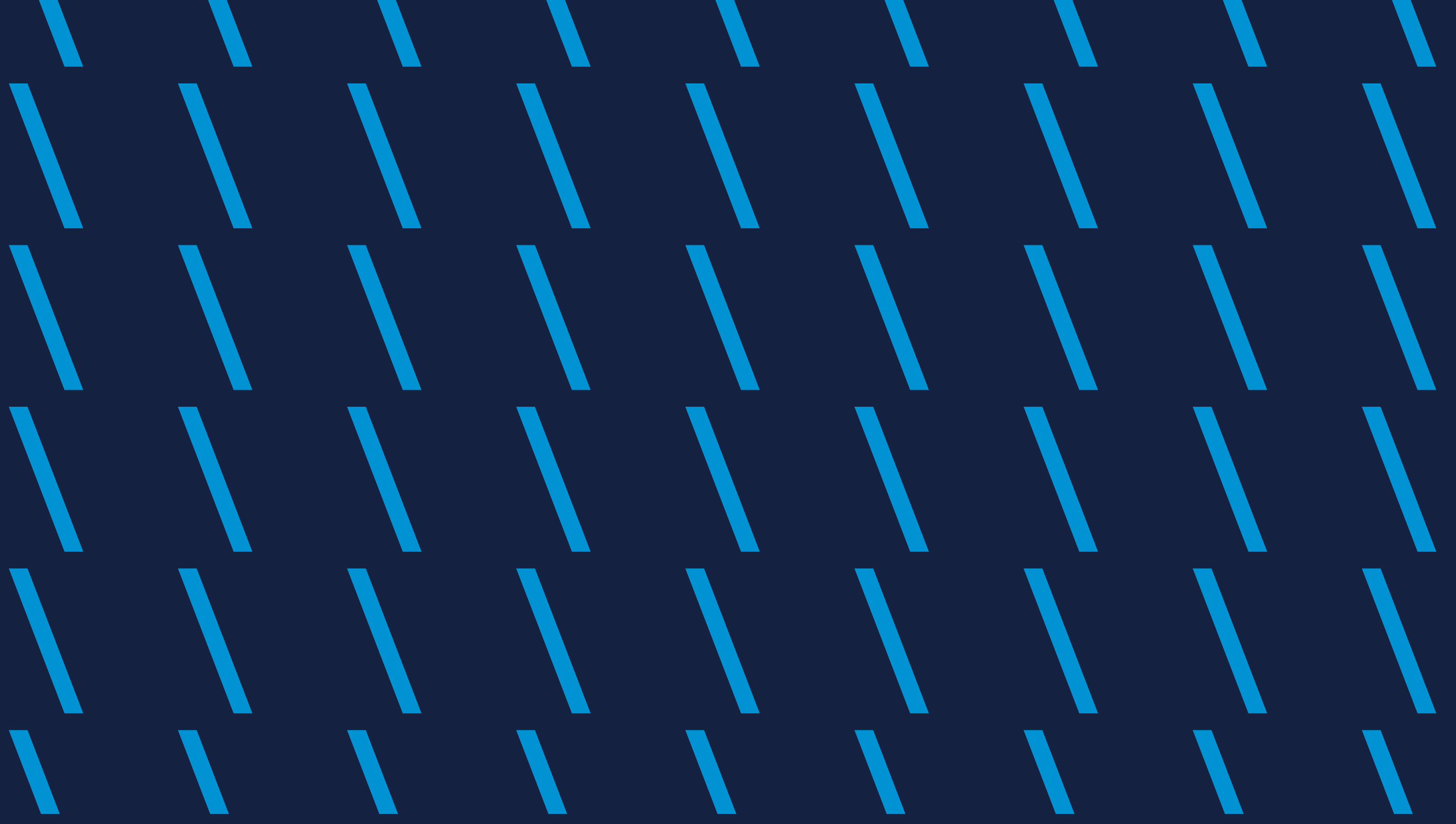




4-16 MCDOUGALL STREET, KIRRIBILLI

JUNE 2026

Place\Studio

0.0 CONTENTS

Acknowledgement of Country

Place Studio acknowledges the Cammeraygal people of Eora nation as the Traditional Custodians of Country on which this project is based, and recognise their continuing connection to lands, waterways and communities. We pay our respects to elders past, present and emerging.

1.0	INTRODUCTION	3
	PROJECT TEAM	3
	SUBJECT SITE	4
	HDA ENDORSEMENT	5
2.0	URBAN DESIGN CONSIDERATIONS	6
	SITE LOCATION	6
	SITE ANALYSIS	7
	MASSING & ANALYSIS	8
	ITERATIVE REFINEMENT	9
	HDA ENDORSEMENT	10
	PREFERRED ALTERNATIVE MASSING	11
	MASSING SOLAR STUDY	12
3.0	PROPOSAL	14
	KEY CONSIDERATIONS	14
	DESIGN OPPORTUNITIES	15
	INDICATIVE TYPICAL PLATE	16
	INDICATIVE BUILDING SEPARATION	17

1.0 INTRODUCTION
PROJECT TEAM



AERIAL VIEW OF SUBJECT SITE.

ARCHITECTURE

Place\Studio

TOWN PLANNING



URBAN PLANNING



1.0 INTRODUCTION

SUBJECT SITE



AERIAL VIEW OF SUBJECT SITE.

4-16 McDougall Street, Kirribilli (the site) comprises 7 adjoining residential properties creating a consolidated land holding of 5,795sqm, on R4 high density residential zoned land. The site consists of:

- 4 McDougall Street (SP 5937)
- 6 McDougall Street (SP 5577)
- 8 McDougall Street (SP 20468)
- 10 McDougall Street (SP 14507)
- 12 McDougall Street (SP 6319)
- 14 McDougall Street (6 / DP 17717)
- 16 McDougall Street (SP 11293)

1.0 INTRODUCTION
HDA ENDORSEMENT

5.28 : 1
FLOOR SPACE RATIO

22 & 19
STOREY TOWER FORMS

30,600 SQM
GROSS FLOOR AREA

75M
HEIGHT OF BUILDING

250
DWELLINGS

4%
AFFORDABLE HOUSING IN PERPETUITY

Endoresment was outlied on the 13th of March 2026.

292401 - 4- 16 McDougall Street, Kirribilli
Urbis c/o Kirribilli McDougall Holdings Pty Ltd

LGA: North Sydney Council

Summary: Demolition of existing apartment buildings, 250 dwellings (including 4% affordable housing in perpetuity), two towers, 22 storeys and 19 storeys.

Dwellings: 250 (Indicative)

Rezoning: Yes (Height, FSR)

The HDA recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act, and noted that the proposal adequately satisfies the objectives and criteria of the HDA EOI.

2.0 URBAN DESIGN CONSIDERATIONS

SITE LOCATION



2.0 URBAN DESIGN CONSIDERATIONS

SITE ANALYSIS



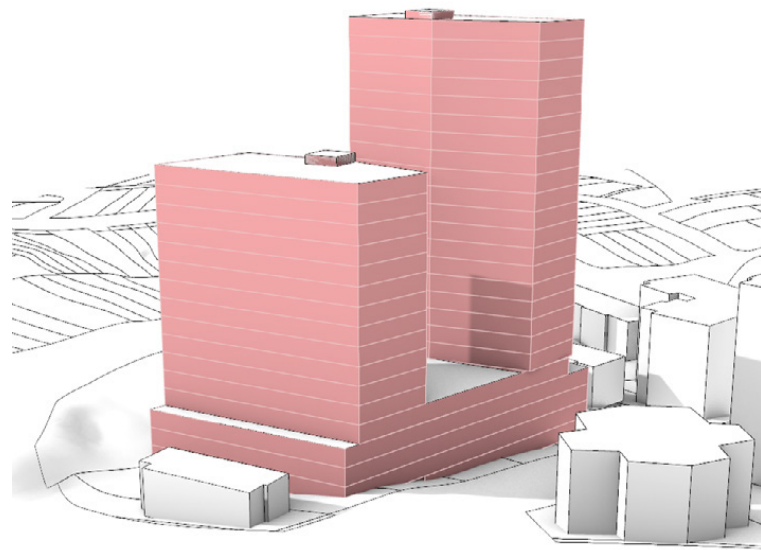
The site has a primary street frontage of 106m along McDougall Street and a rear frontage of 95m to RE1 Public Recreation land.

