

PLUS[®]
STUDIO

DPG PROJECT

79-81 QUEENS ROAD & 2-8 SPENCER STREET,
FIVE DOCK NSW 2046

SSDA DESIGN REPORT

25.03.2026
REVISION B

PREPARED FOR
DPG PROJECT 37 PTY LTD



We acknowledge the Wangal people of the Eora Nation as the Traditional Custodians of the Country on which this project is proposed.

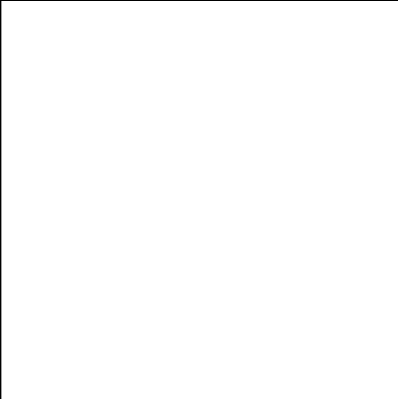
We recognise their continuing connection to the land and waters, and thank them for protecting this coastline and its ecosystems since time immemorial. We pay our respects to Elders past and present, and extend that respect to all First Nations people reading this document.

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01 INTRODUCTION

01 Introduction

SEARS REPORTING

79-81 QUEENS ROAD AND 2-8 SPENCER STREET, FIVE DOCK

1.1 INTRODUCTION

This SSDA Design Report is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of our client, DPG Project 37 Pty Ltd (DPG) to support a State Significant Development Application (SSDA) for the redevelopment of 79-81 Queens Road and 2-8 Spencer Street, Five Dock (the site) for the purposes of a mixed-use retail and residential development, comprising 15% infill affordable housing.

Specifically, the proposed works include the following:

- Site preparation works, including demolition and excavation.
- Construction of 2 x shop top housing buildings, including a 5-storey building along Queens Road, and a 26-storey building along William Street, comprising a shared single storey non-residential podium, with approximately dwellings above.
- Construction of a shared basement carpark accessed from Spencer Street.
- Public domain and landscaping upgrades, including landscaped street setbacks to all boundaries, and the provision of part of a shared through site link connecting Queens Road to Spencer Street.
- Associated infrastructure upgrades and diversions.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning and the Architectural Drawings prepared by Plus Studio.

1.2 THE SITE

The site is located at 79-81 Queens Road and 2-8 Spencer Street, Five Dock within the Canada Bay Local Government Area (LGA). The site comprises six separate allotments and is legally described as Lots 17 and 20-22 in Section 3 of DP 1117, Lot 18 in DP651570 and Lot 1 in DP540151. The consolidated site has a total site area of 3,158.4m².

The site has an 'L' shaped configuration and is bound by Queens Road to the north, Williams Street to the east, and Spencer Street to the south. Currently, it is occupied by 1-2 storey buildings that are used for light industrial purposes, including vehicle workshops and warehouses.

It is located within Area 17 of the Kings Bay Precinct and is subject to specific controls governed by the Canada Bay LEP and the DCP. It comprises the majority of Area 17 but excludes 10-12 Spencer Street at the south-western corner of the block. Figure 1 below provides an aerial image of the site.



FIGURE 1 AERIAL VIEW OF THE SITE

79-81 QUEENS ROAD AND 2-8 SPENCER STREET, FIVE DOCK

2.0 RELEVANT SEARS

This SSDA Design Report addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the following table.

SEARS TABLE			
		Demonstrate how the development will achieve:	
5.	Design Quality	- design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in Better Placed.	Section 05
		Demonstrate that the development:	
		- where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or - in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP Guidelines for Project Teams	Section 05
6.	Built Form and Urban Design	Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	Section 04
		If relevant, provide an assessment of the development against:	
		the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide.	Section 04
		the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Section 04
		If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Appendix Drawing Set
7.	Impacts to 10-12 Spencer Street, Five Dock	Demonstrate that 10-12 Spencer Street, Five Dock is capable of development envisaged for the land by the LEP and will not be isolated following development of the subject site.	Appendix Drawing Set
		Provide details of negotiations with the owners of 10-12 Spencer Street, Five Dock, including details, independent valuations and offers to acquire the properties. Where amalgamation is not possible, demonstrate the future development potential for the site/s. This should have regard to the Land and Environment Court's Planning Principle for Redevelopment, expressed in <i>Karavellas v Sutherland Shire Council</i> [2004] NSWLEC 251.	Appendix Drawing Set
8.	Environmental Amenity	Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Section 04
		Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Section 04
24.	Public Space	If public space is proposed as part of the development, demonstrate how the development: o maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. o provides accessible public space. o maximises permeability and connectivity. o maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. o maximises street activation. o minimises potential vehicle, bicycle and pedestrian conflicts.	Section 04

DEVELOPMENT SUMMARY

LOCATION

GADIGAL COUNTRY, EORA NATION

78-81 QUEENS ROAD &
2-8 SPENCER STREET

FIVE DOCK, NSW 2046
CITY OF CANADA BAY COUNCIL

CLIENT

DPG PROJECT 37 PTY LTD

DISCIPLINES

ARCHITECTURE

SECTOR

RESIDENTIAL

HEIGHT

88.83M, 26 STOREYS

SCALE

GFA: 14,218.04 SQM,
SITE: 3,158.4 SQM,
134 APARTMENTS

COLLABORATORS

DESIGN MANAGER
URBAN DESIGNER
CONSTRUCTION AND COST PLANNER
TOWN PLANNER
LANDSCAPE ARCHITECT
SUSTAINABILITY CONSULTANT
TRAFFIC AND TRANSPORT
WASTE MANAGEMENT
SERVICES AND VERTICAL TRANSPORT
ACCESS CONSULTANT
NCC CONSULTANT
FIRE ENGINEERING
CIVIL ENGINEERING
ACOUSTIC ENGINEERING
STRUCTURAL ENGINEERING
WIND CONSULTANT
GEOTECHNICAL ENGINEERING
ENGAGEMENT
ABORIGINAL HERITAGE
SURVEYOR
ARBORIST
BIODIVERSITY
VISUAL IMPACT ANALYSIS
VISUAL ARTIST

The site is located approximately 8 kilometres west of the Sydney CBD within the City of Canada Bay Local Government Area. Five Dock is bordered by Waremba and Russell Lea to the north, Rodd Point and Iron Cove to the east, Haberfield to the south-east, Ashfield and Croydon to the south, and Concord and Canada Bay to the west. The site forms part of the strategic renewal corridor identified under the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

The project presents a significant opportunity to enhance the existing built environment and contribute positively to the future vision for the Kings Bay Precinct. As one of the early large-scale post-industrial developments in the precinct, the proposal marks a significant transition in the area's evolution from an industrial landscape to a vibrant, people-focused urban neighbourhood. It represents the beginning of a broader regenerative transformation that will establish new residential communities supported by local services and employment opportunities.

The proposed development comprises five levels of basement car parking, providing secure and efficient access, with 134 residential apartments above an activated ground floor. The ground level incorporates commercial tenancies that respond to the surrounding context, contributing to street vitality, passive surveillance, and a fine-grain urban interface consistent with the objectives of PRCUTS.

DEVELOTEK
AUDAX URBAN
ALLRISE
BEAM
LAND + FORM
EFFICIENT LIVING
TTPP
SALT3
IGS
PDM
PHILLIP CHUN
VOSS GRACE
SLR CONSULTING
RESONATE
EIA AUSTRALIA
CPP
DOUGLAS PARTNERS
NOTTINGHILL
ARTEFACT
C&A
ARBORLOGIX
ANNE CLEMENTS & ASSOCIATE
BONUS + ASSOCIATES
THE DIGITAL BUNCH

TOTAL SITE AREA 3,158.4 M²

TOTAL GFA ACHIEVED 14,218.04 M²
 RESI GFA 13,810 M²
 AFFORDABLE 2,143.69 M², 15%
 NON RESI GFA 407.80 M²

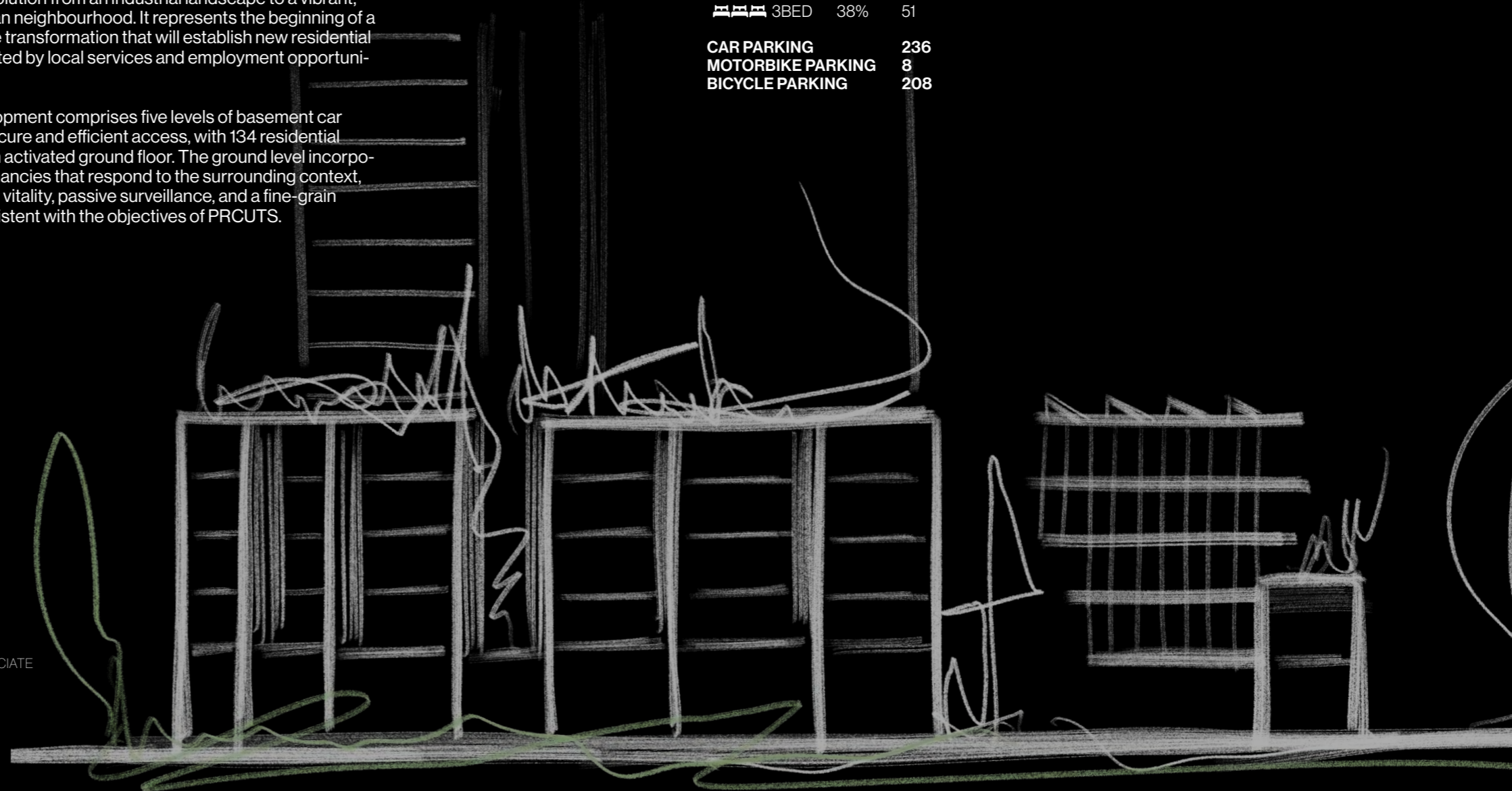
TOTAL HEIGHT 26 STOREYS
 TOP OF ROOF 87.08 M
 TOP OF ROOF SERVICES 88.83 M

TOTAL APARTMENTS 134 UNITS
 1BR 25% 33
 2BR 37% 50
 3BED 38% 51

CAR PARKING 236
MOTORBIKE PARKING 8
BICYCLE PARKING 208

OVERALL ADG METRICS

COMMUNAL OPEN SPACE	874 M ²	27%
DEEP SOIL LANDSCAPE	196 M ²	6%
	686 M ²	22%
CV	36/55	65%
SOLAR	97/134	72%
0 SOLAR	4/134	3%
UNIVERSAL ADAPTABLE	37/134	29%
	24/134	18%



02 POLICY & CONTEXT

02 Policy & Context

STRATEGIC PLANNING

These frameworks guide planning and design ensuring developments are sustainable, culturally sensitive, and aligned with regional vision:

Connecting with Country Framework
Ensures Aboriginal cultural values and Country-centred design are embedded in planning and architecture.

Recognise Country Guidelines
Developed with local Aboriginal communities to make Indigenous knowledge and values foundational to precinct planning.

Better Placed Design Policy
Sets out principles—Better Fit, Community, Performance, Value, etc.—to evaluate and achieve high-quality design outcomes.

Apartment Design Guide
Specifies technical standards for apartment form, layout, environmental performance, amenity and liveability across NSW.

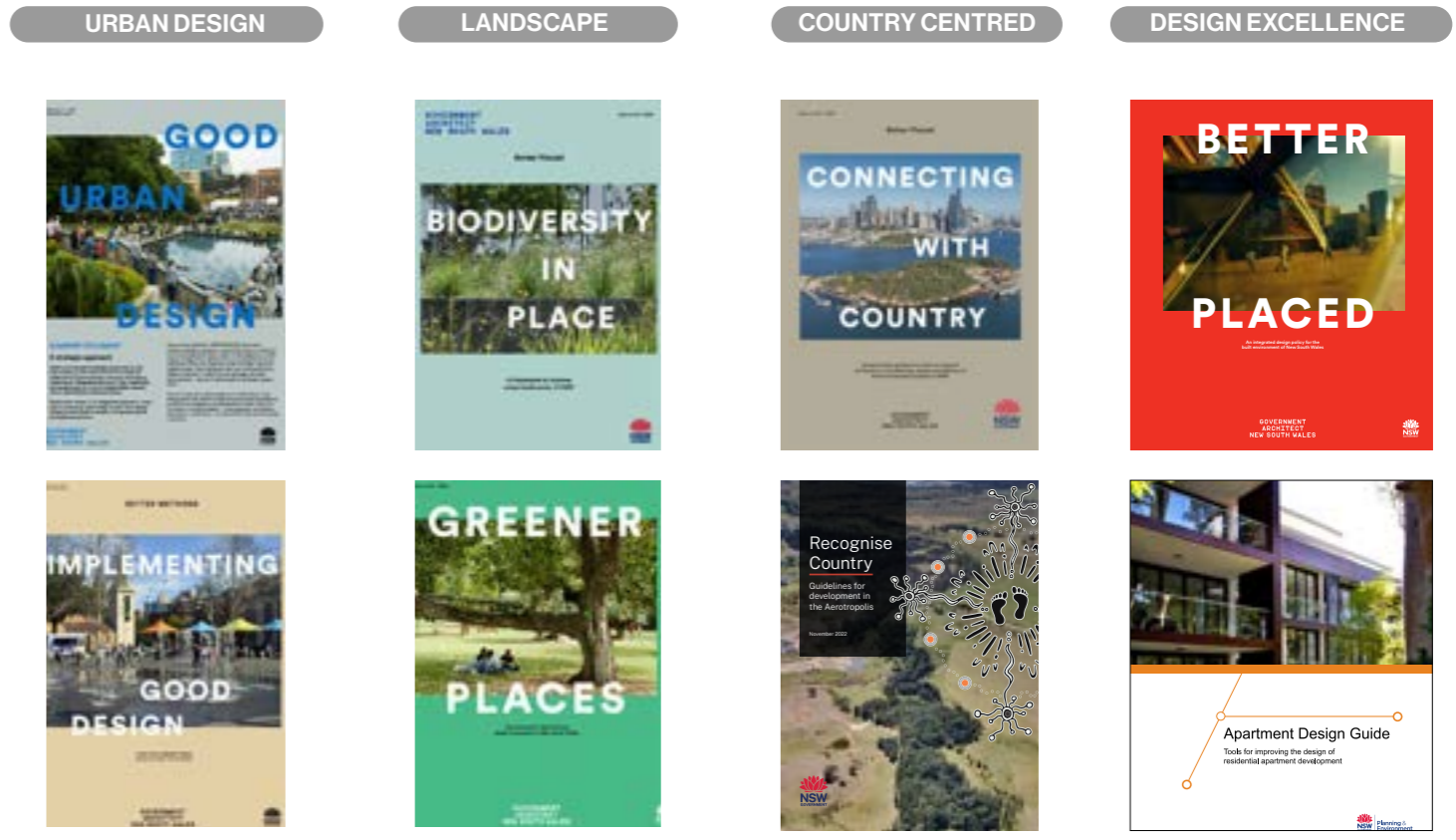
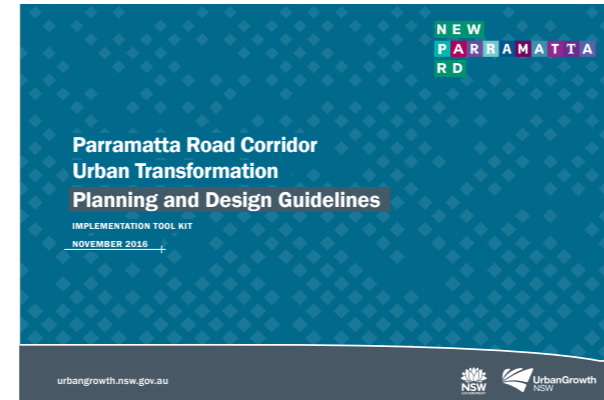
Good Urban Design Guide
Builds on Better Placed to help define and redesign public spaces, ensuring strategic, socially beneficial design outcomes.

Implementing Good Design Guidance
Offers practical tools (discover, create, deliver) for applying, evaluating and managing good design throughout design processes

Biodiversity in Place Framework
Promotes nature-positive urban development through ecology-rich planting in verges, balconies, rooftops and waterways, enhancing habitat, cooling and mental wellbeing

Greener Places Design Guide / Framework
Provides performance criteria, strategies and actions for urban green infrastructure—open space, tree canopy, bushland and waterways—that support resilience, recreation and connectivity

Parramatta Road Corridor Urban Transformation Strategy (PRSCUS) – Kings Bay Precinct
A long-term NSW plan to revitalise Parramatta Road with mixed-use urban renewal, new homes, jobs, open space and transport upgrades; Kings Bay will transition former industrial land into a connected, mixed-use village supporting corridor growth.



02 Policy & Context

LEP CONTROLS

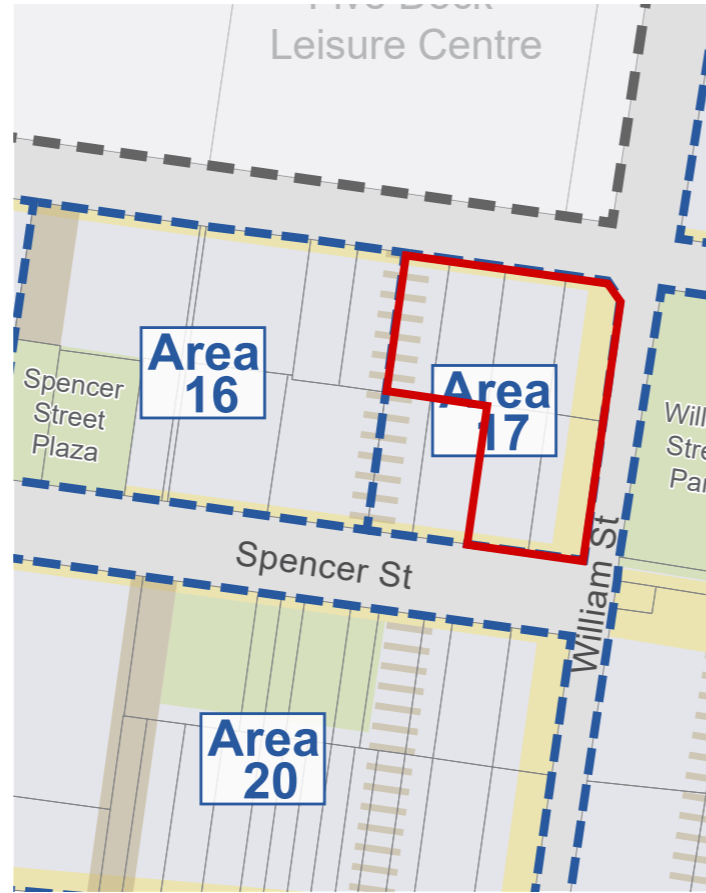
The site is governed by the Canada Bay Local Environmental Plan 2013 (CBLEP 2013) and sits within the Kings Bay Precinct under the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). It is zoned MU1 Mixed Use, permitting residential flat buildings, shop top housing, retail premises and other compatible commercial uses, supporting the precinct's intended mixed-use urban village character.

Under Part 8 of the LEP (Area 17), the site is subject to incentive controls. As proposed to be amended, the base incentive height is 67m (with a 2.5m street wall requirement along frontages), and the base incentive FSR is 3.3:1, provided site-specific and public domain criteria are satisfied. A further 5% FSR bonus is available under Clause 8.9 for achieving enhanced BASIX performance.

Under Chapter 2 of the Housing SEPP 2021, provision of at least 15% affordable housing enables a 30% height and FSR bonus, increasing the maximum height to 87.1m and total permissible FSR to 4.29:1.

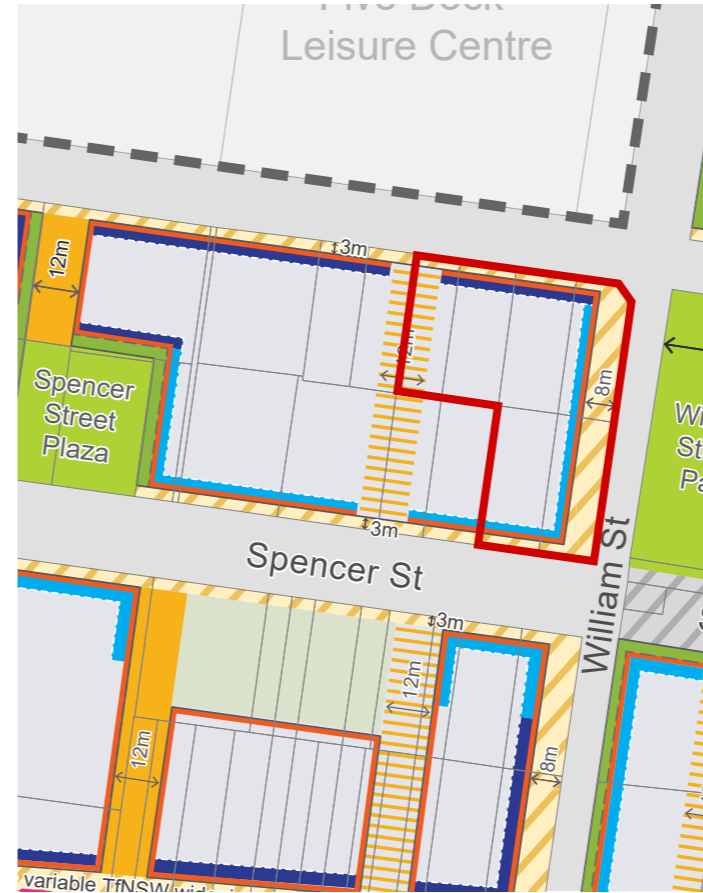
To this effect, the base development controls for the project site comprise MU1 mixed-use development up to 87.1m in height and 4.29:1 FSR, consistent with LEP, PRCUTS and Housing SEPP provisions.

A concurrent rezoning of the land to MU1 Mixed as well as an amendment to the amalgamation boundaries to exclude 10-12 Spencer Street is being undertaken, which will require planning controls to be amended. Specifically, the FSR will be increased on the site from 3:1 to 3.3:1 to allow the site to be developed in accordance with the DCP envisaged envelope.



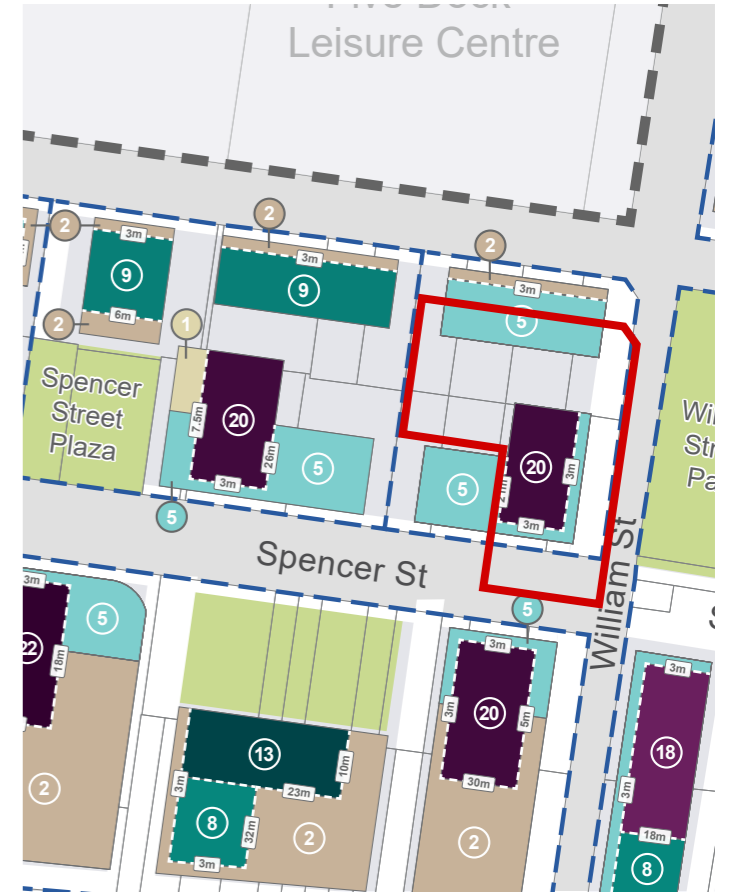
PRCUTS KEY SITE AMALGAMATION PLAN

- Key site amalgamation boundary
- A1 Lot identification number
- Proposed public domain/ road corridor
- Proposed future open space
- Required through-site link
- Desired through-site link
- Precinct boundary



PRCUTS PUBLIC DOMAIN PLAN

- 2 storey
- 3 storey
- 4 storey
- 5 storey
- Desired through-site links
- Proposed future open space
- Proposed future open space (privately owned publicly accessible)
- Potential open space (other)
- Proposed future public domain



PRCUTS BUILDING ENVELOPES PLAN

- 1 storey max.
- 2 storey max.
- 3 storey max.
- 4 storey max.
- 5 storey max.
- 6 storey max.
- 7 storey max.
- 20 storey max. building height
- 22 storey max. building height
- 24 storey max. building height
- 20 Max. number of storeys
- Upper level setback
- 3m Upper level setback distance from podium
- Key site amalgamation boundary

02 Policy & Context

SITE HISTORY

Our design approach begins with a commitment to understanding place: socially, physically and historically.

We see each project as part of a broader continuum and believe that a successful architectural response should acknowledge the layers that have shaped a site over time. In the case of Five Dock, this includes a long history of Aboriginal connection to Country, colonial occupation, and later industrial activity.

FIRST NATIONS HISTORY AND CONNECTION TO THE RIVER
 Prior to colonisation, the land around Five Dock was home to the Wangal people, part of the broader Dharug-speaking nations. The Parramatta River played a central role in daily life, acting as a key source of food, transport, and cultural activity. Its tidal estuaries provided fish, shellfish, and other marine resources, while the riverbanks supported mangroves and a wide range of plant life.

