

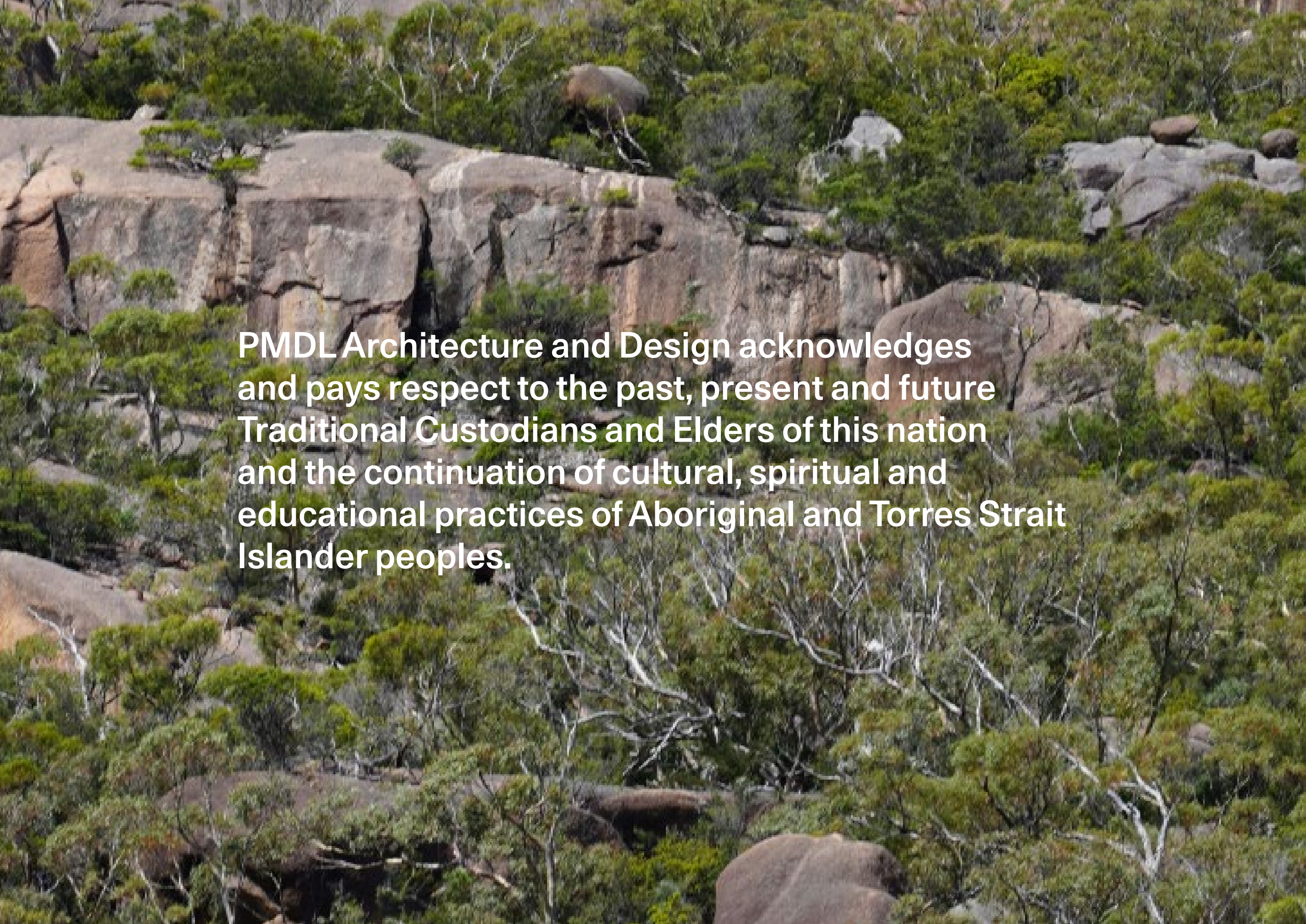
21-25 McIntosh Street + 55 Werona Street Gordon

SSDA Design Report

April 2026_Rev F

Nominated Architect: David Morris
No. 5865





**PMDL Architecture and Design acknowledges
and pays respect to the past, present and future
Traditional Custodians and Elders of this nation
and the continuation of cultural, spiritual and
educational practices of Aboriginal and Torres Strait
Islander peoples.**

Executive Summary

Pursuing a refined massing, with enhanced setbacks and contextual materials strengthening Gordon's green, walkable character.

A refined massing placement and façade strategy has been developed in response to initial feedback. The built form is now shifted away from the western neighbour interface and pulled further into the site, softening the development's relationship with McIntosh Street and improving its overall contextual fit. The proposal remains defined as three buildings and arranged to optimise solar access, cross-ventilation, within a landscaped setting across a deep site. This organisation establishes a clear urban structure while enabling a more sensitive response to neighbouring residential interfaces.

A more generous landscaped journey now runs through the development, creating a continuous green spine that shapes the resident experience from arrival to all communal spaces. This landscape-led approach strengthens the project's contribution to the greening of Gordon, extending canopy, biodiversity, and visual relief well beyond the street edge.

The McIntosh Street frontage now adopts a stepped and moderated profile, reducing perceived bulk and establishing a more respectful transition to the lower-scale dwellings to both east and west. This stepping strategy enhances the development's rapport with the street, improves human-scale presentation, and increases opportunities for deep planting and privacy.

The architectural character is better anchored by the inclusion of more extensive masonry, selected for its durability, warmth, and a greater alignment with Gordon's established material palette. Integrated masonry planters and layered landscape edges provide enhanced privacy for residents while reinforcing the development's green identity. Lightweight upper-level elements reduce visual mass and articulate a refined, contemporary silhouette.

The proposal now delivers 151 apartments across three buildings, supported by a consolidated underground parking structure that preserves the landscaped, pedestrian-focused character of the development.



Contents

Executive Summary

Context

1. Introduction

- [1.1 Project Background](#)
- [1.2 The proponent](#)
- [1.3 The Proposal Entails](#)
- [1.4 Legal Description](#)
- [1.5 Design Considerations](#)
- [1.6 A Strategic Vision](#)

2. Site Analysis

- [2.1 Site Location & Description](#)
- [2.2 Existing context](#)
- [2.3 Planning in context: TOD & LMR](#)
- [2.4 Response to a Changing Context](#)
- [2.5 Topography](#)
- [2.6 Site Constraints & Opportunities](#)
- [2.7 Informing a Design Response](#)

3. Built Form & Urban Design Response

- [3.1 The Vision](#)
- [3.2 Massing Evolution](#)
- [3.3 Layout](#)
- [3.4 Streetscape & Public Realm Interface](#)
- [3.5 Access and Contectivity](#)
- [3.6 Landscape and Open Space Strategy](#)
- [3.7 Materiality](#)
- [3.8 Architectural Character](#)
- [3.9 a,b,c Visual Context](#)

4. Heritage and Conservation

- [4.1 Heritage and Cultural Significance.](#)
- [4.2 State Heritage Item Eryldene](#)

5. Environmental Amenity

- [5.1 Common Open Space](#)
- [5.2 Deep Soil](#)
- [5.3 Safety and Connectivity](#)
- [5.4 Solar Access](#)
- [5.5 Shadow Placement](#)
- [5.6 Cross Ventilation](#)
- [5.7 Diversity: Affordable](#)
- [5.8 Diversity: Liveable](#)

6. Compliance with Regulatory Frameworks

- [6.1 Better Placed](#)

7. SEPP Housing 2021 Compliance Schedule 9

- [7.1 Context and Neighbourhood character](#)
- [7.2 Built form and scale.](#)
- [7.3 Density](#)
- [7.4 Sustainability](#)
- [7.5 Landscape](#)
- [7.6 Amenity and Safety](#)
- [7.7 Aesthetics and Housing Diversity](#)

8. ADG Compliance Schedule: Part 3 & 4

- [8.1 Apartment Design Guidelines \(ADG\)](#)

9. Conclusion & Design Excellence Statement

- [9.1 Summary of Design Quality and Intent](#)
- [9.2 Final Design Rationale and Statement](#)

Introduction

1.1 Project Background:

This report has been prepared in support of a State Significant Development Application SSD-83478456 for a Transport-Oriented Development (TOD) with integrated in-fill affordable housing. Situated at 21-25 McIntosh Street and 55 Werona Avenue, Gordon, NSW, the proposal envisions a concept that responds to both contemporary housing needs and the evolving character of the locality.

1.2 The Proponent:

CPDM Pty Limited on behalf of Werona Ave Residence Holdings Pty Ltd.

1.3 The Proposal Entails:

The demolition of four existing residential dwellings and associated structures.
Site preparation to facilitate excavation and selective tree removal.
The construction of three residential flat buildings, integrating 151 apartment dwellings, including 31 affordable housing units.
A two-level basement parking structure, consolidating vehicle access via McIntosh Street.
Public domain upgrades and landscaping, offering a pedestrian experience and reinforcing the site’s connectivity.
The site is located within 400 metres walking distance from Gordon Train Station, reinforcing its alignment with TOD principles.

1.4 Legal Description:

The development spans the following properties:

- | | |
|----|--|
| 1. | 21 McIntosh Street – Lot A in DP 339345
Area: 1,394 sqm |
| 2. | 23 McIntosh Street – Lot 5 in DP 651557
Area: 1,390 sqm |
| 3. | 25 McIntosh Street – Lot 1 in DP 167505
Area 1,223 sqm |
| 4. | 55 Werona Avenue – Lot 11 in DP 1048667
Area 3,769 sqm |

The resultant total site area comprises of 7,776 sqm.

1.5 Design Considerations

This report contextualizes the proposal within its immediate urban fabric, including:

Adjacent Low to medium rise (LMR) development sites in close proximity.

The presence of a State Heritage Item and remnant Iron Bark Gum Forest, inform an ecological and cultural response for the project.

The proposal has been designed to address key regulatory frameworks and urban principles including:

- SEARS Application SSD-83478456 (dated 6 May 2025)
- SEPP Housing 2021 Principles 9
- Apartment Design Guidelines (ADG) Part 3 &4
- Better Placed Principles - GNSW

1.6 A Strategic Vision

This report articulates a comprehensive understanding of the site’s constraints and opportunities. The proposal aspires to deliver a balanced urban design solution, prioritising sustainability, livability, with architectural integrity, while respecting the existing fabric and fostering future change and growth.

Team

Project Managers

CPDM

Architects

PMDL Pty Ltd

Planning

Gyde

Landscape Architects

Studio IZ

Heritage & Urban Design

Urbis

Infrastructure

Goldfish + Bay

Quantity Surveyors

Mitchell Brandtman

Civil /Geo tech

Morrow Geotechnics

Arborist

Ezigrow

Traffic & Access

Traffix

Aboriginal Heritage

Biosis

Connecting with Country

Austral Arch

Register of Community

Echo Reality

Visual Studies

Modata

Acoustics

Acoustic Lodgic

Basix

Goldfish & Bay

Waste

Dickens Solutions

Stormwater

Hydracore

BDAR

Keystone Ecological

Geo-Environmental

Egeo-Environmental Engineering

2.0 Site Analysis

P M D L



2.1 Site Location & Description

tation precinct.

The site, known as 21-25 McIntosh Street and 55 Werona Avenue, is located within a walkable 400 metre proximity to Gordon Station. This, and associated retail/commercial precinct remains a focal point for higher-density living with apartments and townhouses designed to be walkable, transit-accessible, and close to shops and services.

Eryldene Historic House and Garden

The proposal is within a close proximity to “Eryldene” being a state heritage-listed property designed by Architect William Hardy Wilson and built between 1913 and 1936. It was the home of Professor E.G. Waterhouse, known for his work with camellias. The house and its gardens are recognized for their cultural and architectural significance. <https://www.eryldene.org.au/>

Tree Canopy & Integration with Nature

Gordon's dense tree canopy is a defining feature, with mature eucalypts and deciduous trees lining most streets.

Proximity to the Station

Gordon Station is a major hub on the North Shore Line and associated precinct Includes a small commercial centre with shops, cafes, and services. Streets within 250–500 metres of the station are seeing the most architectural transformation, balancing urban convenience with leafy aesthetics.

Trees & Green Spaces

The suburb is adjacent to Lane Cove National Park and features numerous parks and reserves enhancing its natural appeal.

Architectural Character & Design include:

Heritage Homes: Federation and Edwardian-style houses dominate older residential areas.

Californian Bungalows: Common from the inter-war period, featuring low-pitched roofs, wide eaves, and welcoming front porches.

Post-War & Mid-Century Modern: Homes from the 1950s–70s often have clean lines, large windows, and open-plan layouts, with many receiving modern updates.

1960's three storey walk ups with red brick masonry and cantilevered balconies.

Contemporary & Mid-Rise Developments: Near Gordon Station, mid-rise apartments (7–8 storeys) have emerged under urban planning initiatives, prioritizing architectural integration and landscaping



Site Location



Three Storey Walk-ups, Raveswood Avenue



Canopy Trees



Historic House and Gardens: Eryldene



Gordon Station

2.2 Existing context

21-25 McIntosh Street and 55 Werona Avenue, Gordon, NSW

The existing properties at 21-25 McIntosh Street and 55 Werona Avenue, consist of four detached single and two storey residential dwellings, reflecting traditional architectural styles. These dwellings feature brick construction, rendered finishes, tiled roofing with gable and hip forms, and a range of ancillary structures such as awnings and balconies, integrated with extensive landscaping.

Existing mature trees and garden landscapes are prevalent throughout the sites, with specific trees marked with spreads and approximate heights however the Arborist report supports retaining of trees that remain outside the proposed building footprints and associated levels remain accordingly.

Heritage and Conservation context

The site is within proximity of a State Heritage-listed residence and surrounded by a conservation precinct. Given that 25 McIntosh Street is located within a heritage conservation zone, any proposed redevelopment or modification will need to carefully consider heritage constraints, ensuring compliance with local planning requirements while adapting to the broader planning shifts introduced under the Transport Oriented Development (TOD) framework. The loss of a house in such a precinct can impact the area's character, requiring careful mitigation strategies. To ensure responsible design, new developments should maintain scale, materials, and architectural elements that complement the heritage surroundings.



No 21. McIntosh Street



No 23. McIntosh Street



No 25. McIntosh Street



No 55. Werona Avenue



2.3 Planning in Context: TOD & LMR

Ku-ring-gai Council has gazetted an alternative Transport Oriented Development (TOD) scheme aimed at increasing housing supply. The scheme introduces rezoning of selected residential areas within 800 metres of train stations to permit apartment buildings, with a particular focus on Gordon. This strategic approach concentrates future high-density, mixed-use development around the Gordon town centre.

Key considerations include:

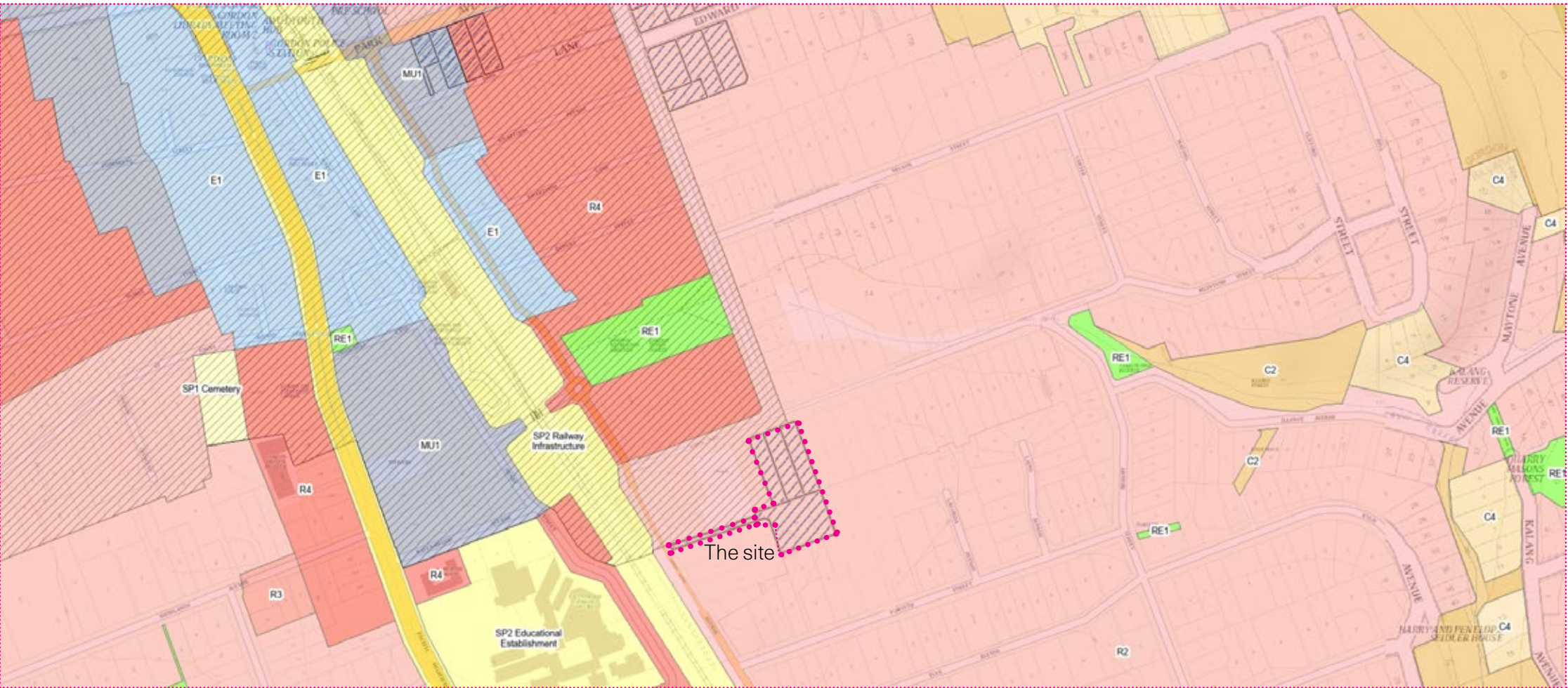
Transition to existing R2 areas:
New development should respond sensitively to the scale and character of the adjoining R2 zones, which are anticipated to undergo change under the Low and Mid-Rise (LMR) Housing Policy. This includes acknowledging the expected future apartment developments and ensuring an appropriate transition in built form.

Landscape and deep soil retention:
Retention of deep soil planting and established trees is essential to soften urban intensification and maintain the area's valued landscape character.

Architectural response:
The proposed development of up to nine storey residential flat buildings is consistent with the Transport Oriented Development precinct provisions under the State Environmental Planning Policy (Housing) 2021 (Amended 2024).

Urban transition and strategic alignment:
In alignment with Ku-ring-gai Council's gazetted TOD scheme and broader housing reforms, the proposed development participates in a transition from the higher-density Gordon town centre to the lower-density Low and Mid-Rise zones. This supports a balanced pattern of urban change that promotes sustainability, livability, and long-term community cohesion.

Overall, the proposal aligns with the overarching objectives of concentrating higher-density housing near transport facilities, supporting sustainable urban growth, and encouraging diverse housing types while maintaining environmental protections. The development is classified as a residential flat building, which is a permitted use (subject to consent) within the TOD overlay.



Town Centre

Delineated zone of transport and town centre as a determinant for proximities and resultant densities in association.



LMR Exclusion Zone

As gazetted by Ku-ring-gai Council, this area has been designated not to accommodate additional high-density residential development around the town centre.



R4 Zoning

High density Residential .



R2 Zoning

Low density Residential .



Retained TOD sites

The site has retained its Transit Oriented Development (TOD) status, which continues to distinguish it from the surrounding areas now subject to the amended Low and Mid-Rise (LMR) development criteria. While the LMR catchment enables 3–6 storey outcomes across much of the broader precinct, the TOD designation maintains a higher strategic priority for density and height .

2.4 A Changing and Mixed Context



- R2 Zone - 9.5m Height Building
- R4 Zone - 18.5m Height Building
- SEPP Housing Aff. Infill +30% (GFA & Height)
- Heritage Item
- Heritage Site

3D representation of Ku-Ring-Gai Councils' adopted planning maps. View looking South West



Site Plan: diagrammatic placement of building form based on planning criteria including setbacks.

Anticipated future massing: Ku-Ring-Gai adopted TOD & LMR applied.