- Topgraphically, the site has a cross fall of approximately 13m from the west.
- To the east of the site, the James Milson Retirement Village presents a consolidated land holding.
- To the west of the site, No 2 McDougall Street presents a standalone block of units. While this does not form part of the endoresement, the site design strategy will closely consider the interface and future use of the site.
- The Greenway Apartments to the south of McDougall Street establish a continuous 12 storey built-form element.
- Existing pedestrian movement networks are confined to the western-most edge of McDougall Street along the Bradfield Highway.

2.0 URBAN DESIGN CONSIDERATIONS

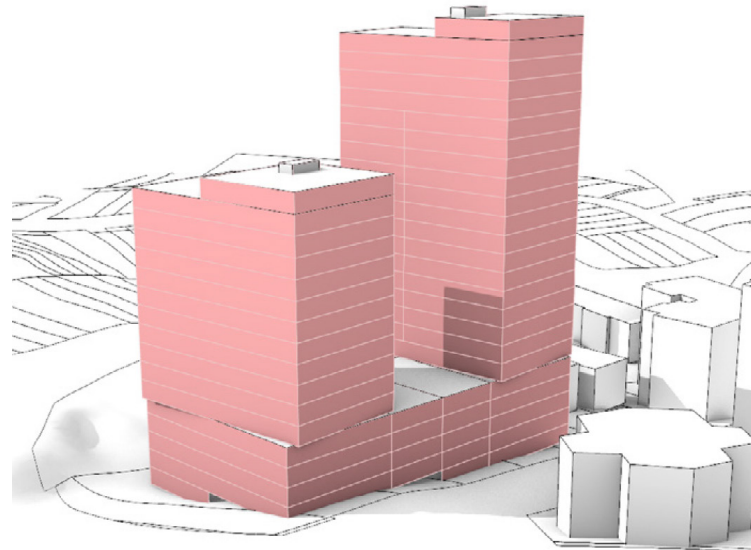
MASSING & ANALYSIS

PRELIMINARY MASSING - 3/4 STOREY PODIUM



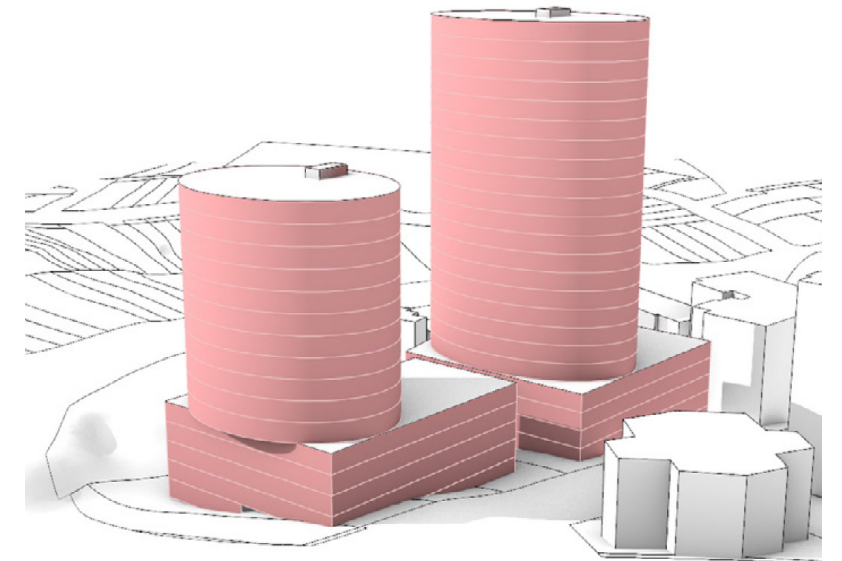