Following European settlement, the river also became a means of refuge. As land was cleared and pressures on traditional life increased, many Aboriginal people used the waterway to retreat from growing conflict and maintain some connection to their cultural practices. This history of deep reliance and adaptation remains an important aspect of the site's identity and is a key consideration in our approach.

GEOLOGY AND NATURAL SETTING
 Geologically, Five Dock sits within the broader Sydney Basin. The local terrain is shaped by a mix of sandstone and shale formations, with estuarine deposits closer to the river. The presence of natural resources including clay and sandstone helped shape later industrial uses in the surrounding areas. Colonial History and Agricultural Use

In 1806, a land grant of 1,500 acres was issued to Surgeon John Harris, who named it Five Dock Farm. Over the decades that followed, much of the land was cleared for agriculture, primarily for grazing, dairies, and small-scale farming. This clearing process disrupted native vegetation and led to

erosion, which in turn contributed to increased sedimentation in the Parramatta River. What had been a functioning natural system became altered through these early land-use decisions, with consequences for the area's ecology and hydrology.

RESIDENTIAL AND INDUSTRIAL DEVELOPMENT
 In the late 19th and early 20th centuries, Five Dock experienced a period of steady residential and industrial growth, closely linked to improvements in local transport infrastructure. The ferry service known as the Emu, the introduction of the tramway in 1890, and the expansion of bus routes in the early 1900s helped connect the area to broader Sydney and made it more attractive for settlement and industry.

This period of growth brought significant changes to the landscape. Wetlands and low-lying mangroves, such as the adjacent now well presented Barnwell Park Golf Club, were filled in, in this case, used as a municipal tip, reflecting changing attitudes toward land use. At the same time, industrial runoff, combined with domestic sewage, was discharged directly into the Parramatta River. This had a lasting impact on the river's ecology, leading to a decline in water quality, a reduction in aquatic biodiversity, and the eventual decline of recreational activities such as swimming and fishing.



FIRST NATIONS PEOPLE FISHING



ABORIGINAL FAMILY IN NOWIE



HISTORIC FIVE DOCK MAP



1831 - FIVE DOCK FARM MAP



FIVE DOCK QUARRY



ANIMAL QUARANTINE



LYSAGHT BROTHERS & CO. WIRE AND WIRE NETTING FACTORY



RICHARD HUGHES PTY LTD & PROJECT SITE

02 Policy & Context

DESIGNING & CONNECTING WITH COUNTRY FRAMEWORK

Country and Design

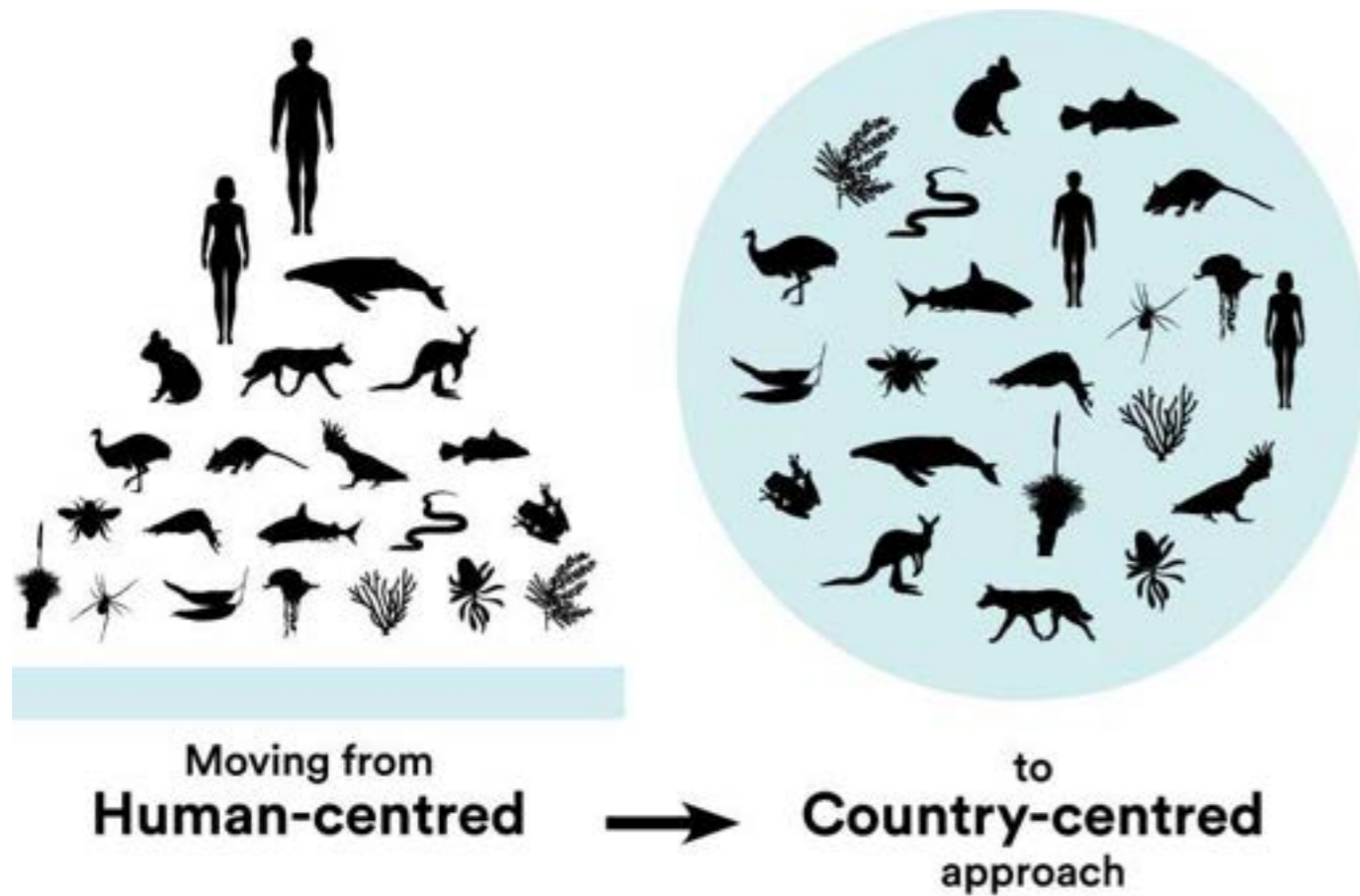


PLATE 4. HUMAN-CENTRED VS COUNTRY CENTRED DESIGN (SOURCE: STEFFAN LEHMANN 2010)

Country centred design is being considered for this project in the form of engagement of Tract Consultants, a leading national planning and design practice who have implemented co-design practices in a variety of their projects. Tract have assisted in the development of specific design principles to ensure that Country centred design principles are upheld, outlined in the 79-81 Queens Road & 2-8 Spencer

Street Five Dock Design Report (Plus Studio 2025). These principles are directly informed the Greener Places framework (2020), a draft Green Infrastructure policy drafted by the Government Architect NSW, aiming to create a healthier and sustainable urban environment.

THINKING: Communing with Country

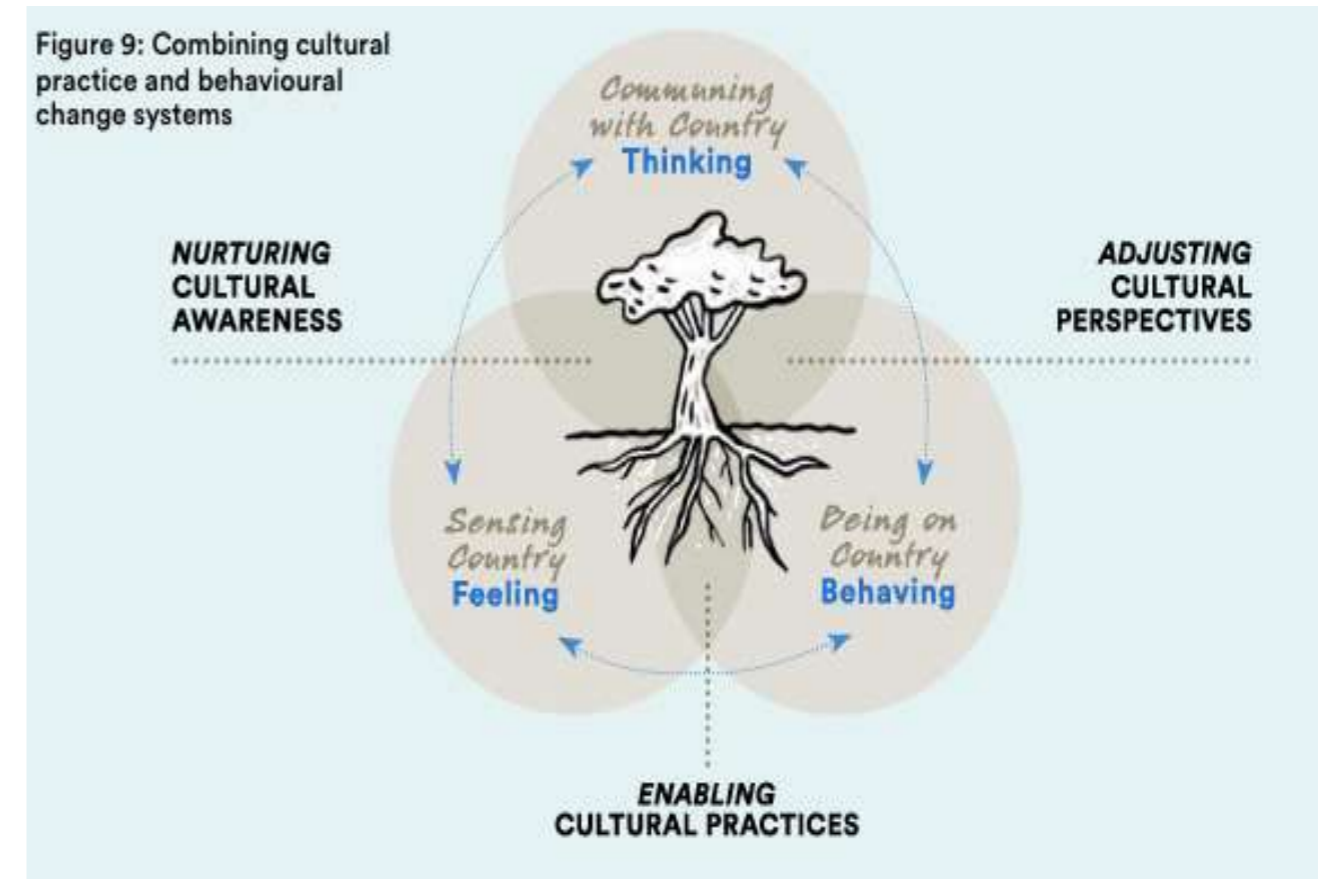


PLATE 5. COMBINING CULTURAL PRACTICE AND BEHAVIOURAL ECOSYSTEMS (SOURCE: GOVERNMENT ARCHITECT 2023)

The Connecting with Country Framework (2023 p.35) proposes a method of learning from cultural practices to inform a new approach to design:

We can consciously cultivate behavioural change, using processes of thinking, feeling and behaving that are informed by the cultural practices of communing, sensing and being on Country. Through this we can gain a deeper insight into traditional knowledge systems that informs a new approach and way of working.



02 Policy & Context

DESIGNING & CONNECTING WITH COUNTRY THEMES

COUNTRY AND DESIGN

A Healthy Country is the overarching outcome of the Connecting with Country Framework, supported by ‘regenerative and sustainable environmental practices” (Government Architect 2023).

The theme of sustainability and specifically upcycling material was discussed extensively with community on site. Guided by the Connecting with Country Framework, the project adopts a regenerative approach through the reuse of existing brick and timber from the current structures on site. These materials will be carefully salvaged and integrated into the new building, reducing embodied carbon while embedding memory and continuity into the architecture, creating a tangible new layer of connection to place.

WAYFINDING AND LANGUAGE

Wayfinding refers to how humans interpret visual cues, signs, maps, and landmarks to determine their location and navigate to their desired destination efficiently.

At Five Dock, wayfinding design will honour Country by integrating directional patterns inspired by traditional Aboriginal pathways.

While wayfinding is not specifically addressed as part of this SSDA submission, the client and design team are committed to it forming an important component of the detailed design resolution. Future stages will explore a culturally informed wayfinding strategy that honours First Nations traditions, incorporating meaningful visual cues and symbolic language to strengthen connection to Country and enhance inclusive navigation throughout the development.

HARDSCAPES

To create a living landscape that reflects both the geological character of the area and the cultural significance of sandstone in First Nations practice.

Sydney sandstone holds deep cultural meaning as evidenced by the visible engravings found across the region—such as those at Ku-ring-gai Chase National Park (Image 5) — which demonstrate the enduring relationship between Country and First Nations custodians.

Natural materials are proposed for hardscape areas wherever possible, reinforcing the site’s connection to local geology and material heritage. In particular, sandstone will be thoughtfully integrated into the landscape design. Sandstone boulders are proposed as a defining feature within the laneway, providing informal seating, textural richness and a grounded, place-based character to the public realm.

LIGHTING

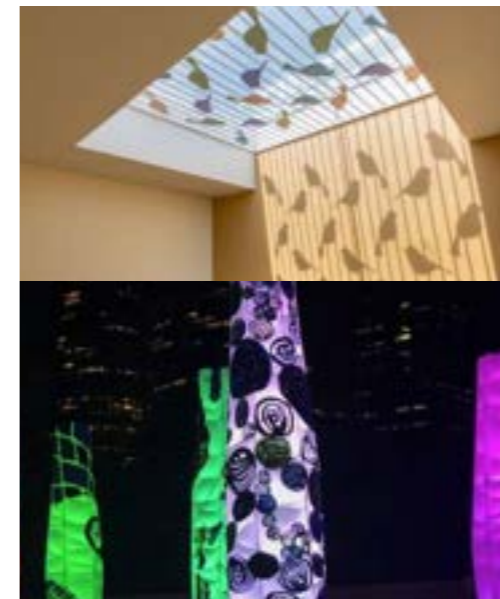
Throughout both retail and residential buildings, the interplay of light and shadow becomes a dynamic representation of Sky Country and Water Country. Architectural elements such as perforated screens, canopies, and patterned glazing inspired by Sky Country (Image 7) could cast gradually shifting shadows that mimic atmospheric layers and water’s fluid movement, using the sun as a sustainable lighting source.

While detailed lighting design does not form part of the SSDA submission at this stage, the project team is committed to exploring this opportunity during the detailed design phase. Feature lighting installations within communal areas, including the Level 01 garden and key public interfaces, should be considered as sculptural elements referencing Sky Country, Water Country and local archaeological narratives through light, shadow and material expression

COMMUNITY GARDEN

The landscape masterplan includes a community garden, strongly supported by MLALC, that incorporates native bush tucker species. MLALC emphasised the importance of ensuring all plants are safe for consumption, with any harmful species managed separately.

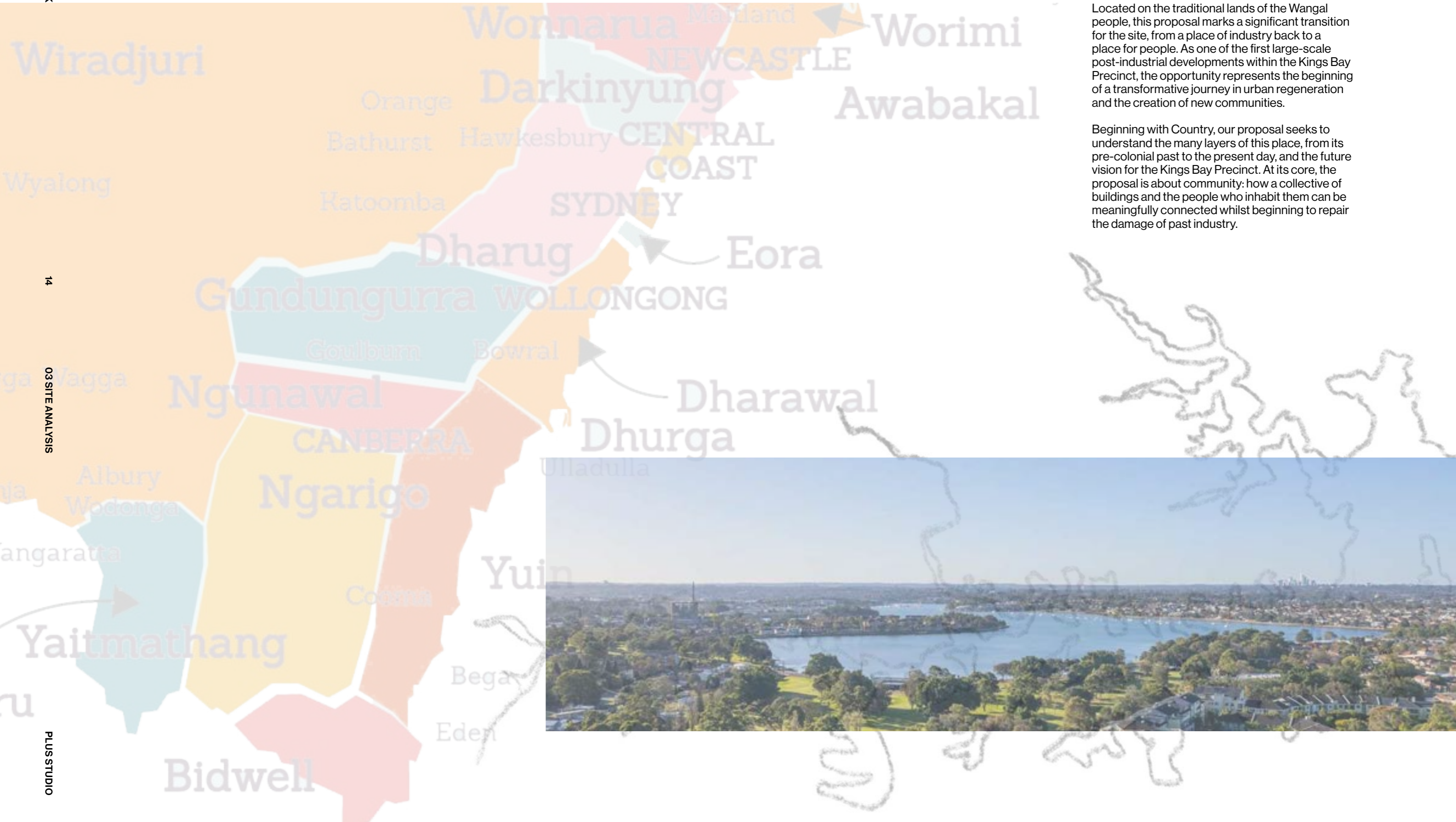
The project proposes dedicated community garden spaces incorporating native bush tucker species that are safe for consumption, as supported within the broader landscape strategy. These gardens will provide opportunities for residents to engage with local planting traditions while fostering education and shared stewardship. Plant selection prioritises edible native species, promoting safe use and reinforcing cultural connection, sustainability and community wellbeing within the development.



03 SITE ANALYSIS

03 Site Analysis

STARTING WITH COUNTRY

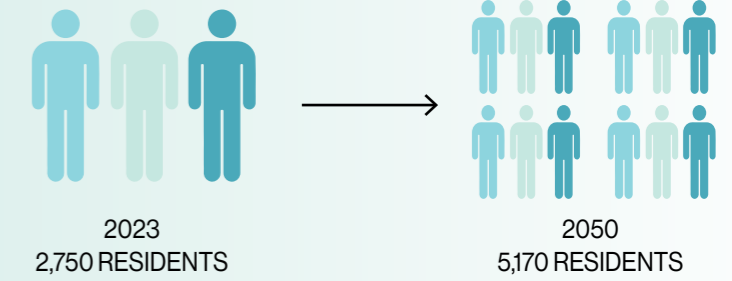


Located on the traditional lands of the Wangal people, this proposal marks a significant transition for the site, from a place of industry back to a place for people. As one of the first large-scale post-industrial developments within the Kings Bay Precinct, the opportunity represents the beginning of a transformative journey in urban regeneration and the creation of new communities.

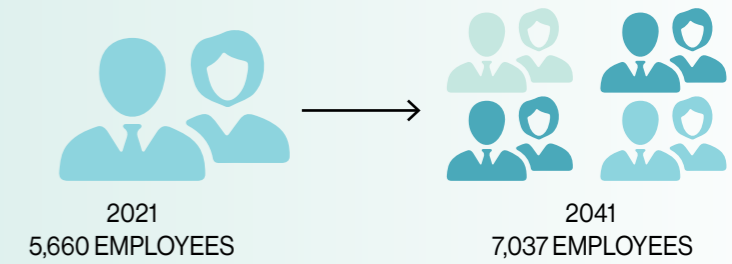
Beginning with Country, our proposal seeks to understand the many layers of this place, from its pre-colonial past to the present day, and the future vision for the Kings Bay Precinct. At its core, the proposal is about community: how a collective of buildings and the people who inhabit them can be meaningfully connected whilst beginning to repair the damage of past industry.

03 Site Analysis

LOCATION



KINGS BAY PRECINCT



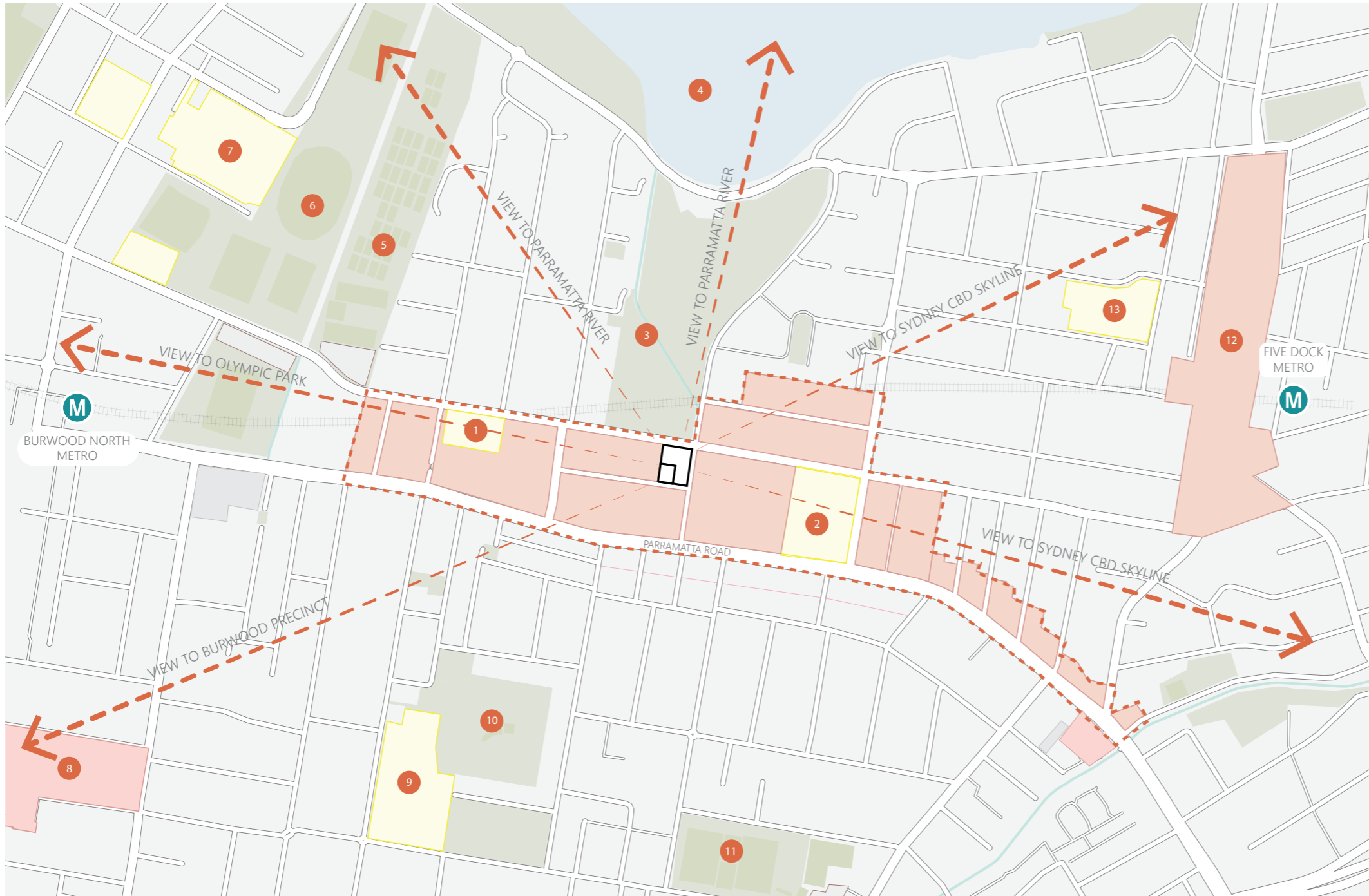
EMPLOYMENT PROJECTIONS
FIVE DOCK

M sydney
METRO
INCREASED CONNECTIVITY



03 Site Analysis

KINGS BAY SPECIAL PRECINCT



- TOWN CENTRE
- SCHOOLS
- RESERVES

- 1. LUCAS GARDENS SCHOOL
- 2. ROSEBANK COLLEGE
- 3. BARNWELL PARK GOLF CLUB
- 4. CINTRA PARK TENNIS AND SPORTS CENTRE

- 6. ST LUKES OVAL
- 7. CONCORD HIGH SCHOOL
- 8. BURWOOD TOWN CENTRE
- 9. BURWOOD GIRLS HIGH SCHOOL

- 10. WANGAL PARK
- 11. CENTENARY PARK
- 12. FIVE DOCK TOWN CENTRE
- 13. FIVE DOCK PRIMARY



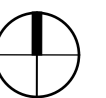
SOUTH SITE VIEW TO CBD - LEVEL 21



SOUTH SITE VIEW TO CBD - LEVEL 13

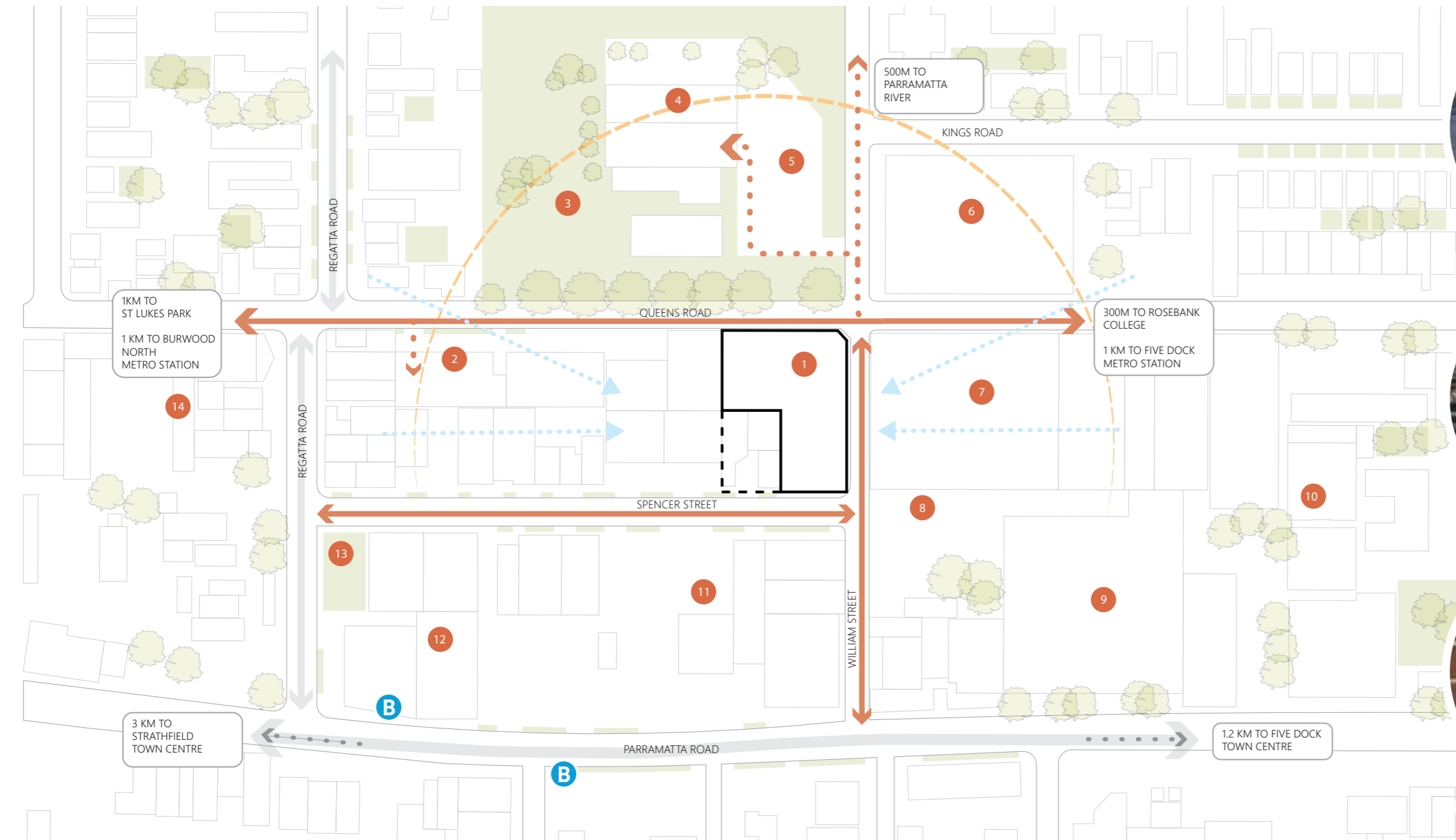


NORTH VIEW TO PARRAMATTA RIVER - LEVEL 21



03 Site Analysis

SITE ANALYSIS - EXISTING



SOUTH SITE & WILLIAM ST VIEW WAREHOUSE ROOFLINE



INTERNAL TIMBER STRUCTURE



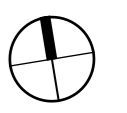
EXISTING SITE BRICKS

- EXISTING PEDESTRIAN PATHWAY
- SURROUNDING PATHWAY
- SOLAR PATH
- PREVAILING WIND DIRECTION

- 1. SITE
- 2. RAISING STARS EARLY LEARNING CENTRE
- 3. CHARLES HEALTH RESERVE
- 4. FIVE DOCK LEISURE CENTRE
- 5. CAR PARKING