The surrounding urban pattern is undergoing a gradual transition as older housing stock within the R2 Low Density Residential zone is replaced by contemporary multi-unit development. This shift is driven by both market demand which enables 3–4 storey subject to the additional application of infill affordable housing. The prevailing redevelopment model assumes site amalgamations of 1,500 sqm or greater, allowing compliant building envelopes, efficient basement layouts, and ADG-aligned separation and setback distances.

To the north of the subject site, the R4 High Density Residential zone introduces a materially different built-form character. This area is capable of supporting 6–7 storey development, contributing to a more diverse and layered urban fabric. This higher-order density forms an important part of the precinct's emerging structure and is depicted in blue within the accompanying diagram. In contrast, the land immediately west of the site comprises of a pocket of heritage dwellings and smaller residential parcels, maintaining a fine-grain, lower-scale character. This area is expected to remain stable, providing a consistent edge condition and reinforcing the need for sensitive transitions in height and massing.

Within this context, the subject site's retention of its Transit Oriented Development (TOD) status is strategically significant. While the amended Low and Mid-Rise (LMR) framework expands opportunities for 3–4 storey development across the broader precinct, the TOD designation elevates the site's role within the movement network.

The result is a clear hierarchy of built form:

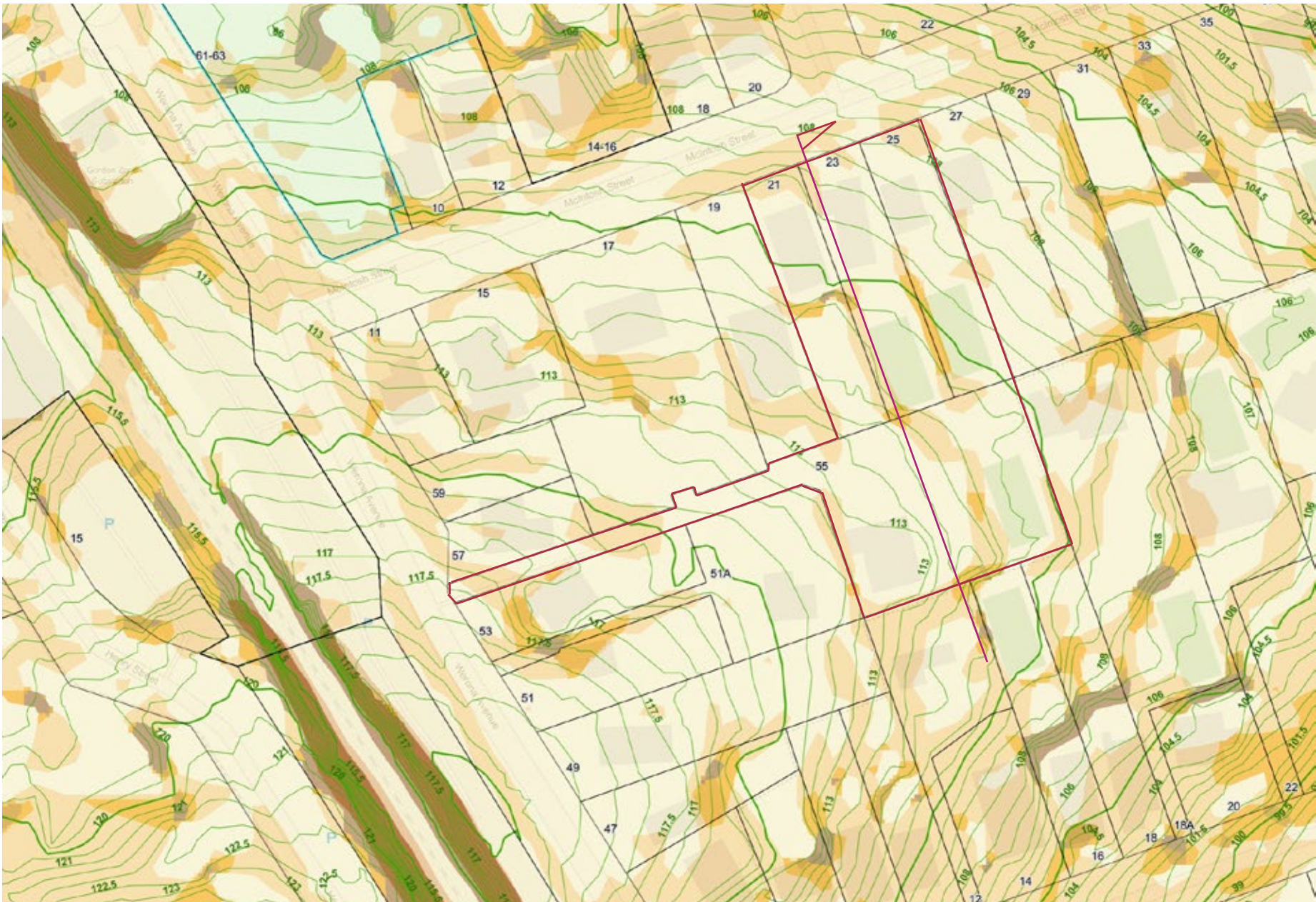
- Heritage and fine-grain residential to the west (low scale)
- R2 redevelopment delivering 3–4 storeys (mid scale) under the LMR
- R4 land enabling 6–7 storeys (higher scale)
- The TOD site, positioned to accommodate a more substantial development.

2.5 Topography

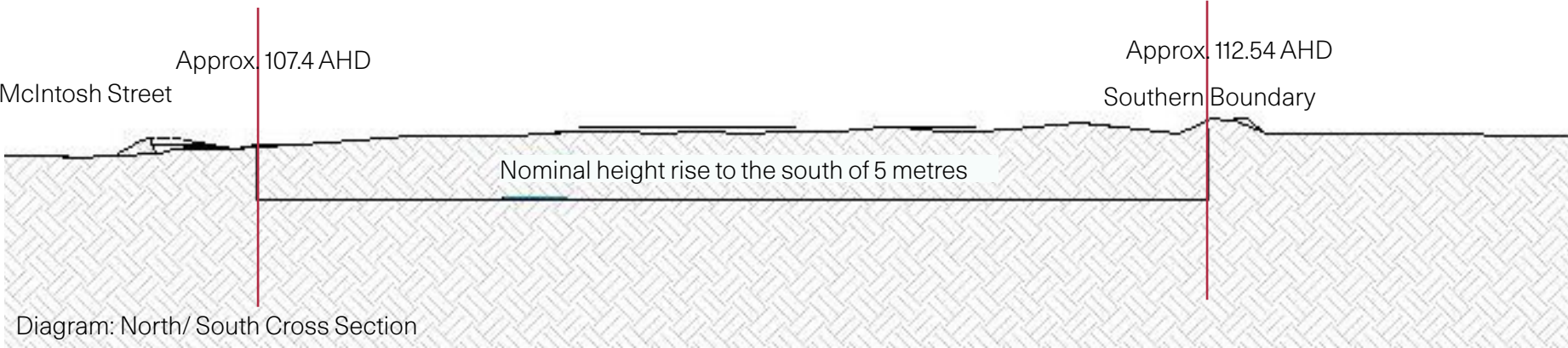
Site Topography

The site is comprised of multiple adjoining lots bordered by McIntosh Street and Werona Avenue with frontage to McIntosh Street detailed at approximately 20.115m wide.

The site demonstrates a relatively flat to moderately sloping topography as indicated by contour lines and spot levels ranging between approximately 107.4 AHD to 112.54 AHD.



Source: krgrsw.maps date: May 17, 2025



2.6 Site Constraints and Opportunities

Well-considered design can minimise disruption while preserving and enhancing the area's unique character.

Remnant Turpentine 'Syncarpia glomulifera' Forest.

A small portion of trees and native grasses have been identified as remnant forest remains on title.

Retention and protection of these assets are important and could inform a landscape planting palette. Integrating native understory plantings and transferring native grasses as such add to permeable surfaces, and all contribute to wildlife corridors complementing biodiversity and offering ecological balance.

Close proximities:

Both No. 19 and 23 McIntosh Street residences are position very close to the site adjoining boundaries.

Both acoustic, privacy and overlooking concerns can be addressed through landscape design and screening.

Street Trees:

Numerous gaps in the street tree array appear in-front of the proposed site. Continuance of this arrangement will enhance the quality of the street. Terrestrial Bio diversity.

The introduction of additional trees will reinstate this quality.

Being Good neighbours:

The site is within a close proximity and association with "Eryldene" being a state heritage-listed residence which is intended to remain and boards a conservation area.

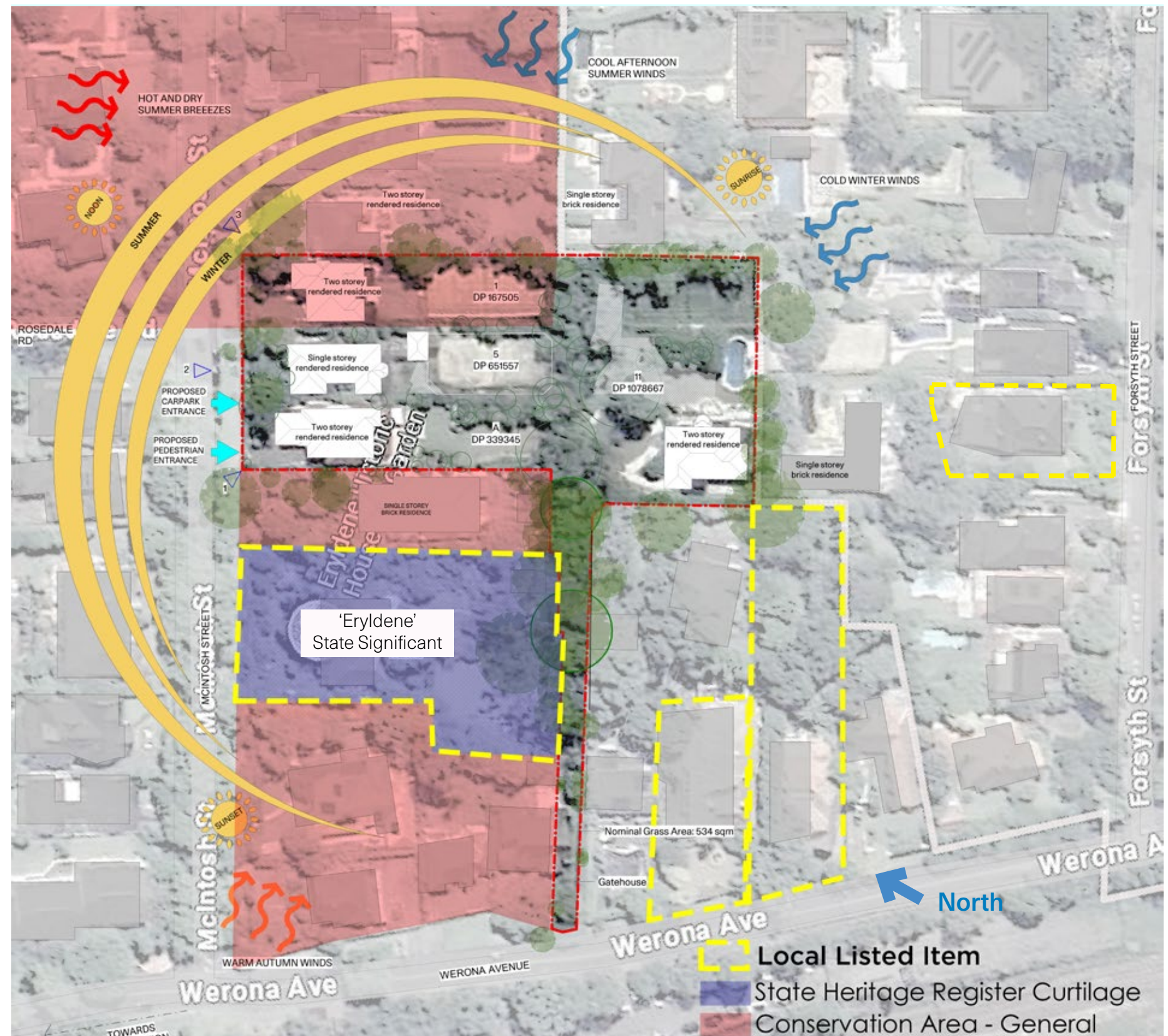
An opportunity exists to celebrate an association and contribute influence on form and materials. Also known for its exotic camellias this many have bearing on feature planting selections.

Heritage:

No State heritage listings applies to the site. No. 25 McIntosh is identified as participating in a conservation precinct.

Flood/ Bush Fire/ Riparian:

This property has not been specified as a flood area or bush fire effected lands nor has the property been identified as having a Riparian Area.



2.7 Informing a Design Response

The vision for Gordon emphasises a well-connected, pedestrian-friendly, and safe environment that leverages its proximity to Gordon Station. New developments are ensuring a seamless transition with adjacent zones and open spaces, fostering a cohesive and inviting precinct.

The site presents both challenges and opportunities: protecting the remnant Turpentine forest and native grasses while integrating thoughtful landscape elements can enhance biodiversity and balance let alone a quality outdoor experience and setting. Strengthening the streetscape with additional trees will improve urban biodiversity.

Proximity to neighboring residences requires strategic screening and considered design responses to address privacy and acoustic concerns.

The site’s association with the heritage-listed “Eryldene” offers design inspiration, particularly in materials and planting choices. Careful excavation planning is needed due to the mapped acid sulfate soil, but flood, bush-fire, and riparian risks are minimal.

While not state heritage-listed, participation in a conservation precinct calls for respectful development. Together, these factors create a nuanced opportunity for sensitive, sustainable design.

The immediate surrounds present a layered mix of heights and densities, creating a varied urban grain. This diversity establishes a clear planning basis for a taller, more intensive built form on the subject site, while still allowing for graduated transitions that respect and respond to the neighbouring context.

The design response must therefore balance innovation with contextual sensitivity, using modulation, setbacks, and carefully managed interfaces to uphold privacy while contributing positively to the precinct’s evolving urban fabric. This way a meaningful contribution to Gordon’s architectural progression and its broader vision for a more connected, landscape-led neighbourhood can be achieved.



3.0 Built Form & Urban Design Response

P M D L



3.1 The Vision

Gordon offers a rich architectural tapestry and associated tree canopy which all contribute to a sense of tranquility and quality lifestyle. The proposal must actively contribute to preserving and enhancing these defining features.

Respecting the Surroundings

Ensuring the building complements existing structures, contribute to scale, and character of the area.

Innovative & Expressive Forms

Introducing distinctive architectural elements that enrich the visual identity of the place and build rapport with context using architectural gesture and material references.

Enhancing Connectivity

Designing with walkability access points, and common open spaces in mind to foster community interaction.

Sustainability & Environmental Integration

Incorporating passive design, green roofs, and efficient materials to minimize impact and support biodiversity.

Cultural & Historical Sensitivity

Reflecting as well as respecting local heritage and traditions in materials, forms, and aesthetics and build an architectural conversation.

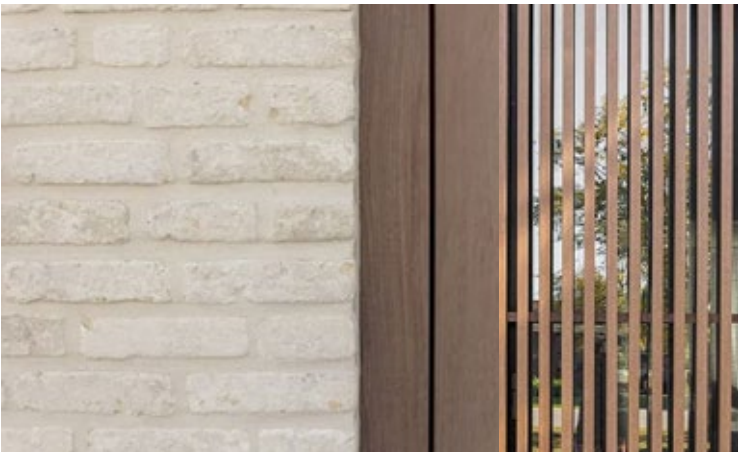
Human-Centered Design

Creating inviting courtyard spaces with natural light, ventilation, and features for both passive and active recreation.

Parking should be strategically positioned below ground to eliminate surface vehicle movement, promoting a pedestrian-focused master-plan and enhancing urban connectivity.

Landscape & Urban Integration

Promote a garden setting to blend built form with greenery, streetscapes, and open spaces to enhance livability.



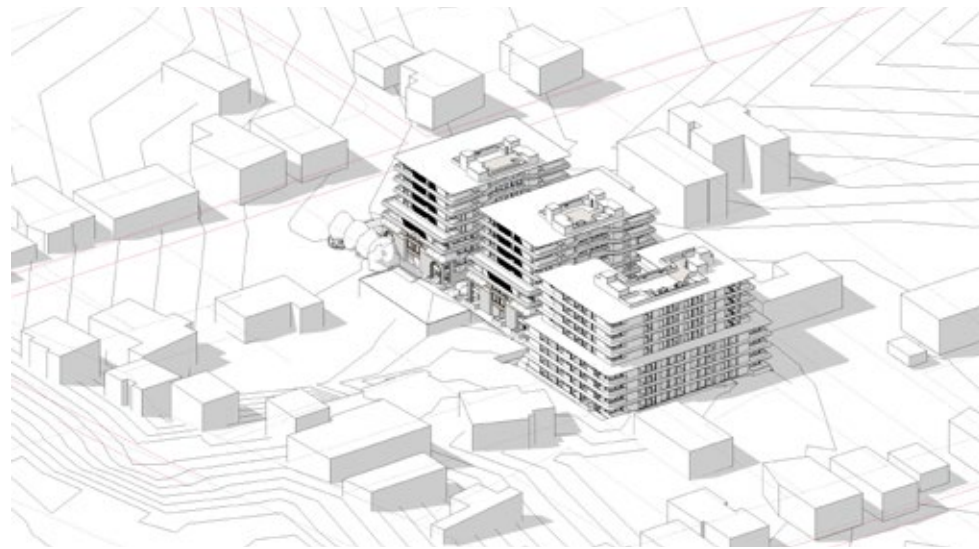
3.2 Massing Evolution

Form and Scale

Site conditions sculpt architectural form and scale, grounding design in the rhythms, constraints and character of place. Reappraisal was applied as follows.

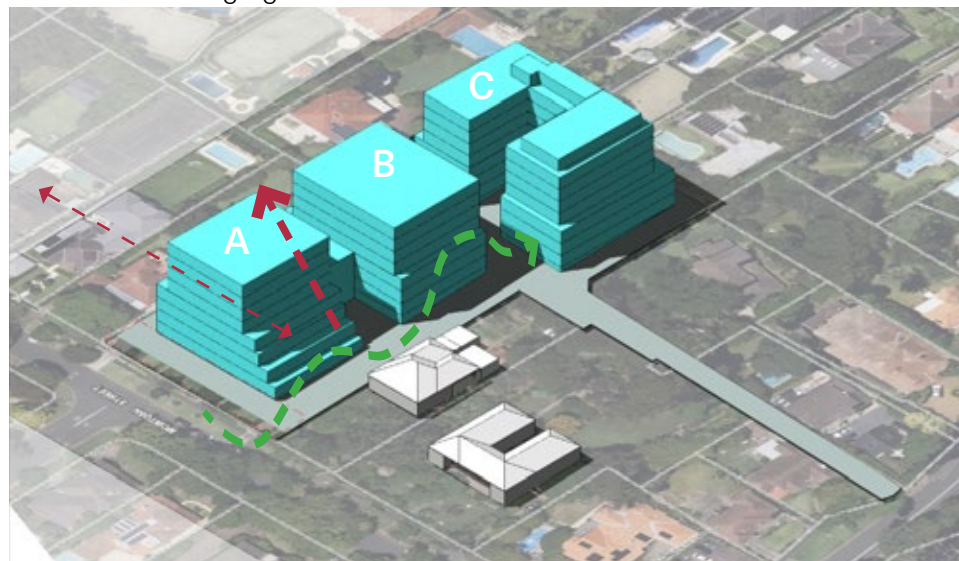
00: Original Proposed Massing:

In the context of recent feedback, a reappraisal of the original scheme highlighted the need to consider shift massing further from the western boundary, soften the McIntosh Street interface, and strengthen landscape buffers to better manage privacy and scale. To best inform a revised response, the massing was reconsidered from first principles, allowing the scheme to be reshaped with a clearer understanding of boundary sensitivities, street interface, and landscape opportunities.



