deep Soil Zones of 84.9m<sup>2</sup> (7%).

The scale of the building, comparing the proposed development to one or more existing or future developments within its setting, defined by its height, articulation and detail is compatible with its context as:

- The proposed building is 4 storeys to Rosebery Street adjacent to the neighbouring 4 storey residential apartment development “Horizon Heathcote” and reduces in height to 3 storeys adjacent to the neighbouring dual occupancy at 24a + 24b Roseberry Street that is 2 storeys in height.
- “Horizon Heathcote” has a maximum HOB of 15.8m and is 2.8m higher than the maximum height of building permitted by the SSLEP of 13m. The proposed maximum height of building is 13m, except for the lift overrun which is 13.6m and well below the height of “Horizon Heathcote.”
- The height of “Horizon Heathcote” adjacent to the common boundary is RL 201.84 – 202.18. The height of the proposed massing adjacent to the common boundary is RL 200.30, 1.54m lower in height which reflects the sloping topography.
- At the rear of the site, Level 1 (Ground) is partly set-below ground and presents as 1 ½ storeys adjacent, to the adjoining 1 storey villas with pitched roof at 14 Strickland Street. The ridge of the villas is RL 194.48 and the height of the proposed massing adjacent to the boundary is RL 194.20, 280mm lower than the height of the villas.
- The adjoining dwellings to the north and east are single and two storey dwellings and multi-dwelling housing with pitched roofs up to a maximum height of 9m. Except for the 4 storey massing along Rosebery Street, the proposed massing is generally consistent the existing maximum HOB.
- While the character of the proposed massing is different to the character of a dwelling or multi-dwelling housing, its scale is compatible with its setting as it has a similar height to the adjoining residential apartment development and towards the centre and rear of the site, similar height to the adjoining dwellings and multi-dwelling housing. The massing form, a result of building height and setbacks are capable of achieving a built form that has no adverse impacts on surrounding developments and results in a proposal that is a compatible scale and is not alien to the existing or future setting.
- The massing form comprises a modulated and stepped form to the west, a gallery to the south, terraced form to the east, unified by a flat roof with a low profile, finished with extensive planting or ballast.
- Side walls are articulated by setting back the to achieve depth and modelling and direct outlook from apartments to the street and away from neighbouring dwellings. The southern gallery is capable of being articulated with a deep recess with screens that direct outlook away from neighbouring dwellings and animate the elevation. Fenestrations will provide further articulation to relieve elevations and bring additional daylight into living areas.
- It is anticipated that the building is composed of face brick veneer (300x 50 module) in a colour prevalent within existing dwellings and multi-dwelling housing along Rosebery Street. The flat roof is capable of being detailed with a thin profile against the sky, with lift overrun and plant setback from the face of the building and largely screened by the existing large street trees within the streetscape.

- The articulation and potential detail are capable of achieving a built form that has a fine grain and is complementary to the surrounding dwellings, multi-dwelling housing and residential apartment developments.

## **BUILDING HEIGHT**

The site has a diagonal cross fall from the south east corner of the site to the north west corner (Rosebery Street) of 2.24m. The site falls 1.11m along Rosebery Street to the north and 0.93m along rear boundary to the north.

SSLEP2015 limits the maximum height of building (HOB) to 9m on this site. "Horizon Heathcote" has a maximum HOB of 15.8m and is 2.8m higher than the maximum HOB permitted by the SSLEP of 13m.

The proposed massing form is generally below the 9m maximum HOB, except for the massing along Rosebery Street, which is an additional storey – the same height as the neighbouring "Horizon Heathcote". The massing form steps down from 4 storeys to 3 storeys adjacent to the neighbouring multi-dwelling house. The proposed maximum height of building is 13m (the maximum HOB permitted by the SSLEP at "Horizon Heathcote"), except for the lift overrun which is 13.6m and well below the height of "Horizon Heathcote." The lift has been located towards the centre of the site so that the overrun is not easily viewed from Rosebery Street behind the existing street tree canopy.