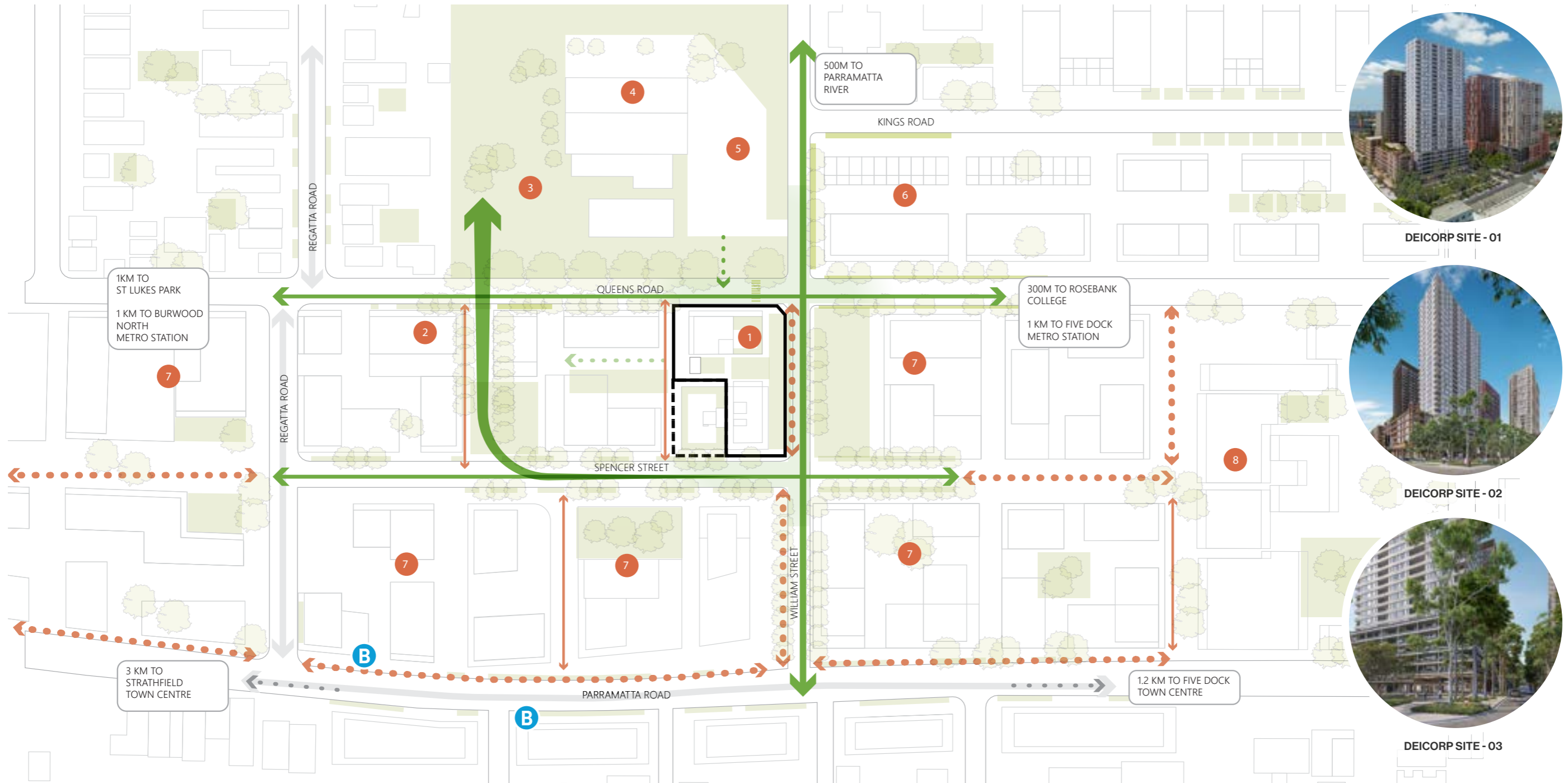
- 6. FIVE DOCK INDOOR CRICKET
- 7. AUTOMOTIVE REPAIRS (DEMOLISHED)
- 8. ANGLES FINE FOODS AUSTRALIA (DEMOLISHED)
- 9. REFIRE GROUP (DEMOLISHED)
- 10. ROSE BANK COLLEGE

- 11. VOLVO CARS FIVE DOCK DEALERS
- 12. AUDI FIVE DOCK AUTOMOTIVE REPAIRS
- 13. TO BE ME EARLY LEARNING
- 14. CANADA BAY RECYCLING CENTRE



03 Site Analysis

SITE ANALYSIS - FUTURE



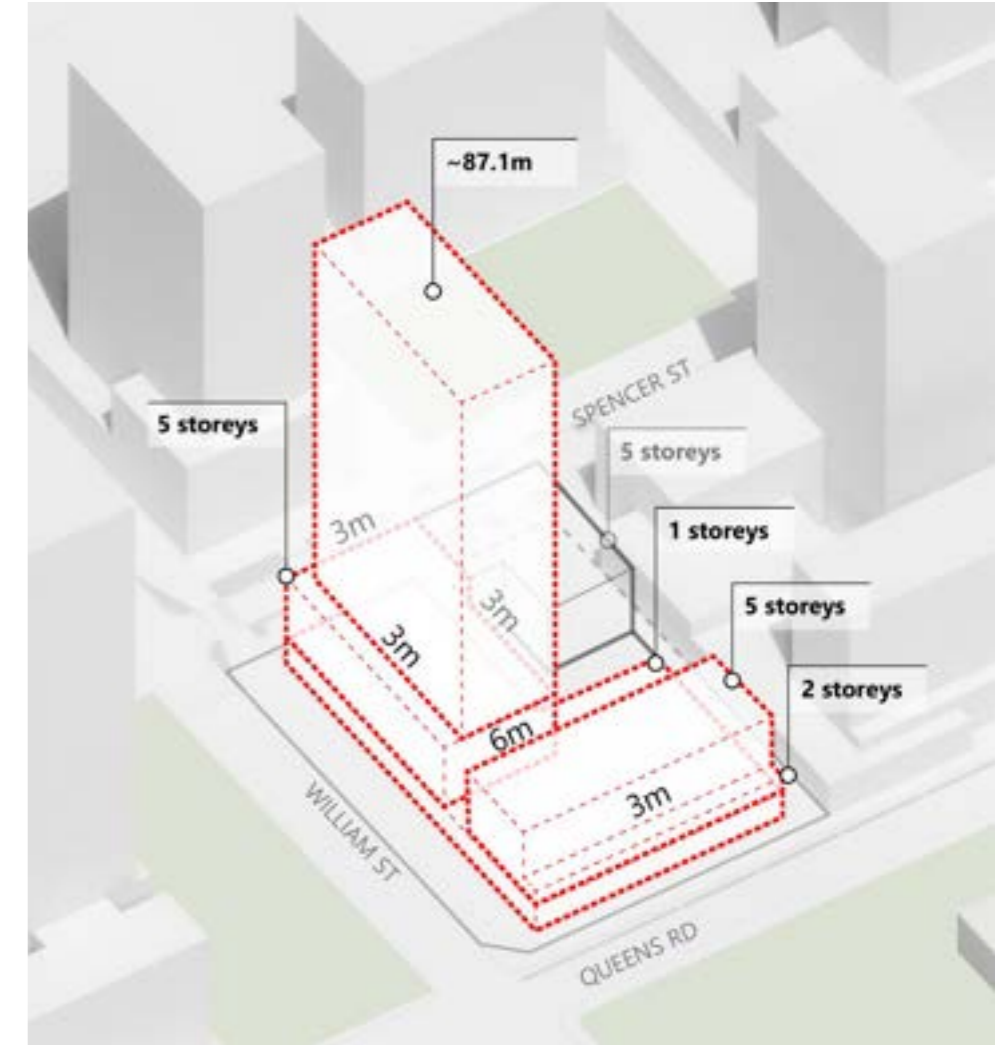
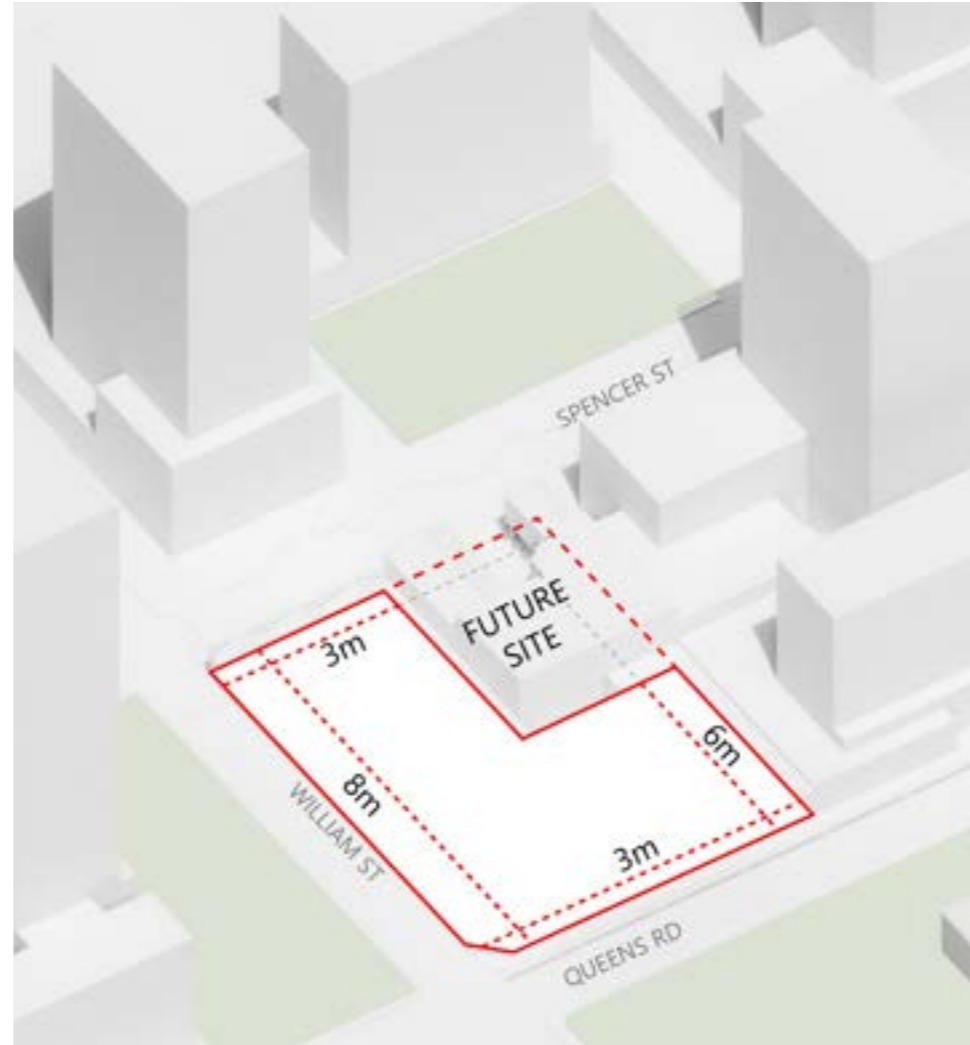
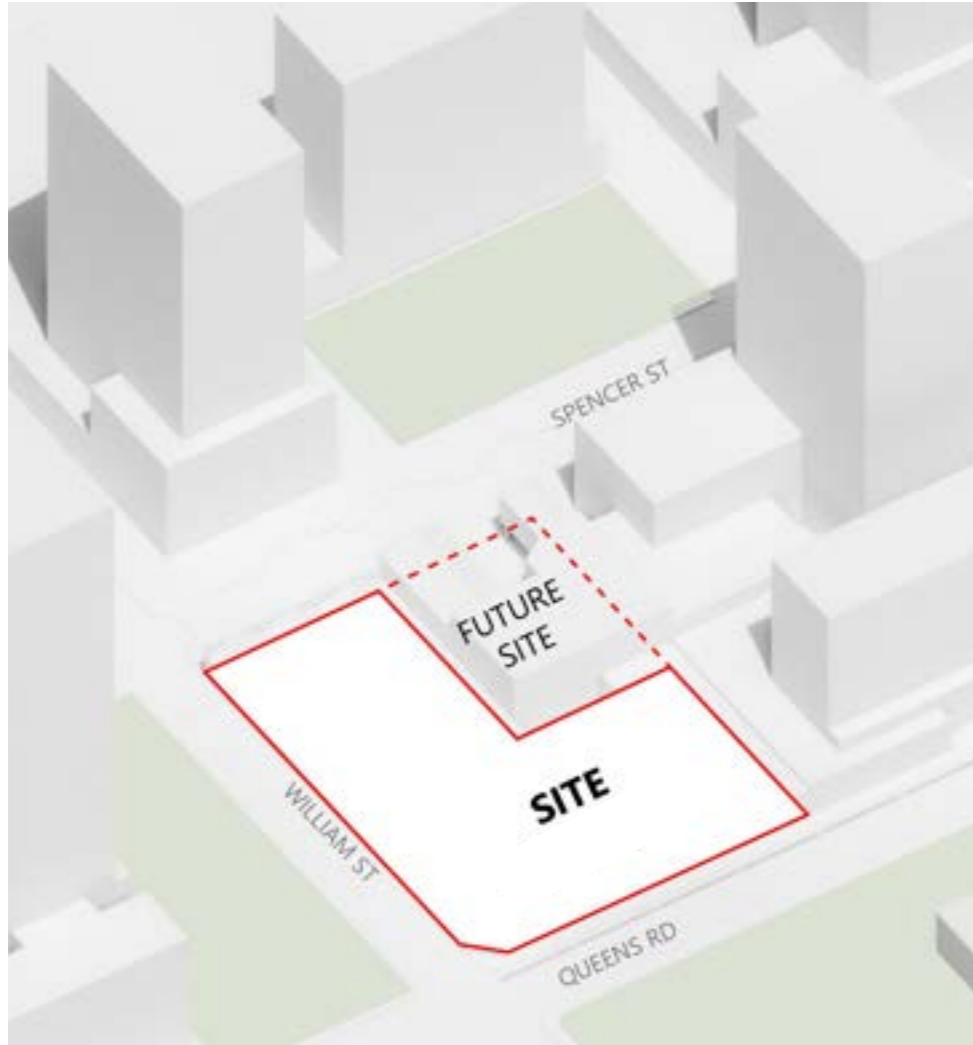
- GREEN CORRIDOR
- PROPOSED PUBLIC DOMAIN / ROAD CORRIDOR
- REQUIRED THROUGH SITE LINK
- SURROUNDING PATHWAY

- 1. SITE
- 2. RAISING STARS EARLY LEARNING CENTRE
- 3. CHARLES HEALTH RESERVE
- 4. FIVE DOCK LEISURE CENTRE
- 5. CAR PARKING
- 6. FIVE DOCK INDOOR CRICKET
- 7. MIXED USE DEVELOPMENT
- 8. ROSE BANK COLLEGE



03 Site Analysis

SITE CONSTRAINTS



Site

Located in Five Dock, the site is bounded by Queens Road to the north, William Street to the east, and Spencer Street to the south. It sits within the Kings Bay Precinct and is subject to specific planning controls under the Canada Bay LEP and DCP.

The site is L-shaped in plan with a fall towards the south west corner. As part of our investigations and to develop a proposition that aligns with the future vision for the Kings Bay Precinct, we have considered the adjacent site at 10-12 Spencer Street, along with potential future developments in the surrounding area.

Ground Plane Setbacks

The ground plane is governed by several setbacks, which will contribute to the public domain and the future character of the area.

Queens Road and Spencer Street: 3m

William Street: 8m

Western Boundary: 6m to 83 Queens Road

Western Boundary: 0m to 10-12 Spencer Street

Building Envelope

As well as the outlined ground plane setbacks, the site is flood affected requiring the proposed ground level to be elevated above flood planning levels. The following setbacks shape the above-ground building envelope:

Queens Road & Spencer Street: 3m

William Street: 3m -podium to tower

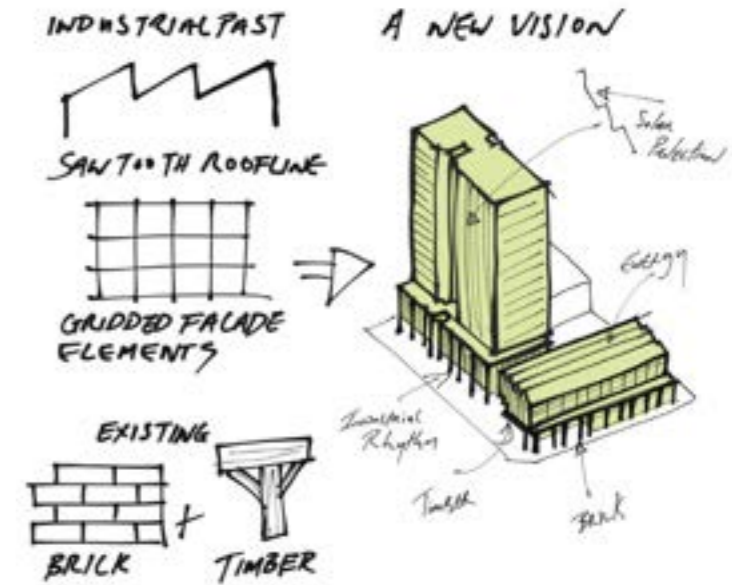
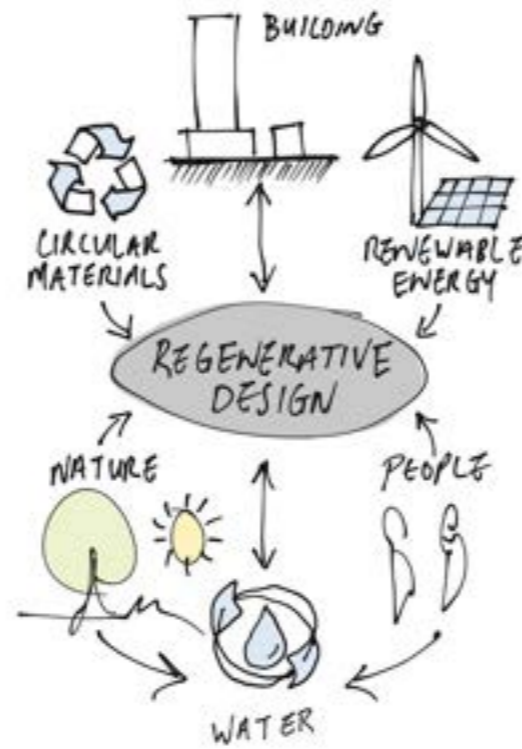
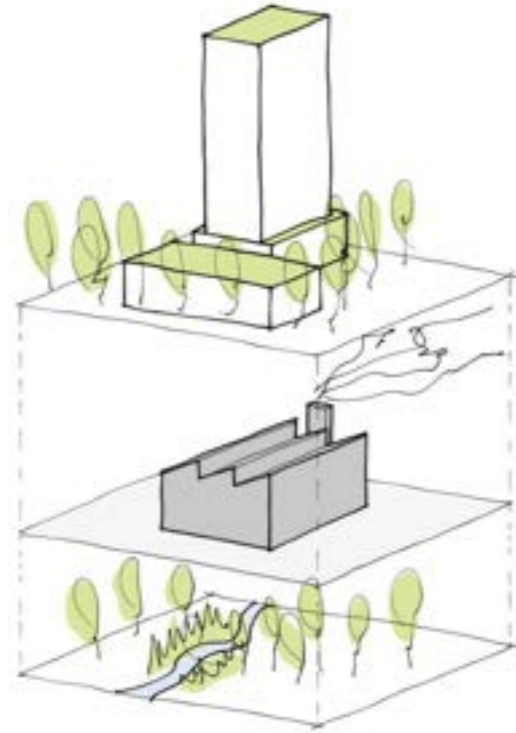
Podium Separation: 6m between podium north & south above L01

Western Boundary: 6m through site link

South Boundary: 3m for the first five levels & 3m to the tower envelope

04 DESIGN PROPOSAL

04 Design Proposal DESIGN STRATEGY



Caring For Country

Inspired by the rich history of the surrounding area, our proposal explores how a development can be meaningfully shaped through a Caring for Country lens. This concept, grounded in First Nations knowledge, reflects a holistic approach to land and water management, encompassing not only ecological care but also cultural and social relationships with place. Through partnerships, these principles have been shared to inform a uniquely Australian design strategy.

Our proposal responds across multiple layers: ecologically, by enhancing water retention and native planting; socially, by creating inclusive and connected community spaces; and culturally, by embedding narratives of place and history into the built form. In doing so, the building becomes an active participant in the ongoing story of Country, restorative, respectful, and connected.

Regeneration - Health Country

Our design embraces a regenerative approach grounded in the principles of Caring for Country, drawing from First Nations knowledge systems that emphasise the restoration and stewardship of land. The proposal focuses on the rehabilitation of the site through the re-use of existing materials, ensuring that the site's history is preserved while reducing waste. The design seeks to repair and enhance the landscape, reintroducing native species and promoting ecological diversity as integral to the experience of place. Through layered planting, water-sensitive design, and a careful balance between built form and green space, the project becomes a living system. It supports the Country's ongoing renewal, creating a place that is both environmentally responsive and culturally grounded in care and regeneration.

Community - Healthy People

Our proposal builds on the vision for the King's Bay Precinct by placing community wellbeing at the heart of a vibrant and connected public domain. The approach seeks to create inclusive and active spaces through the integration of key urban design principles outlined in the project briefing. The proposal enhances future connectivity by establishing walkable and cycle-friendly links across the site, while active street edges and diverse public spaces support everyday interaction and community life. A clear access and arrival sequence is proposed to improve legibility and foster a strong sense of welcome. Through considered landscape design, including native trees and shaded rest areas, our proposal promotes social connection, movement, and a healthy, resilient local community.

Context & Proposed Form

The design draws directly from the site's industrial past, integrating reclaimed bricks and timber from the existing structure to embed memory and material authenticity into the new proposal. These elements are not only reused but reinterpreted, ensuring the building retains a tactile link to its former use while embracing a contemporary future. The facade strategy reflects Five Dock's colonial industrial legacy, with robust, rhythmic forms and expressed structural elements that echo the character of historic warehouse architecture. Across the building, subtle shifts in material expression and detailing respond to scale, orientation, and program, creating a coherent yet varied streetscape. In doing so, the design becomes a continuation of place, layering new meaning onto the site while respecting its deep historical foundations.

04 Design Proposal

DEVELOPMENT STAGES THROUGH SITE LINK



Stage 01

Stage 01 delivers the project site with a 6-metre setback extending to the boundary of 10–12 Spencer Street. During this transitional phase, functional uses are embedded within the laneway to maintain activation and engagement.

The laneway is designed as a landscaped pedestrian spine rather than a residual corridor. Permeable paving, native planting, medium-scale trees and low sandstone seating define a safe, legible through-site link between Queens Road and Spencer Street. Integrated lighting and passive surveillance from adjacent apartments support safety, while flexible seating and informal gathering nodes allow the space to adapt over time. During this period, the primary users are expected to be residents, with the laneway operating as an extension of the communal domain. A terraced amphitheatre anchors the ground plane, integrating stepped seating with planting. It provides space for informal gatherings and small events, and visually connects to the Level 01 communal open space, reinforcing continuity between the ground plane and podium garden.



Stage 02

Stage 02 is expected to involve the redevelopment of 10–12 Spencer Street. Once this stage is complete, the 6-metre link will connect through to Spencer Street, establishing the foundation of a vibrant urban street.

