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Revision	Revision Description	Author	Date
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2	Response to TOA Comments	Wardle Studio	23.Apr.2026

Introduction

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01

Introduction

Our proposal begins with an acknowledgment of the enduring connection of the Gadigal people to Country.

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 78545225 for the site at 47 – 97 Marlborough Street, Surry Hills.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 19 December 2024 (SSD- 78545225). Specifically, this report has been prepared to respond to the following SEARs:

SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS	REFER REPORT SECTION
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 3
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. - 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.	Appendices - ADG compliance schedule
If affordable housing is proposed, provide a floor plan outlining the gross floor area and dwellings that are provided as affordable housing.	Section 6

The Site

The site is situated within the centrally located Surry Hills, where social, civic and economic diversity takes place.

The site is located at 47-97 Marlborough Street, Surry Hills and is legally described as Lot 1 in DP225393 and Lot 1 in DP251056. It is regular in shape and has an area of approximately 3,413 sqm.

The site is located in the City of Sydney local government area (LGA) in Surry Hills, which is well-served by public amenities such as a supermarket, cafés, destination retail shops and a library. Community facilities such as swimming pools, tennis courts, and active open space are easily accessible. The southern portion of the site comprises a locally listed heritage item (the former David Jones Warehouse building) and the northern portion of the site accommodates a car park. The area to the east and south of the site is a Heritage Conservation Area.

The site is in a highly accessible area with the nearest Light Rail Station (Surry Hills) 200m to the north of the site. The site is also close to regular bus services in the immediate vicinity.

The existing building is built to the site boundaries. There are existing street trees along Marlborough Street, as well as some planter boxes containing vegetation on the site's north-eastern frontage to Marlborough Street.

The location of the site is illustrated in Figure 1.



Site Plan

Vision Statement

Marlborough House occupies a site of deep cultural memory and the neighbouring Eddie Ward Park is of local ecological significance—where natural systems, topography, and stories have long shaped human experience.



1914 - David Jones factory constructed, now known as Marlborough House



Ecology Context - Sydney Coastal Sand Mantle Heath



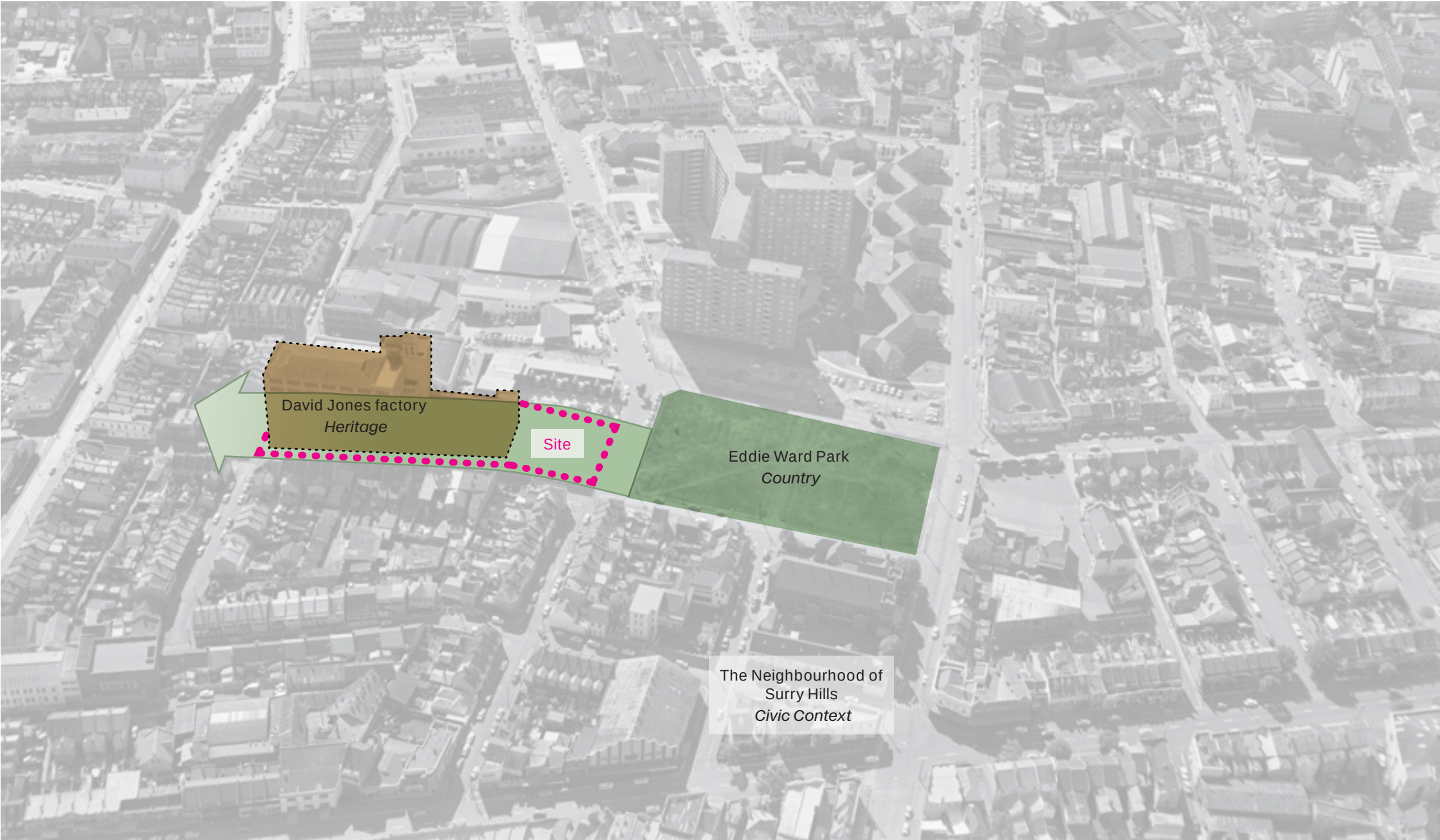
Ecology Context - Sydney Turpentine Ironbark Forest

The design response embraces this understanding not as an abstract reference, but through integrated architectural decisions that seek to rebind built form to Country.

At the heart of our approach is a commitment to supporting living systems - reawakening the memory of Country through a natural material palette, a responsive landscape strategy, and the tactile textures of site and ecology. The architecture is anchored through its relationship to land, history, and the sensory conditions of place. Sight lines and subtle spatial connections are drawn between the building and the landscape beyond - linking the site to Eddie Ward Park and to broader ecological and cultural markers.

This is a place shaped by layers of history and change - from the industrial character of the former David Jones factory to the richly textured neighbourhood of Surry Hills. Within this context, the project positions itself not as an isolated intervention, but as a contributor to the civic, social, and architectural grain of the precinct.

Marlborough House is a project about transition - between old and new, between street and sky, between heritage and landscape. It celebrates the adaptive reuse of a significant piece of Sydney's built history, bringing new life and purpose to a landmark structure. Through careful composition, a diversity of residential offerings, and a responsive ground plane, the building provides opportunities for living, gathering, and exchange.



Aerial View of Darling Harbour, December 1962 / Photographs by Max Dupain

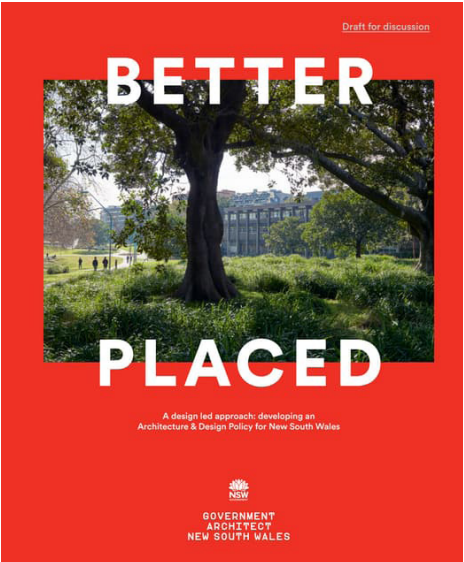
Relevant Policies and Framework

The design excellence vision is matched by a careful study of government planning guidelines.

GANSW Better Placed Design Guide

The seven objectives of Better Placed have been used throughout the briefing, consultation and design process.

- Better fit
- Better performance
- Better for community
- Better for people
- Better working
- Better value
- Better look and feel



Housing SEPP; the Environmental Planning and Assessment Regulation 2021 (the Regulation)

The design scheme aims to deliver better living environments for residents choosing this form of housing, and to enhance our streetscapes and our neighbourhoods across the state.

LEP Clause 6.21 Division 4 Design Excellence

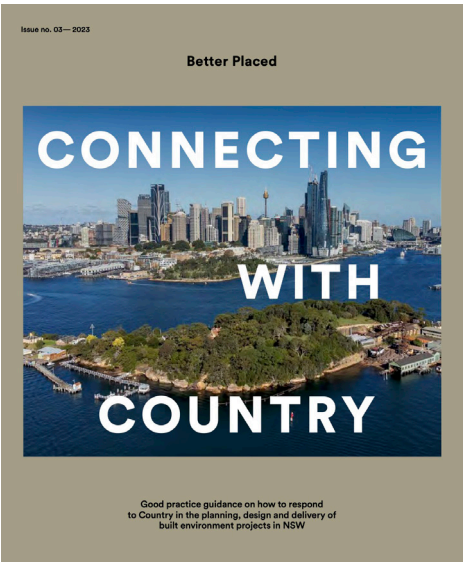
The design scheme meets the objectives and aims to deliver the highest standard of architectural, urban and landscape design. An extensive Design Integrity Panel engagement process has taken place, at the end of which, the panel highly commended the design progress and supported the design outcome.



NSW legislation

GANSW Connecting With Country Good Practice Guidance

Connecting with Country is a framework to care for Country when designing built environments. It embraces the Aboriginal philosophy that 'If we care for Country, Country will care for us'.



Apartment Design Guide

Although the existing heritage fabric imposes constraints on the design, the scheme seeks to strike a balance between retaining the heritage character and providing a high quality of living for future occupants.



Apartment Design Guide

Tools for improving the design of residential apartment development

Project Description

The proposal responds sensitively to the retained heritage fabric while introducing a new architectural language that is both contemporary and contextual.

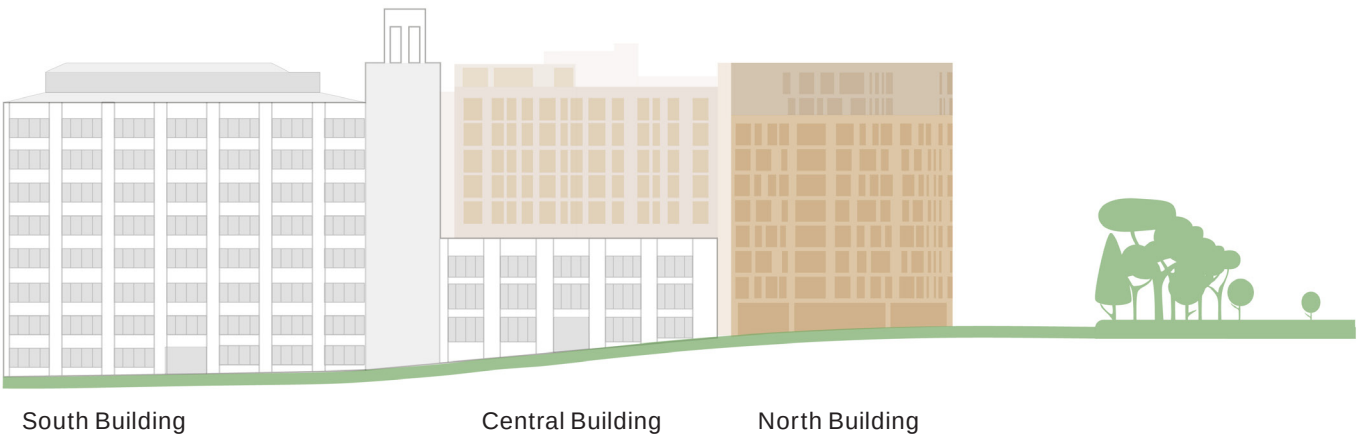
The application seeks development consent for the redevelopment of the site for an in-fill affordable housing residential development comprising 172 market and affordable housing dwellings and retail. The works will involve the adaptive reuse of the heritage listed warehouse building known as the ‘Former David Jones Factory’.

Specifically, this application seeks approval for the following:

- Demolition of the existing car park on the northern portion of the site.
- Site preparation works including:
 - Tree removal.
 - Excavation on the northern portion of the site.
- Alterations and additions to the existing warehouse building for the purposes of a residential flat building comprising:
 - Heritage conservation works to the warehouse building and alterations to the warehouse roof profile and introduction of level 8.
 - Construction of new apartments of seven additional levels to the warehouse building on the central portion of the site.
 - 75 residential apartments on level 1 – level 8 in south building
 - 59 residential apartments on level 1 – level 10 in central building

- Outdoor communal resident amenity and rooftop communal open space on level 10.
- Service vehicle access from Goodlet Street to an at-grade loading dock.
- Lower ground storage, plant and services area.
- Construction of a new residential flat building on the northern portion of the site comprising:
 - Basement car stacker and vehicular access from Landsdowne Street.
 - Retail tenancy on ground level on the corner of Marlborough Street and Landsdowne Street.
 - 38 residential apartments on level 2 – level 10 in north building
- Landscaping and associated public domain works including a private pedestrian link along the western site boundary.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by Wardle appended to the Environmental Impact Statement.



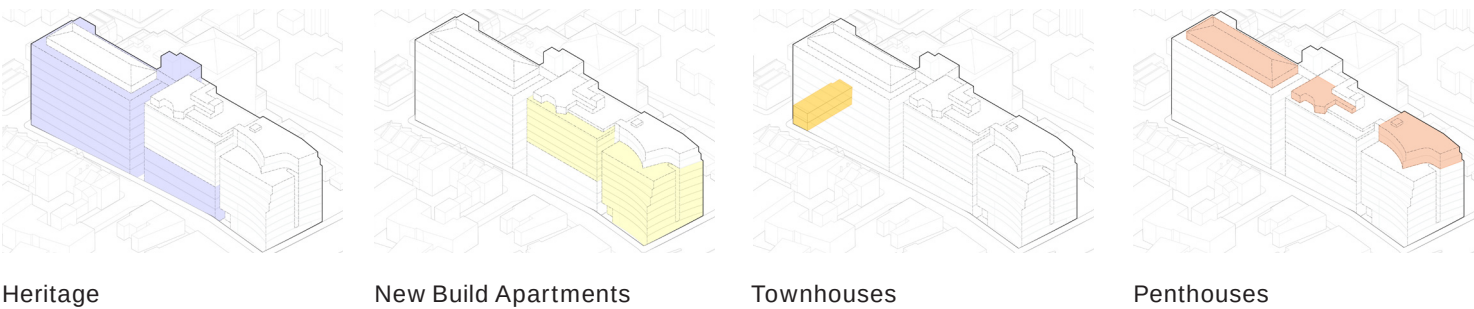
	Southern Building GFA (m²)	Central Building GFA (m²)	Northern Building GFA (m²)	Site GFA (m²)
Residential	6329	4385	3562	14361
Residential (Affordable Housing)	701	1387	506	2593
Retail Tenancy			127	127

SUBTOTAL	17082
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Site GFA / FSR	Allowable / Required	Proposed	Compliance
Total Site Area	3413 m2		
Total GFA	17,082 m2	17,082 m2	Yes
Affordable housing percentage¹	2,562 m2	2,593 (15.2%)	Yes
FSR	5.005:1	5.005:1	Yes
Height²	38.61 m / 31.46m	Exceeds height plane by circa 1.9m in South Building, 4.6m in North Building, and 6.9m in Central Building. (Highest RL South Building: 82.15m; Highest RL Central Building: 84.35; Highest RL North Building: 82.55)	No

1. Affordable housing percentage = Affordable housing GFA / Total GFA

2. Height non-compliance has been reviewed extensively with Design Review Panel. The proposal has been supported due to its urban contribution and heritage integrity. Detailed shadow analysis have been prepared which advised that the height exceedance does not cause adverse impacts to neighbouring sites. Detail can be referred to in *Architectural SSDA Report Appendices, Shadow Analysis Report* and *Clause 4.6 Variation Report* prepared by *Urbis*.



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02

Country

The project aims to recognise, respect and reflect the living cultural systems of Country, ensuring that Marlborough House contributes not only to urban renewal, but to cultural continuity and shared custodianship of place.

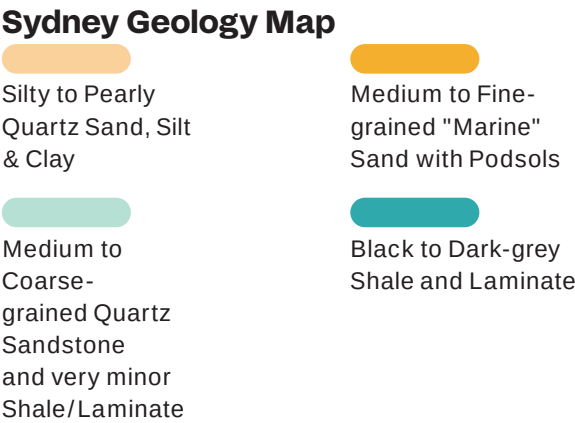
The site's story runs deeper than the built environment. Long before industrialisation, this land sustained rich hunting and foraging grounds for the Gadigal people of the Eora Nation. Shaped by topography and geology - sandstone ridges, clay caps, swamps, and freshwater wetland - the area was defined by its ecological abundance and movement. The site sits at a former ecotone edge, a threshold between the Sydney Turpentine-Ironbark Forest and the Coastal Sand Mantle Heath. This convergence of shale and sandstone, clay and sand, woodland and heath form the conceptual basis for the project's response to Country - a recognition of the meeting of systems, both ecological and cultural.

Country consideration by the project is not limited to the adjacent Eddie Ward Park, but including the broader natural history and cultural systems that continue to shape this place.

As part of a broader ambition to embed meaning and memory into the site, we acknowledge the importance of First Nations narrative and civic identity.

The proposal is aligned with the Connecting with Country Framework and seek opportunities for embedded aboriginal authorship - particularly within the landscape, public art, and interpretation strategies.

The design draws from this layered natural history to inform a mosaic of biodiversity and movement, reintroducing native species, topographic variation, and hydrological cues into the architecture and public realm. These patterns are not treated as landscape margins, but as active shapers of urban form and experience.



Old Man Banksia
Sydney Coastal Sand
Mantle Heath



Rough Tree-fern
Sydney Turpentine
Ironbark Forest

Connectivity

The site is located in a well-connected location in Surry Hills.

L Lightrail station is 200m north of the site which provides residents direct access into the city as well as key green infrastructures like Moore Park and Centennial Park.

M **T** Central station is located 800m from the site (approximately 12m walk). As Sydney's largest transport hub, it's connected to both the metro and the train networks which provides connections to all parts of the Greater Sydney region.

Crown St The site is situated 200m to the west of Crown St, which is a key pedestrian, bicycle and vehicular spine of the local area. The street connects the site to Darlinghurst, Woolloomooloo, the Royal Botanical Garden and Sydney Harbour. It is a vibrant corridor lined with civic and retail destinations, including Surry Hills Library and Community Centre, Crown St Public School and a diverse mix of shops and restaurants.

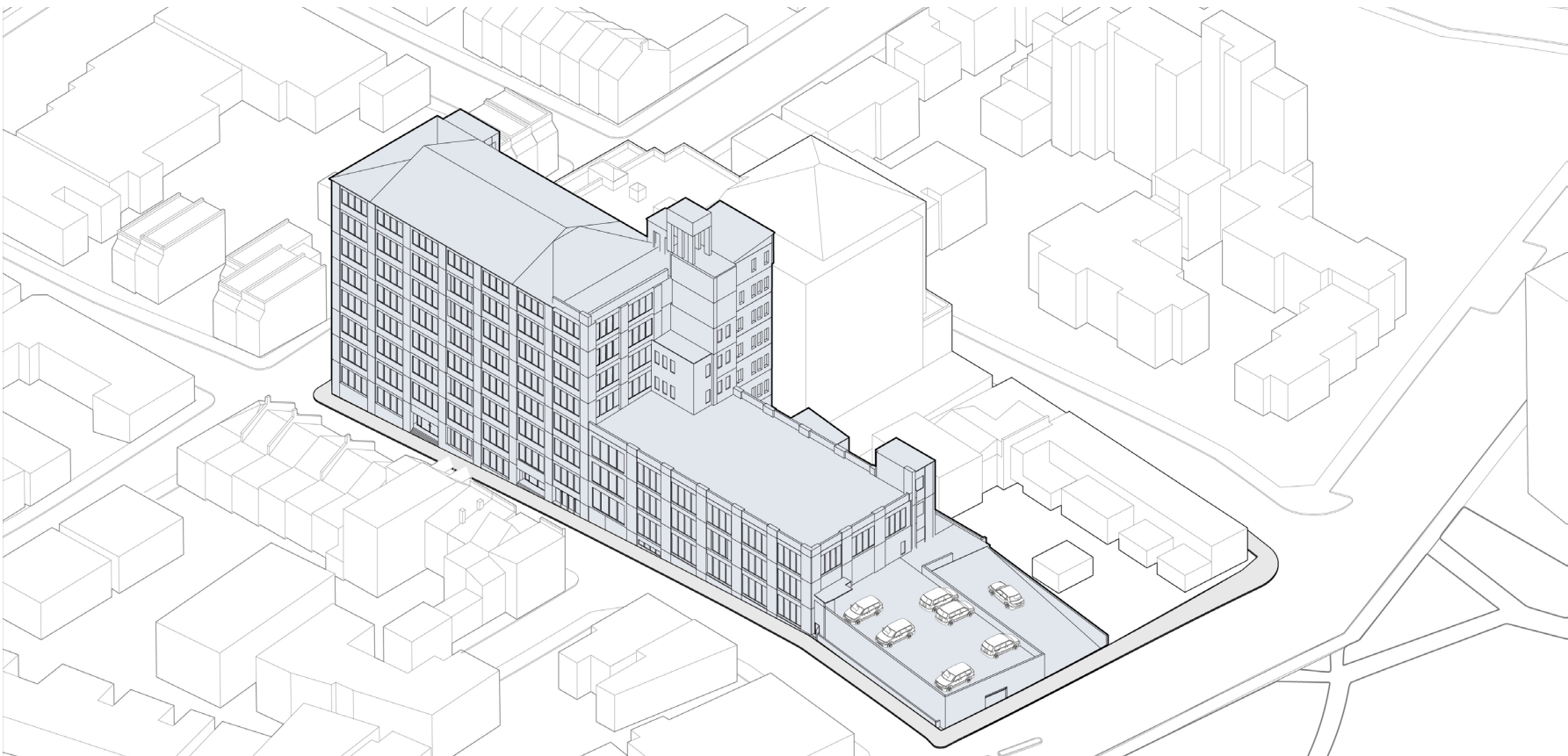


Connectivity Diagram

Heritage History

More than an architectural artefact, the building is a record of working-class life, urban transformation and civic enterprise. It speaks to a time when the act of making shaped both the built environment and the social identity of Surry Hills.

Marlborough House - originally the David Jones factory - occupies a significant place in the industrial and cultural history of Surry Hills. Designed by Power & Adam and constructed between 1913 and 1935, the building exemplifies the Inter-War Chicagoesque style and reflects an era when production, labour, and commerce were deeply embedded in the fabric of the city. At its peak, the factory was the largest department store manufacturing facility in Australia, employing over 800 people and fuelling the growth of Sydney's fashion and retail industries.



Existing Building Condition



Prior to colonisation, the area now known as Surry Hills was the land of the Gadigal people. The land was defined by sandy ridges, swamps and small creeks.

1800



Factories and warehouses in Surry Hills were established, a central area for clothing manufacturing.

1900



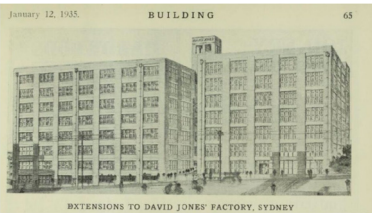
Terraces and workers cottages made Surry Hills a dense inner-city suburb.

1850



1913
David Jones factory constructed, now known as Marlborough House

Marlborough House factory extension. Visionary image below



1935



1970
Marlborough House was sold to property redevelopers and, converted to offices and studios



1980

The gentrification of Surry Hills restores it back into a Sydney hotspot



2026 ONWARDS



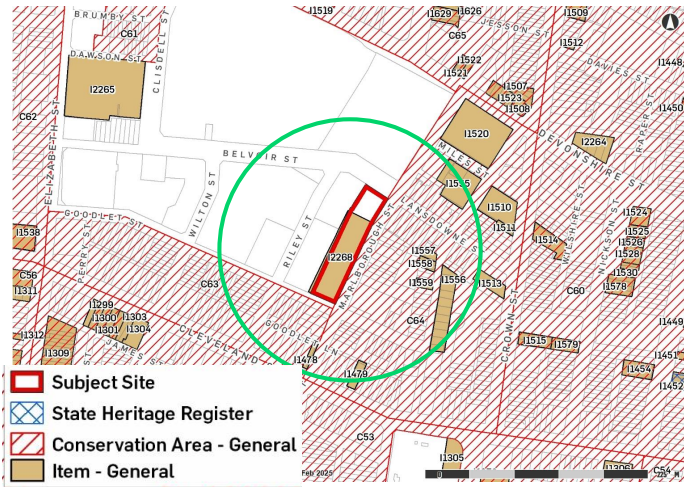
2024
Marlborough House changes hands for the first time in 50 years, set to be transformed into a residential property

Local Context

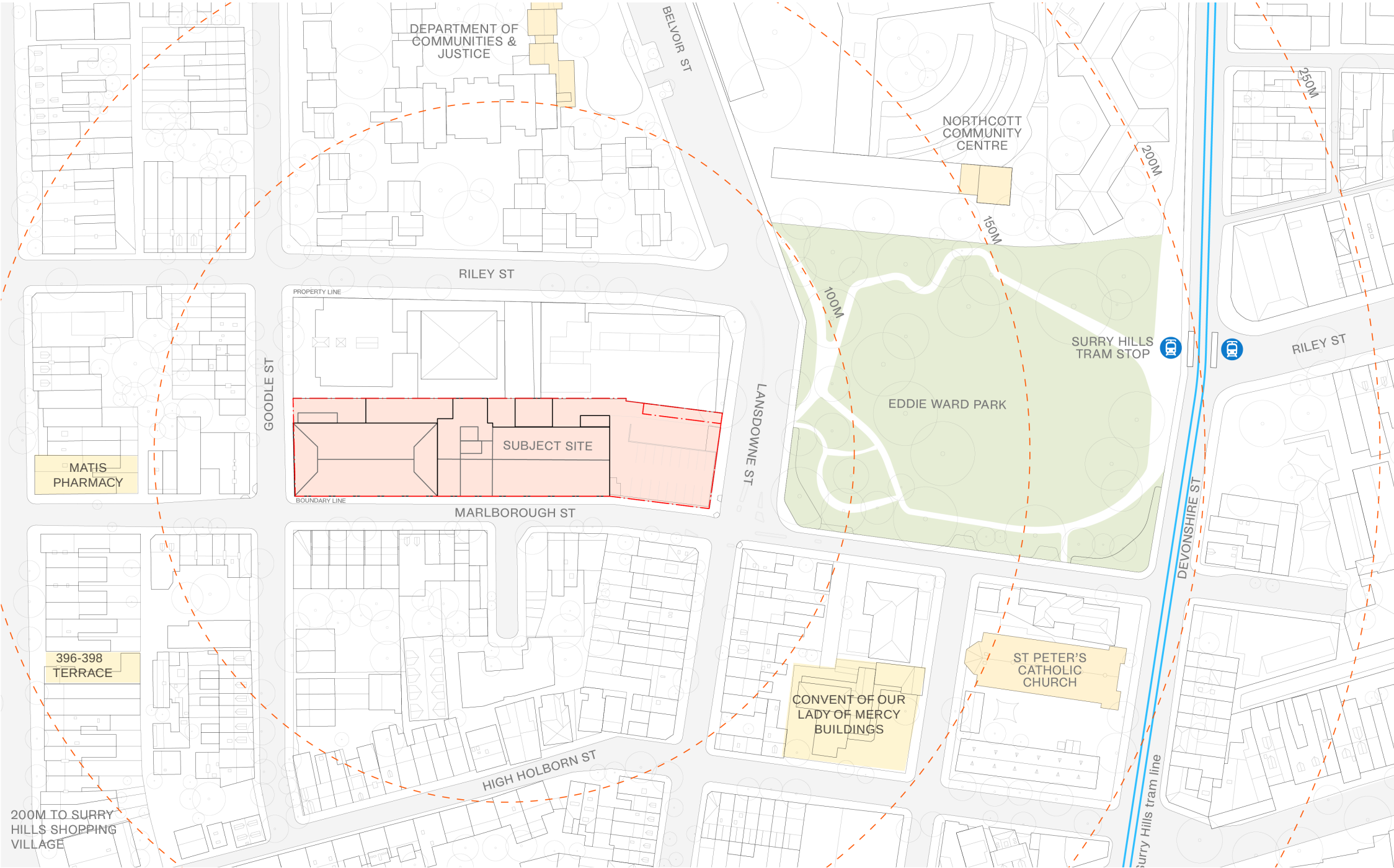
The site is situated within the richly textured and ever-evolving neighbourhood of Surry Hills. Here, heritage buildings and narrow laneways coexist with contemporary insertions, creative industries, public housing, and a diverse and vibrant community.

Surry Hill is a suburb with a vibrant history and many significant civic buildings, including the Department Of Communities & Justice, Northcott Community Centre and St Peter's Catholic Church.

Marlborough House design proposal has been considered as part of a larger precinct transformation. Its urban presence is not isolated, but a contributor to reinforce a coherent residential language along Marlborough Street and enriching the neighbourhood's social, civic and economic diversity.



Heritage map showing the subject site outlined in red, with indication of heritage items and HCAs that are located within approximately 100m from the subject site which have the potential to be impacted by the proposed works. Source: Urbis, 2026



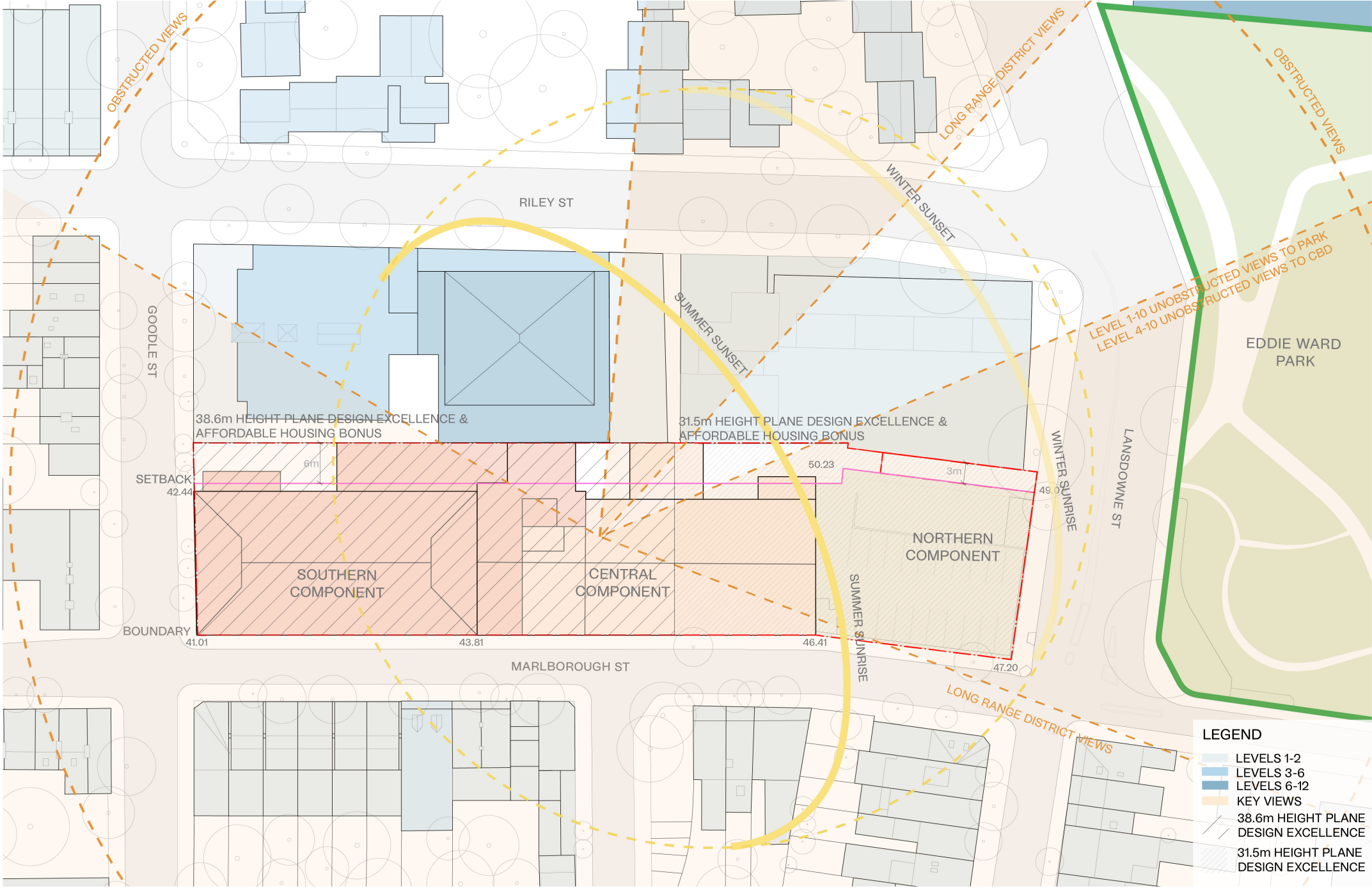
Local Context

Environmental Conditions

The key community amenity of the surrounding area is Eddie Ward Park which is located to the north of our site. Therefore the subject site won't cast shadow over the park throughout the year.

The majority of the surrounding area is low-rise residential which enables the upper level apartments to enjoy an open view towards Sydney CBD and Darlinghurst in the north; Allianz Stadium and Moore Park in the east, and suburban views towards west and south.

The site runs generally north–south, angled slightly toward the southeast. Due to the site orientation, solar access to eastern facade of the site is limited to early morning during winter.



Environmental Diagram

Topography

Given the hilly nature of Surry Hills, there's an eight metre level difference across the site.



Goodlet St - Relatively Flat

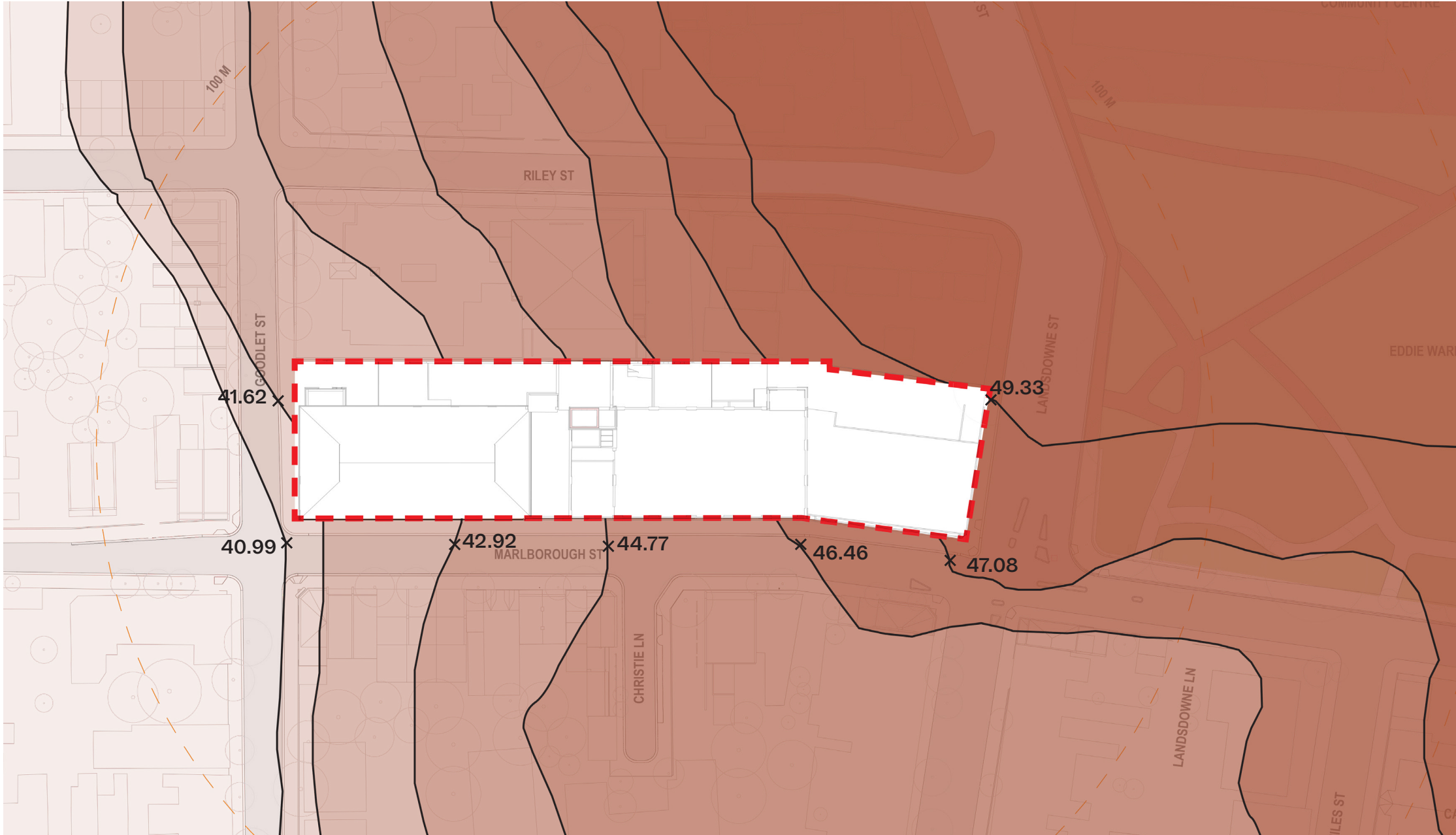


Marlborough St - 6m level different



Lansdowne St - 2m level different

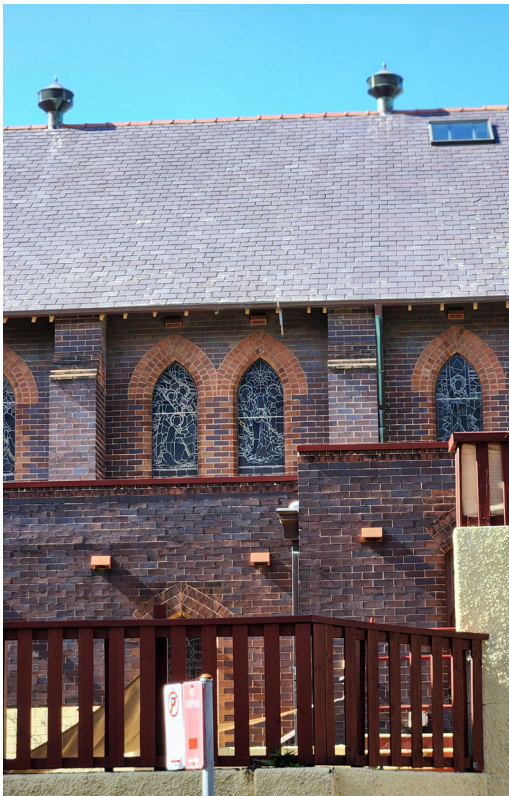
The site is located on land with significant level differences.
The lowest point is at RL40.99, positioned at the corner of Goodlet and Marlborough St, while the highest point is at RL49.33 at the northwest corner of the site along Lansdowne St.
The level difference along Marlborough St resulted in 2 different street levels at either end of the street.



Topography Diagram

Surrounding Site Character

Surry Hills is a finely grained neighbourhood with beautiful and expressive brickworks throughout the suburb.



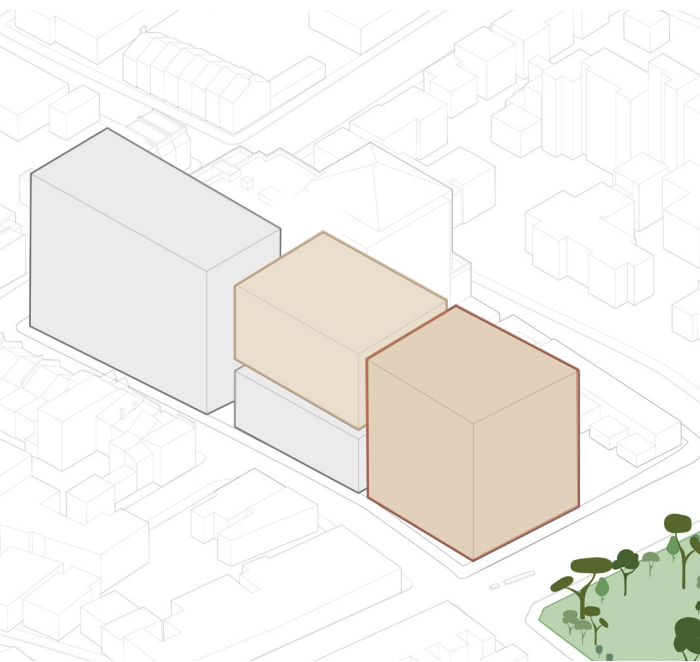
Form, Grain, Rhythm and Transition

- 3.01 Built Form
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03

Built Form

The built form strategy responds sensitively to the retained heritage fabric while introducing a new architectural language that is both contemporary and contextual.



The project is structured around three primary built forms, each responding to its immediate context and role within the broader site strategy.



Existing Condition
The design identifies a missed opportunity of connection to Eddie Ward park.



Proposed Scheme
The proposed scheme establishes the connection to the park and strategically placed retail to strengthen the relationship.

- To the south, the retained David Jones building anchors the development in memory and place. Its form is celebrated through sensitive adaptation, maintaining the scale, rhythm, and civic character of the original structure.
- To the north, a new building addresses Eddie Ward Park.
- Above the central building sits a transitional volume that bridges the original fabric and the new park-side building.

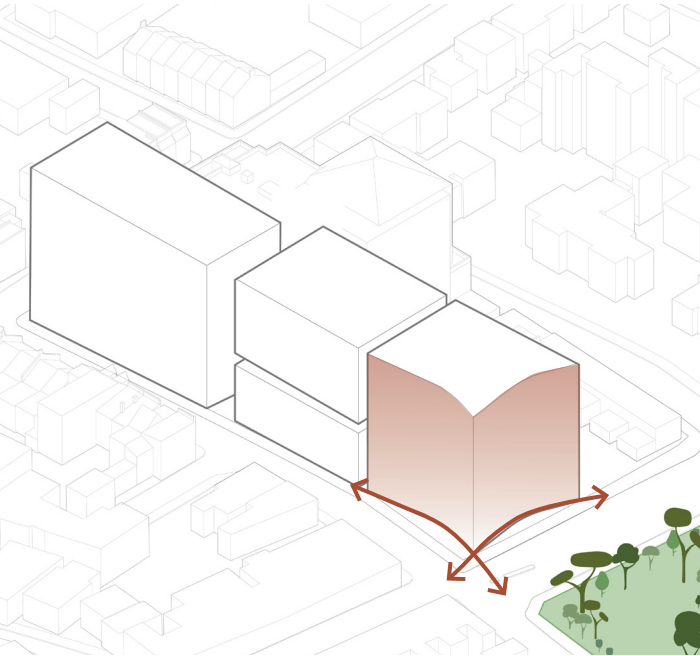
- Proposed North Building
- Proposed Central Building
- Proposed Activated Urban Streetscape

Built Form

The building form softens towards the north to address the surrounding context.



Upper Level Floor Plan



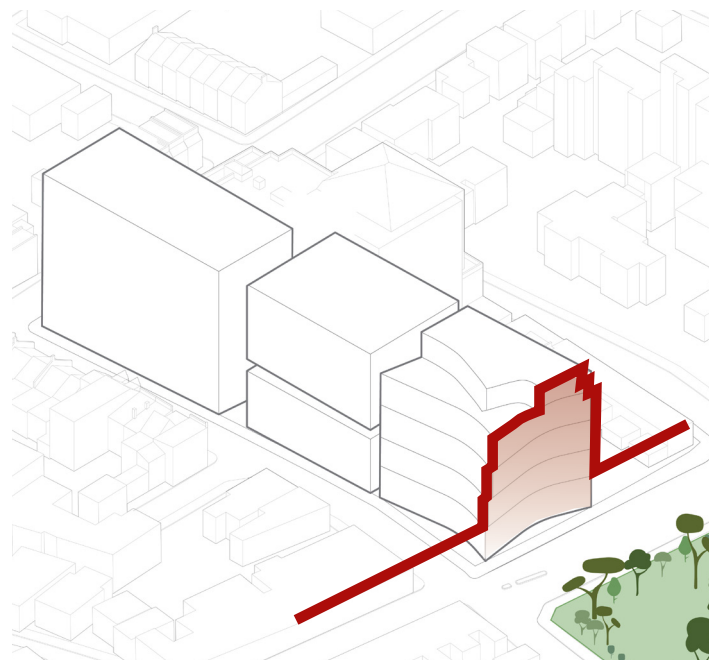
The northern component concaves to modulate the relationship between the building and its surrounding context.



Street Level Floor Plan
The expressive columns are placed strategically to frame the views towards the neighbourhood and the park, which also invites community engagement .

Built Form

The stepping gesture further addresses the low-rise scale of the neighbouring properties and the massing becomes lighter and more open, stepping to align with solar access and view corridors.



North Facade and Activated Streetscape - Building Steps to Accord with Surrounding Built Form

The building form features down from top levels both eastward and westward, on top of which, the massing also becomes lower as it gets closer to the park.

New built form is calibrated to the David Jones heritage building massing, respecting its proportions, grain, and architectural rhythm. The result is a cohesive composition in which the heritage building retains its prominence, supported by contemporary insertions that complement rather than compete.

Facade Design

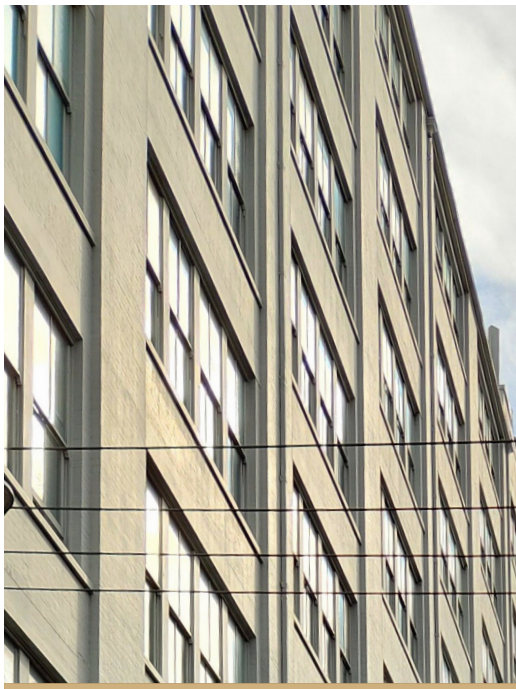
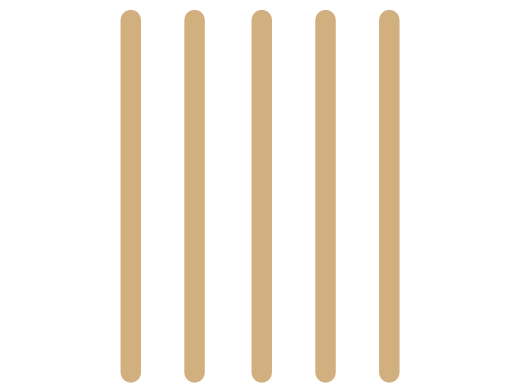
Formally and materially, the architecture is conceived as a mediator between two layered narratives: the industrial legacy of the former David Jones building and the enduring presence of Country.