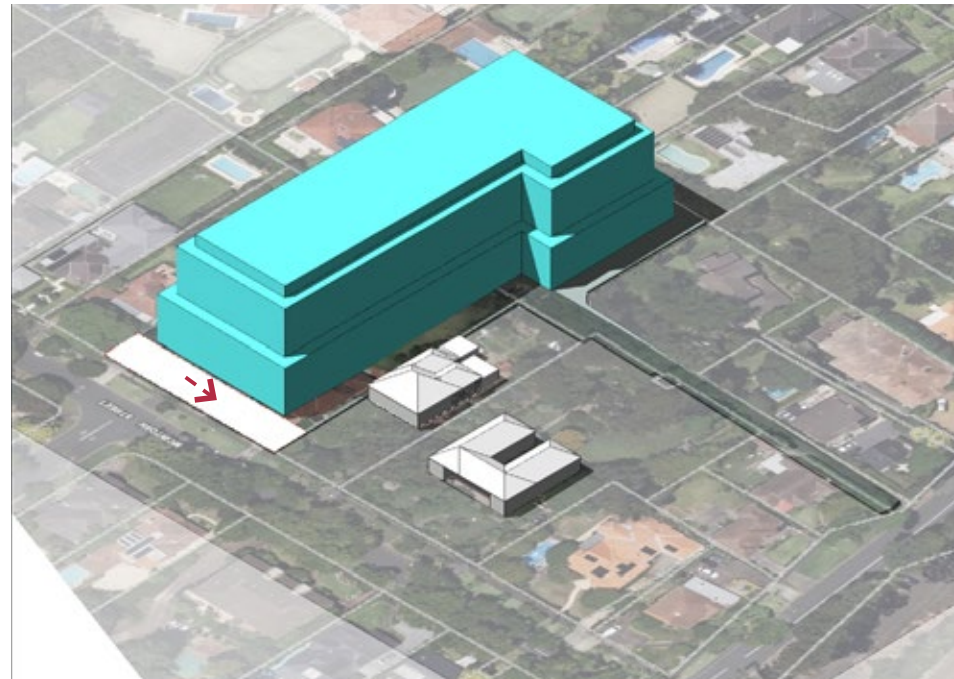
03: Layered Articulation:

Applied setbacks are further refined to create more generous landscape zones along the western boundary, strengthening the green interface with the adjoining low-scale precinct and enriching the arrival sequence into the development. This additional breathing room allows for deeper planting, layered canopy structure, and a softer, more garden-like threshold that frames the pedestrian approach. With stepping architectural forms, and a horizontal emphasis both converse with emerging low rise neighbours thus assisting to blend into a changing context.



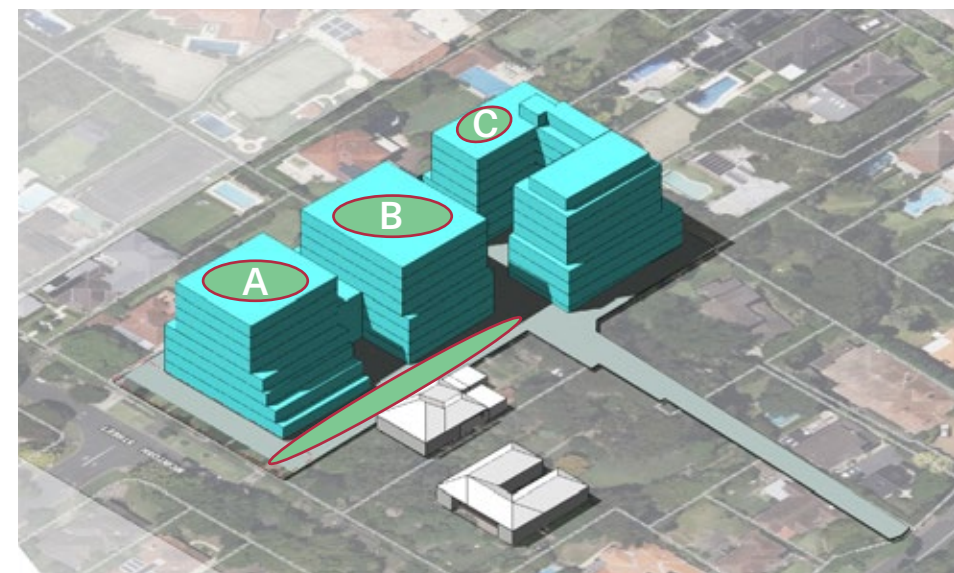
01: Development Area:

The assembled site comprises a deep lot with a relatively narrow frontage to McIntosh Street and a pedestrian access handle, creating a distinctive development geometry. In a consolidated mass (as shown) the available FSR of 1:3.25 could be achieved; however the building envelope needs to be further sculpted to respond to site-specific conditions, including neighbouring interfaces, landscape opportunities, streetscape participation and the desired transition in scale.



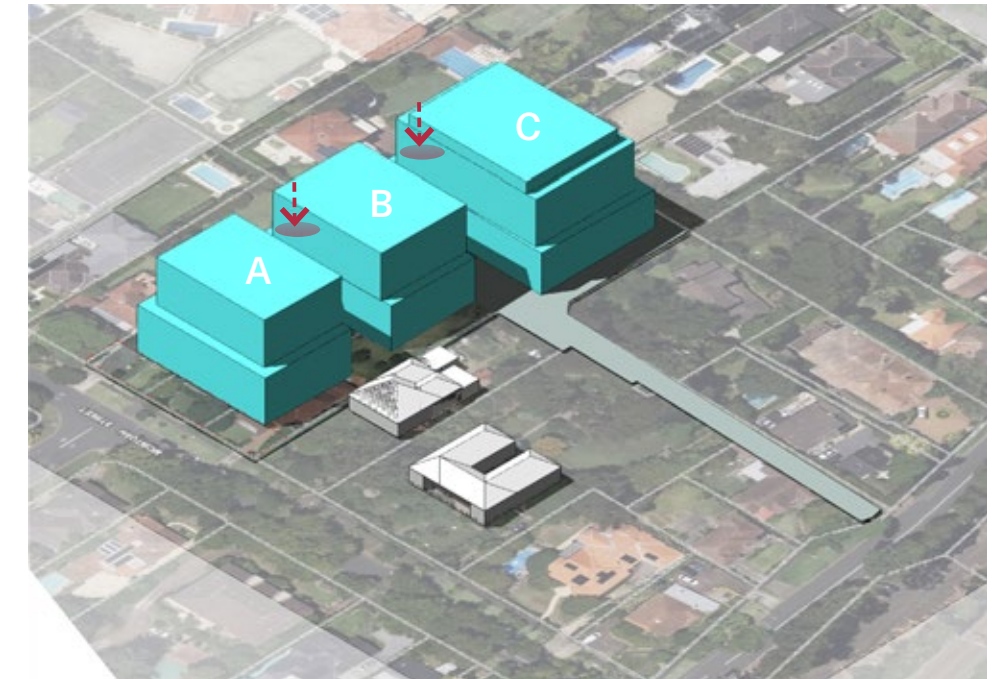
04: Green Spaces and Building Orientation:

Strategically placed open space strengthens the western interface, with landscaped buffers that maximise solar access, enhance privacy and provide a respectful transition to neighbouring properties.



02: Responses:

The overall envelope is strategically cut into distinct building depths, allowing the form to support quality apartment layouts with optimal solar access, cross-ventilation potential, and privacy outcomes. This modulation contributes to a finer urban grain, enabling the development to build rapport with its context and offer a scale and rhythm that aligns with neighbouring conditions and the emerging character of the precinct.



3.3 Layout

Building Design and Form

The buildings are configured to provide high-density residential accommodation, consistent with the site's transport orientated development (TOD) zoning. Three residential blocks are proposal comprising of up to nine levels above ground sharing, in common, two levels of basement parking.

The forms are configured around landscape courtyards accessed via a generous landscaped journey promoting a quality landscaped outlook and visual relief. The blocks are reasonably slender presenting a layered or stepped form directly to McIntosh Street.

Parking and Access

A pedestrian bias forms a pivotal driver to the concept with the single vehicular access being proposed from McIntosh Street. Thus all internal driveways and parking circulation areas integrated within the building footprint.

Car parking facilities will be provided to accommodate residents and visitors; the exact number and arrangement of parking spaces are distributed with internal access to all building blocks.

Both Vehicular and Pedestrian access is maintained via the site 'handle' from Werona Avenue to assisting with servicing of Eryldene.

Setbacks and Separations

The site address to McIntosh street works with a 10m setback from the street being consistent with the existing streetscapes.

All internal separations are similarly in accordance with the ADG supporting a minimum of 12m for the first 4 storeys and 18m distance as the buildings progress vertically with consideration of habitable separation.

Entry Points

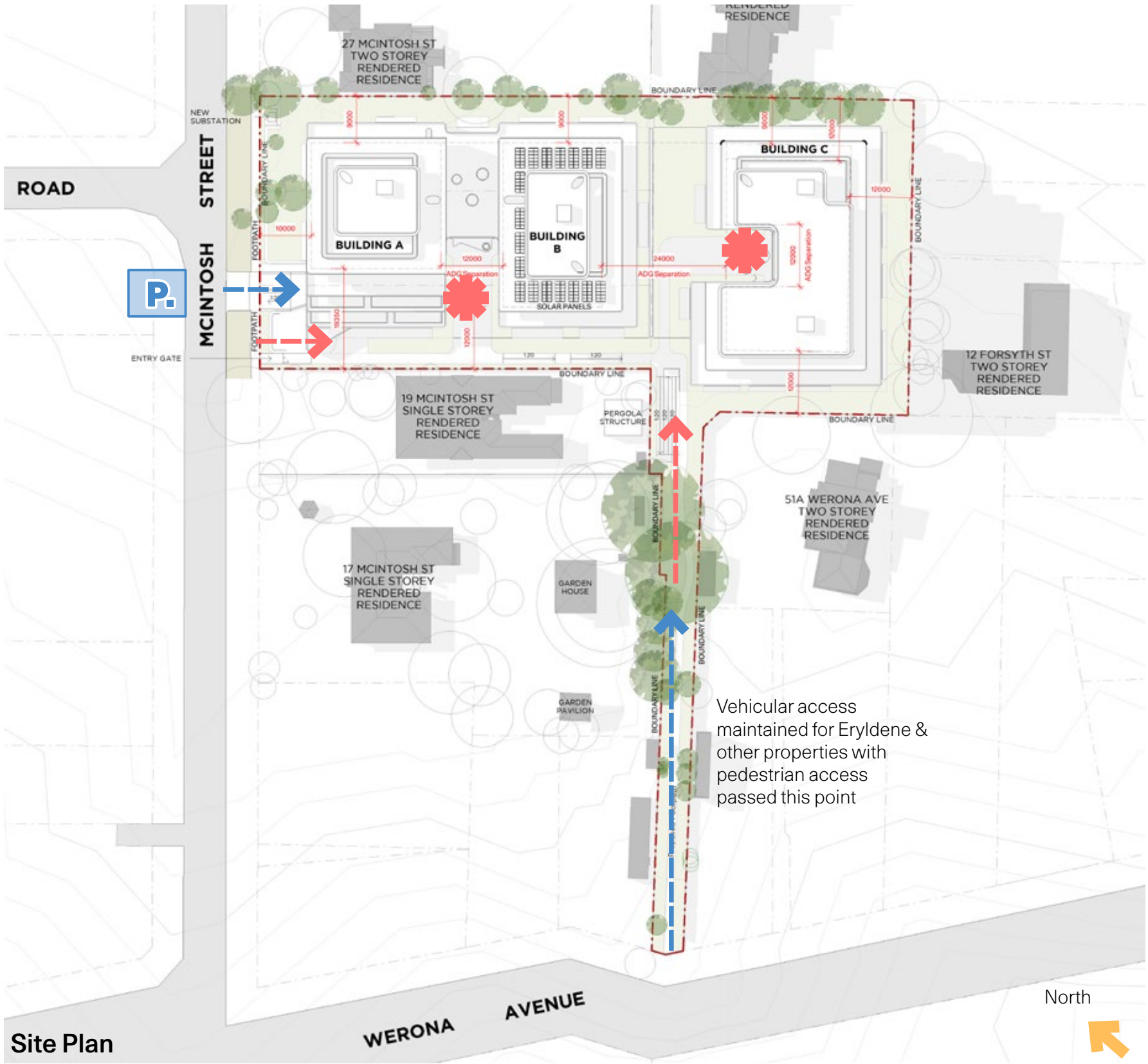
A generous landscaped access way from McIntosh Street guides pedestrians towards the two central building entries, establishing a clear and welcoming arrival sequence. These entry points are legible and well-distributed, leading into a sequence of open spaces positioned between the building blocks.

Landscape

Each block is complemented by a rooftop garden, extending the landscape vertically and creating a continuous green network that enhances amenity, outlook, and urban greening across the development.

Summary

The proposed development integrates thoughtful urban design with landscape enhancements, ensuring a balance between density, sustainability, and the changing neighborhood.



Legend

- Driveway
- Pedestrian Entry
- Access to below ground parking
- Main points of building entry
- Main areas of communal open space

3.4 Streets and Public Realm

The street-facing expression adopts a stepped and terraced built form, allowing the architecture to engage in a more nuanced conversation with the remaining low-scale neighbourhood to the west. The modulation reduces a perceived height, introduces a more human-scaled rhythm, and supports a graceful transition between established character and the emerging higher-density context. The result is a frontage that feels both responsive and composed, with a clear architectural rapport to its surrounding

The provided diagram, omitting trees and fencing, illustrates an urban design response that engages with the remaining elements of the street.

1. Existing Conditions

The current streetscape consists of dwellings that respond to the existing R2 zoning.

2. Application of TOD principles to the site

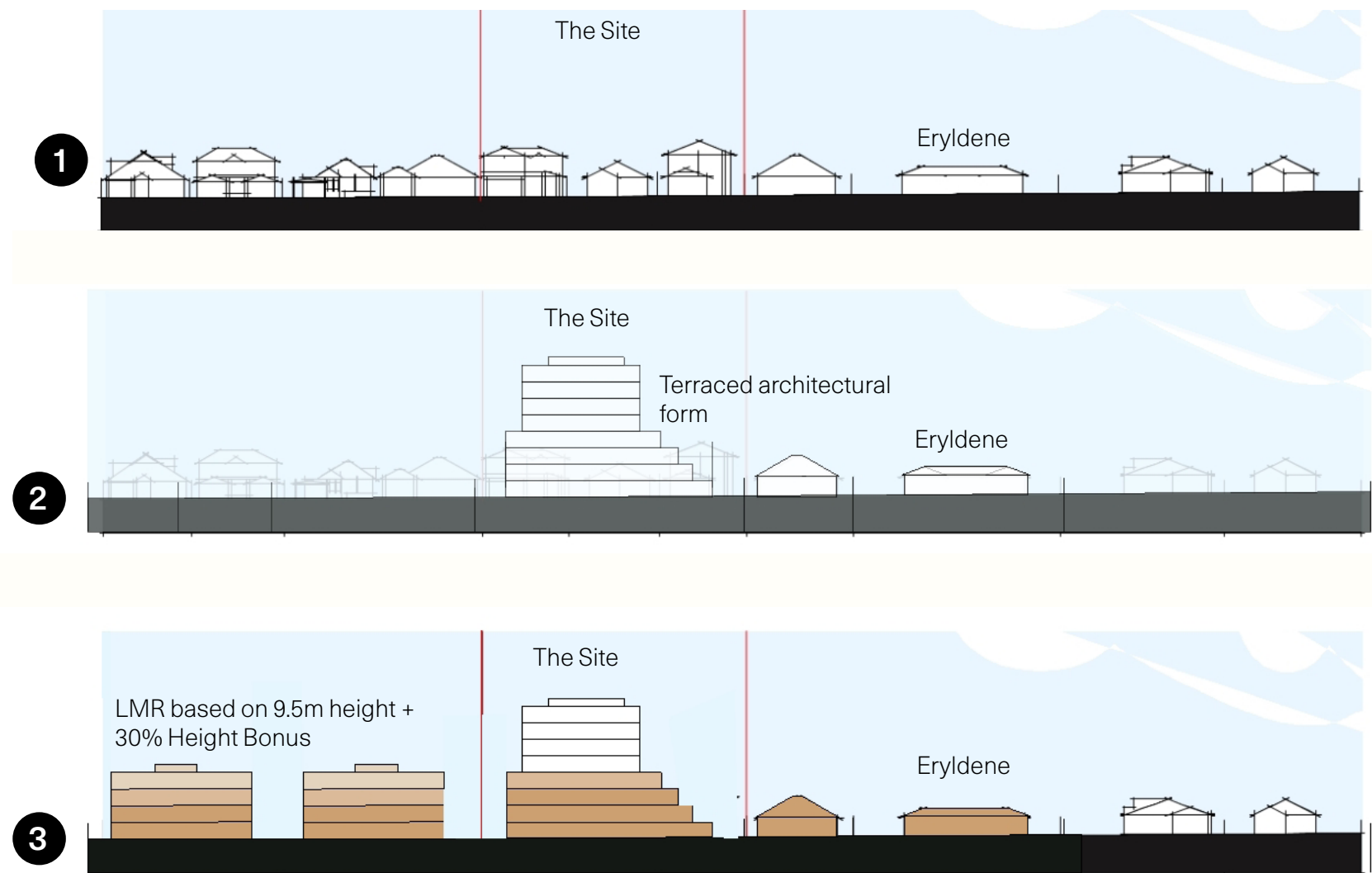
By applying Transit-Oriented Development (TOD) principles, the combined properties at 21–25 McIntosh Street present a unique opportunity to establish the first development envelope in the streetscape, setting a precedent for the future neighbouring redevelopment. The design pursues a stepped form to assist with a sense of transition to the Western sites that will remain.

3. Application of LMR to the neighbouring buildings

Diagram reflecting the balance of opportunities within the street under Low-Medium Residential (LMR) zoning. The diagram includes the balance of opportunities within the street under Low-Medium Residential (LMR) zoning + Infill Affordable Housing Bonus.

Overall Urban Design Response: Establishing Continuity & Enhancing Horizontal Layering

Emphasizing the base of the proposal allows for a sense of continuity within the streetscape. Through architectural gestures and material choices that convey solidity the street becomes visually anchored and connected. To further refine the proposal, an emphasis is placed on the upper levels with horizontal layering and a cooler material palette. This approach ensures a well-defined base building architectural conversation with future precinct development.



McIntosh Street Elevation East to West

3.5 Access and Connectivity

The proposed development successfully aligns with the principles of the Apartment Design Guide (ADG) by prioritising access and connectivity.

The pedestrian-oriented design encourages walkability, reducing reliance on vehicles and fostering an active streetscape. A single vehicular access point from McIntosh Street minimizes traffic impact while maintaining efficient circulation within the site.

Internal pathways and landscape courtyards enhance permeability and encourage seamless movement between buildings, reinforcing a strong sense of community. The integration of setbacks and separations ensures privacy and visual relief while supporting accessibility.