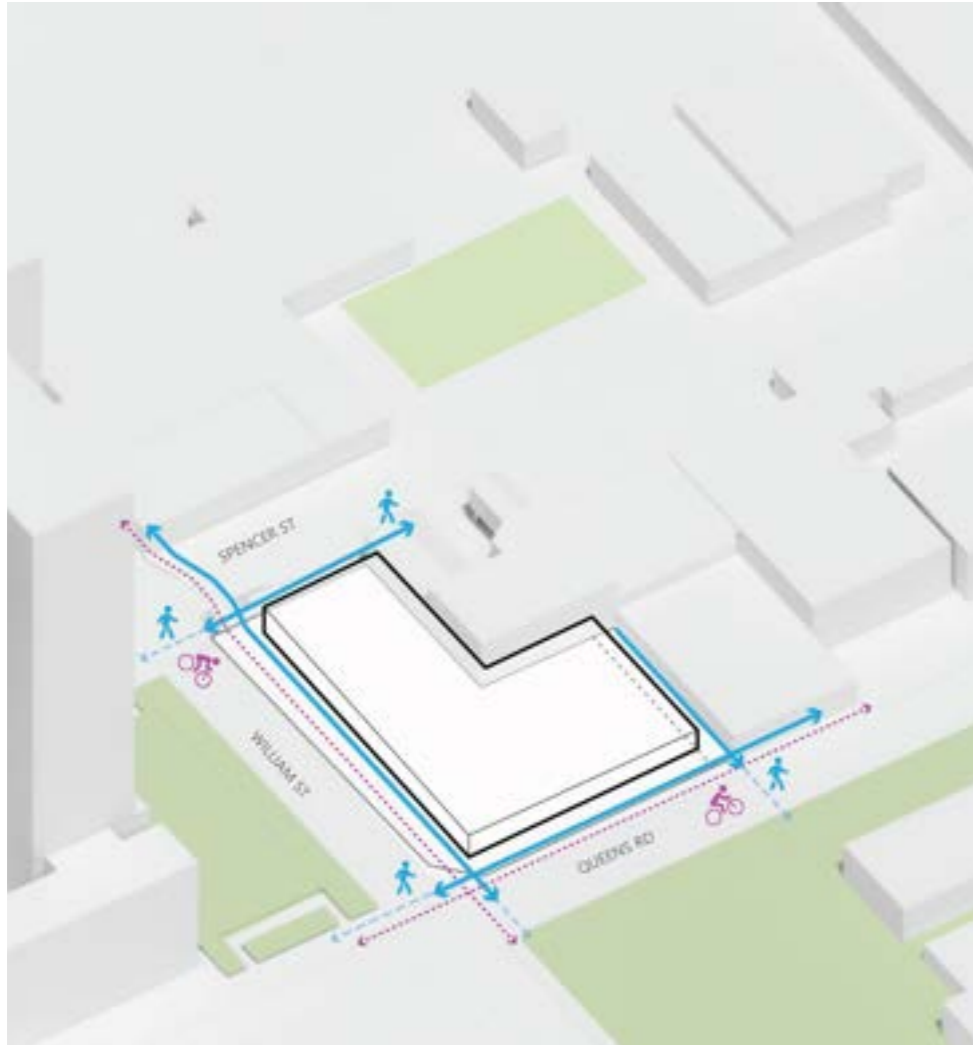


Stage 03

Stage 03 will see the development of the remaining surrounding lots. When the broader urban vision is realised, a 12-metre-wide laneway will be activated on both sides, creating a continuous connection between Queens Road and Spencer Street.

04 Design Proposal

GROUND PLANE



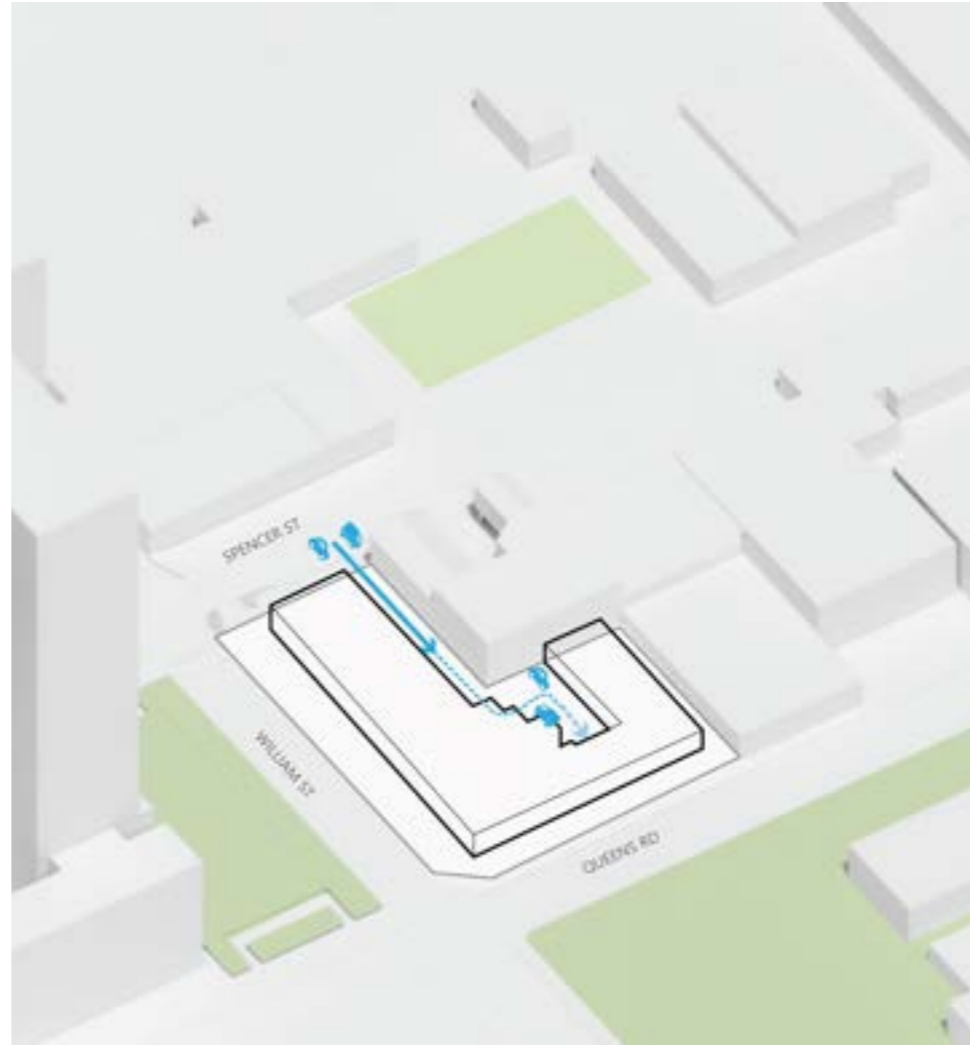
Pedestrian Movement

Significant upgrades are planned for the precinct, transforming the pedestrian movement around the site.

Queens Road will be reduced to two lanes of traffic, with new landscaping and bike lanes introduced on both sides. The enhanced streetscape and proposed building setback will create a more inviting and comfortable pedestrian experience.

Spencer Street will be transformed into a vibrant destination, featuring a 3-metre building setback from the site boundary and a generously landscaped street edge.

On William Street an 8-metre setback will accommodate landscaping, a two-way cycleway, and a green buffer, establishing a strong landscaped connection to the adjacent proposed William Street Park.

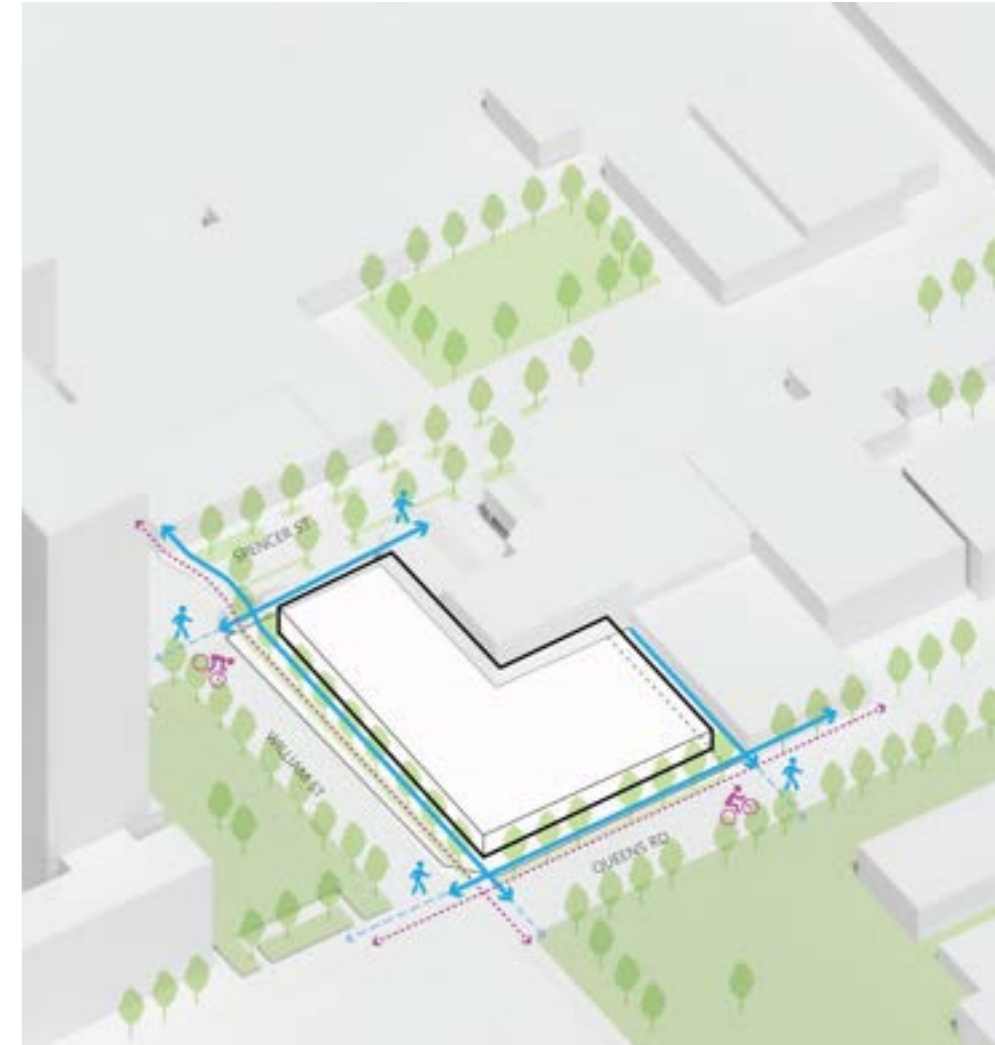


Vehicle Access

One of the key challenges at ground level is providing vehicle access to the site. Throughout the design process, we have explored several options with the aim of minimising impacts on the public domain. We have determined that vehicle access via Spencer Street is the most appropriate solution for the site.

The basement has been designed to allow for a shared access with 10-12 Spencer Street and future redevelopment opportunities.

This approach allows a vibrant sleeve of activity to interface with each street and the future proposed laneway.



Site Edges

The proposed landscaping upgrades will soften the street interface and building edge, creating a more inviting and pedestrian-friendly environment. A new Green Corridor along William Street will establish a strong ecological link between Barnwell Park Golf Course and the nearby foreshore. This connection will support local biodiversity as well as improve the interface with the future park to the east of the site. The inclusion of native trees and naturally irrigated garden beds will encourage the return of birdlife and other species to the area, contributing to a more resilient and ecologically rich urban landscape.

04 Design Proposal

GROUND PLANE

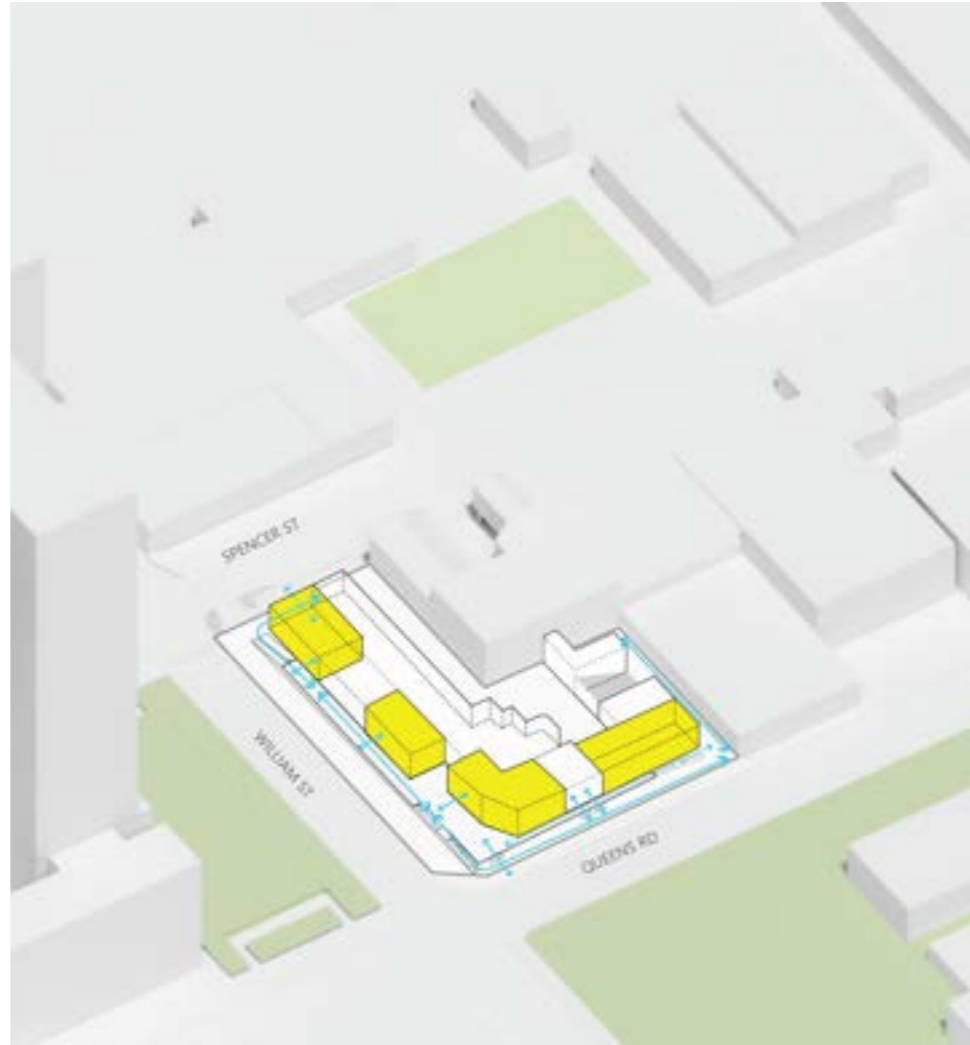


Flood Strategy

Flooding presents one of the fundamental challenges for the site. The proposal incorporates a range of integrated strategies to address this constraint while maintaining a vibrant, accessible and active ground plane.

Along both sides of William Street, 1:20 ramps and associated steps are proposed to elevate occupiable spaces above the floodplain. This raised public domain allows for a continuous retail frontage and clear access strategy, while also enhancing pedestrian safety through landscaped separation between the two-way cycleway and the roadway. To promote equitable access for the proposed through-site link, a 1:14 ramp connects the laneway to the northern retail colonnade.

On Spencer Street, a server-style retail interface is adopted, with a sacrificial entry zone incorporated to retain level access from Spencer Street while managing potential inundation events.



Public Domain Activation

Maintaining a vibrant public edge is key to the success of the project, ensuring the development contributes positively to the surrounding urban environment. Flood-responsive level changes are integrated with the public domain so flood controls do not create defensive edges. Building on the proposed setbacks, our design strategically carves out a variety of spaces that support an active and engaging street interface. These include landscaped edges, retail frontages, shaded seating zones, and gathering spaces that respond to pedestrian desire lines and promote community interaction.

The proposal is a walkable, human-scaled environment that encourages lingering, improves amenity, and strengthens the connection between the building, its occupants, and the broader public domain.



Arrival Sequence

Residential arrival is organised to prioritise safe, clear access during wet weather and flood events. Entries are located via William Street and Queens Road within landscaped sections and raised threshold zones to improve protection and shelter while remaining visible from the street. The southern podium and tower vertical circulation is marked by a continuous break in the building form that extends across all levels, allowing natural light to filter into the tower lobby.

The north podium lift lobby is accessed through the northern colonnade, creating an entry that establishes a strong connection to Charles Heath Reserve. The location of these entries will contribute to an active public domain.

04 Design Proposal

PODIUM



Extending Landscape

Extending the landscape into the building from the adjacent Charles Heath Reserve and the adjacent now under construction Village Green, offers an opportunity to reintroduce endemic species native to the area before colonisation, restoring the local ecosystem and supporting native fauna. A generous landscaped amphitheatre forms a strong connection between the proposed laneway and Level 01 communal areas, supporting social gatherings and promoting long-term activation and community engagement.



Open Space

The proposal introduces a diversity of open spaces for both residents and the wider community to enjoy. Residential private open spaces are generous, incorporating balconies, courtyards and wintergardens. Common lobbies are extended into breezeways as informal communal spaces, along with more active communal areas distributed across Level 01, Level 05 as well as the publicly accessible ground plane.



Landscape Characters

Level 01: A tranquil landscaped retreat, sheltered from the surrounding streets by the adjacent buildings. This amphitheatre, located at the laneway connecting to L01, is publicly accessible; however, security and access will be controlled via an access gate at level 01.

Level 05: The primary hub for residential amenities, including a games room, lounge overlooking the village green, a children's play area, and a communal kitchen.
North Podium Breezeways: offer landscaped edges that act as an extension to apartments, enabling life to spill from the internal spaces to the outdoors and across levels.

04 Design Proposal

LANDSCAPE STRATEGY

Our proposal has been developed with Land + Form (Landscaping Consultant). The design outlined in our proposal reflects a series of ideas with the guiding principles outlined below:

Endemic, Water-Resilient Planting

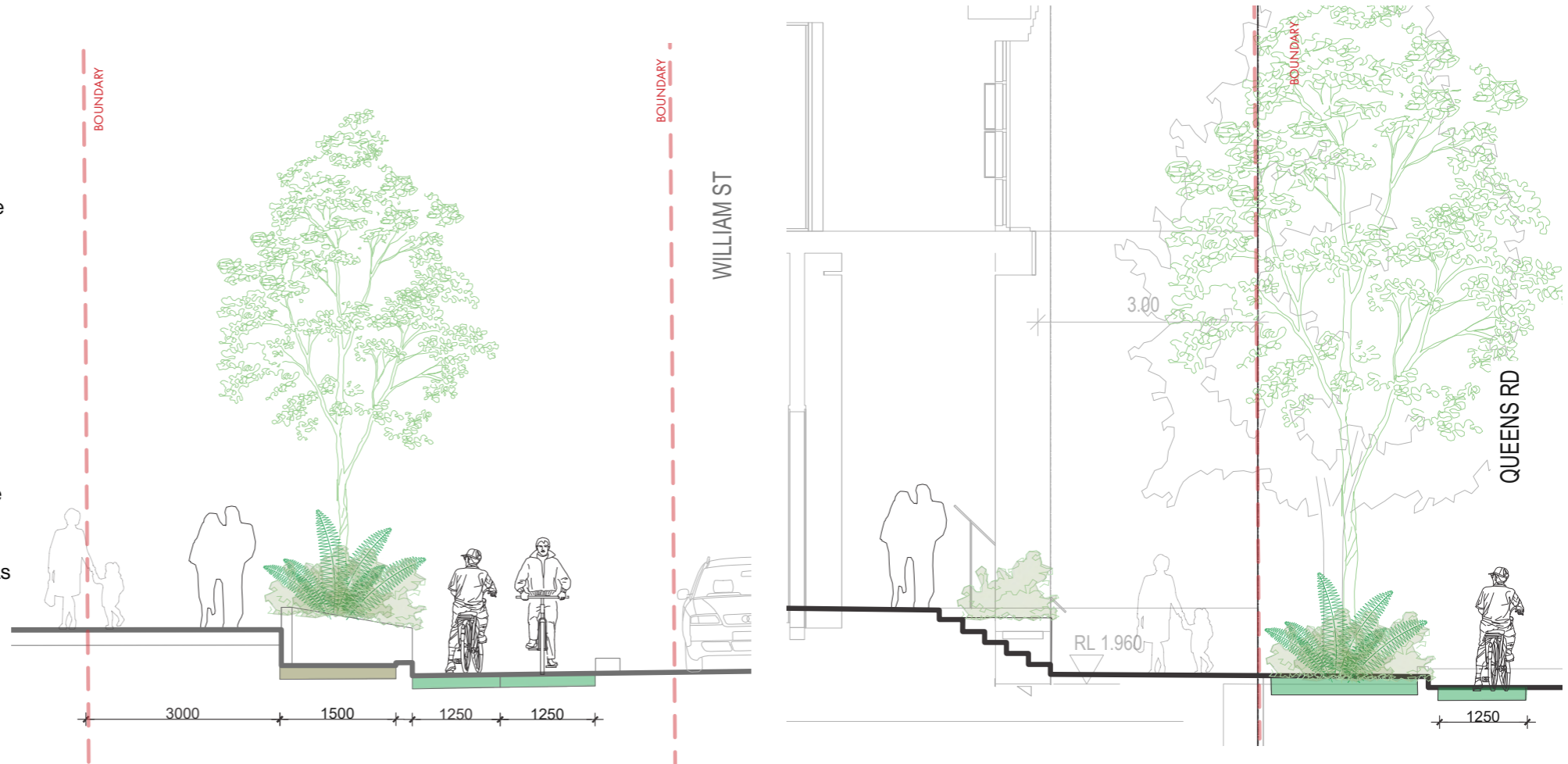
Planting has been selected to reflect the site's pre-colonial form. This approach not only supports sustainability goals but also evokes the site's original ecological character, returning aspects of the landscape to its pre-urbanised state.

Laneway Connection via a Landscape Amphitheatre

A key gesture of the proposal is the landscaped amphitheatre staircase that links Level 01 communal areas with the adjacent laneway. This space creates a generous transition that encourages informal gathering, community interaction, and passive surveillance while embedding use to encourage the success of this proposed link.

A Layered Approach

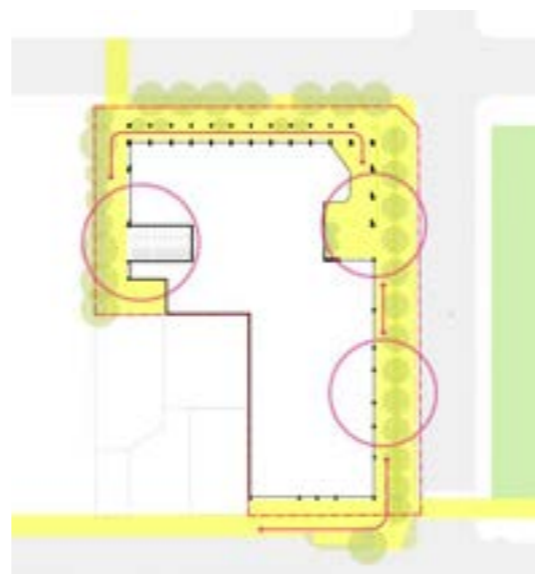
Our design adopts a layered landscape strategy that seeks to blur the threshold between the building and the street. Landscape elements transition vertically from the ground plane into and through the architecture, integrating planting into terraces, walls, and rooftop areas to create a green connection from street to sky.



LOMANDRA LONGIFOLIA (BASKET GRASS)



DIANELLA CAERULEA (BLUE FLAX-LILY)



GROUND PLANE

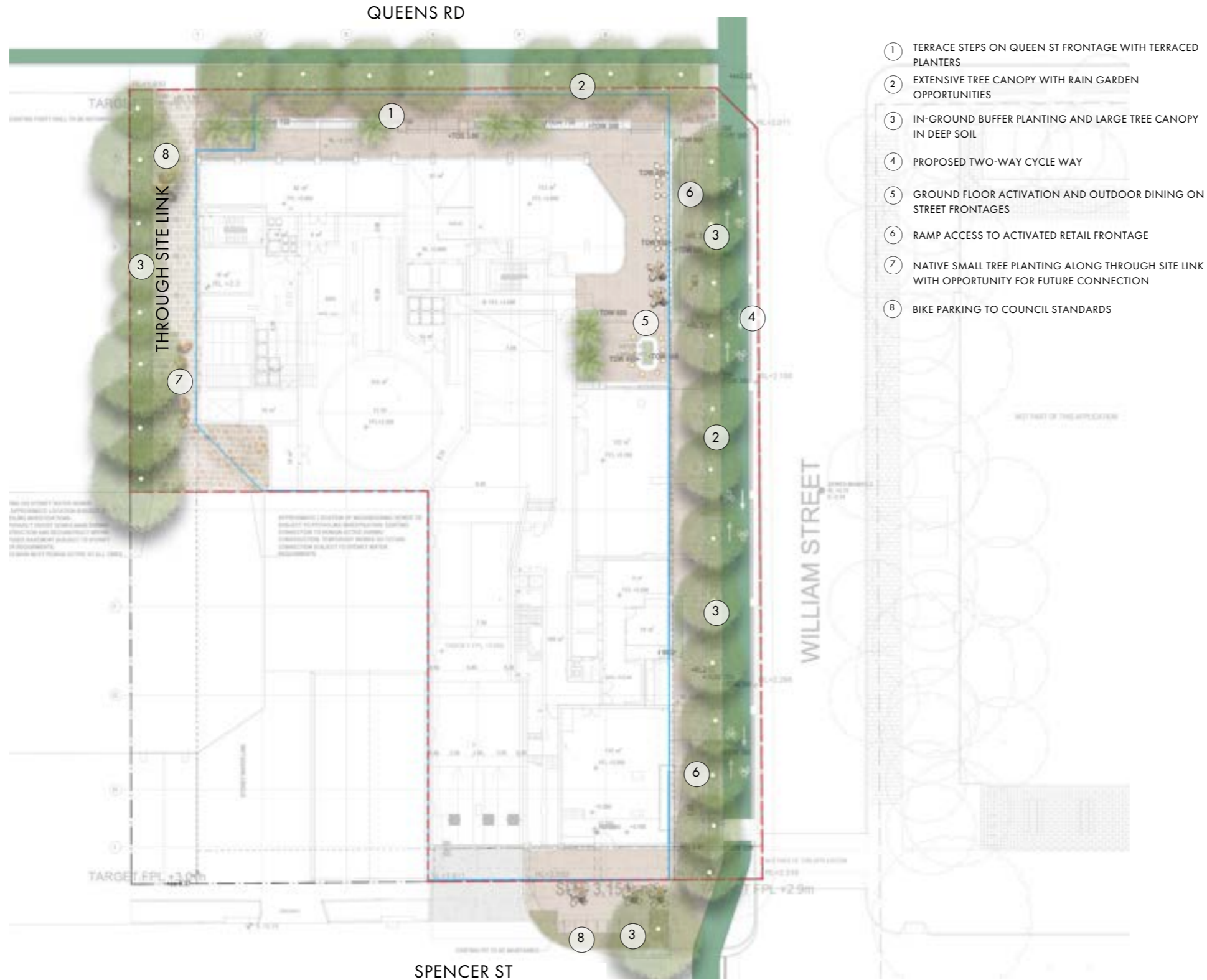


LEVEL 01



LEVEL 05

04 Design Proposal PUBLIC SPACE PLAN



The Public Space Plan establishes a highly permeable, activated and landscape-integrated ground plane that responds directly to the future vision for the Kings Bay Precinct. The built form is shaped by generous ground-level setbacks, 3 metres to Queens Road and Spencer Street and 8 metres to William Street, enabling a meaningful expansion of the public domain. These setbacks provide space for deep soil planting, tree canopy establishment, shaded seating and improved pedestrian circulation, contributing to a comfortable and human-scaled streetscape.

A central element of the strategy is the provision of a 6-metre-wide through-site link. Delivered in stages, this connection will ultimately extend between Queens Road and Spencer Street, forming part of a broader 12-metre laneway network as surrounding sites are redeveloped. The link enhances permeability and legibility, establishing a fine-grain pedestrian network that supports long-term precinct connectivity. Retail tenancies, residential lobbies and active edges are carefully arranged along this spine and key street frontages, ensuring passive surveillance and a vibrant, day-to-day urban interface.

The ground plane also responds to flood constraints through raised finished floor levels and carefully integrated ramps and landscaped transitions, maintaining accessibility while protecting internal uses. Along William Street, a new green corridor strengthens ecological connections between Barnwell Park and the foreshore, reinforcing biodiversity and environmental resilience. Deep soil zones at ground level support long-term canopy growth, stormwater infiltration and urban heat mitigation.

Together, these initiatives create a walkable, inclusive and climate-responsive public realm that prioritises movement, activation and regeneration, ensuring the development makes a lasting contribution to the evolving Kings Bay public domain.