The existing components of the south and central building retains the fabric of the heritage building.

The new proportion of the central building plays a mediating role, bridging the architectural languages through its massing, proportions, and materiality.

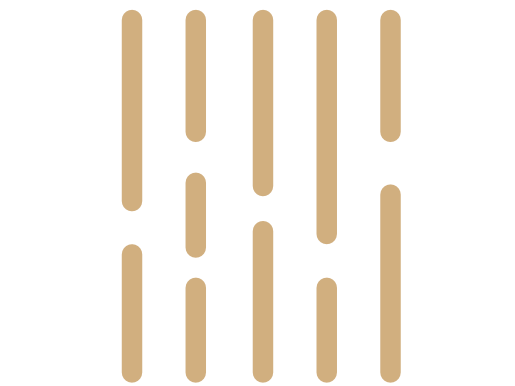
The north building has a filigree of façade elements. The architectural expression here is informed by natural rhythms and living systems - with layered façades, varied openings, and a material palette that references the textures and tones of Country.

The three forms work together to create a compositional gradient - from ordered to organic, from robust to responsive - reflecting both the built legacy and the natural systems of the site.



Engaged Brick Piers

Architectural Rhythm
Chicagoesque Style



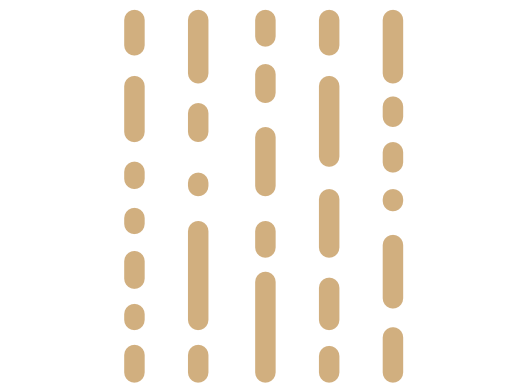
Rough Tree-fern

Sydney Turpentine
Ironbark Forest



Transitional Facade

Mediator between two
layered narratives



Old Man Banksia

Sydney Coastal Sand
Mantle Heath

Integrated Sustainability

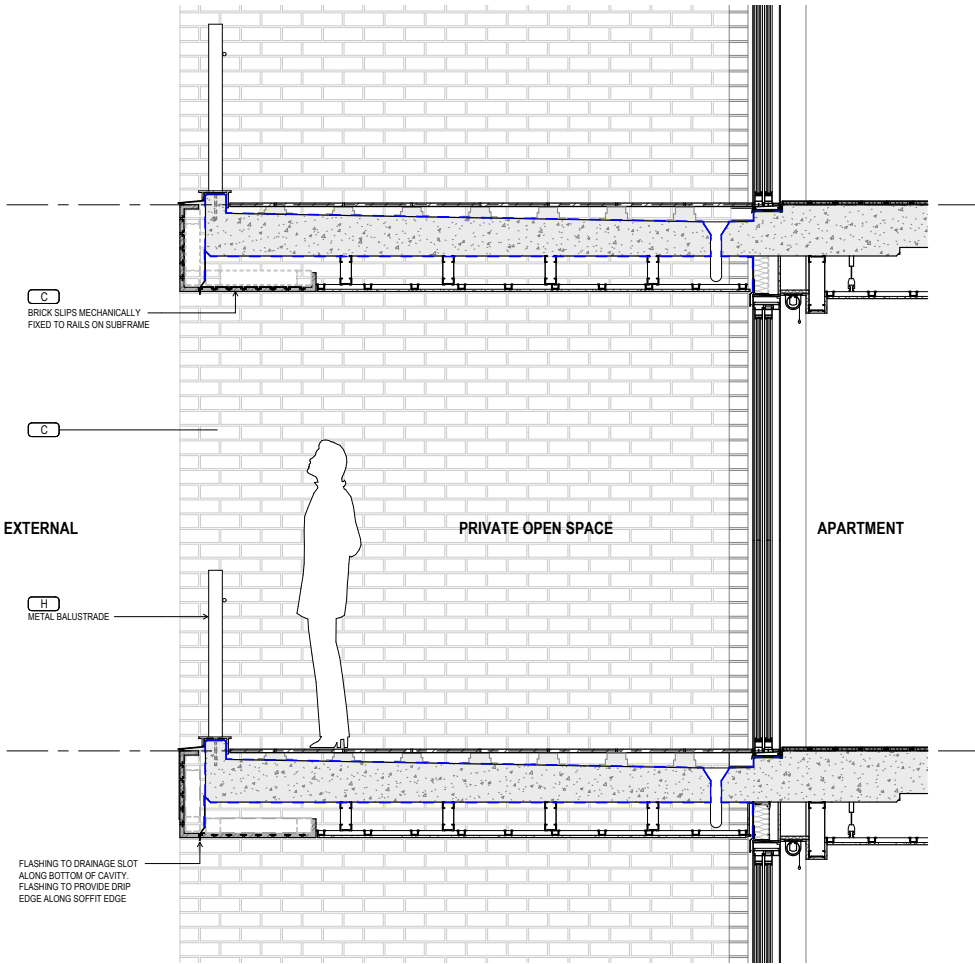
As the building unfolds across the site, the façades become more visually and environmentally responsive - with increased articulation, and integrated shading elements that contribute to both comfort and performance.

The building envelope has been designed to target an average 1:1 window-to-wall ratio for residential apartments, balancing daylight penetration with thermal control. This approach allows for high visual light transmission, enabling a lighter glass tone that maintains internal comfort without appearing dark or reflective.

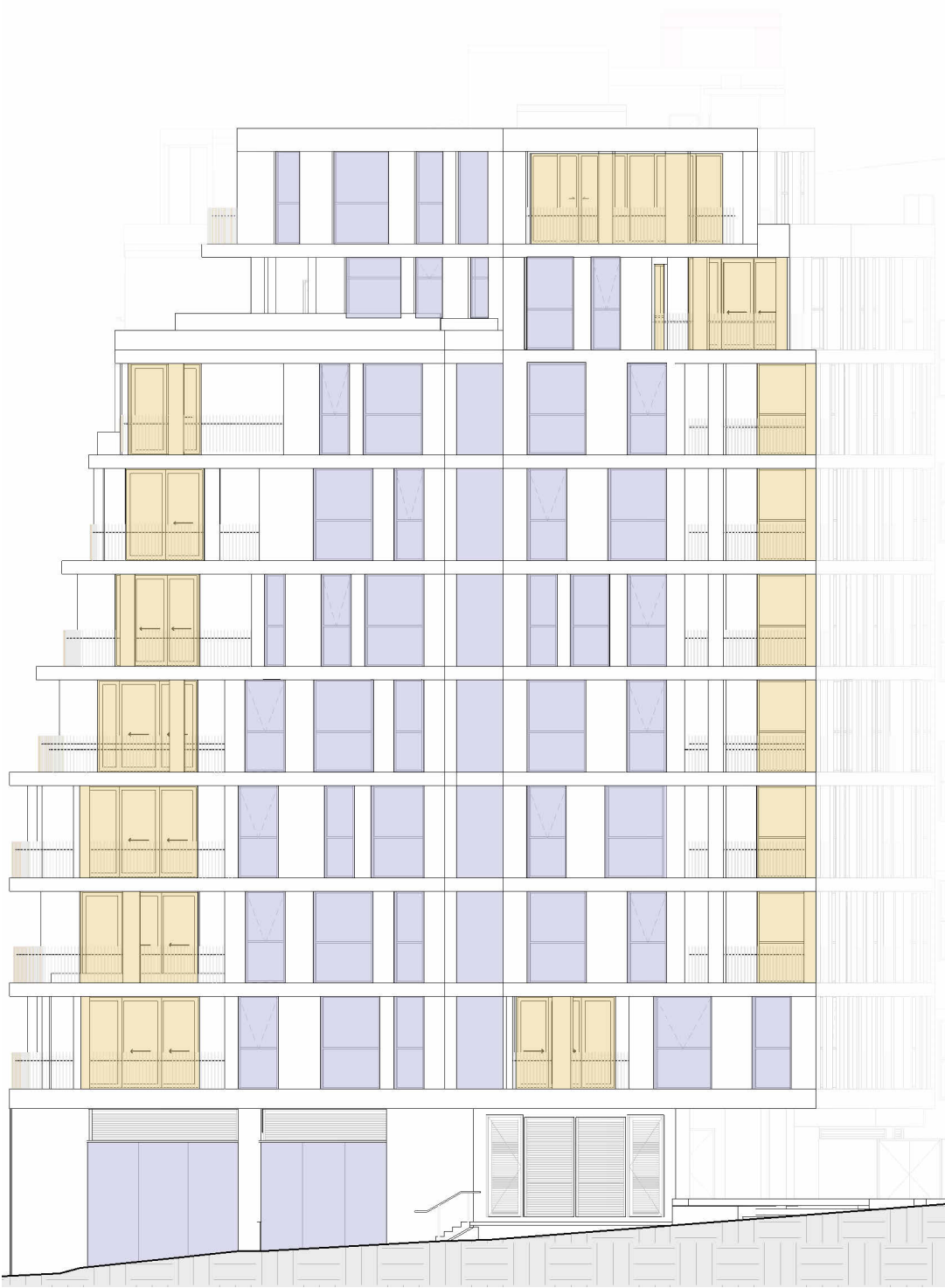
The articulation of the brick façade plays an active role in modulating light and solar heat gain - allowing orientation-specific responses that help manage solar load while preserving visual consistency and material richness.

On north facing facade where the heat load is heavy during summery, balconies have been placed strategically to provide shaded glazing zone.

While expression and continuity drive the façade design, performance is embedded throughout. Openings are modulated to balance daylight access and privacy.



North Building - Typical Section Through Balcony



North Facade Glazing

Glazing on Facade	Recessed Glazing	Total Glazing
207m ²	123m ²	330m ²

Approximately one third of the glazing on north facade has been recessed behind balcony to optimize thermal performance without compromising access to daylight.

Materiality

The façade strategy reflects a formal transition. Along the heritage edge, materials are selected for their tactility, durability and alignment with the existing palette - used with precision and care.

The material palette begins with the painted grey-white masonry of the heritage base, shifting to a soft grey tone through the central volume, and finally to a softer, warmer-toned masonry palette at the northern edge. This tonal progression supports the architectural intent - a subtle transition from the formal presence of the existing building to a more open and organic expression as the architecture engages with the landscape.

Materials are being assessed not only for visual coherence but for their embodied carbon footprint and long-term resilience. The envelope performs as both a civic interface and an environmental system - shaping experience while contributing to the project's broader sustainability goals.

The façade is a critical component of the building. As the public face of the project, it must perform efficiently while managing both cost and embodied carbon. We see clear potential to incorporate carbon-neutral bricks, low carbon concrete and to investigate low-carbon aluminium for glazing frames—reducing the building's environmental footprint while maintaining performance and design quality.



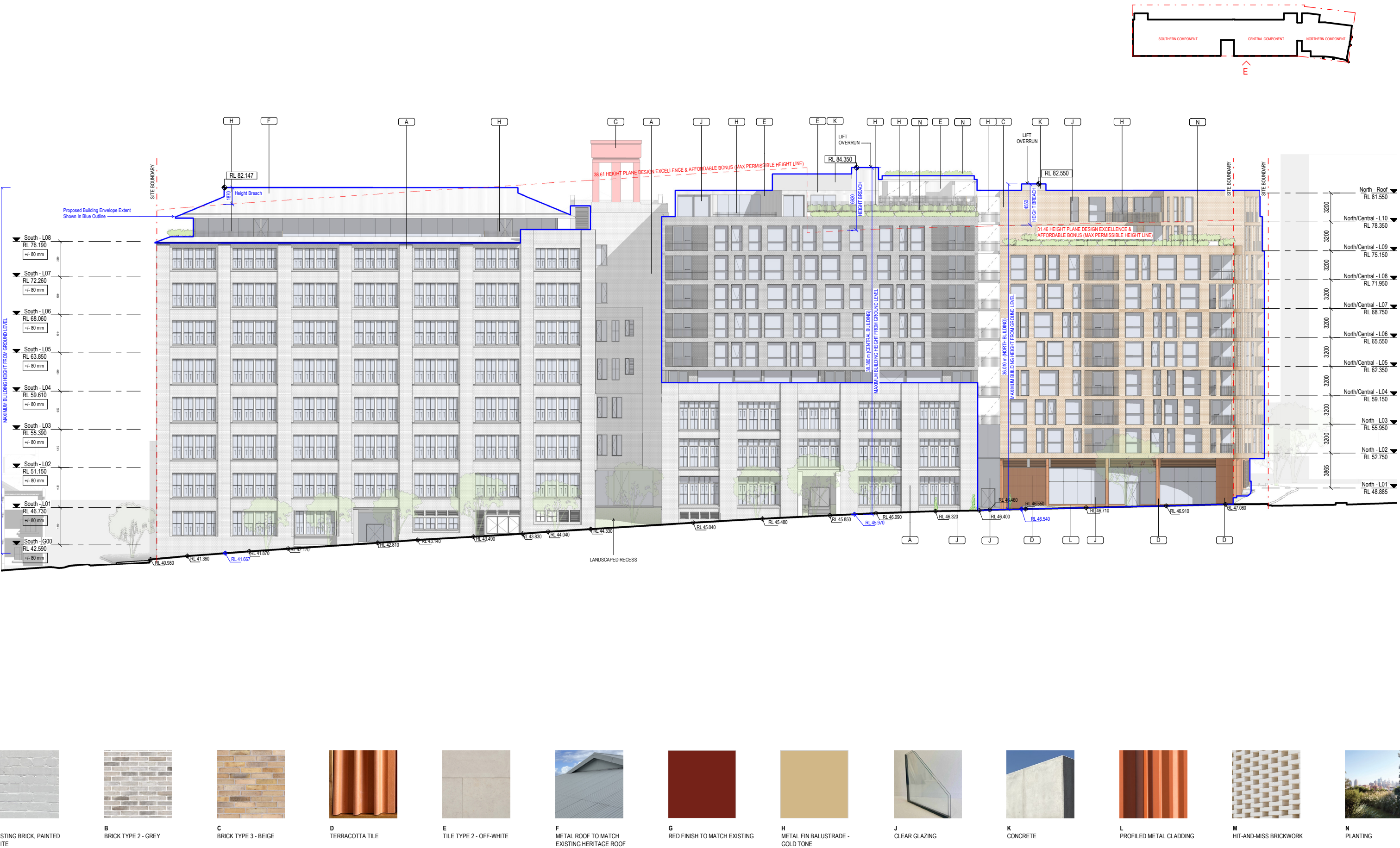
A Existing brick, painted white type 1
B Brick type 2
C Brick type 3
D Terracotta tile type 1

E Tile type 2
F Metal roof to match existing heritage roof
G Red finish to match existing
H Metal fin balustrade - gold tone

J Clear glazing
K Concrete
L Profiled metal cladding

M Hit-and-miss brickwork
N Planting

Marlborough St Elevation



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Heritage Conditions

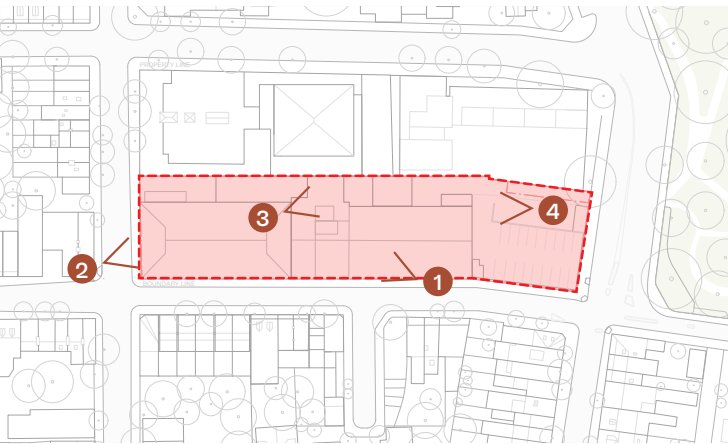
South Building: Eight-Storey Former Factory (1914)

The eight-storey southern portion of the former factory, constructed in 1914, forms the dominant element of the heritage item and represents an early example of the Chicagoesque style in Australia. Original external fabric includes painted English bond brick walls, cubic massing with no street setback, and parapet walls concealing a dutch-gabled roof supported by original timber trusses. The façade is articulated by engaged brick piers and horizontal spandrels that express storey divisions. Large rectangular window openings arranged in a regular grid dominate all elevations. Original timber-framed, multi-paned, double-hung sash windows extend from floor to ceiling and are grouped in banks of four, with rendered sills and lintels. The original rooftop water tower remains in place and is a key external feature. A fire exit and an undercover loading and parking zone are located along the Goodlet Street elevation, with the loading zone limited in height to below the first floor level.

Central Building: Three-Storey Northern Addition (1935)

The three-storey northern addition, constructed in 1935, continues the architectural language, materials and scale of the earlier building and forms part of the heritage listing. Original external fabric includes painted English bond brick walls, parapet-concealed gabled roof form, engaged brick piers and horizontal spandrels. The façades retain original large rectangular window openings with timber-framed, multi-paned, double-hung sash windows grouped in regular banks. Top-light windows are present to the Marlborough Street elevation and are original to this phase of construction. Evidence of the original loading docks remain along Marlborough Street, although the southernmost dock has been partially infilled with brickwork and timber-framed windows to create a later entrance. A low-scale rear wing beneath a skillion roof and a driveway crossing are located along the western elevation and are original components associated with the industrial use of the building.

- P13 Heritage Impact Statement, Urbis, 2026



1 Looking South on Marlborough St



2 Corner of Marlborough and Goodlet St



3 Water Tower



4 Looking South on top of car park



5 Internal condition

Heritage Response Overview

Our approach to heritage is grounded in a desire to celebrate and renew - to retain and amplify the value of the existing structure through thoughtful adaptation at every scale.

New elements are clearly legible, designed with a refined material palette and inserted carefully within the existing fabric. These interventions enhance functionality while maintaining the integrity of the original structure.

The existing heritage structure plays a central role in defining the public edge. Original openings are retained and reactivated; new insertions are carefully scaled and positioned to work with the existing rhythm.

Importantly, the design also elevates the experience of inhabiting heritage. Generous volumes, expressed structure, and durable materials are preserved as spatial assets—offering residents and visitors a tangible connection to the site’s industrial past.

This is not conservation as stasis, but heritage as a framework for future use. Through adaptive reuse and sensitive transformation, Marlborough House continues its civic role—contributing to the life of the street, the renewal of the precinct, and the layered story of Surry Hills.



① Removal of south building roof to introduce penthouse.



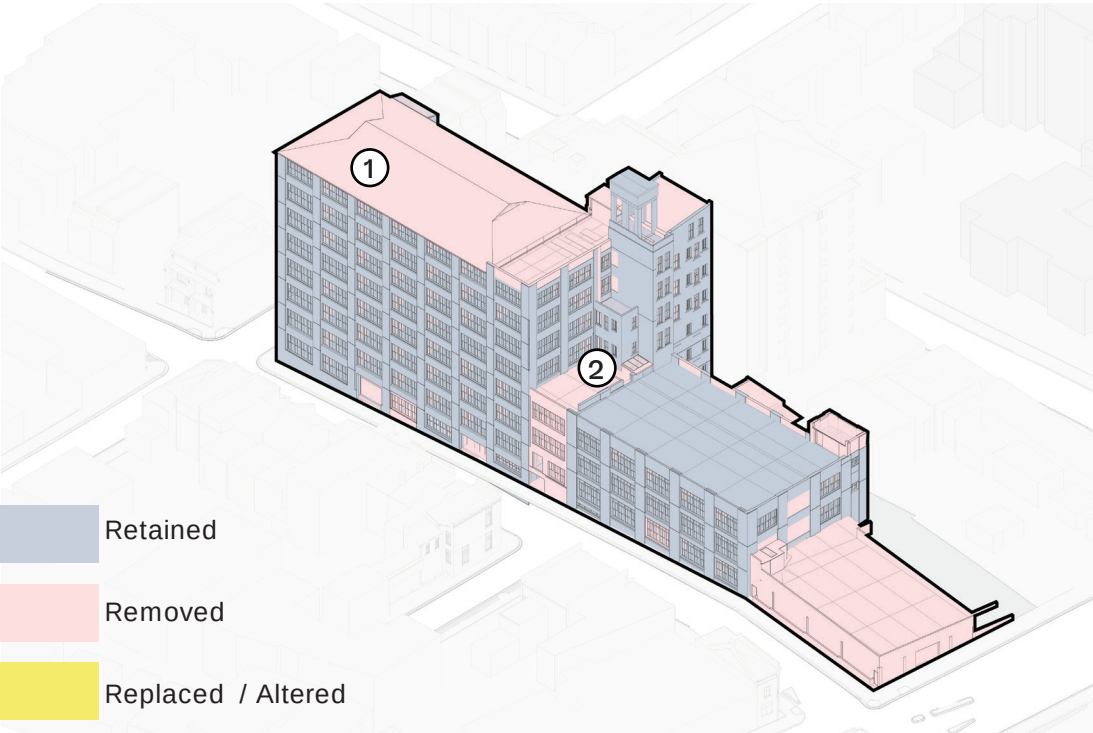
② Removal of later elements to expose original heritage fabric and introduce courtyard between South and Central building.



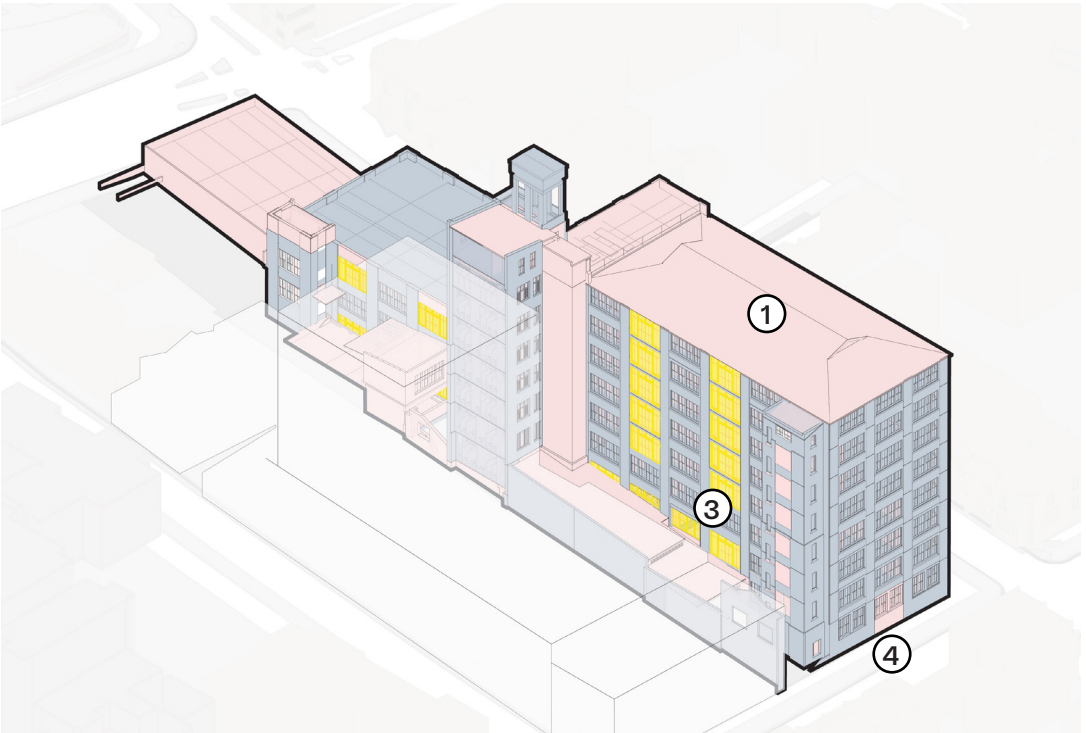
③ Replacement of selected western windows to introduce balcony



④ Removal of ground floor fabric to introduce town houses entry along Goodlet St



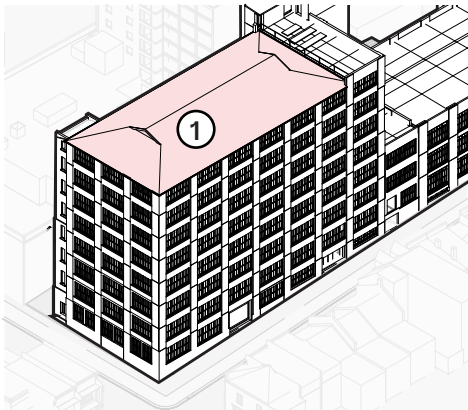
Retention and Removal Diagram - North View



Retention and Removal Diagram - South View

Heritage Roof Alteration

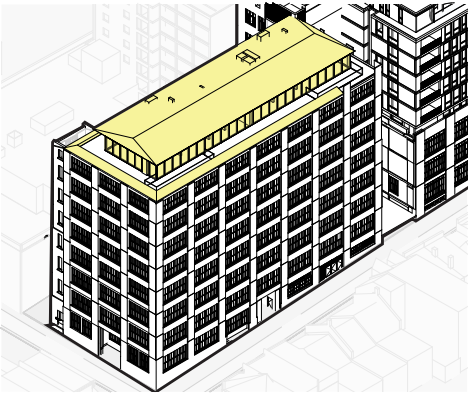
'The creation of penthouses in the roof form of the warehouse building and on the northern new building was considered a highly successful attribute of the scheme, responsive to the luxury residential market and a positive marketing lead.' - Competition Jury Panel



Existing



Existing



Proposed

- Retained
- Removed
- Replaced / Altered



Proposed

The architectural language responds to the heritage building by retaining the pitched roof form, which is also expressed within the interior design.

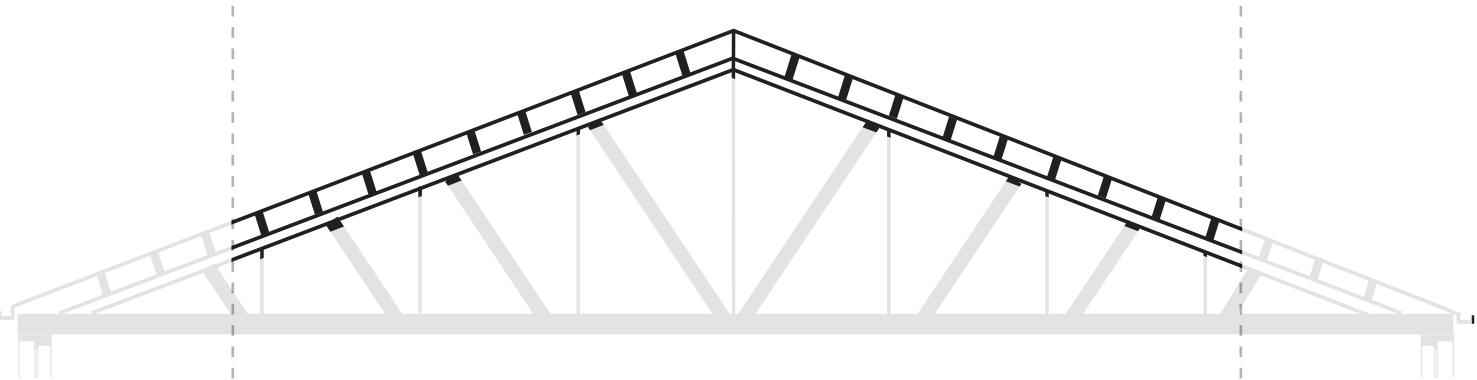
A 1.5 m wide roof at floor level of Penthouse, matching the original geometry, will be reintroduced around the perimeter to ensure the building retains its existing appearance when viewed from street level.

The existing roof of the southern building is proposed to be removed and replaced with a new penthouse level, consistent with the design competition winning scheme.

To maintain the visual impression of the original roof when viewed from the public domain, a 1.5-metre-wide balustrade in the pitch of the original roof is proposed around the rooftop level. This will help preserve the sense of the original roof profile when viewed from the public domain.

Consideration will also be given to salvaging and reusing the existing roof trusses at a later stage. For example, these could be incorporated as interpretative elements or reintroduced into the new living spaces to enhance the heritage character of the revitalised building.

- Marlborough House - Heritage Advice - Urbis



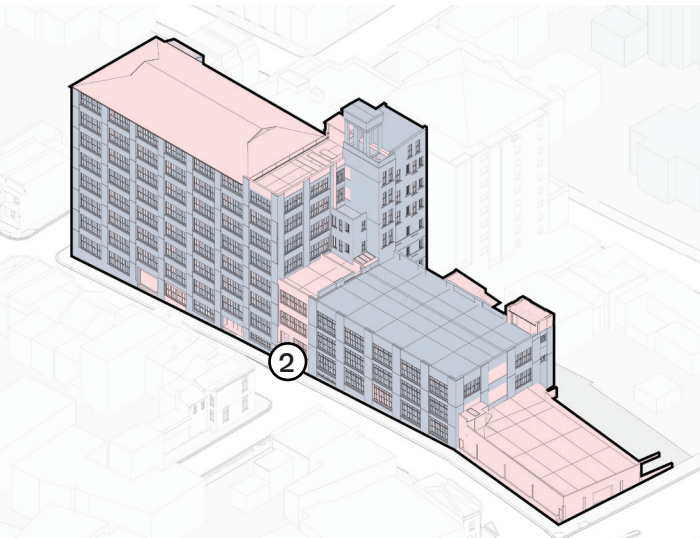
Existing
Heritage
Roof Section



Proposed South Penthouse Section

Introduction of Courtyard

The selective removal of façade elements between the south and central building introduce daylight into apartments and provides deep soil at the ground plane that visually separates the two structures.



Retained and Removed - North View

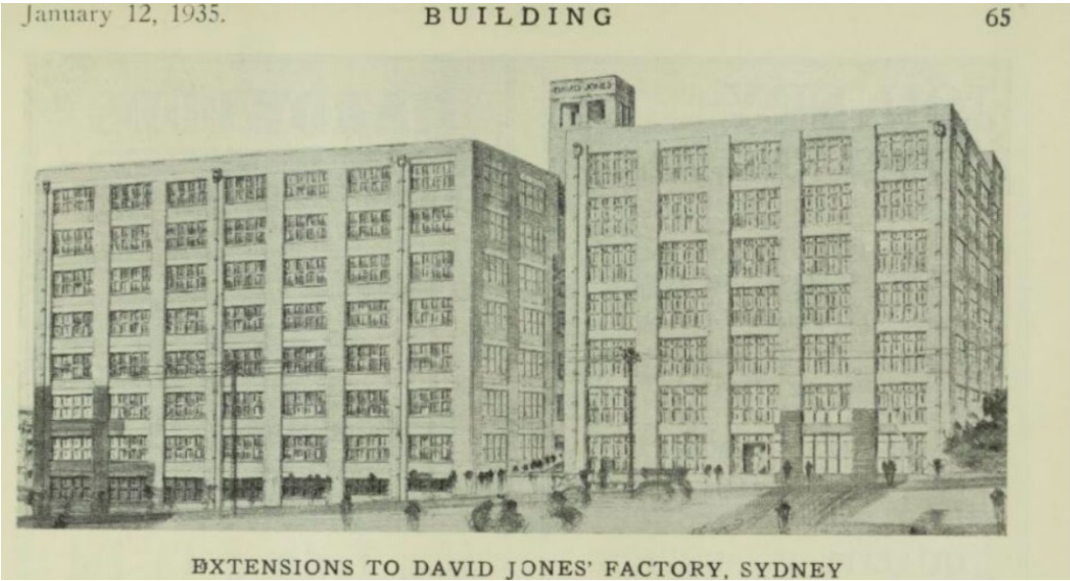
- Retained
- Removed
- Replaced / Altered



Existing



Proposed



Extension Proposal - 1935

This break in the street wall enhances both legibility and the pedestrian experience, creating a moment of relief and softening along the urban edge.

'The three-storey link between the southern and central buildings is a later addition and not part of the original warehouse design. Its removal will reveal original heritage fabric and restore the intended central entrance between the two halves of the building. This move will enhance the distinct character of both the South and Central Buildings and strengthen their individual heritage identities.' - Heritage advice

Attached Balcony

Balconies are introduced to improve daylight and amenity to apartments whilst maintaining the rhythm of the heritage facade.



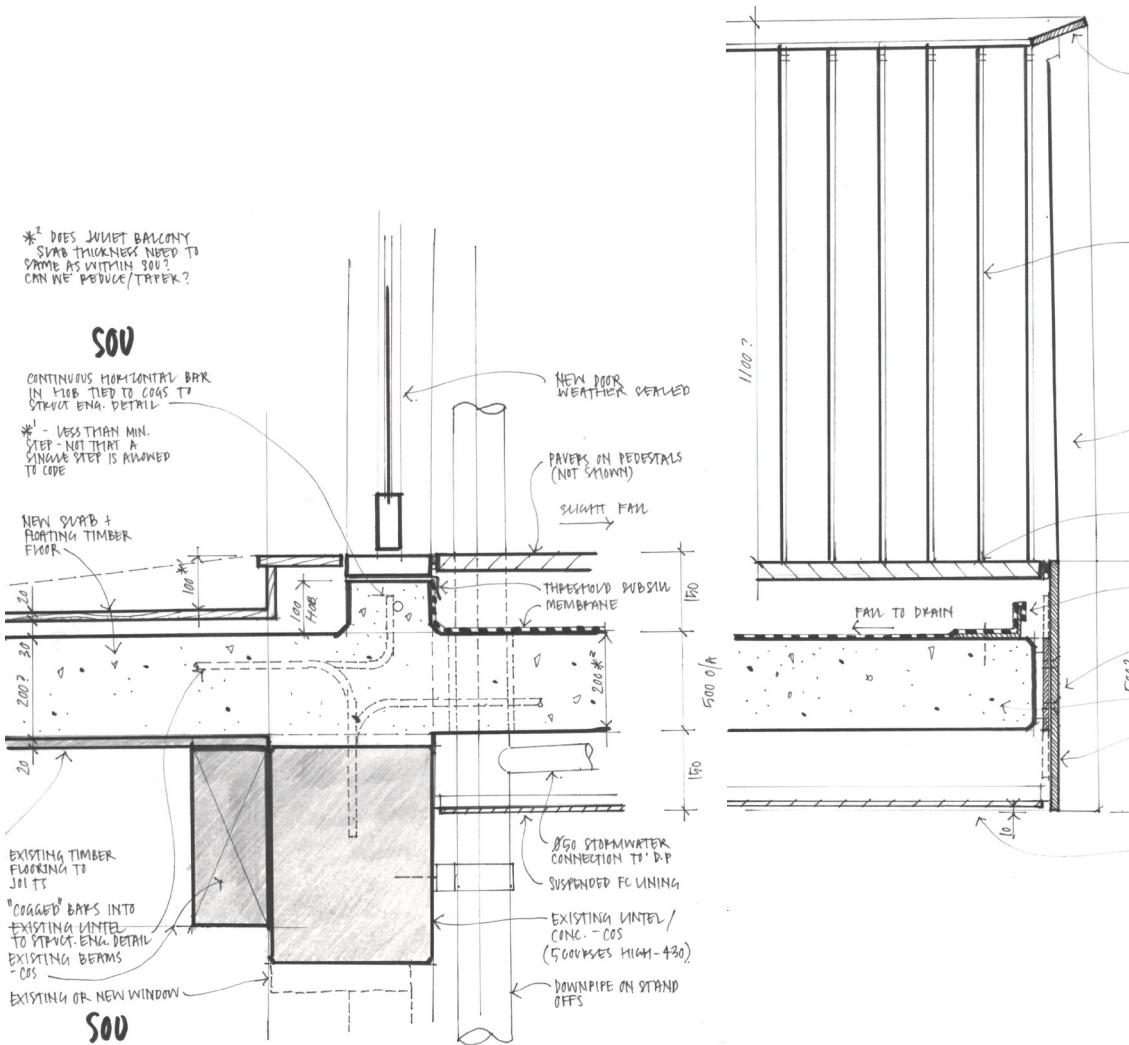
Existing



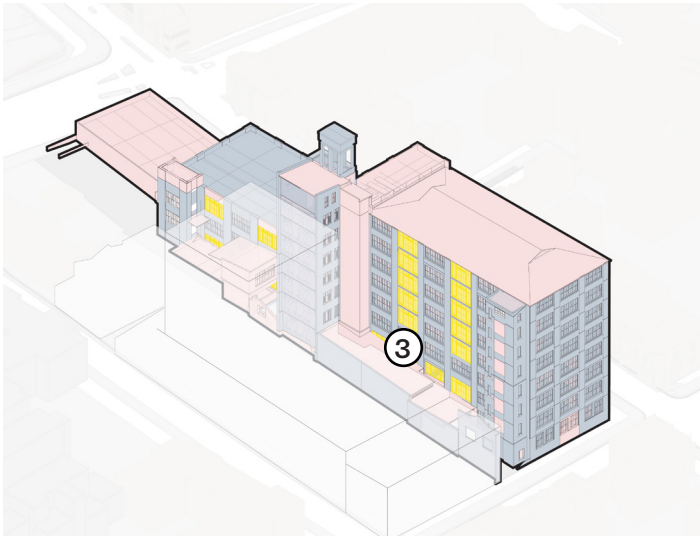
Proposed

The proposed balconies along the western facade of the southern heritage building have been refined through the design development process to maximise the retention of significant fabric. Balconies are limited to living room areas on the upper five levels of the western facade, requiring the removal of existing windows and accompanying spandrels. This approach avoids overlooking impacts to neighbouring properties and enables the retention of the majority of significant facade elements, including original windows and brick spandrels. The proposal achieves a balanced outcome between the provision of private open space and resident amenity and the conservation of the building's heritage significance.

- Marlborough House - Heritage Comments - DIP Meeting 3 - Urbis

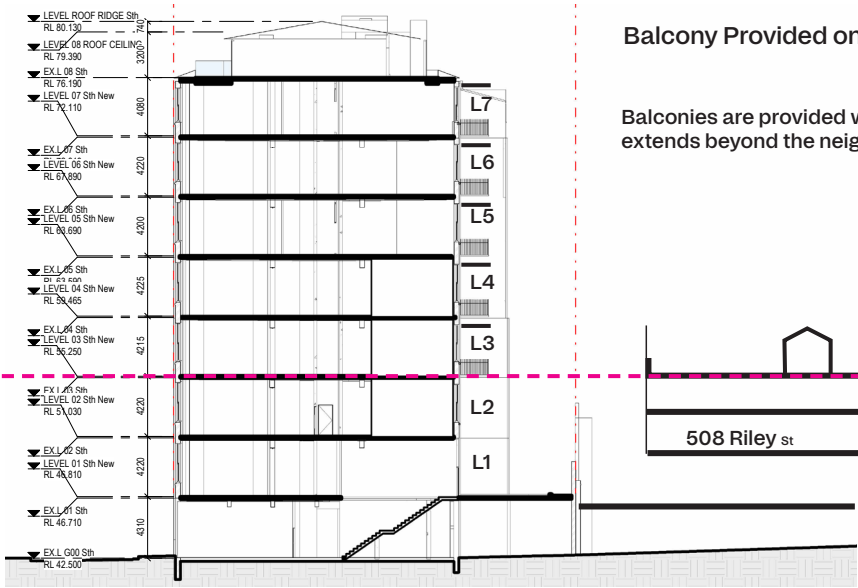


Detail Section of Attached Balcony



Retained and Removed - North View

- Retained
- Removed
- Replaced / Altered



Site Section Showing Neighbouring Property

Balcony Provided on Upper Levels

Balconies are provided where the building extends beyond the neighbouring property.



Satellite Image

Townhouses Entry

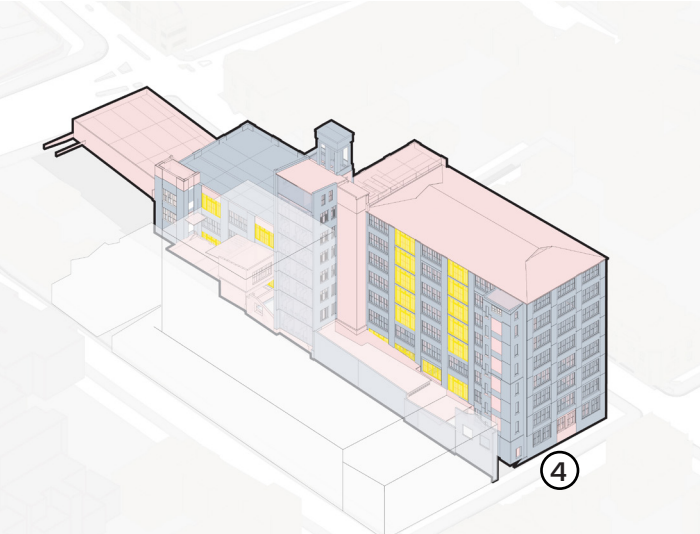
Two townhouses have been introduced along Goodlet street to provide diversity in housing experience, as well as responding to the low-rise neighbouring properties.



Existing - Corner View



Existing - Front View



Retained and Removed - North View

- Retained
- Removed
- Replaced / Altered



Proposed - Corner View

One bay on ground floor has been removed to break up the large scale facade and better relate to the scale of the local context. The insertion of the new wall will replicate the configuration, materiality and character of the existing building.

A gate has been introduced to ensure the safety of the recessed zone, with its height kept low to relate to the horizontal alignment of the adjacent window sills and to maintain visual connection between the townhouses and the apartments. Brass-toned metal gate has been proposed to contrast with the existing white-painted brick.



Proposed - Front View

'A single new opening is still proposed in the central ground floor window bay on Goodlet Street to provide access to the new townhouses at this level. This intervention is considered appropriate and necessary, as it delivers essential access while being limited in scope and carefully integrated into the existing façade.' - Heritage Advice - Urbis

Nature-Infused Urban Living

- 5.01 Landscape and Country
- 5.02 Landscape and Community
- 5.03 Western Landscape Link
- 5.04 Rooftop Community
- 5.05 Urban Contribution
- 5.06 Placemaking
- 5.07 A Day in the Life

05

Landscape and Country

Landscaping strategy has been used as a main way to respond, reconnect and care for country.



Landscape and Community

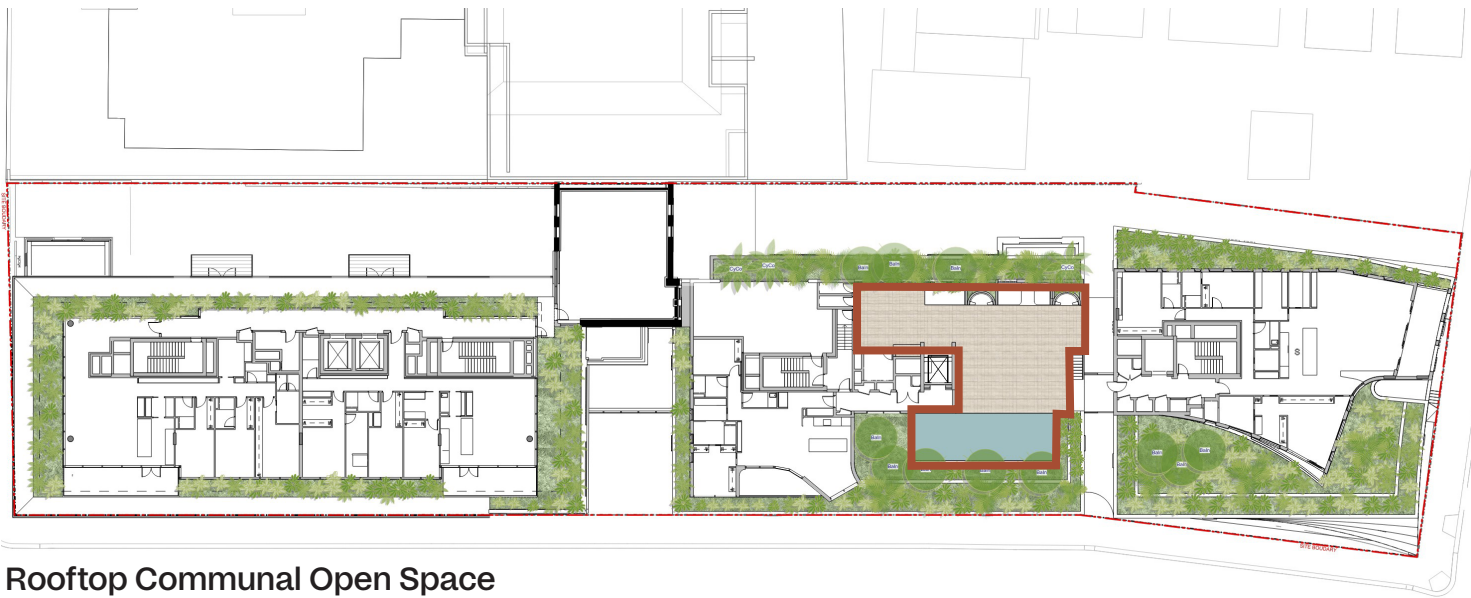
Landscaping has been thoughtfully concentrated within the primary communal open spaces of the project, creating shared environments accessible to residents of all three buildings. These communal areas are designed to foster social interaction, relaxation, and a connection to nature. Within the western boundary setback.