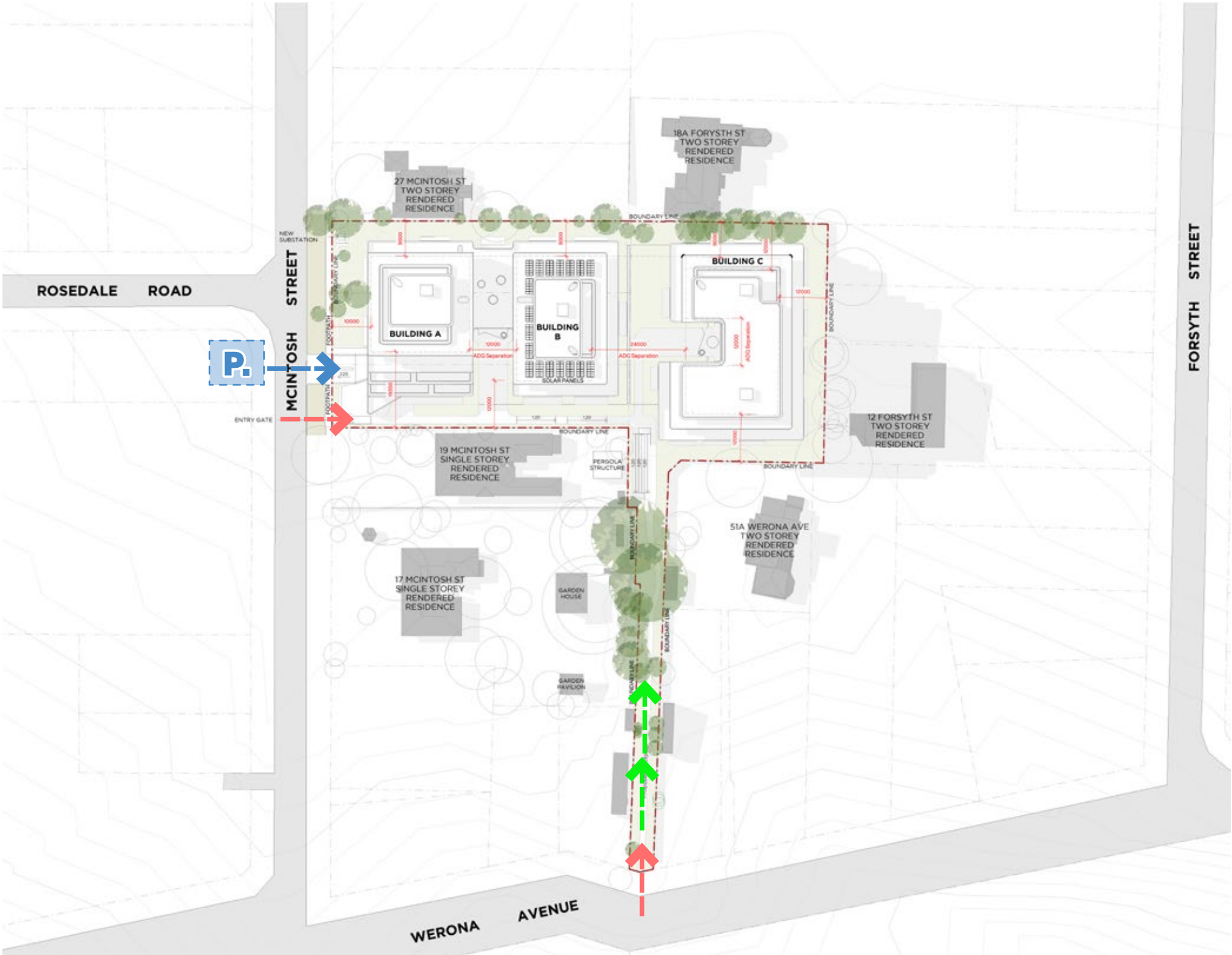
Arrival points are celebrated with clarity and generosity. Limited vehicular servicing will be facilitated up to the south western side of the State Heritage item Eryldene via the site handle.

Within the development incorporates dedicated cycle parking and a clearly defined ride-share pick-up/ drop-off area to support convenient, low-impact transport options for residents and visitors.

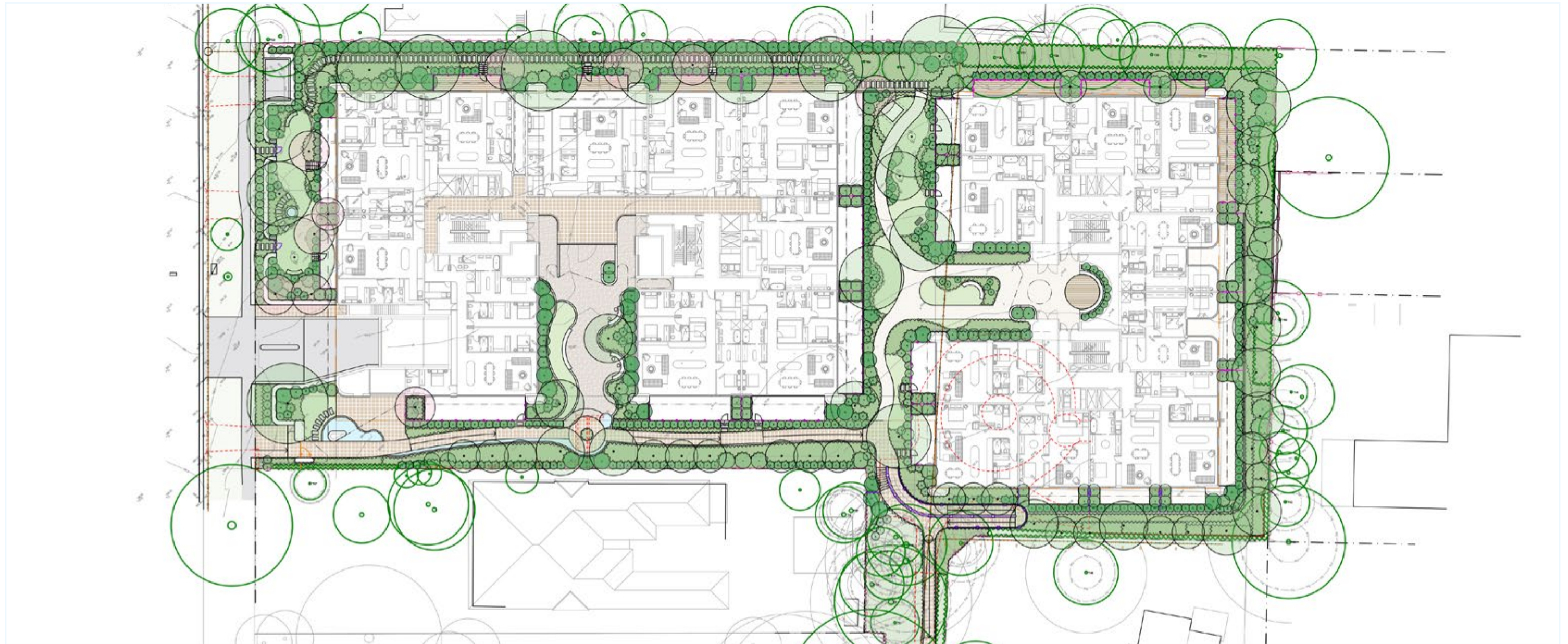
The development's proximity to public transport further strengthens its connectivity, making it a well-integrated, sustainable addition to the precinct.

Legend

-  Limited service vehicle access to assist Eryldene"
-  Driveway
-  Pedestrian Entries
-  Access to below ground parking



3.6 Landscape Design and Open Space Strategy



The development incorporates a landscape-led framework that fosters a strong dialogue between architecture and nature. A landscaped journey along the western side forms a key organising element, guiding pedestrians from the access handle toward the central points of arrival. This green corridor reinforces the project's contribution to the greening of Gordon while creating a calm, shaded and welcoming movement sequence through the site.

The planting strategy integrates tall trees, shrubs and ground-covers reflective of local species characteristic of sandstone-derived soils, strengthening ecological integrity and resilience. Selected existing vegetation is retained where feasible, complemented by the introduction of native trees along the western access

handle and within the deep-soil zones at the rear, enhancing biodiversity and maintaining the natural character of the site.

In contrast, the front setback and podium gardens adopt a more heritage influenced exotic palette, including deciduous flowering trees, Camellias, Rhododendrons and cottage-style perennials. These spaces create a lush, inviting environment that aligns with Gordon's established garden character.

The frontage and podium gardens follow a relaxed, informal landscape expression that softens the built form and strengthens the connection between architecture and open space.

Where spatial constraints and a 1-metre level change occur, a tiered linear landscape strategy has been employed to manage grade transitions while maintaining usable outdoor spaces. Significant vegetation, including remnants of Ironbark forest and mature trees of high ecological value, is retained wherever possible.

Communal open spaces, garden beds and planter areas are integrated throughout the development, both on the ground scape and elevated to roof tops all offer enhanced amenity. Outdoor recreation opportunities are balanced with the provision of more intimate spaces for storytelling and resident engagement. This layered approach enriches the sense of place and elevates overall liveability.

Note access handle omitted from this drawing as depicted.

3.7 Materiality

Materials shape architectural character by adding texture, depth, and identity. Thoughtful selection ensures a cohesive and engaging site responsive design.

Breakup of Building Form and Scale

To offer more harmony with the surrounding single and two-storey residential dwellings whilst introducing larger-scale buildings, the design seeks to carefully break the form to achieve balance. The composition is expressed through two primary gestures:

A Masonry Base with horizontal curved forms

A stepped terracing of masonry planters addressing the street establishes a robust and durable edge condition that mediates the interface between the footpath and the building envelope.

These integrated masonry upstand planters provide a subtle but effective layer of neighbourhood privacy, creating a clearly defined and comfortable threshold between public and private realms.

The layered arrangement introduces depth and modulation to the façade, softening the rigidity of rectilinear forms and improving a contextual rapport through material articulation and visual interest. At the upper levels a lower waisted balcony form offers a secondary datum that reinforces proportional continuity and lightens the overall composition.

Collectively, these gestures contribute to a respectful architectural conversation with the surrounding heritage context by reinforcing a fine grain, human scaled interface

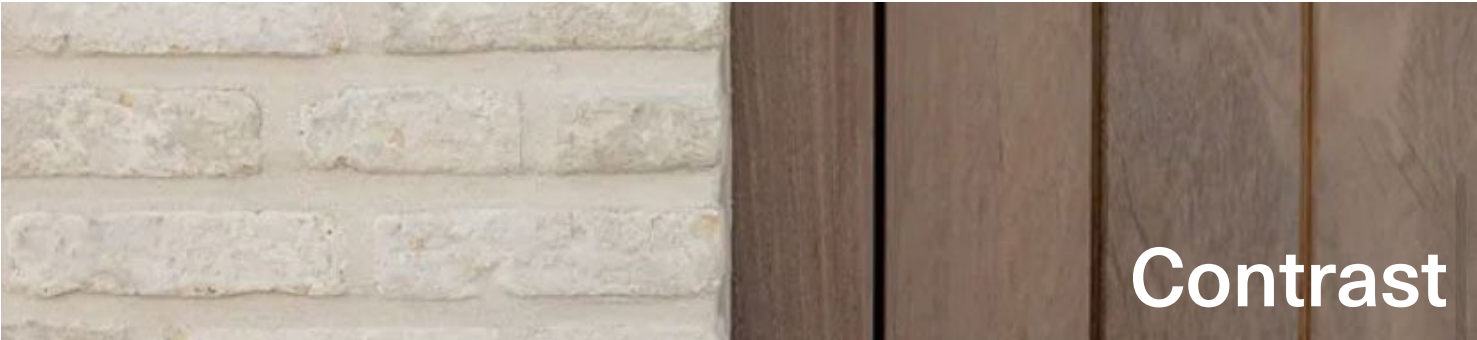
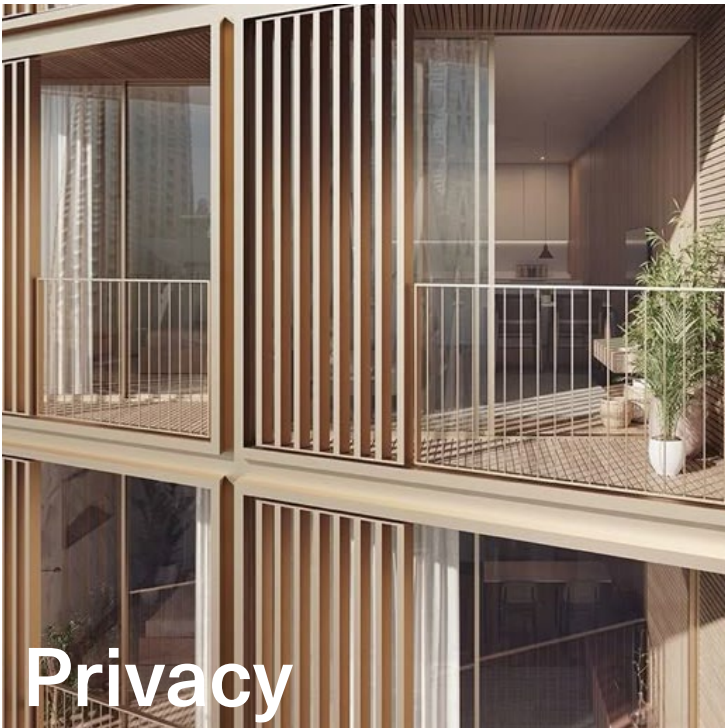
Operability

Selective placement of movable screens provides additional façade articulation while enabling a tailored response to solar exposure, ventilation, and privacy requirements. These elements contribute to occupant amenity and reinforce the building's capacity to adapt to varying climatic and neighbourhood privacy conditions offering both a response to climate and enhance privacy.

Colourway

The proposed colour scheme features a neutral palette, with darker tones expressed vertically and used to highlight infill areas thus providing a subtle backdrop for integrated planting.

As the buildings rise, the colour palette transitions to a more refined and subdued scheme, reinforcing a sense of lightness and sophistication.



3.8 Architectural Character

Establishing a confident architectural presence while contributing meaningfully to the surrounding context.

Key Design Initiatives:
Deepr Articulated Facades

Setbacks, projections, and varied masonry treatments introduce depth and shadow, breaking down perceived bulk and enhancing visual interest. A clearly expressed four-level podium provides a grounded base and maintains a respectful dialogue with the lower-rise context further enhanced with deeper recesses.

Applied Horizontality reduces Perceived height.

Strong horizontal lines balcony ledges, banding, and expressed slab edges visually elongate the façade, softening verticality and reinforcing a more human-scaled presentation.

Contextual Material and Detail Placement

A masonry base anchors the buildings more aligned with Gordon's established character. As the buildings rise, the palette transitions to lighter materials and tones, reducing visual mass and creating a refined, tiered architectural expression. The facade features a tandem mullion device as a carry through gesture from "Eryldene's" verandah.

Cohesive Design Through Materiality

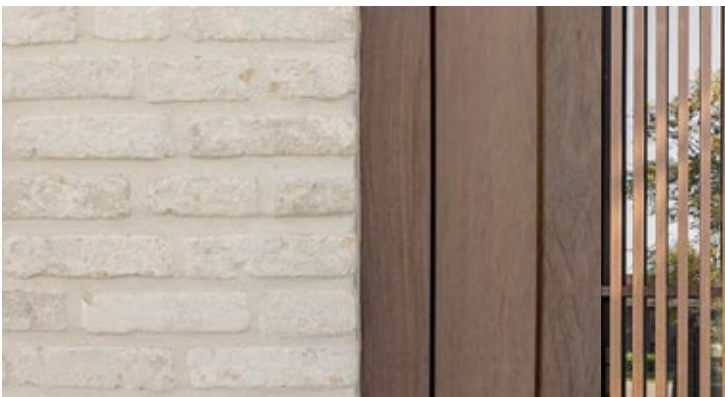
A balanced combination of masonry, glass, and lighter metal finishes creates durability and cohesion. The gradation from solid, tactile materials at the lower levels to lighter elements above reinforces clarity and elegance in the overall composition.

Integrated Raised Planters

Masonry planters are incorporated at podium and balcony levels to provide privacy, soften edges, and strengthen the connection between built form and greenery without relying heavily on landscape expression.

These design principles work together to create a development that is visually cohesive, contextually responsive, and architecturally distinctive, contributing positively to the evolving character of McIntosh Street.

P M D L



3.9a Visual Context

The development offers a visual terminus to the street.

View from Rosedale Road looking toward the South form



Existing



Proposed

3.9b Visual Context

Existing and retained remnant tall gums remain to offer back drop to Eryldene Historic House and Garden.

View in McIntosh Street looking south/east towards State Listed residence and gardens of Eryldene



Existing



Proposed

3.9 c Visual Context

Retained vegetation contribute to conceal views of new development from the public realm.

Viewed from 51 Werona Street looking North East



Existing



Proposed

4.0 Heritage and Conservation

P M D L



4.1 Heritage and Cultural Significance.

Thoughtful design should embrace the historical significance of the area while ensuring a deep and respectful connection to Country.

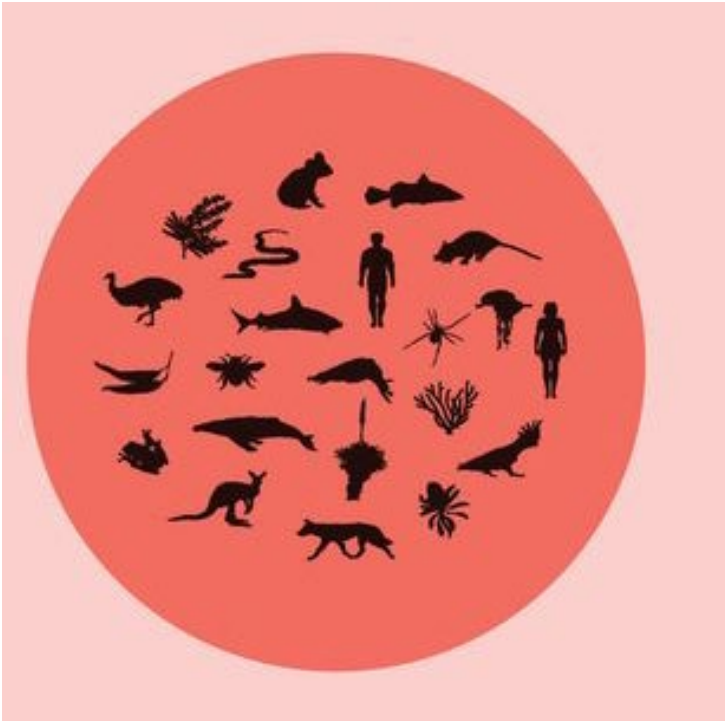
The Proposal recognises the need to celebrate Gordons’ rich architectural tapestry, reflecting both its heritage roots and its evolving identity whilst acknowledge the Indigenous heritage of the land, and therefore integrating principles of sustainability, storytelling, and natural harmony.

Materials, textures, and spatial arrangements will evoke a sense of place, fostering a dialogue between past and present. The design will prioritise inclusive, ensuring that all who experience the space feel a sense of belonging and appreciation for its layered history.

Through careful planning and meaningful engagement with First Nations perspectives the design will evolve to create spaces that are not only aesthetically engaging but culturally enriching—honoring tradition while shaping a future that remains grounded in identity and community.

The proposal will continue to align closely with the connecting to country framework. It will incorporate principles by embedding Indigenous cultural values and sustainable land practices into its approach. Landscapes and shared spaces celebrating engagement with the land.

These principles will ensure that the development foster a deep connection with Country, promoting cultural respect, environmental sustainability, and overall community well-being.



Respect for Country – Designing with an understanding of the land’s history, cultural significance, and natural ecosystems.



Landscape Integration – Preserving and enhancing natural features such as native vegetation, and biodiversity. Endemic plant selection will complement the existing standards of Iron Bark forest.

Care and Sustainable Practices - Using passive design strategies, locally sourced materials, and water-sensitive urban design to minimise environmental impact.

Cultural Expression – Incorporating Indigenous artwork, storytelling elements, and symbolic references into public lobby spaces and landscape design.

Walkability and Connection - With the proposals pedestrian-friendly environments movement is encouraged through natural vegetation.

Selected outdoor areas give rise to opportunities for storey telling, reflection and gathering.

Additionally, it integrates sustainable land and water use strategies, reducing environmental impact while reinforcing the principle that caring for Country leads to long-term resilience.

4.2 State Heritage Item Eryldene

The proposal recognises its close association with Eryldene Historic House and Gardens. It remains a treasured heritage site in Gordon, NSW, recognized for its architectural and cultural significance. Designed by William Hardy Wilson and built between 1913 and 1936, Eryldene stands as a testament to early 20th-century Australian design, blending colonial revival elements with a deep appreciation for landscape and horticulture.

The property is particularly renowned for its camellia collection, cultivated by Professor E.G. Waterhouse, a leading authority on the species. The garden's thoughtful design, featuring a Chinese-inspired tea house, walled fountain, and lattice screens, reflects a harmonious integration of built and natural environments.

Beyond its aesthetic and historical value, Eryldene plays a vital role in community engagement and education. Managed by The Eryldene Trust, the site hosts events, tours, and conservation initiatives, ensuring its legacy is preserved for future generations.

Its designation as a state-significant heritage site underscores the importance of safeguarding places that embody Australia's architectural and botanical heritage. Eryldene is not just a house and garden—it is a living archive of design, history, and cultural identity.