SOURCE: URBIS

PRELIMINARY MASSING - 4/5 STOREY PODIUM



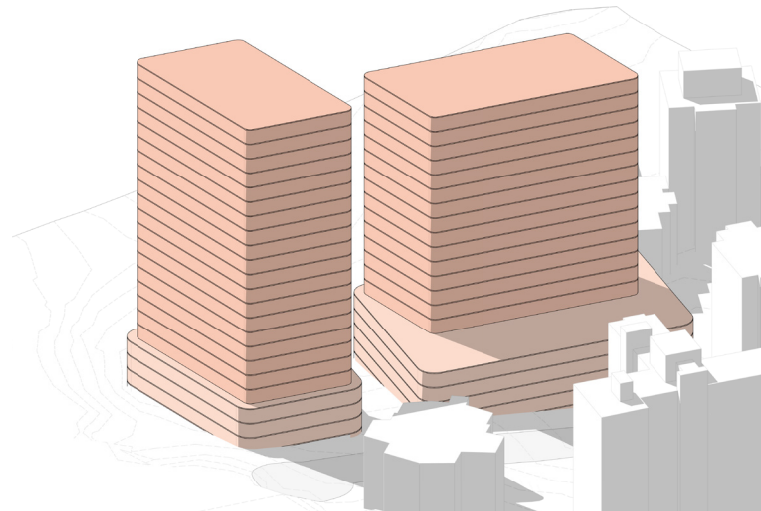
SOURCE: URBIS

PRELIMINARY MASSING - THROUGH-LINKS



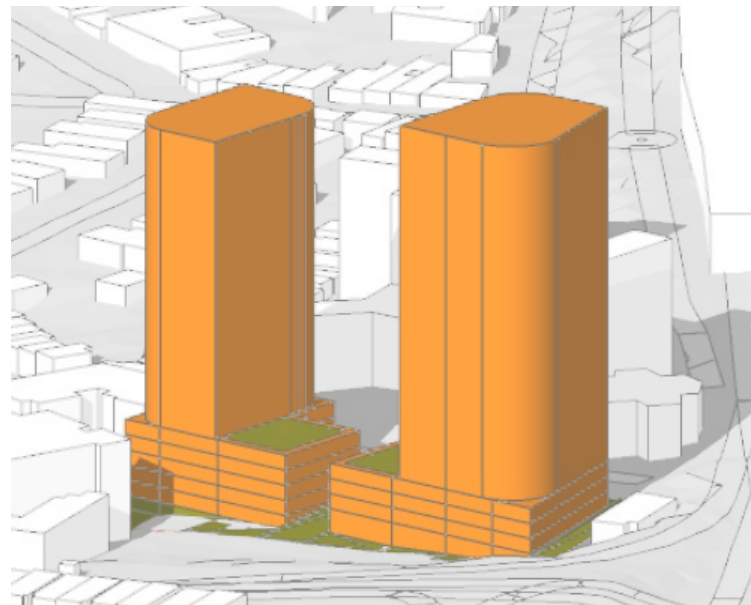
SOURCE: URBIS

TOWER ALIGNMENT STUDY - VIEW DRIVEN



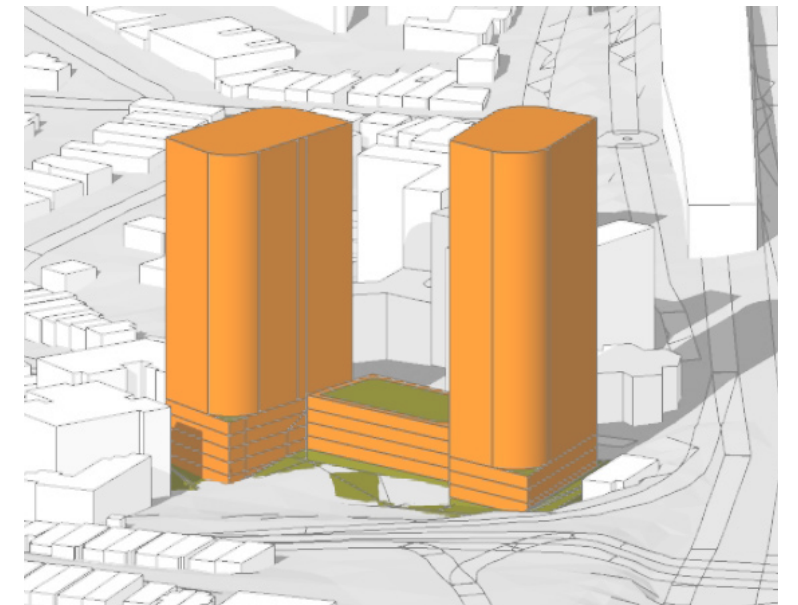
SOURCE: PLACE STUDIO

TOWER / PODIUM ALIGNMENT STUDY



SOURCE: DICKSON ROTHSCHILD

TOWER / PODIUM ALIGNMENT STUDY

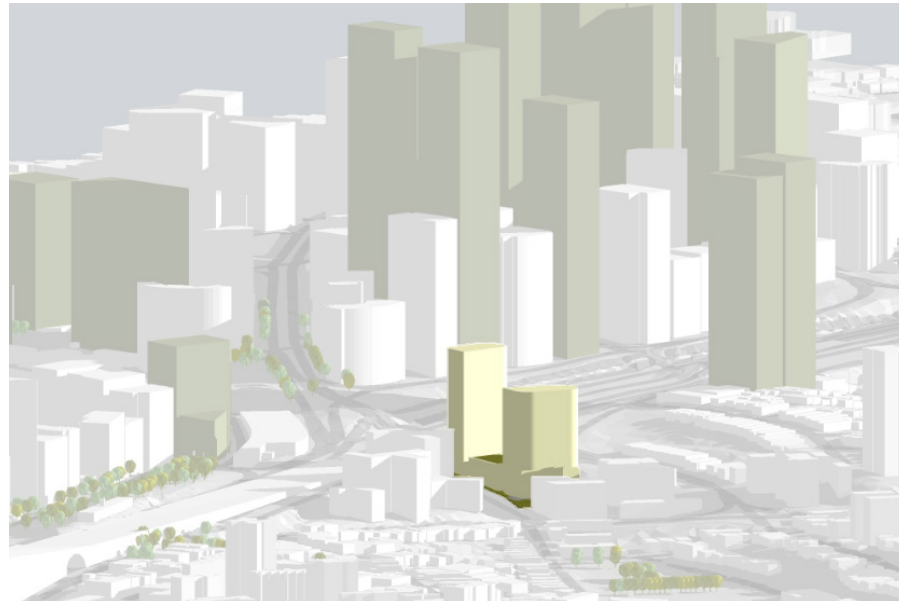


SOURCE: DICKSON ROTHSCHILD

2.0 URBAN DESIGN CONSIDERATIONS

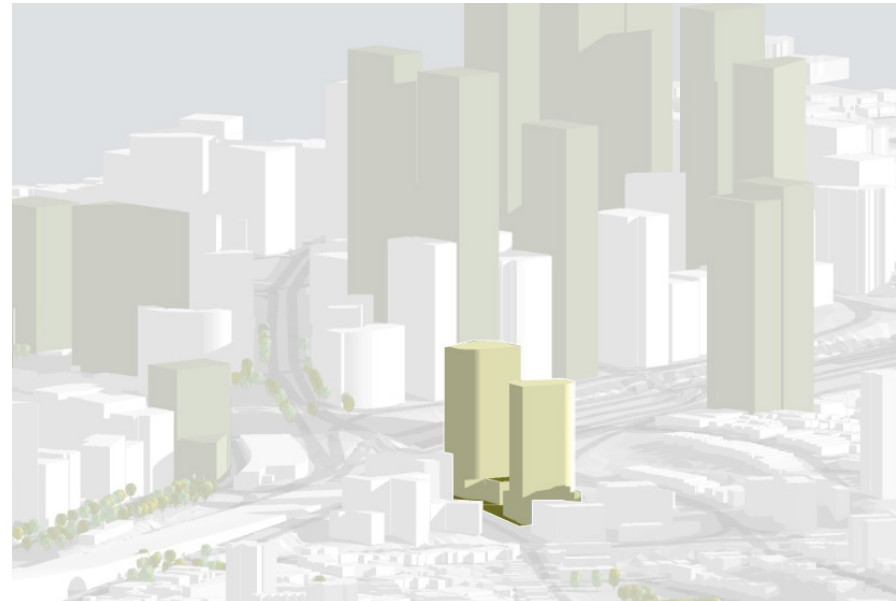
ITERATIVE REFINEMENT

SCHEME 1A



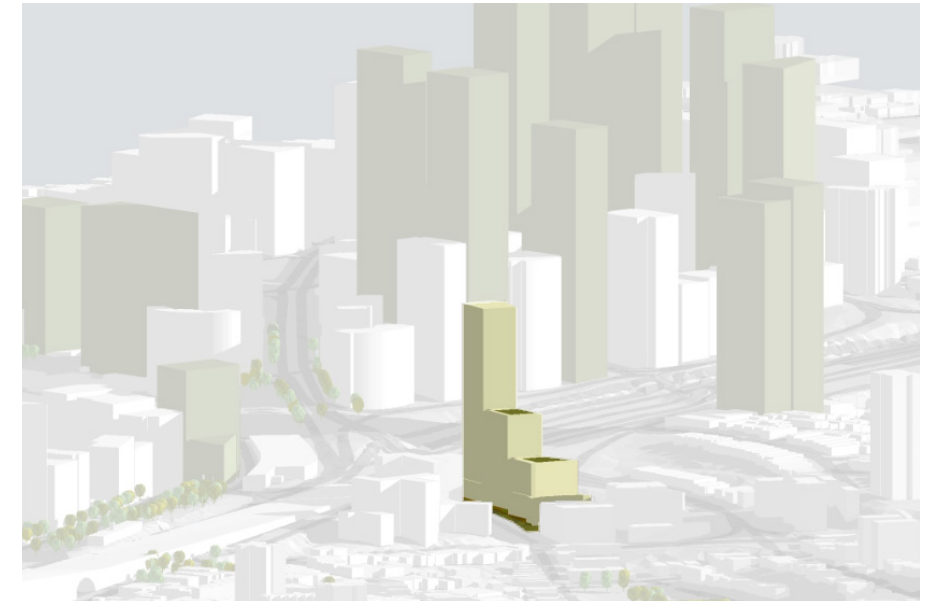
4 STOREY PODIUM + 18 & 22 STOREYS
FSR: 5.08 : 1 (29,485 SQM GFA)

SCHEME 2A



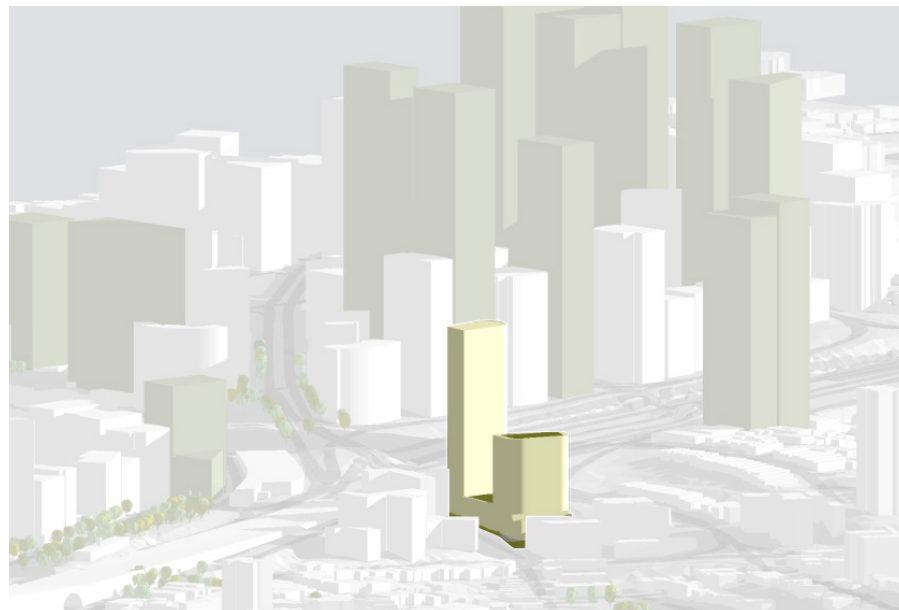
4 STOREY PODIUM + 18 & 22 STOREYS
FSR: 5.25 : 1 (30,446 SQM GFA)