Rooftop Communal Open Space Visualisation



Level 1 Communal Open Space Visualisation



Rooftop Communal Open Space



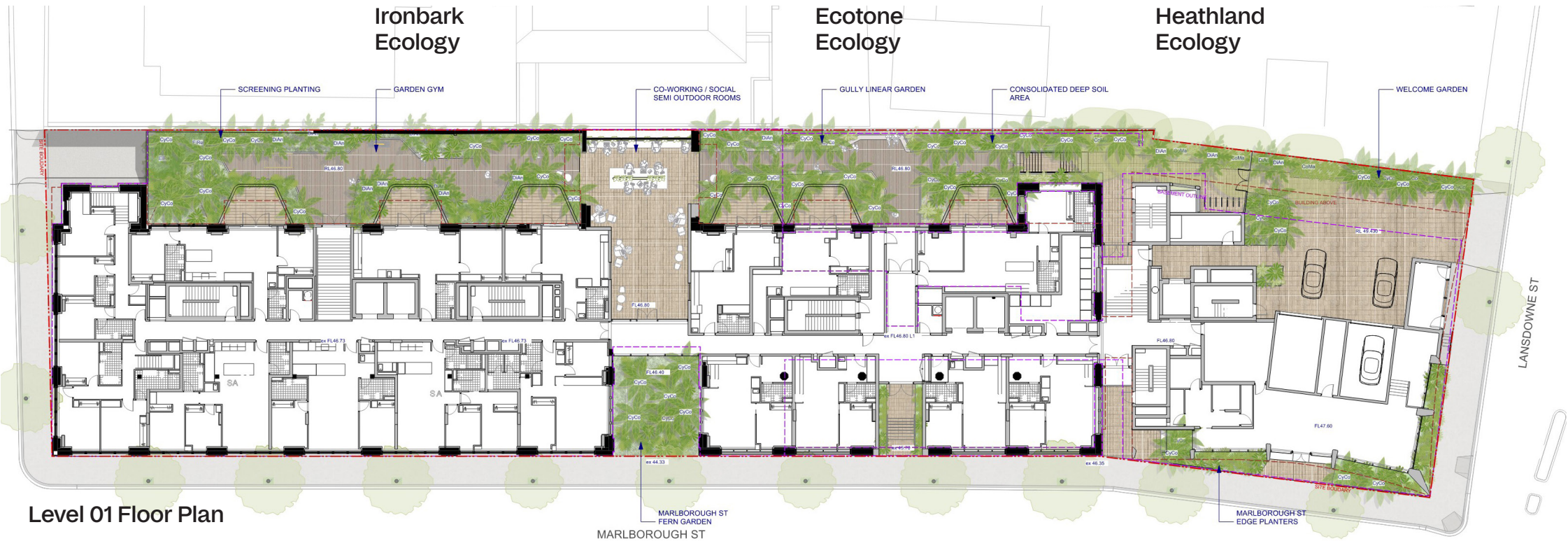
Level 01 Communal Open Space

Western Landscape Link

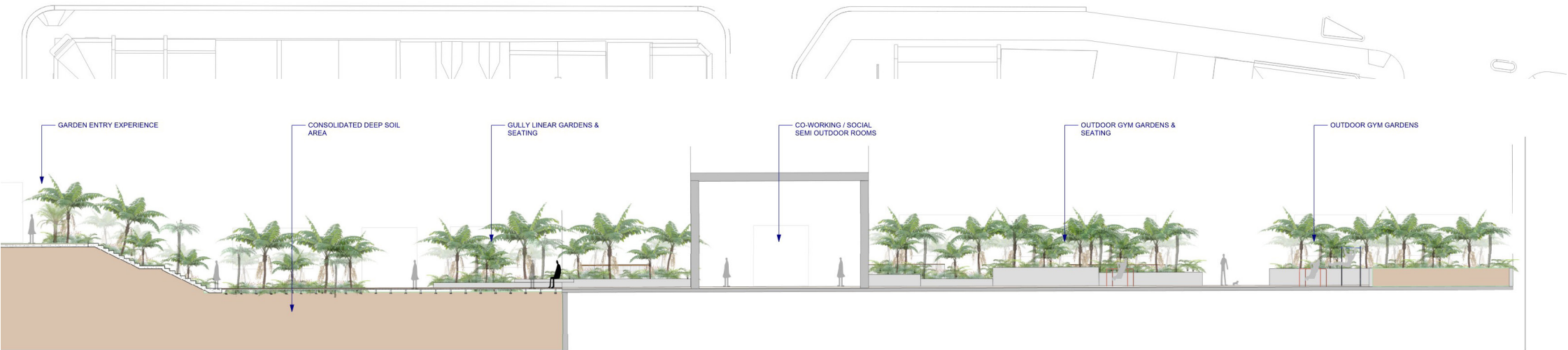
Level 1 landscape design incorporates three distinct plant ecologies, each contributing a unique character to the space.

This diversity not only enhances the visual and sensory experience for residents but also reinforces a sense of identity and place within the development.

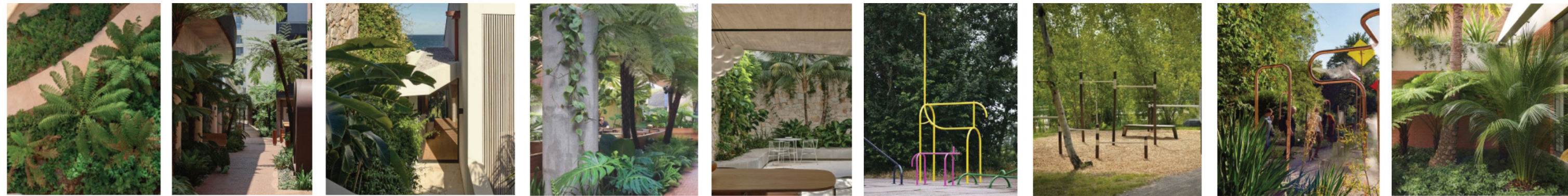
Deep soil, green cover and canopy coverage drawings can be found in SSDA submission drawings.



Level 01 Floor Plan



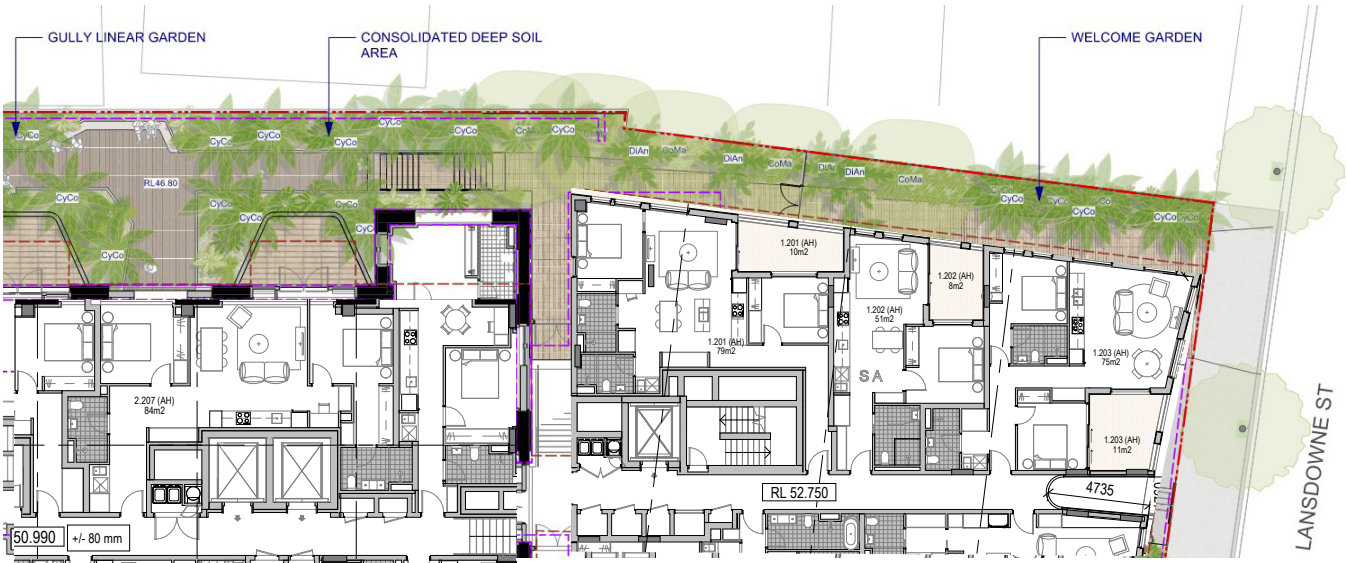
Long Section



Western Landscape Link

Heathland Ecology

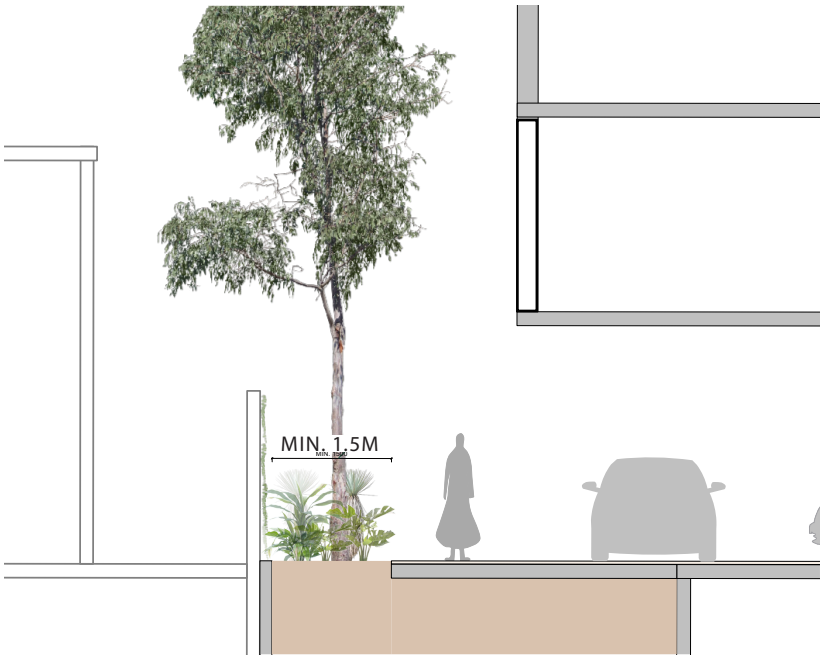
This zone includes 3 Spotted Gums and 2 Lemon Scent Gums to establish larger upright canopy that filters light and introduces a subtle sensory dimension. These trees provide effective visual screening and privacy between the apartment building, neighbouring properties, and the substation zone. Blueberry Ash is also incorporated to reinforce screening along the western edge adjacent to the stairs and at the south-western end of the link.



Level 02 Floor Plan - Privacy of Apartments Protected By Tree Canopy



Level 01 Floor Plan



Section Along Western Facade



Spotted Gum



Lemon Scent Gum



Blueberry Ash



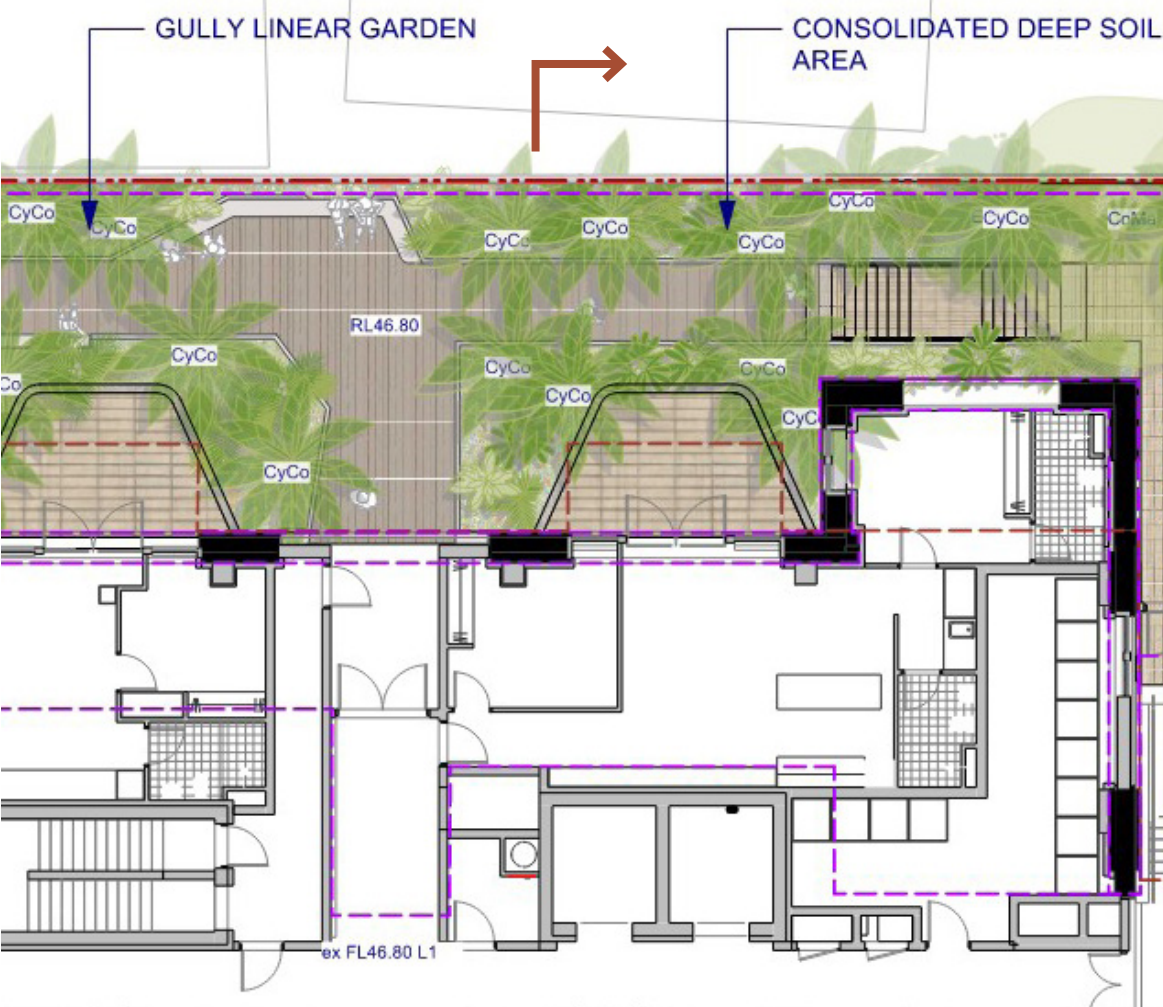
Cynthea Cooperi



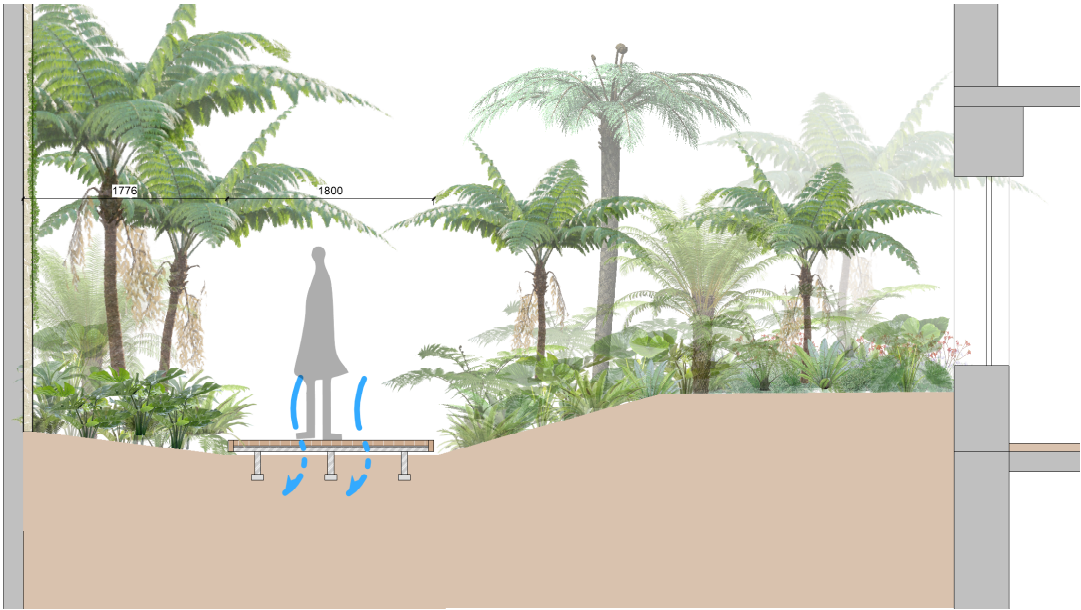
Dicksonia Antartica

Western Landscape Link

Ecotone Ecology

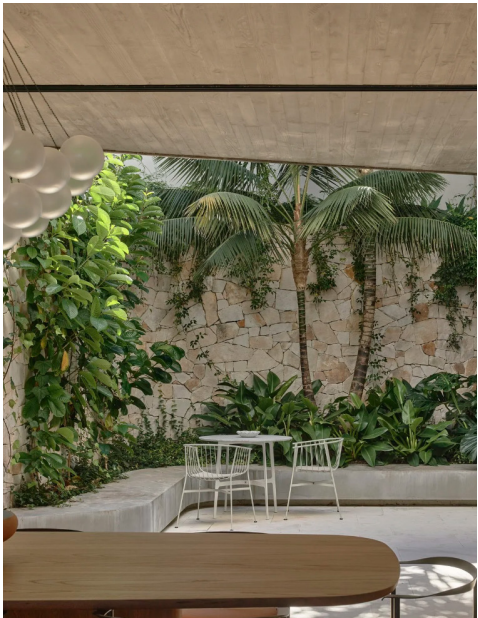
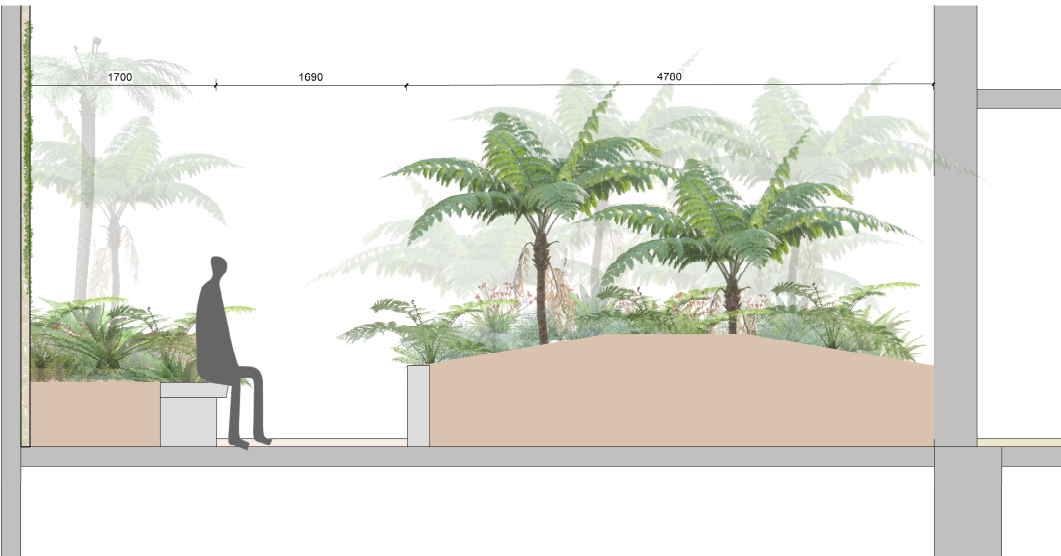


Level 01 Floor Plan



Western Landscape Link

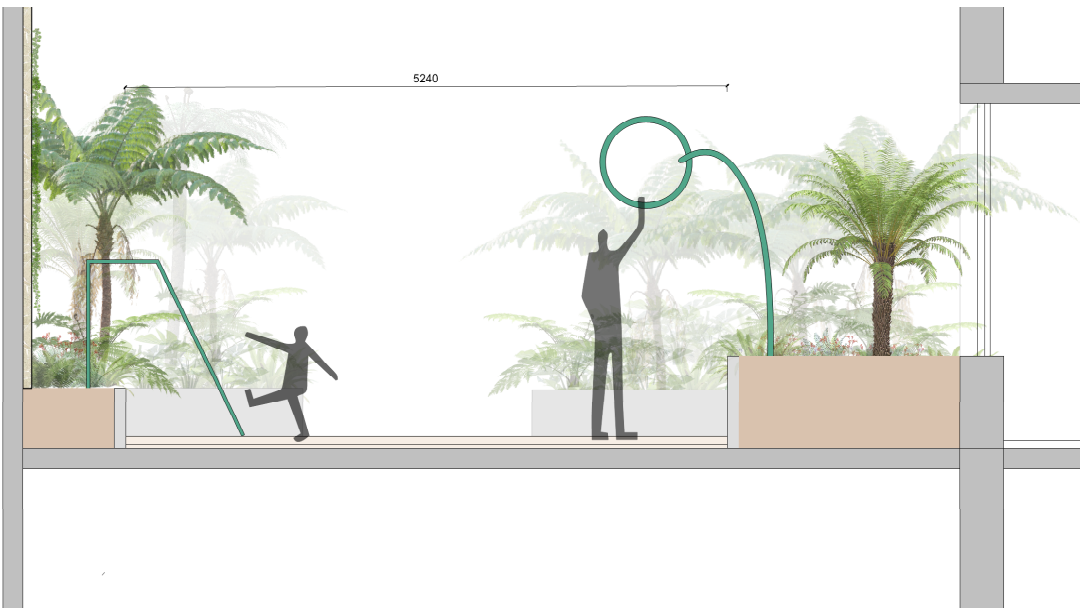
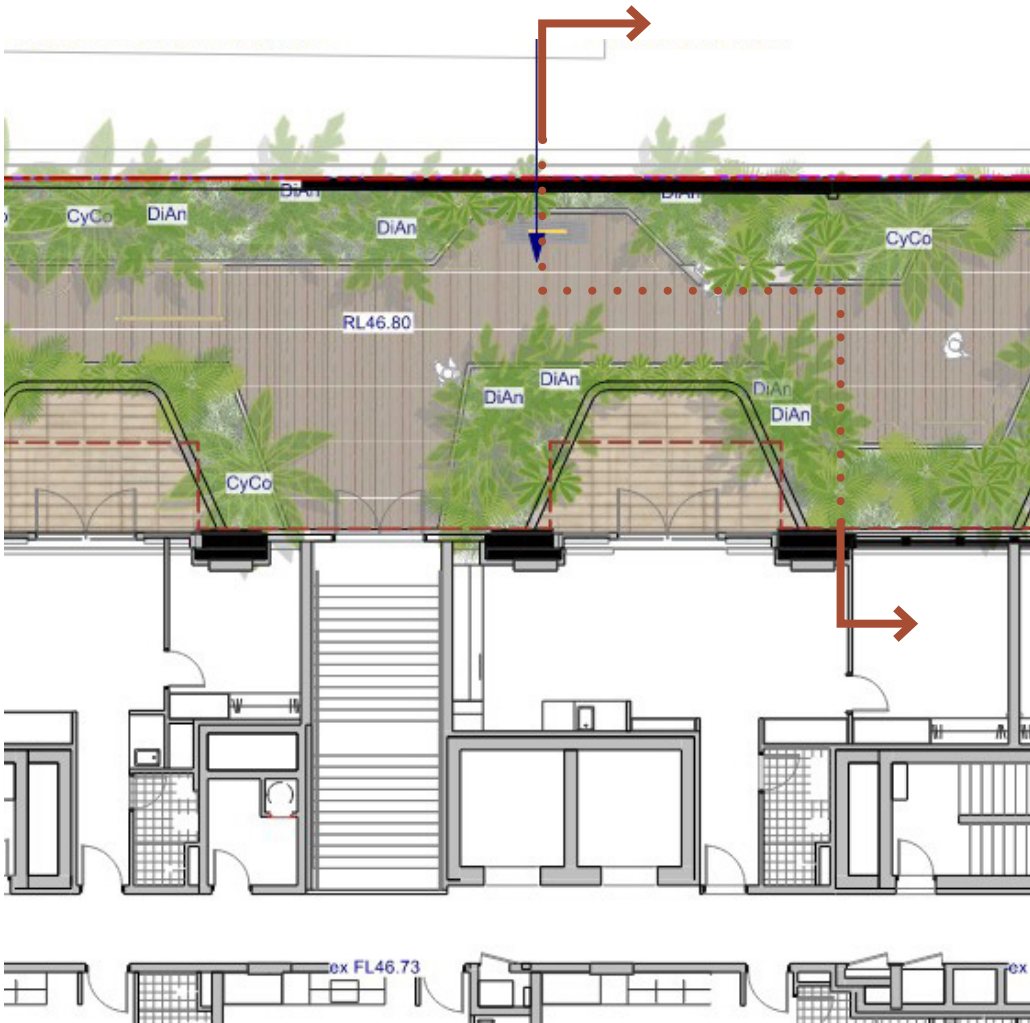
Ecotone Ecology



Western Landscape Link

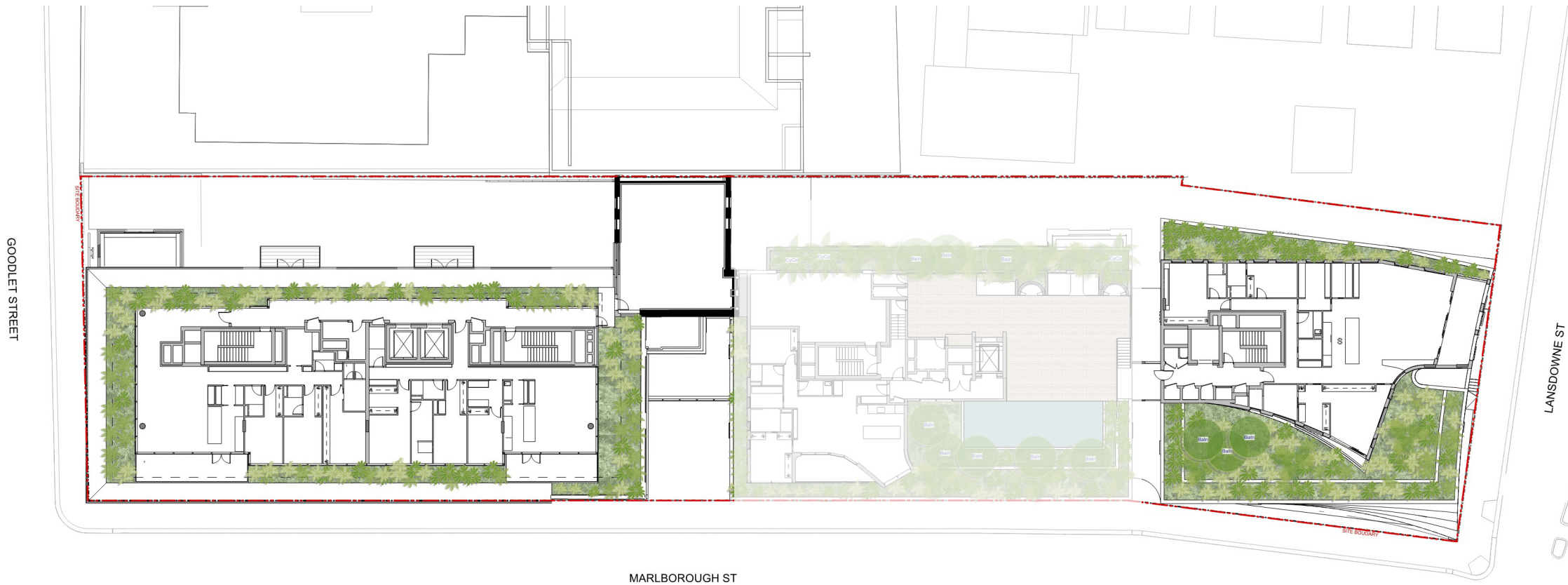
Ironbark Ecology

Outdoor Gym Garden



Rooftop Community

Sky Meadow - Ecological Roofs



Scientific Name
Arthropodium milleflorum
Austrodanthonia tenuior
Brachyscome multifida
Bulbine bulbosa
Carpobrotus glaucescens
Correa alba
Chrysocephalum apiculatum
Craspedia variabilis
Dianella revoluta 'Little Rev'
Dichelachne micrantha
Hardenbergia violacea
Lomandra longifolia 'Tanika'
Poa labillardieri
Scaevola albida 'Mauve Clusters'
Themeda australis
Wahlenbergia communis
Westringia fruticosa 'Mundi'



Rooftop native grassland designed to support ecological habitat, bird life, encourage bee pollination, strengthen biodiversity within the urban environment and residents connection to nature.

Rooftop Community

Rooftop Coastal Landscape

A Sydney coastal native planting mix, designed to enhance biodiversity, provide habitat for native wildlife, and immerse residents in a serene connection to the coastal environment by the pool, featuring diverse textures, signature Banksias, and a coastal palette of greens and blues.



Scientific Name	Common Name
<i>Banksia integrifolia</i>	Coast Banksia
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles Banksia
<i>Banksia spinulosa</i> 'Coastal Cushion'	Dwarf Hairpin Banksia
<i>Westringia fruticosa</i> 'Mundi'	Coastal Rosemary
<i>Correa alba</i>	White Correa
<i>Grevillea lanigera</i> 'Mount Tamboritha'	Woolly Grevillea
<i>Carpobrotus glaucescens</i>	Pigface
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Dianella caerulea</i> 'Little Jess'	Spiky-headed Mat Rush
<i>Lomandra longifolia</i> 'Tanika'	Blue Flax Lily
<i>Themeda australis</i>	Kangaroo Grass



Urban Contribution

The ground plane at Marlborough House is conceived as a civic threshold - a layered and dynamic interface that reconciles the robust presence of the David Jones heritage building with the evolving social, ecological and cultural rhythms of Surry Hills. It is both a continuation of the neighbourhood's active street life and a distinct contribution to its public realm.



A. North Building Entry



B. Retail Corner and North Building Entry

Urban Contribution

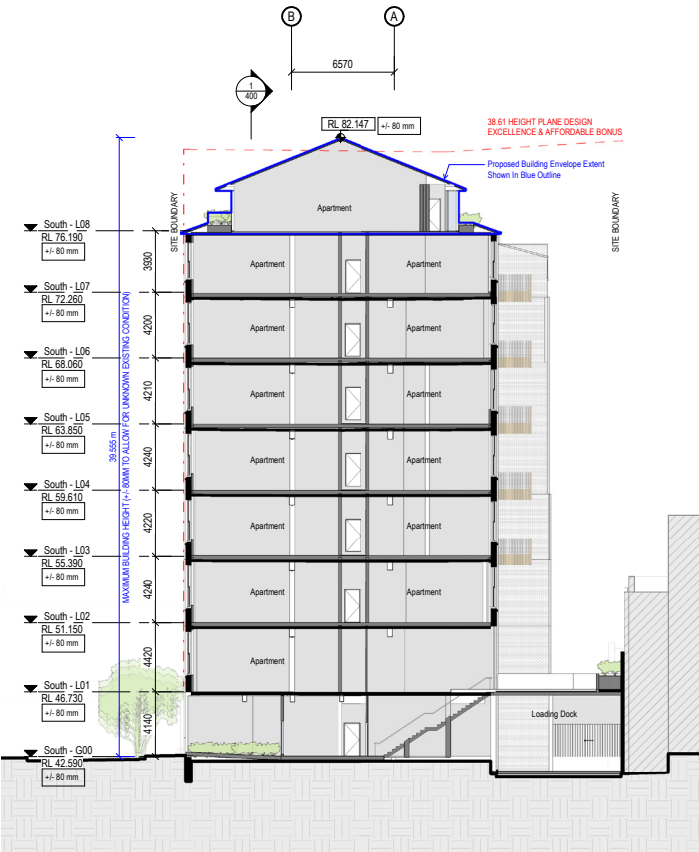
The project builds upon the fine grain of Surry Hills by establishing a permeable and engaging base. The composition of retail spaces, communal entries, and garden thresholds creates a rhythm that is legible and tactile, drawing people in at the scale of the pedestrian.

At this level, the architectural identity of the building is most fully encountered. Marlborough House's aspiration to be a landmark is grounded in the experience of the street - in how it welcomes, activates, and expresses itself to the public through everyday interactions. Café tenancies open directly onto the footpath, offering a new way for the public to interact with the building. These interventions bring new energy to the street wall, transforming it into a site of exchange and occupation.

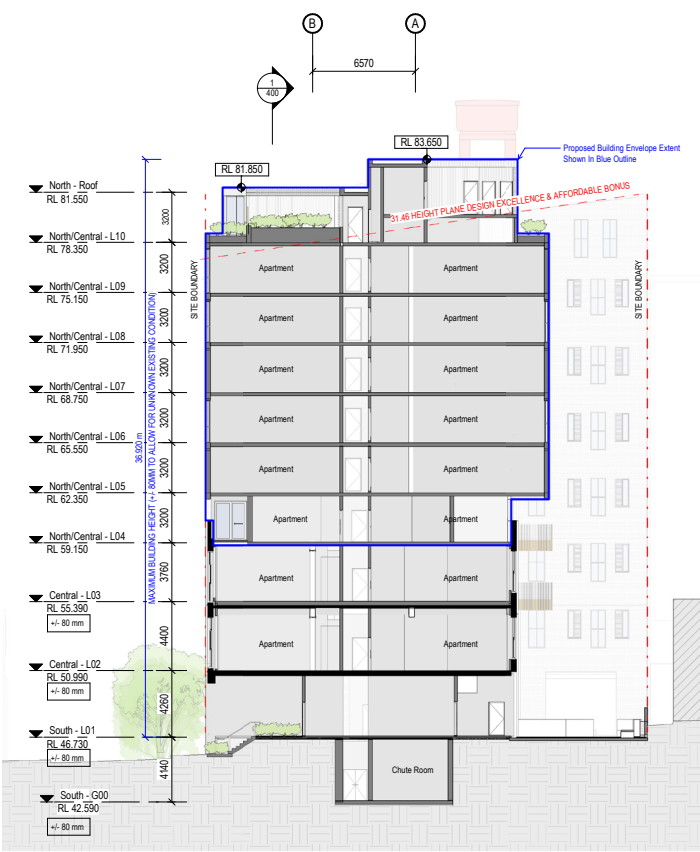
At the corner of Marlborough and Lansdowne, the building edge softens. Edges blur, thresholds widen, and planting deepens - culminating in a more open, landscape-integrated condition adjacent to Eddie Ward Park. Here, native planting reintroduces lost ecologies, and the built form gives way to informal edges that invite rest, encounter and retreat.

The strategy also identifies opportunities for public art to emerge as an integral part of the public interface. In particular, the threshold between the lobby and corner retail space is envisioned as a moment for site-specific, embedded art - not applied as ornament, but woven into the spatial, material and cultural identity of the building.

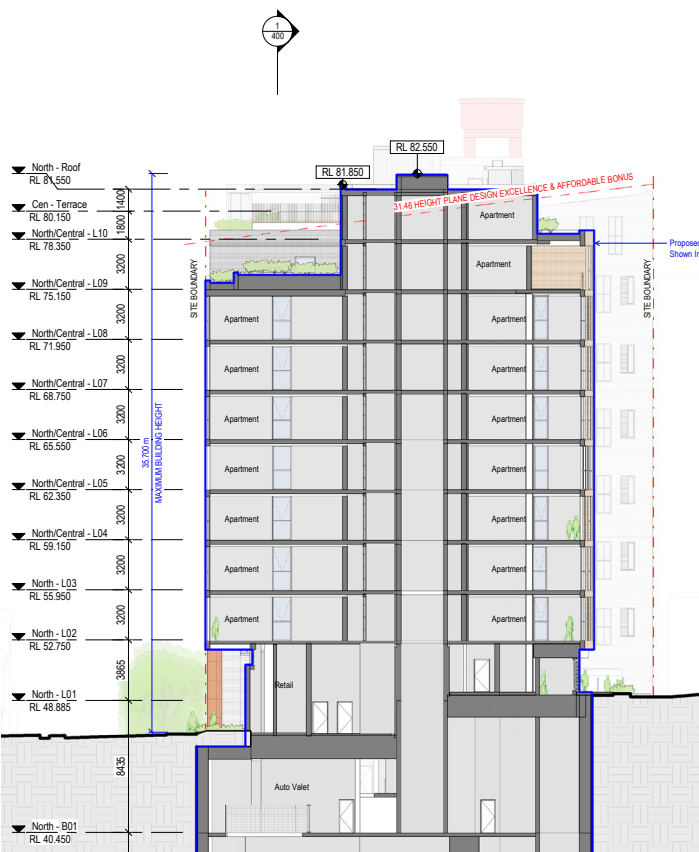
The ground plane becomes a site of cultural exchange, urban continuity, and ecological generosity. It ensures that Marlborough House contributes not just as architecture, but as a social and civic asset within the life of Surry Hills.



1. South building landscape entry leading to Western Landscape Link



2 Central building landscape entry leading to Western Landscape Link

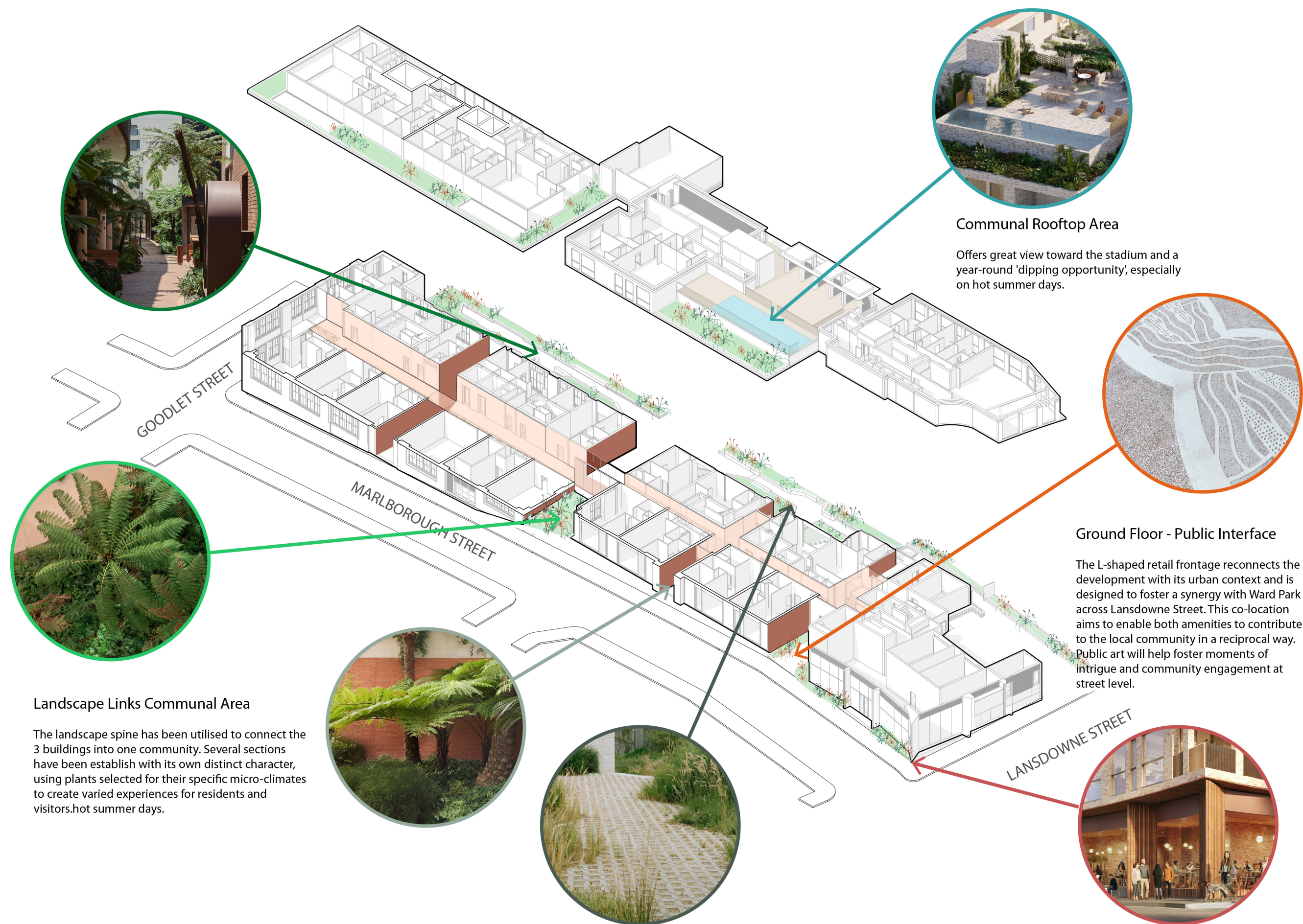


3. North building landscape entry leading to Western Landscape Link



C. Retail Corner Of Marlborough and Lansdowne St

Placemaking



Landscape Links Communal Area

The landscape spine has been utilised to connect the 3 buildings into one community. Several sections have been established with its own distinct character, using plants selected for their specific micro-climates to create varied experiences for residents and visitors.

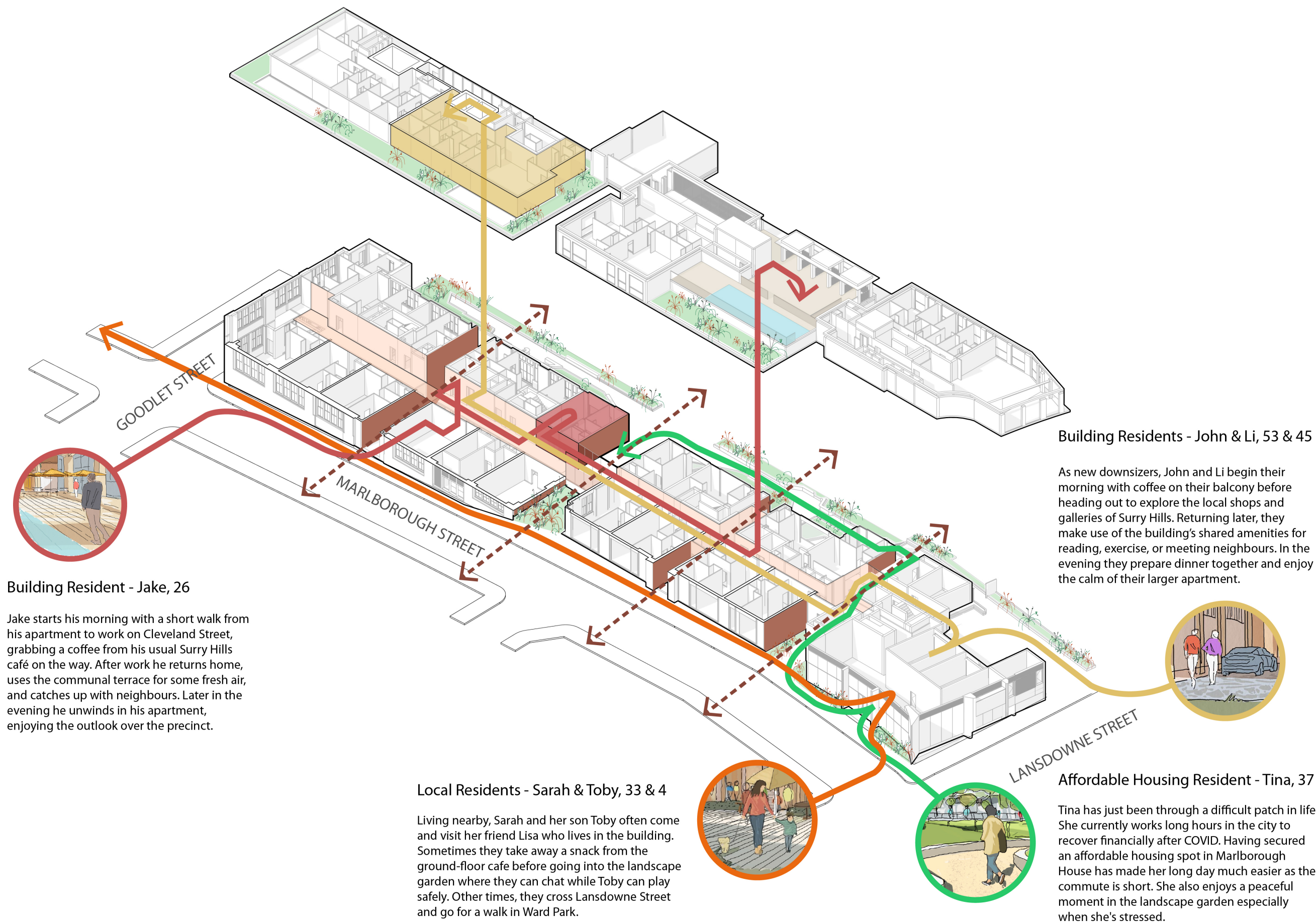
Communal Rooftop Area

Offers great view toward the stadium and a year-round 'dipping opportunity', especially on hot summer days.

Ground Floor - Public Interface

The L-shaped retail frontage reconnects the development with its urban context and is designed to foster a synergy with Ward Park across Lansdowne Street. This co-location aims to enable both amenities to contribute to the local community in a reciprocal way. Public art will help foster moments of intrigue and community engagement at street level.

A Day In The Life



A Diverse Community

- 6.01 A Diverse Community
- 6.02 Townhouses
- 6.03 Loft Apartment
- 6.04 Typical Heritage Apartment
- 6.05 Heritage Response
- 6.06 New Build Apartments
- 6.07 Penthouses
- 6.08 Corridor
- 6.09 Affordable Housing Distribution
- 6.10 Adaptable Apartments

06

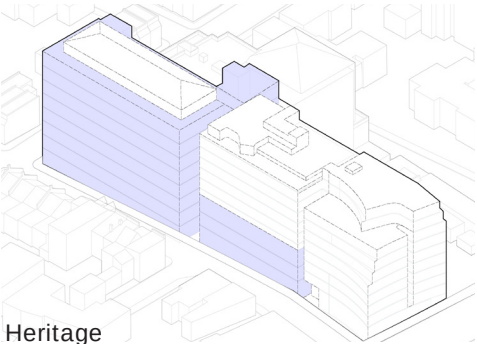
A Diverse Community

Surry Hills is defined by its rich tapestry of cultures, lifestyles, and histories. The community identity is grounded in diversity, creativity, and inclusivity—qualities reflected in its architecture, public spaces, and local character.

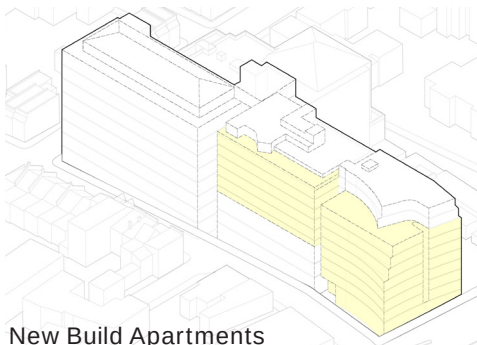
It is a neighbourhood where long-term residents, newcomers, artists, professionals, and families coexist, contributing to a vibrant urban village. This dynamic blend not only shapes the everyday experience but also fosters a strong sense of belonging and shared ownership among its residents.

The project is designed to support this social diversity through a broad mix of apartment types, sizes, and price points. It accommodates a range of household structures and life stages - from singles and couples to families and older residents - ensuring that Marlborough House reflects and contributes to the inclusive character of Surry Hills. The housing mix includes both market and affordable offerings, reinforcing the project's role in delivering housing choice and accessibility in a high-amenity urban setting.

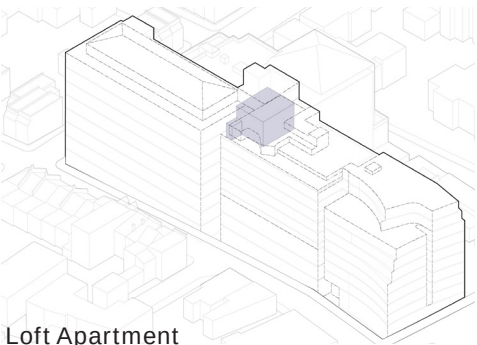
In addition to generous communal open spaces, the new build apartments are designed with well-proportioned balconies and terraces that provide valuable private outdoor amenity. These spaces are carefully oriented to maximise solar access, enhancing natural light and extending the living environment for residents throughout the year.