The height of "Horizon Heathcote" adjacent to the common boundary is RL 201.84 – 202.18. The height of the proposed massing adjacent to the common boundary is RL 200.30, 1.54m lower in height which reflects the sloping topography.

## **SETBACKS**

While there are apartment buildings already existing within the immediate context, SSDCP2015 Chapter 5 - Multi-Dwelling Housing only provides guidance, as residential apartments are a prohibited use, but permitted by a Site Compatibility Certificate. Furthermore, SSDCP 2015 Chapter 6 – Residential Flat Buildings is identified to only apply to "Residential Flat Buildings in the R4 Zone" (page 2) where this site is located in an R3 - Medium Density Zone. It is noted that the R3 zone does permit shop top housing as a use, yet the DCP is somewhat silent on that form of development. Statutorily, SEPP 65 is the primary legislation referenced in Division 5 and is likely to be referenced in a Site Compatibility Certificate and would be applicable to the land and the development. Thus SSDCP 2015, Chapter 5 – Multi-Dwelling Housing, whereas useful, can and has been considered to provide guidance to assist in the consideration of compatibility, it is not the primary planning legislative instrument.

| <b>Apartment Design Guide</b>  | <b>SSDCP 2015 Chapter 5 – Multi Dwelling Housing</b>  |
|--|---|
| <ul style="list-style-type: none"><li>• Street setbacks to consider the existing and future streetscape</li><li>• Align street setbacks with building use</li><li>• 12m between habitable rooms/ balconies</li><li>• 9m between habitable and non-habitable rooms</li><li>• 6m between non-habitable rooms</li></ul> | <ul style="list-style-type: none"><li>• 7.5m primary frontage</li><li>• 3.0m secondary frontage</li><li>• 1.5m side setback at ground floor</li><li>• 3.0m side setback at Level 2</li><li>• 4.0m side setback at Level 3</li><li>• 4.0m rear setback</li></ul> |

It is noted that the neighbouring "Horizon Heathcote" applied a 4m street setback control from an earlier draft of the SSDCP 2015 and was supported by Council (JRPP, Sydney East Region, Business Paper, 10 December 2015 – 2015SYE108, p. 11) – we note that the actual street setback is 3.65m (surveyed). A similar 4m street setback has been adopted at Level 2-4 as it is the predominant existing street setback on Rosebery Street for this type of development and the ADG recommends that the street setbacks give consideration to the existing and future street setbacks and building use. At Level 1 (Ground) the massing form is setback 6.2 – 7.5m and is a suitable transition to the neighbouring multi-dwelling housing to the north which has an 8.6m street setback, noting that the Sutherland Shire DCP 2015 front setback control is 7.5m.

There is a 3-4m side setback to the southern boundary achieving a building separation of 11-12m to the neighbouring "Horizon Heathcote". Any habitable windows that are less than 12m will be angled to look away from existing dwellings or to achieve 12m separation to maintain visual privacy as recommended by the ADG. While the gallery, a habitable space, achieves the minimum building separation of 12m recommended by the ADG between habitable rooms/ private open spaces, additional screening will be provided to maximise privacy to existing apartments. To ensure that there is no overlooking of a dwelling's private open space, horizontal screens raised to balustrade height will be used to achieve outlook from apartments, but prevent overlooking down into the rear yards.

The side setback to the northern boundary is 3-6m. Where the side setback is 3m, it is anticipated that these walls are blank or non-habitable. Nevertheless, if there are openings to this elevation, they can be oriented to the street to satisfy the guidelines of the Apartment Design Guide and meet visual privacy recommendations. Where the side setback is 6m, neighbouring dwellings are setback 11.2-13.5m, achieving separation of 17.2-19.5m which exceeds the guidelines of the ADG which recommend 12m-15m separation. Similarly, to the south, to ensure that there is no overlooking of adjoining terraces, horizontal screens raised to balustrade height will be used to achieve outlook from apartments, but prevent.