Influential learnings for the proposal include.

Respect the heritage setting through calm, restrained architecture that does not compete with Eryldene.

Prioritise crafted, authentic materials, especially masonry, to echo the quality and permanence of the historic house.

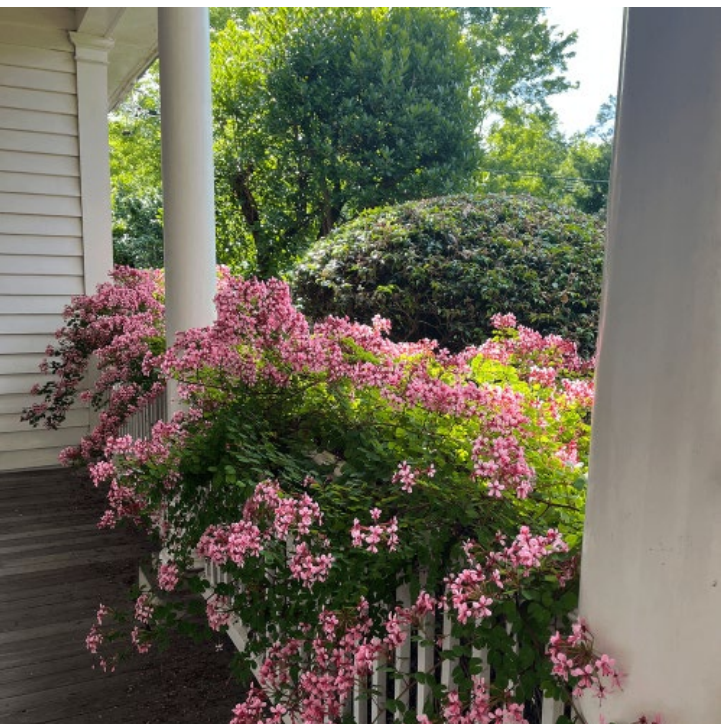
Integrate architecture and planting with layered thresholds, planters, and softened edges inspired by Eryldene's garden-building relationship.

Use ordered geometries such as the tandem column arrays to the verandah and subtle patterning as contemporary references to Eryldene's latticework and crafted details.

Maintain human scale through moderated massing, articulated forms, and intimate communal spaces.

Support cultural continuity by contributing positively to the precinct's identity without imitation.

PMDL



Continues of street alignment and offer respectful presentation

Landscape Integration Integrating lush greenery, camellia plantings, and garden-inspired outdoor spaces.

Sense of scale participation

Architectural Inspiration: Echoing Eryldene's Georgian Revival style with symmetrical facades, verandahs, tandem column array and heritage-inspired materials.

Pavilions and Garden

Cultural Tribute: Incorporating heritage-themed installations or communal spaces that celebrate Eryldene's story.

5.0 Environmental Amenity

P M D L



5.1 Common Open Space

The proposed development successfully aligns with the principles of the Apartment Design Guide (ADG) by prioritising access and connectivity.

The pedestrian-oriented design encourages walkability, reducing reliance on vehicles and fostering an active streetscape. A single vehicular access point from McIntosh Street minimises traffic impact while maintaining efficient circulation within the site.

Internal pathways and central landscape courtyards enhance permeability and encourage movement between buildings, reinforcing a strong sense of community. The integration of setbacks and separations ensures privacy and visual relief while supporting accessibility.

An arrival point is celebrated with an entry pavillion from McIntosh Street. whilst in-formal pedestrian access is maintained to building B and C through a garden meander from Werona Street.

Communal open spaces separated via garden beds, and planter zones are strategically integrated throughout the development to foster recreation, relaxation, and interaction. Designed to be immersive and inclusive, these areas support gathering, reflection, and daily connection to nature, complemented by a perimeter walking track and varied seating arrangements.

The conceot features foor rooftop communal spaces and offered on all buildings with dedicated zones for social interaction but with a more reflective emphasis and for health-oriented activities.

Common Outdoor Space is defined as 3149sqm being more than 40% of the total site area. 70% of this area addresses the requirment for more than 2 hours of consecuative solar access.

Legend

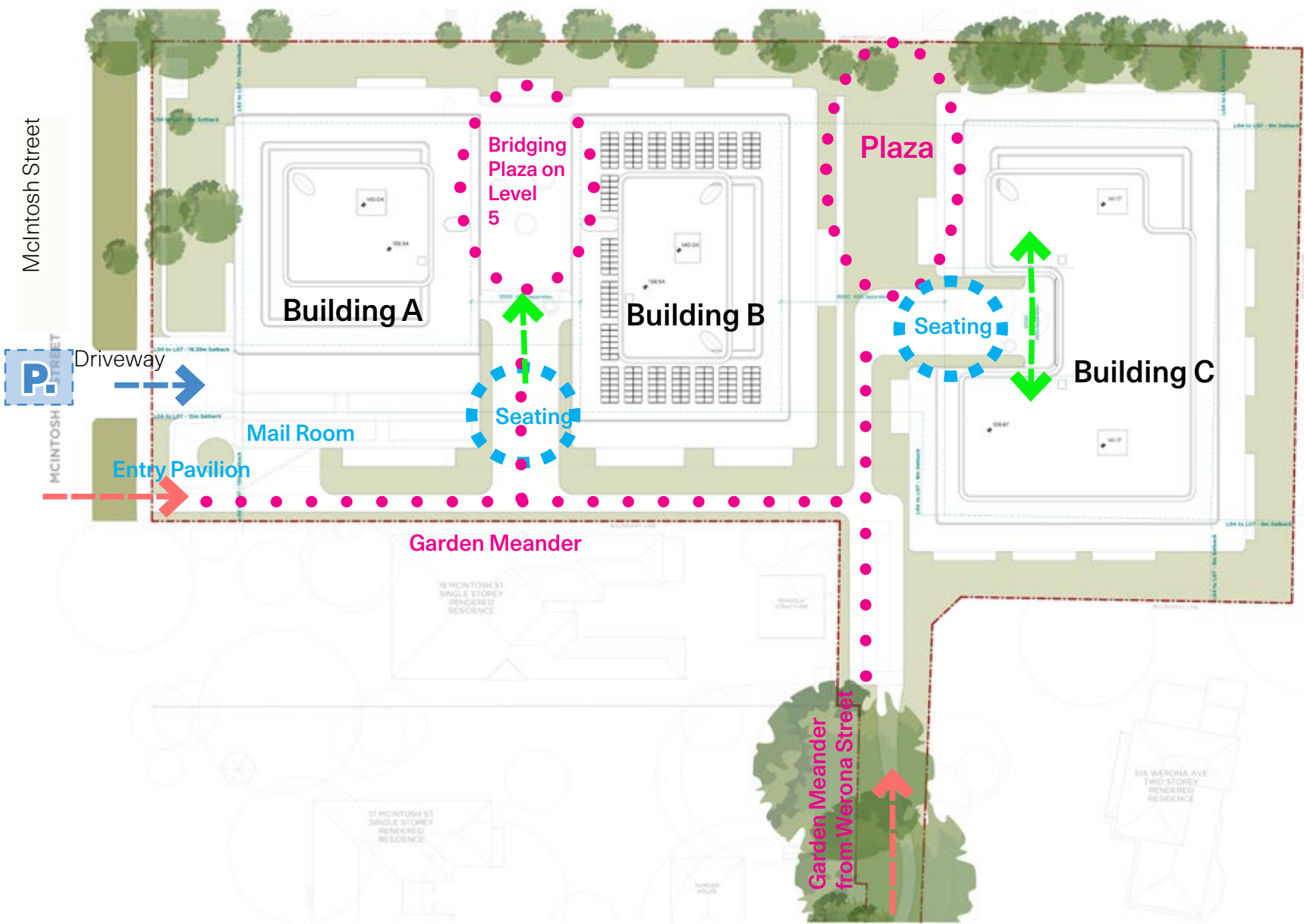
Premises acces from common space

Driveway

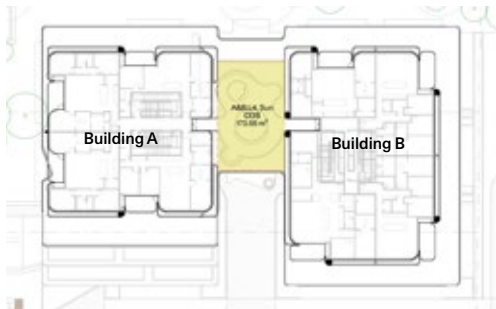
Pedestrian Entries

Active zones

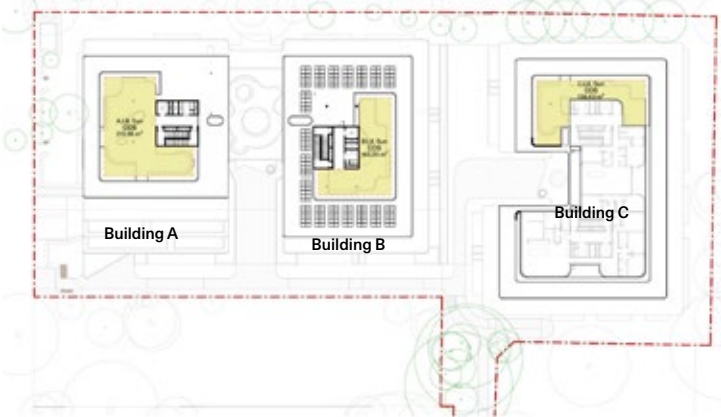
Passive zones



Ground Floor Allocation:



Mid Roof common space:



Roof top common open space featre on all buildings:

5.2 Deep Soil

In accordance with Part 3E of the Apartment Design Guide (ADG), the design approach priorities deep soil for planting. Infiltration and reducing stormwater run off. A minimum of 7% of site area is required based on a minimum width space of 6m.

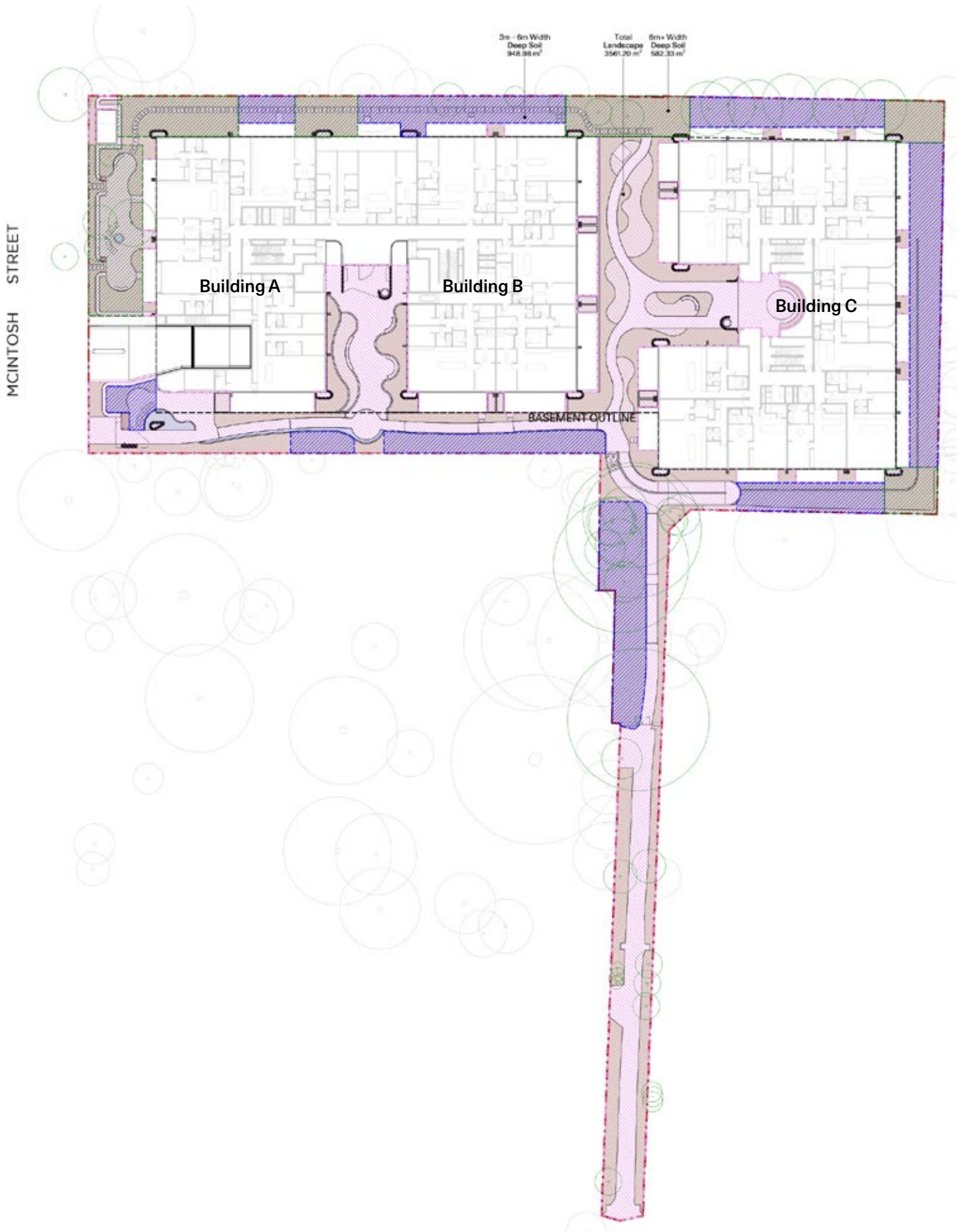
The proposal identifies 557.65 sqm based on a minimum width space of 6m. This is inclusive of pathways required for activating common space thus meeting the requirement of 7%.

In addition 1529.13 sqm of deep soil has been identified on a minimum width basis of 3m- 6m contributing an additional 20%.

Legend

Deep Soil		Landscape
Width	Area (m2)	Area (m2)
>6m Width	557.65 m ²	3561.20 m ²
<6m Width	1529.13 m ²	582.33 m ²
Grand total	2086.78 m ²	

- Deep soil width > 6m
- Deep soil width < 6m
- Landscape



5.3 Safety & Accessibility

By integrating controlled access, clear pathways, and well-defined spaces, the development fosters a secure and welcoming residential setting.

Key Safety Initiatives:

Gated Main Entries: Secure access points ensure controlled entry while providing residents with a sense of privacy and protection.

Pedestrian Environment & Car-Free Zones: The removal of cars from key pedestrian areas enhances walkability, reducing traffic risks and promoting a safe, community-focused atmosphere.

Clarity of Entry Through Landscape & Architecture: Defined pathways, landscaping elements, and architectural markers create intuitive and secure entry points for residents and visitors. All public lobbies offer direct engagement with common open space.

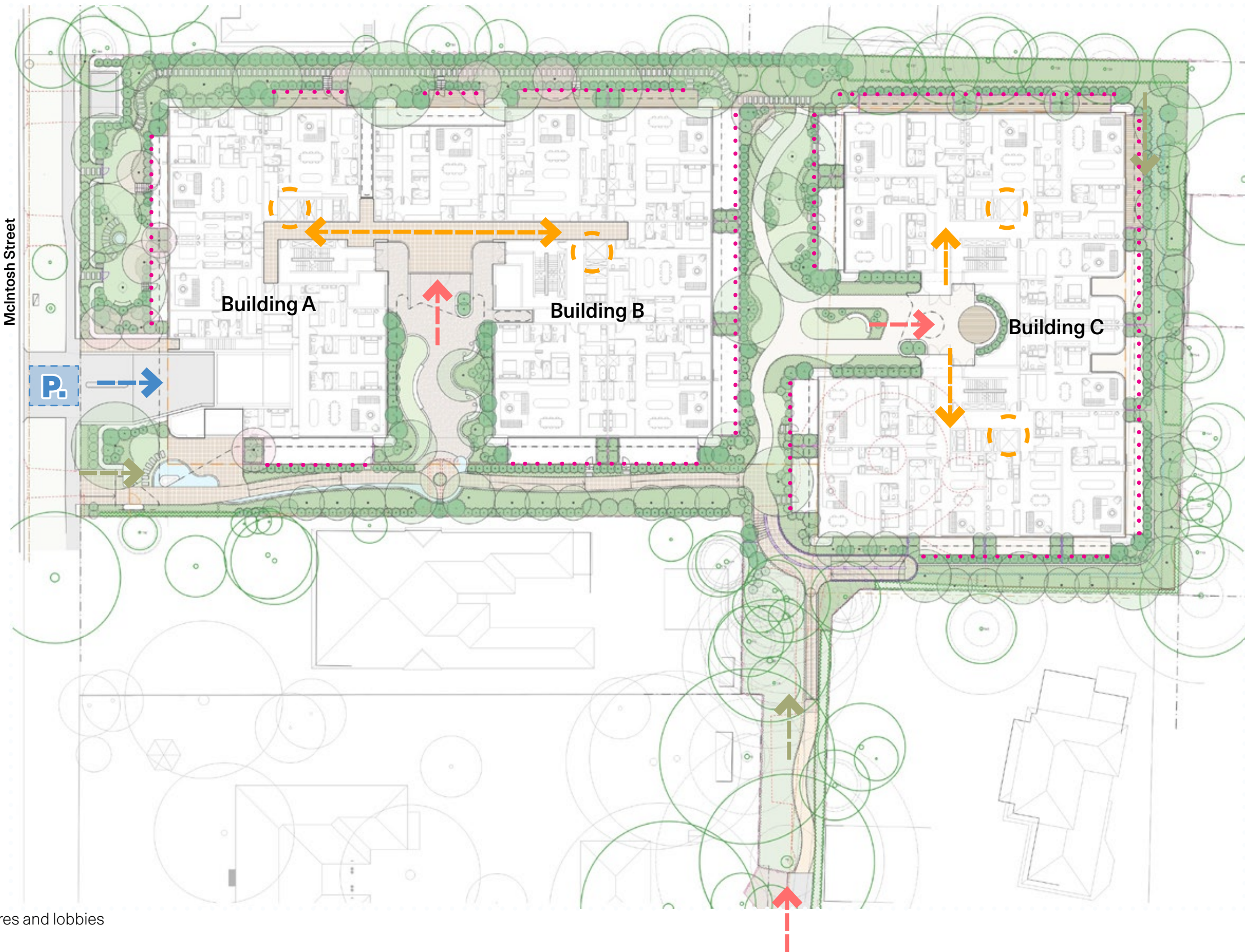
Clear Sight Lines & Lighting: Strategic placement of lighting and unobstructed sight lines enhance visibility, discouraging unwanted activity and improving safety for pedestrians.

Delineation of Public & Private Spaces: Zoning, fencing and planted segregation ensures clear distinctions between shared areas and private residences, reducing conflict while enhancing security. Refer to the landscape drawings for details.

Each Ground floor apartment is offered with direct common space access from their private open spaces.