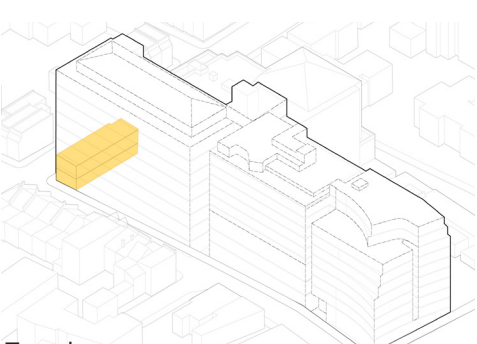
Heritage



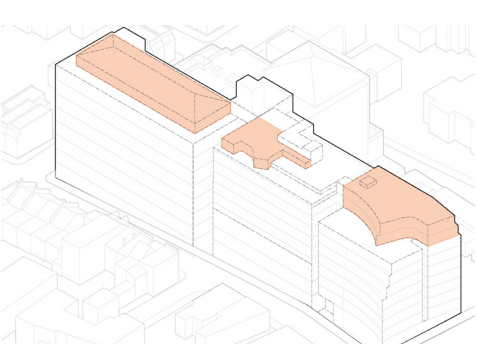
New Build Apartments



Loft Apartment



Townhouses



Penthouses



Interior view from the Southern Building Penthouse



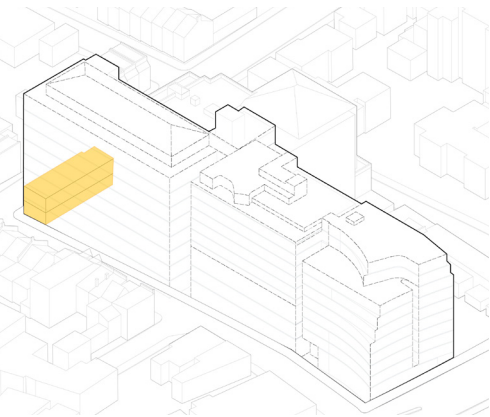
Interior view from the Northern Building Penthouse overlooking the park



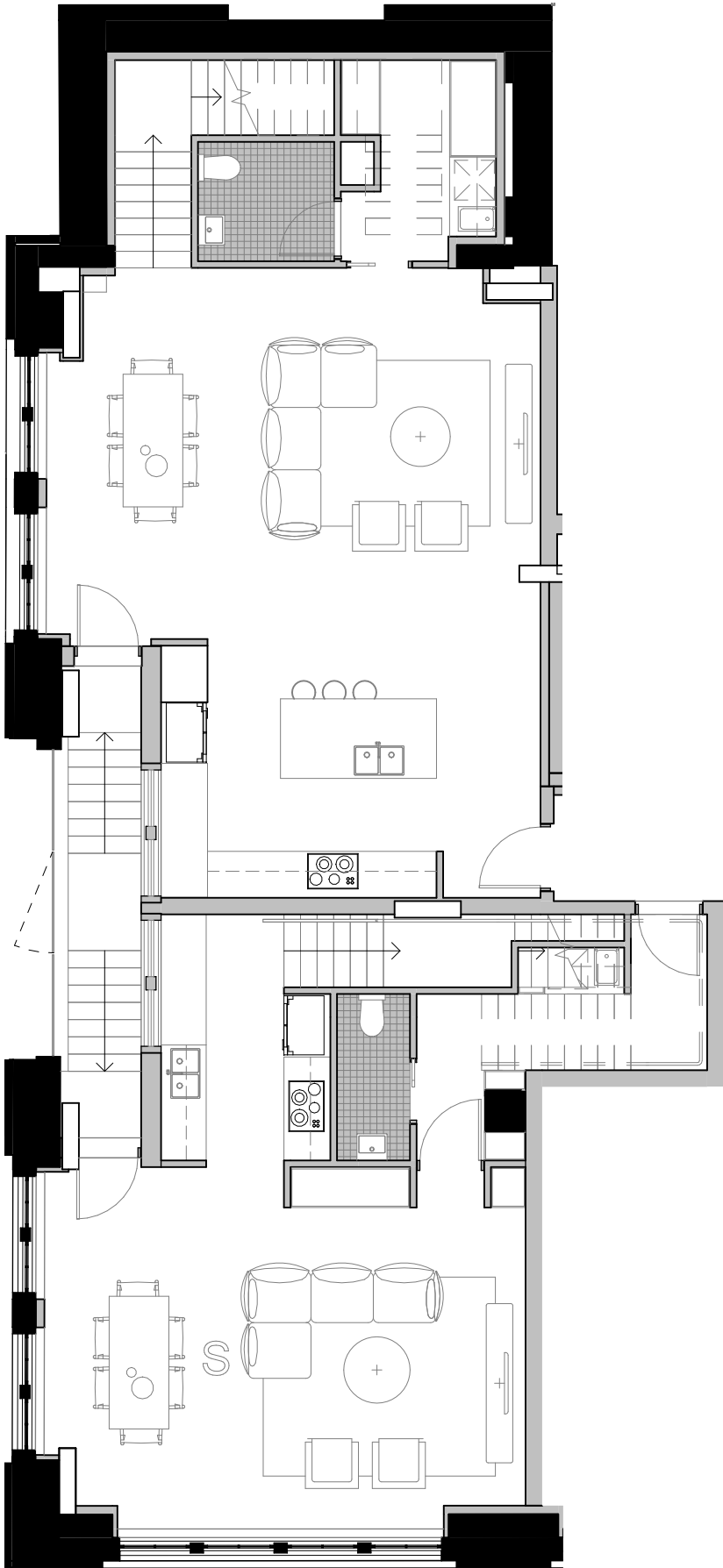
Interior View of the Heritage Building Apartment

Townhouses

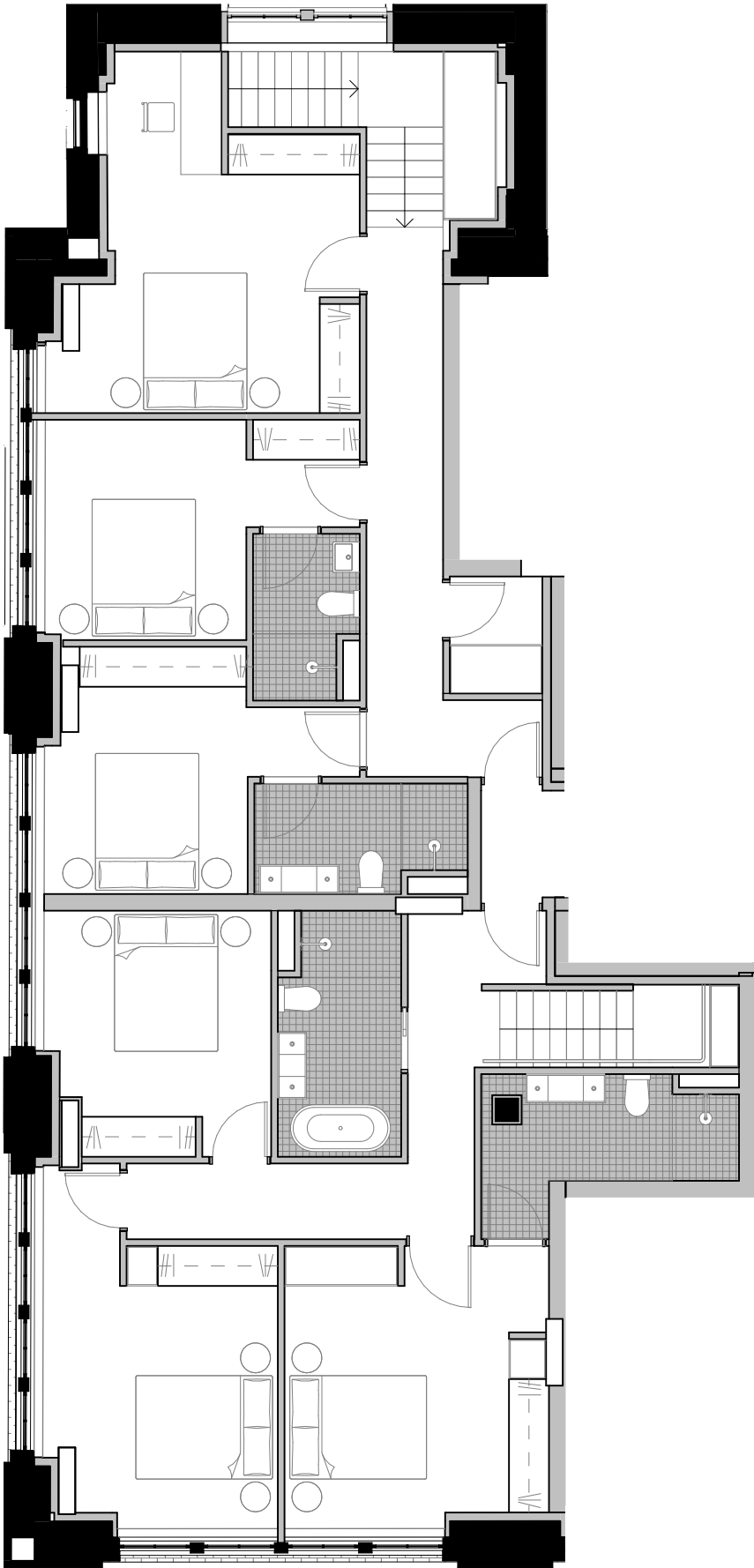
A living option responding to the dwelling scale of the local context.



Street View From Goodlet St



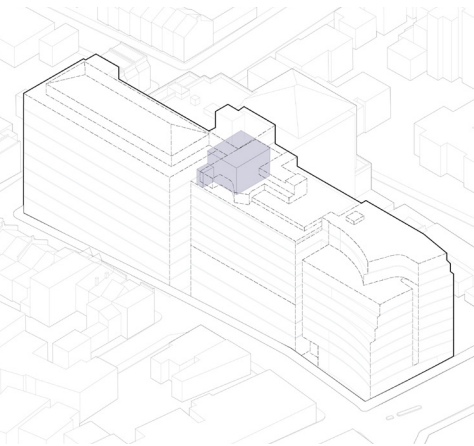
Townhouse - Ground Level



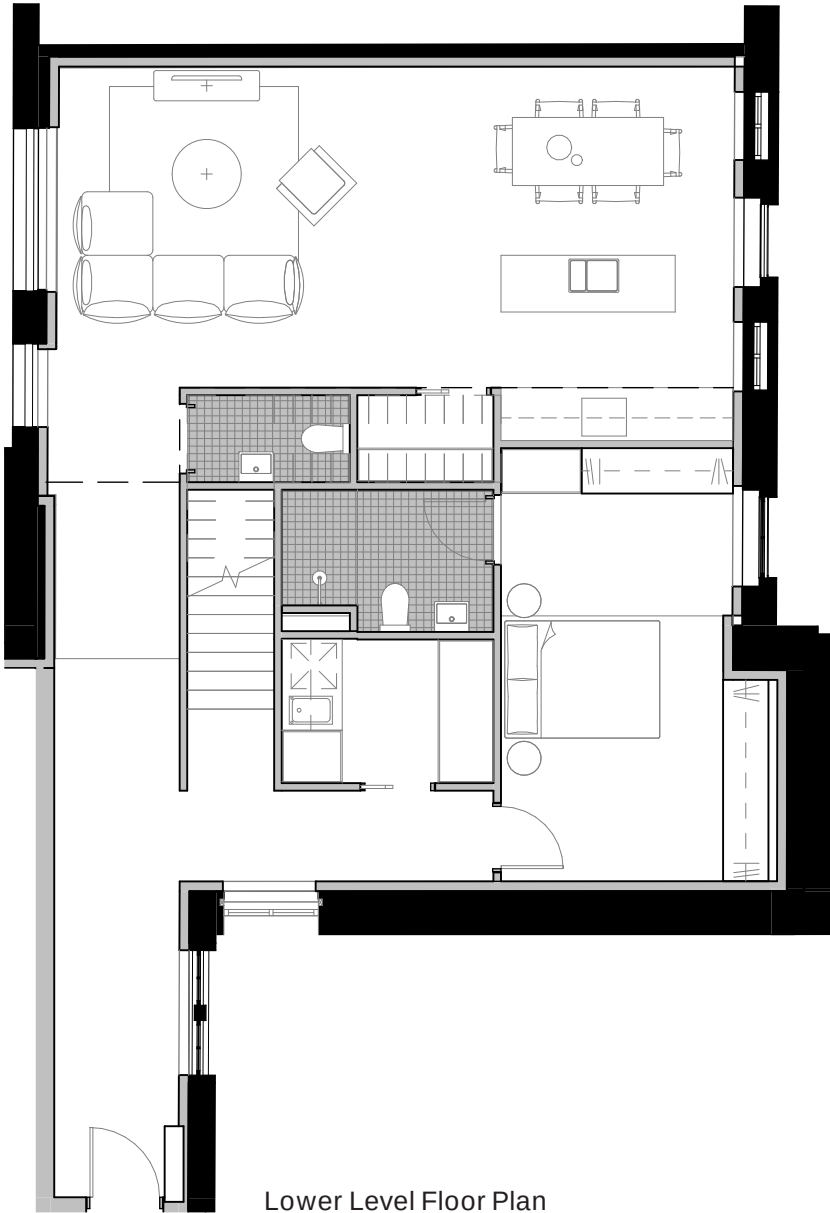
Townhouse - Level 1

Loft Apartment

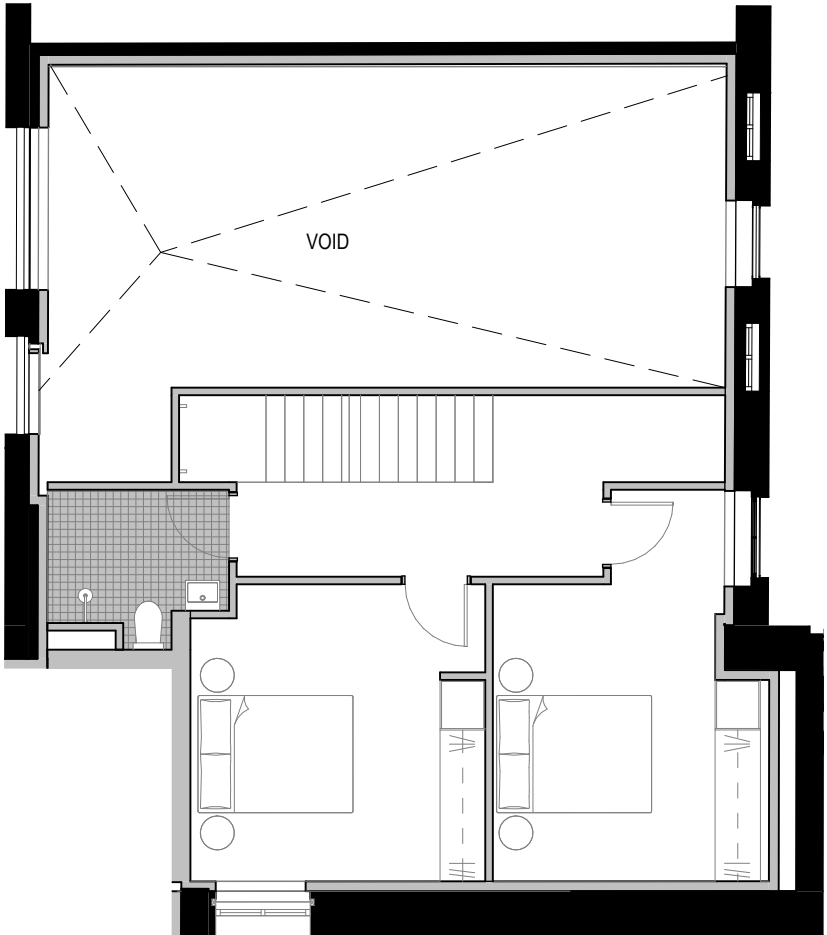
Connection of two levels celebrating the volume of the original industrial use.



Precedent Image



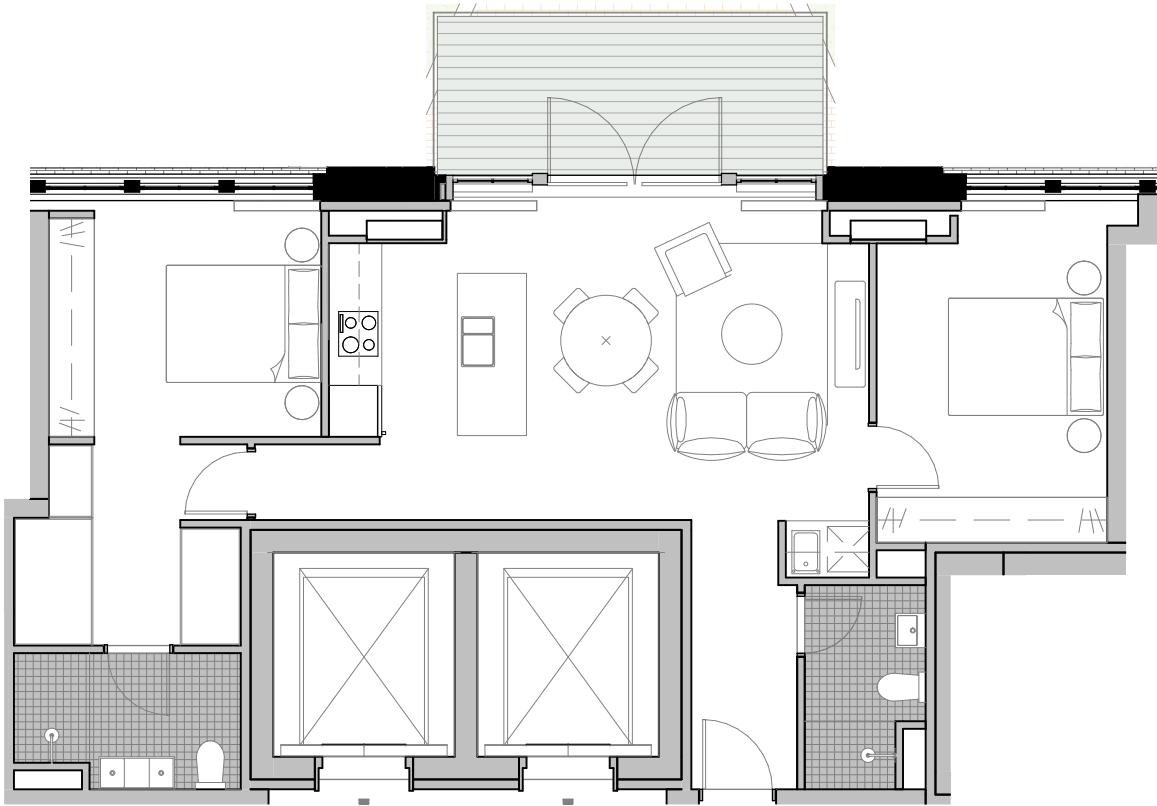
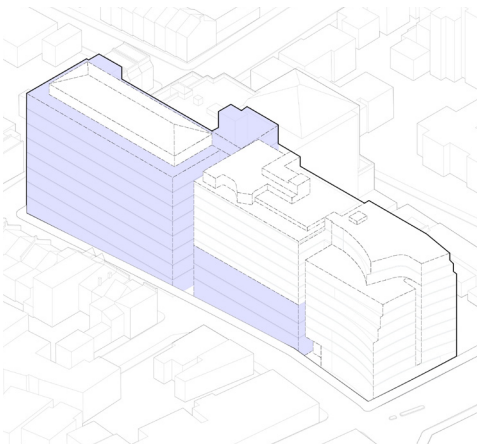
Lower Level Floor Plan



Upper Level Floor Plan

Typical Heritage Apartment

Heritage character optimised and celebrated within typical heritage apartments.



Typical Heritage Apartment Plan

In the western facing heritage apartments, the brick upstand is removed below window to provide door access to balcony and daylight.

The heritage fabric is exposed to elaborate the rich history of the building. To maintain the integrity of the heritage character, a series of servicing strategies has been explored to keep the ceiling visually clean and ensure the heritage timber joists are clearly expressed and celebrated.

- Mechanical - integrate living room air-conditioning diffusers into high level of joinery units; integrate other mechanical services into kitchen/dining bulkhead
- Electrical - integrate GPO and electrical cables into the skirting of joineries and/or partition walls
- Lighting - wall light and tracking system to be integrated in between timber joist with cabling minimized in the ceiling zone



Interior View

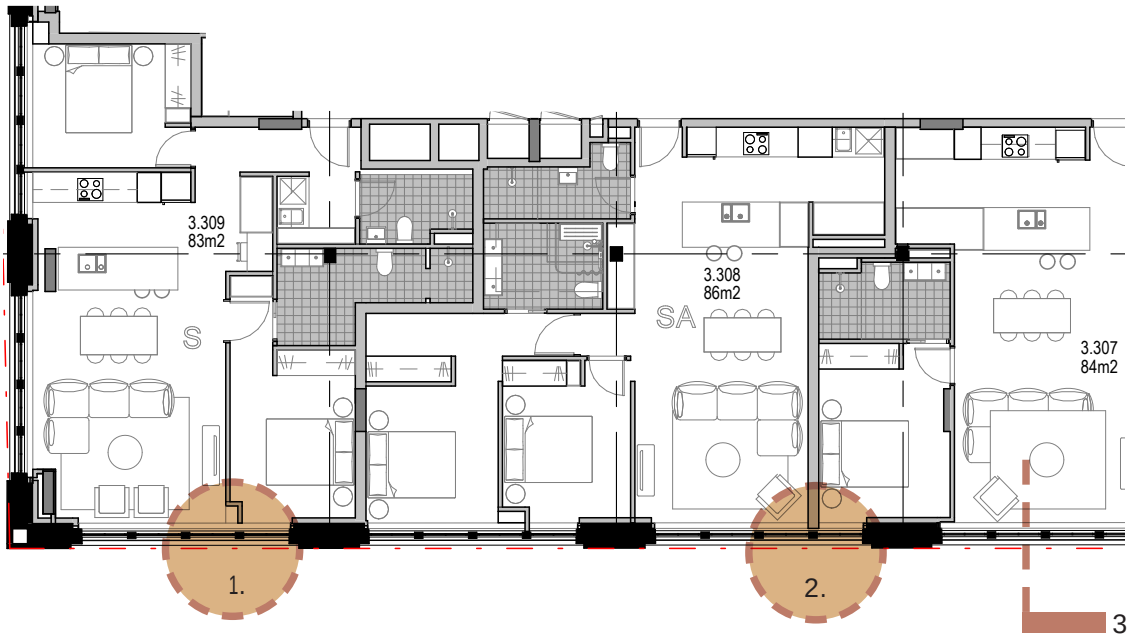
Heritage Response

The integration of window and apartment layout has been carefully considered.

Detail 1

To provide appropriate bedrooms and living rooms width, at locations, bedroom walls are offset from window mullions. A stepping detail has been introduced to integrate a cupboard and to negotiate the new walls with the heritage windows.

'From a heritage perspective, the detail is appropriate as it respects the original window fabric while meeting contemporary performance requirements.' - Heritage Advice

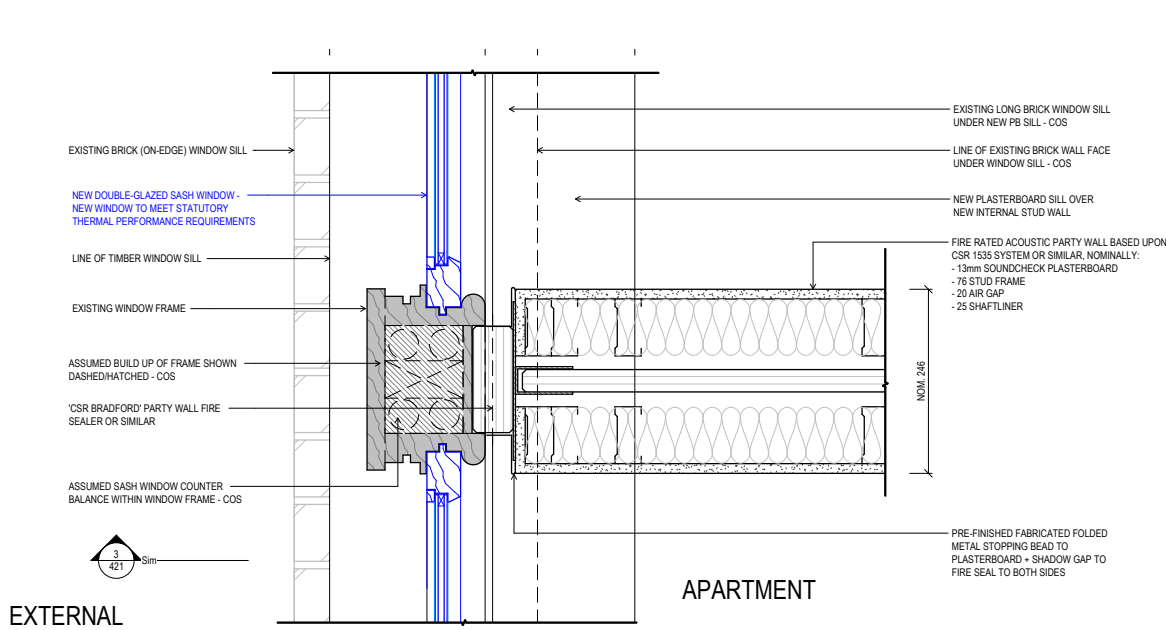


South Building - Typical Level Apartment

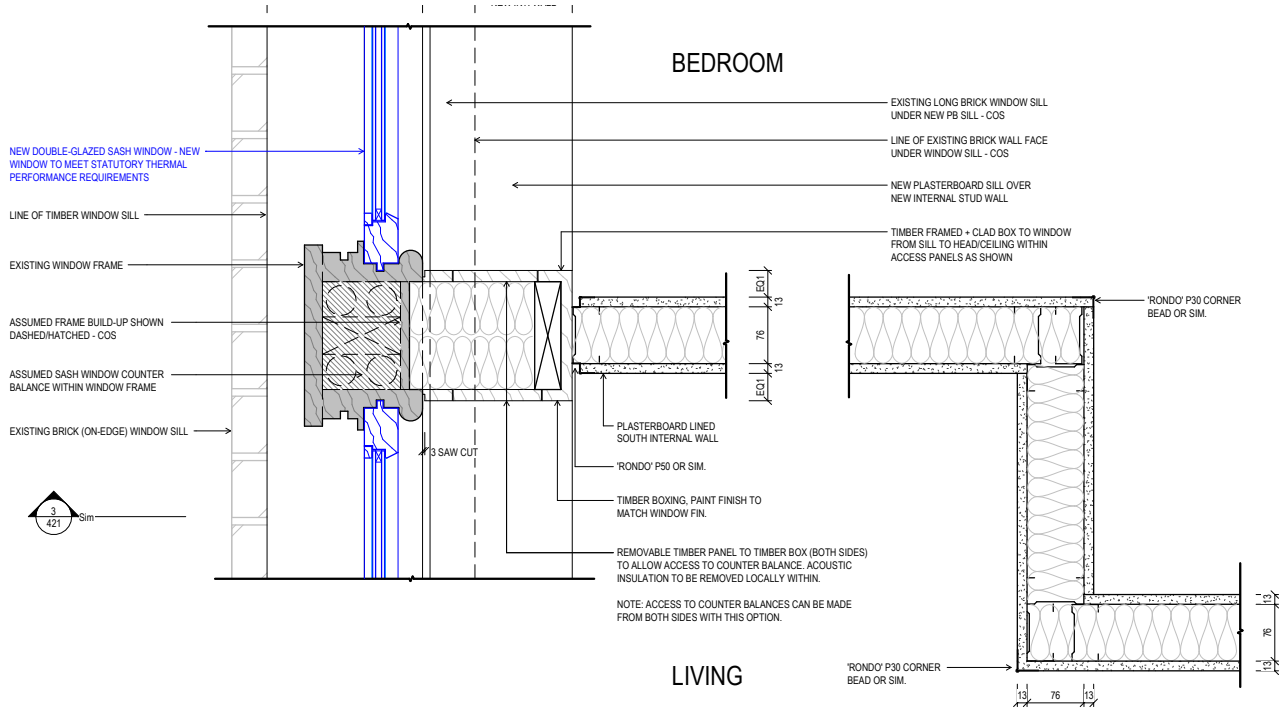


Stepping Detail At Window Mullion - Visualisation

- Detail 2
- Detail of inter-tenancy wall meeting mullion, showing
- connection
 - fire separation
 - acoustic separation



Detail 1. South Building - Party Wall / Mullion Connection Detail



Detail 2. Stepping Detail At Window Mullion - Sketch

Heritage Response

The window restoration strategy has balanced the heritage character with thermal performance.

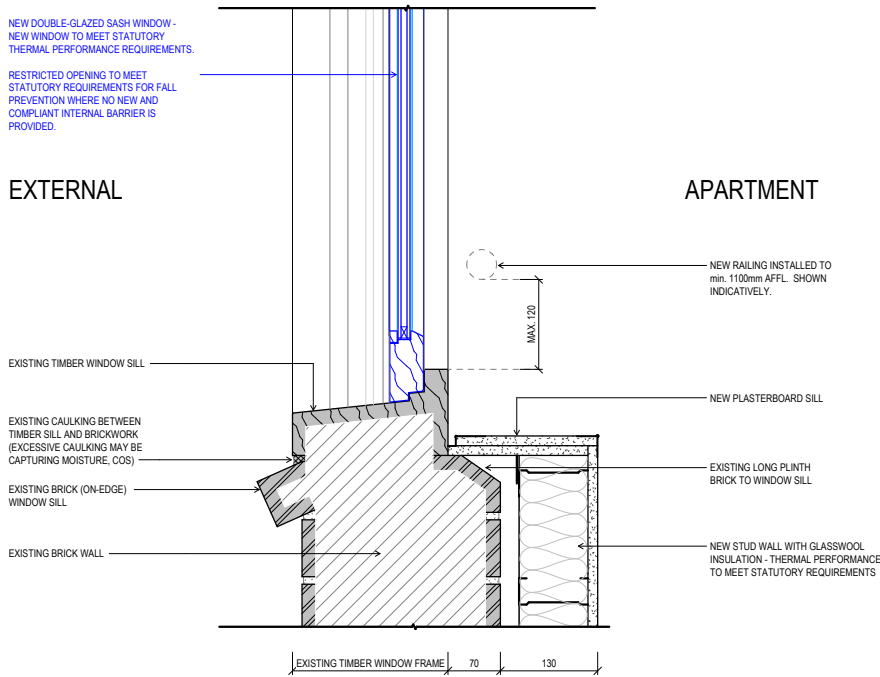
Detail 3

The existing heritage building has single-glazed windows which are advised as low thermal performance by ESD consultants.

To achieve better thermal performance, we propose to replace the existing glazing with a double glazing unit (DGU). Together with an insulated lining inside the heritage building, the thermal performance can be significantly improved in comparison to its current state.

After careful study of the existing window framing and sashes, DGU can be installed within the current window framing profile. Sashes and glazing, on the other hand, will be manufactured off-site to ensure the best performance of air-tightness.

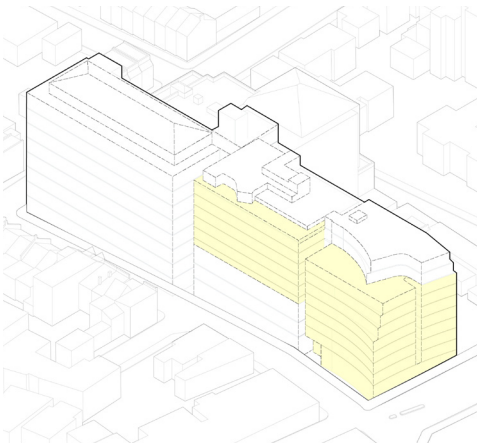
The above proposal is the outcome of a series of workshops drawing expertise from heritage, ESD, facade and acoustic consultants. Refer to ESD report for further details.



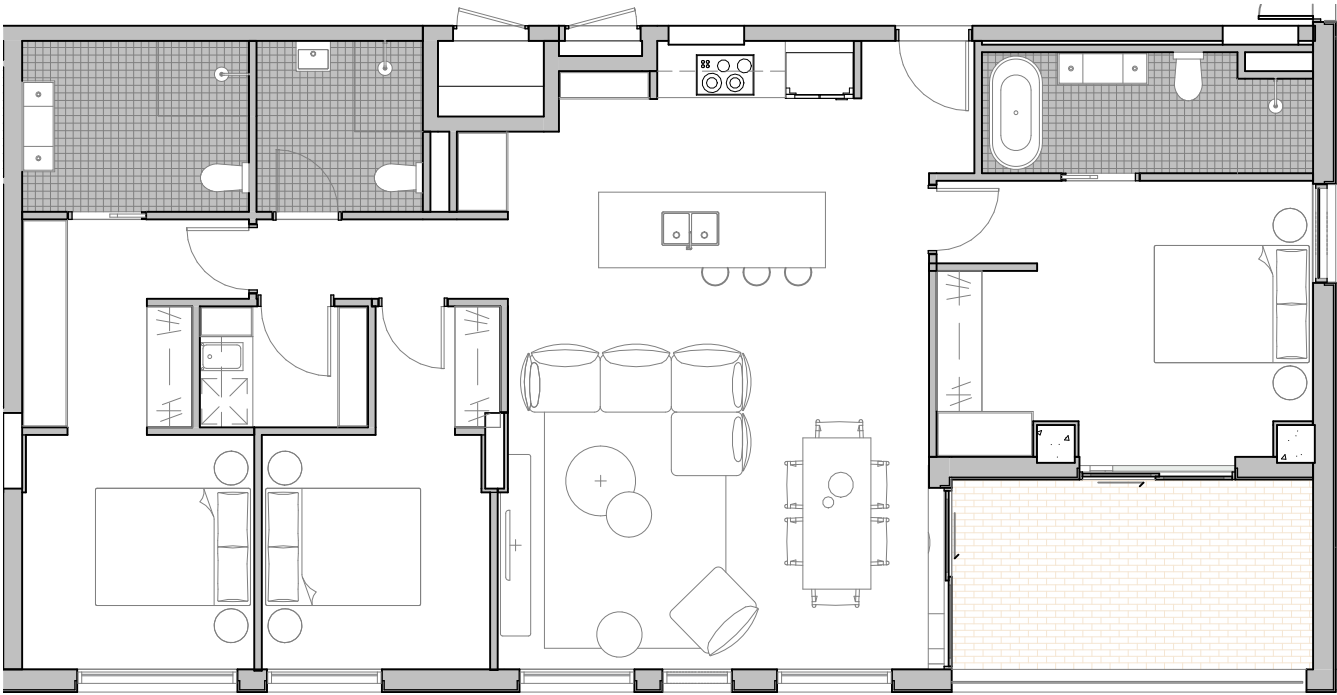
Detail 3. Heritage Window Repairing Section Detail

New Build Apartments

The new build apartments provides generous living spaces and living experiences.



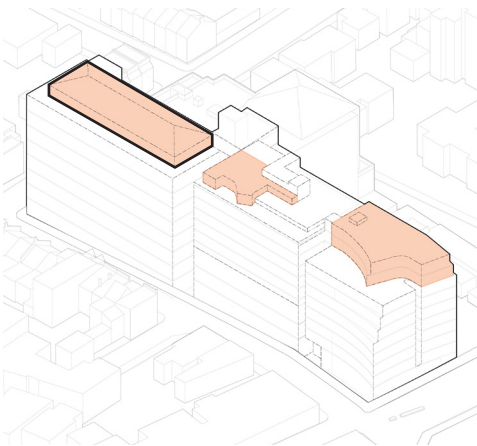
New Build Apartments



Central Building Typical Upper Level Apartment Layout

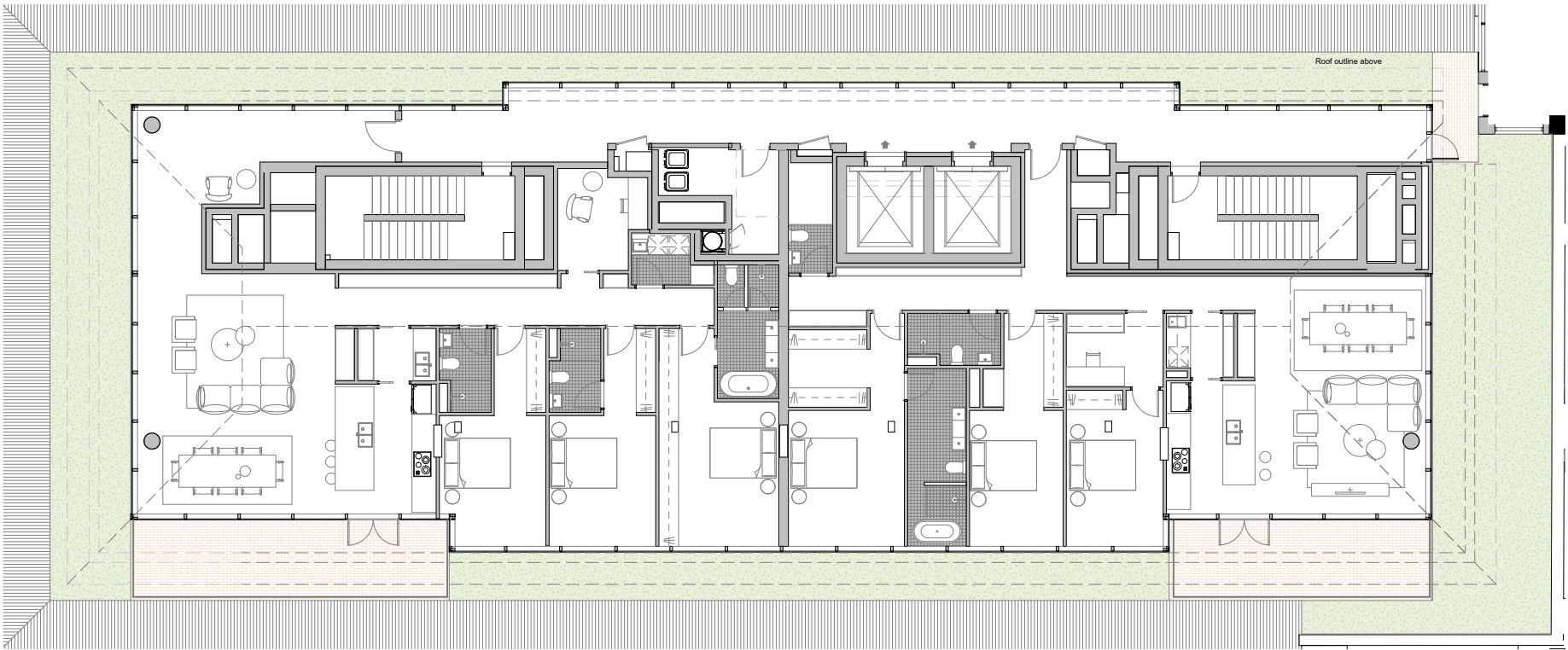
Penthouses

Dwellings that brings in the existing heritage roof profile and character.



Penthouses

Two of the four penthouse apartments have been carefully integrated into the roofline of the original David Jones factory - a design move that preserves the silhouette of the heritage building while creating high-quality residences with expansive views. These dwellings are located in the South Building, and offer a unique opportunity to live within the character of the original fabric, combining volume, material richness and elevated outlook in a way that feels both luxurious and intimately tied to the building's architectural legacy.



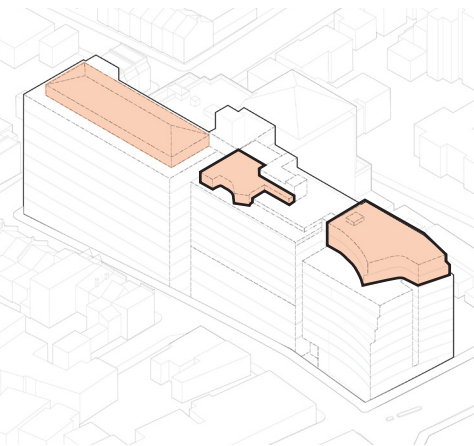
South Building Penthouse Floor Plan



South Building Penthouse Interior View

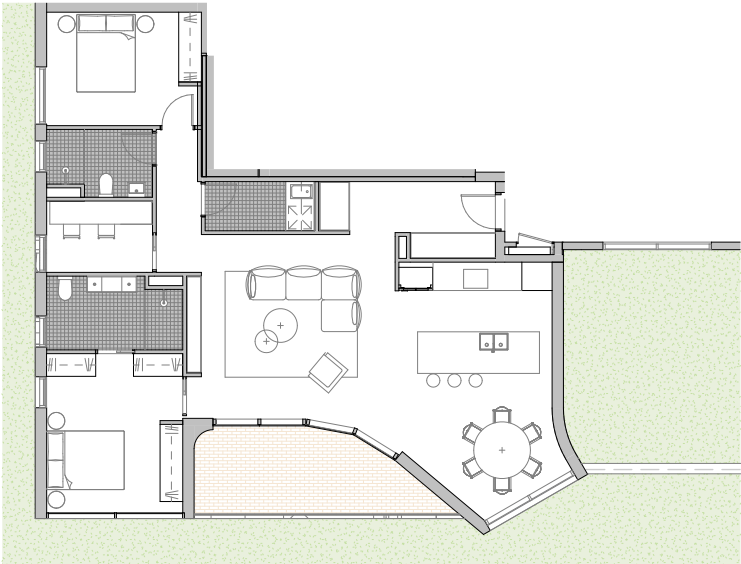
Penthouses

New penthouses that expresses the organic built form.

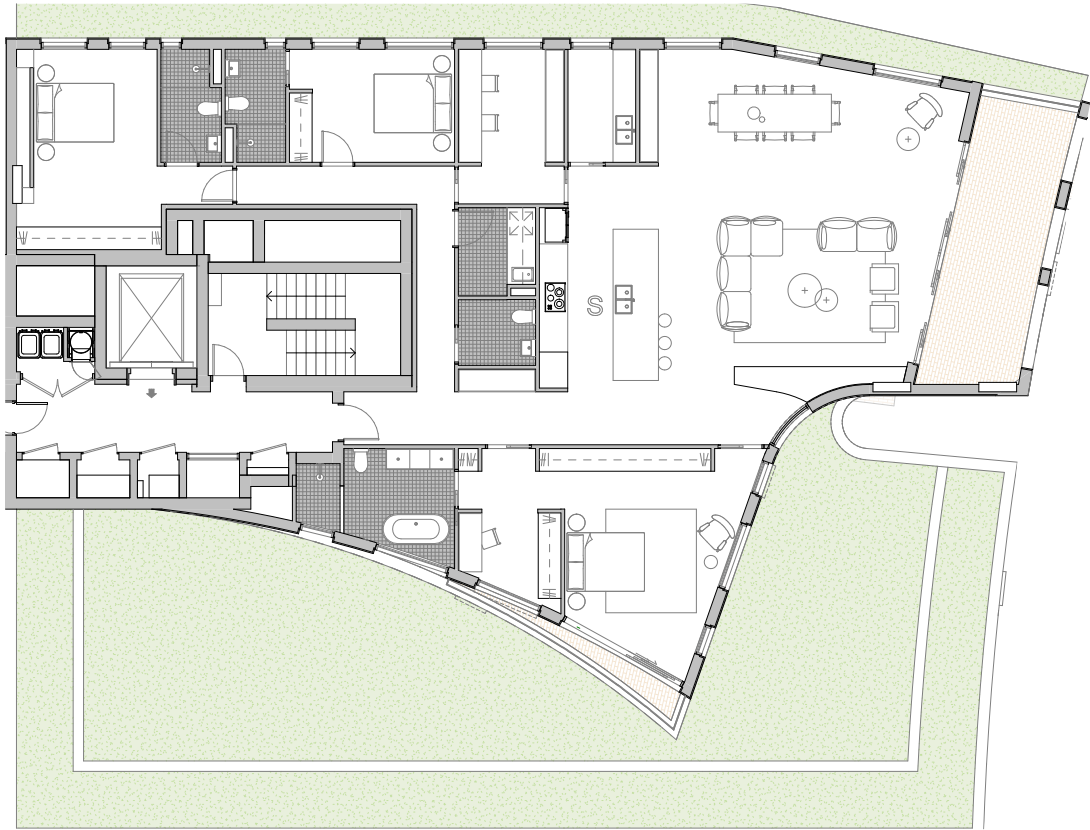


Penthouses

The penthouses in the new build components takes advantage of the building massing narrative, and utilises the more organic building form responding to Eddie Ward Park. Similar to the south penthouses, these dwellings also celebrates the unique outlook across the suburbs.



Central Building Penthouse Floor Plan



North Building Penthouse Floor Plan



Central Building Massing



North Building Interior View

Corridor

Despite the constraints of the long and linear site, amenity of the corridor has been carefully designed with natural daylight access and rich interior palette.

In south building, daylight access to corridor has been introduced on the northern facade.

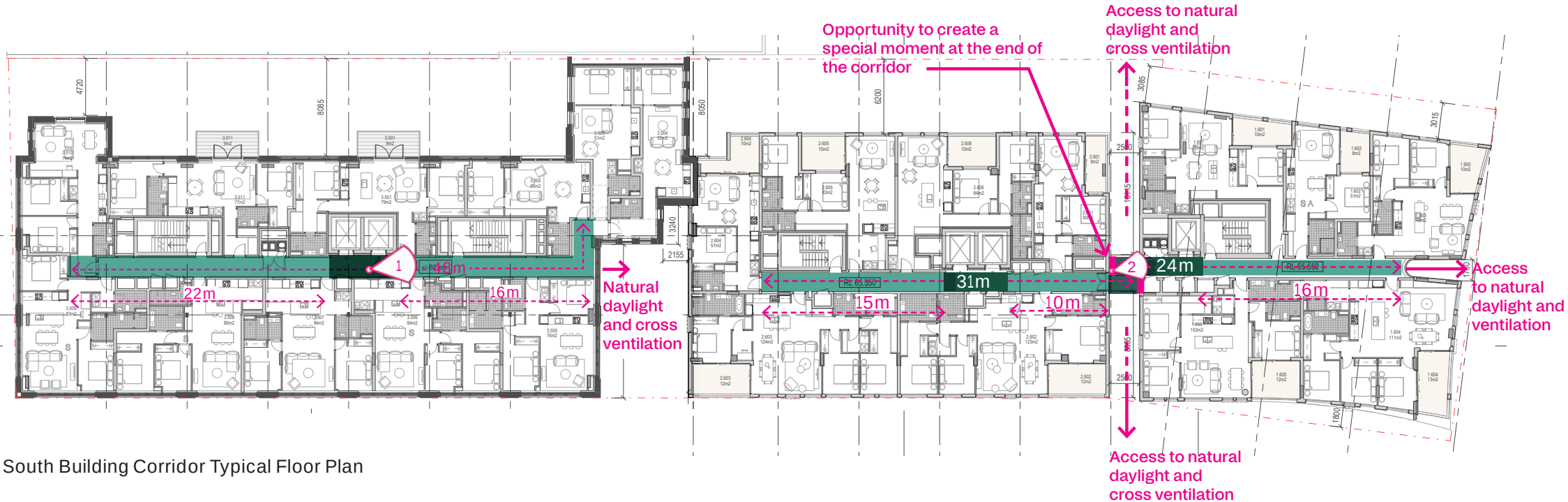
For both heritage and new build, a special material palette has been introduced in the lift lobby area to break up the length of the corridor and also to provide a sense of arrival.

In the central and north building, the corridor has been broken into 2 segments offset from one another.

The connection point has been developed into a special arrival moment, which provides natural daylight on both sides and cross ventilation.

All lift lobbies are carefully oriented to provide direct access to natural light and a northern outlook. Its central location reduces circulation distances to each apartment, supporting a high level of amenity through legible, efficient, and well-planned internal movement.

A feature material palette is proposed at the lift lobby to break up the length of the corridor and reinforce a sense of arrival.



South Building Corridor Typical Floor Plan



View 1: South Building Corridor Interior View



View 2: North/Central Building Corridor Interior View

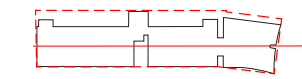


Marlborough St - North Building Entry View

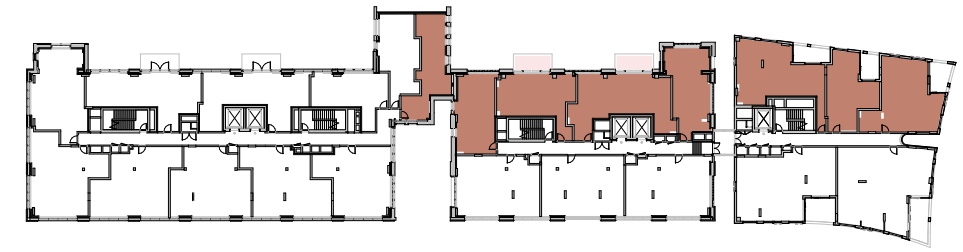
Arrival moment of each level connected to the arrival moment of the building

The affordable housing units have been distributed across the 3 buildings, which offers living experience in both heritage and new buildings.