04 Design Proposal

VARIATIONS TO SETBACKS

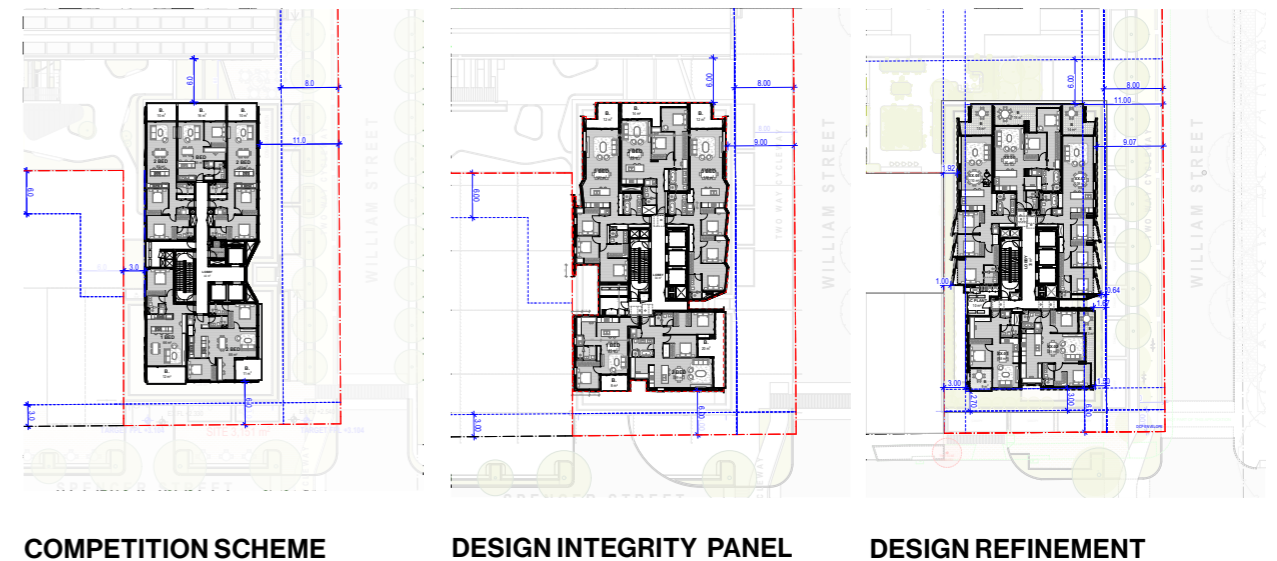


The podium design remains consistent with the established DCP envelope. The proposal retains the endorsed podium/street wall logic, while introducing localised tower encroachments into the eastern and western side setbacks at upper levels, as presented to the Design Integrity Panel following the competition phase. This refinement was driven by design quality outcomes supporting a greater proportion of family-sized apartments with layouts exceeding minimum ADG requirements, and by resolving façade composition and tower articulation.

Shadow diagrams for mid-winter confirm that the additional envelope width has minimal overshadowing impact when compared to the endorsed envelope, while delivering a more articulated built form that improves perceived bulk, proportion and the tower's urban response. The adjustment is targeted to specific locations where it demonstrates improved outcomes and is controlled to avoid adverse impacts.

The Design Integrity Panel (DIP) supports this approach, noting that "support is given to exploring encroachment into setbacks, particularly to the east and west" where it "offers opportunity to improve residential amenity and building articulation." The DIP also identifies a specific opportunity to "reconfigure the south-eastern apartment so that the balcony wraps around the lift core (within the setback)" and "makes better use of the premium eastern façade," while maintaining "strong verticality of the eastern façade" and ensuring the change "does not have significant adverse overshadowing impacts", which has been applied to the proposal.

Following the most recent DIP review, the scheme was further refined to reduce encroachments into prescribed DCP setbacks, including adjustment of the south-western tower edge to maintain the intended 3-metre separation to the future envelope of 10-12 Spencer Street.



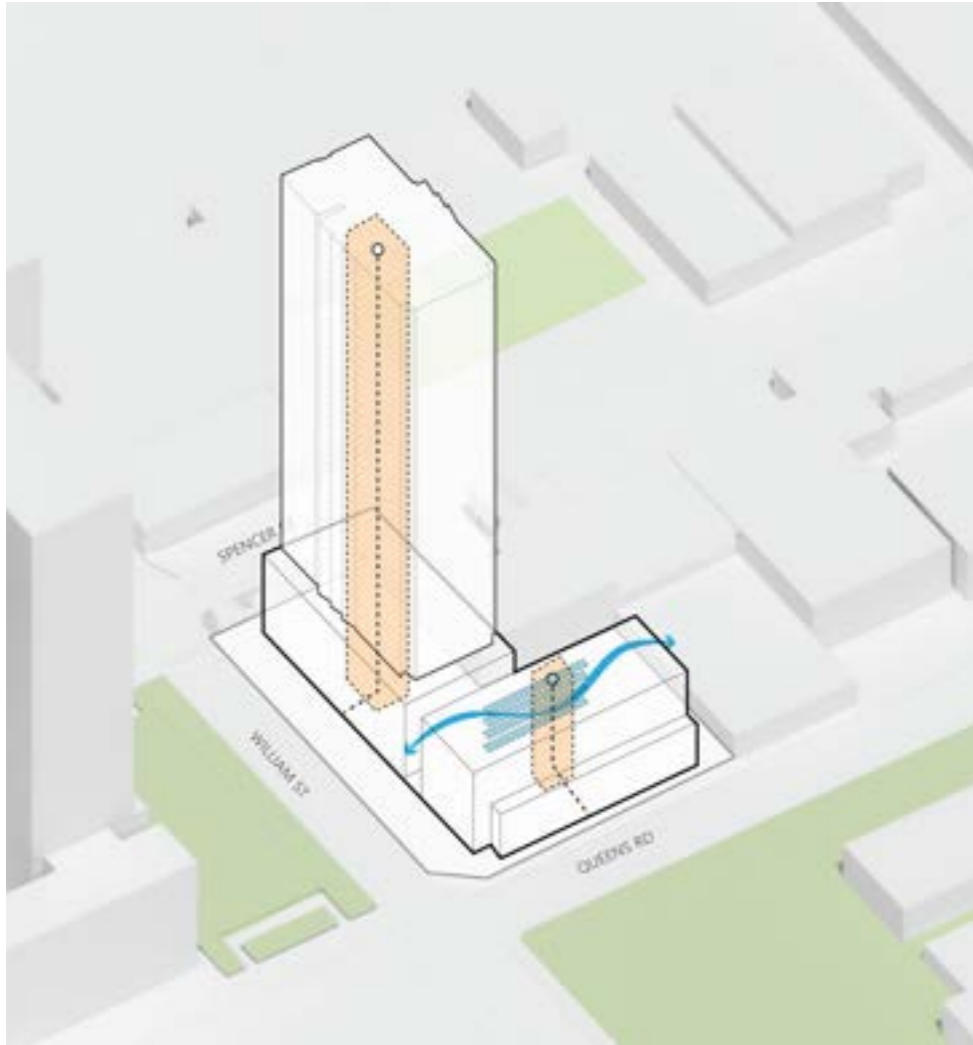
COMPETITION SCHEME

DESIGN INTEGRITY PANEL

DESIGN REFINEMENT

04 Design Proposal

BUILDING FORM



Vertical Circulation

The tower form is shaped by the movement of its residents, emphasising amenity, connection, and experience. The lift lobby has been positioned to allow natural light into the circulation spaces, creating a warm and welcoming atmosphere while offering views and a visual connection to the surrounding area.

In the north podium building, residents access their apartments via breezeways that acts as an extension of the communal and landscaped areas, enhancing the sense of community and reinforcing the relationship between indoor and outdoor living, whilst also improving natural ventilation opportunities to each unit in this block.



Views & Orientation

The building's design and planning have been carefully oriented to maximise outlook and natural light, with a strong emphasis on views to the north, overlooking the Parramatta River and Charles Heath Reserve, and to the north-east, capturing glimpses of the Sydney CBD and the adjacent Village Green. In developing our proposal, we have taken into account existing plans for the area to ensure alignment with the broader vision.

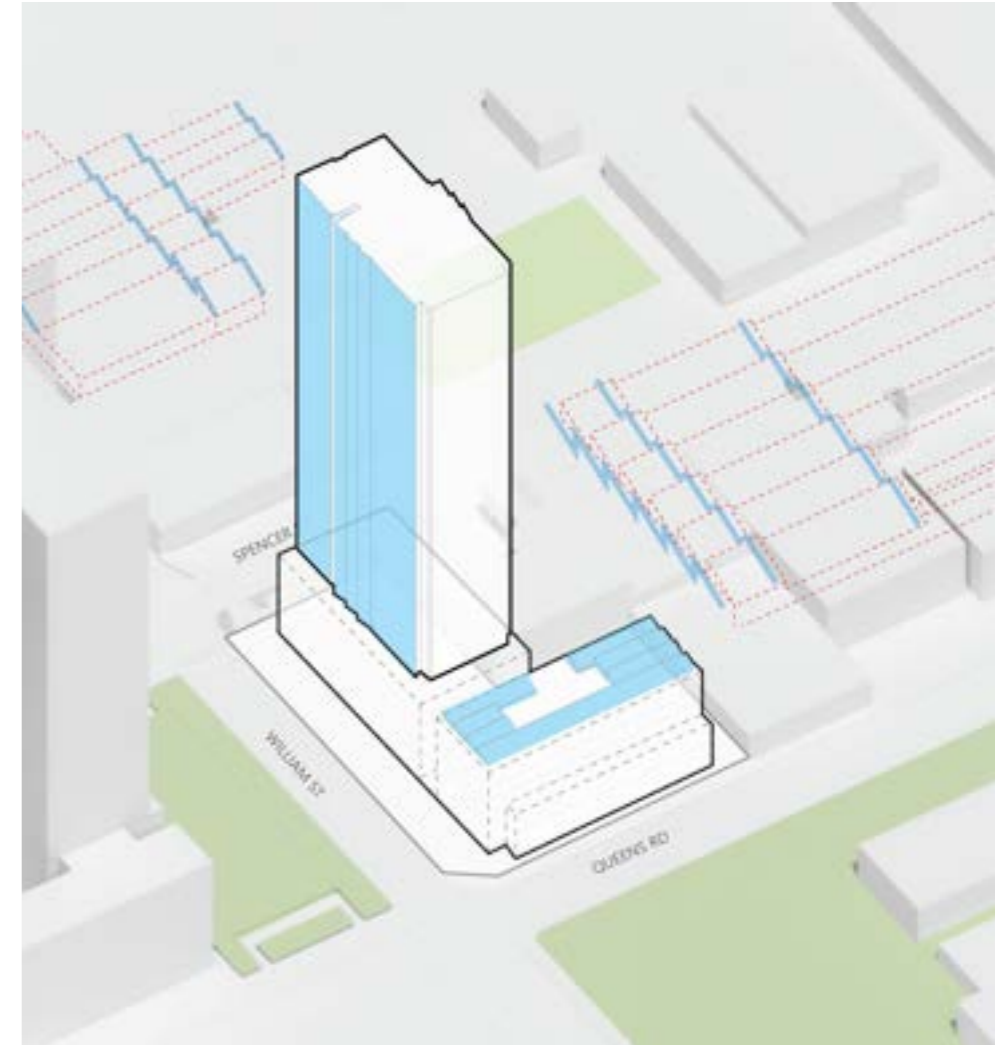
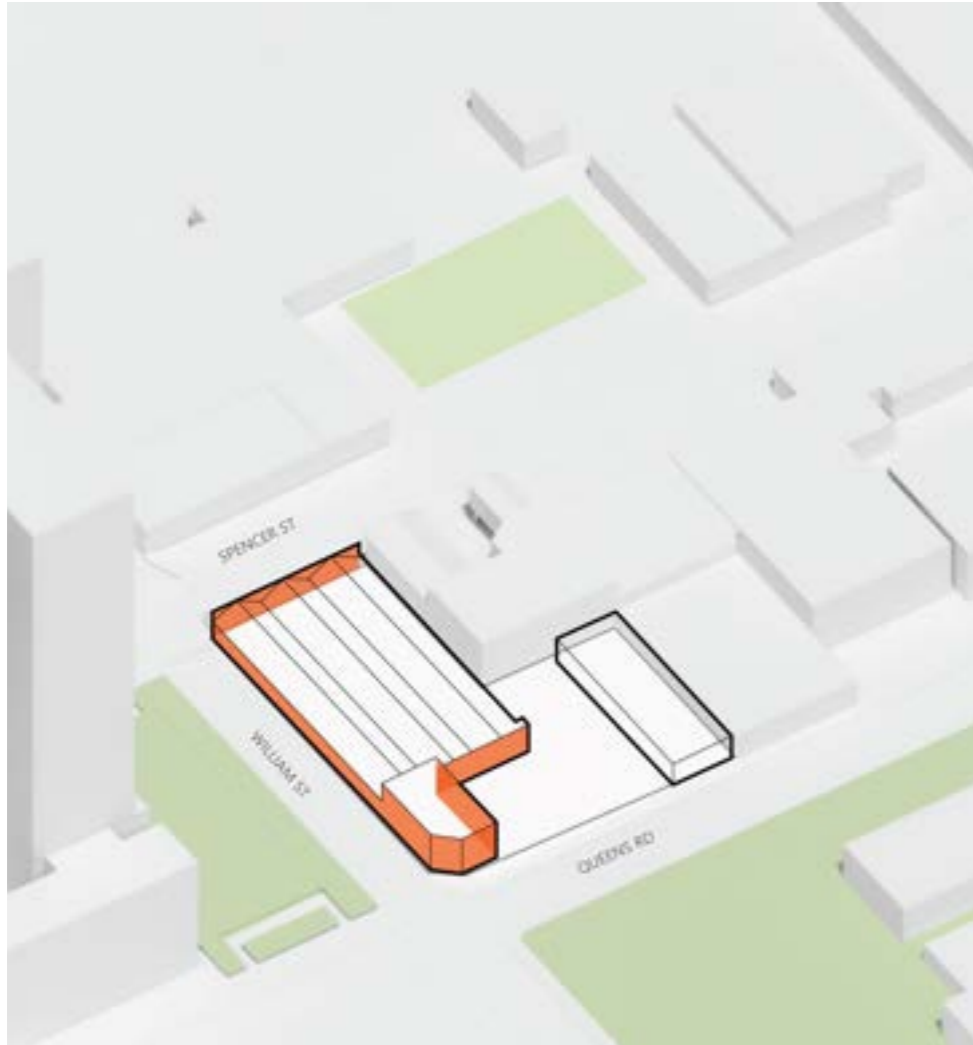


Articulation

The overarching building form is a response to its context, shaped by surrounding views, patterns of pedestrian movement, and the ambition to create a vibrant, engaging ground plane. The building is articulated through a vertical rhythm, with expressed elements such as recessed balconies, columns, and material changes helping to break down the overall mass. These vertical expressions accentuate the height and slenderness of the tower but also provide human-scale detail at lower levels. The result is a dynamic and layered envelope that responds to both distant views and the experience at street level.

04 Design Proposal

FACADE - STRATEGY



Re-use of Existing Materials

Our proposal aims to reuse existing materials, such as bricks and timber from the current site, to enhance our proposal's environmental impact and reduce embedded carbon.

We have calculated that the existing facade contains approximately 1120m² of bricks, which can be repurposed.

A New Chapter

The design proposes to reuse materials from the existing building to create a contemporary yet grounded response. Drawing reference from the gridded facade openings of neighbouring industrial units, the repurposed brick is used to form a porous, gridded ground plane that invites movement and engagement.

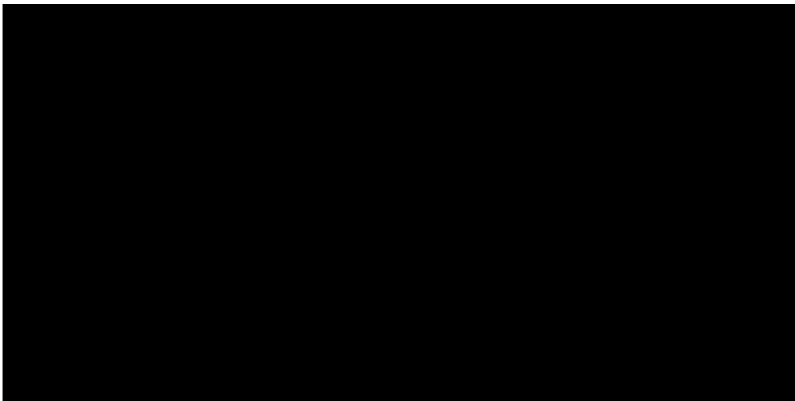
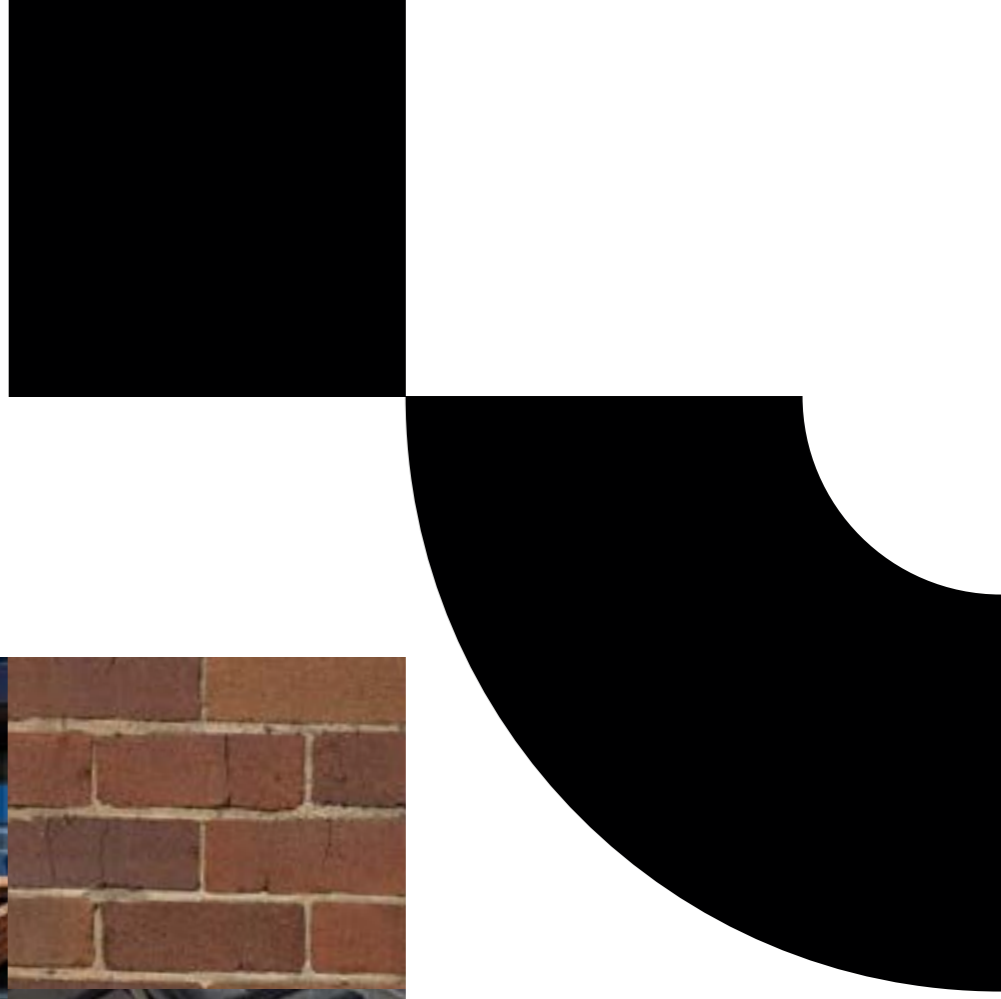
This approach not only reduces waste but also contributes to a new sustainable character for the area, one that respectfully acknowledges its industrial past while setting the tone for a future built on regeneration and resilience.

Reflecting History

The building form draws inspiration from the site's industrial heritage, reinterpreting the splayed rooftops of former industrial structures through angled facade geometry and cladding panels. These panels are not only a visual reference but also serve to reduce solar heat gain to the internal spaces. The podium rooftop accommodates an express photovoltaic (PV) array, similar in form to the surrounding historic rooflines.

04 Design Proposal

MATERIALITY INSPIRATION



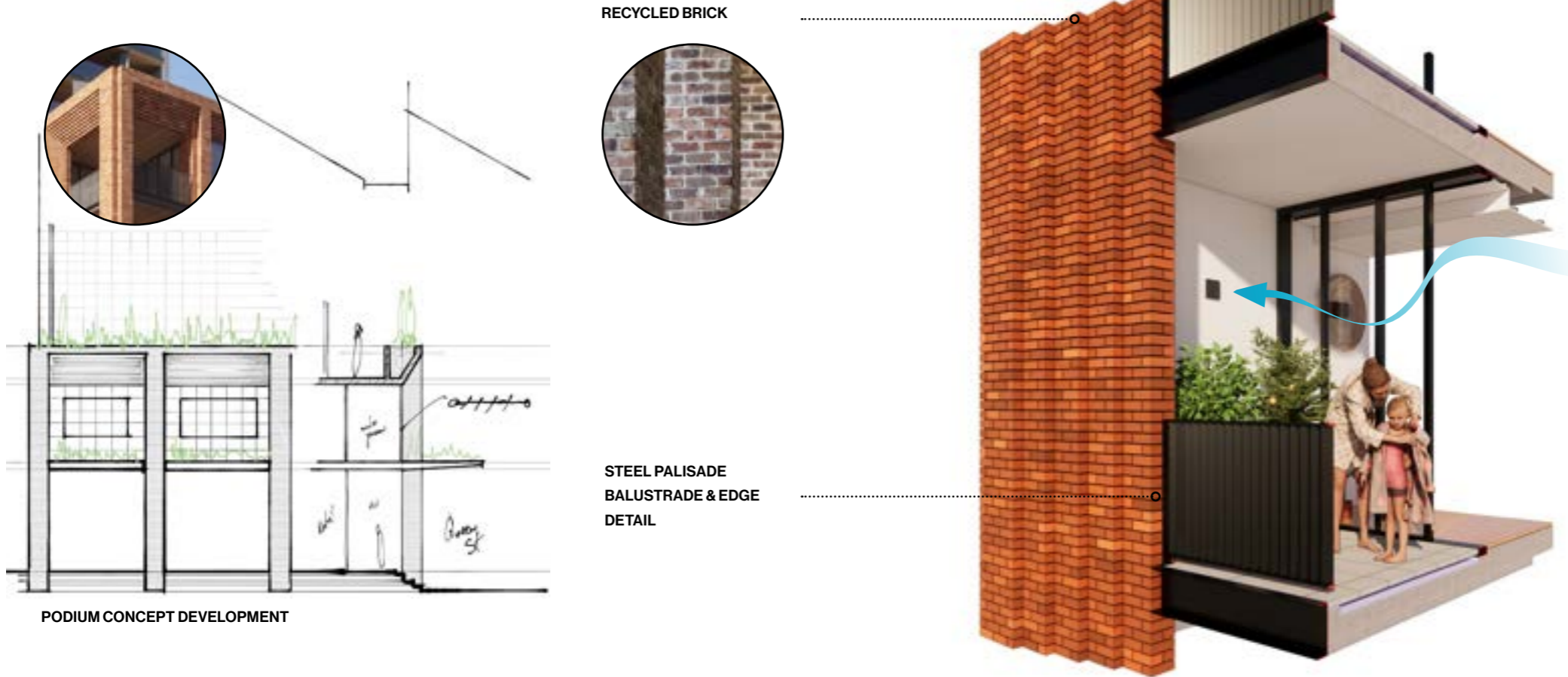
“This project aspires to transform a former industrial site into a connected, resilient and people-focused urban community, grounded in Country, shaped by history, and designed to enrich everyday life within the evolving Kings Bay Precinct.”

John Walsh

Principal - Plus Studio



04 Design Proposal FACADE DETAIL - PODIUM



For the podium, we propose reusing the existing bricks on site, significantly reducing our embodied carbon and environmental impact.

For the podium, we propose reusing the existing bricks on site, significantly reducing our embodied carbon and environmental impact. Based on our calculations, approximately 1,120m² of brickwork can be reclaimed, sufficient to complete the majority of the podium.

Should additional bricks be required for the splayed sections, we propose using additional recycled bricks sourced from other sites, blended throughout the podium areas for consistent diversity. In line with our approach to material reuse on site, the podium will be designed using materials that can be recycled at the end of their lifespan, promoting circularity.

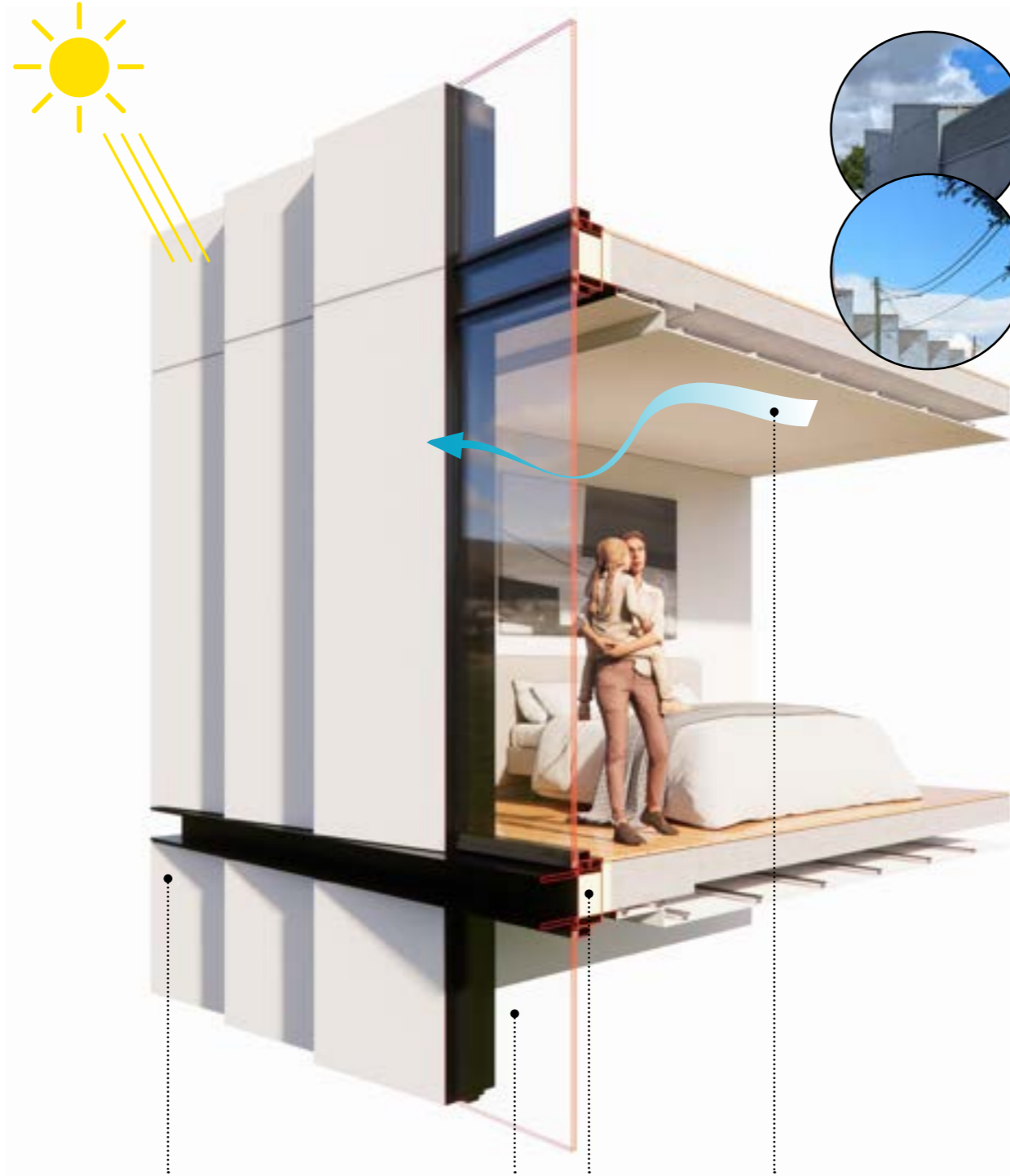
To address comments raised by the Design Integrity Panel regarding the privacy of the metal balustrades in the podium units, vertical members will be rotated to obscure views from key angles.