SCHEME 3



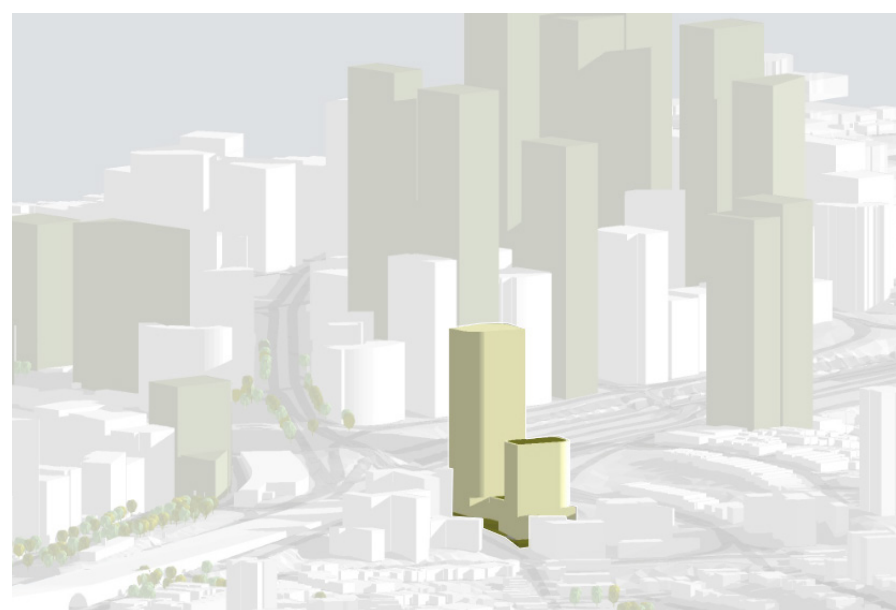
4 STOREY PODIUM + 8, 13 & 31 STOREYS
FSR: 4.56 : 1 (26,450 SQM GFA)