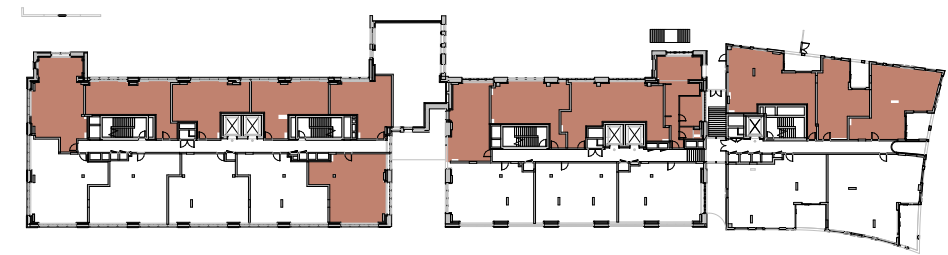
The design accommodates access to amenities for all users. It is intended that AHUs have access to L1 and use of the rooftop is subject to further discussions with the CHP given maintenance costs.



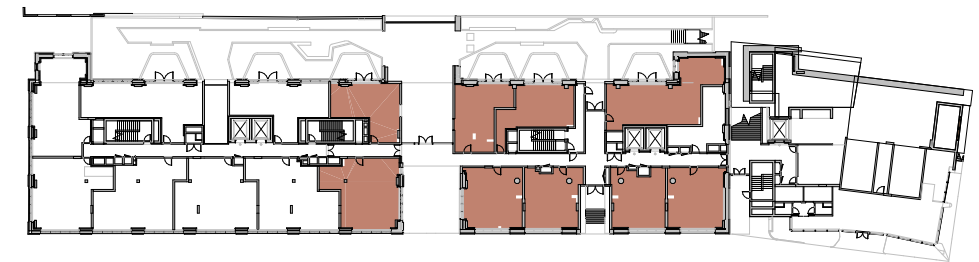
Long Section



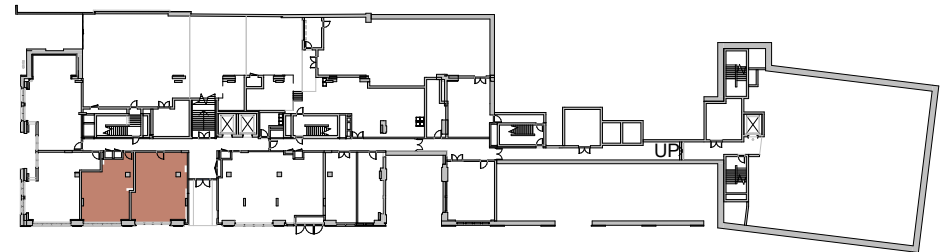
Level 3



Level 2



Level 1



Ground Level

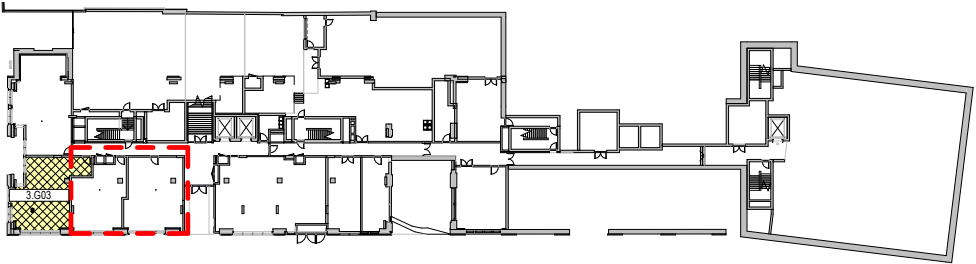
Affordable Housing Distribution

Affordable housing accounts for more than 15% of the total gross floor area (GFA).

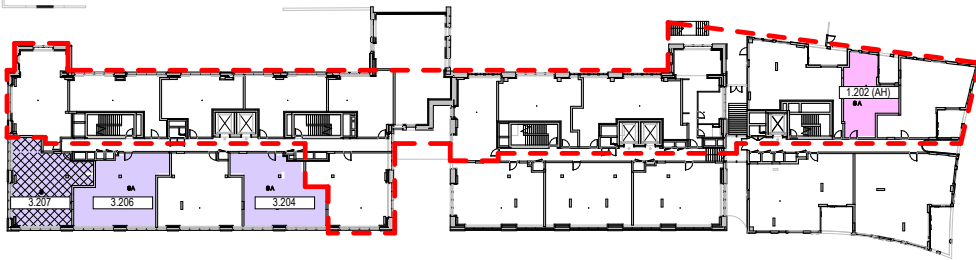


Adaptable Apartments

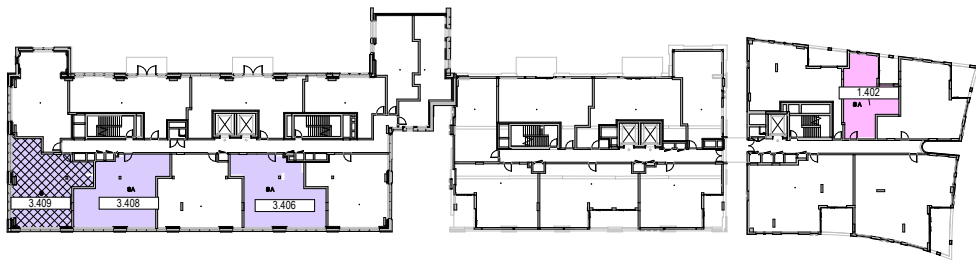
Adaptable apartments covers a diversity of apartment types, promoting living equity within the project.



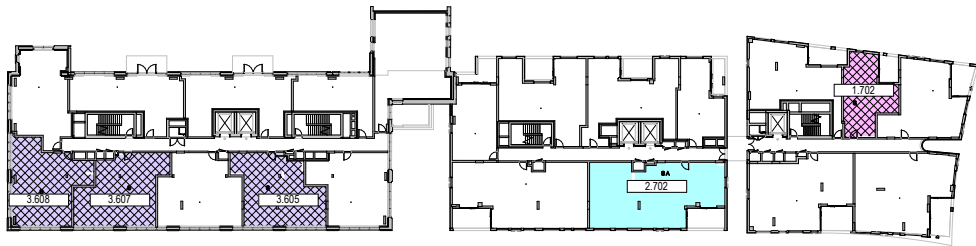
1
062
ADAPTABLE APARTMENT (G-G-B)
Scale 1: 500



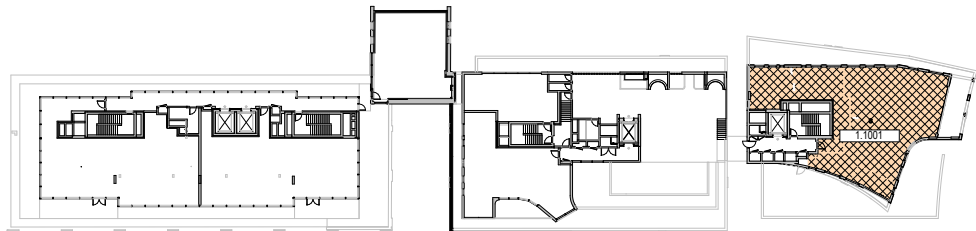
3
062
ADAPTABLE APARTMENT (2-2-2)
Scale 1: 500



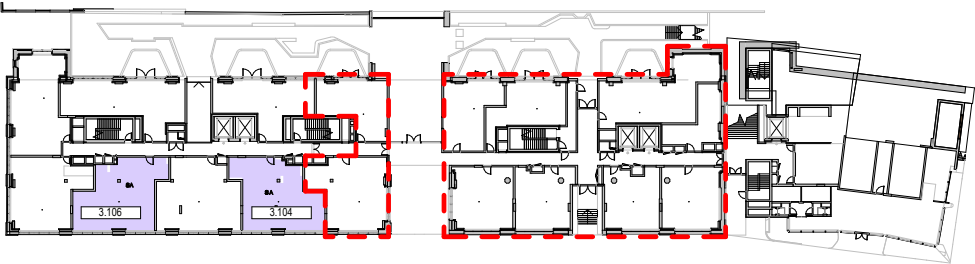
5
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ADAPTABLE APARTMENT (4-4-4)
Scale 1: 500



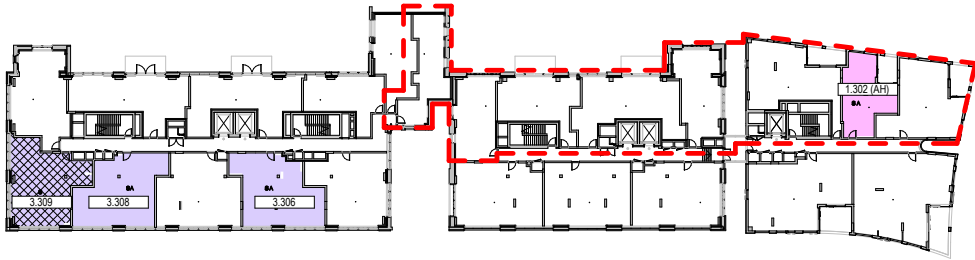
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ADAPTABLE APARTMENT (6-7-7)
Scale 1: 500



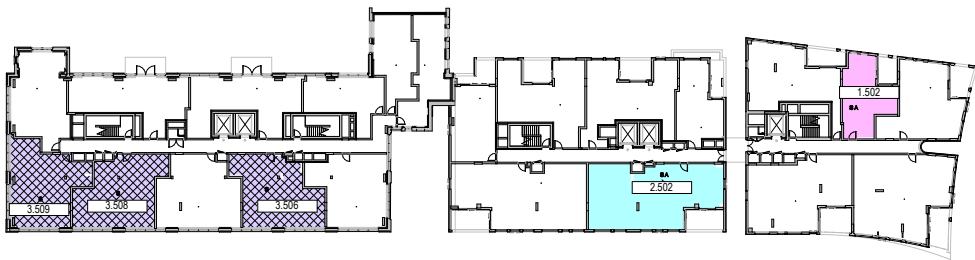
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ADAPTABLE APARTMENT (8-10-10)
Scale 1: 500



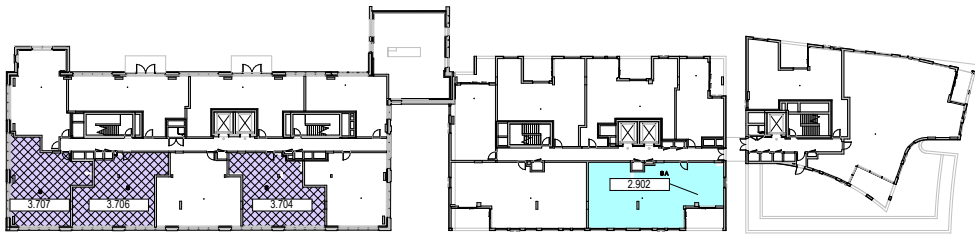
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ADAPTABLE APARTMENT (1-1-1)
Scale 1: 500



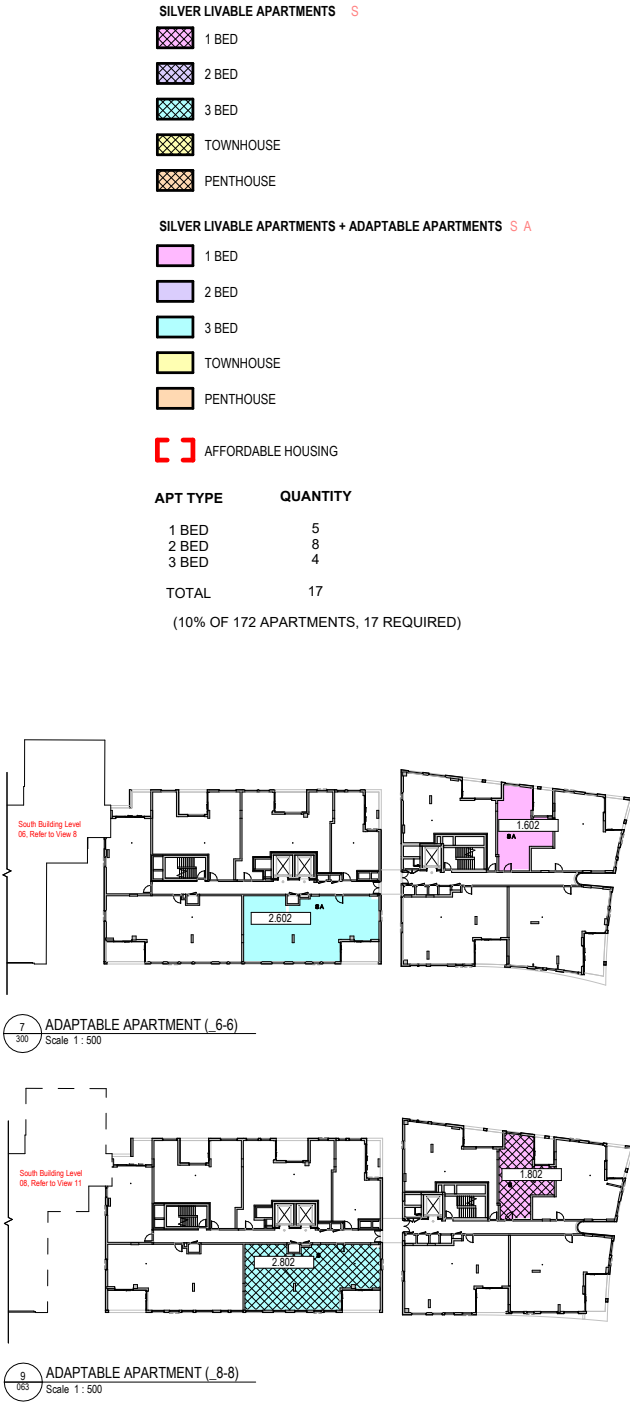
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ADAPTABLE APARTMENT (3-3-3)
Scale 1: 500



6
062
ADAPTABLE APARTMENT (5-5-5)
Scale 1: 500



10
062
ADAPTABLE APARTMENT (7-9-9)
Scale 1: 500



Appendices

- 7.01 Competition Report & DIP Response
- 7.02 Building Height and Shadow Study
- 7.03 Back of House Strategy
- 7.04 SSDA Drawing Set
- 7.05 ADG Compliance Schedule
- 7.06 Design Verification Statement

07

Appendices

07

Competition Report & DIP Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
1 (a) Stepped Massing Character	The stepped character of the new addition to the north of the site which mitigates impacts to neighbours and achieves a positive relationship with the surrounding context including the park to the north and heritage conservation area to the east.	Design element supported in competition report, and retained throughout design development.	Report: 3.01 Built Form
1 (b) Western Landscape Link	The visual green link along the western boundary and inclusion of a level 1 rear garden connecting the car stacker drop off to the residential lift lobbies.	Design element supported in competition report, and retained throughout design development.	Report: 5.03 Western Landscape Link
1 (c) Omission of Wintergardens	The omission of private winter gardens within the heritage building due to the strength and quality of the proposed rooftop communal spaces.	Design element supported in competition report, and retained throughout design development.	Report: 5.04 Rooftop Community
1 (d) Heritage Roof Profile	Intervention into the heritage warehouse roof profile, subject to further resolution in terms of architectural expression, heritage integration, and amenity impact.	Refer to DIP 3 Key Matter Southern Building Penthouse	Refer to DIP 3 Key Matter Southern Building Penthouse
1 (e) Central and South Building Separation	The separation of the original Marlborough House from the heritage addition along Marlborough Street to create opportunities to explore a landscaped ‘garden arrival’ experience.	Design element supported in competition report, and retained throughout design development.	Report: 4.04 Introduction of Courtyard
1 (f) Rooftop Communal Area	The rooftop communal area is strongly supported and should continue to be developed to deliver meaningful and generous amenity for future residents.	Design element supported in competition report, and retained throughout design development.	Report: 5.04 Rooftop Community

Competition Report & DIP Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
2(a) Refinement of Scheme	Refinement of scheme to improve alignment with Project Vision and other aspects of the Competition Brief.	DIP 2 Advice 1.1. The Panel commended the design team on the design development since DIP session No. 1 and the improvements in the scheme reflective of the Panel’s feedback. 1.2. The design team presented additional information and solar studies to assess the impact of the proposed building envelope and height non-compliance. 1.3. The Panel acknowledged the shadow impact of the proposed height non-compliance is localised to several dwellings in the afternoon period and outside of this period has a minimal shadow impact. 1.4. The increased building height allows for a positive ground plane expression including an improved retail address, efficient substation location and concise vehicular entry into the car stacker and is therefore supported by the Panel. 1.5. The Panel recommend the design team consider a greater setback of the level 7 central building penthouse to the Marlborough Street frontage and the southern frontage as per the design competition scheme. This may allow for greater modulation of the height plane, a continuous landscaped buffer around the roof plane, and reduced overshadowing during the afternoon period.	1.1 The positive feedback is appreciated and noted. 1.2 Noted 1.3 The positive feedback is appreciated and noted.; Appendix 7.02 Building Height and Shadow Study 1.4 The support is appreciated and noted.; Appendix 7.03 Back of House Strategy 1.5 Refer to DIP 3 Key Matter-2
2(b) Heritage Character	Optimise existing heritage character within the apartment layouts of the heritage buildings.	DIP 2 Advice 1.8. The Panel encourage the design team to view the heritage character of the southern building as an asset and design opportunity for internal floor planning. Noting that updated design has been presented and commended in DIP-3.	1.8 Report: 6.04 Typical Heritage Apartment

Competition Report & DIP Response

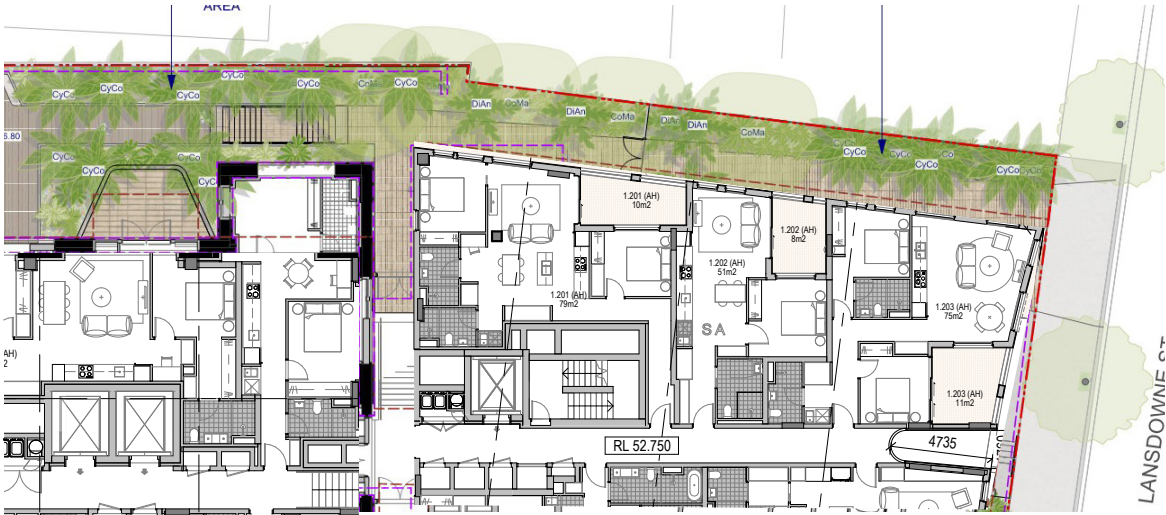
PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
2(c) Internal Floor Planning	Refinement of the internal floor planning to improve efficiency in circulation, cores and servicing, and core planning in common areas while exploring the resolution of the visual link to the western garden with respect to the Marlborough Street levels. This could also include reconsideration of the voids located on the eastern façade of the southern heritage warehouse.	DIP 2 Advice 1.6. The longer corridors are to be further articulated with design solutions to improve amenity. The Panel suggest exploring materiality changes, a series of spaces areas adjacent to the lift core, and greater connection to daylight (particularly in the southern building corridor). Noting that updated design has been presented and commended in DIP-3.	1.6 Report: 6.07 Corridor
2(d) Apartment Layout Refinement	Refinement of the apartment layouts to improve internal amenity and privacy.	DIP 2 Advice 1.7 The Panel raised their previous query on the dog-leg apartment in the southern building and recommend the design team explore opportunities to improve internal floor planning or alternative uses such as a dual key apartment. 1.9. On the northern building, the Panel recommend glazing along the eastern elevation of the penthouse for daylight penetration and an outlook to improve the arrival experience. Noting that updated design has been presented and accepted in DIP-3.	1.7 Drawing: AR 107 1.9 Report: 6.06 Penthouses
2(e) Attached Balconies	Further design refinement of the resolution of the Juliet balconies on the western edge of the heritage item is encouraged to clarify their role within the broader façade composition.	Refer to DIP 3 Key Matter 1	Refer to DIP 3 Key Matter 1
2(f) Goodlet Street Townhouses	Reconsider the Goodlet Street address including uses and positioning of the dwellings. This may include uses such as communal amenity, duplex/townhouses, or commercial uses which may better suit the context.	DIP 2 Advice 1.16. The Panel considered the amended design of the townhouses entry to Goodlet Street results in an improved relationship with the street frontage. 1.17. The Panel note the Goodlet Street townhouses are not connected to the internal corridors. It is suggested this is revisited in addition to a review of the wet areas adjacent to the glazing line and resolution of the junction between the window and the wardrobe in the bedroom on the south-eastern dwelling on level 1. 1.18. The Panel recommend the design team consider the recess of the southern entry on Goodlet Street, the location of the glazing line and the implications on the safety of the arrival experience (noting a fence would not be an optimal outcome). Noting that updated design has been presented and accepted in DIP-3.	1.16 The positive feedback is appreciated and noted. 1.17 Report: 6.02 Townhouses 1.18 Drawing: AR 102
2(g) Retail Tenancy	Further testing and consideration of the location, scale and interface of the proposed retail tenancies at the ground plane to ensure commercial viability and a vibrant street presence.	DIP 1 Advice 1.16. The Panel support the retention of retail premises on the north-eastern corner to activate the street frontage and contribute to the vibrancy of the area.	1.16 The support is appreciated and noted.

Competition Report & DIP Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
2(h) Deep Soil and Landscape	Explore opportunities to refine the elevated garden proposal and deep soil areas. Explore maximising deep soil provision along the rear and side boundaries to improve landscape quality and sustainability outcomes including the exploration of area where the separation of the original Marlborough House and the heritage addition has been proposed.	DIP 2 Advice 1.19. The Panel recommend ongoing exploration of landscaping and deep soil within the site. 1.20. Further discussion with Aspect on tree species selection is recommended to explore the ability to incorporate larger canopy trees in the car park entry zone from Landsdowne Street. 1.21. At present, there is a missed opportunity for accessible private or communal open space on the level 9 north-eastern landscape area. Noting that updated design has been presented and commended in DIP-3. Also refer to DIP 3 Key Matter 4	1.19 Report: 5.03 Western Landscape Link; 5.04 Rooftop Community 1.20 Report: 5.03 Western Landscape Link; 5.04 Rooftop Community 1.21 Drawing: AR 111
2(i) Street Activation	Articulation and scale of the ground level façade at the north-eastern corner to enhance the public domain interface and street activation.	DIP 2 Advice 1.4. The increased building height allows for a positive ground plane expression including an improved retail address, efficient substation location and concise vehicular entry into the car stacker and is therefore supported by the Panel.	1.4 The support is appreciated and noted.
2(j) Vehicular Access	Reconsider vehicular access to mitigate impacts on the streetscape and adjacent properties and ensure a clear integration is achieved between the levels of the car stacker and lift lobbies to improve connectivity and user experience.	DIP 2 Advice 1.22. The Panel note there is one bicycle entrance to service the development on Marlborough Street. 1.23. The Panel suggest the team explore if there is any greater generosity in the width of this entryway and lift access noting the volume of residents accessing the bicycle parking proposed. Noting that updated design has been presented and accepted in DIP-3.	1.22 Report: 7.03 Back of House 1.23 Report: 7.03 Back of House
2(k) Placemaking	Exploration of placemaking strategies in entry sequences, communal areas and public interface.	Presented and commended in DIP 2.	Report: 5.06 Placemaking; 5.07 A Day in the Life
2(l) Affordable Housing	Continue to explore and refine the location of the affordable housing apartments within the development.	DIP 2 Advice 1.24. The Panel note the location of the affordable housing units is subject to consultation with the affordable housing provider, however recommended the team consider equitable level of amenity between market and affordable dwellings.	1.24 Report: 6.08 Affordable Housing Distribution
2(m) Floor-to-floor Heights	Further refinement of floor-to-floor heights of the new additions to ensure compliance, buildability and best practice.	DIP 1 Advice 1.23 The increase to floor-to-floor heights to comply with the NSW ADG is supported.	1.23 The support is appreciated and noted. Drawing: AR 301
2(n) North Facade Solar Control	Whilst the façade expression is refined, further design development of the façade is recommended, particularly solar control of the north façade to exhibit design excellence.	DIP 2 Advice 1.25 The Panel recommend the design team explore if there is ability for more solidity on the northern elevation (adjacent to bedrooms) without compromising the façade expression.	1.25 Report: 3.03 Integrated Sustainability

DIP 3 Advice Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
DIP 3 Key Matter 1	Western façade	DIP 3 Advice 1.1. The Panel supports the revised design of the western façade including removal of the Juliet balconies from level 1 and level 2, reducing heritage impact and overlooking. 1.2. Two-storey tree planting and tall shrubs along the western façade is recommended to soften the western building edge. 1.3. A Section Plan of the Juliet balcony detail is to be provided within the SSDA submission.	1.1 The support is appreciated and noted. 1.2 Report: 5.03 Western Landscape Link 1.3 Report: 4.05 Attached Balcony, AR422



Level 02 Floor Plan - Privacy of Apartments Protected By Tree Canopy

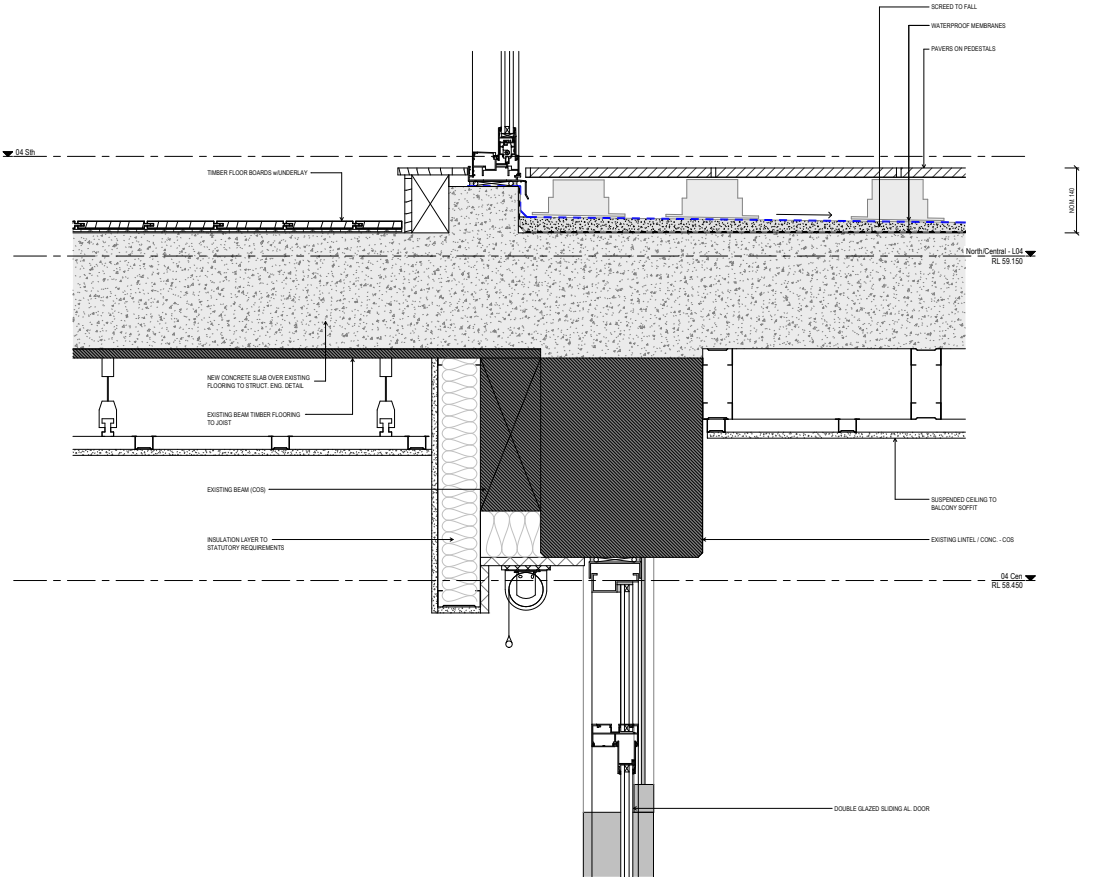


Level 01 Floor Plan

DIP 3 Advice 1.2
Two-storey planting incorporated to improve residents' privacy and soften site boundary.



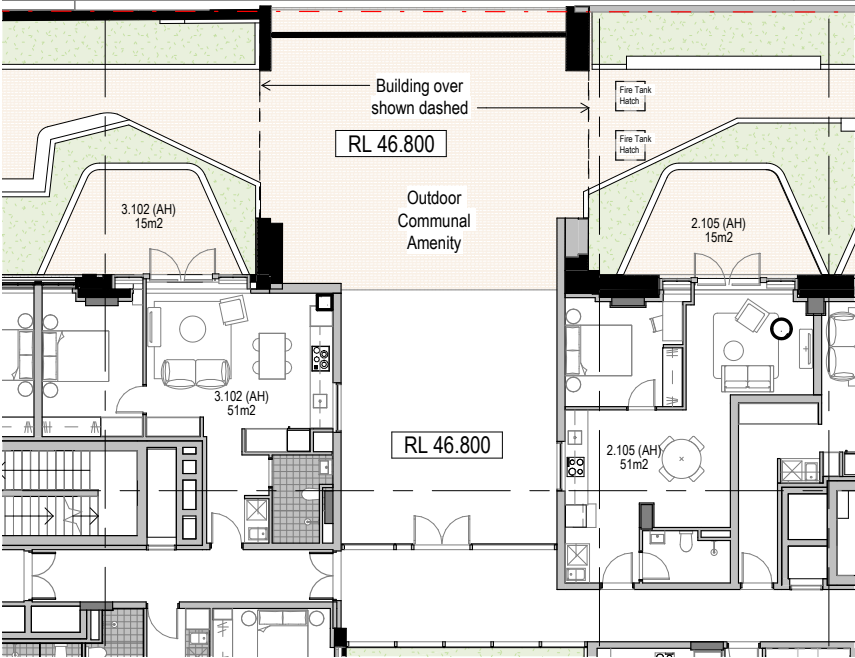
Section Along Western Facade



Section of attached balcony detail - AR422
DIP 3 Advice 1.3
Balcony detail provided. Documented in drawing AR422.

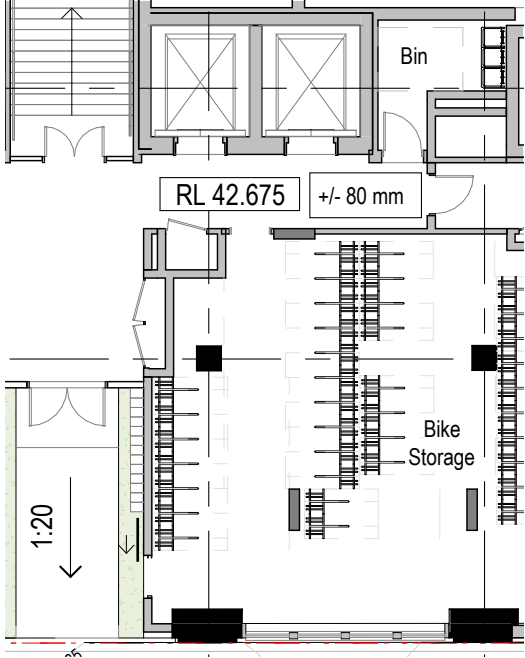
DIP 3 Advice Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
DIP 3 Key Matter 2	Central building envelope and façade expression in the round	DIP 3 Advice 2.1 The Panel supports the revised central building penthouse design including the increased setback from the eastern site boundary and playful edge character.	2.1 The support is appreciated and noted. Report: 6.06 Penthouses
DIP 3 Key Matter 3	Common circulation	DIP 3 Advice 3.1. The Panel recommends the adjustment of the central building's communal space so that the adjacent bedroom windows address the garden space. 3.2. The Panel suggest a sliding door to the bicycle storage area to improve circulation and access. 3.3. The SSDA submission is to ensure renders and plans for the ground level northern building entrance are aligned.	3.1 Drawing: AR 103 3.2 Drawing: AR 102 3.3 Report: 5.05 Urban Contribution



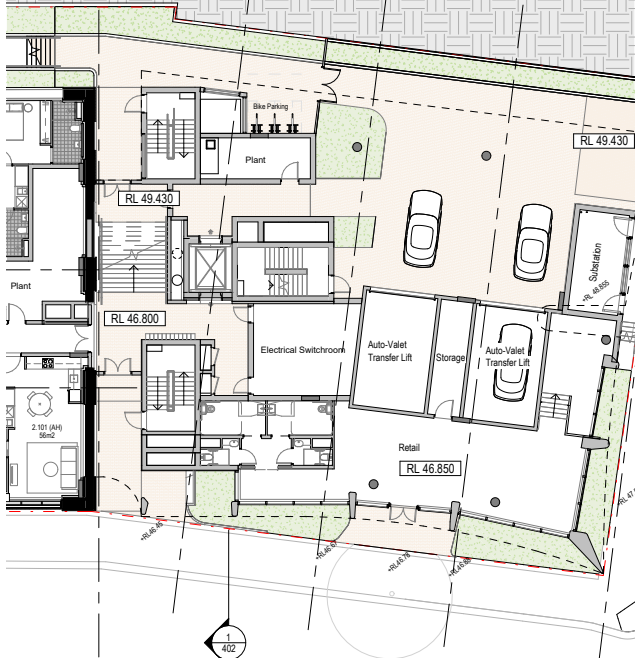
Level 1 Floor Plan South and Central Building

DIP 3 Advice 3.1 Response
Central building's communal space adjusted with adjacent bedroom window addressing garden space.



Ground Floor Plan South Building

DIP 3 Advice 3.2 Response
Bicycle storage with updated sliding door



Street Level Plan North Building

DIP 3 Advice 3.3 Response
Ground level represented consistently across plan and render.

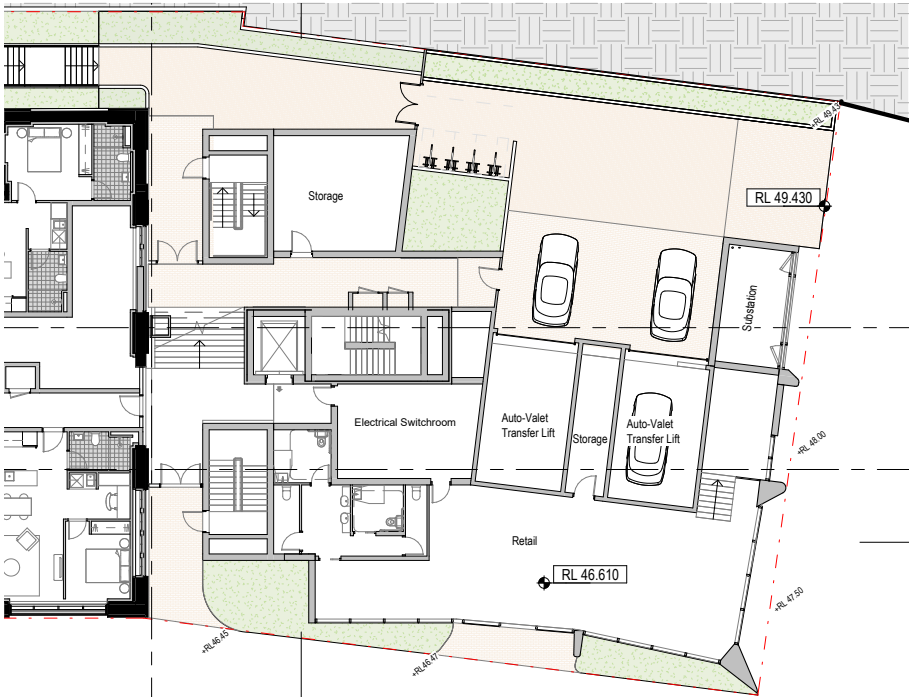


Street Level Render North Building

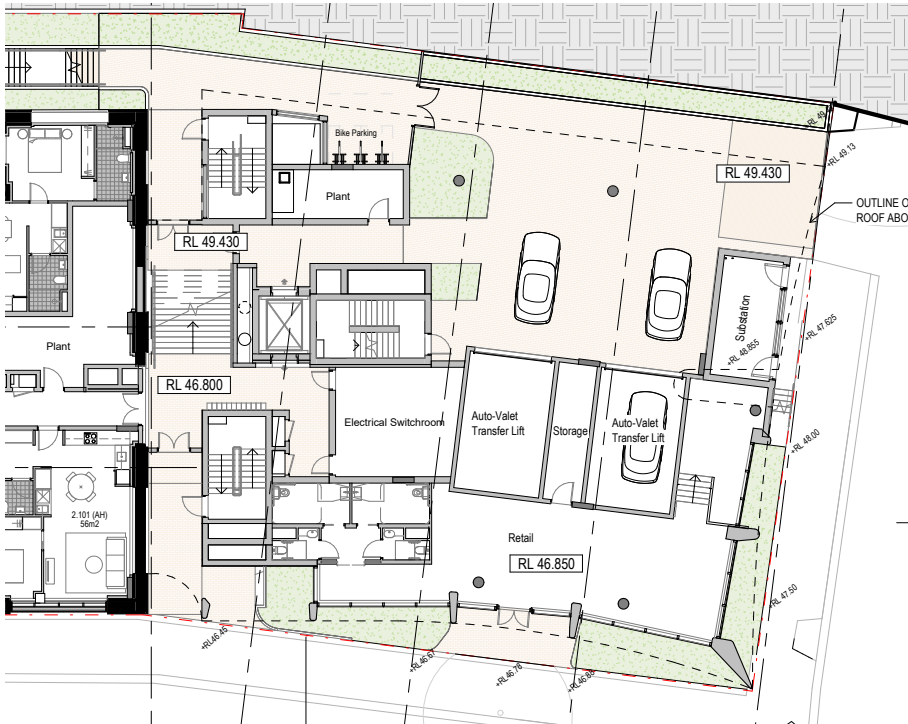
DIP 3 Advice Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
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DIP 3 Key Matter 4	Deep soil	DIP 3 Advice 4.1 The Panel welcomes the increased provision of deep soil planting but recommends exploring permeable paving adjacent to the vehicular entry to enhance landscaping outcomes and support tree root growth.	Refer to landscape consultants' documentation
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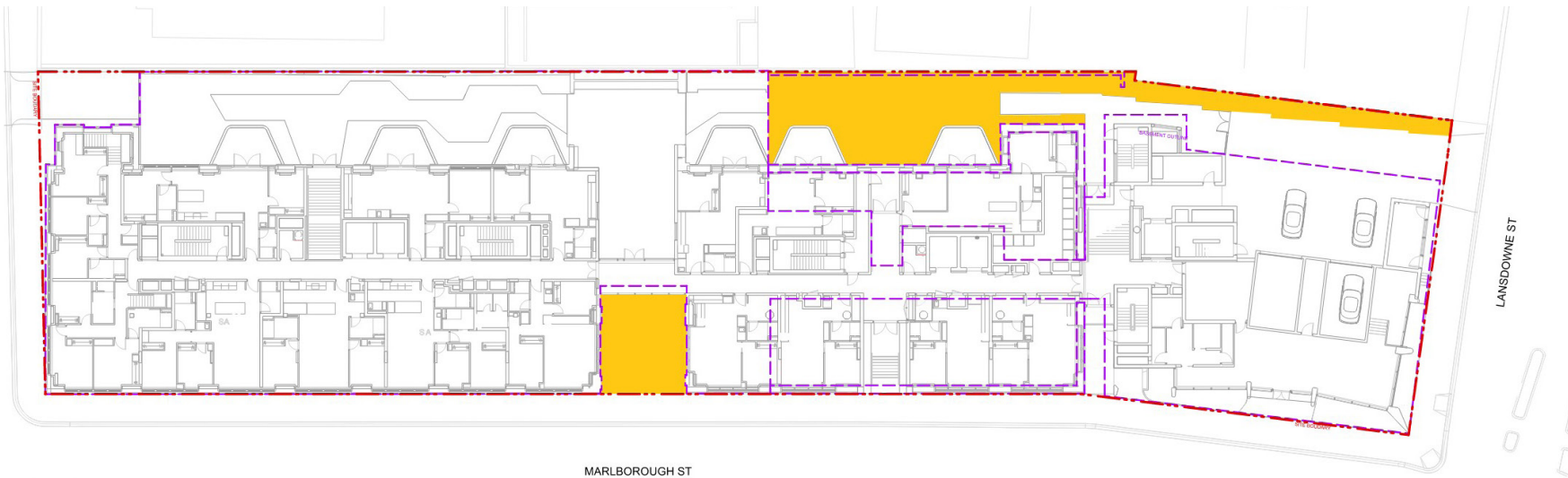


DIP 3 Level 1 Floor Plan



SSDA Submission Level 1 Floor Plan

The design team has reconfigured the vehicular entry area for an improved residential entry experience with better integrated landscape amenity.



Deep Soil Compliance Diagram

DIP 3 Advice 4.1 Response

	Area	Percentage
Target Total (ADG)	239m ²	7%
Existing Total	0m ²	0%
Competition Total	190m ²	5.5%
SSDA Total	267.5m ²	7.8%

Total site area = 3413m2

Overall, despite the landscape constraint of existing building, the proposal has increased the deep soil significantly and managed to achieve the ADG target.

DIP 3 Advice Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
DIP 3 Key Matter	Southern Building Penthouse	DIP 3 Advice 5.1. The Panel encourages further refinement of the penthouse floor plan. 5.2. The relocation of living areas to the perimeter of the apartment to optimise outlook is an improvement on the competition scheme. 5.3. Greater generosity in the penthouse arrival sequence is recommended, including utilising the western hallway as the primary entry pathway, providing a secondary service/back of house entrance. This would improve the lift arrival sequence directly into the living spaces and utilise the a glazed landscaped edge. 5.4. While interior design is ongoing, the Panel support the intent of the timber internal materiality and warmth. A more durable external finish, such as lightweight metal, is recommended to reduce maintenance requirements.	5.1 Report: 6.06 Penthouses 5.2 The positive feedback is appreciated and noted 5.3 Report: 6.06 Penthouses 5.4 The positive feedback is appreciated and noted



South Building Penthouse Plan
DIP 3 Advice 5.1 / 5.3 Response

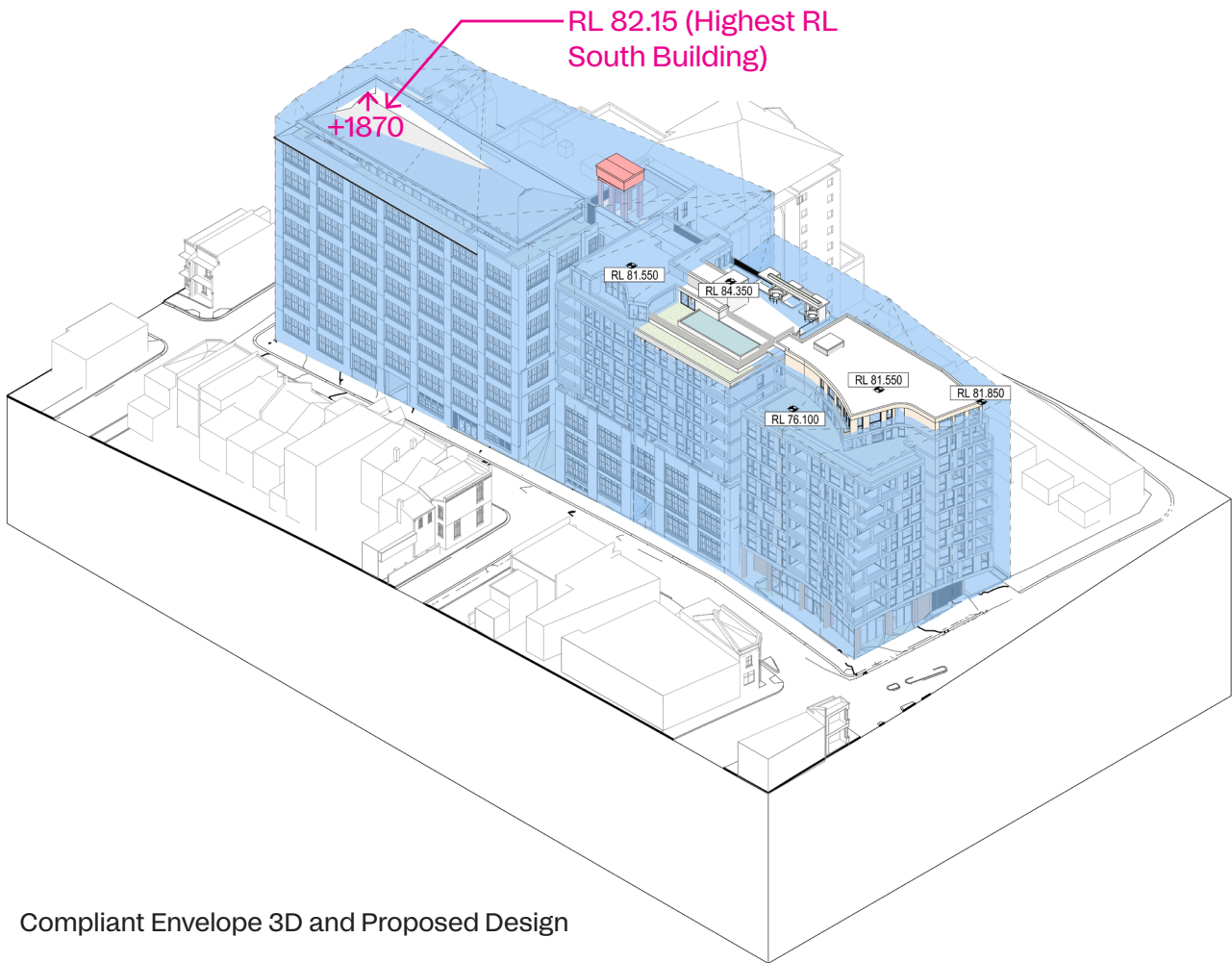
The landscape edge has now been integrated into the journey entering into the south penthouse.

DIP 3 Advice Response

PRESENTATION REFERENCE	JURY COMMENTS	STATUS AND DIP FEEDBACK	SECTION ADDRESSED IN SSDA REPORT / ARCHITECTURAL DRAWINGS
DIP 3 Key Matter	Southern Building Penthouse	DIP 3 Advice 5.5. The expression and pitch of the southern building roof form require further resolution. A stronger alignment between the roof design and the original heritage roof form is recommended to celebrate the character of the heritage item. 5.6. The Panel acknowledge the design team is designing within the southern height plane, however, supports a variation to the maximum height of building control to allow greater flexibility in roof pitch and ridge line, given minimal public visibility and shadow. 5.7. More generous roof eaves are recommended, and penthouse landscaping should remain below parapet height.	5.5 Report: 4.03 Heritage Roof Alteration 5.6 Report: 4.03 Heritage Roof Alteration; Appendix: 7.02 Building Height and Shadow Study 5.7 Report: 4.03 Heritage Roof Alteration



Proposed South Penthouse Section



Compliant Envelope 3D and Proposed Design

DIP 3 Advice 5.5 / 5.6 / 5.7 Response

With the support of the Panel, south building penthouse now matches the roof pitch of the existing roof, which offers better heritage integrity and more generous living experience. This move pushes the ridge of the roof above compliance envelope by circa 1800. Landscape will be kept below parapet height so that the heritage appearance remains the same from the street.