Legend

-  Carpark and loading entry/ exit
-  Premises Access points
-  Gated Site Access points
-  Internal access to common building cores and lobbies
-  Point of vertical transport access
-  Metal Fences with planting



5.4 Solar Access: summary

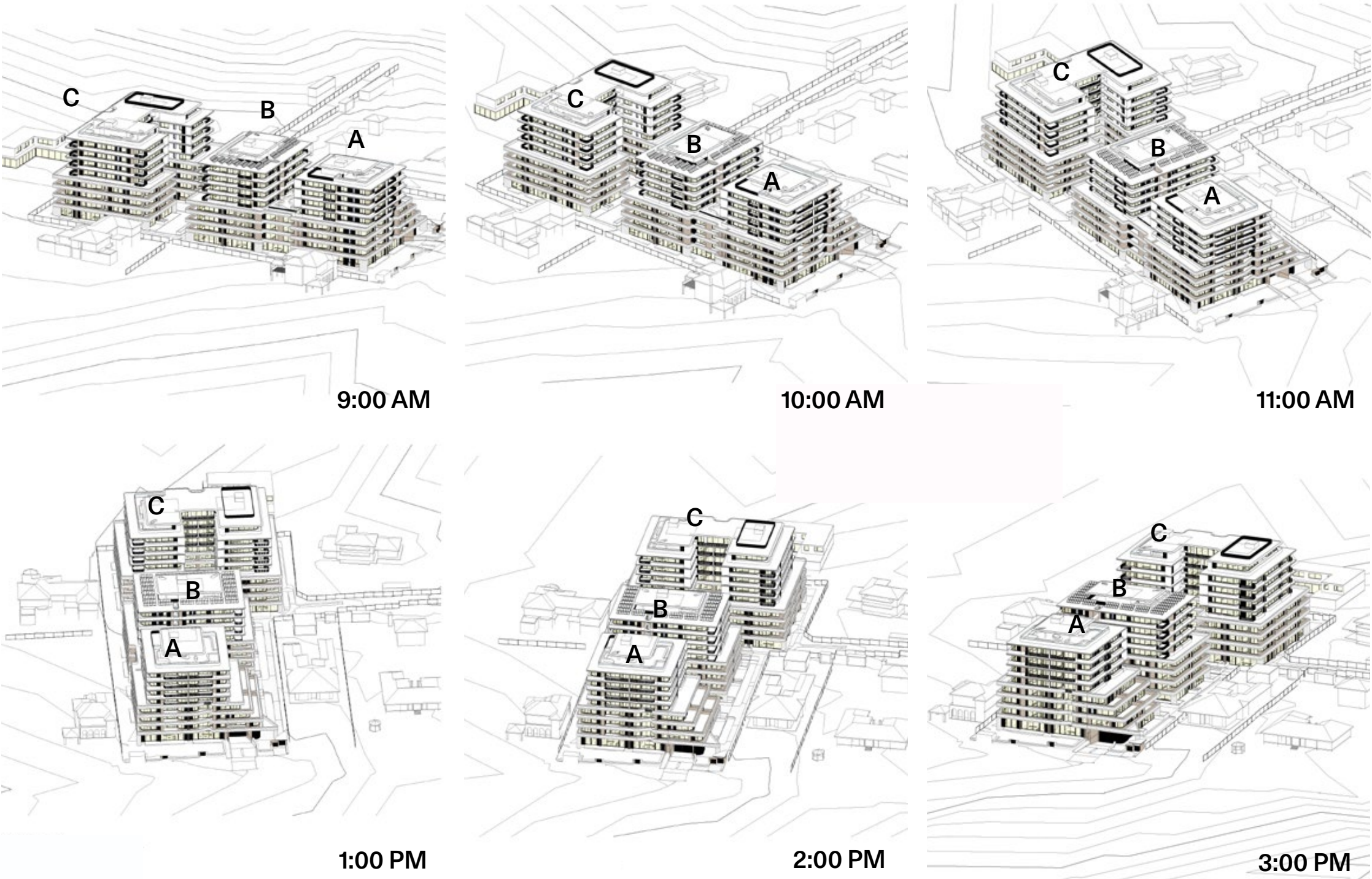
Solar access studies have considered hourly between 9:00 AM and 3:00 PM on the day of the winter solstice to determine compliance with the Apartment Design Guide (ADG) and to evaluate how sunlight interacts with the built environment.

These studies provide critical insights into shadow impact, daylight distribution, and the quality of natural light received by private and communal spaces.

The design has optimised orientation, window placement, and shading strategies to enhance livability, thermal comfort, and overall energy efficiency. The result is of 151 dwelling 109 receive 2 hours of sunlight.

The split per building is as follows:

- Building A 79%
- Building B 69%
- Building C 70%



5.5 Shadow Placement Analysis

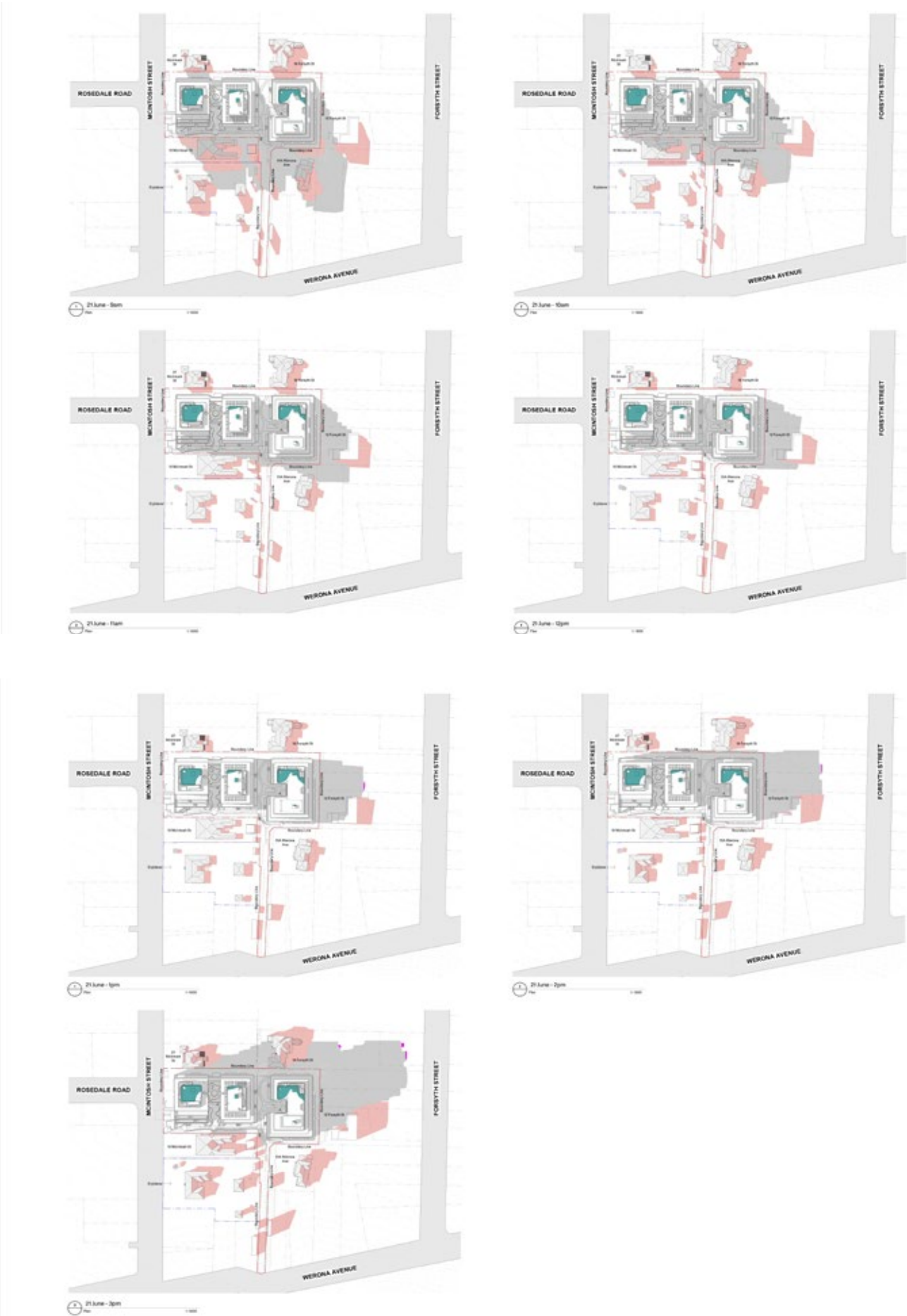
Shadow studies as shown depicted the shadow placement at core hours on the day of the winter solstice.

The proposed stepped massing, in conjunction with a centrally located courtyard, effectively mitigates overshadowing impacts on adjoining properties particularly those situated to the south at lower elevations in the afternoon.

Any portions of the development that exceed the prescribed height limits have contributing shadows clearly identified in purple and have been carefully designed to ensure negligible additional overshadowing or visual intrusion. Note areas in pink are shadows based on existing built fabric.

Roof top elements over the 28.6m height are identified in green for clarity also.

- Legend:
- Site boundary line
 - Existing Shadows
 - Additional overshadowing by compliant proposed envelope
 - Proposed envelope elements over the 28.6m height plane
 - Additional overshadowing by proposed envelope elements over the 28.6m height plane



5.6 Cross Ventilation

In accordance with the Apartment Design Guide (ADG), the design approach prioritises cross ventilation to enhance indoor air quality, thermal comfort, and overall livability.

The proposal identifies:

Optimal Window Placement:
Windows are positioned to align with prevailing wind patterns, facilitating natural airflow throughout living spaces.

Unobstructed Air Pathways:
Internal layouts are configured to allow cross ventilation, minimising obstructions that could hinder air movement.

Ventilation Efficiency:

Based on a 60% requirement from the ADG a minimum of 91 units of the total dwellings of 151 would be required

Achieved 120 Units/ 151 (79%)

The proposal achieves effective natural ventilation, exceeding the minimum standards outlined in the ADG.

The split per building is as follows:

- Building A 90%
- Building B 80%
- Building C 76%



5.7 Diversity: Infill Affordable

Key Housing Diversity & Social Interaction Initiatives:

Varied Apartment Types:
A mix of unit sizes and layouts accommodates different household needs, from singles and families to down-sizers.

A total of 31 dwellings are allocated inclusive of 4 identified for in-perpetuity.

Legend:

- Gross Floor Area
- In Fill Affordable Housing
- In Perpetuity Affordable Housing

Equity of solar access and cross ventilation has also been identified as per the following table. The apartments with right hand astericks are the ones identified as for in-perpetuity.

Affordable Housing - Solar & Cross Ventilation				
Unit Number	Type	Area (m2)	Solar Access	Cross Ventilation
ALLU4	2B + 2.5BTH	121.27 m ²	Yes	No
ALLU6	3B + 2BTH	126.77 m ²	Yes	Yes
ALLU4	2B + 2.5BTH	121.27 m ²	Yes	No
ALLU6	3B + 2BTH	126.77 m ²	Yes	Yes
B.GF.U4	2B + 2BTH	124.38 m ²	No	No
B.GF.U5	3B + 2.5BTH	146.16 m ²	No	Yes
B.L1.U5	2B + 2BTH	110.59 m ²	No	No
B.L2.U5	2B + 2BTH	110.59 m ²	No	No
C.GF.U3	2B + 2BTH	97.50 m ²	Yes	Yes
C.GF.U4	2B + 2BTH	102.53 m ²	Yes	Yes
C.GF.U5	2B + 2BTH	100.91 m ²	Yes	No
C.GF.U6	1B + 1BTH	76.30 m ²	No	No
C.GF.U7	2B + 2BTH	111.55 m ²	Yes	Yes
C.GF.U10	1B + 1BTH	79.75 m ²	No	No
C.GF.U11	2B + 2BTH	111.55 m ²	No	Yes
C.L1.U5	2B + 2BTH	89.82 m ²	Yes	No
C.L1.U6	1B + 1BTH	68.60 m ²	No	No
C.L1.U7	2B + 2BTH	101.46 m ²	Yes	Yes
C.L1.U8	3B + 2BTH	143.93 m ²	Yes	Yes
C.L1.U9	3B + 2BTH	143.93 m ²	Yes	Yes
C.L1.U10	1B + 1BTH	71.84 m ²	No	No
C.L1.U11	2B + 2BTH	100.57 m ²	No	Yes
C.L2.U5	2B + 2BTH	89.82 m ²	Yes	No
C.L2.U6	1B + 1BTH	68.60 m ²	No	No
C.L2.U7	2B + 2BTH	101.46 m ²	Yes	Yes
C.L2.U8	3B + 2BTH	143.93 m ²	Yes	Yes
C.L2.U9	3B + 2BTH	143.93 m ²	Yes	Yes
C.L2.U10	1B + 1BTH	71.84 m ²	No	No
C.L2.U11	2B + 2BTH	101.46 m ²	No	Yes
C.L3.U7	2B + 2BTH	101.46 m ²	Yes	Yes
C.L3.U11	2B + 2BTH	101.46 m ²	No	Yes
Grand total: 31		3334.53 m ²		

5.8 Diversity: Liveable

In accordance with the Livable Housing Design (LHD) guidelines all apartments meet the base standard of silver and selected apartments achieve platinum.

Platinum Level offers further enhanced requirements for the core livable housing design elements plus all remaining elements.

This level describes design elements that would better accommodate ageing in place and people with higher mobility needs. It requires more generous dimensions for most of the core livable design elements and introduces additional elements for features such as the living room and flooring.

15% being 23 aparments as Platnium.

100% being 151 meet the requirements of Silver.

Platinum Living	
Unit Number	
	B.GF.U1
	B.GF.U2
	B.GF.U5
	B.L1.U2
	B.L1.U3
	B.L1.U4
	B.L1.U6
	B.L2.U2
	B.L2.U3
	B.L2.U4
	B.L2.U6
	B.L3.U2
	B.L3.U3
	B.L3.U4
	B.L3.U6
	B.L4.U2
	B.L5.U2
	B.L6.U2
	B.L7.U2
	C.L1.U8
	C.L1.U9
	C.L2.U9
	C.L3.U9

Grand total: 23



6.0 Building Compliance & Regulatory Framework P M D L



6.1 Better Placed

Better Placed is an integrated design policy for the built environment in New South Wales. It aims to ensure high-quality design that enhances the places where people live, work, and interact. The policy outlines seven key objectives for good design:

Objective 1: Better fit Contextual, local and of its place

The proposal introduces a thoughtfully designed residential development featuring 151 dwellings in a diverse range of sizes, integrated into a pedestrian-focused ground scape that weaves through garden settings. Curated courtyard styled common open spaces and communal rooftop gardens provide residents with inviting areas for relaxation and social interaction. Emphasis is on pedestrian connectivity, fostering a vibrant and walkable environment, enhancing the sense of community.

The proposal presents a well-considered massing form that respects established street alignments and scale whilst introducing side setbacks that response to an existing context in an evolving neighbourhood.

The building fabric is crafted to establish a meaningful dialogue with the existing architectural context, using materials that complement the surrounding heritage context while maintaining appropriate scale and proportions. This approach reinforces the area’s established character and contributing to the prevailing theme of residences within a garden setting.

Additionally, the strategic placement of windows, entrances, and landscaping enhances connectivity with outdoor spaces.



Objective 2: Better Performance Sustainable, adaptable, and durable.

The building envelope is designed to respond to solar exposure through the strategic use of overhangs, planter boxes, and screening elements. These passive design features, combined with a high percentage of cross-ventilated dwellings, significantly reduce reliance on mechanical heating and cooling, enhancing energy efficiency and occupant comfort.

From an adaptability standpoint, 100% of units achieve Silver-level accessibility, with 16% meeting the Platinum standard, ensuring inclusivity for a wide range of residents. The development also incorporates xx infill affordable housing units in various sizes, fostering social diversity and community integration.

Durability is prioritised through the careful selection of robust building materials designed for longevity and resistance to environmental conditions, assisting the structures to maintain their integrity and performance over time.



Objective 3: Better for the community: Inclusive, connected, and diverse.

The development prioritises inclusivity by offering a diverse mix of housing options, ensuring accessibility for all residents. Thoughtful urban design fosters strong connections, integrating pedestrian-friendly pathways, shared community spaces, and green areas that encourage social interaction.

A range of dwelling types, including affordable housing, supports a vibrant and diverse community, where people from various backgrounds can live, engage, and thrive.

By harmonizing with the local architectural context and embracing sustainable principles, the project strengthens neighbourhood identity while promoting long-term resilience.

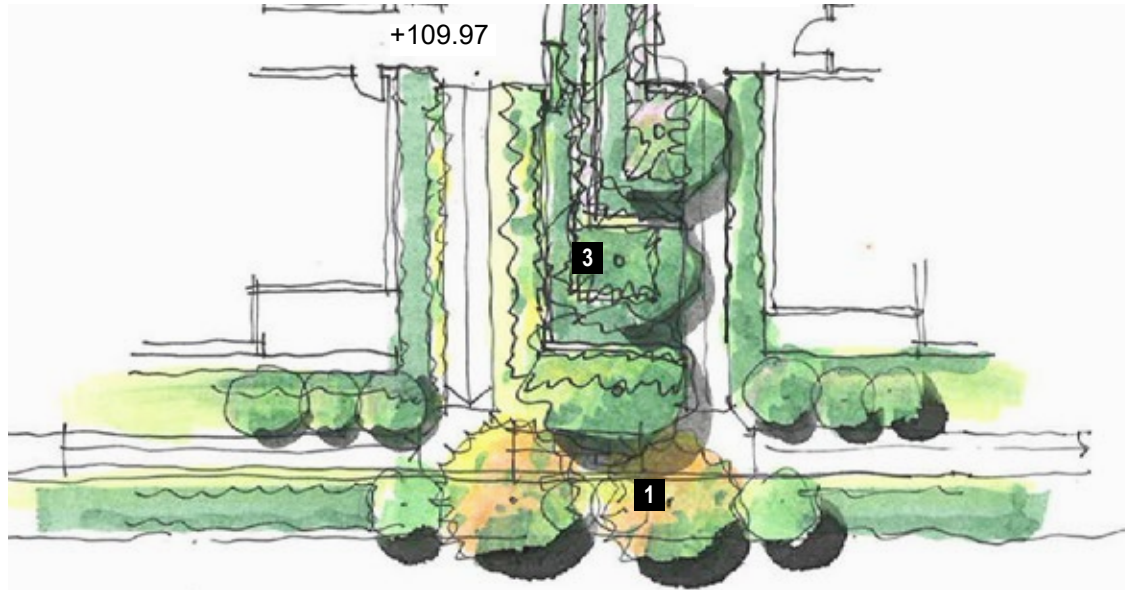


Objective 4: Better for People Safe, comfortable and liveable.

The development prioritises safety and security through a range of integrated initiatives within both the buildings and the public domain. Clearly defined points of entry ensure intuitive access while reinforcing controlled movement throughout the site. Associated lobby spaces are designed with ample natural light and ventilation, fostering a welcoming atmosphere while maintaining privacy and exclusivity for a limited number of residences per floor.

External pathways are strategically aligned to provide unobstructed sightlines, enhancing visibility and passive surveillance, while common open spaces are designed to be observable, encouraging community interaction within a secure environment.

Gated entry points from the public realm enable controlled and monitored access, ensuring a balance between security and accessibility, supporting a safe and cohesive living experience for residents and visitors alike.



Objective 5: Better for Working; Functional, efficient, and fit for purpose.

Long-term usability is a key focus, ensuring adaptability to evolving resident needs.

Each apartment is designed with an open-plan layout that enhances connection to outdoor spaces, fostering a seamless indoor-outdoor living experience. A strong sense of arrival is established, while private spaces are thoughtfully separated from main living areas to improve acoustic comfort. Kitchens are positioned as central, participatory spaces rather than being tucked to one side, encouraging interaction and engagement. Additionally, most apartments incorporate dedicated work areas, supporting modern lifestyles that balance living, productivity, and relaxation.

Overall the development embraces the principles of walkability, creating a vehicle-free environment that prioritises pedestrian movement and fosters a strong sense of community. The design actively encourages cycling and public transport as preferred modes of travel, seamlessly integrating bike-friendly infrastructure and convenient access to transit hubs. By reducing reliance on private vehicles, the development contributes to a healthier, more connected urban fabric.



Objective 6: Better value Creative and adding value.

The proposal delivers long-term value by combining durable, adaptable architecture with a landscape-led site strategy that enhances amenity for residents and neighbours. The building arrangement, generous communal open space, and refined western interface create a high-quality living environment that will perform well over time, socially, environmentally, and economically.

Through thoughtful massing, efficient layouts, and robust materiality, the development contributes positively to an evolving neighbourhood.

The design demonstrates that investment in quality i.e through resilient materials, well-oriented buildings, and a strong landscape framework will produce lasting benefits. These measures should reduce lifecycle costs, support sustainable living, and strengthen the social and environmental value of the precinct, ensuring the development remains a positive and enduring asset within Gordon’s urban fabric.



Objective 7: Better Look and Feel Engaging, Inviting and Attractive.

The design responds to the understanding that the way people experience spaces is shaped by aesthetics, proportion, and detail, creating environments that feel welcoming, engaging, and visually harmonious. This can be achieved by prioritising quality materials and a cohesive architectural style that respects and continues a conversation with the existing context, establishing a meaningful connection with surrounding communities.

A Stepped and articulated form for each building ensures that the development presents to the street with a strong sense of identity, reinforcing character and contributing positively to the public realm. Every design choice, from material selection to façade articulation, works to enhance the experience of place, ensuring a refined and integrated presence within its urban and garden setting.