SCHEME 1B - PREFERRED



4 STOREY PODIUM + 12 & 28 STOREYS
FSR: 5.22 : 1 (30,256 SQM GFA)

SCHEME 2B

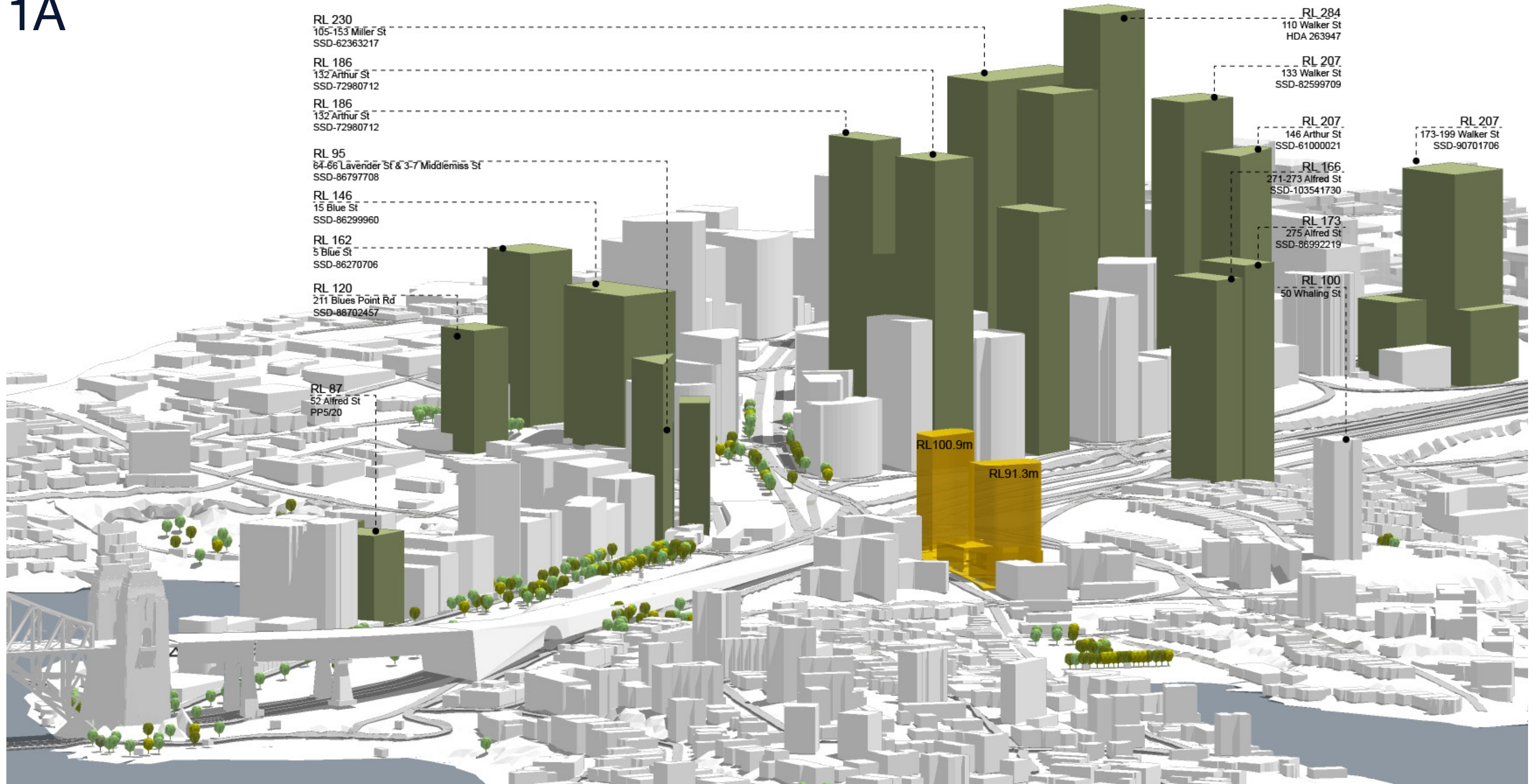


4 STOREY PODIUM + 12 & 28 STOREYS
FSR: 5.56 : 1 (32,242 SQM GFA)

2.0 URBAN DESIGN CONSIDERATIONS

HDA ENDORSEMENT

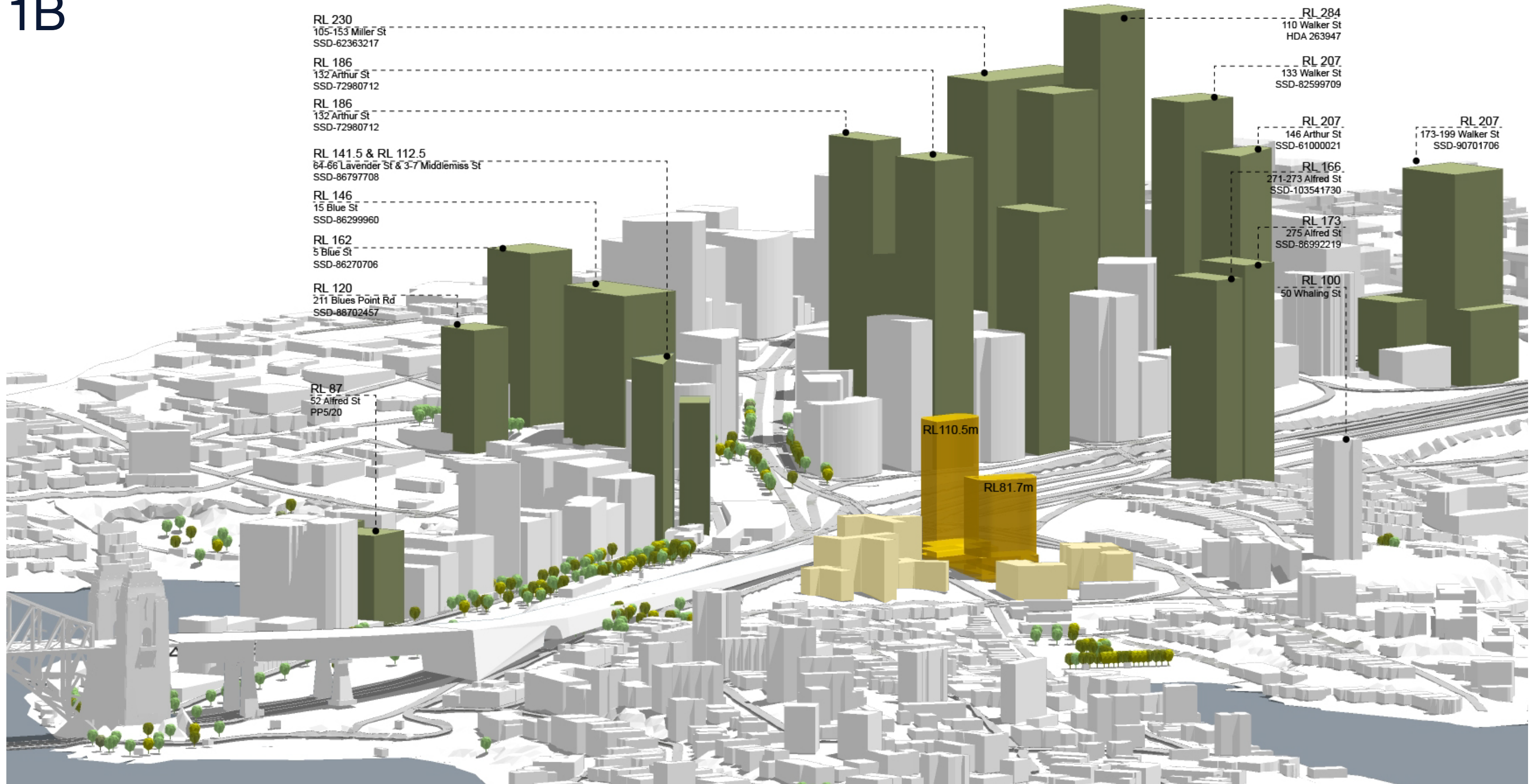
1A



2.0 URBAN DESIGN CONSIDERATIONS