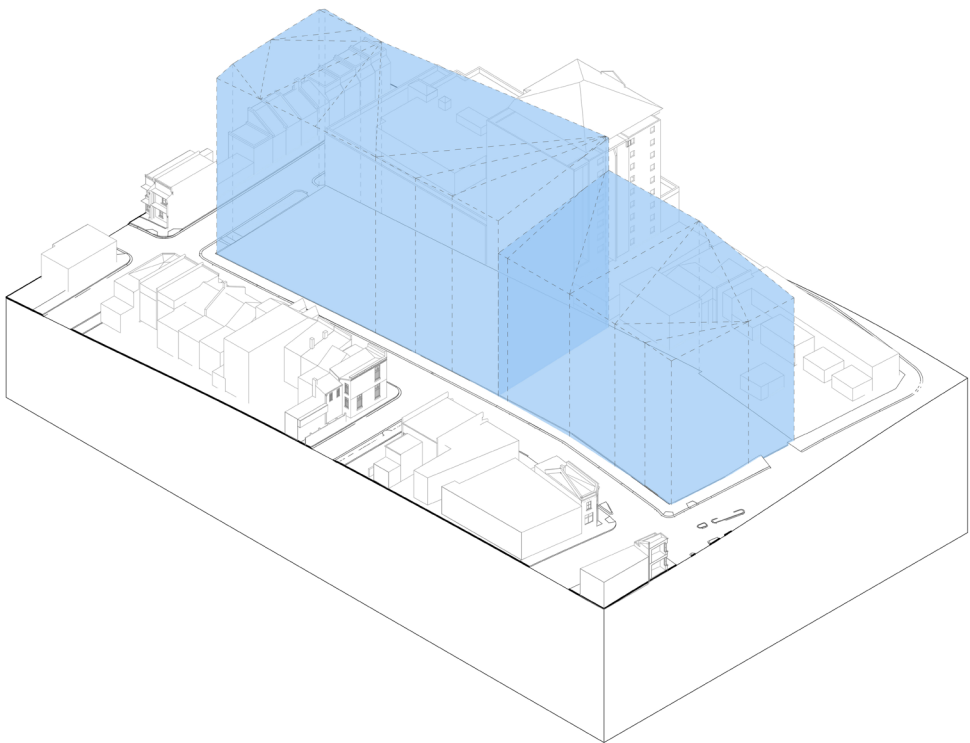
Appendices

7.02 Building Height and Shadow Study

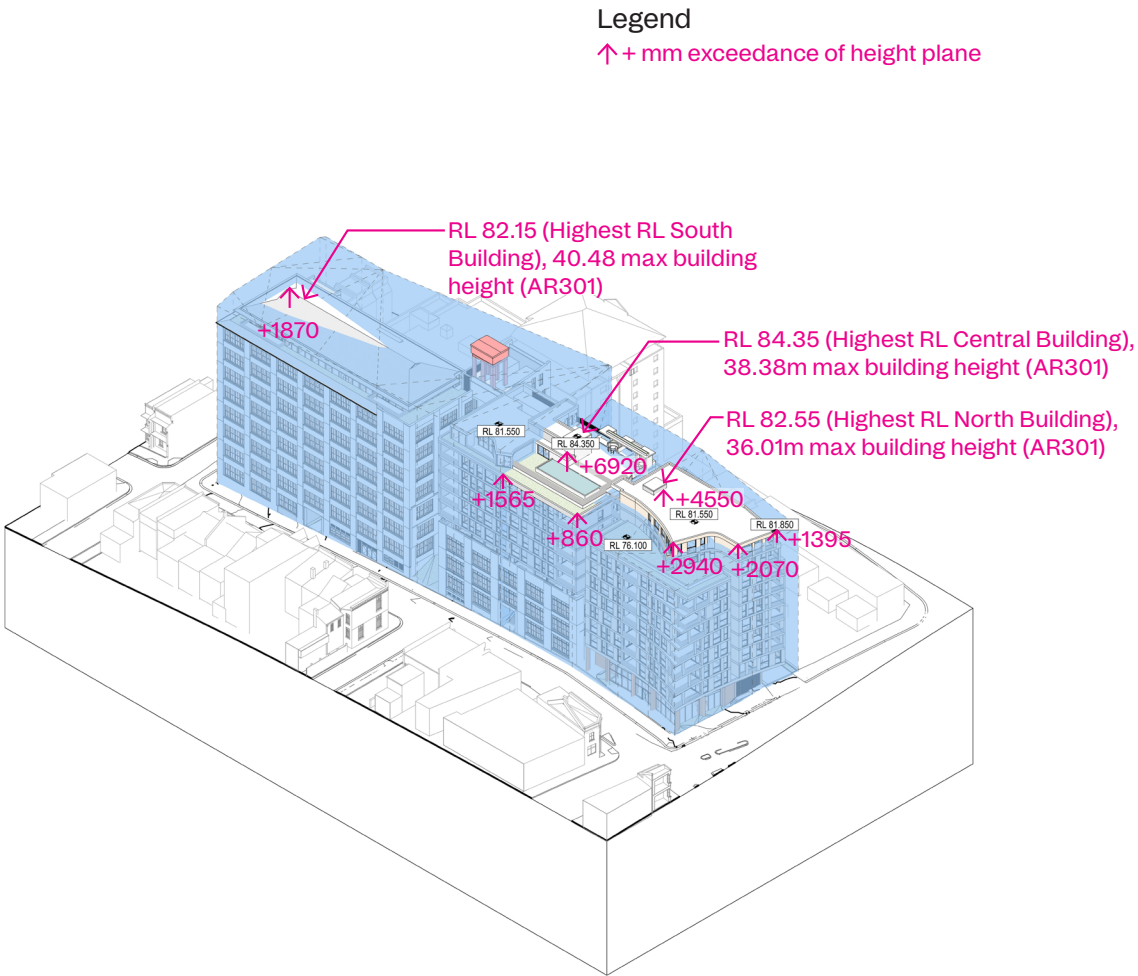
07

Building Height and Shadow Study

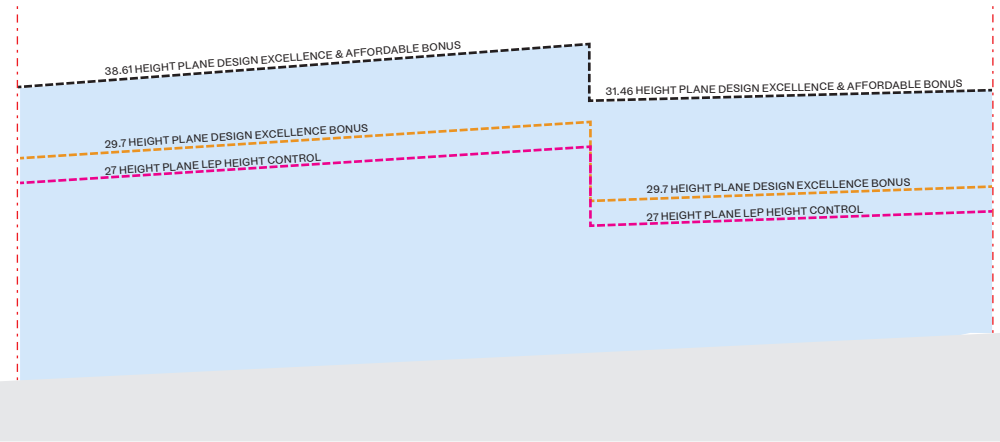
A thorough height reduction exercise has taken place in DIP 2. Considering the urban contribution, heritage integrity and negligible negative shadow impact, although exceeding compliance envelope, the design proposal is supported by DIP 2 advice 1.4.



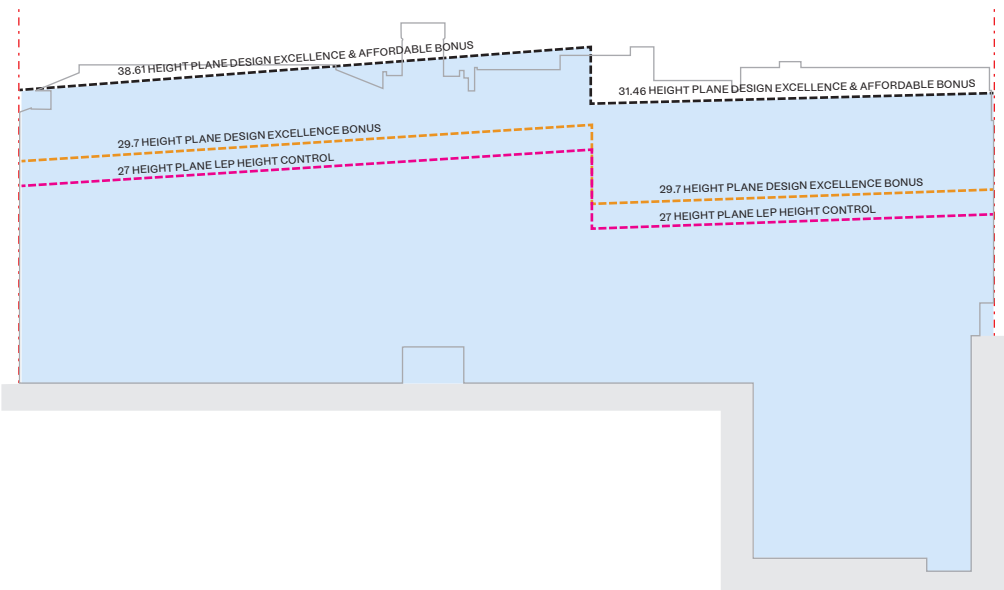
Compliant Envelope 3D - Design Competition Brief



Compliant Envelope 3D and Proposed Design

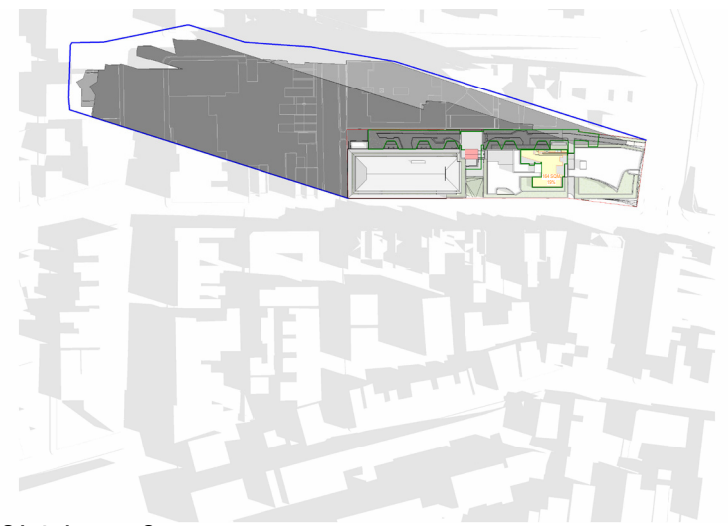


Compliant Envelope Section - Design Competition Brief

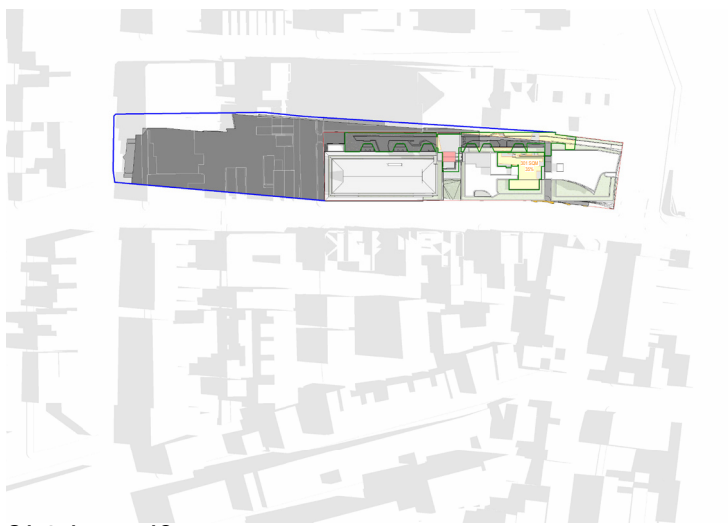


Compliant Envelope Section and Proposed Design

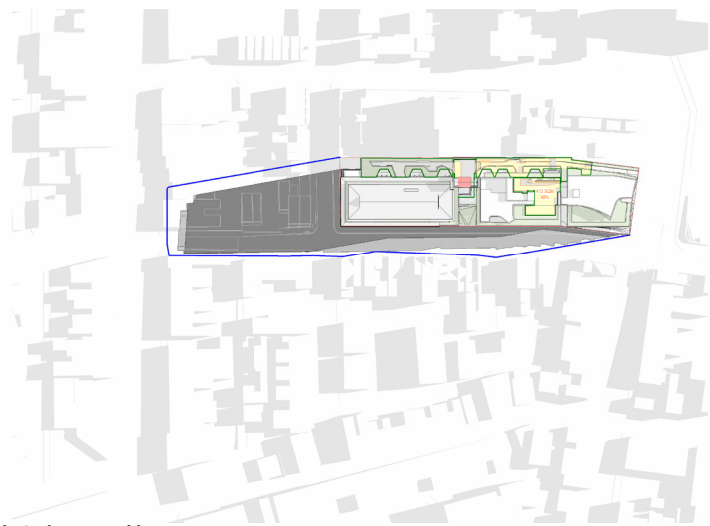
Building Height and Shadow Study



21st June - 9am



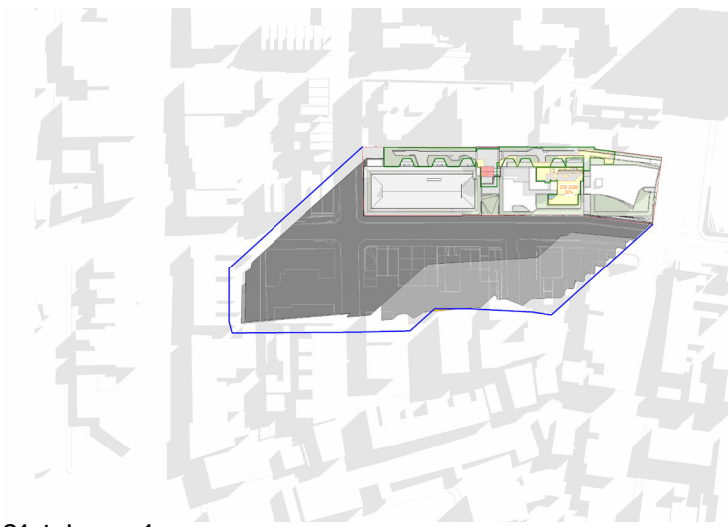
21st June - 10am



21st June - 11am



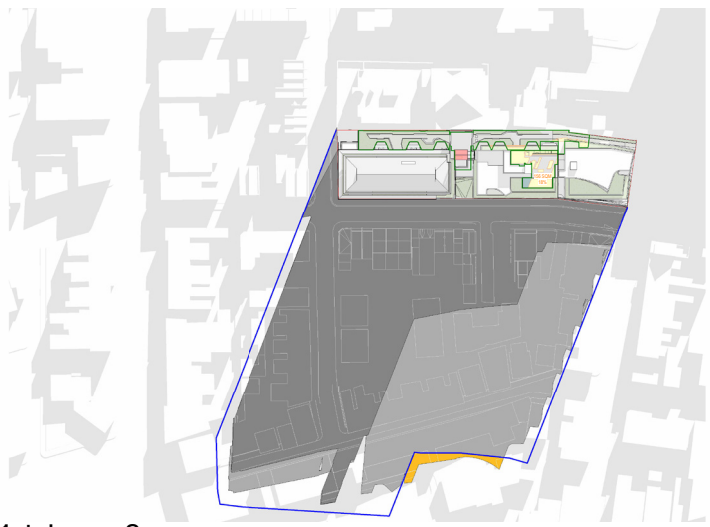
21st June - 12pm



21st June - 1pm



21st June - 2pm



21st June - 3pm

Legend of Overshadowing

- Overshadowing - Proposed Non-Compliant
- Overshadowing - Proposed Compliant
- Overshadowing - Existing Conditions
- Shadow Outline of Compliant Envelope
- Communal Open Space
- Area receiving sunlight on the 21st of June

Detail to be referred to
in Scott Walsh report.

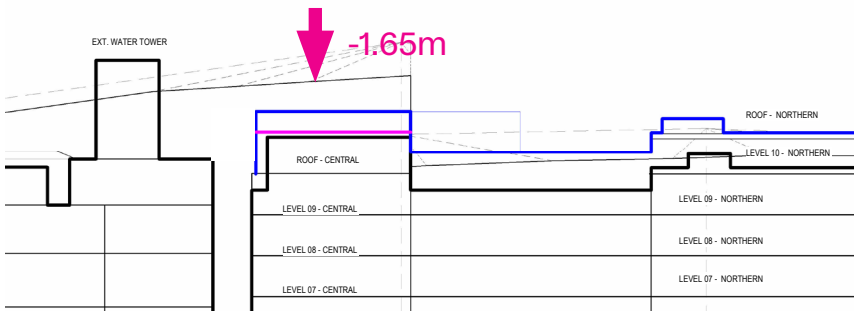
Building Height and Shadow Study - DIP 2 Presentation Extract

DIP 1 - Massing Recap

DIP 1 FEEDBACK	RESPONSE
1.3 However, the Panel was not satisfied with the proposed envelope and considered insufficient justification was provided to support a variation of the height and FSR provisions. The Panel noted the site benefits from design excellence and in-fill affordable housing bonuses and that additional investigation, assessment and justification founded in design merit and public benefit is required to support any envelope exceedances. Any opportunities to minimise or reduce height to improve solar access to the neighbours should be explored.	Design has been developed now that GFA provision is compliant. To justify / minimise the height exceedances of the compliant building envelope, four studies have been undertaken to explore opportunities of overall building height reduction: 1. Height reduction of Central Building penthouse 2. Substation relocation 3. Ramp introduction at vehicular entry 4. Heritage Implication

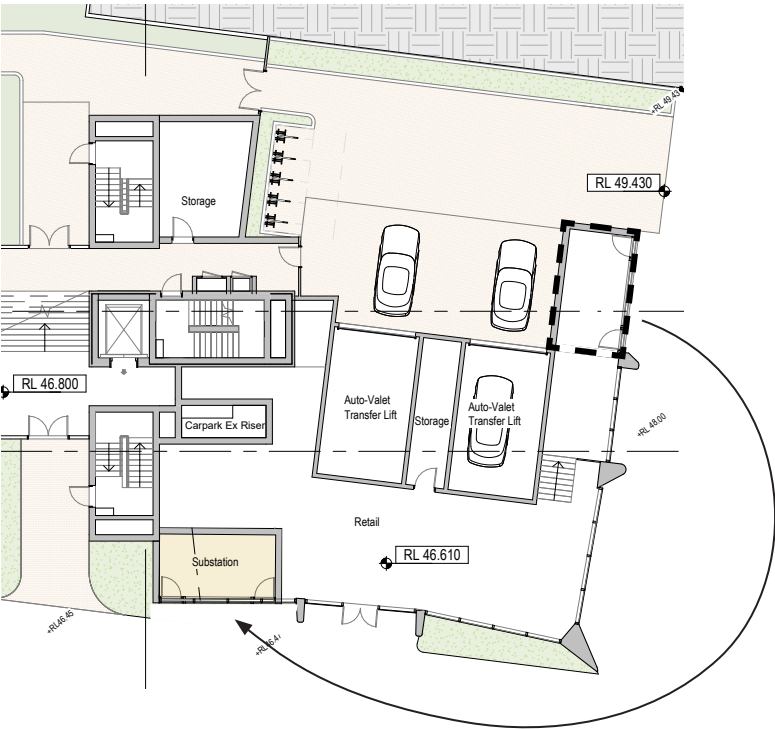
Study 1: Height reduction of Central Building penthouse

Central building penthouse massing can be reduced, which has been **implemented**.



Study 2: Substation relocation

Any height reduction of the building relies on substation relocation. However, it would result in a **negative** impact on the **streetscape**, building entry and a **landscape reduction**.



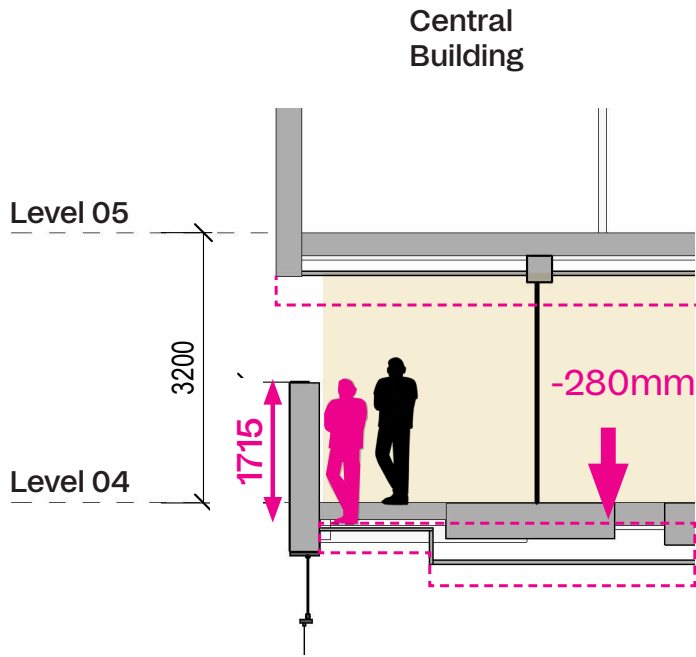
Study 3: Ramp introduction at vehicular entry

Should substation be relocated, ramping the car park entry can lower North building by **a maximum of 280mm**.



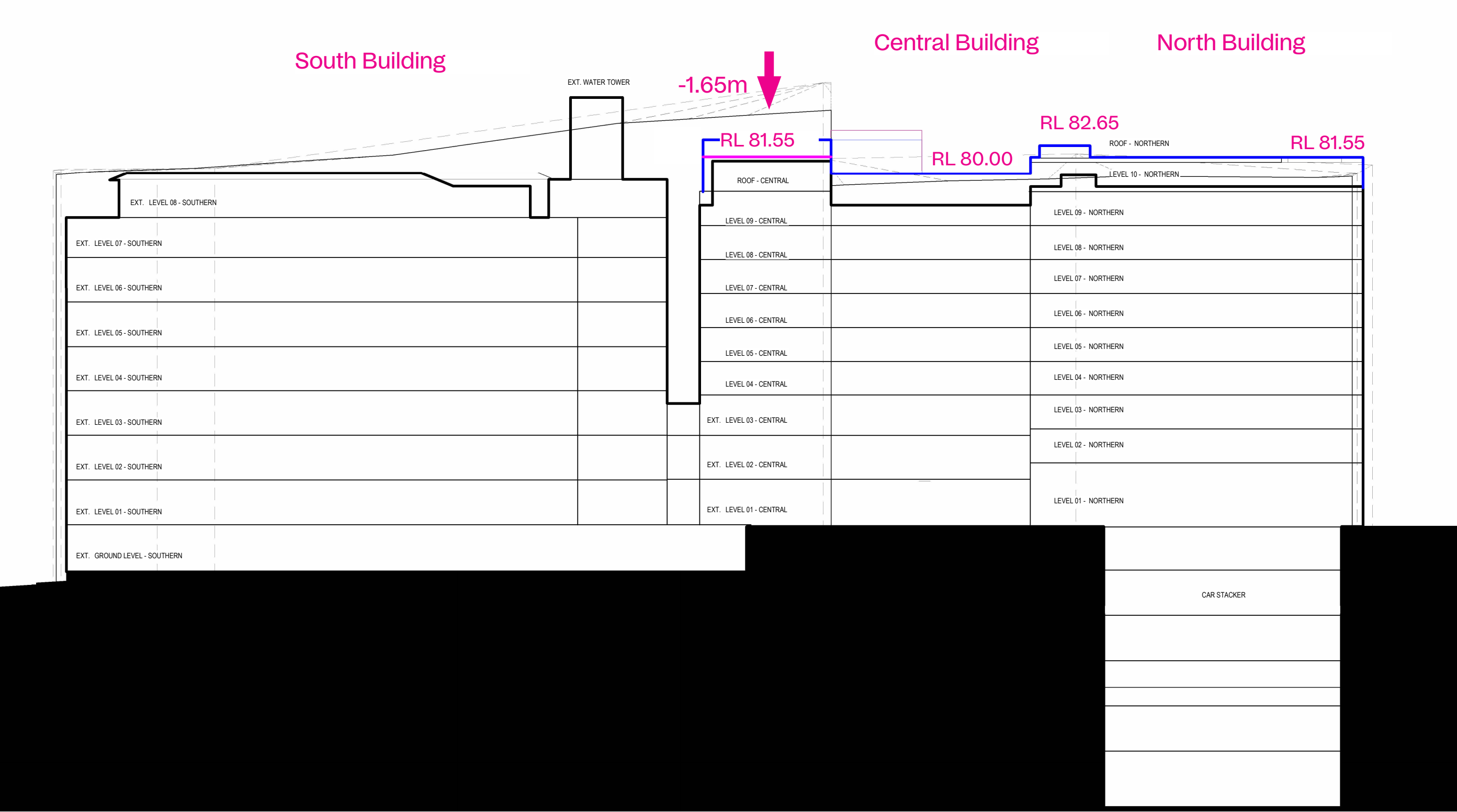
Study 4: Heritage Implication

In lowering the building, we discovered that the Level 4 apartment parapet in the Central building would increase to 1.7 m, which has a **negative** impact on apartment amenity.



Building Height and Shadow Study - DIP 2 Presentation Extract

Study 1: Height reduction of Central Building penthouse
Central building penthouse massing can be reduced

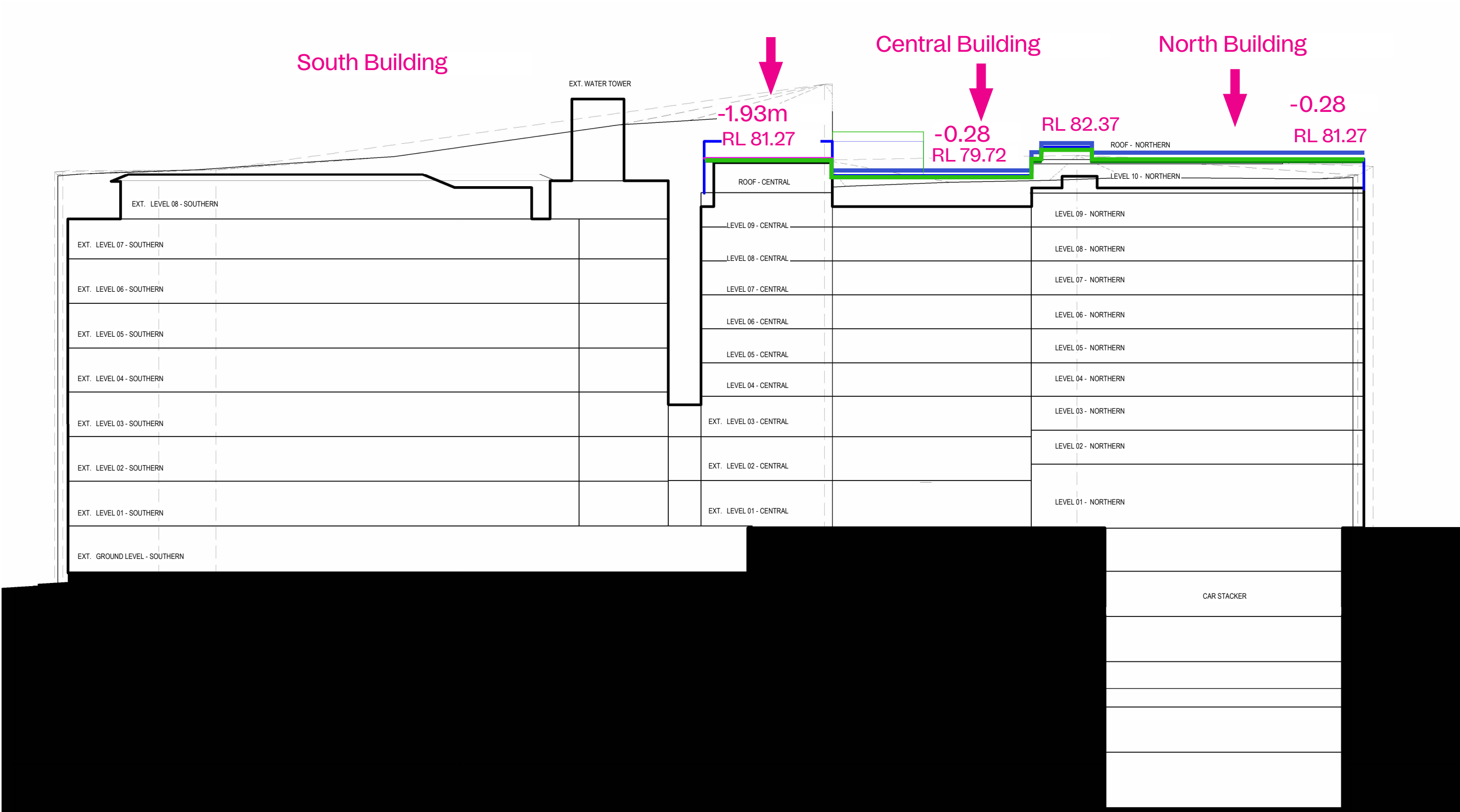


Competition Scheme DIP 1 Massing Study 1 Study 2-4

Building Height and Shadow Study - DIP 2 Presentation Extract

Study 2: Substation relocation

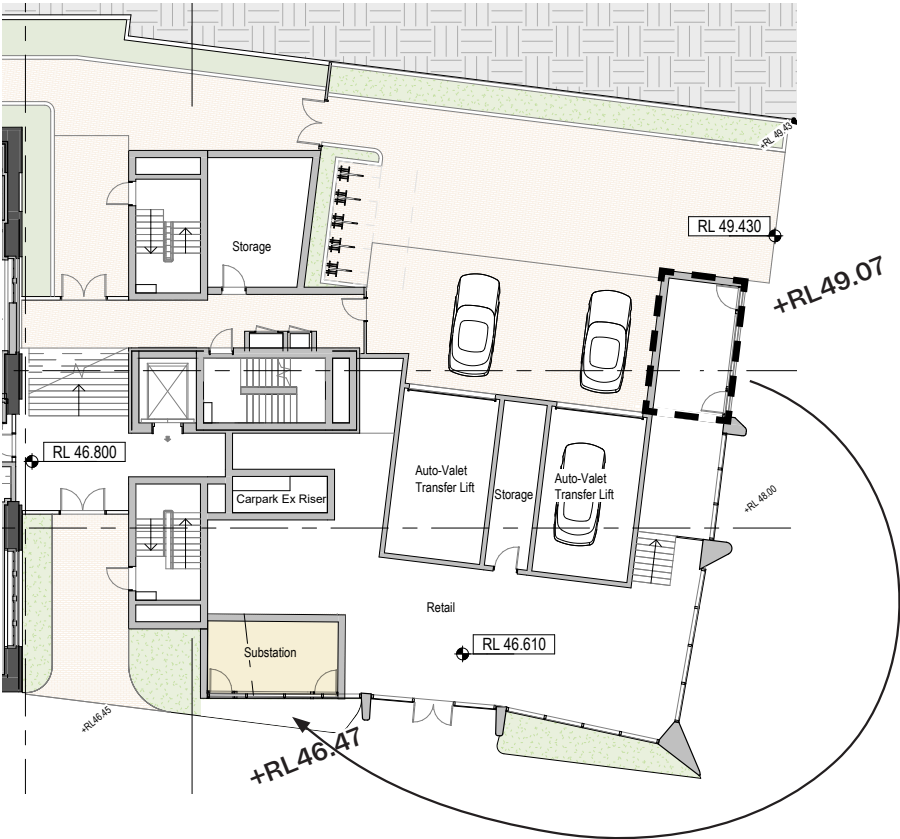
Any height reduction of the building relies on substation relocation (A maximum of 280mm)



Building Height and Shadow Study - DIP 2 Presentation Extract

Study 2: Substation relocation

Any height reduction of the building relies on substation relocation

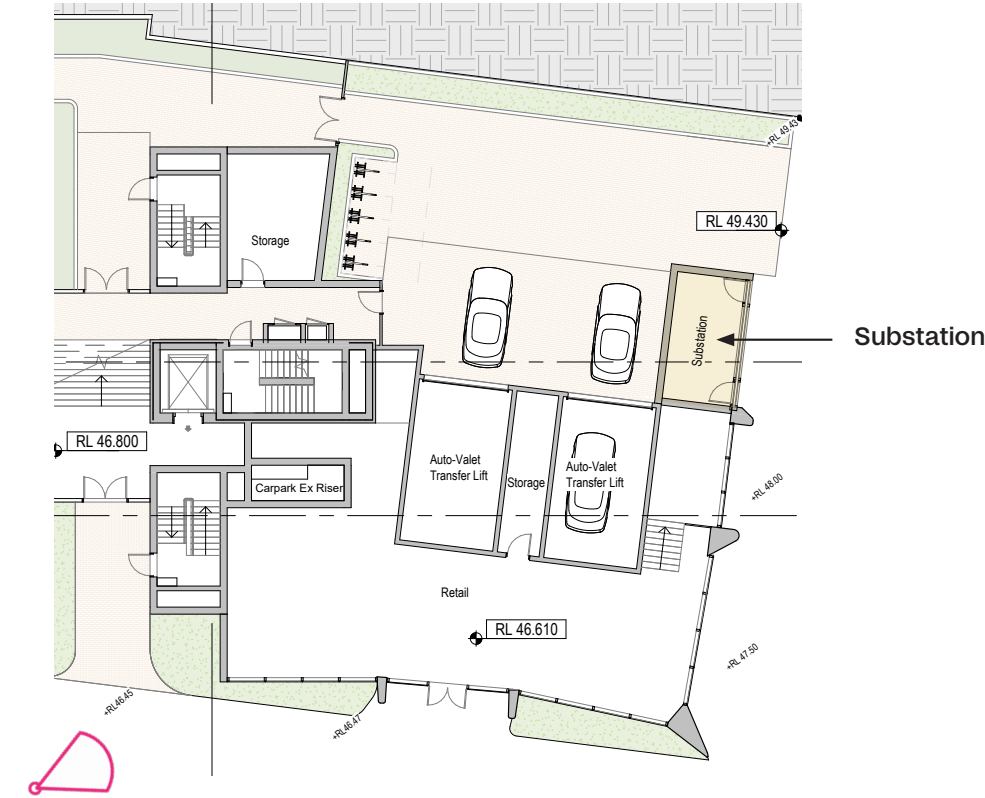


Option 1 - Substation Relocation Study

Height within substation chamber is predetermined by Ausgrid, and sets the height of the building ultimately.

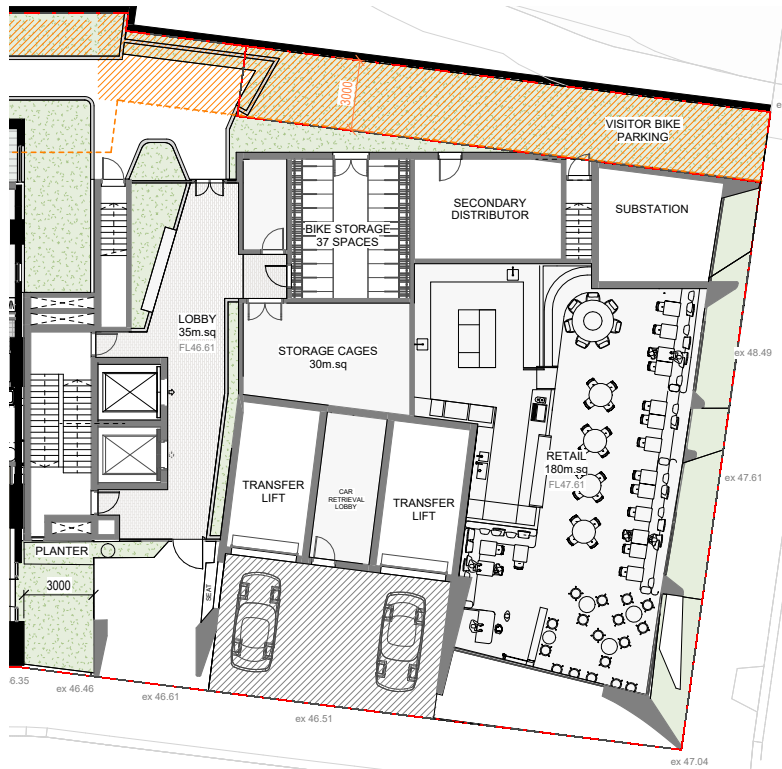
If one were to relocate the substation to a lower RL of the site, a 280mm height reduction is possible.

However, it would result in a **negative** impact on the streetscape and building entry and a 7m² reduction in landscape area.



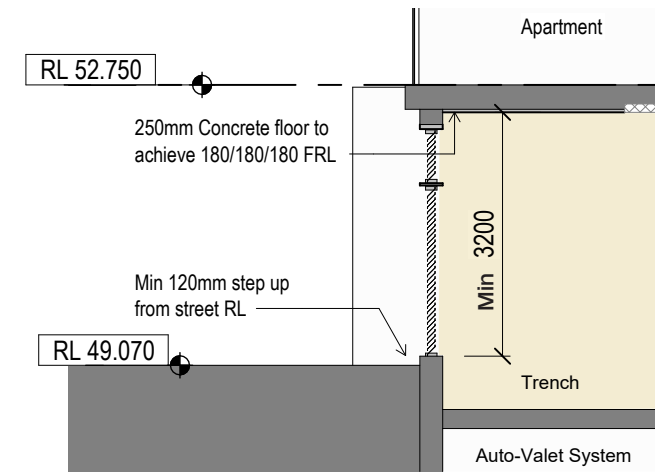
Option 2 - Recommended Location of Substation

In this option, the substation is co-located with car park entry. This is the **recommended urban amenity** outcome for streetscape and building entry.



Competition Scheme

This option proposed carpark entry located at North building entry. We consider locating substation on Marlborough St will undo the urban improvement achieved by relocating car park entry.

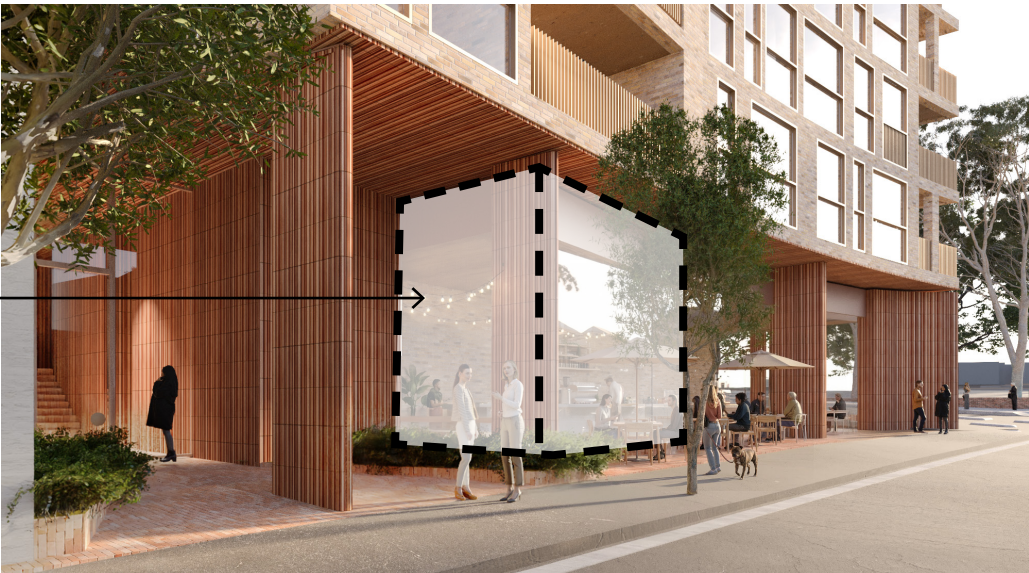


Option 1 - Substation Height Requirement - Ausgrid

Building Height and Shadow Study - DIP 2 Presentation Extract

Study 2: Substation relocation

Alternative
Substation
Location - **not
recommended**



Alternative Location of Substation - Not Recommended

This substation location would result in a negative impact on the streetscape and building entry, plus a 7m2 reduction in landscape area.



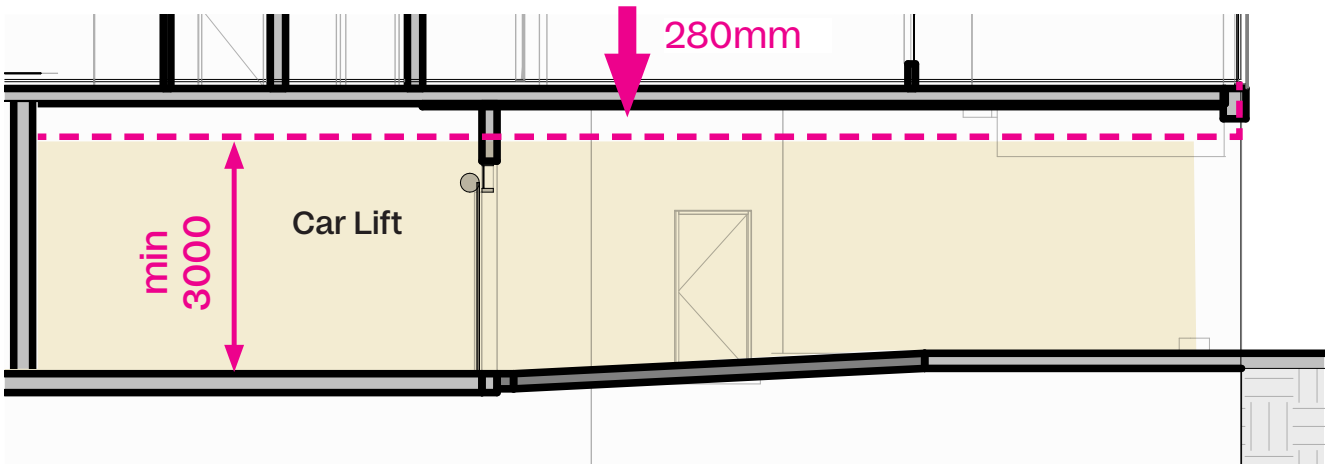
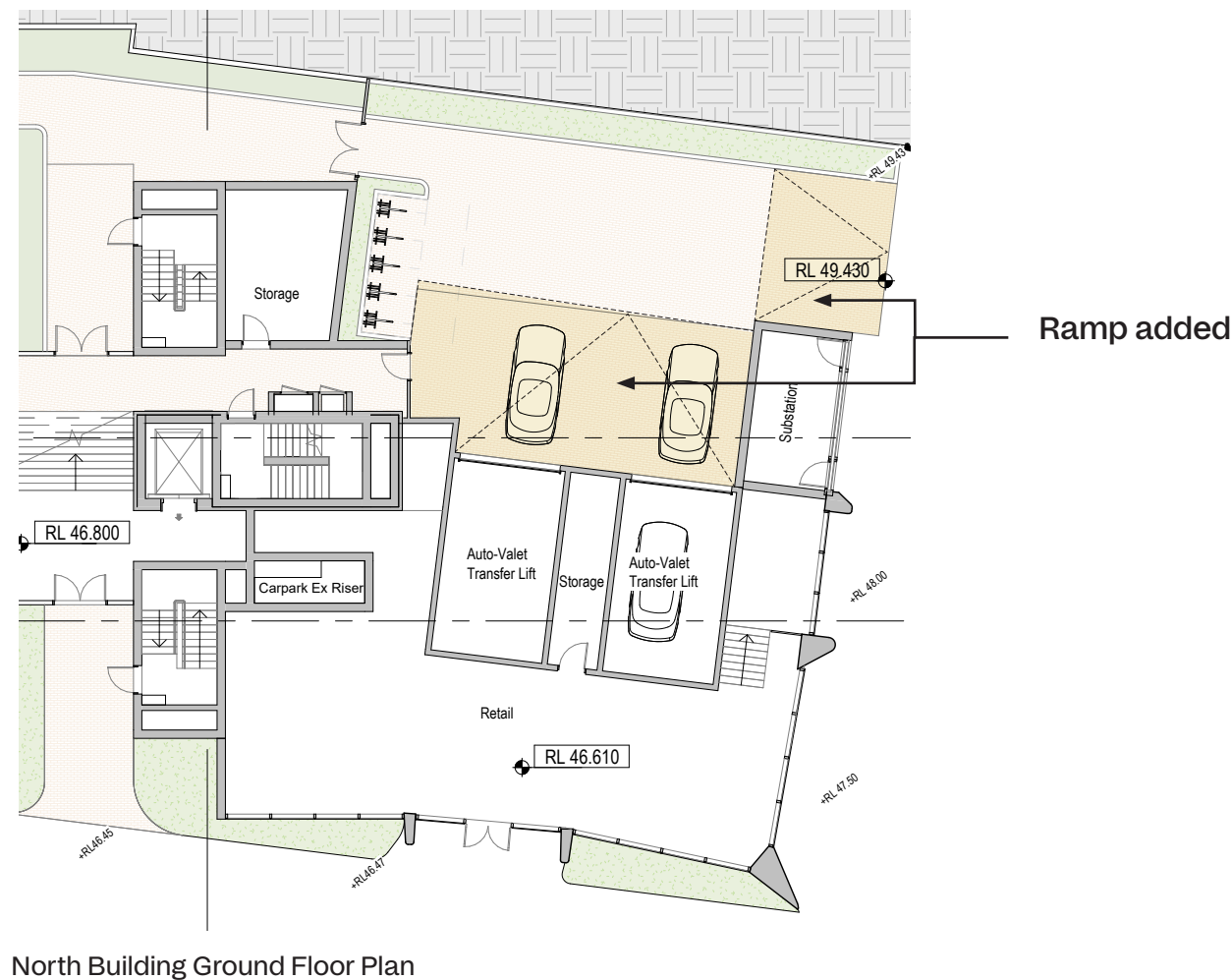
Visualisation of recommended north building entry

By locating car park entry and substation away from Marlborough St, a cleaner, more activated street frontage can be created, which gives the retail space an opportunity to become a community hub contributing to the wider neighbourhood.