PODIUM NORTH FACADE CONCEPT



04 Design Proposal FACADE DETAIL - TOWER



SPLAYED FACADE PANELS



HIGH PERFORMING IGU



HIGH PERFORMING FACADE INSULATION



NATURALLY VENTILATED FOR THERMAL COMFORT



TOWER FACADE SECTION DETAIL

The tower façade has been designed with a modular approach.

This strategy allows us to maximise economies of scale and enable prefabrication, reducing on-site waste and improving the construction programme. The splayed plan form draws inspiration from the surrounding industrial rooftops, reinterpreting this heritage in a contemporary way while also reducing solar heat gain to the east and west-facing interiors.

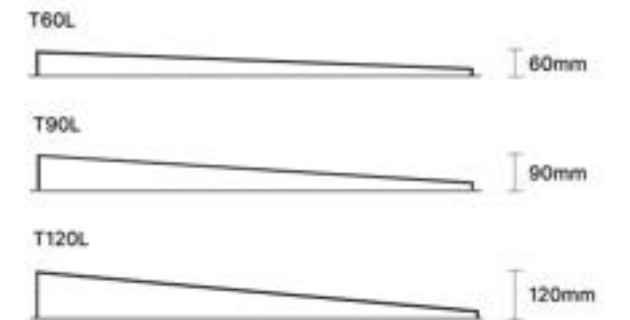
The main tower façade will be delivered using one of two key systems: A curtain wall system (as illustrated), B window wall strategy

We have proposing a lightweight construction methodology featuring splayed panels formed from aluminium cassettes, which incorporate a high percentage of recycled aluminium to lower embodied carbon.

A similar visual and sustainable outcome could also be achieved using alternative materials, such as naturally cured fibre cement (FC) sheets, lightweight façade tiles, or glass-reinforced concrete (GRC), without compromising the design intent.



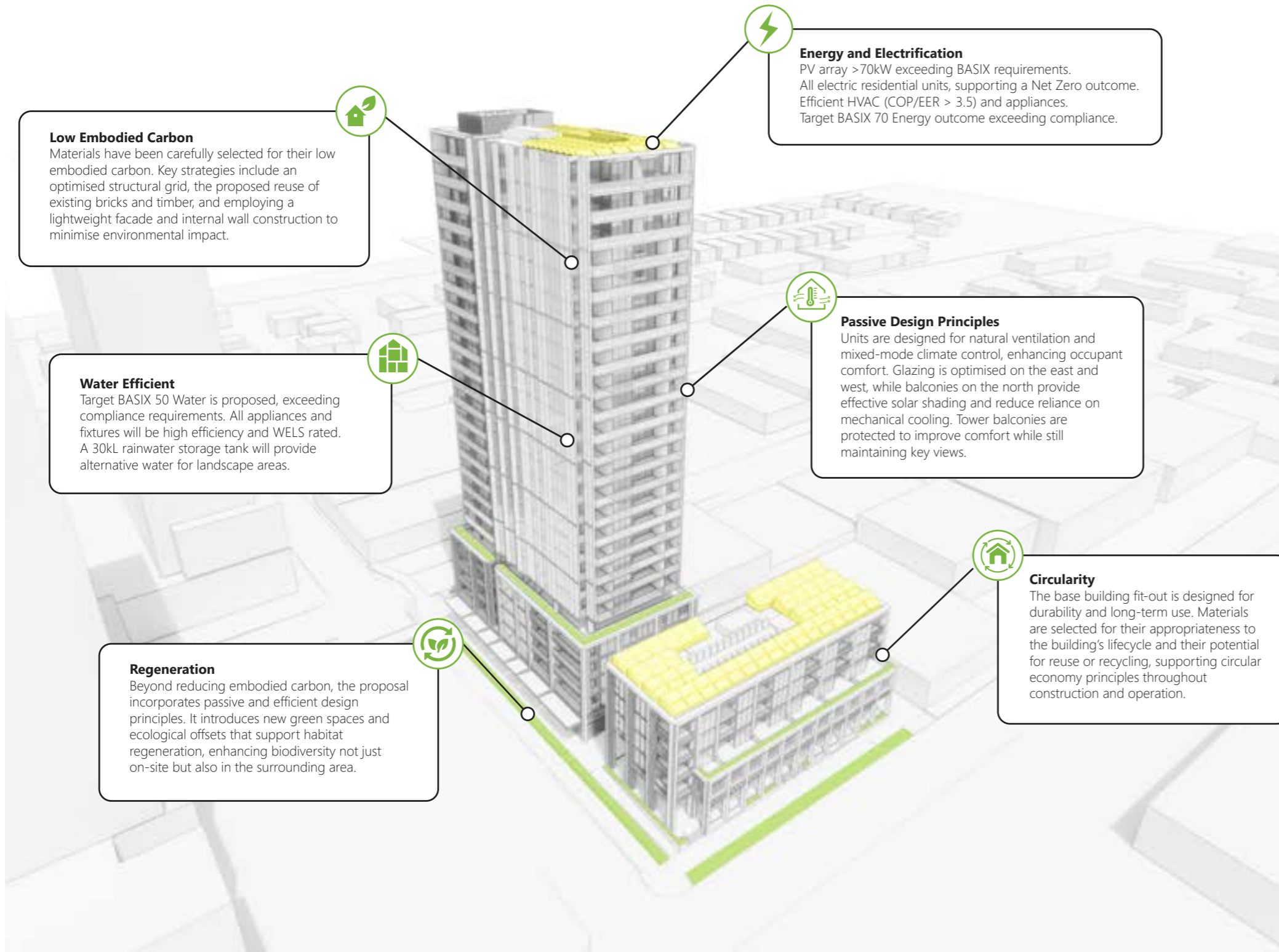
SPLAYED CASSETTES



PANEL SIZES OPTIONS

04 Design Proposal

ESD



Low Embodied Carbon

Materials have been carefully selected for their low embodied carbon. Key strategies include an optimised structural grid, the proposed reuse of existing bricks and timber, and employing a lightweight facade and internal wall construction to minimise environmental impact.

Water Efficient

Target BASIX 50 Water is proposed, exceeding compliance requirements. All appliances and fixtures will be high efficiency and WELS rated. A 30kL rainwater storage tank will provide alternative water for landscape areas.

Regeneration

Beyond reducing embodied carbon, the proposal incorporates passive and efficient design principles. It introduces new green spaces and ecological offsets that support habitat regeneration, enhancing biodiversity not just on-site but also in the surrounding area.

Energy and Electrification

PV array >70kW exceeding BASIX requirements. All electric residential units, supporting a Net Zero outcome. Efficient HVAC (COP/EER > 3.5) and appliances. Target BASIX 70 Energy outcome exceeding compliance.

Passive Design Principles

Units are designed for natural ventilation and mixed-mode climate control, enhancing occupant comfort. Glazing is optimised on the east and west, while balconies on the north provide effective solar shading and reduce reliance on mechanical cooling. Tower balconies are protected to improve comfort while still maintaining key views.

Circularity

The base building fit-out is designed for durability and long-term use. Materials are selected for their appropriateness to the building's lifecycle and their potential for reuse or recycling, supporting circular economy principles throughout construction and operation.

At Plus, we are always looking for innovative ways to improve the impact of our projects.

The proposed development incorporates a comprehensive suite of BASIX initiatives across water efficiency, energy performance and thermal comfort.

Water initiatives prioritise potable water reduction through high-efficiency fixtures and on-site reuse. All apartments and common areas include 6-star taps, 4-star WELS-rated showers and toilets, and high-performance appliances (4.5 star clothes washers and 5.5 star dishwashers). A 30,000L rainwater tank collects roof runoff (approximately 1,000m² catchment) and supplies irrigation, toilet flushing and laundry taps to all dwellings. Landscaping comprises 280m² of indigenous and low water-use species to reduce irrigation demand. Fire sprinkler test water is captured within a closed-loop system to avoid the discharge of waste. Together, these measures deliver a strong uplift above baseline BASIX compliance without the availability of precinct-scale recycled water infrastructure.

Energy initiatives adopt an all-electric apartment strategy aligned with long-term decarbonisation pathways. A central air-source electric heat pump system (COP 3.5–4.0) provides domestic hot water, supported by insulated ring mains. A rooftop photovoltaic array of approximately 70kW maximises available roof space to offset operational energy. Apartments include induction cooktops, electric ovens and 9-star heat pump dryers. High-efficiency, ducted air-conditioning systems (cooling EER 3.5–4.0; heating EER >4.0) are provided to living areas and bedrooms.

Common areas are designed for reduced energy demand through LED lighting with motion sensors and time clocks, carbon monoxide-controlled car park ventilation with variable speed drives, timer-controlled pool and spa systems, and regenerative lift drives. The majority of the communal areas are open and naturally ventilated.

Thermal performance is supported by a minimum 7-star average NatHERS rating, ensuring reduced heating and cooling loads. Collectively, the initiatives establish a low-carbon, resource-efficient, and future-ready building consistent with contemporary BASIX performance expectations.

04 Design Proposal FACADE - VIEWS

SOUTH ELEVATION - VIEW NORTH



EAST ELEVATION - VIEW TO WEST



04 Design Proposal FACADE VIEWS

EAST ELEVATION - VIEW TO WEST



04 Design Proposal FACADE VIEWS

NORTH ELEVATION - VIEW SOUTH



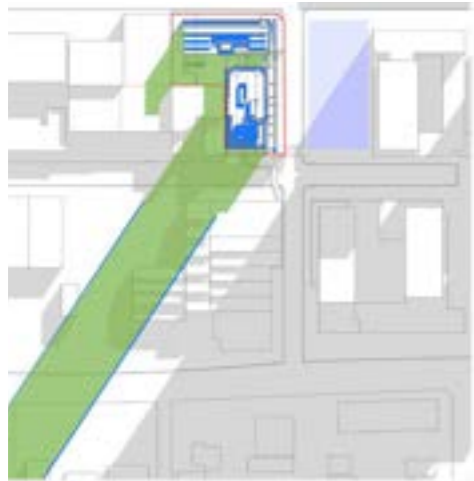
04 Design Proposal

FACADE VIEWS

SOUTH ELEVATION - VIEW NORTH



04 Design Proposal SOLAR ANALYSIS



21 JUN, 9AM



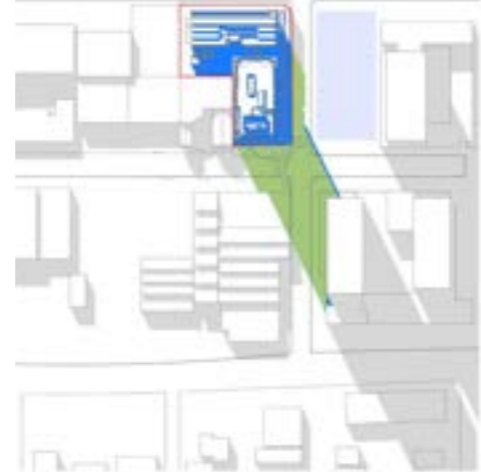
21 JUN, 10AM



21 JUN, 11AM



21 JUN, 12PM



21 JUN, 1PM



21 JUN, 2PM

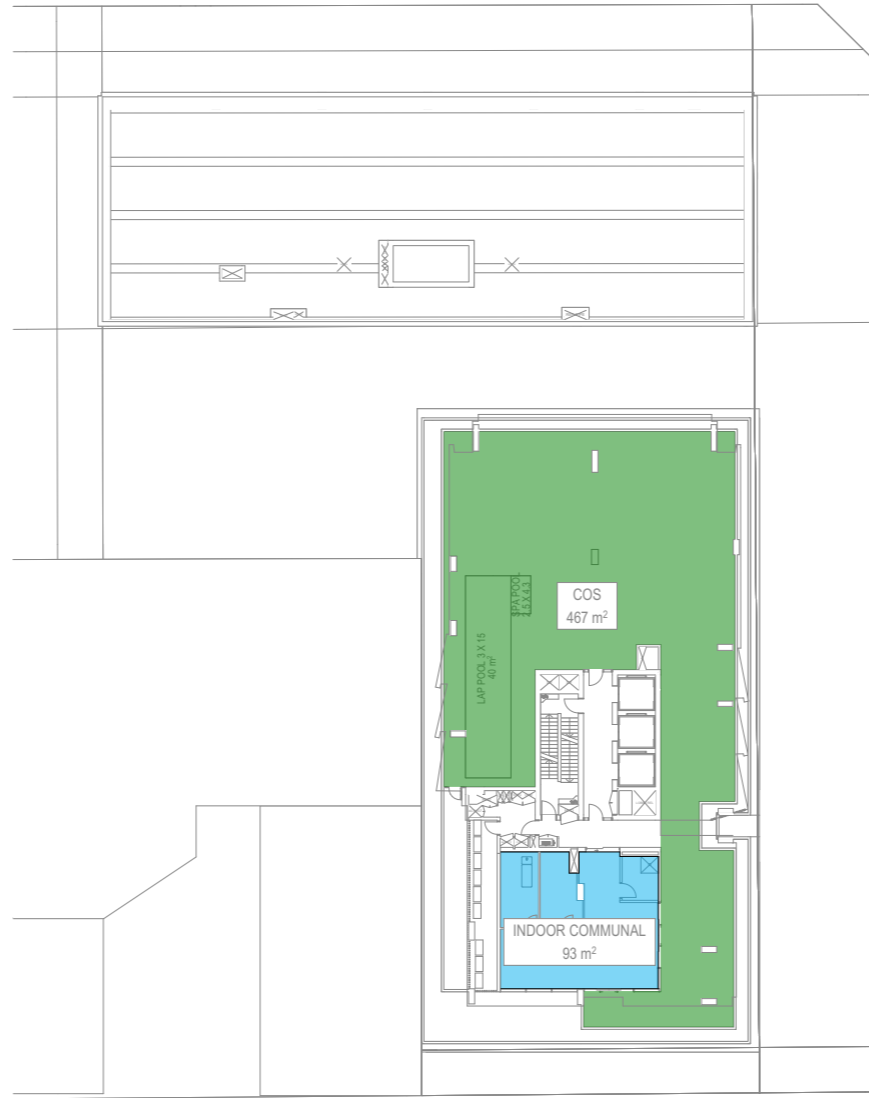
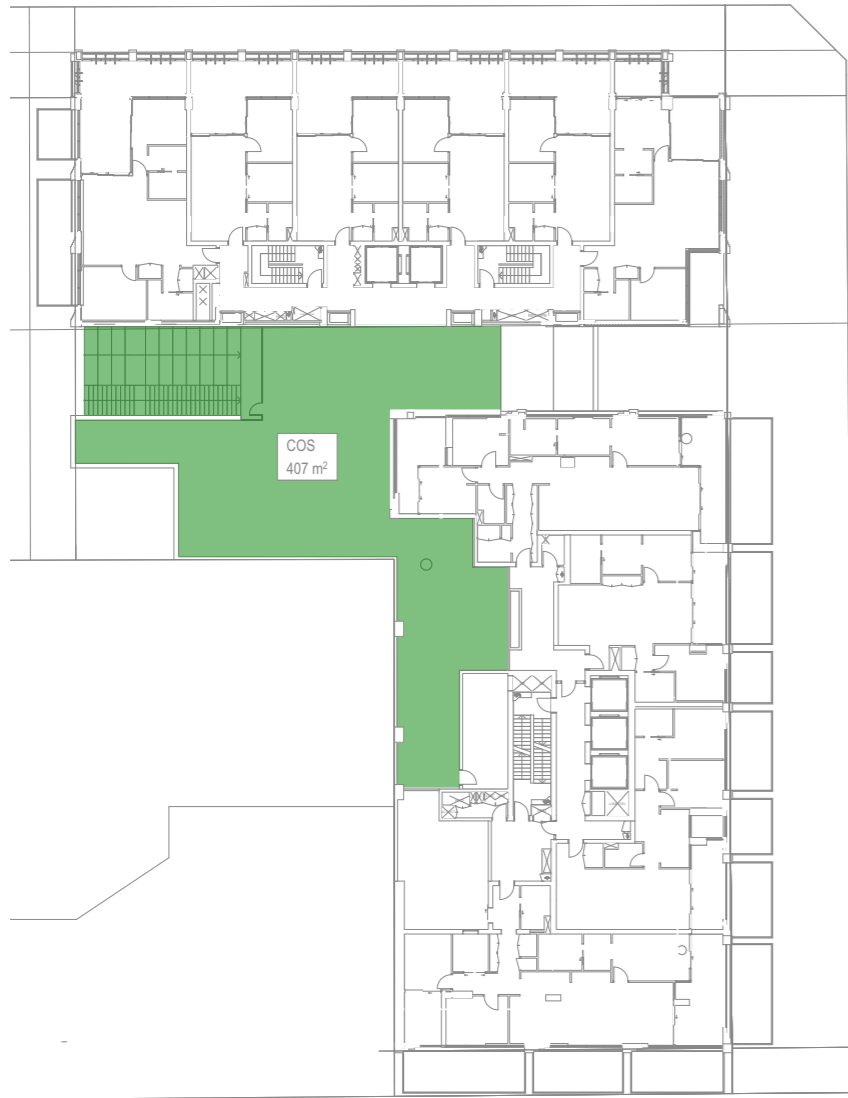


21 JUN, 3PM

■ PROPOSED SHADOWS
■ APPROVED SHADOWS
■ EXISTING SHADOWS
■ FUTURE PARK

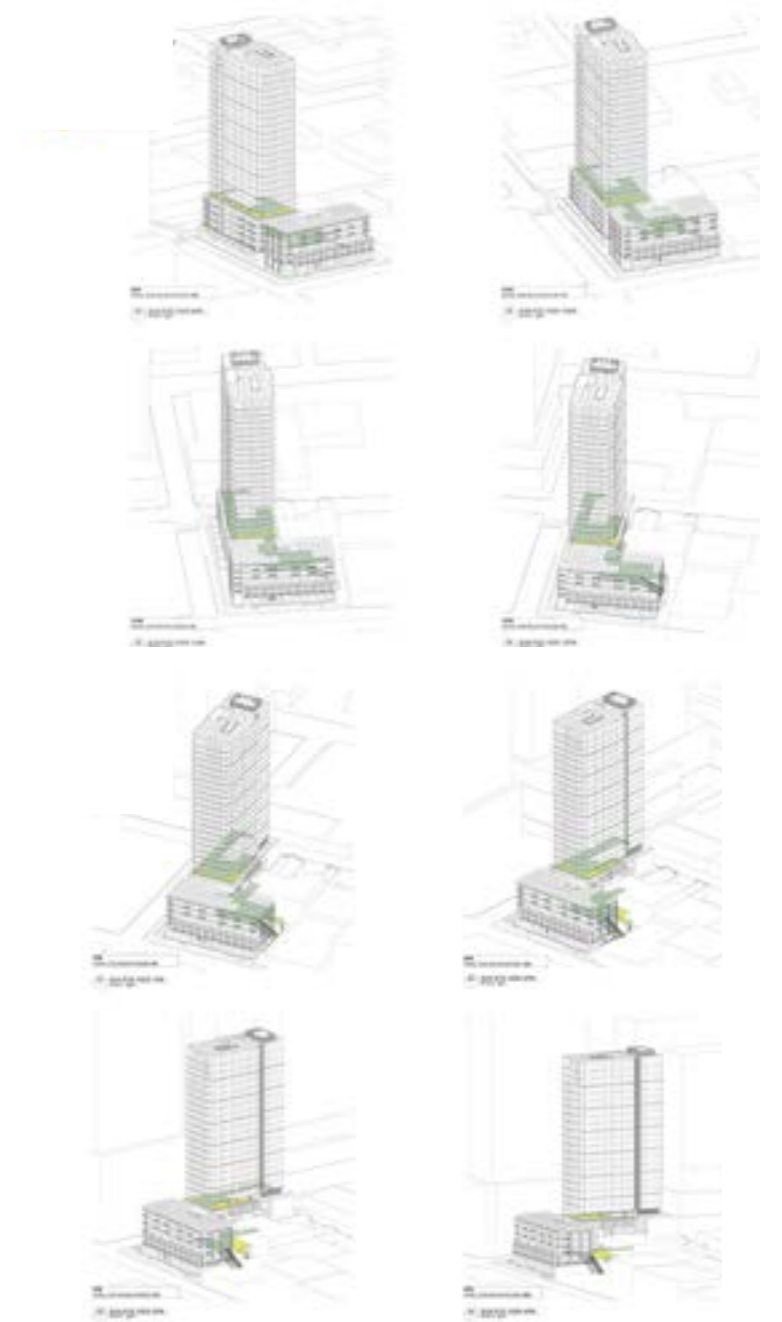
While the proposed tower envelope is wider than the endorsed setback envelope, the solar testing confirms that the additional built form produces only a marginal change to shadow extent and duration. Overshadowing remains concentrated within the same affected areas and time windows identified in the endorsed scheme, with no material increase to impacts on key public domain locations or surrounding sensitive interfaces. Overall, the envelope adjustment maintains acceptable solar access outcomes and results in minimal net overshadowing impact.

04 Design Proposal SOLAR ANALYSIS



The design proposal optimises ADG solar performance by locating principal communal open space on the level 5 podium roof and arranging built form to prioritise sunlight access to the highest use areas.

While full numerical solar compliance is not achieved across the entire principal communal open space, the shortfall is offset by a broader open-space response including landscaped setbacks, activated frontages and pedestrian through site link, which increases access to usable outdoor open space with high solar amenity within the public domain.



04 Design Proposal

WIND, LIGHTING AND REFLECTIVITY IMPACTS

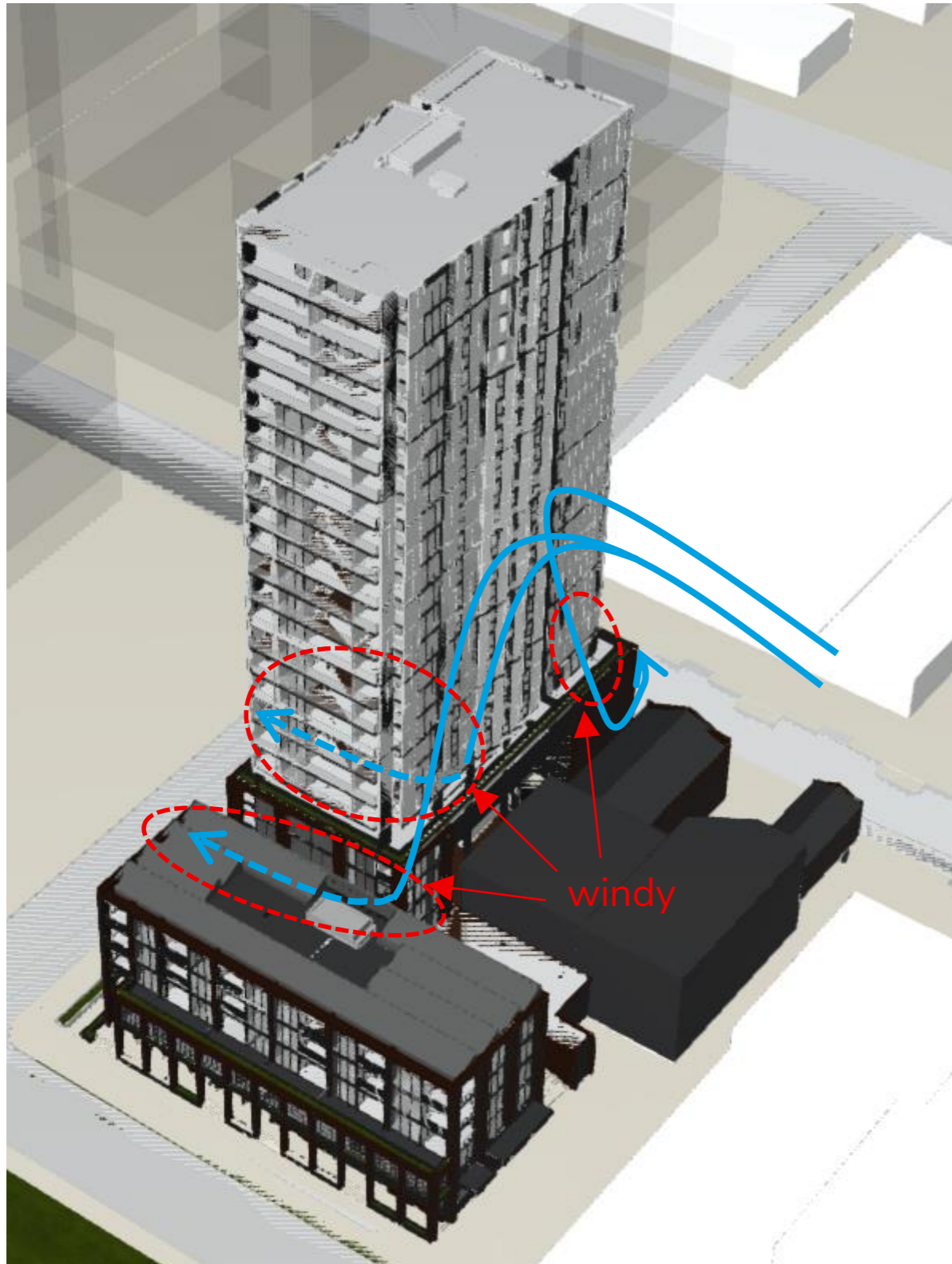


Figure 5: Schematic view of winds from the west around the building.

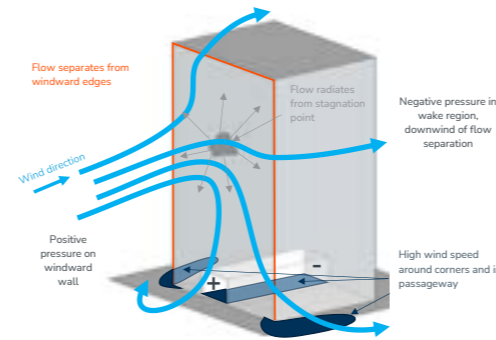


Figure 7: Schematic wind flow around tall isolated building

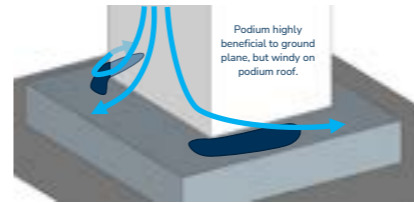


Figure 8: Schematic flow pattern around building with podium



Figure 9: Schematic flow pattern around building with awnings

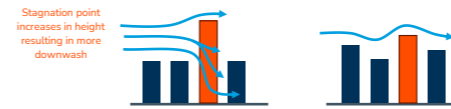


Figure 12: Schematic of flow pattern interference from surrounding buildings

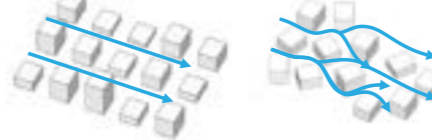


Figure 13: Schematic of flow patterns through a grid and random street layout

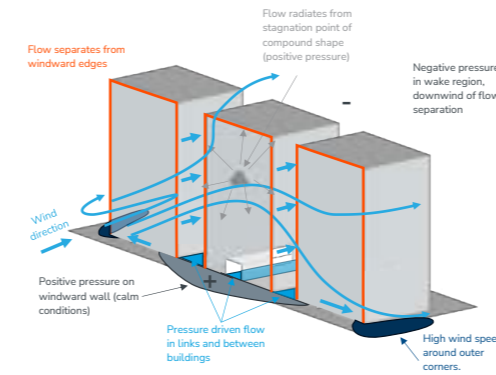


Figure 14: General flow pattern around multiple buildings

A wind, lighting and reflectivity assessment was undertaken as part of the design development process to test likely impacts early and inform the final built-form response. Overall, the assessment indicates a generally acceptable outcome with no adverse impacts anticipated across the site or surrounding public domain.