PREFERRED ALTERNATIVE MASSING

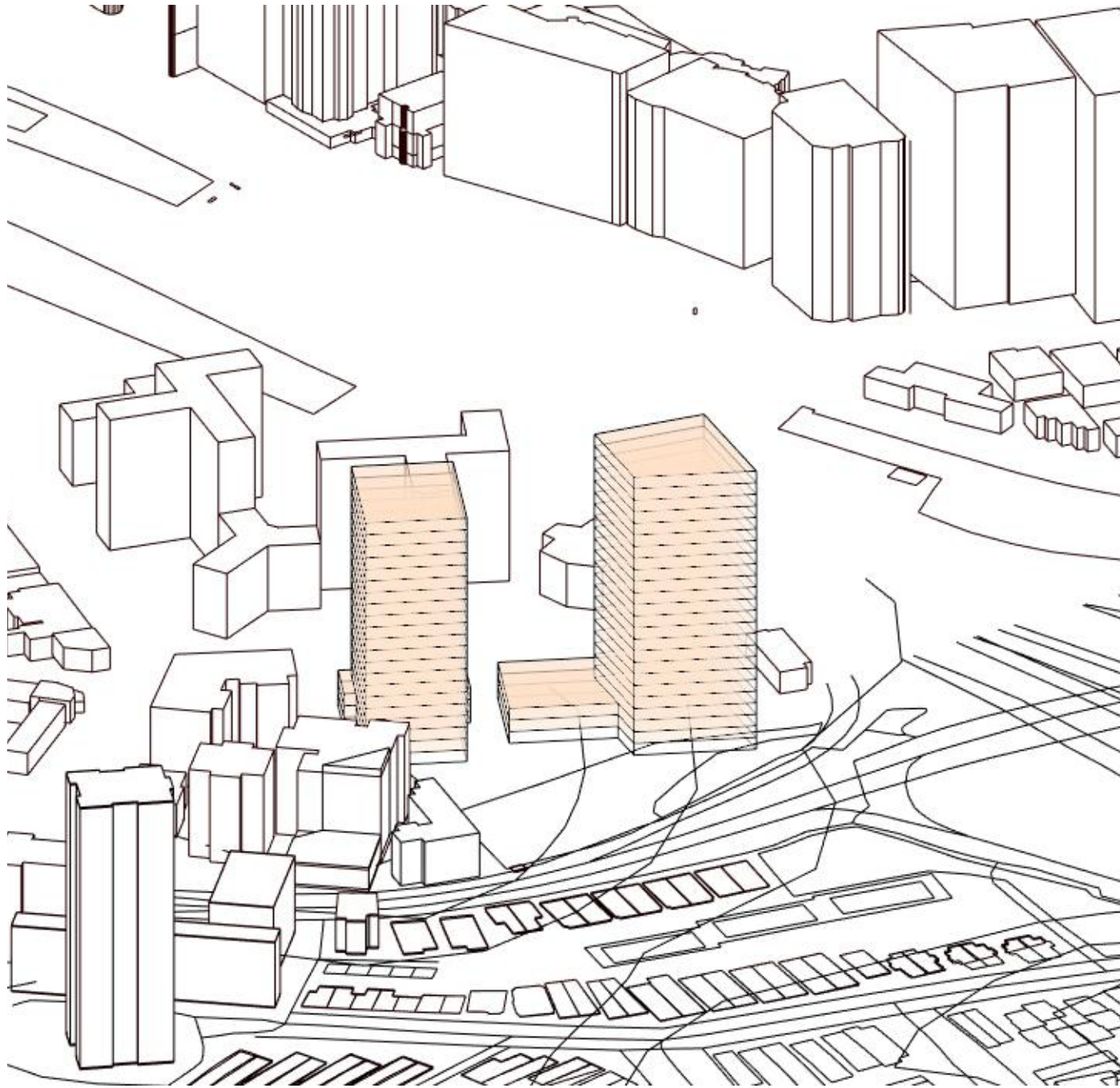
1B



2.0 URBAN DESIGN CONSIDERATIONS

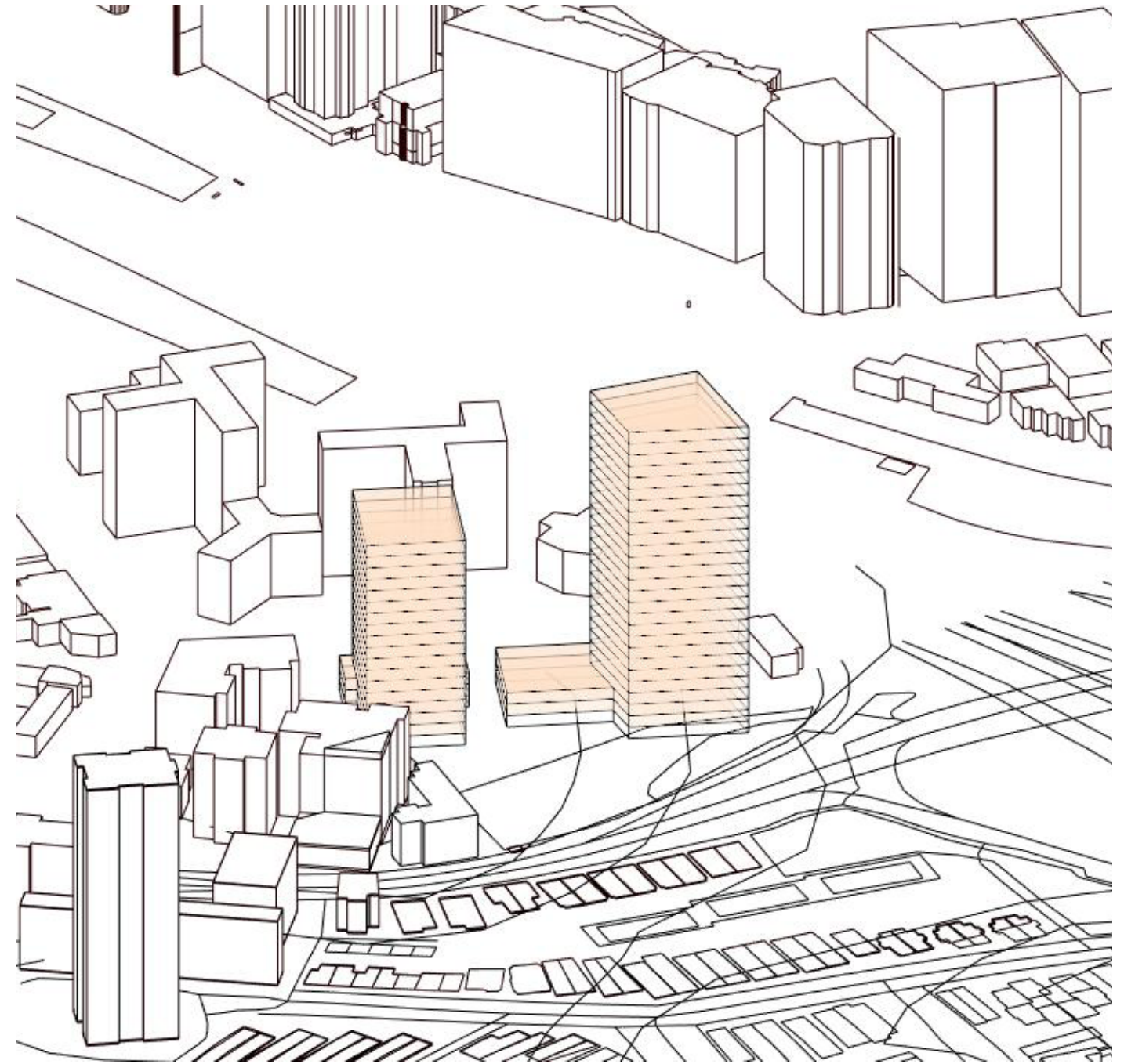
MASSING SOLAR STUDY

1A



HDA ENDORSEMENT - 21 JUNE 10:00AM

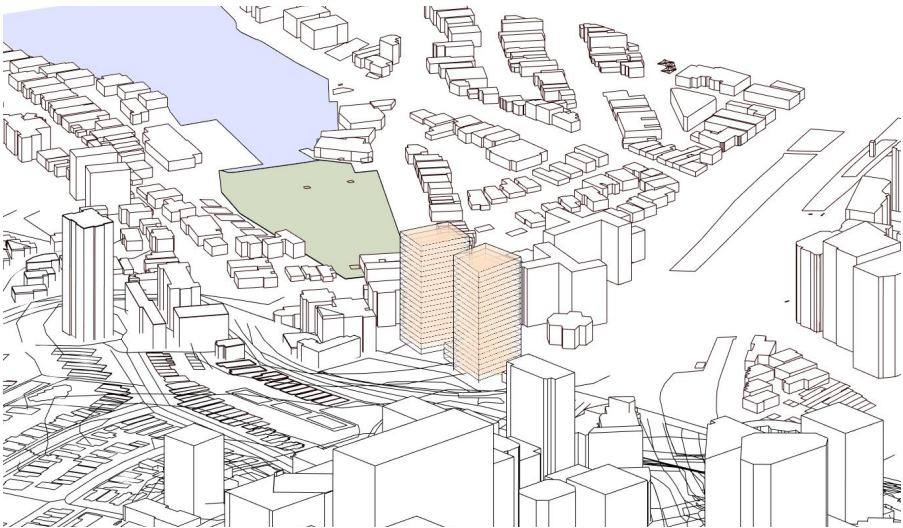
1B



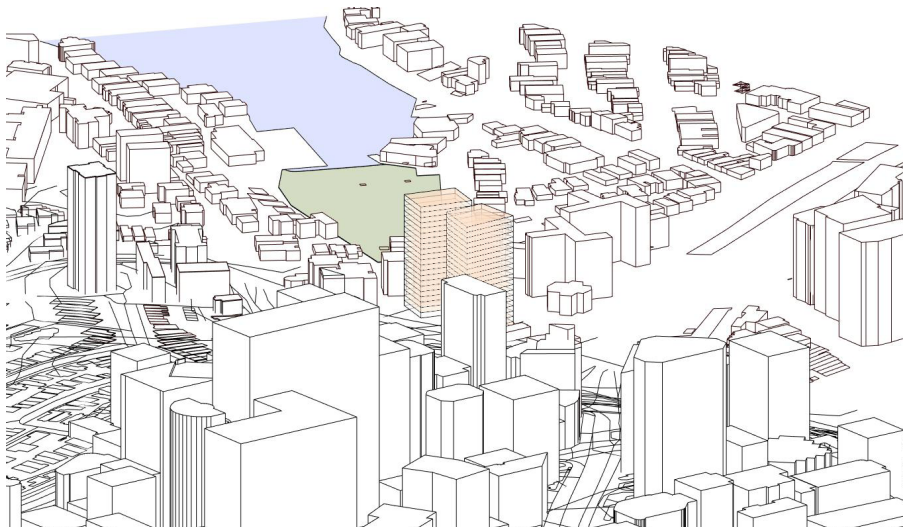
PREFERRED ALTERNATIVE MASSING - 21 JUNE 10:00AM