Housing SEPP: Schedule 9

P M D L



7.1 Design Principle 1: Context + Neighbourhood Character

The built form must respond appropriately to the surrounding streetscape and the transition between established low-scale homes and the emerging mid-rise environment.

The proposed assembly of buildings complements the existing and evolving character of the neighborhood through thoughtful architectural details, material selection, and a scale that aligns harmoniously with adjacent sites. It enhances the streetscape by acknowledging established setbacks and contributing to urban greenery through street tree replacement.

The proposal aligns with the prevailing setback of 10m from the street consistent with established dwellings and to promote a garden setting consistent with context.

Stepping in height and articulation along the western boundary provides a sensitive transition to the adjoining low-scale residential precinct. This is reinforced through generous setbacks, landscape buffers, and a façade composition that incorporates horizontal datums and recessed elements to moderate scale and maintain visual continuity with neighbouring properties.

The proposal establishes a strong sense of place through the well-balanced distribution of communal open spaces. It participates with a garden setting and strengthens pedestrian connectivity, reinforcing TOD & LMR principles of density, accessibility, and sustainable urban living.

The development has been carefully designed to respect nearby heritage assets, particularly the Gordon Park Estate Conservation Area and the State-listed Eryldene. While introducing a new building scale, the proposal responds to its context through sensitive massing, setbacks, and materiality that align with the established streetscape. The majority of the site sits outside the HCA, and the building bulk is positioned away from McIntosh Street to reduce visual impact.

Eryldene remains visually protected by its own gardens and separation, with the proposal further softened by mature trees and new landscaping that maintain the area's heritage character.



7.2 Design Principle 2: Built Form & Scale

As the previous R2 zone transitions to accommodate increased density, the design of residential flat buildings must balance scale, bulk, and height to align with both existing and an emerging urban character.

Height Plane

The overall development sits reasonably under the applicable height blanket however minor penetrations in the blanket is required to facilitate roof access to common open space and serviceability. The shadow diagrams show minimum projected shadow that falls largely within the development roof forms.

Scale Transitioning

The built form is broken into smaller, legible volumes that reduce perceived bulk and establish a more human-scaled street presence. Stepping and through articulation along the western edge provide a sensitive transition to neighbouring dwellings. This calibrated stepping gradually reduces height toward adjoining properties, softening the visual impact of the upper levels and ensuring the development sits comfortably alongside low-rise homes. The approach also improves solar access, reduces overshadowing, and enhances privacy for adjacent sites.

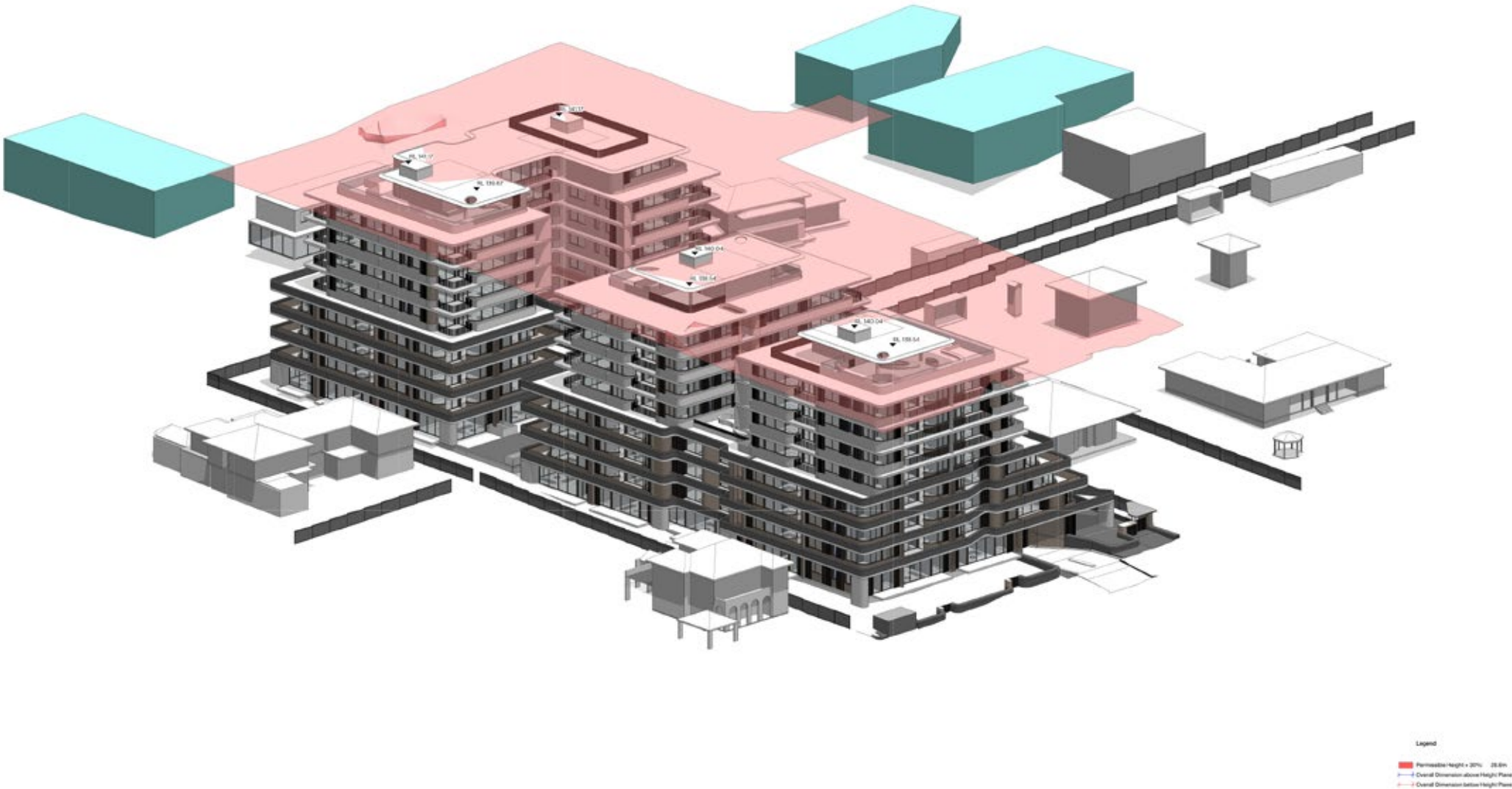
By breaking down the massing, the stepped forms introduce opportunities for landscaping & architectural interest, contributing to a more refined and contextually responsive streetscape.

Articulation and Edge Softening

The façades are articulated to reduce perceived bulk and introduce rhythm and variation, using a refined material palette, planters and expressed recesses that highlight entries and support intuitive wayfinding

Balconies use a mix of enclosure treatments to add visual interest while maintaining resident privacy. Integrated planters soften the edges, introducing greenery that breaks down the built form and creates a more refined, garden-like façade

These design elements not only enhance visual interest but also reinforce the identity and legibility of the development.



7.3 Design Principle 3: Density

A well-designed residential development provides comfort and livability for residents while balancing density with the site’s context.

The density will benefit and align with the area’s existing or projected population, ensuring sustainable growth without overwhelming local infrastructure. Its proximity to public transport, commercial hubs and schools supports a pedestrian-friendly and transit-oriented lifestyle making the density both practical and future-ready.

The proposal consists of 151 Apartments based on a variety of sizes and inclusions. By providing a range of layouts the development caters for a diverse range of lifestyles promoting a vibrant community. This is further supported by generous communal open space, deep soil zones, and a landscape-led interface, ensuring that the uplift in density is matched by high-quality amenity and green infrastructure.

The proposal also supports housing diversity by providing a mix of dwelling types suited to a range of household needs, reinforcing the social sustainability of the increased density.



The proposal can rely on:

- Reliable services (roads and utilities)
- Accessible public transport (including nearby rail access)
- Proximity to jobs (within Gordon’s commercial precinct)
- Community facilities (Both public and private schools, healthcare, recreation)
- Quality open space in the locale (green spaces and national parks)



7.4 Design Principle 4: Sustainability

The proposed residential development is designed to meet the BASIX criteria and sustainability requirements, ensuring energy efficiency, water conservation, and thermal comfort.

Key sustainable features incorporated into the design include:

Cross Ventilation: Thoughtfully positioned openings enhance natural airflow, reducing reliance on mechanical cooling.

Natural Light & Solar Access: Maximized glazing and strategic orientation allow abundant daylight, improving energy efficiency.

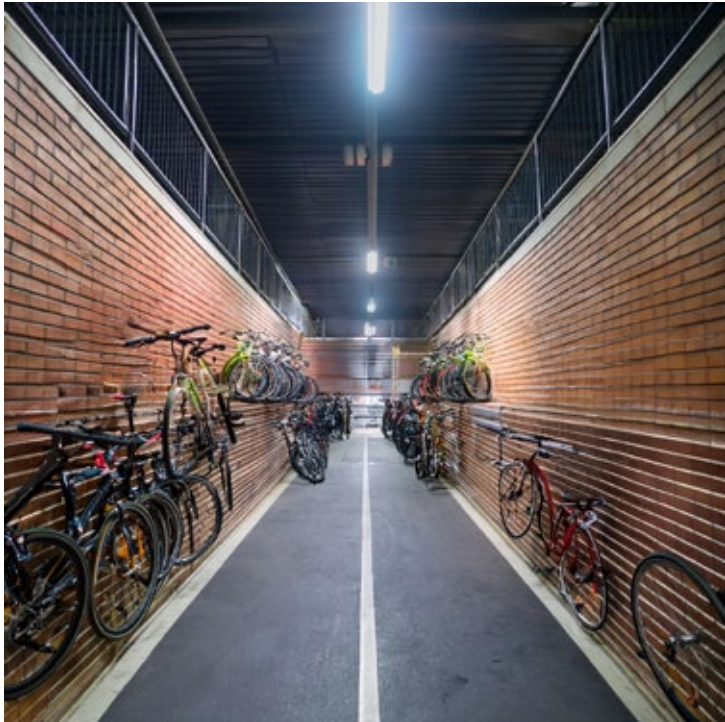
Overhanging Elements & Awnings: Shading devices mitigate heat gain, providing passive thermal comfort while reducing cooling loads.

Solar Energy Provision: Integration of solar panels supports renewable energy generation and decreases dependency on grid electricity.

Landscape Design: Native and drought-resistant plantings contribute to water efficiency, biodiversity, and urban cooling both around the buildings and as incorporated planters.

Bicycle Parking: Secure and accessible bike storage encourages active transport and reduces vehicle dependency.

By prioritising these sustainable measures, the development aligns with BASIX principles, promoting environmental responsibility and long-term resilience.



7.5 Design Principle 5: Landscape

Prioritises generous outdoor spaces, a low-maintenance landscape, and deep soil planting within a garden setting.

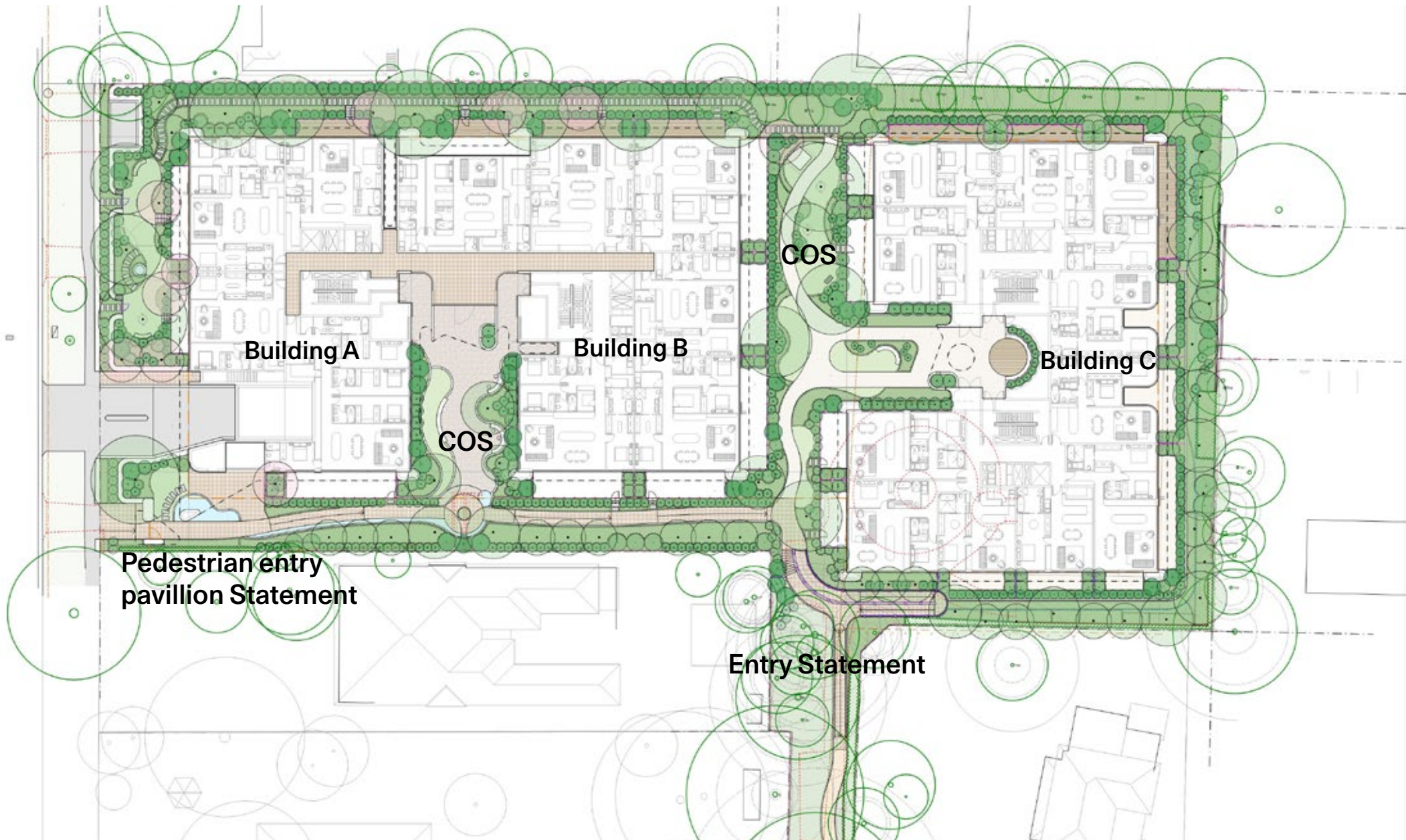
A key focus of the design is ensuring ample communal open spaces that enhance resident well-being through accessible green areas for relaxation, recreation, and social interaction. These spaces seamlessly integrate with the natural environment, fostering a strong connection to nature.

The landscape strategy incorporates low-maintenance, drought-tolerant plantings reducing water consumption and upkeep. Deep soil planting supports a thriving urban ecosystem, enabling the growth of canopy trees that contribute to established biodiversity, shade provision, and improved air quality.

A deep respect for local ecology is reflected in the preservation of remnant blue gum trees, reinforcing their significance in the natural landscape and ensuring they remain a defining feature of the site and retained back drop when viewing Erydene. Thoughtful positioning of new plantings complements these existing trees, creating a harmonious and enduring garden setting.

In part contrast but complement the landscape with take on a garden setting commensurate with the tradition established in Gordon informed by local flowering plants.

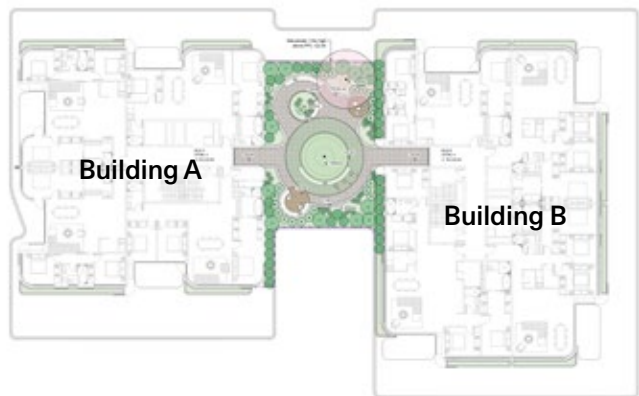
This approach aligns with the principles of sustainable urban living, ensuring environmental responsibility while delivering high-quality residential outcomes.



Landscaping to access handle omitted.



Roof Top Building A



Podium Roof Top



Roof Top Building B



Roof Top Building C

7.6 Design Principle 6: Amenity

The development is designed to provide a high level of comfort, accessibility, and livability for residents, ensuring amenity that enhances both private and communal experiences. By prioritising well-planned spaces, natural connections, and functionality, the development fosters a welcoming and sustainable living environment.

Key Amenity Initiatives:

- Generous Apartment Layouts:
Well-proportioned interiors maximize functionality, ensuring natural light, ventilation, and adaptability for residents.
 - Private and Shared Open Spaces:
Balconies, courtyards, and landscaped communal areas promote relaxation and outdoor enjoyment.
 - Acoustic and Thermal Comfort:
High-quality insulation and passive design principles enhance internal living conditions.
 - Accessibility & Walkability:
Thoughtful pedestrian pathways ensure ease of movement within and beyond the development.
 - Integrated Community Facilities:
Social spaces, seating areas, and recreational zones encourage resident interaction and engagement.
 - Safety & Security Measures:
Well-lit areas, clear sight-lines, and secure access points contribute to a safe living environment.
- By incorporating these initiatives, the development strengthens urban livability, ensuring a well-balanced, comfortable, and community-oriented residential experience.

Design Principle 7: Safety

By integrating controlled access, clear pathways, and well-defined spaces, the development fosters a secure and welcoming residential setting.

Key Safety Initiatives:

- Gated Main Entries: Secure access points ensure controlled entry while providing residents with a sense of privacy and protection.
 - Pedestrian Environment & Car-Free Zones:
The removal of cars from key pedestrian areas enhances walkability, reducing traffic risks and promoting a safe, community-focused atmosphere.
 - Clarity of Entry Through Landscape & Architecture:
Defined pathways, landscaping elements, and architectural markers create intuitive and secure entry points for residents and visitors.
 - Clear Sight Lines & Lighting:
Strategic placement of lighting and unobstructed sight lines enhance visibility, discouraging unwanted activity and improving safety for pedestrians.
 - Delineation of Public & Private Spaces:
Zoning and planted segregation ensures clear distinctions between shared areas and private Residences, reducing conflict while enhancing security.
- The development provides a well-protected living environment that prioritises comfort, accessibility, and community well-being.



7.7 Design Principle 9: Aesthetics

Through thoughtful material placement, facade articulation, and design elements that enhance the urban experience, the building contributes positively to its environment while maintaining a distinct architectural identity.

Key Design Initiatives:

Articulated Facades:
The use of setbacks, projections, and varied textures creates depth and shadow, breaking down bulk and promoting visual interest.

Horizontality to Reduce Perceived Height:
Strong horizontal lines, such as balcony ledges and façade banding, reduce the impact of vertical massing, fostering a more human-scaled experience.

Contextual Material Placement:
Material selection considers local architectural language, ensuring continuity with adjacent developments while reinforcing site identity.

Cohesive Design Through Materiality:
A balanced mix of masonry, glass, and metal finishes enhances durability and contributes to a refined, unified aesthetic.

Architectural Interest Elements:
The inclusion of masonry planters offers a sculptural and timeless quality, creating expressive focal points within the façade.

Integrated Balcony Planters: Greenery incorporated into the architecture softens the built form, enhances biodiversity, and provides an engaging relationship between private and public spaces.

By integrating these design principles, the development strengthens the urban fabric, promoting visual cohesion while offering a distinctive, high-quality aesthetic that complements its surroundings. The architectural expression is cohesive and durable, with articulated façades, horizontal datums, and landscape-integrated edges that create visual interest and reinforce the development's contribution to the streetscape.

PMDL

Design Principle 8: Housing Diversity & Social Interaction



A mix of dwelling types supports a range of household needs, while communal open space and shared circulation areas encourage social interaction and community building.

Key Housing Diversity & Social Interaction Initiatives:

Varied Apartment Types:
A mix of unit sizes and layouts accommodates different household needs, from singles and families to down-sizers.

Affordable & Accessible Housing:
Inclusion of adaptable and universally designed dwellings ensures housing is suitable for people of all ages, abilities and income.

Shared Communal Spaces:
Landscaped common open spaces/courtyards, rooftop gardens promote social engagement and relaxation.