The only identified sensitivities are limited to localised wind effects at exposed corners/edges and parts of upper-level terrace areas under specific wind direction. These are typical for buildings of this scale and are readily addressed through standard good-design measures, including targeted landscaping, edge balustrade treatment, and placement of seating zones in more sheltered areas.

Lighting and reflectivity impacts are similarly low and manageable through conventional specification controls, including shielded/directional external lighting and non-specular, low-reflectance façade materials to minimise glare and light spill. In summary, the residual impacts are minor, localised, and can be effectively managed through detailed design.

04 Design Proposal

VIEW IMPACTS



VP1 - EXISTING



VP1-E - PROPOSED



FUTURE CONTEXT

VIEW ID 1 - VIEW EAST TOWARDS THE SITE FROM OPPOSITE 87 QUEENS ROAD
VISUAL IMPACT ASSESSMENT - EXISTING CONTEXT



VP4 - EXISTING



VP4-E - PROPOSED



FUTURE CONTEXT

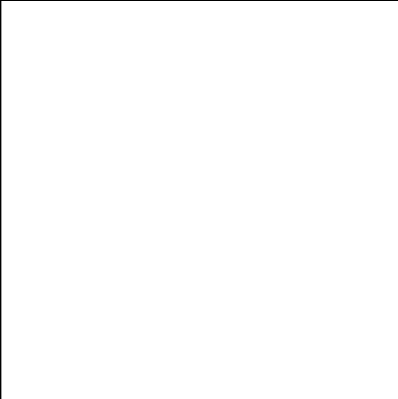
VIEW ID 4 - VIEW EAST TOWARDS THE SITE FROM SPENCER STREET
VISUAL IMPACT ASSESSMENT - EXISTING CONTEXT

"In B+A's opinion, the visual impact of the proposed development is both reasonable and acceptable."

Visual Impact Assessment findings prepared by B+A.

The identified Nil visual impacts within the existing context are attributable to the significant public domain improvements embedded within the scheme particularly the ground plane setbacks, active street edges and the north-south through-site link. These elements reinforce the pedestrian character envisioned under the PRCUTS for the Kings Bay Precinct and contributes positively to the public realm. Where Medium to High impacts are identified, they arise primarily from the uplift in height enabled under the Canada Bay LEP 2013 and the Housing SEPP 2021, rather than from excessive bulk or non-compliant form.

In the emerging future context of Kings Bay, the proposal is well integrated with the approved and constructed tower typologies across the precinct. The 26 storey envelope aligns with the planned skyline composition, reducing visual singularity and reinforces a positive urban structure. The design mitigates perceived bulk through modulation, articulation and its slender tower proportions to deliver a built form outcome that is reasonable, proportionate and consistent with the precinct's strategic transformation.



05 DESIGN QUALITY

Better Placed

DESIGN PERFORMANCE ON SEVEN OBJECTIVES



BETTER FIT

CONTEXTUAL, LOCAL AND OF ITS PLACE

OBJECTIVE

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

PROPOSAL

The proposal is grounded in a genuine effort to understand place — socially, historically and physically. Located within the Kings Bay Precinct, the development responds to the transition from an industrial landscape to a mixed-use urban neighbourhood. The built form aligns with the established DCP envelope at the podium level, reinforcing the emerging street wall character while contributing to a cohesive precinct framework.

Materially, the project draws from the site's industrial past through the proposed reuse of existing bricks and timber, embedding memory and authenticity into the new ground plane. This approach ensures continuity with Five Dock's working heritage while reinterpreting it for a contemporary residential context.

The generous ground-level setbacks and through-site link reinforce the planned fine-grain urban network, supporting long-term connectivity and future development patterns. By integrating Caring for Country principles, including water-sensitive design and native planting, the proposal acknowledges deeper cultural narratives and contributes positively to evolving local identity. The result is a building that reflects its context while shaping a resilient and distinctive future character for Kings Bay.



BETTER PERFORMANCE

SUSTAINABLE, ADAPTABLE AND DURABLE

OBJECTIVE

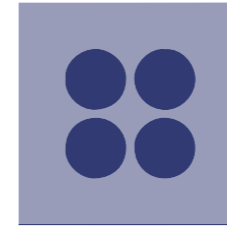
Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

PROPOSAL

Environmental sustainability underpins the project from concept to detailed resolution. The building is designed as an integrated "energy ecosystem," targeting high-performance outcomes including 7-star NatHERS rating and a fully electric operational strategy for apartments supported by rooftop photovoltaic generation. Passive design principles inform orientation, façade articulation and balcony configuration to optimise solar access, shading and cross ventilation.

Flood resilience is embedded within the ground plane strategy, with elevated finished floor levels, landscaped transitions and water-sensitive urban design measures that maintain activation while responding to site constraints. Deep soil zones and a William Street green corridor support long-term canopy growth, biodiversity and stormwater infiltration, reducing urban heat island effects.

The proposed reuse of approximately 1,120m² of existing brick significantly reduces embodied carbon while reinforcing local character. Efficient systems, potential battery storage, and centralised plant strategies ensure whole-of-life performance is prioritised. Sustainability is not treated as an overlay but as a fundamental driver of spatial planning, material selection and environmental responsiveness.



BETTER FOR COMMUNITY

INCLUSIVE, CONNECTED AND DIVERSE

OBJECTIVE

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

PROPOSAL

The proposal supports community resilience by delivering housing diversity, active public interfaces and improved pedestrian permeability. A mix of one-, two- and three-bedroom apartments, including affordable housing, addresses varied household needs and contributes to social diversity within the precinct. The increase in tower width enables larger family-sized dwellings that exceed ADG minimums, strengthening long-term liveability.

At ground level, retail tenancies, landscaped setbacks and a staged 6-metre through-site link foster interaction and connectivity. Over time, this link will form part of a broader laneway network, creating a walkable and engaging neighbourhood structure. The public realm incorporates shaded seating, native planting and generous pedestrian zones, encouraging informal gathering and everyday activity.

By integrating ecological regeneration, improved cycle infrastructure and active street edges, the development supports a healthy, inclusive and accessible urban environment. The design reinforces the Kings Bay vision of a connected mixed-use village, ensuring the project contributes meaningfully to social equity and shared civic life.



BETTER FOR PEOPLE

SAFE, COMFORTABLE AND LIVEABLE

OBJECTIVE

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

PROPOSAL

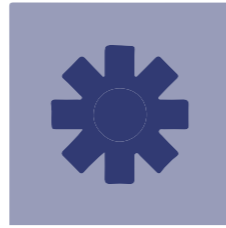
The design prioritises safety, comfort and accessibility at every scale. Ground-level setbacks expand pedestrian space, soften interfaces and improve visibility, while retail frontages and residential lobbies enhance passive surveillance. The flood-responsive ground plane integrates ramps and graded transitions to maintain equitable access without compromising activation.

Apartment layouts maximise daylight, cross ventilation and outlook, with strong northern orientation capturing views towards the Parramatta River and surrounding green spaces. Communal areas are distributed to provide both active and quiet settings, supporting diverse daily routines and household types. Breezeways and naturally lit circulation spaces strengthen visual connection to the landscape and improve environmental comfort.

Landscaped edges, deep soil planting and shaded rest areas enhance microclimate performance, reducing heat gain and supporting year-round usability of the public domain. Clear wayfinding, weather-protected entries and human-scaled detailing contribute to legibility and a strong sense of welcome. Together, these elements create a safe, inclusive and comfortable environment designed fundamentally around human experience.

Better Placed

DESIGN PERFORMANCE ON SEVEN OBJECTIVES



BETTER WORKING

FUNCTIONAL, FLEXIBLE AND EFFICIENT

OBJECTIVE

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised

PROPOSAL

The proposal demonstrates a considered and adaptable response to programmatic requirements. The podium aligns with the DCP envelope, ensuring efficient use of the site while enabling a refined tower form above. The modest increase in tower width improves apartment planning efficiency and allows the delivery of larger family-oriented dwellings without compromising separation or solar access.

Ground-level planning separates loading and vehicle access via Spencer Street, minimising conflict with pedestrian zones and preserving active street edges. Retail, lobby and service functions are logically arranged to maintain clarity of movement and operational efficiency.

The building's structural and façade systems are designed with modularity and prefabrication potential, supporting construction efficiency and long-term adaptability. Basement planning accommodates future infrastructure, including electric vehicle charging and potential battery storage.

By aligning spatial planning, environmental performance and operational practicality, the development allows for flexibility over time. The building is designed not only to function effectively today but to adapt to future change, maintaining relevance and value within an evolving urban precinct.



BETTER VALUE

A LONG-TERM CONTRIBUTION

OBJECTIVE

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

PROPOSAL

The proposal generates long-term economic, social and environmental value through considered design decisions. The integration of affordable housing, family-sized apartments and active ground-floor uses strengthens housing diversity and supports local economic activity. A high-quality public domain contribution, including landscaped setbacks and a future laneway connection, enhances surrounding land value and amenity.

Whole-of-life cost efficiency is embedded through passive design, high-performance envelope strategies and renewable energy generation, reducing operational energy demand and long-term running costs. The reuse of existing materials lowers embodied carbon while reducing waste disposal costs and contributing to circular economy principles.

Flood-resilient planning mitigates risk and enhances durability, protecting investment value over time. The building's modular systems and adaptable layouts support longevity and reduced future retrofit expenditure.

By balancing commercial viability with environmental stewardship and community benefit, the development creates shared value, raising standards of living for residents while contributing to the broader regeneration of the Parramatta Road corridor.



BETTER LOOK AND FEEL

ENGAGING, ROBUST AND DELIGHTFUL

OBJECTIVE

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement

PROPOSAL

The project seeks to create a welcoming and distinctive architectural presence that reflects Five Dock's industrial heritage while embracing a contemporary urban identity. The podium references warehouse proportions and materiality, incorporating reclaimed brick in a porous, gridded ground plane that invites movement and engagement.

Vertical articulation, recessed balconies and expressed structural elements break down the tower's scale, ensuring a human-scaled experience at street level while maintaining a slender skyline profile. Subtle shifts in façade detailing respond to orientation and program, creating visual depth and richness.

Landscaped setbacks, shaded walkways and integrated planting soften the built form and create a comfortable microclimate. The William Street green corridor enhances visual continuity with the surrounding open space, reinforcing ecological identity.

The building contributes positively to the emerging character of Kings Bay, presenting a layered and engaging streetscape that encourages community use and enjoyment. The overall expression is robust yet refined, grounded in place, responsive to context and designed to foster positive civic engagement.



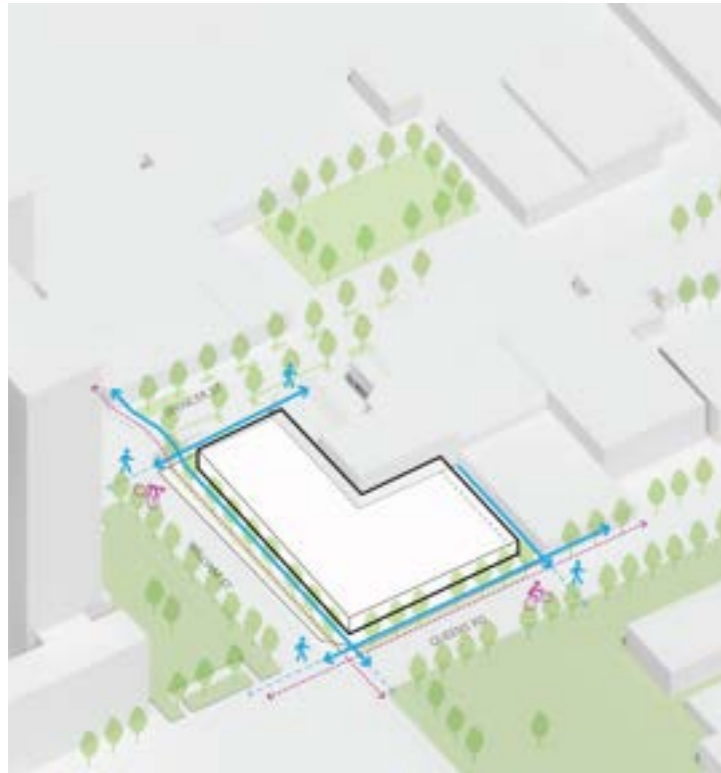


06 DESIGN VERIFICATION STATEMENT

PRINCIPLE 1

CONTEXT AND NEIGHBOURHOOD CHARACTER

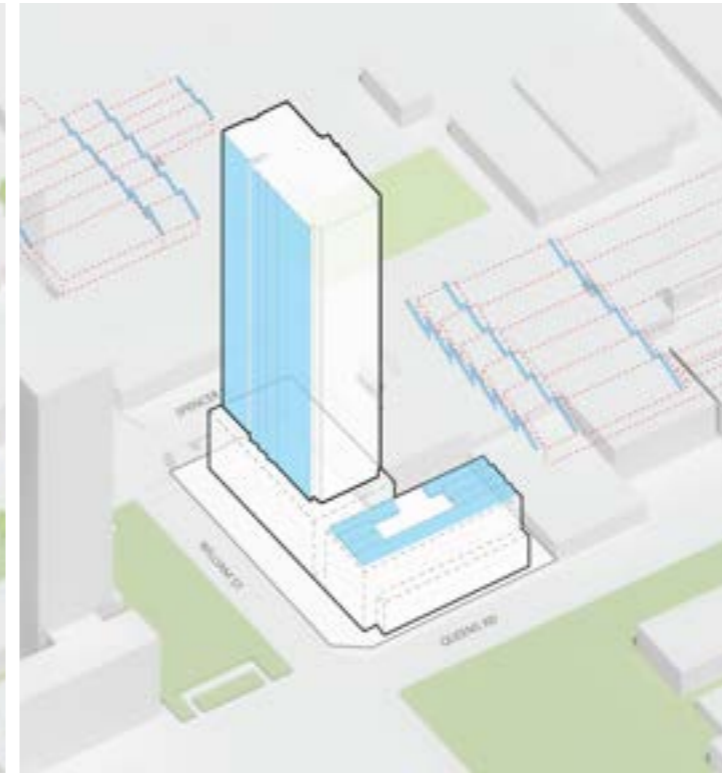
- *Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*
- *Responding to context involves identifying the desirable elements of an area's existing or future character.*
- *Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*



CONNECTING EXISTING NETWORKS



EXTENDING LANDSCAPE, DESIRE LINES



REFLECTING HISTORY



SOUTH SITE & WILLIAM ST VIEW
WAREHOUSE ROOFLINE



INTERNAL TIMBER STRUCTURE



EXISTING SITE BRICKS

The proposal responds to the evolving Five Dock context as a transit-oriented mixed-use precinct while retaining a strong local streetscape character.

The ground-plane arrangement and resulting strategic ground floor massing aligns with surrounding built form transitions and the emerging scale along Parramatta Road and Queens Road corridors.

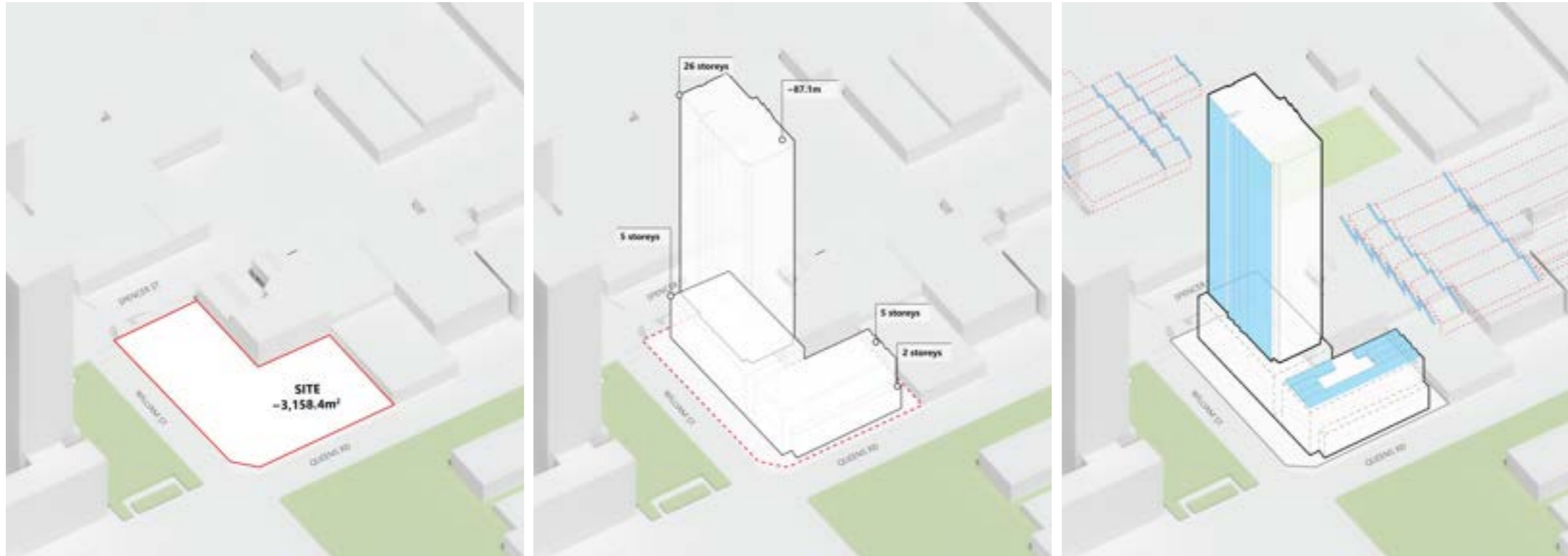
The design proposal reinforces key movement desire lines, strengthens the William Street green-corridor relationship, and improves pedestrian continuity across all frontages. The podium form is used to define the street edge and support active uses at ground level, while tower elements are set and articulated to reduce perceived bulk.

Landscape and public-domain upgrades are integrated to improve amenity, legibility and neighbourhood fit. Overall, the scheme is consistent with the intended future character and provides a contextual, place-based response rather than an isolated building outcome.

PRINCIPLE 2

BUILT FORM AND SCALE

- *Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*
- *Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*
- *Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*



The built form achieves an appropriate balance of scale, articulation and urban definition for the site. The podium-and-tower composition establishes a clear expression for the base, middle and tower forms, with podium elements addressing pedestrian scale and tower forms arranged to reduce visual dominance from street level.

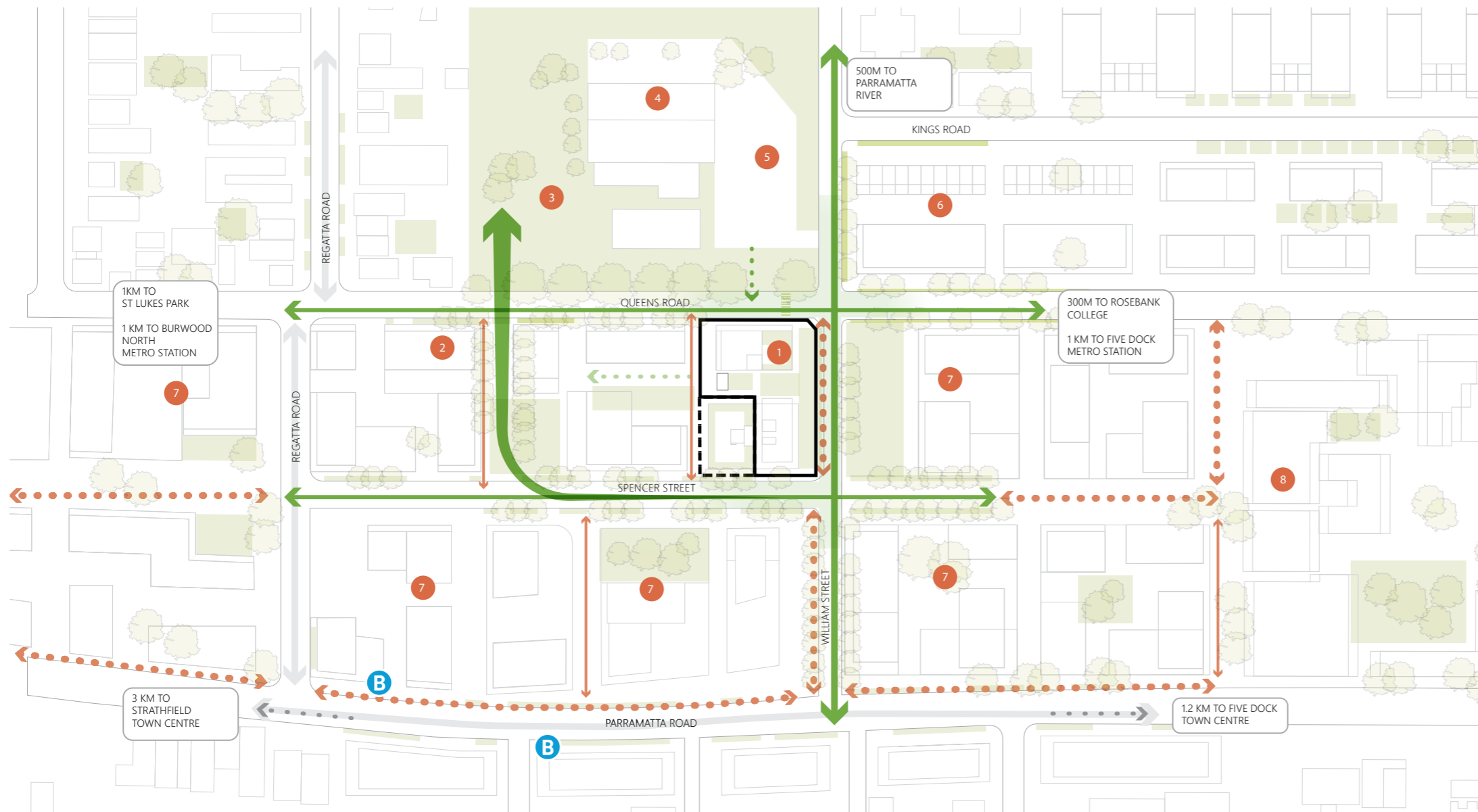
As illustrated in the communal zoning diagrams (active communal, quiet communal, public plaza and amphitheatre), the massing is not only volumetrically efficient but also functionally legible. Building alignments and recessed interfaces shape a clear public realm edge while improving entry legibility and façade depth.

Tower modulation and separation support improved outlook and daylight outcomes and minimise perceived bulk when viewed from surrounding streets.

The resulting form is proportionate to the site's strategic location and supports a high-quality urban outcome that contributes positively to streetscape character and public-domain definition.

PRINCIPLE 3 DENSITY

- Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
- Appropriate densities are consistent with the area's existing or projected population.
- Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

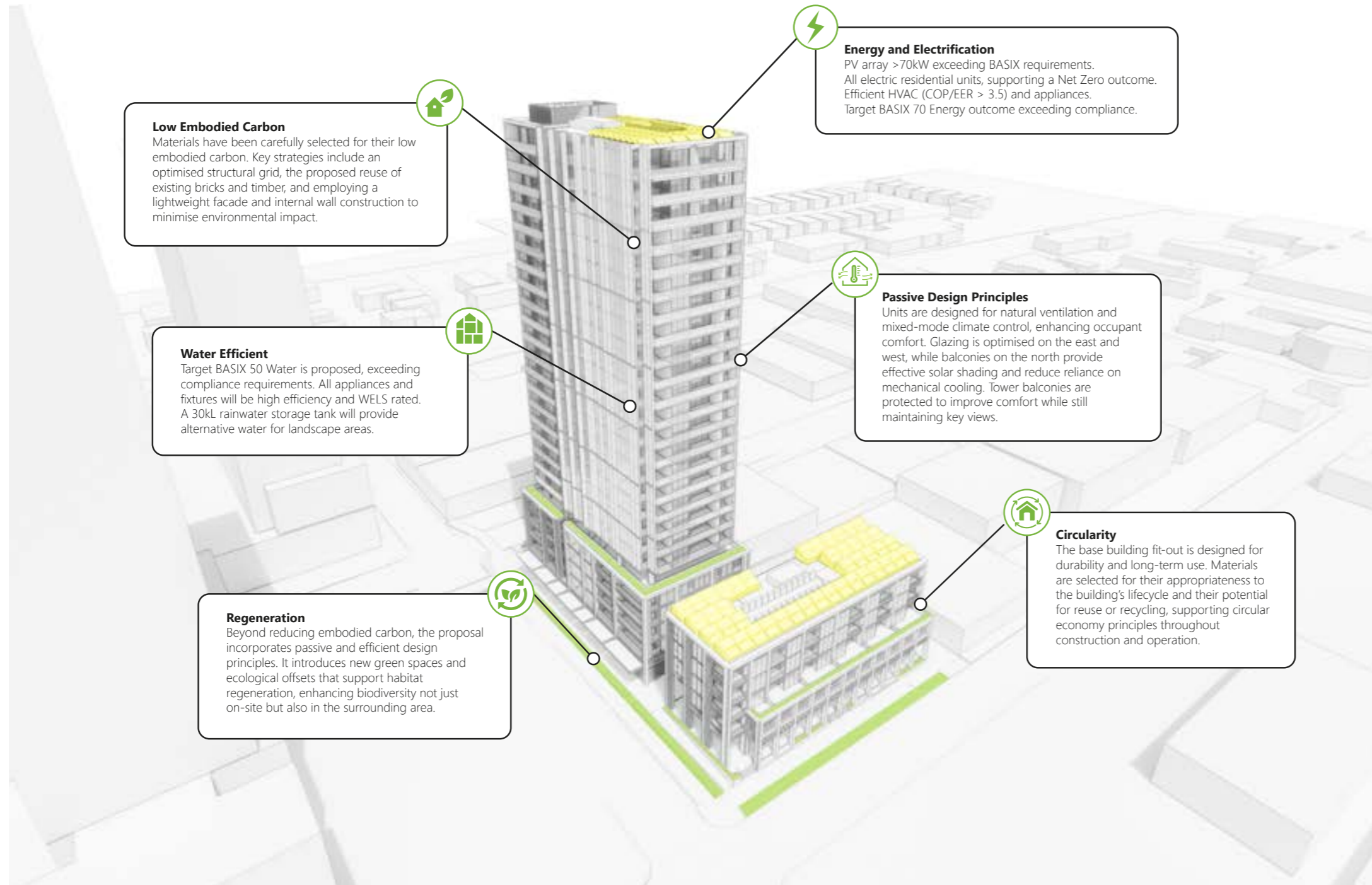


The proposed density is appropriate to the site's strategic location, infrastructure access and emerging metropolitan role. The development is supported by proximity to metro stations, schools, open space, local services and the Parramatta Road corridor, with strong walkable links to Five Dock town centre and surrounding community facilities. This level of access justifies a higher-density residential outcome while reducing car dependency and supporting sustainable travel patterns.

The design balances yield with amenity through communal open space, active frontages, landscape integration and clear movement hierarchy. Density is therefore not treated as a numeric outcome alone, but as a performance-based response that is supported by local infrastructure capacity and urban services. The proposal delivers additional housing supply in an accessible location while maintaining liveability, functionality and public-domain quality.