Building Height and Shadow Study - DIP 2 Presentation Extract

Study 3: Ramp introduction at vehicular entry

Should substation be relocated, ramping the car park entry can lower North building by a maximum of 280mm



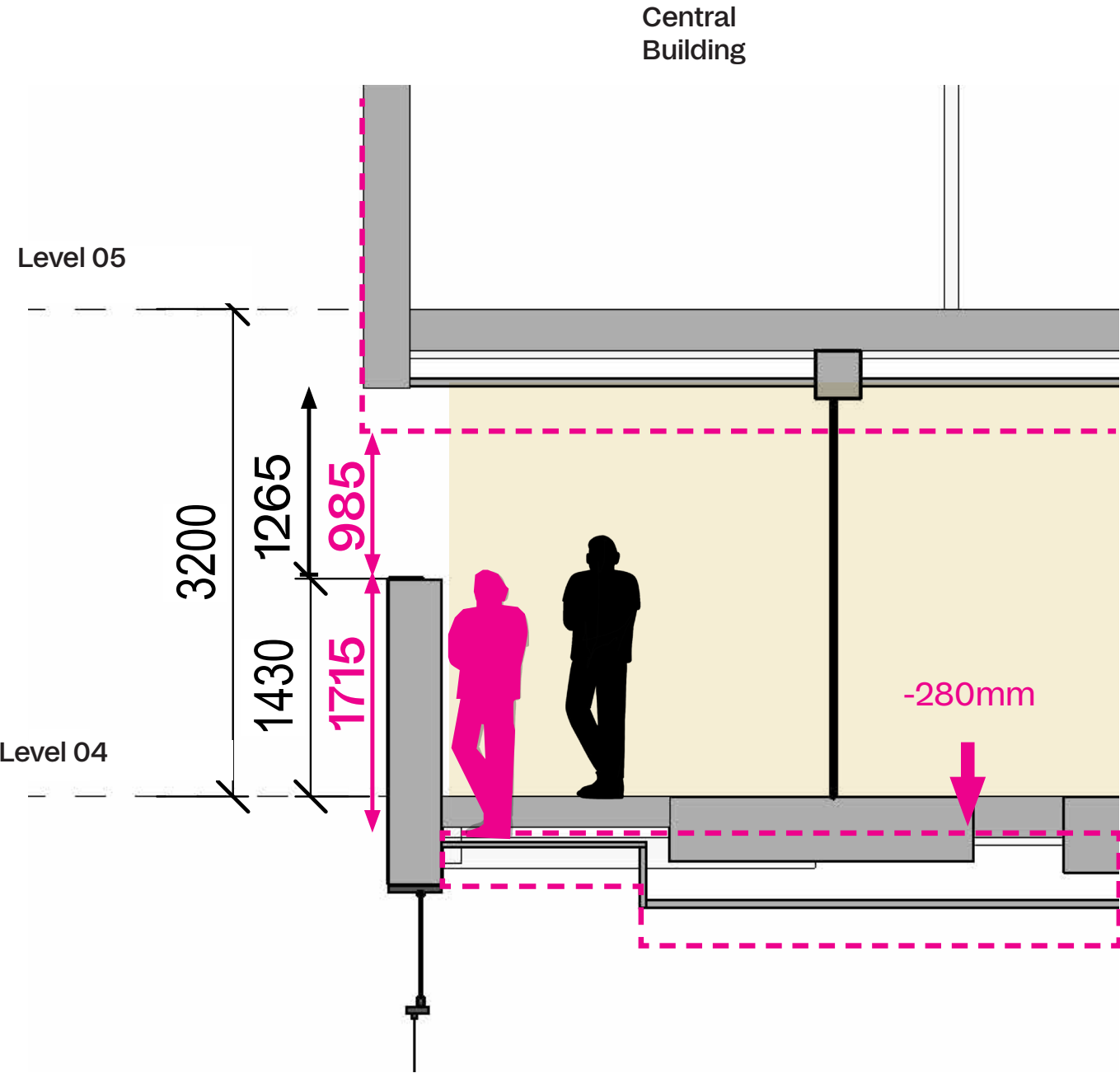
Car Lift Entry Section

A min 3000mm technical height clearance is required by the auto-valet manufacturer, which determined that even after the introduction of ramping, the building can only be reduced by a maximum of 280mm.

Building Height and Shadow Study - DIP 2 Presentation Extract

Study 4: Heritage Implication

In lowering the building, we discovered that the Level 4 apartment parapet in the Central building would increase to 1.7 m, which has a negative impact on apartment amenity



Heritage Advice

If the floor-to-ceiling height at Level 4 is maintained, residents would have adequate amenity and visibility above the parapet which would stand at 1430mm. However, this approach does not achieve any reduction in overall building height.

If the building height is reduced by lowering the floor-to-ceiling height at Level 4, the original parapet would sit 1,715mm above the finished floor level. This significantly diminishes amenity for Level 4 apartments. To restore amenity, intervention into the parapet would be required. Such intervention is considered to have a negative heritage impact, as it would alter and degrade the character and original fabric of the building.

The central building is already proposed to undergo substantial alterations, meaning the existing façades are the primary remaining heritage element. Any cut-outs or modifications to the parapet — particularly on the prominent eastern façade — would compromise the integrity of the façade and result in a detrimental heritage outcome. Furthermore, the proposed height reduction would achieve only a marginal change of 280mm, offering negligible benefit in terms of overall scale or visual impact. From a heritage perspective, it is therefore recommended that the building height remain as per the DIP 1 scheme, preserving the parapet and maintaining the integrity of the original façades.

- Marlborough House - Heritage Comments - DIP Meeting 2 - Urbis

Building Height and Shadow Study - DIP 2 Presentation Extract

Over-shadowing studies - Design Development

DIP 1 FEEDBACK

1.4 To support this, the Panel recommend further analysis of overshadowing including preparation of sun eye diagrams and a detailed analysis of overshadowed areas to clarify use of these spaces (e.g. living areas or private open space) and the overall impact on neighbouring properties.

2.4 Overshadowing and sun's eye diagrams to compare Competition scheme and any proposed alternatives.

RESPONSE

In response to DIP 1 feedback, Walsh Architect has been engaged to provide advice on overshadowing impact on the neighbouring properties.

They summarised:

'Overall it is our considered opinion that the height exceedance does not cause adverse impacts to neighbouring sites.' - Walsh Architect

Hour by hour analysis can be found in appendix.

Based on experience and knowledge of site, Wardle team share the view that the overshadowing impact is negligible.

Legend

- Existing
- Wardle Competition
- DIP 2
- Compliant Envelope

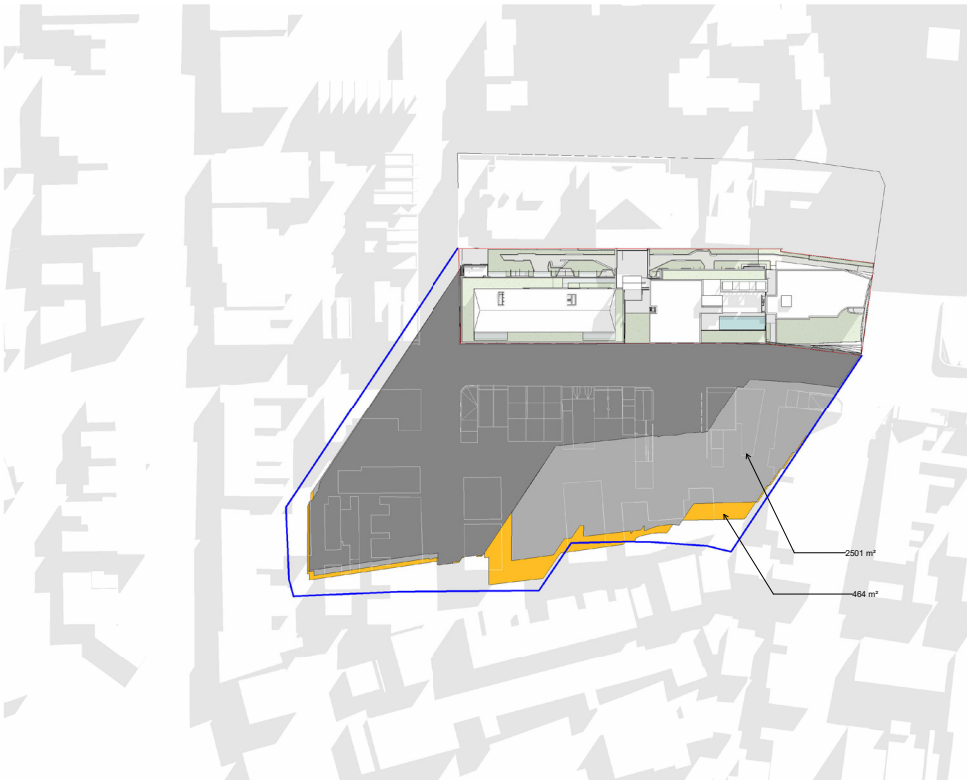


9am - June 21

9am - 12pm

'The shadow analysis consultant report states that no addition overshadowing compared to compliant envelope occurs from 9am to 12pm due to the stepped nature of the top floor and its setback from the side boundaries.'

- Marlborough House Overshadowing Comments - Walsh Architects



2pm - June 21

1-2pm

'At 1, 1:30 and 2pm, very minor overshadowing compared to compliant envelope is proposed. This is extremely minor due to the stepped nature of the top floor and its setback from the side boundaries.'

- Marlborough House Overshadowing Comments - Walsh Architects



3pm - June 21

3pm

'At 2:30 to 3pm is the first notable difference; however, the additional overshadowing is to terraces facing east at 51-55 High Holborn St. At this late hour, it is expected that the western face of the first floor could accept additional shadow given it is most likely a bedroom in that location.'

- Marlborough House Overshadowing Comments - Walsh Architects

Building Height and Shadow Study - DIP 2 Presentation Extract

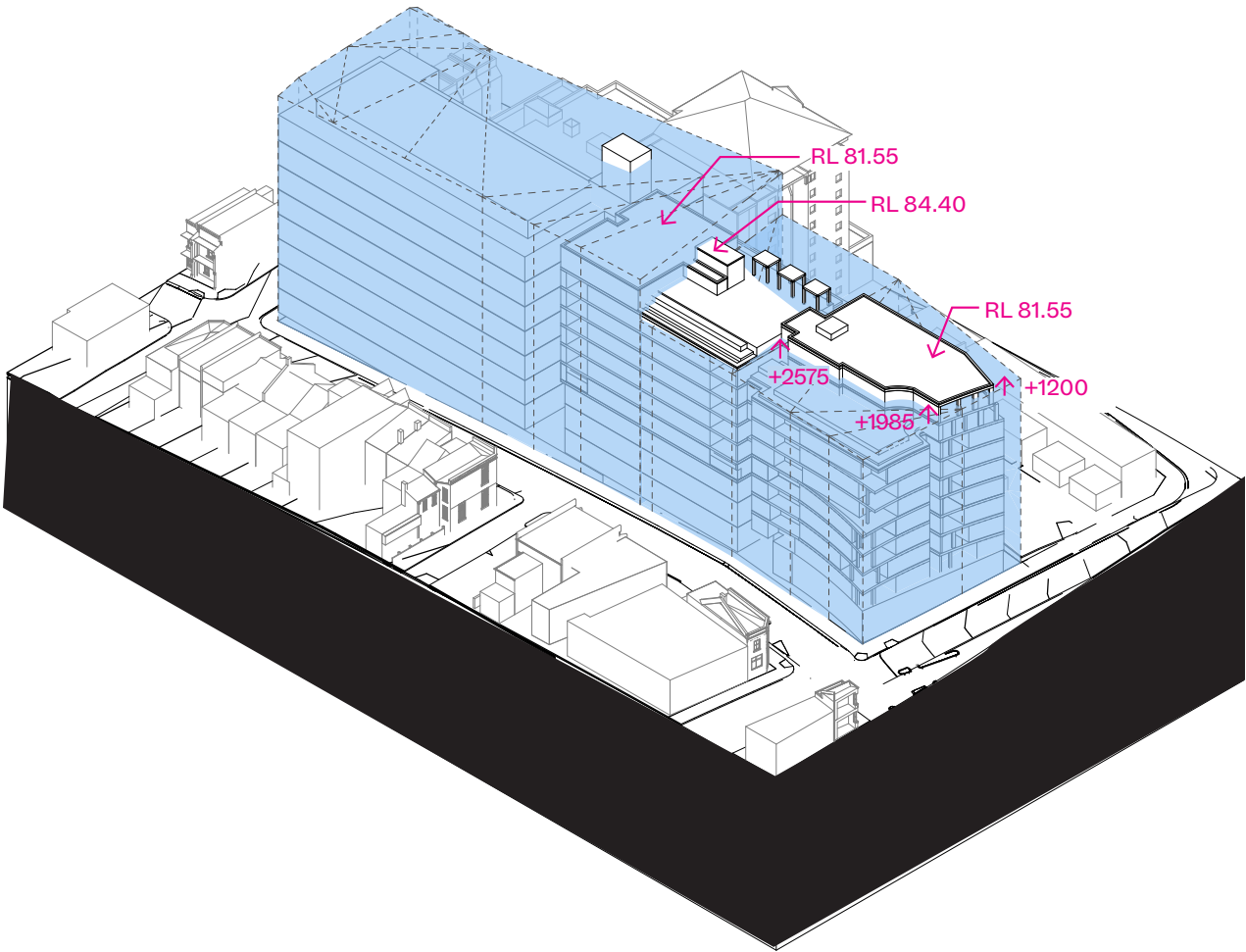
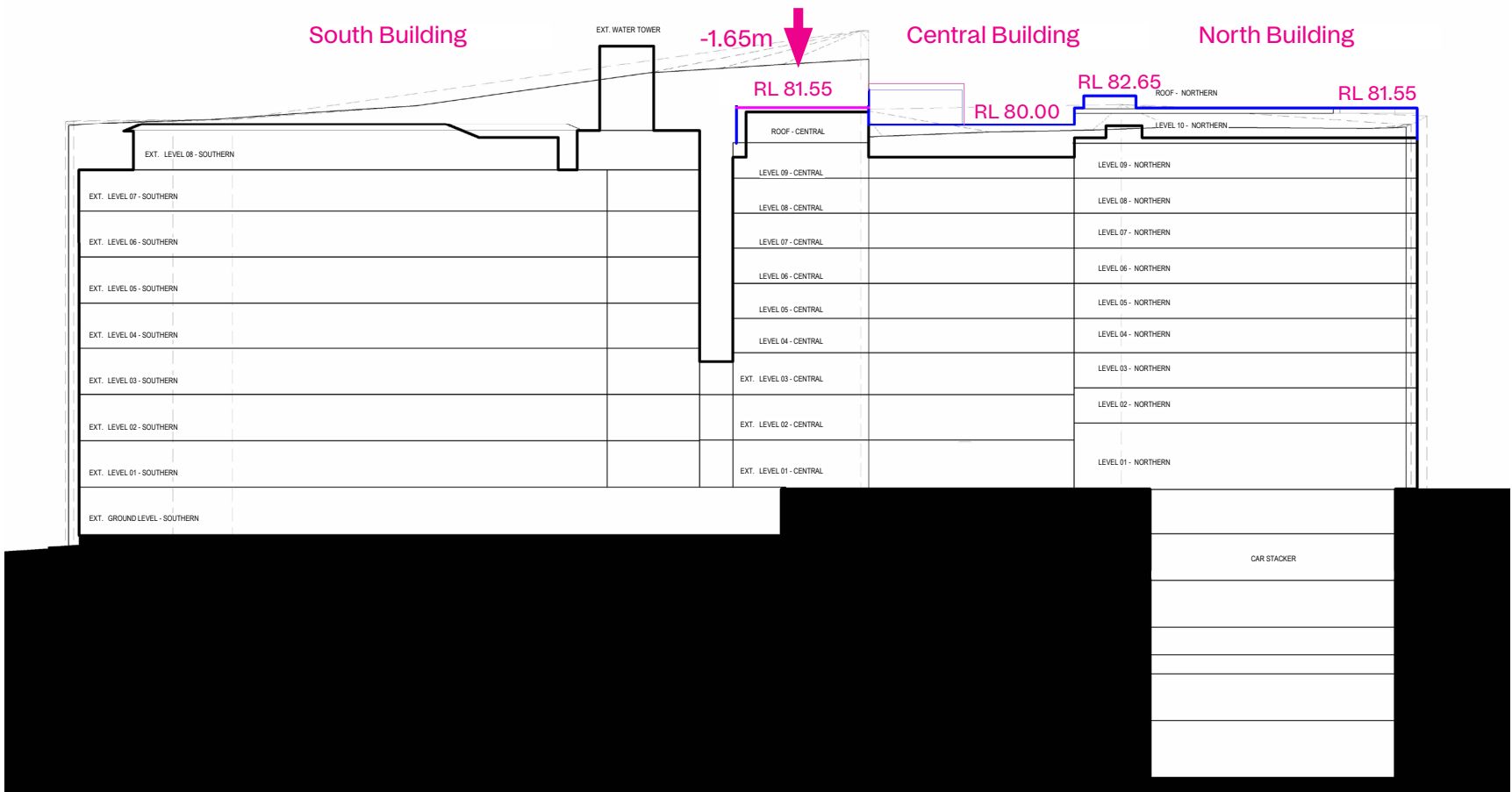
Recommended building massing

DIP 1 FEEDBACK	RESPONSE
1.3 However, the Panel was not satisfied with the proposed envelope and considered insufficient justification was provided to support a variation of the height and FSR provisions. The Panel noted the site benefits from design excellence and in-fill affordable housing bonuses and that additional investigation, assessment and justification founded in design merit and public benefit is required to support any envelope exceedances. Any opportunities to minimise or reduce height to improve solar access to the neighbours should be explored.	We believe the 4 studies undertaken explored all opportunities reducing building height, and found key building height constraints for both North and Central building. After taking the overshadowing report into consideration, below is our recommended outcome of the 4 height exceedance studies: 1. Height reduction of Central Building penthouse - implemented 2. Substation relocation - we don't recommend this option for its streetscape, building entry and landscape compromise 3. Ramp introduction at vehicular entry - can provide a maximum of 280mm reduction, however, can't be achieved without relocating substation and its negative urban consequence, therefore is not recommended. 4. Heritage Implication - we don't recommend this for it's negative impact on apartment amenity. Heritage consultant also advised that any work on the existing building would be detrimental from a heritage perspective. If the building is to be lowered: • The overshadowing benefit of 280mm height reduction is limited and negligible • The negative impact on urban amenity and apartment amenity is significant • Should the corridor be disconnected, the misalignment would result in circa 50m² NSA on each building level. The facade misalignment would also weaken the unified architectural identity between the two buildings.

Based on the studies, although exceeding compliant envelope height, DIP 1 massing can achieve better outcomes in terms of:

- Streetscape
- Urban amenity
- Building entry amenity
- Landscape areas and
- Heritage Integrity

It is our considered recommendation that the height exceedance in the proposed scheme is to provide a better urban outcome and therefore is justifiable.



Recommended Section - building outline

Building Height and Shadow Study - DIP 2 Presentation Extract

Key Metrics

Building GFA is compliant in current scheme

DIP 1 FEEDBACK

RESPONSE

1.3 However, the Panel was not satisfied with the proposed envelope and considered insufficient justification was provided to support a variation of the height and FSR provisions. The Panel noted the site benefits from design excellence and in-fill affordable housing bonuses and that additional investigation, assessment and justification founded in design merit and public benefit is required to support any envelope exceedances. Any opportunities to minimise or reduce height to improve solar access to the neighbours should be explored.

Since DIP 1 feedback, FSR has been revisited, the scheme have been developed so that the current GFA is compliant.

The series of studies have been undertaken since DIP 1 from a range of perspectives (streetscape, urban amenity,overshadowing, heritage, landscape).

It is our considered recommendation that the height exceedance in the proposed scheme is to provide a better urban outcome and therefore is justifiable.



Competition Scheme

- > GFA: 17,075m.sq/ 5.0029: 1 FSR
- > Height: Complies



DIP 1

- > GFA: 17,211m.sq/ 5: 04277 FSR
- > Height: 2.84m height increase (North Building)



DIP 2

- > GFA: 17,080m.sq/ 5.00439 FSR
- > Height: 2.84m height increase (North Building)
- > Allowable GFA: 17082m.sq

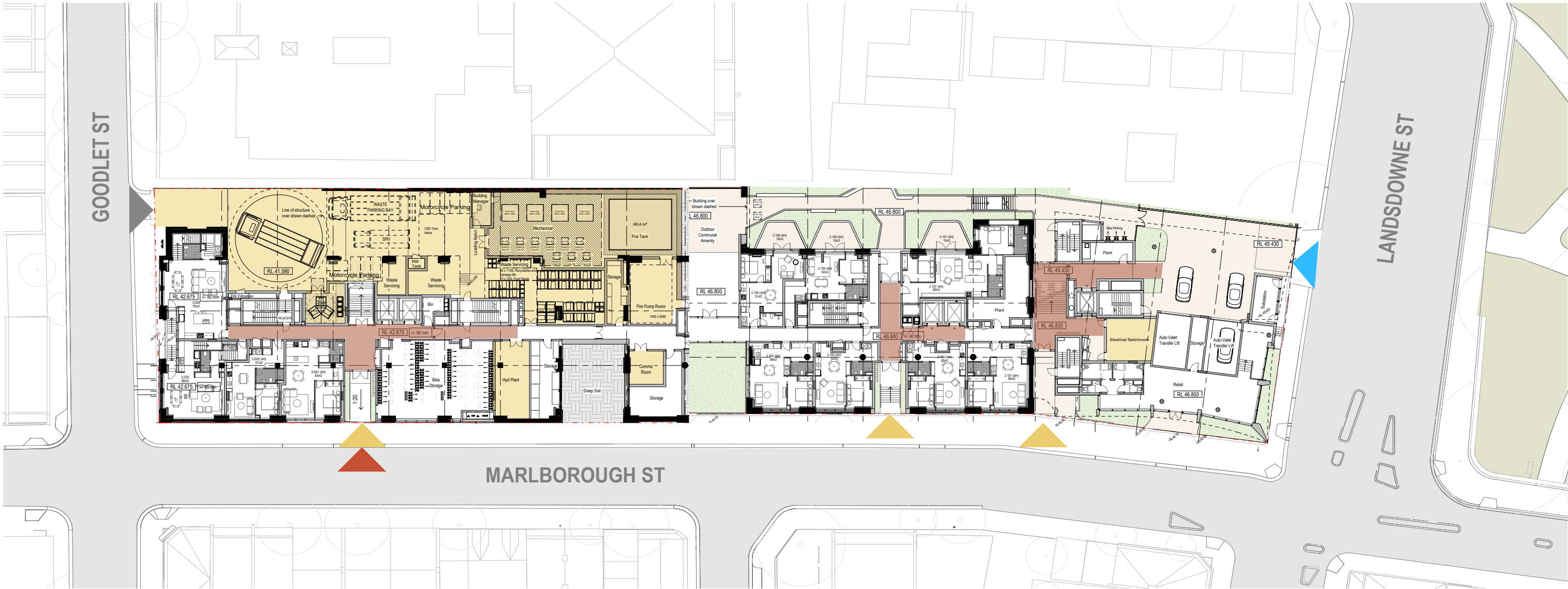
The SSDA submission demonstrates consistency with DIP 2, retaining DIP 2 building height and maintaining GFA within the permissible envelope.

Appendices

07

Front of House and Back of House Overview

Marlborough Street holds the highest heritage significance and is therefore established as the primary frontage for urban engagement, accommodating retail uses and residential entries. All services and vehicular access have been located away from the key activation frontage.

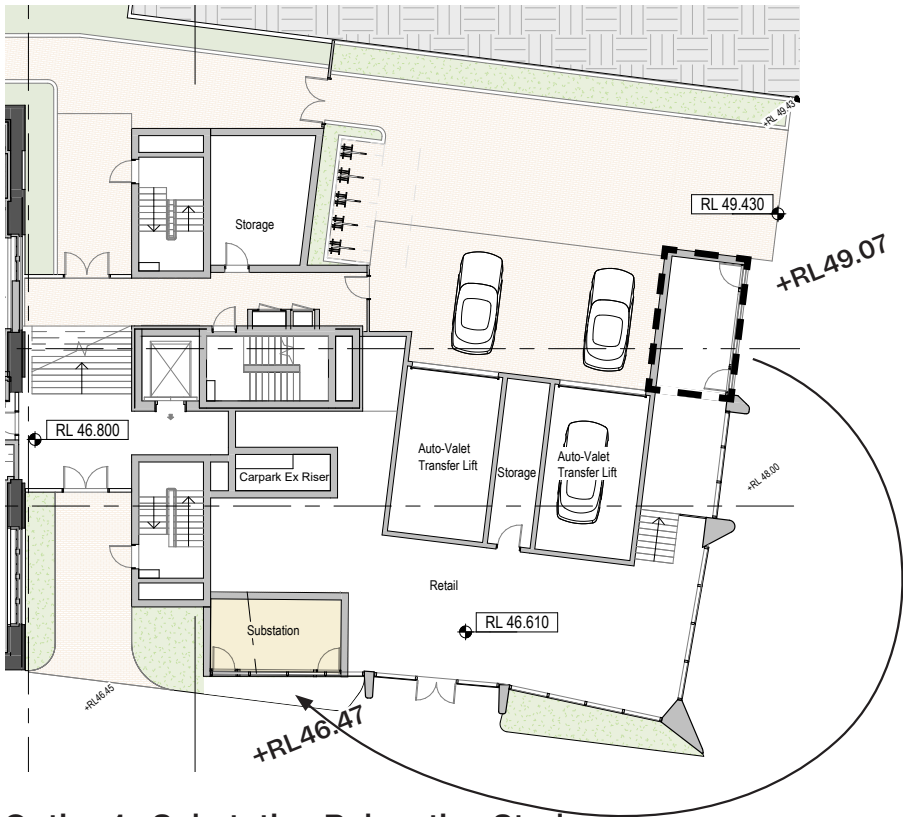


Level 1 Floor Plan

- Front of House
- Back of House
- Building Entry
- Carpark Entry
- Bicycle Entry
- Loading Entry

Substation - DIP 2 Presentation Extract

A series of substation location has been studied in the attempt to reduce overall building height. Given the urban contribution merit, option 2 has been supported by the Design Integrity Panel.

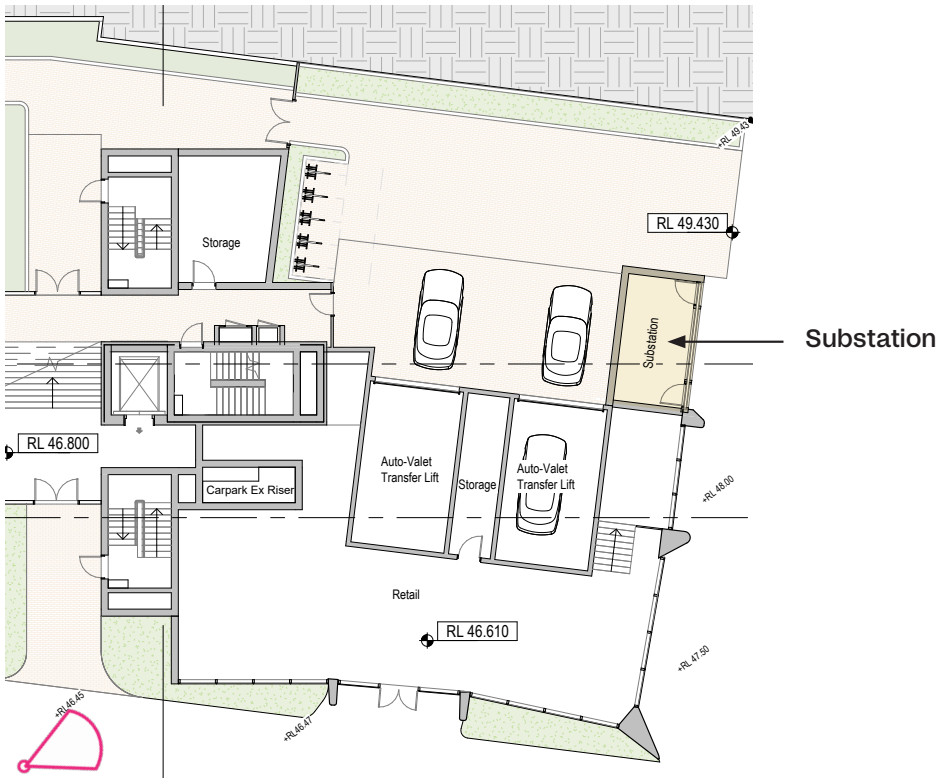


Option 1 - Substation Relocation Study

Height within substation chamber is predetermined by Ausgrid, and sets the height of the building ultimately.

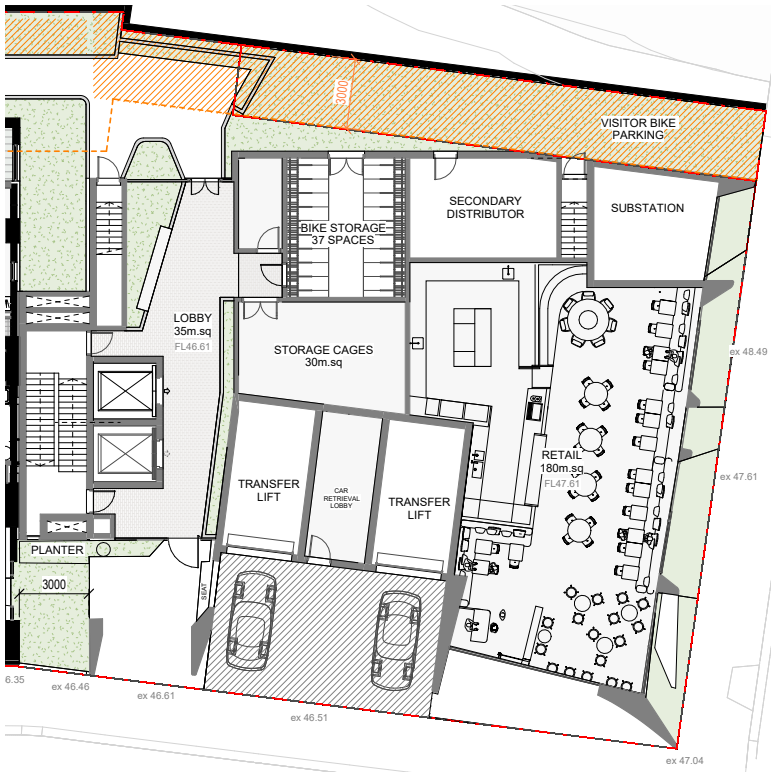
If one were to relocate the substation to a lower RL of the site, a 280mm height reduction is possible.

However, it would result in a negative impact on the streetscape and building entry and a 7m² reduction in landscape area.



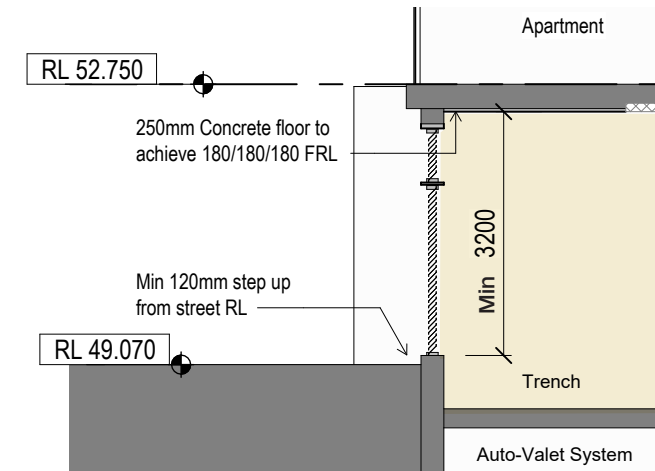
Option 2 - Recommended Location of Substation

In this option, the substation is co-located with car park entry. This is the recommended urban amenity outcome for streetscape and building entry.



Competition Scheme

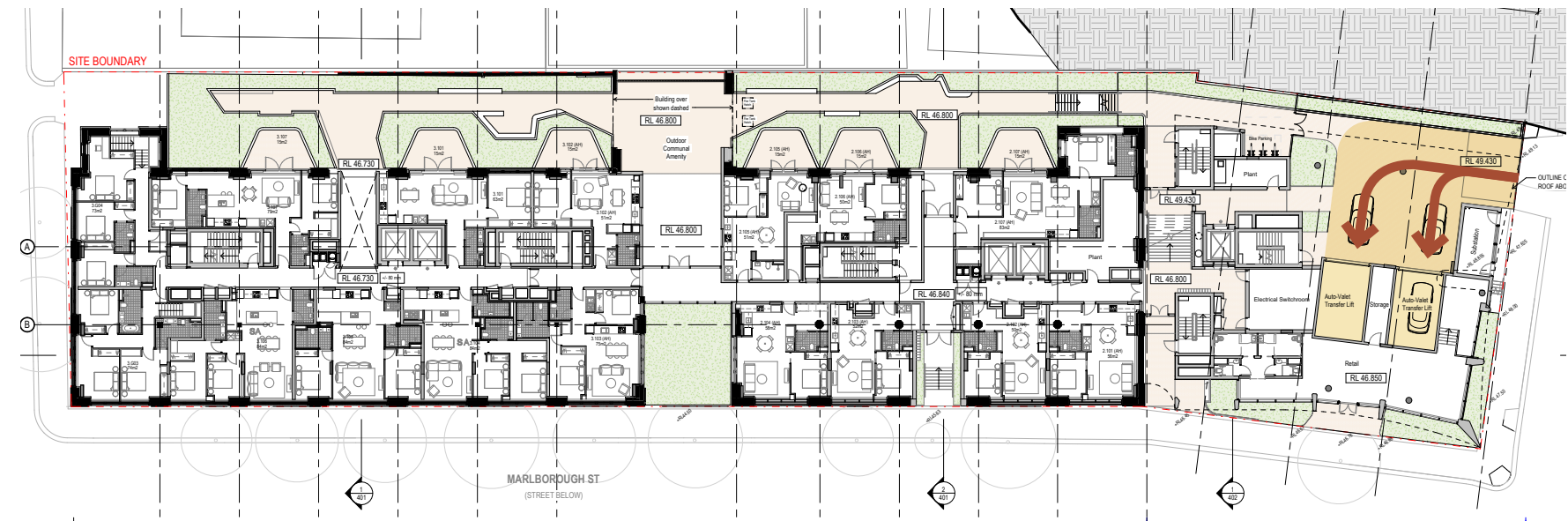
This option proposed carpark entry located at North building entry. We consider locating substation on Marlborough St will undo the urban improvement achieved by relocating car park entry.



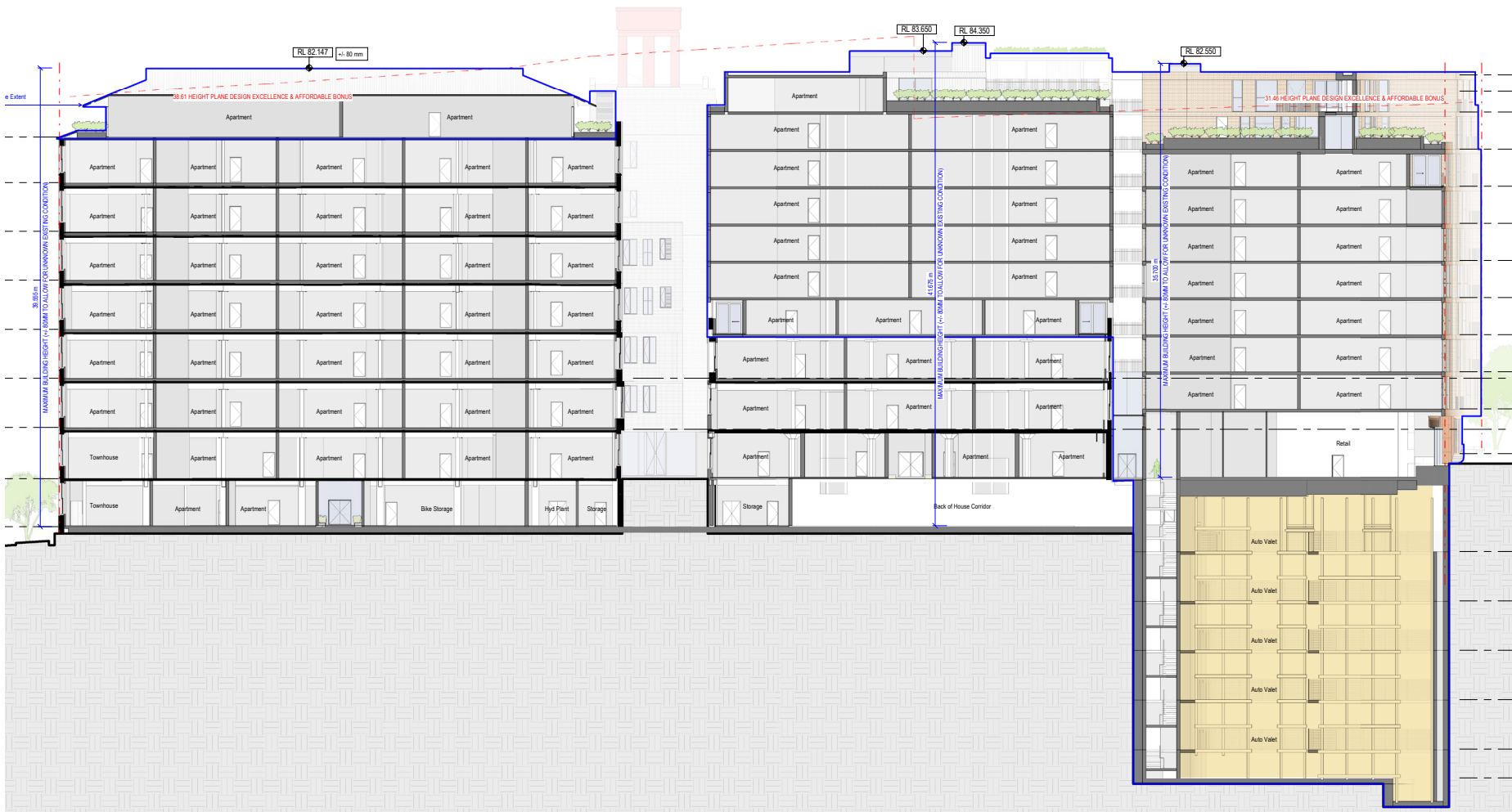
Option 1 - Substation Height Requirement - Ausgrid

Car Parking

Since competition, the vehicular entry location has been revisited and the current proposed location is supported by the Design Integrity Panel for its streetscape and urban contribution merits.



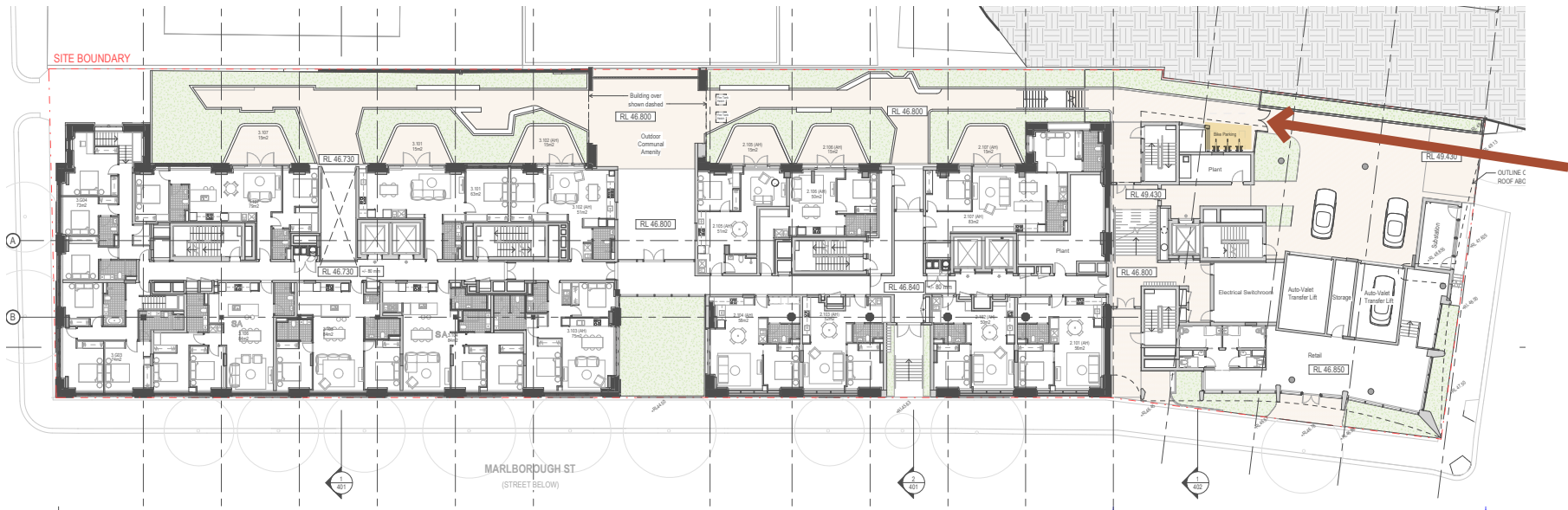
Access to Auto-Valet System Entry - Level 1 Floor Plan



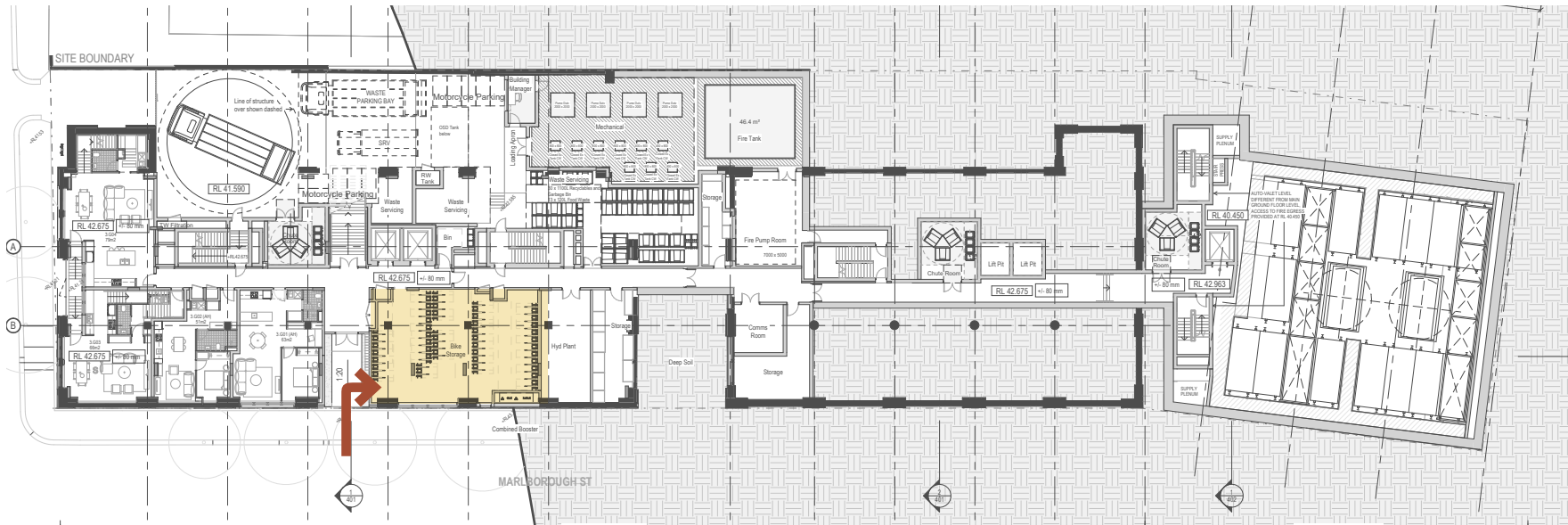
Auto-Valet Parking System - Section

Bicycle Parking

The majority of bicycle parking is located at street level within the southern building, with direct access from Marlborough Street to ensure convenient entry and exit. In addition, bicycle parking for visitors is provided off Lansdowne Street.