Reduced steps in common spaces improve mobility for all residents, particularly those with additional needs.

Livable Housing Design:
The development meets Silver and Platinum standards, ensuring accessibility and ease of movement.

Integrated Public & Private Domains:
Clearly defined transitions between private residences and communal spaces support a sense of belonging.

Active Streetscapes: Pedestrian-friendly paths, seating areas, and activated ground floor spaces foster engagement with the broader neighborhood.

The development creates a socially sustainable environment that encourages inclusivity, connection, and long-term community vibrancy.

ADG Compliance Schedule: Part 3 & 4

P M D L



	PART 3 Siting the development			
	Site Analysis 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.	Complies.	The design response is guided by the immediate context, and the expected evolution of the wider TOD and LMR precincts. The proposal strengthens its relationship with neighbouring properties through a more coherent architectural language, a structured landscape framework, and the careful placement of access points and communal spaces that align with local movement patterns. In particular more emphasis is placed on interfaces with areas that will retain their existing height, character, and heritage status. These edges are treated with moderated scale, deeper planting zones, and refined façade stepping to reduce perceived bulk and improve contextual fit. The proposal anticipates ongoing precinct change and applies layered architectural and landscape strategies that allow the built form to adapt to a range of future heights and typologies while remaining sensitive to the current setting.
	Orientation Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Complies.	Particular emphasis is placed on the developments rapport with the street and interface with areas that will retain their existing height, character, and heritage status. These edges are treated with moderated scale, deeper planting zones, and refined façade stepping to reduce perceived bulk achieving improved contextual fit. The buildings are positioned and broken down to respect the established street alignment and to reinforce the garden setting characteristic. Overall orientation and separation have been carefully considered to maximize available solar access to both the apartments and communal open spaces. The massing strategy ensures that the majority of living rooms and private open spaces are oriented toward northern and internal landscaped areas, maximising winter sunlight and reducing overshadowing between buildings. The separation and stepping of the forms allow sunlight to penetrate deep into the site, ensuring equitable solar access across all levels and minimising overshadowing of both internal courtyards and neighbouring properties.
	Orientation Objective 3B-2	Overshadowing of neighboring properties is minimized during mid-winter.	Complies.	The proposal acknowledges the established neighbouring properties to the east and west along McIntosh Street, both of which benefit from their northerly orientation. The proposed rear building C is both separated and stepped to reduce overshadowing of properties which have generous backyard spaces, while also limiting visual intrusion into their homes. Based on available site information solar analysis predicts that a minimum of two consecutive hours of direct sunlight is maintained to the immediate southern neighbouring property on the winter solstice, ensuring compliance with ADG expectations and reinforcing the proposal's commitment to a respectful, performance-based interface.
	Public Domain Interface Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security.	Complies.	All points of pedestrian entries within the development are designed to provide clear sight lines and strong visual surveillance, enhancing safety and legibility. These entries access generous areas of communal open space, reinforcing a sense of openness, interaction and community. The site benefits from a pedestrian-oriented urban landscape, segregated from vehicles and is security gated from both McIntosh Street and Werona Avenue.
	Public Domain Interface Objective 3C-2	Amenity of the public domain is retained and enhanced.	Complies.	The proposal promotes the use of high-quality materials and architectural detailing as a means to complement and continue the character of the existing streetscape. A curated garden setting further enhances this relationship, contributing passively to the visual and environmental quality of the public domain. The electrical substation has been located to the eastern corner of the site well away from the developments pedestrian and vehicular access points. This location also benefits from a greater density of landscape planting as screening.
	Communal and Public Open Space Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Complies.	The proposal meets key measurable targets, including the provision of open space, achieved through a combination of dedicated ground-level areas and supplementary rooftop landscaped spaces to all three buildings. All buildings offer equitable rooftop communal spaces for uses including BBQ facilities etc and enhanced with planter boxes.
	Communal and Public Open Space Objective 3D-2	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).	Complies.	The allocation of common open space meets the specific criteria for solar access. The eastern portion of the ground-level COS receives direct sunlight light from 9 am to 11 pm on 21 June, while the rooftop COS areas receive direct sunlight throughout the whole day, ensuring the minimum 50% solar amenity.
	Communal and Public Open Space Objective 3D-3	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Complies.	Both landscaping, and amenities are intended to encourage social interaction, relaxation, and a strong sense of community. All spaces are offered with various sizes and configurations appropriate for both active or more contemplative use.

	Communal and Public Open Space Objective 3D-4	Communal open space is designed to maximize safety.	Complies.	Communal spaces have been strategically located to enable clear visual supervision, enhancing safety and passive surveillance throughout the development. Rooftop communal areas will be equipped with compliant balustrades and safety features, including harness anchor points for garden maintenance to ensure safe maintenance access in accordance with relevant building codes and standards. Specific standard(NCC, AS1657)
	Deep Soil Zones Objective 3E-1	Deep soil zones are provided to retain existing trees and provide areas for new planting.	Complies.	Trees identified by the project arborist as being of high merit and significance have been retained as part of the landscape strategy. Newly identified areas of deep soil will also contribute the larger trees. Deep soil achieves exceeds 10% of the site area.
	Visual Privacy Objective 3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	Complies.	The proposal ensures that visual privacy is shared equitably between neighbouring sites, delivering reasonable levels of both external and internal privacy. The building internal layout, orientation, and separation distances are designed to avoid placing disproportionate overlooking pressure on any single boundary, distributing outlooks toward internal landscaped areas rather than adjoining properties. Balconies are carefully configured to support privacy. Many incorporate integrated planters, raised upstands, and screening elements that soften outward views and interrupt downward or oblique sightlines. These devices provide an additional layer of visual filtering, ensuring that private open spaces and habitable rooms do not directly overlook neighbouring dwellings or their secluded open spaces. Deeper landscape setbacks on the western boundary, layered planting, and façade modulation further reinforce privacy protections, creating a balanced interface where both the proposal and adjoining properties benefit from reduced visual intrusion. Together, these measures ensure that privacy outcomes are not only compliant but thoughtfully managed across all shared boundaries
	Pedestrian Access and Entries Objective 3G-1	Building entries are clearly identifiable and provide a sense of address.	Complies.	The proposal provides two distinct pedestrian entry points into the site with the McIntosh street entry marked by a pavilion structure designed in a complimentary architectural language that enhances the sense of arrival and identity. Landscaped pathways throughout the development support clarity of building entry, guiding pedestrian movement effectively. Within the parking structure, graphic delineation will clearly define access points, supported by enclosed lobby spaces that provide secure and legible transitions into the residential areas.
	Vehicle Access Objective 3H-1	Vehicle access points are designed and located to minimize impacts on pedestrians and streetscape.	Complies.	The proposal benefits from a pedestrian-focused setting, with all vehicle movements (including loading and service access) are removed from ground level. Vehicular access is consolidated to a single entry point on McIntosh Street, allowing the remainder of the site to prioritise walkability, landscaping, and a high-quality public realm.

	Bicycle and Car Parking Objective 3J-1	Adequate bicycle and car parking is provided for residents and visitors.	Complies.	The proposal provides compliant car parking in accordance with both the Transit-Oriented Development (TOD) and infill affordable housing requirements under the relevant legislation, while also meeting the provisions of the Apartment Design Guide (ADG). Bicycle parking numbers are in accordance with the local DCP and appropriately allocated and distributed throughout the basement levels, strategically positioned near internal lobbies to support accessibility and to encourage/ promote active use.
	Part 4 Designing the Building			
	Solar Access Objective 4A-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.	Complies.	The requirements of the Apartment Design Guide (ADG) have been addressed. The design has optimised orientation, window placement, and shading strategies to enhance livability, thermal comfort, and overall energy efficiency. The result is of 151 dwelling 109 receive 2 hours of sunlight on the 21st of June within the frame of 9:00am to 3:00 pm. For further detail, refer to the architectural Solar Access Diagram 4.
	Natural Ventilation Objective 4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies.	The requirements of the Apartment Design Guide (ADG) have been addressed. Of the 151 dwellings, 120 (79%) meet the criteria of natural cross ventilation. For further detail, refer to the architectural Cross Ventilation Diagram.
	Ceiling Heights Objective 4C-1	Ceiling heights achieve the minimum requirements set out in the ADG.	Complies.	Throughout the development, floor-to-floor heights of 3.2 metres have been achieved, ensuring compliance with the ceiling height requirements set out in the Apartment Design Guide (ADG). This allows for generous internal volumes, improved daylight access, and enhanced natural ventilation.
	Apartment Size and Layout Objective 4D-1	Apartment size and layout meet the minimum requirements set out in the ADG.	Complies.	To address market expectations and enhance livability, all proposed apartments exceed minimum size requirements as expressed in the ADG.
	Private Open Space and Balconies Objective 4E-1	All apartments are provided with private open space and balconies.	Complies.	All private balconies, terraces, and courtyard spaces meet or exceed the minimum size and depth requirements outlined in the Apartment Design Guide (ADG). These outdoor areas have been designed to enhance residential amenity, providing functional, usable spaces that from extension of indoor living spaces thus supporting a high standard of living.
	Common Circulation and Spaces Objective 4F-1	Common circulation spaces are appropriately designed and located.	Not in full compliance.	A low number of corridors located on Levels 1, 2 and 3 in Building A are internalised. This only services 16 apartments over 3 levels. These corridors enable a more efficient building layout, allowing for greater site responsiveness, better apartment orientation, and an increased number of dual-aspect units aligning with the core objectives of the ADG. In addition, the internal corridors are short and well-articulated. The balance of common circulation receives light and ventilation from adjacent voids or open spaces where possible, mitigating the potential amenity impacts. As such, this minor non-compliance is offset by the overall design quality and improved living outcomes for residents.

	Storage Objective 4G-1	Adequate storage is provided for each apartment. At least 50% of the required storage must be located within the apartment (e.g. linen cupboards, wardrobes, or storage rooms). The remaining storage can be provided in basement cages, garages, or other secure areas, but must be easily accessible to residents. Storage must be well-integrated into the apartment layout and not compromise the functionality of living spaces.	Complies.	The architectural drawings indicate each area allocation on the plans with supplementary storage within the basement. Storage Schedule demonstrate at least 50% of area is allocated within every unit. Refer to Architectural Drawings - Storage Calculations for details.
	Acoustic Privacy Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout.	Complies.	Apartment Layout and Zoning: Separate noisy and quiet spaces within apartments are segregated (e.g., place bedrooms away from living areas, lifts, or communal corridors). Uses are stacked vertically: Bedrooms are largely above bedrooms to reduce inter-apartment noise transfer. Building Siting: Buildings are separated and openings to minimise exposure to external noise sources, such as The Pacific Highway and North Shore railway line. Landscape space: Courtyards, deep balconies, or landscape strips are located between noise sources and sensitive rooms are used as a buffer. Services and Equipment: Plant rooms, lifts, and garbage chutes are generally away from bedrooms and living areas.
	Noise and Pollution Objective 4I-1	Noise and pollution are minimized through the design and construction of the building.	Complies.	Site Planning and Orientation: Openings are generally positioned away from major noise and pollution sources such as busy roads, rail corridors.. Non-habitable rooms (e.g., bathrooms, laundries, storage) are used as buffers between noise sources and habitable spaces. Building Layout: Bedrooms and living areas are away from noise sources where possible. Internal courtyards provide quieter outlooks and improved air quality. Façade and Window Design: Acoustic-rated glazing, solid walls, and sealed window systems to reduce noise transmission will be specified where required. Balconies, screens, and louvers assist to deflect noise and filter air pollutants. Landscaping and Barriers: Dense planting, earth mounds, or acoustic fencing will be reduced to assist with noise management and trap airborne particles. Driveway: Only two units have direct association with the driveway, and are configured to avoid interaction by orienting living spaces away from vehicle movements. Clear separation between pedestrian and vehicular domains are maintained.

	Universal Design Objective 4J-1	Universal design principles are incorporated into the design of the building.	Complies.	Universal design principles applied will include: - Equitable Use of common open spaces and alike - Step-free access to all main entries and communal areas - Consistent and intuitive layouts for all residents - Adaptable apartment layouts that can accommodate future modifications (e.g. grab rails, wider doorways) - Kitchens and bathrooms designed to allow for seated or standing use - Clear way-finding with signage, lighting, and visual cues in the landscape - Logical circulation paths with minimal level change - Use of contrasting colours and textures to assist those with visual impairments - Audible and visual signals in lifts and entry systems in accordance with the Australian standards - Tolerance for Error: Use of non-slip surfaces - Guardrails and handrails in circulation areas - Low Physical Effort devices such as lever handles, automatic doors, and easy-to-operate fixtures - Accessible switches and controls will be at appropriate heights - Sufficient circulation space in apartments and common areas for wheelchairs or mobility aids - Accessible bathrooms and kitchens all address turning circles
	Adaptive Reuse Objective 4K-1	Adaptive reuse of existing buildings is encouraged.	Complies	Although all existing built elements on site are to be fully demolished with no structures retained, a selective deconstruction process will be undertaken to identify and extract materials with potential for reuse or recycling prior to demolition—such as structural steel, timber, masonry, and concrete. This approach aligns with sustainable design principles, aiming to reduce construction waste and support circular material flows within the built environment.
	Mixed Objective 4L-1	Mixed of apartment development is appropriately designed and located.	Complies.	A variety of apartment sizes and layouts to reflect the needs of differing household types. Refer to mix schedules in the architectural package
	Awnings and Signage Objective 4M-1	Awnings and signage are appropriately designed and located.	Complies.	Awnings and overhangs are integrated into the Architectural Expression. Materials, colours, and overhang forms complement the building's overall design language and context. Awnings contribute to solar shading, reducing heat gain on glazed facades. Both awnings and signage to respond to the character of the local area, especially in heritage or mixed-use precincts.
	Facades Objective 4M-1	"Facades should define the public domain, provide visual interest, and respond to environmental and site conditions." "	Complies.	Clearly articulated base, middle, and top of the building are used to create a legible and human-scaled street interface. Awnings, canopies, and recessed entries offer definition of access points. A variation in materials, textures, and colours break up expanse of walls and monotonous elevations. Balconies, sunshades, and screening elements are used to create depth, shadow, and rhythm. Overall Orientation and design facades maximise solar access and natural ventilation. Shading devices and operable screen elements improve thermal performance and offer occupant tailoring.
	Facades Objective 4M-2	Building functions are expressed by the façade.	Complies.	Visual Interest and articulation is achieved through variation in materials, textures, and colours and applied to announce functions and use. Balconies, sunshades, screens, and projections have been incorporated into the facade treatment to create depth and shadow. Internal layouts of the buildings are expressed externally (e.g., living areas, circulation spaces). Façades consider the conceal and/or integration of services to maintain a clean and cohesive appearance across all elevations.
	Roof Design Objective 4N-1	Roof treatments should be integrated into the building form and positively respond to the street.	Complies.	Roofs are be designed as an integral part of the overall architectural composition, not as an afterthought. The roof form offers a complement the building's massing and articulation, contributing to a cohesive design. Overhangs and overall roof lines will contribute to a well-defined and attractive skyline. All buildings accommodate communal open space, green roofs, or solar panels and support rainwater harvesting and thermal performance. Services will be screened (e.g., HVAC units, lift overruns), off set and integrated into the roof to maintain visual quality
	Landscape Design Objective 4O-1	Landscape design is integrated into the overall building design and enhances the appearance of the development.	Complies.	Landscape elements bare coordinated with the architectural form, site layout, and building entries. Planting assists in softening the built form, define spaces, and enhance the interface with the public domain. Landscaping is design to contribute to visual amenity, privacy, and micro-climate control (e.g., shade, cooling). through layered planting, canopy trees, and ground covers creating depth and importantly seasonal interest. Native and drought-tolerant species have been selected to reduce water use and maintenance. Common areas will feature materials as durable and maintainable, with appropriate soil depth, irrigation, and drainage.

7.0 Conclusion & Design Verification Statement

P M D L



Overview

The proposal seeks development consent for a new residential flat development with in-fill affordable housing. The proposal will include the following works:

- Construction of a residential development varying in height up to 9 storeys;
- 151 residential units of which 31 will be affordable housing units (20% of the mix & 15% of total GFA)
- 15% to be retained as affordable for 15 years and 2% to be retained as affordable in perpetuity;
- Excavation for two basement levels with 178 car spaces and associated services;
- Removal of 29 existing trees on site; and
- Landscaping (including tree planting) and a communal space network including rooftop terraces.

A summary of each of the proposed buildings is provided below:

Building A

Building A is rectangular in shape and runs east-west adjacent to the northern site boundary adjoining McIntosh Street. Building A is setback a minimum 10m from the northern boundary and a minimum 6m from the eastern and western boundaries.

- Building A:
- Contains 38 apartments of which two are affordable apartments.
 - Contains 4726.08 sqm of GFA.
 - Contains 1 lobby/ cores. Each core largely has access to natural light and ventilation.
 - Is up to 8 storeys
 - Contains the driveway at the north-west side and the substation in the north-east corner.

Sydney

Cammeraygal Country
Level 17, 124 Walker St,
North Sydney NSW 2060

Australia

P: +61 2 8458 5500

E: sydney@pmdl.com.au

Building B

Building B is a similar size and shape and tethered to building A, similarly oriented east-west. Building B is located between Building A and Building C and is setback a minimum 12m from Building A and a minimum 6m from the eastern and western boundaries.

- Building B:
- Contains 39 apartments of which 3 are affordable apartments.
 - Contains 5088.05 sqm of GFA
 - Contains 1 lobby / cores- shared at the ground level with A
 - Is up to 8 storeys

Building C

Building C is larger than the other buildings and is C-shaped around a central courtyard area. Building C is also oriented east-west adjoining the southern boundary of the site. Building C is a minimum 12m from Building B and a minimum 6m from the eastern, southern and western boundaries.

- Building C:
- Contains 74 apartments of which 22 are affordable apartments.
 - Contains 7645.06 sqm of GFA
 - Contains 2 separate lobbies / cores.
 - Is up to 9 storeys.

All buildings meet, or provide for better than, the minimum requirements for cross ventilation, solar access and with the provision of common open space.

Melbourne

Wurundjeri Woi Wurrung Country
Level 4, 145 Russell Street
Melbourne VIC 3000

Australia

P: +61 3 9427 8885

E: melbourne@pmdl-mea.com.au

Statement

PMDL has led the design process from inception, collaborating closely with a multidisciplinary team of consultants and experts in their respective fields. The proposal is informed by a rigorous approach to local planning and design controls, ensuring a response that aligns with best practice principles and contributes meaningfully to the evolving built environment.



David Morris, a registered Architect and a founder of PMDL Architecture + Design Pty Ltd, bringing over 30 years of experience to the project, with expertise spanning both local and international contexts. His leadership ensures a design approach that is informed, innovative, and aligned with best practice principles.

By assembling creative professionals with a team-focused mindset and complementary skills, PMDL has a demonstrated ability to respond to diverse design challenges and projects. Our collective team comprises over 70 professionals across various studios, including Practice Directors and Associates, and is celebrated for delivering dynamic and insightful designs that enrich the built environment.

Geelong

Wadawarrung Country
Suite 8-9, 265 Pakington Street
Newtown VIC 3220

Australia

P: +61 3 5221 3144

E: geelong@pmdl-mea.com.au

Registered/Nominated Architect: David Morris
NSW Nominated Architect 5865

General Disclaimers

The currency of the information is as per the date noted on this report. PMDL notes that information provided here is to the best of our abilities within our areas of professional expertise.

Copyright and Moral Rights

This document and its contents are protected by copyright law and moral rights. The author retains the right to be acknowledged as the creator and to prevent any distortion, alteration, or use that may harm their reputation or integrity. Unauthorized reproduction, distribution, or modification of this document without proper attribution or permission is strictly prohibited. Any permitted use must respect the integrity of the original work and acknowledge the author’s contributions. For inquiries regarding usage rights or permissions, please contact the copyright holder.

Date
April 2026

Client
CPDM Pty Limited on behalf of Werona Ave Residence Holdings Pty Ltd.

Version & Date Issued
Issue F - 1st April 2026

Report Contact
David Morris

Hong Kong

20/F Hollywood Centre
233 Hollywood Road
Sheung Wan

Hong Kong

P: +852 2836 6992

E: hongkong@pmdl.com.au