2.0 URBAN DESIGN CONSIDERATIONS
MASSING SOLAR STUDY

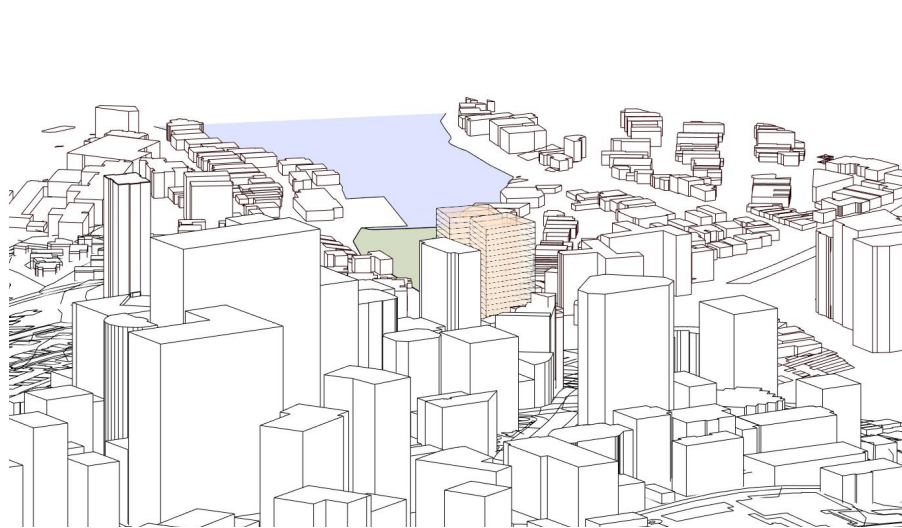
1A



HDA ENDORSEMENT -
MILSON PARK VIEW FROM SUN 14:30

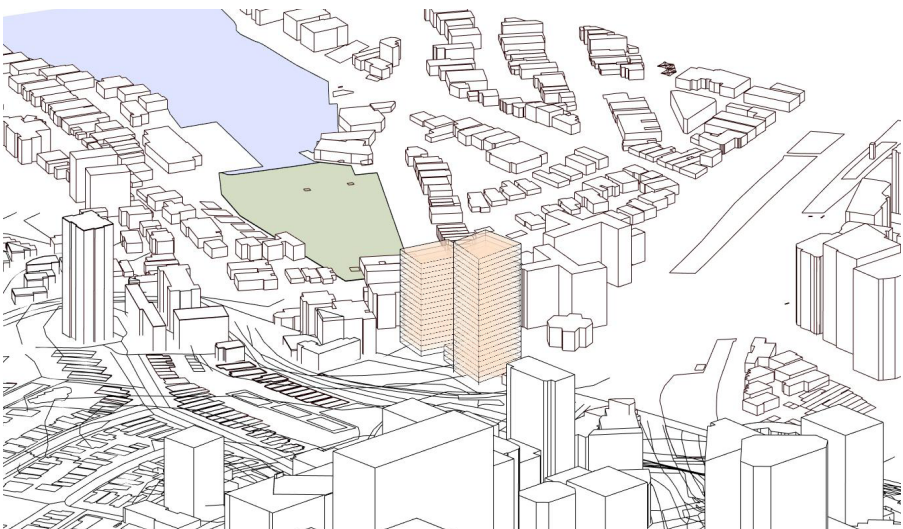


HDA ENDORSEMENT -
MILSON PARK VIEW FROM SUN 15:00

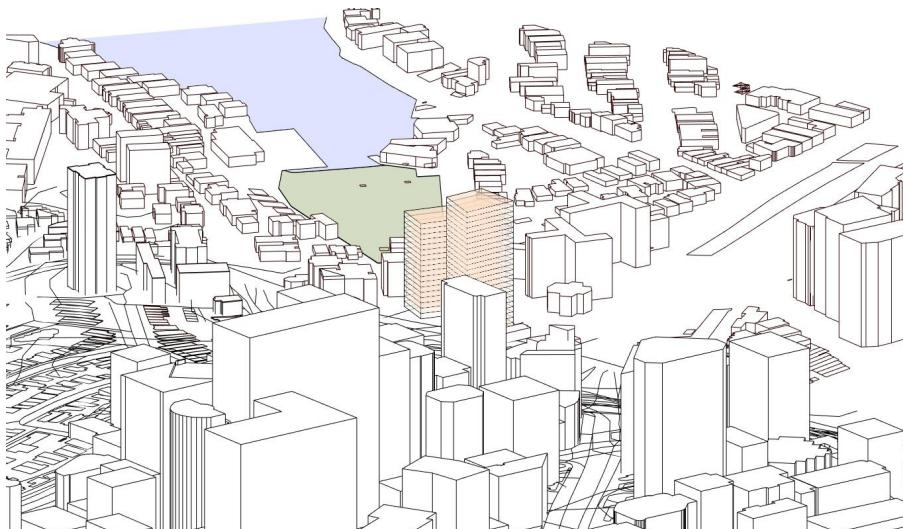


HDA ENDORSEMENT -
MILSON PARK VIEW FROM SUN 15:30

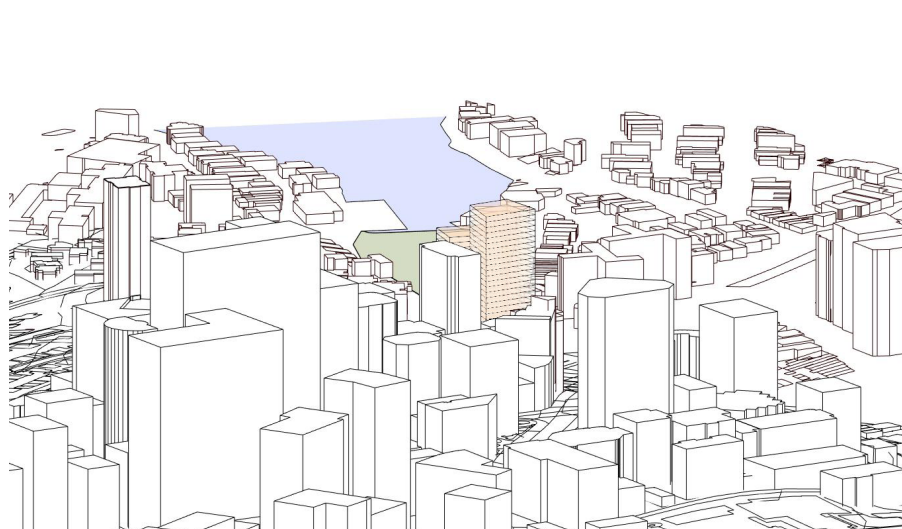
1B



PREFERRED ALTERNATIVE MASSING -
MILSON PARK VIEW FROM SUN 14:30



PREFERRED ALTERNATIVE MASSING -
MILSON PARK VIEW FROM SUN 15:00



PREFERRED ALTERNATIVE MASSING -
MILSON PARK VIEW FROM SUN 15:30

3.0 PROPOSAL

KEY CONSIDERATIONS

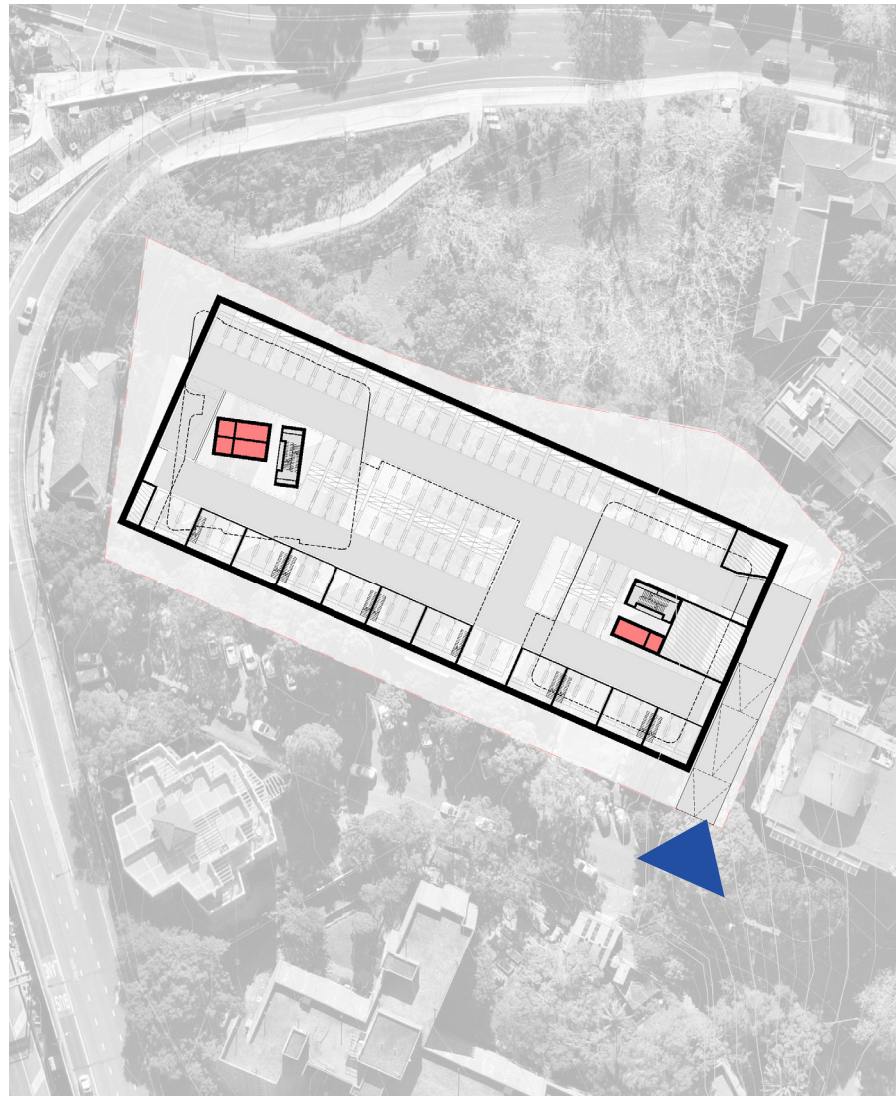


1. Consideration of the future redevelopment and masterplan of the James Milson Retirement Village.
2. Potential vehicular access into James Milson Village via McDougall Street to facilitate future redevelopment.
3. RE1 interface, landscape strategy, connecting with country and pedestrian connectivity.
4. Boundary interface and design treatment to No. 2 McDougall Street.
5. Environmental amenity considerations - noise generation, prevailing winds, access to daylight.
6. Retained amenity to existing properties along southern edge of McDougall Street.
7. Key harbour and icon views available from the site.