PRINCIPLE 4 SUSTAINABILITY

- *Good design combines positive environmental, social and economic outcomes.*
- *Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.*
- *Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.*



Sustainability is embedded in the project through integrated passive and active design strategies. Key initiatives include low embodied carbon material selection, modular and prefabrication opportunities, all-electric operation, photovoltaic integration and mixed-mode environmental control.

The structural approach is rationalised to reduce transfer complexity and material intensity, while façade and envelope decisions are tuned for thermal performance and reduced operational load.

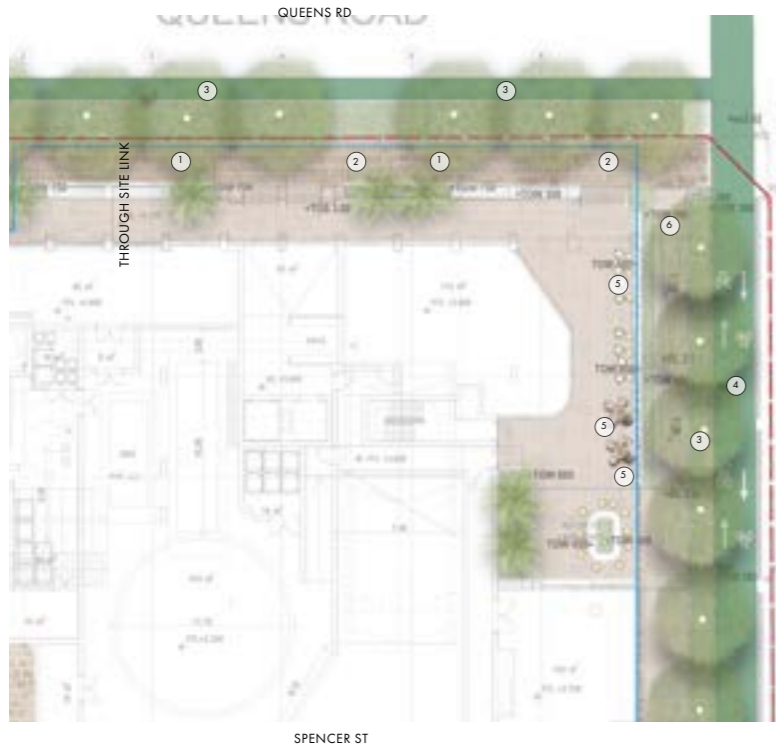
Regenerative landscape outcomes are incorporated through additional planting and biodiversity supportive design. These measures reduce whole of life environmental impact and support lower emissions in construction and operation.

The sustainability response is coordinated across architecture, structure and services rather than applied as an overlay, enabling the building to perform efficiently while maintaining resident comfort and long-term asset durability. This delivers a robust pathway toward lower-carbon, climate-responsive residential development

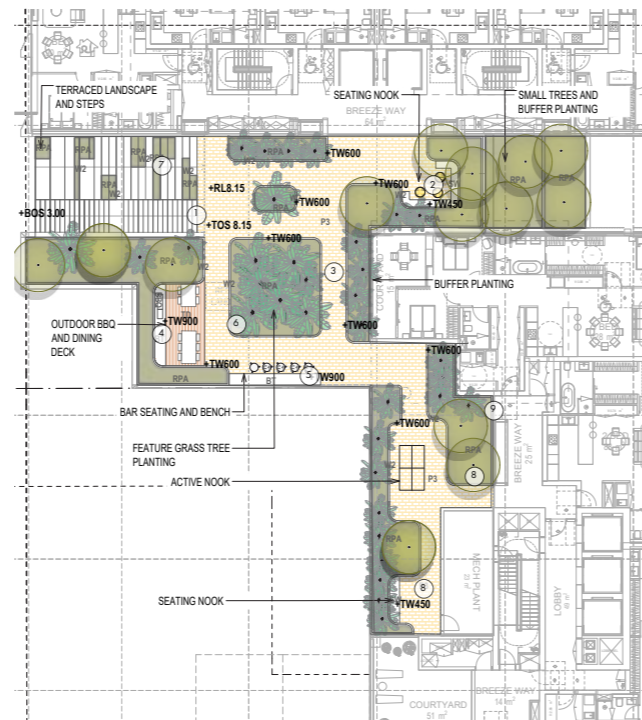
PRINCIPLE 5 LANDSCAPE

- Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.
- A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.
- Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks.
- Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

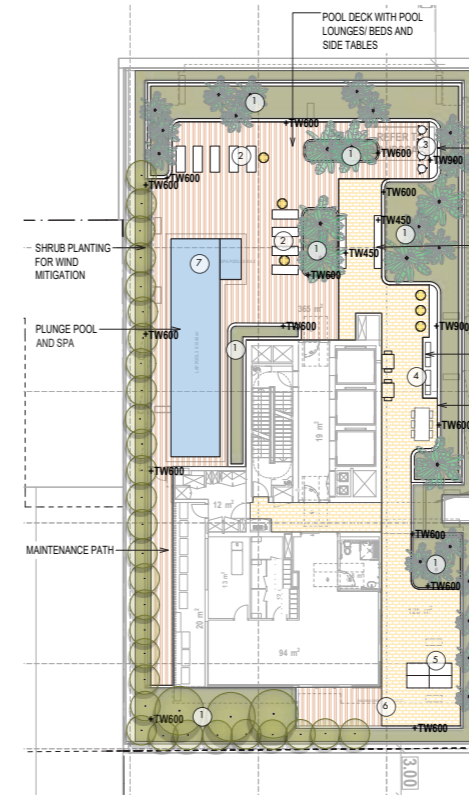
Ground Floor Detail Plan



Level 1 Podium Plan



Level 5 Podium Plan



Landscape is designed as core project infrastructure, integrated with building form, water management and public-domain function.

The proposed design demonstrates a layered approach across street interfaces, podium communal areas and connecting pedestrian edges, with planting used to improve microclimate, shade, amenity and visual softness.

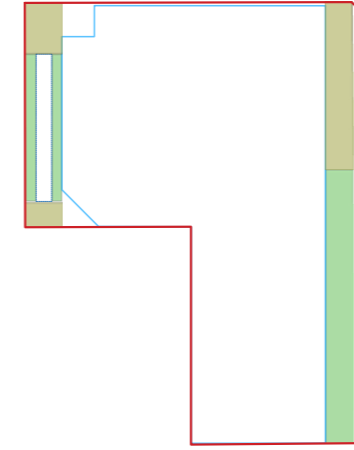
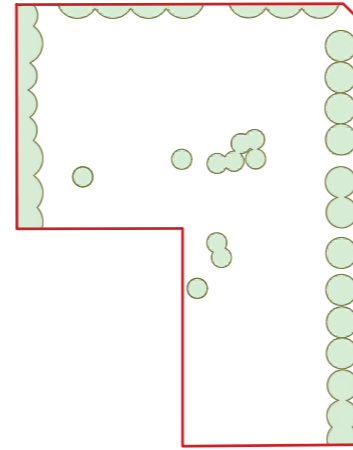
Ground-level setbacks and landscaped thresholds help resolve flood-responsive level transitions while preserving active street edges and clear movement paths. At upper levels, communal planting zones are arranged to support varied resident use and social interaction while maintaining surveillance and safety. Species and soil-depth strategies are intended to support canopy growth, biodiversity and long-term resilience.

The overall landscape response contributes positively to neighbourhood character and strengthens green-network continuity, ensuring the development reads as part of a broader ecological and public-realm system rather than an isolated site treatment.



PRINCIPLE 6 AMENITY

- Good design positively influences internal and external amenity for residents and neighbours.
- Achieving good amenity contributes to positive living environments and resident well being.
- Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility



TREE CANOPY

PROPOSED CANOPY COVERAGE= 527m² 16%

DEEP SOIL

DEEP SOIL 6m = 196m² 6%
DEEP SOIL ON STRUCTURE = 287m² 9%

The proposal delivers a high level of internal and external amenity for residents. Apartment layouts and view studies demonstrates good access to daylight, view outlooks, natural cross-ventilation opportunities and functional layouts.

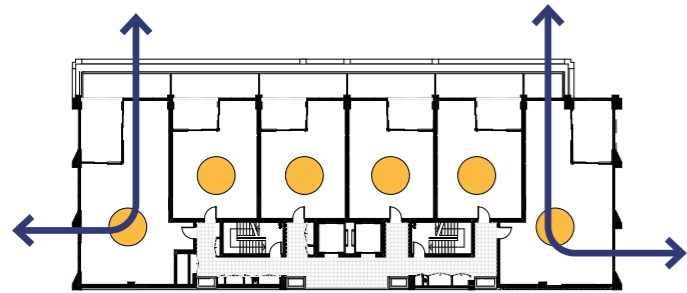
Communal spaces are distributed to provide both active and quiet settings, improving usability for a range of household types and daily routines.

Entry sequences and circulation are clear, inclusive and safe, with weather-protected and legible lobby interfaces.

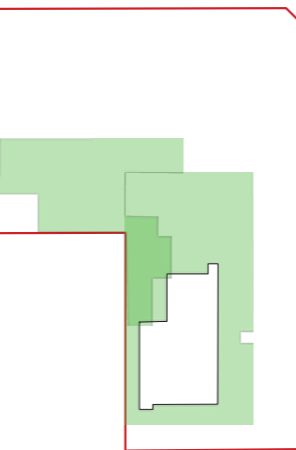
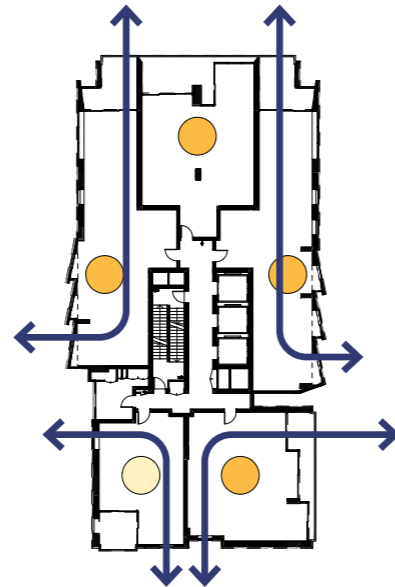
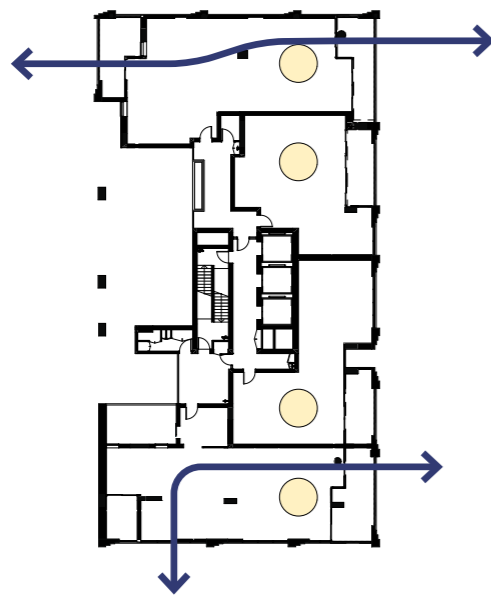
Private open space, storage and service integration are resolved to support practical long-term occupation.

External amenity is reinforced through landscape, public-domain activation and careful interface treatment at ground level.

Overall, the design combines liveability, comfort and operational practicality, providing a quality residential environment that aligns with ADG amenity objectives in a dense urban context.

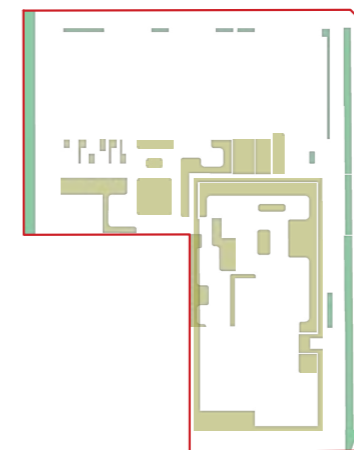


≥ 2 HOUR SUN
< 2 HOUR SUN
NO SUN



COMMUNAL OPEN SPACE

AREA OF COS = 1175m² 25%

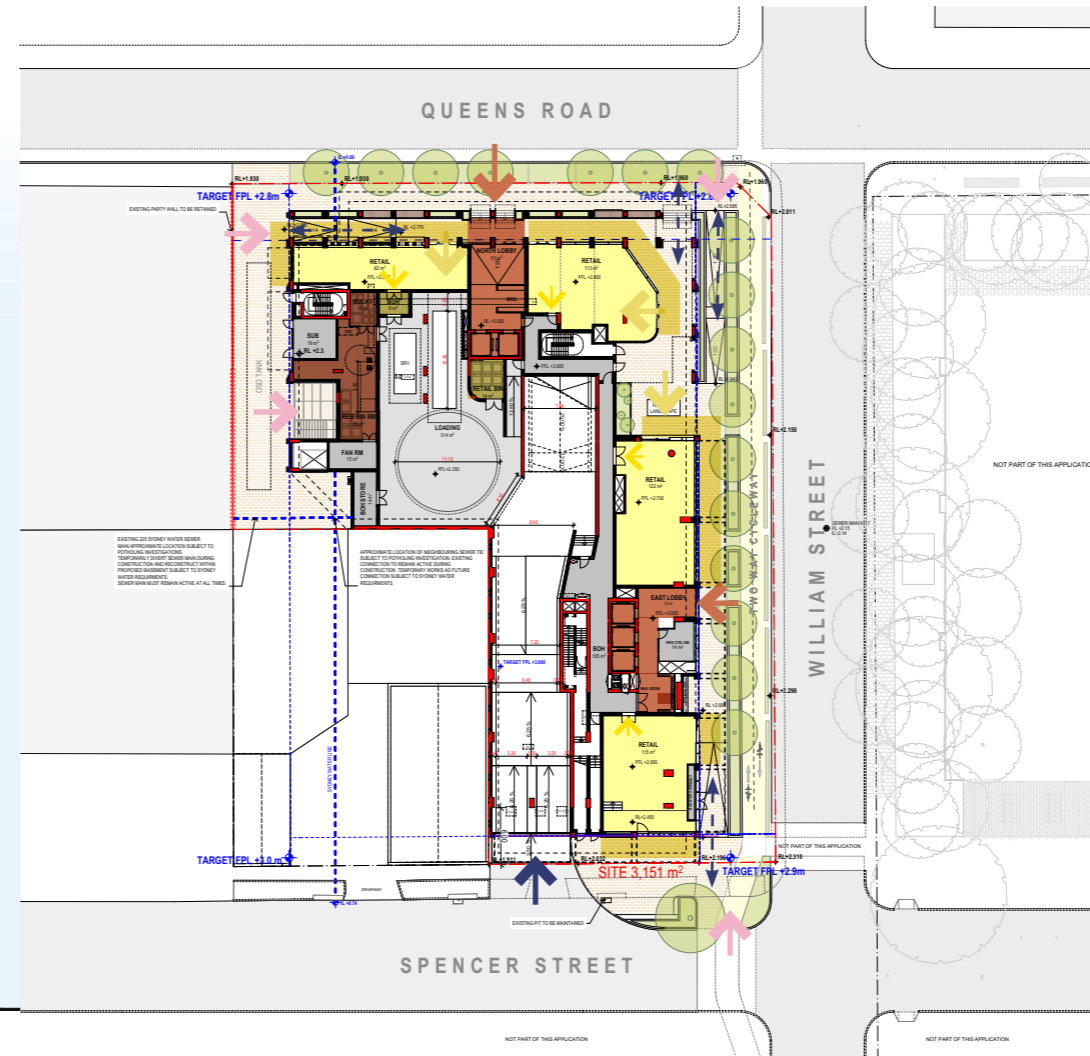
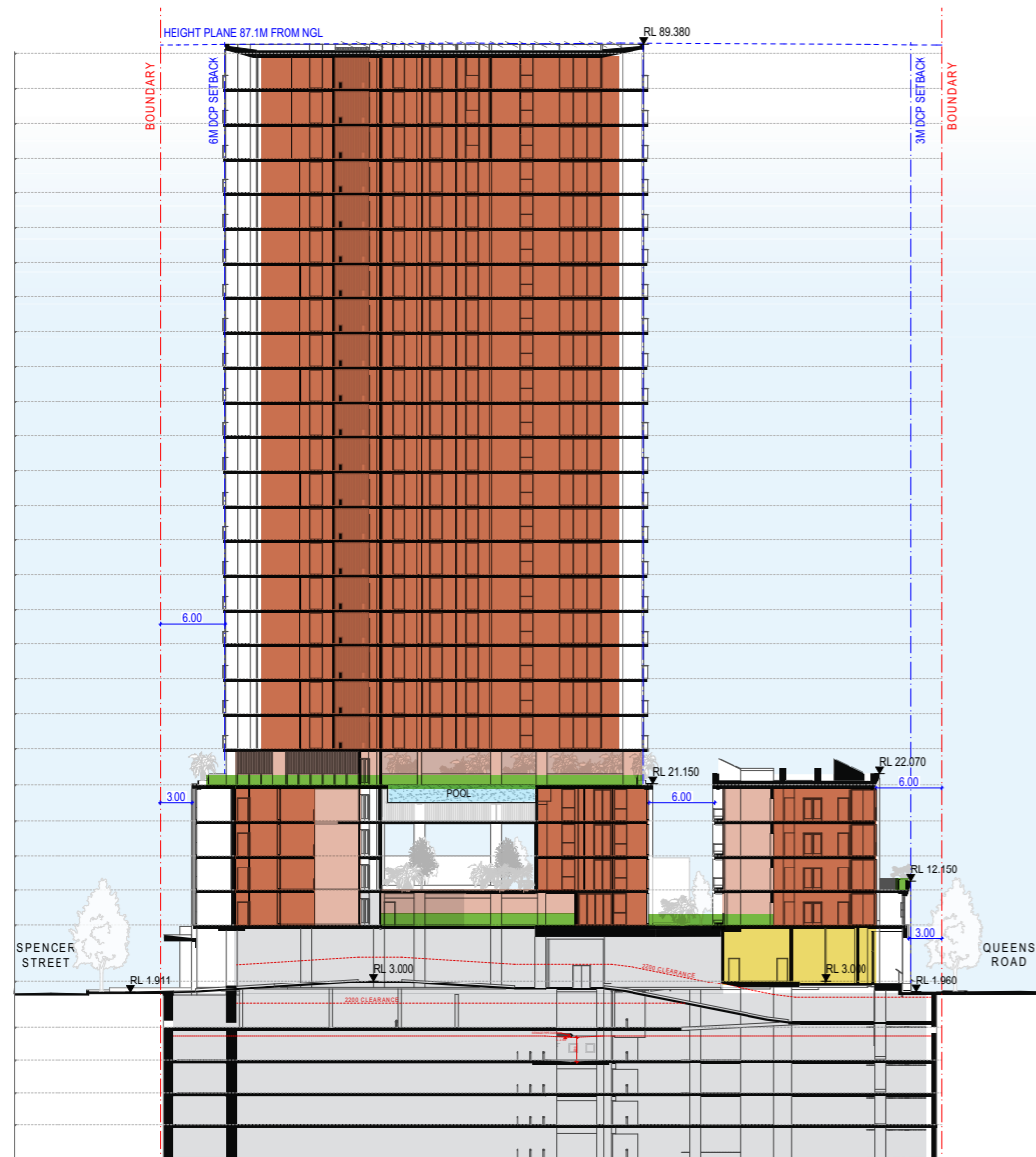


LANDSCAPE AREA

LANDSCAPE AREA = 686m² 21%
LANDSCAPE ON GROUND = 242m² 7%
LANDSCAPE ON PODIUM = 444m² 14%

PRINCIPLE 7 SAFETY

- Good design optimises safety and security, within the development and the public domain.
- It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.
- Opportunities to maximise passive surveillance of public and communal areas promote safety.
- A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose



Safety and security are embedded in the planning strategy, access arrangements and public-domain interface. The ground floor provides clearly defined entries, active frontages to the street and carefully located service areas to minimise conflict with pedestrian movement.

Visible residential lobby locations and strong frontage activation enhance passive surveillance along the Queens Road, Spencer Street and William Street interfaces.

The laneway will be delivered in stages. During Stage 01, the amphitheatre connection between the laneway and Level 01 is designed to encourage residents to move through and occupy this space, increasing passive surveillance and informal oversight. The residents' communal area at Level 01 will be secured with a fence and controlled gate access located at the top of the stair, ensuring clear separation between public circulation and private amenity space.

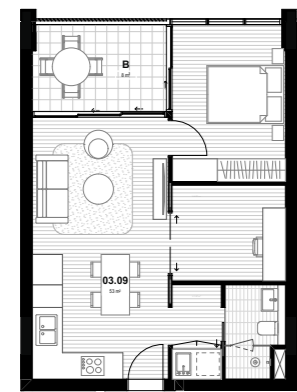
Flood-responsive grading and threshold treatments are coordinated with safe access and egress, including accessible paths of travel and durable edge conditions. Lighting, managed sightlines and clear delineation between public, semi-public and private domains support both perceived and actual safety. Back-of-house and loading functions are separated from primary pedestrian areas to reduce operational risk.

The outcome is a legible, maintainable environment where safety is achieved through considered urban and architectural design, rather than reliance on unnecessary barriers.

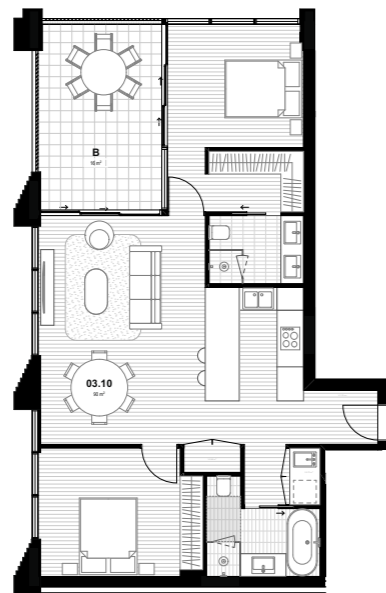
PRINCIPLE 8

HOUSING DIVERSITY AND SOCIAL INTERACTION

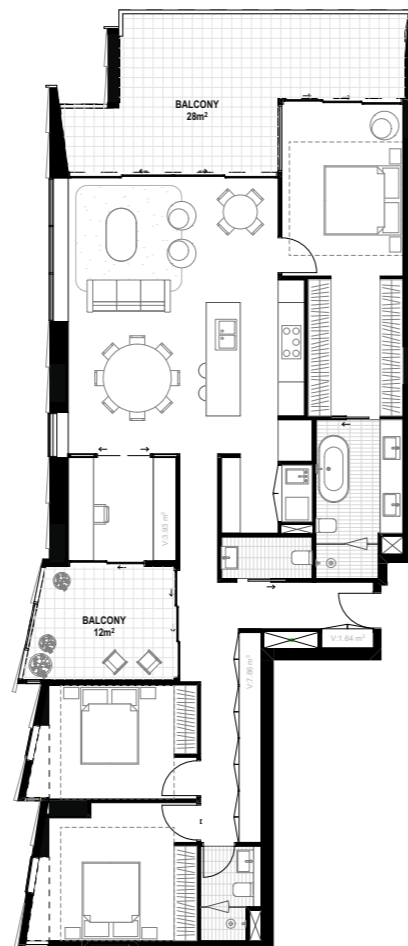
- Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
- Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.



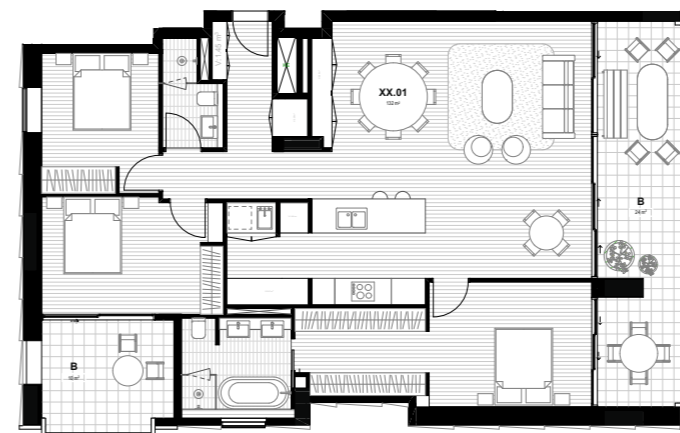
1 BED TYPE 1 - 53m²
NORTH PODIUM - L1-4



2 BED TYPE 3 - 90m²
NORTH PODIUM TYPICAL - L1-4
LIVABLE: SILVER LEVEL



3 BED - 113m²
TOWER TYPICAL MID RISE - L20-24



3 BED TYPE 7 - 132m²
TOWER TYPICAL
HIGH RISE - L23-25
ADAPTABLE

DWELLING MIX

134 UNITS

	1 BED	33	25%
	2 BED	50	37%
	3 BED	51	38%
	UNIVERSAL	39	29%
	ADAPTABLE	24	18%
	AFFORDABLE	27	15% (OF GFA)

The scheme offers a diverse dwelling mix, including smaller and family-capable apartments as well as a commitment to 15% of GFA dedicated to affordable housing, to support a broad range of household types, life stages and budget profiles.

Apartment layouts are designed for flexibility, functionality and compliance with liveability as well as adaptability requirement with generously sized rooms and storage space.

Communal spaces are varied in character and scale, including quieter retreats and more active social areas, allowing residents to choose different modes of occupation and interaction. This supports both incidental social contact and planned community use.

Spatial planning reinforces social sustainability by combining private amenity with shared facilities that are legible, accessible and evenly distributed across the development.

The proposal contributes to housing choice and community cohesion while remaining operationally practical for long-term residential management.

PRINCIPLE 9

AESTHETICS

- *Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*
- *The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*



The proposal demonstrates a resolved and carefully proportioned built form that clearly expresses both its internal organisation and structural logic. The podium aligns with the established DCP envelope, reinforcing the emerging street wall character and contributing to a consistent and legible urban framework within the Kings Bay Precinct. Above this, the tower form is deliberately refined to balance height with slenderness, ensuring a composed skyline presence while maintaining appropriate separation from neighbouring future development. The relationship between podium and tower establishes a clear hierarchy, grounding the building within the streetscape while allowing vertical expression above.

The façade articulation reflects the internal layout and structural grid. Recessed balconies, expressed vertical elements, and subtle modulation in plane depth correspond to apartment planning, creating rhythm and visual order. This articulation reduces perceived bulk and introduces human-scaled detail at lower levels, enhancing the pedestrian experience.

Material selection reinforces both context and longevity. The reuse of existing brick from the site embeds memory and authenticity into the ground plane, forming a textured and porous interface that invites engagement. This robust material palette references Five Dock's industrial heritage while being reinterpreted in a contemporary architectural language. Complementary materials, varied textures and integrated shading elements create visual depth and environmental responsiveness.

The development responds to the evolving local context by acknowledging desirable streetscape elements, repetition, proportion and material solidity, while contributing a refined and contemporary expression. Through balanced composition, contextual materiality and layered detailing, the proposal achieves a cohesive and enduring aesthetic outcome that enhances the visual character of the precinct and supports its long-term regeneration.

PRINCIPLE 9 AESTHETICS

NORTH ELEVATION - VIEW SOUTH



06 DESIGN VERIFICATION STATEMENT

DESIGN VERIFICATION STATEMENT

Mr Rido Pin, a Director of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 11286.

I confirm that in my professional opinion the proposed design is capable of achieving the design principles set out in the 'State Environment Planning Policy (Housing) 2021 - Schedule 9' and has been designed with regard to the publication 'Apartment Design Guide' (ADG).



Rido Pin
DIRECTOR