The rear setback is 8m (Level 1-2) and 12m Level 3 and are screened by an existing large tree canopy. This setback also ensures the long-term health of these trees. The rear setback is double the required setback within the SSDCP 2015, anticipating buildings that are 1-2 storeys in height. The increased Level 3 setback meets the recommended separation of the ADG.

The proposed development does not restrict development on the neighbouring site in any way, noting that the multi-dwelling house has been recently completed on this site. It would also not restrict any development under SEPP Affordable Rental Housing 2009, Division 5 as setbacks meet the recommended guidelines of the ADG.

The setbacks of the proposed building are compatible the Apartment Design Guide as well as setbacks of existing buildings within the immediate context. A reduced 4m street setback is compatible with neighbouring "Horizon Heathcote" which has a 3.6m street setback and is the predominant setback along Rosebery Street for this type of development.

## **SEPP 65**

The Apartment Design Guide, Parts 3 + 4, contains objectives and design criteria and design guidance for the siting, design and amenity of apartment development. A SEPP 65 compliance statement, ADG compliance statement and Design Verification Statement is required to accompany a future Development Application, if a Site Compatibility Certificate is granted.

The proposed development is compatible with its context as a residential flat building and achieves design quality as:

- The development provides excellent amenity to all residents of 18 x affordable rental apartments in 1 bed and 2 bed configurations. The plan has been organised with living to the north (sun) and gallery access to the south (shade). The lift and stair core, is contained within the overall form of the building.
- The organisation is capable of supporting apartments with all living rooms achieving the minimum recommended width of 3.6m for 1 bed apartments and 4.0m for 2 bed apartments. All apartments have a private open space accessed directly from the living area and can meet the minimum area guidelines of the ADG. Private open spaces are capable of achieving an external area of 8m<sup>2</sup> for 1 bed apartments, 10m<sup>2</sup> for 2 bed apartments and larger private open spaces at Level 1, meeting the guidelines of the ADG.
- Visual and acoustic privacy is achieved through orientation, internal layouts and acoustic treatment internally and between communal open spaces.
- 72.2% (13/18) of apartments are capable of achieving in excess of 2 hours of direct sunlight to all living rooms and private open spaces at mid-winter which meets the guidelines of the ADG.

- 72.2% (7/18) of apartments are capable of being naturally cross ventilated utilising corner ventilation or through ventilation. The ADG guidelines recommend 10.8/18 apartments are naturally cross ventilated. The gallery is screen and considered as an internal space.
- The residential entry lobby is located at Rosebery Street and achieves level access on a sloping site. The entry is clearly visible from the street. Letterboxes can be situated outside of the entry lobby and fronting the street to provide excellent casual interactions and surveillance. The entry lobby space provides opportunities for casual interaction between residents.
- Communal open space of 368.69m<sup>2</sup> (30.4% of the site area) is provided within the side and rear setback zones which exceeds the minimum recommendation of the ADG for 25% communal open space. Communal open spaces will include active and passive recreation areas include seating areas, planter boxes, BBQ facilities and accommodate the existing large trees.
- Landscaped area of 397.98m<sup>2</sup> (32.8% site area) is provided as deep soil, in excess of the minimum 30% required by SSLEP2015.
- Communal open space of 194m<sup>2</sup> (16% of the site area 1212.93sqm) receives direct sunlight to the principal usable landscape open space for a minimum of 2 hours between 9am and 3pm at mid-winter, well in excess of the 12.5% (151.62m<sup>2</sup>) of the site area recommended by the ADG.

## **NUMBER OF DWELLINGS**

The proposal includes 18 x 1 bed and 2 bed apartments that will be suited to older people, people with a disability, essential key workers and first home buyers. There is also the potential to include dual-key apartments to further diversify the apartment types. Affordable rental housing is not readily available within the Sutherland Shire LGA.