3.0 PROPOSAL

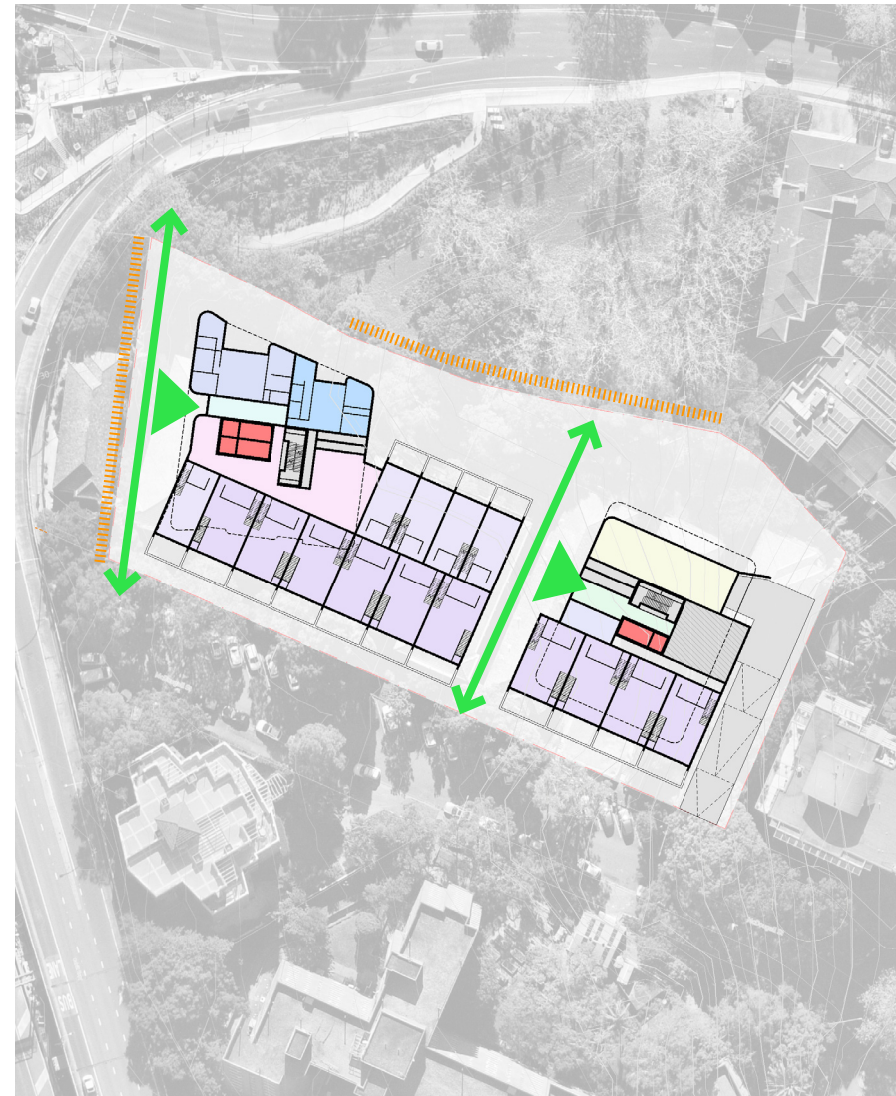
DESIGN OPPORTUNITIES

VEHICULAR ACCESS



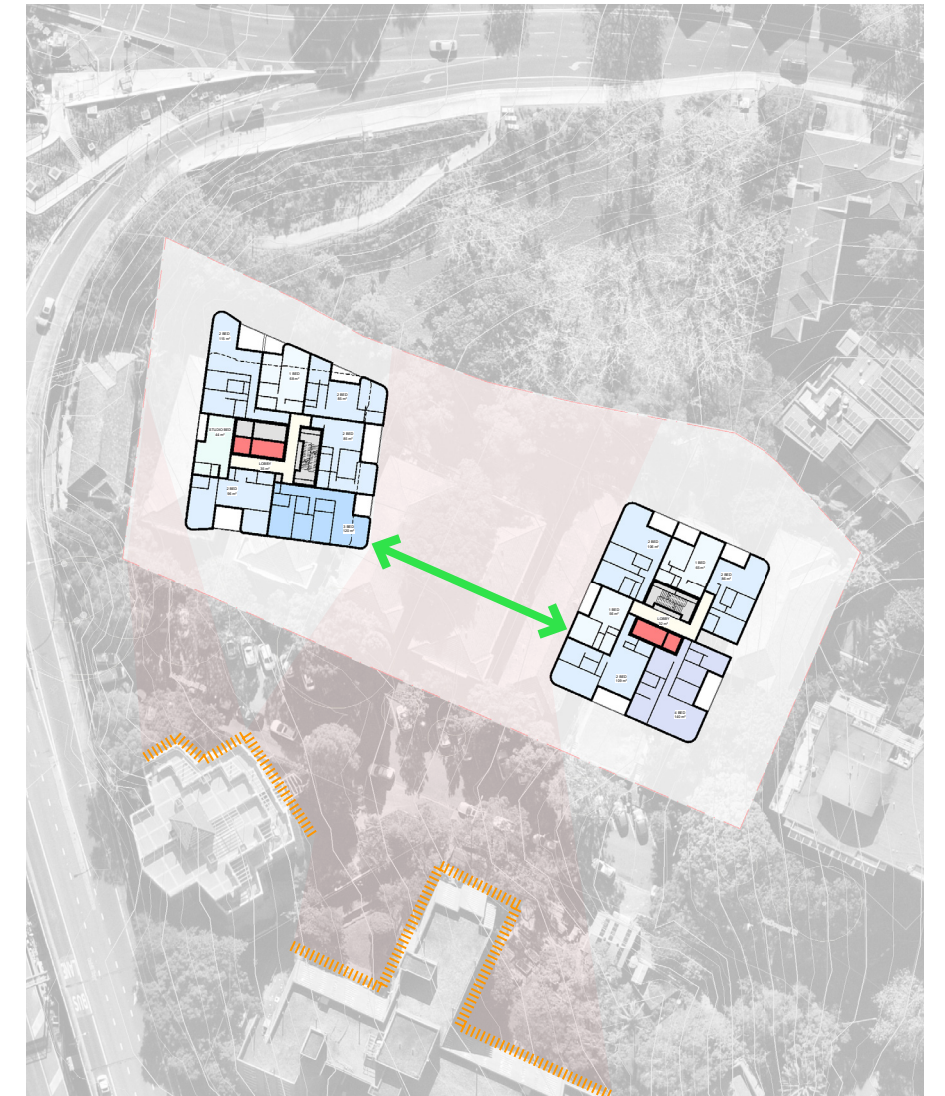
Opportunity to consolidate vehicular entry along the eastern edge of the site, improving McDougall Street pedestrian interface. Access point allows for future connection to retirement village, if desired.

CONNECTIVITY AND PEDESTRIAN HIERARCHY



Ground plane and podium articulation allows for activation, amenity and lobbies that improve the pedestrian movement hierarchy through the site and beyond.

BUILT-FORM MASSING & AMENITY



Tower placement refined to ensure amenity is maximised and impacts to surrounding precinct minimised.

3.0 PROPOSAL

INDICATIVE TYPICAL PLATE



Floorplate refinement focuses on providing high-amenity generously sized apartments with a varied mix to accommodate a range of user requirements.

The proposed footprints allow for typical floor plates to achieve the below:

- 10 of 13 apartments to achieve 2 hours + solar access (77%).
- 8 of 13 apartments to be naturally cross ventilated (62%).

All plates to be assessed in design development.

Note typical plates can be utilised in both endorsed and alternative massing scenarios.

 SOLAR ACCESS

↔ CROSS VENTILATION

3.0 PROPOSAL

INDICATIVE BUILDING SEPARATION



An outcome of the Urban Design Considerations is that building separation predominantly exceeds the ADG minimum requirement of 24 metres for developments of nine storeys and above.

The 35-metre separation between the two tower forms reflects the building separation of existing developments across McDougall Street, creating consistency between the streetscape and the through-site link.