The SEPP Housing 2021, Division 5 of Part 2, requires that:

- for 15 years from the date of the issue of the occupation certificate, at least 50% of the accommodation to which the development application relates will be used for the purposes of affordable housing
- all the accommodation that is used for affordable housing will be managed by a registered community housing provider

20% apartments will be designed to achieve 'silver level' Liveable Housing Guideline's universal design features. This exceeds the minimum SSDCP2015 requirement for 10% of dwellings.

A minimum of 4/18 (20% min) of apartments will be designed as adaptable apartment and achieve compliance with AS 4299, in excess of the SSDCP2015 requirement of 10%.

All adaptable apartments will also meet the Specialist Disability Accommodation (SDA) design requirements under the National Disability Insurance Scheme (NDIS) – improved and robust. From 1 July 2021, all dwelling enrolment applications for SDA will be required to include a certificate from an Accredited SDA assessor, nominating the Design Category the dwelling to be enrolled satisfies based upon Design Standards in the NDIS Specialist Disability Accommodation Design Standard.

Communal open spaces within the rear and side setback zones are be designed to encourage social interaction within the development and have equitable access.

The proposed affordable residential apartments are compatible with existing apartments within the immediate context and will meet the needs of the Sutherland Shire's population, particularly housing for older people, people with a disability, essential key workers and first home buyers. The apartments have been designed with compact apartments with excellent amenity and are supported by well-designed communal open spaces to encourage social interaction.

## **BUILDING DESIGN**

The vision for the building is to create a breathing, living environment that is responsive to the sun, light, air and outlook that complements its residential setting.

The architectural concept for the project is freestanding building form within a landscaped setting that is modulated and articulated to adjust the scale of the development to the context.

Deep recesses within the massing form amplify the sun and animate the facades. The building layout is planned to capture sunlight into apartments and communal open spaces throughout the day, all year round.

It is anticipated that the building materials and colours will comprise face brickwork to complement existing dwellings and multi-dwelling housing within the existing streetscape. The roof has a thin slab edge to achieve a lighter appearance against the sky. The architectural character is capable of being visually compatible with the existing developments in the immediate context as the elevations will contain essential elements that make up the character of the surrounding suburban environment. The simple form gives the building its own strength without attempting to mimic the existing context.

The residential entry maintains a strong connection to the landscape by including a planted front setback zone. Small tree planting within the front setback zone and lower-level planting will enhance the streetscape.

The development is capable of implementing efficient use of natural resources, energy and water throughout its full life cycle. It is required to meet the benchmarks of 25% energy reduction and 40% water reduction set out in the Building and Sustainability Index (BASIX). Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources. Photovoltaic cells are located on the roof of the building to provide energy for common area lighting. Hot water plant and air conditioner condenser units may be contained within a screened enclosure on the roof towards the centre of the form to minimise visibility from the street and to maximise communal open space at Level 1 (Ground).

Sensors to control artificial lighting in common circulation and spaces will be provided.

## **LANDSCAPING**

The landscape design is an integral part of the architectural concept 'to create a landscaped building' where landscaped communal open spaces are an essential experience for residents, temper the suburban reality, reduce heat gain, improve air quality and project a sense of greenness and sustainability. A detailed landscape plan will be provided with a future Development Application if a Site Compatibility Certificate is granted.

Communal open space of 368.69m<sup>2</sup> (30.4% of the site area) is provided within the side and rear setback zones which exceeds the minimum recommendation of the ADG for 25% communal open space. Communal open spaces will include active and passive recreation areas include seating areas, planter boxes, BBQ facilities and accommodate the existing large trees. The principal communal open space will be to the north in the sun, with a secondary communal open space to the south adjacent to the gallery which will be experienced as part of the circulation experience.

Landscaped area of 397.98m<sup>2</sup> (32.8% site area) is provided as deep soil, in excess of the minimum 30% required by SSLEP2015. Communal open space of 194m<sup>2</sup> (16% of the site area 1212.93sqm) receives direct sunlight to the principal usable landscape open space for a minimum of 2 hours between 9am and 3pm at mid-winter, well in excess of the 12.5% (151.62m<sup>2</sup>) of the site area recommended by the ADG.

The communal open spaces are accessible to all residents. Planting will include flowering trees, lush planting with a mix of colour and texture and low-level planting with trailing plants along the edges of planters. Planting selections are drought resistant indigenous planting to reduce ongoing water use on the site. It is anticipated that 95% of planting will be endemic.



Small tree planting will supplement existing large trees on the site and within the street to reduce the heat island effect and to extend the existing green web. There can be tree planting and garden planting along Rosebery Street adjacent to the entry lobby and on the southern boundary. There are existing small trees planted on the neighbouring "Horizon Heathcote" that when mature, will fill the space between the buildings. Additional tree planting along the southern boundary is unlikely as they will be in competition with the existing trees that have been planted.

## **TRAFFIC + PARKING**

SEPP Housing 2021, Clause 36(4) of Division 5 of Part 2 does not require car parking in relation to development to which it applies. Although the site is in close proximity to transport, 13 x car parking spaces are provided within a basement with an additional 1 x visitor car parking space. In addition to car parking, there are 18 x bike parking spaces, one for each dwelling, located within a secure room within the basement.

The driveway ramp has been reduced to 3.6m in width, to reduce the dominance of a roller shutter on the street and reflect the small number of cars located on the site. A waiting area is included within the front setback to allow cars to pass on the site if the ramp is being used. The detail of the parking arrangements will be included with a future Development Application if a Site Compatibility Certificate is granted.

5 x parallel parking spaces are located on the southern boundary and a turning bay provided to allow vehicles to leave the site in a forward direction. Small tree planting can be located along the southern boundary towards Rosebery Street and the rear boundary, to supplement existing trees that area already planting on the neighbouring site that will fill in the space between buildings. The communal open space adjacent to the gallery along the southern boundary will be planting on the structure with appropriate soil depths in planters to meet ADG guidelines.

## **AMENITY OF SURROUNDING DEVELOPMENT**

The bulk and scale of the building is compatible with existing and future context, incorporating setbacks that are consistent with the Apartment Design Guide and SSDCP 2015. Existing tree planting already provides screening between buildings and supplementary planting on the site at "Horizon Heathcote" when mature will provide additional screening between buildings. Visual privacy between apartments and private open spaces of neighbouring dwellings will be achieved with horizontal screening to prevent overlooking, by splaying fenestrations towards the street or oblique angles to achieve building separation recommended in the ADG and with supplementary tree planting along the northern boundary.

The potential impact on the solar access to "Horizon Heathcote" has been considered in detail – refer to solar access diagrams provided (SCC 501-02), illustrating where private open spaces and living rooms are located. At mid-winter, all existing apartments receive 2 hours solar access to private open space and living rooms. Living areas and private open spaces to apartments at Level 1 receive 2 hours of solar access either in the morning or afternoon. We also note that 65% of apartments in this development receive 2 hours of solar access to living rooms and private open space and Council, in their assessment of the approved application considered that this meets the minimum guideline of the Apartment Design Guide (JRPP, Sydney East Region, Business Paper, 10 December 2015 – 2015SYE108, p. 10).

Along Rosebery Street, the massing form that exceeds the maximum HOB minimises overshadowing to neighbouring apartments, meeting the recommended guideline of the ADG and has been modulated to achieve 2 hours of solar access to living areas and private open spaces of apartments. We note that Level 1 apartments are already overshadowed by the existing multi-dwelling house located on the site, setback 0.9 to 1.5 from the side boundary with a building height up to 9m.

There is a waste room located within the basement. Bins will be transferred from the waste room to Rosebery Street to be collected by Council. Given the modest size of the development and adjacency to an existing residential apartment building, the number of bins located on the street will be low and will not have an adverse impact on the streetscape. A Waste Management Report will be provided with a future Development Application if a Site Compatibility Certificate is granted.