Level 1 Floor Plan



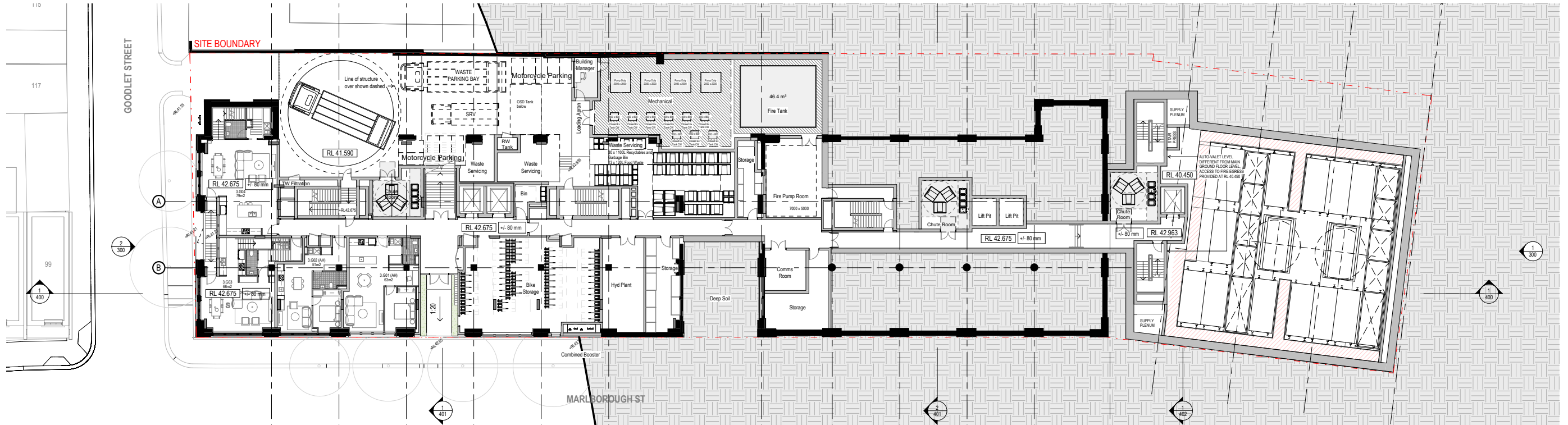
Ground Floor Plan

Appendices

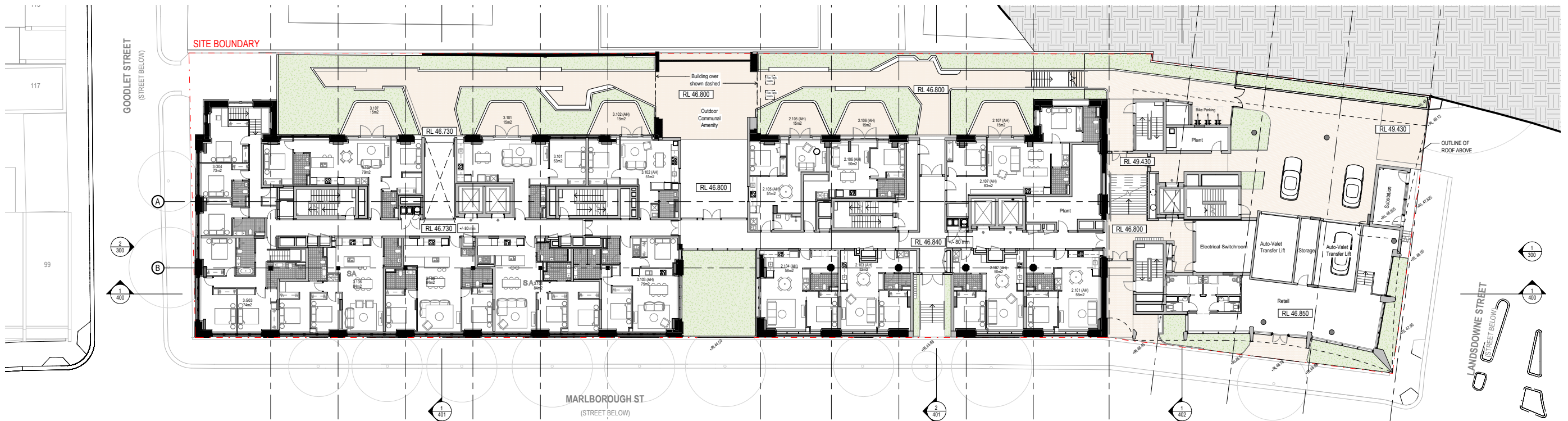
7.04 SSDA Drawing Set

07

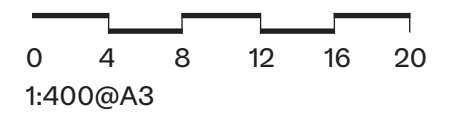
Floor Plan



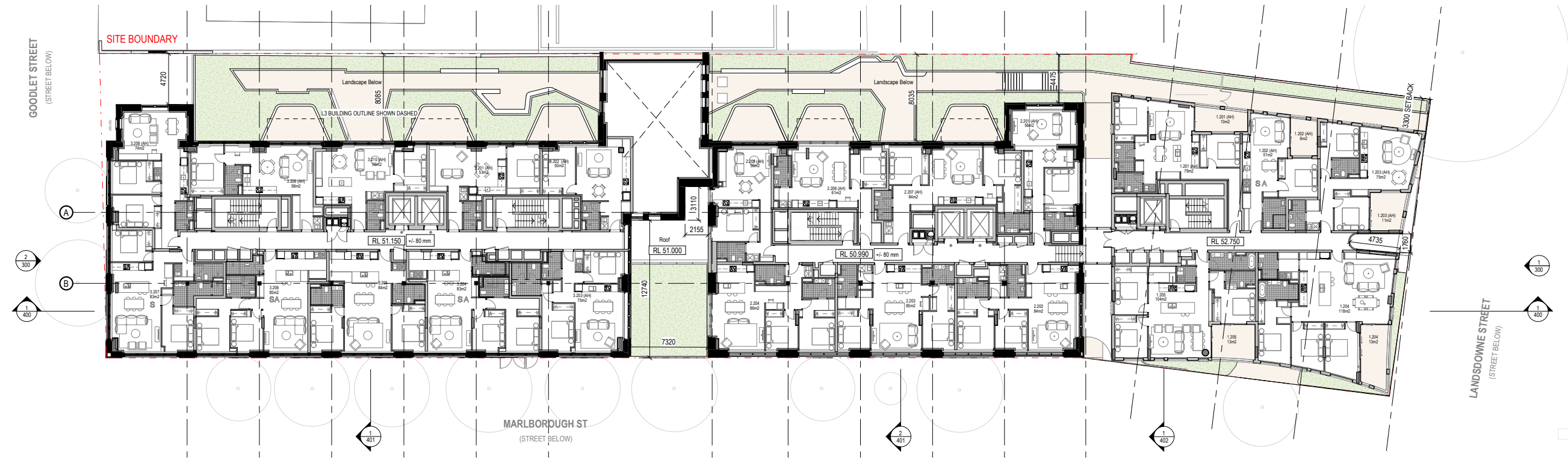
Ground Floor (G-G-B1)



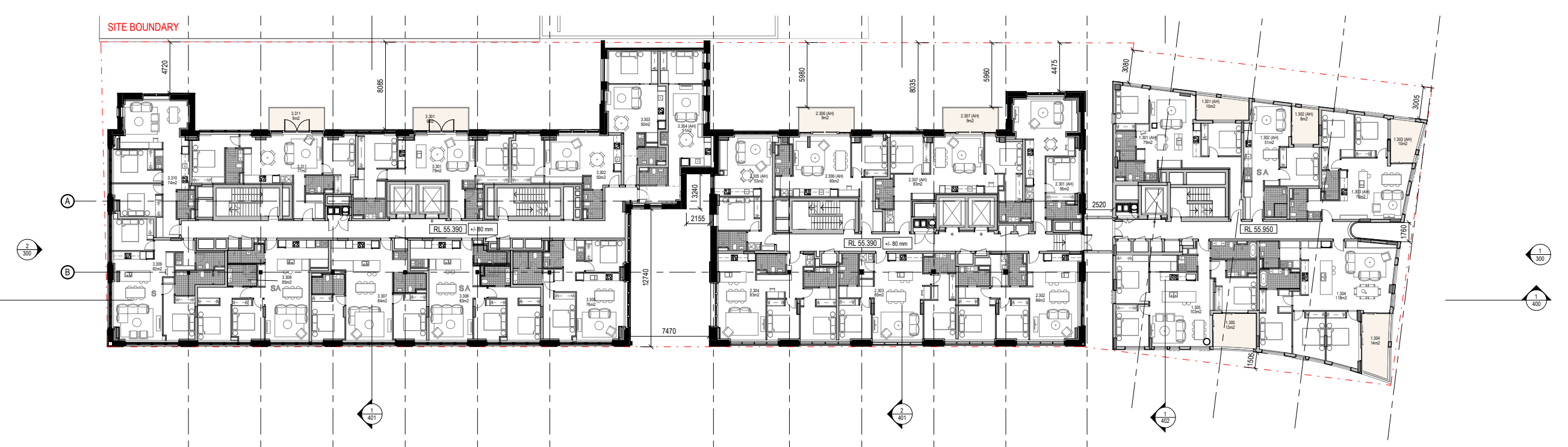
Level 01 (01-01-01)



Floor Plan

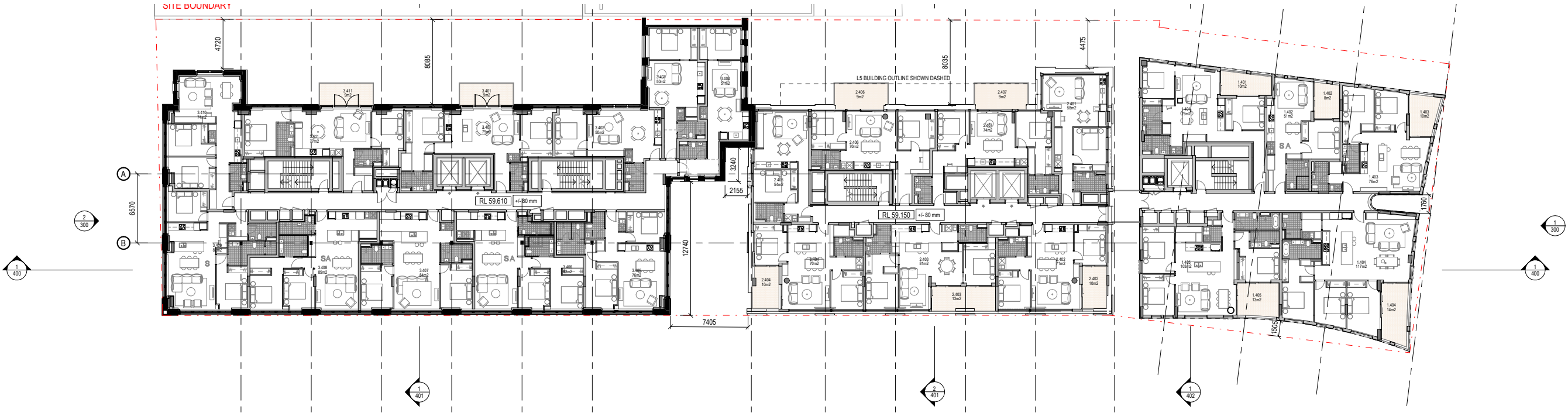


Level 02 (02-02-02)

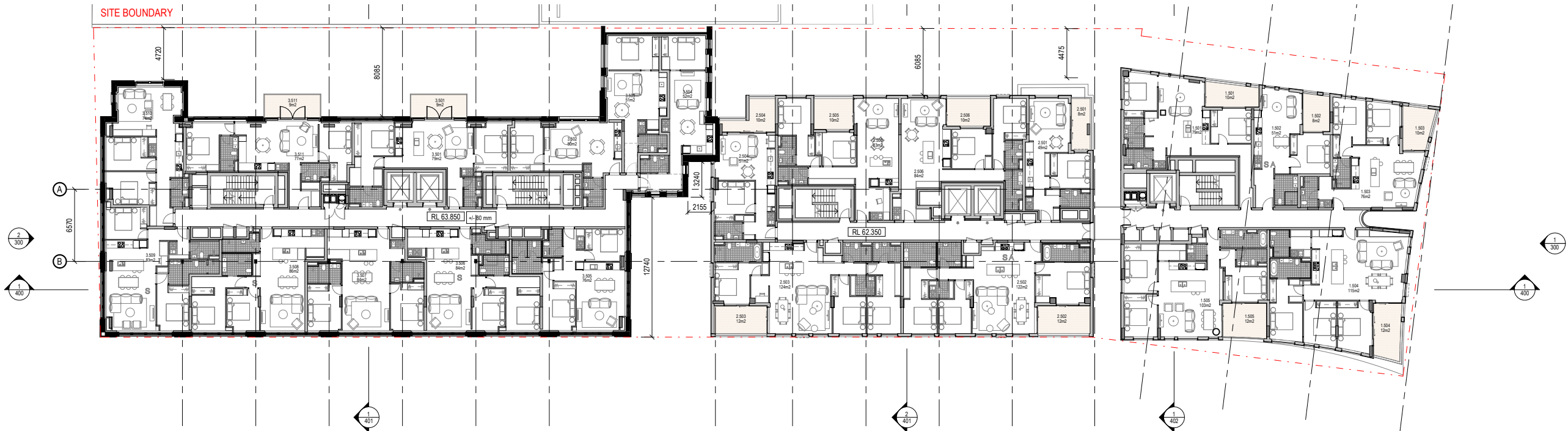


Level 03 (03-03-03)

Floor Plan



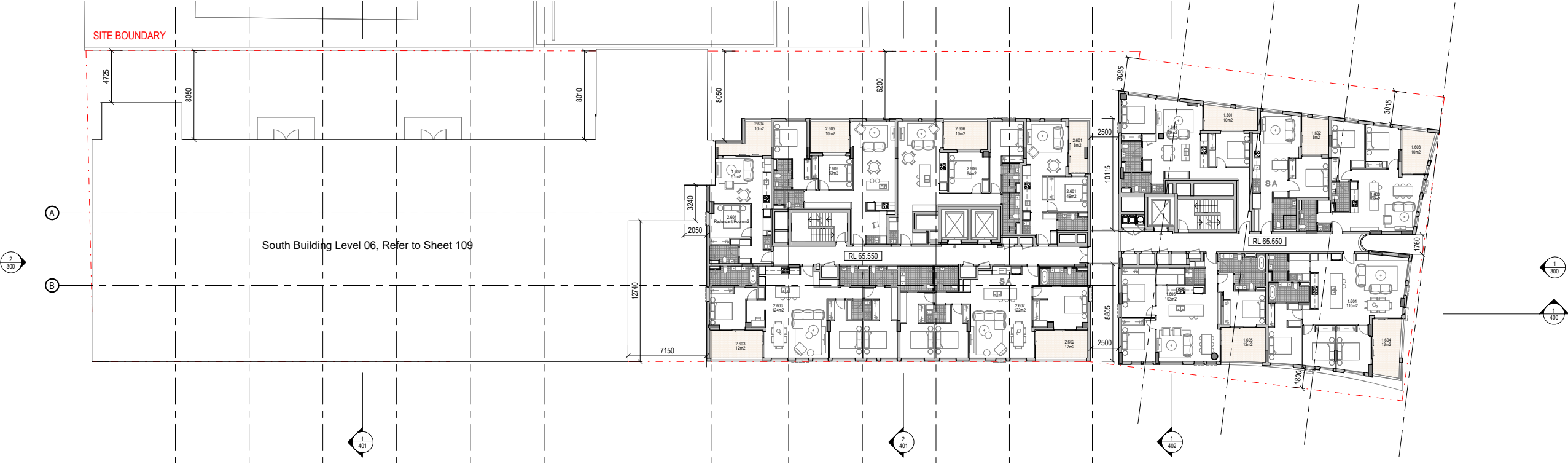
Level 04 (04-04-04)



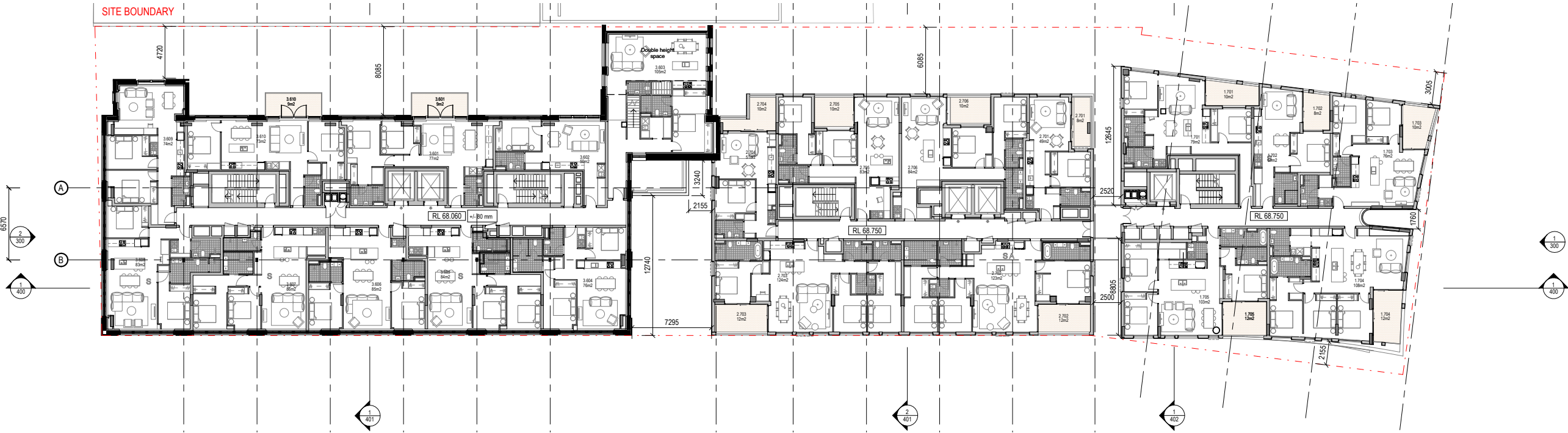
Level 05 (05-05-05)



Floor Plan



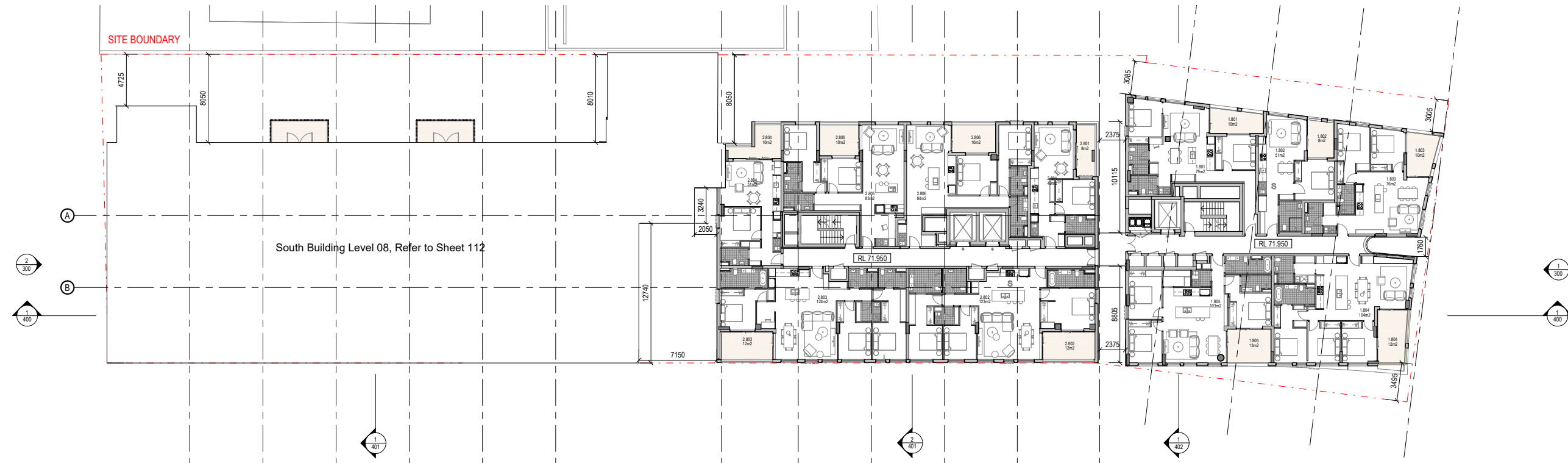
Level 06 (_-06-06)



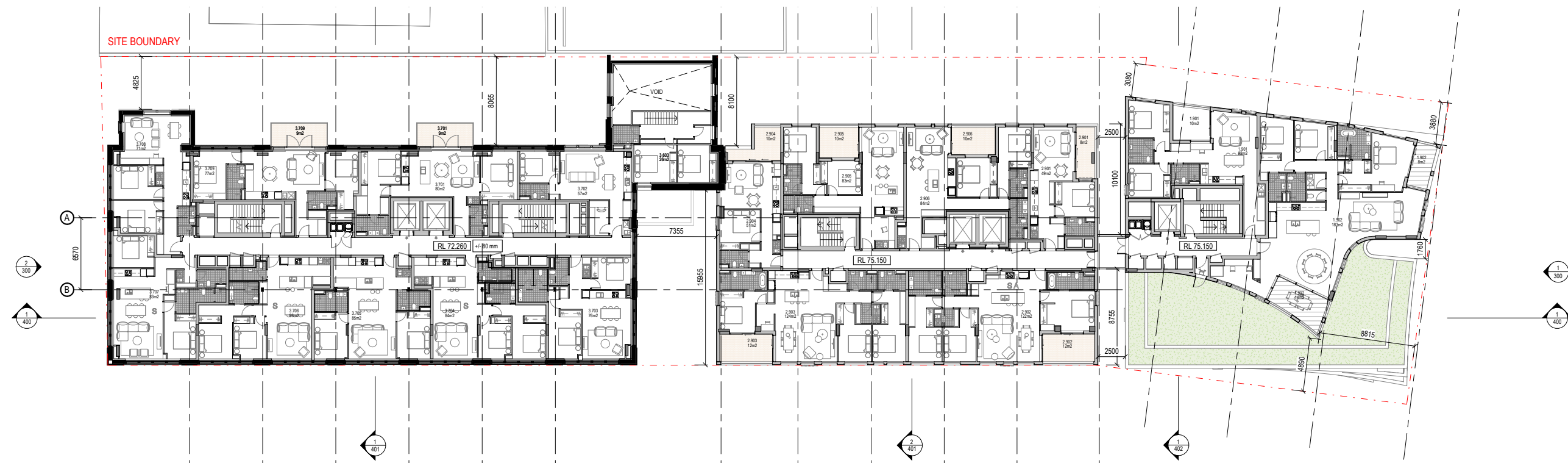
Level 07 (06-07-07)

Floor Plan Comparison

Penthouse Level Plan (South L8 - Central L10 - North L10)

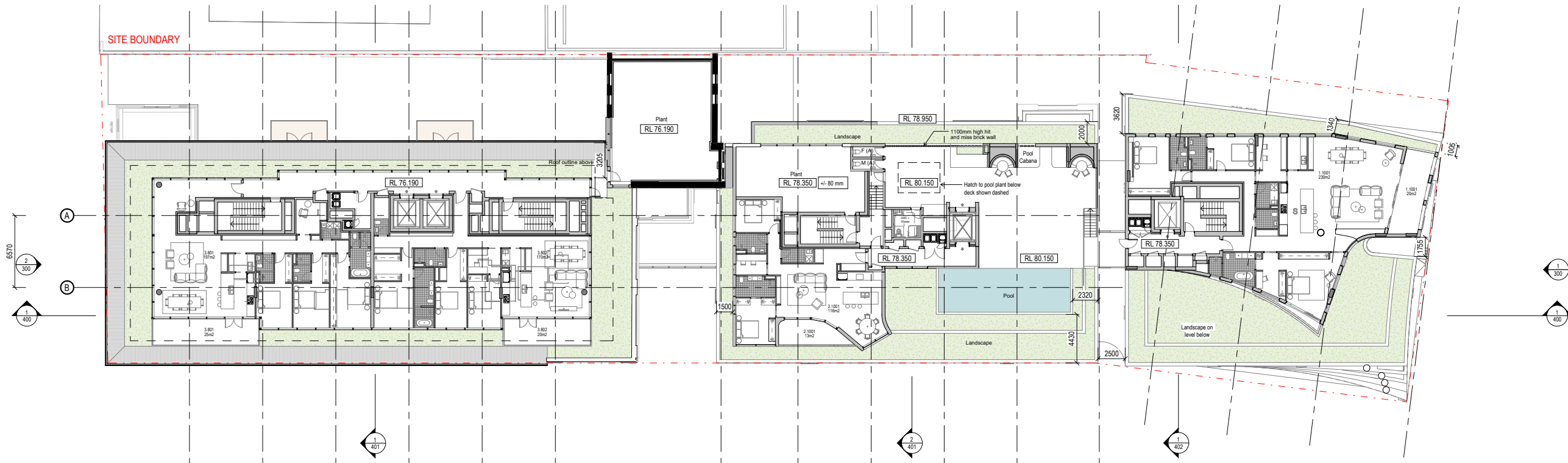


Level 08 (_-08-08)

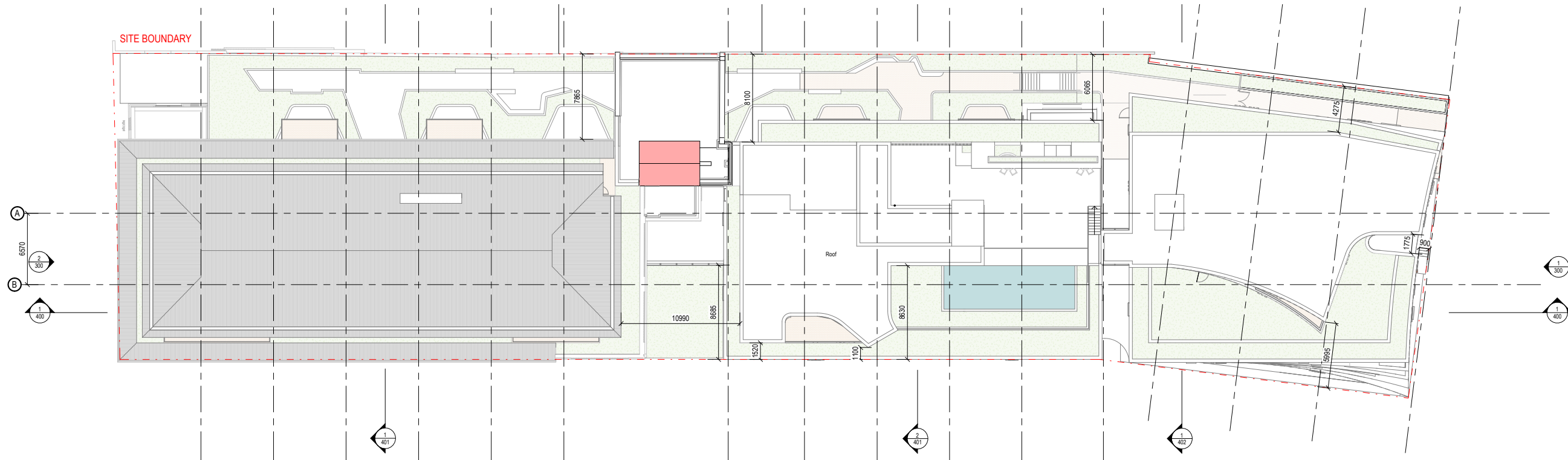


Level 09 (07-09-09)

Floor Plan Comparison



Level 10 (08-10-10)



Roof

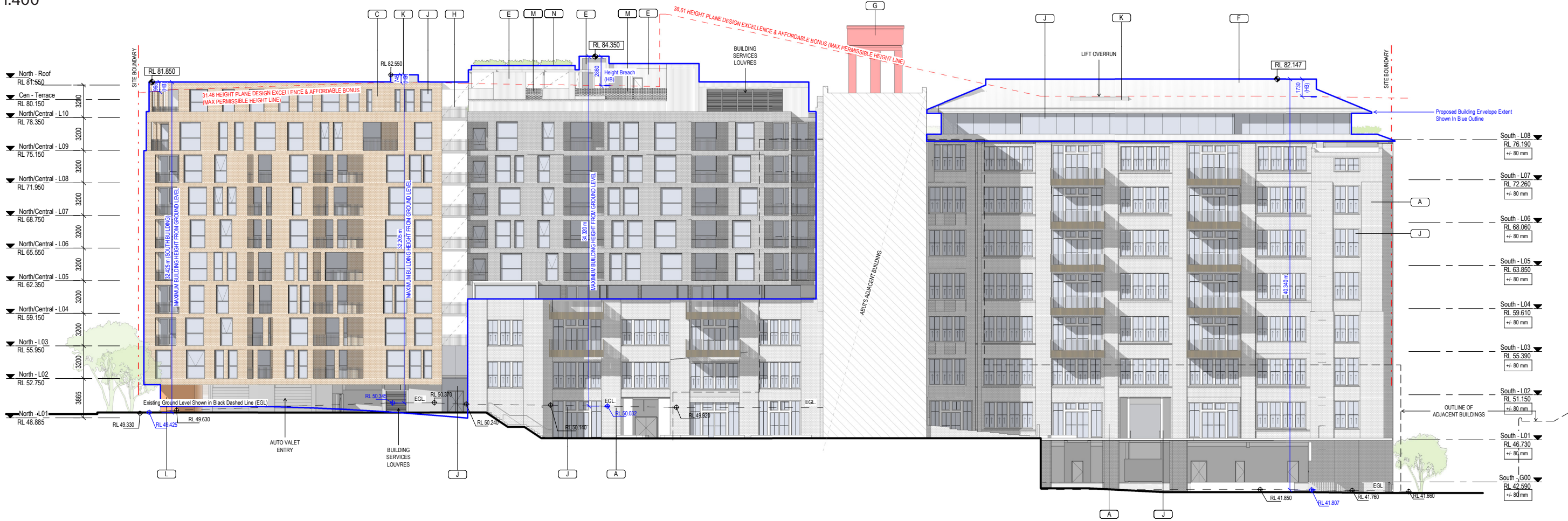
East Elevation

1:400



West Elevation

1:400



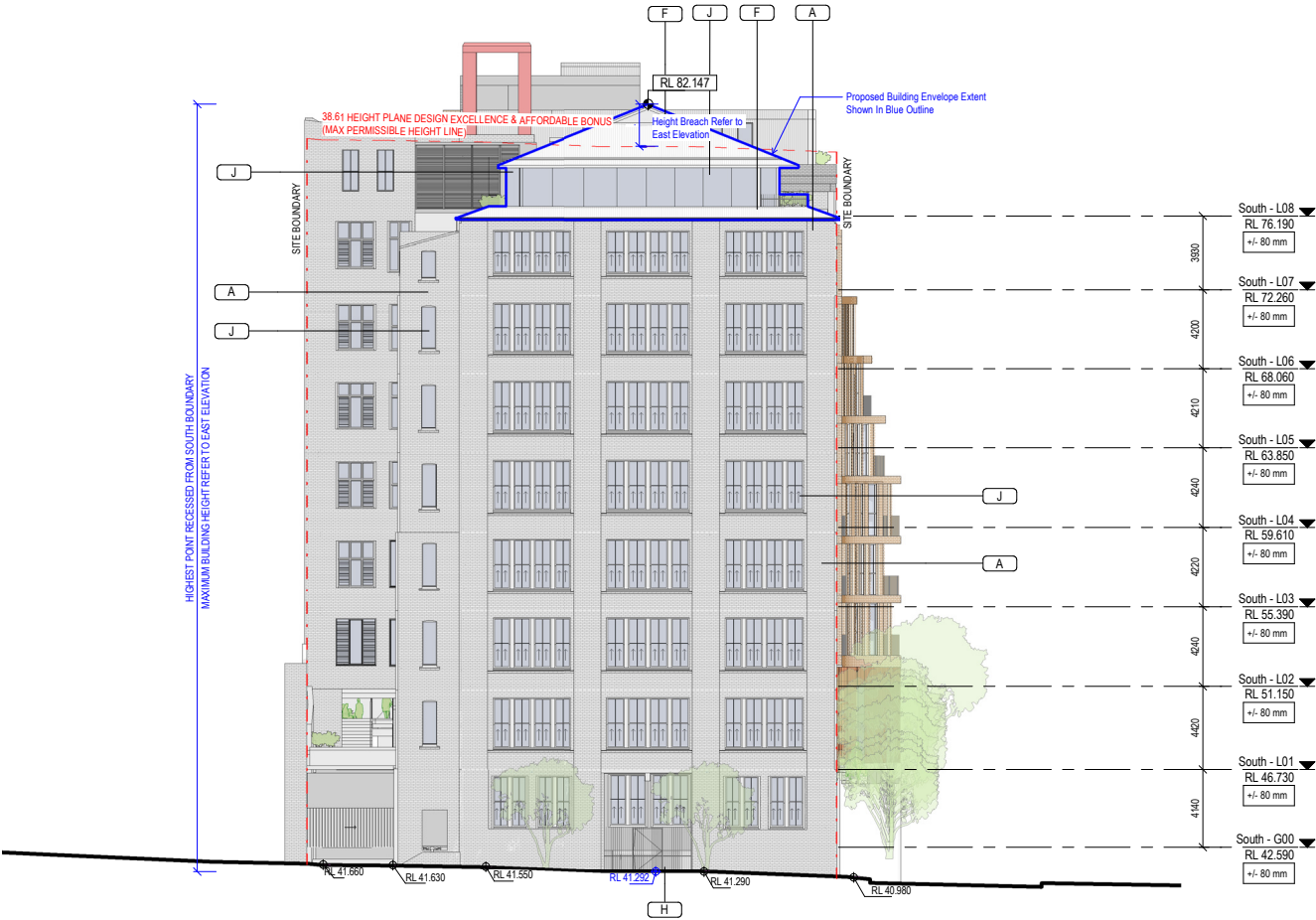
North Elevation

1:400



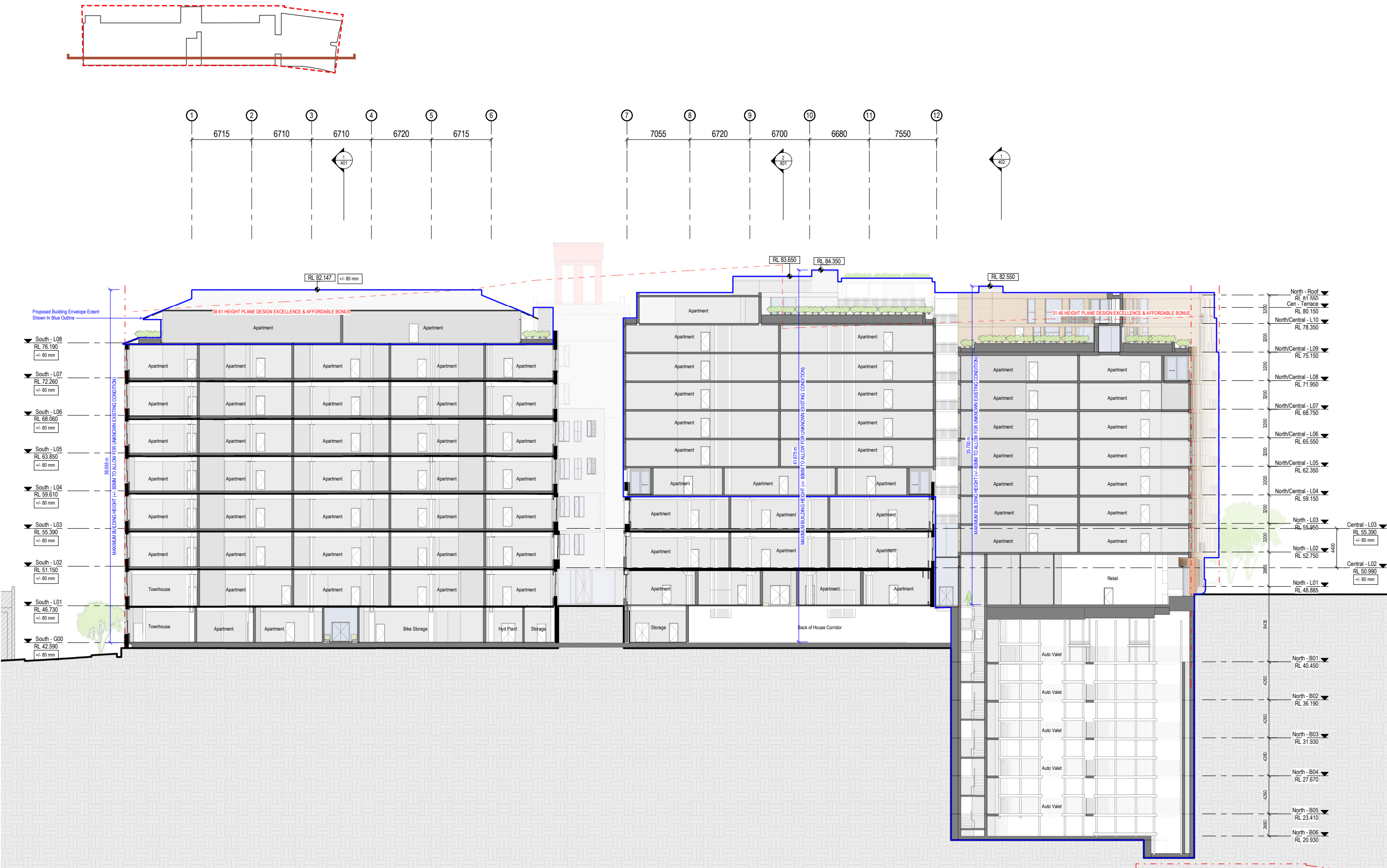
South Elevation

1:400

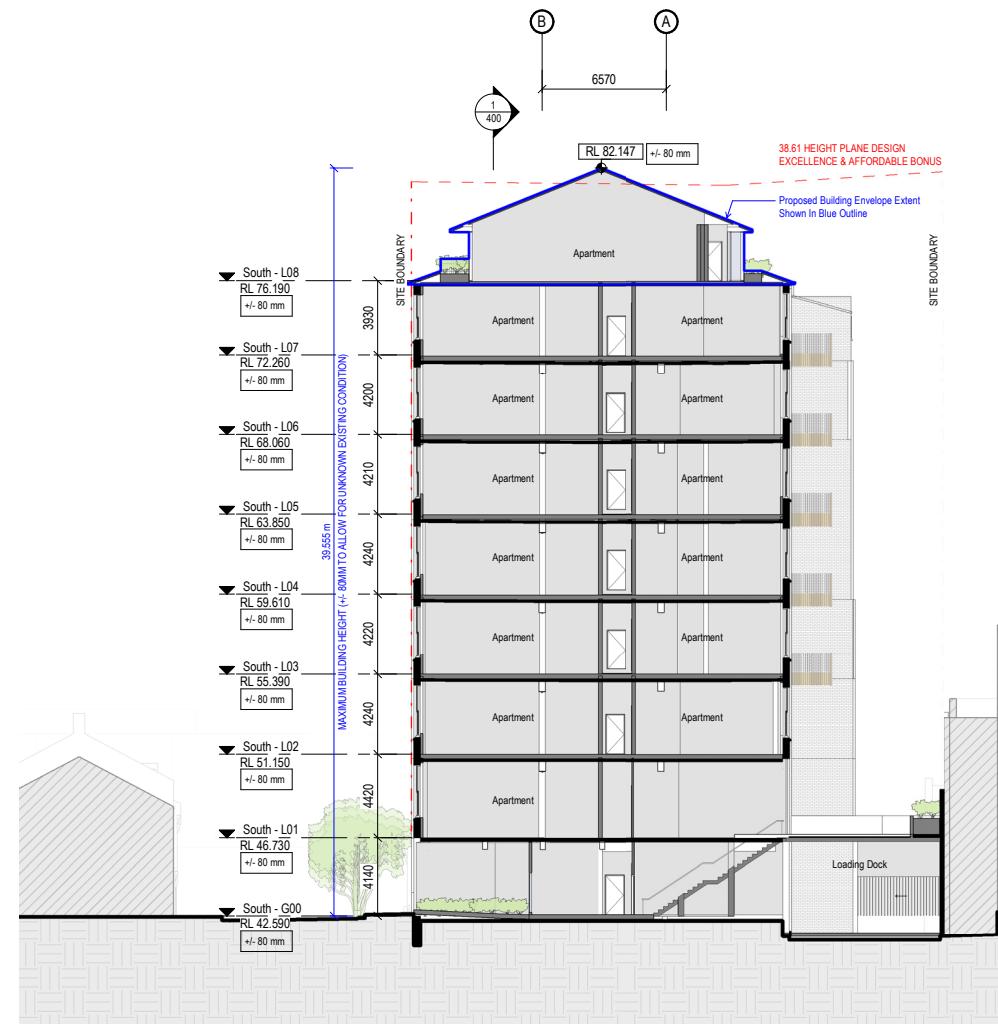


Section A

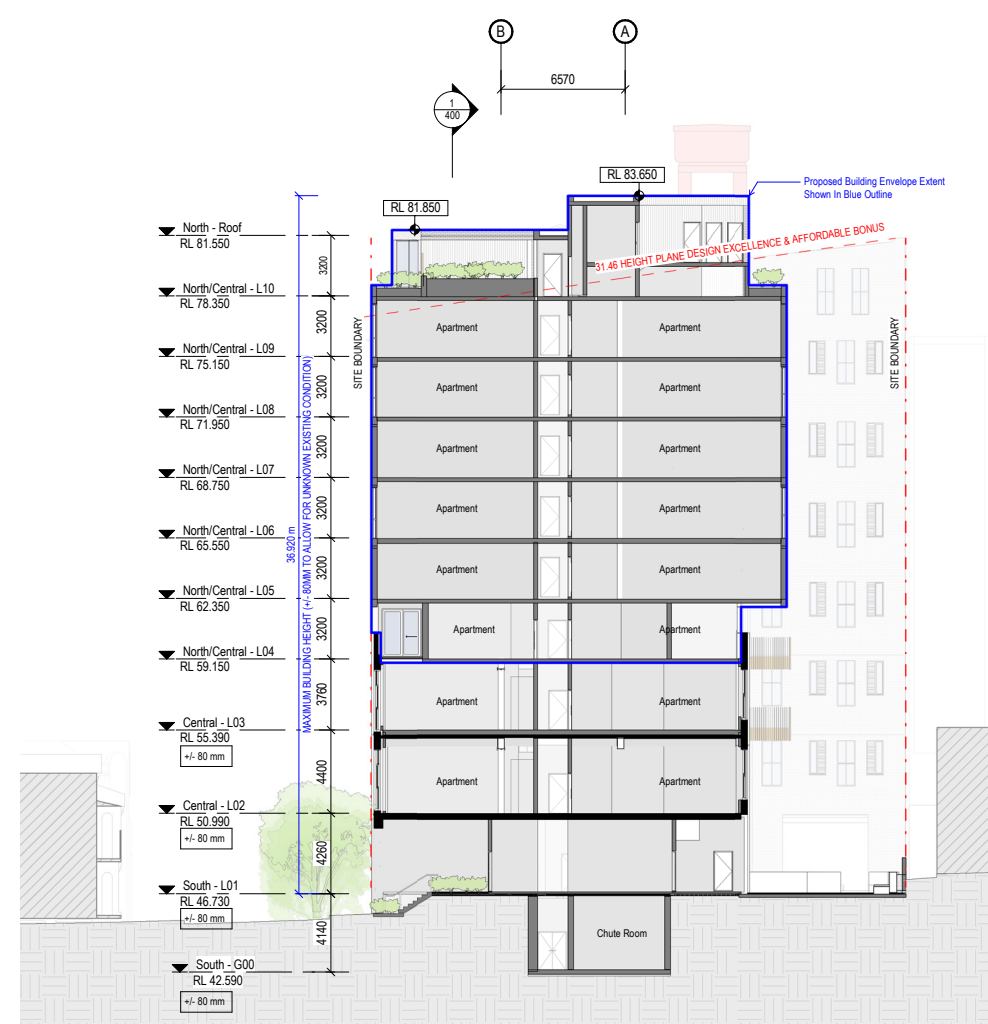
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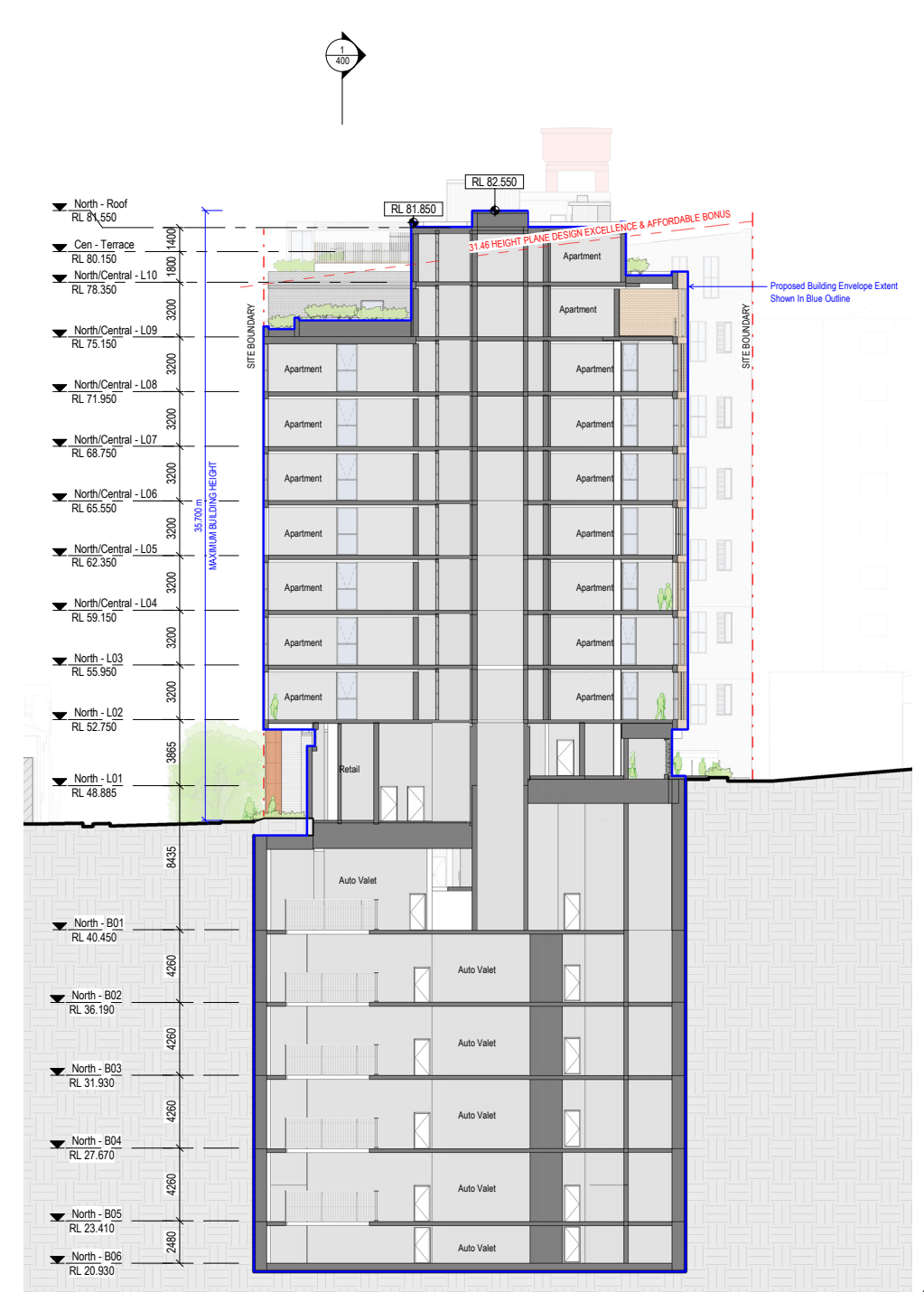
1:400



1:400



1:400



Appendices

07

PART 3 - SITING THE DEVELOPMENT

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Site Analysis	Objective 3A-1				
	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		•	✓	Complies
Orientation	Objective 3B-1				
	Building types and layouts respond to the street scape and site while optimising solar access within the development		•	✓	Complies
	Objective 3B-2				
	Overshadowing of neighbouring properties is minimised during mid-winter		•	✓	Complies Refer to Overshadowing analysis prepared by Walsh Architects, whose reports summarised: "Overall it is our considered opinion that the height exceedance does not cause adverse impacts to neighbouring sites." The overshadowing impact and the urban contribution of the proposed design has been discussed extensively in DIP 2. In DIP 2 Advice letter point 1.3 & 1.4, the panel commented: "The Panel acknowledged the shadow impact of the proposed height non-compliance is localised to several dwellings in the afternoon period and outside of this period has a minimal shadow impact. The increased building height allows for a positive ground plane expression including an improved retail address, efficient substation location and concise vehicular entry into the car stacker and is therefore supported by the panel."
Public Domain Interface	Objective 3C-1				
	Transition between private and public domain is achieved without compromising safety and security		•	✓	Complies
	Objective 3C-2				
	Amenity of the public domain is retained and enhanced		•	✓	Complies
Communal and Public Open Space	Objective 3D-1				
	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping				
	1. Communal open space has a minimum area equal to 25% of the site	•		✓	Complies A total of 855.6 sqm of communal open space is provided, which equates to 25.1% of the 3,413sqm. Refer to AR914 Communal Open Space Diagram for details.
	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	•		✓	Due to the footprint of heritage building, the orientation of the site and the height of the neighbouring 508 Riley St, the level 1 communal open space doesn't receive 2 hours of direct light on 21 June. To address this constraint, an additional communal open space is provided at the rooftop level, where more than 50% of the area achieves a minimum of 2 hours of direct sunlight between 9am and 3pm, ensuring adequate solar access during winter Refer to AR900 and AR901 Shadow Diagram for details.

PART 3 - SITING THE DEVELOPMENT

OBJECTIVE	DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Objective 3D-2				
	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	•	✓	Complies Communal open space is provided at Level 1 and on the rooftop of the Central Building, delivering a range of high-quality environments. The Level 1 communal space is positioned along the western site boundary, affording a protected interface from the street and a more contained, garden setting. A portion of this area is designed with deep soil to support canopy planting, reinforcing landscape character. The space is articulated with shaded seating and more intimate zones, enabling passive use and informal occupation. The rooftop communal space, located adjacent to the pool, is configured for more active and social use, capitalising on solar access and elevated outlook. In combination, the communal areas provide a balanced and legible mix of passive and active spaces, supporting varied patterns of use and a high level of residential amenity. <i>Refer to the accompanying Landscape Plan for details.</i>
Objective 3D-3				
	Communal open space is designed to maximise safety	•	✓	Complies Communal open spaces are designed to provide a safe and secure environment for residents, supported by passive surveillance, controlled access, and appropriate lighting. The Level 1 communal open space benefits from passive surveillance from surrounding apartments, with clear sight lines and a defined interface that enhances user safety and amenity. The rooftop communal space is located within a secure, access-controlled environment and would be supported by appropriate outdoor lighting to enable safe use during evening hours.
Objective 3D-4				
	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	•	✓	Complies Pockets of public open space are provided along Marlborough Street, contributing to the articulation of the built form and enhancing the street scape interface. These landscaped areas define a green edge to the retail frontage, supporting pedestrian amenity, visual interest, and activation of the public domain. <i>Refer to the accompanying Landscape Plan for details.</i>
Deep Soil Zones	Objective 3E-1			
	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality			

PART 3 - SITING THE DEVELOPMENT

OBJECTIVE			DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
	Deep soil zones are to meet the following minimum requirements:			•	✓	Generally Complies
	Site Area	Min. Dimensions	Deep Soil Zone (% of Site Area)			Refer to AR915 Deep Soil Zones analysis drawing.
	Less than 650m²	-				A total of 267.5 sqm (7.8%) of deep soil landscaping is proposed within the development site.
	650m2 - 1500m2	3m				A permeable pathway occupy approximately 25% of this area.
	Greater than 1500m2	6m				The deep soil zones are significantly restricted by the existing extent of heritage building footprint covering the site and the limited areas outside of this footprint that are practicably able to provide a deep soil provision.
	Greater than 1500m2 with significant tree cover	6m	7%			Due to the restriction, not all area have achieved a min 6m wide landscape zone. However, a careful landscape strategy has been developed by landscape consultant to make sure the right species is planted to provide residential amenity. The landscape strategy has been investigated extensively and supported by DIP. Refer to landscape architect's documentation.
Visual Privacy	Objective 3F-1					
	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.					
	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:			•	✓	Generally Complies
	Building Height	Habitable Rooms and Balconies	Non-habitable Rooms			The existing heritage South Building is consistently set back approximately 8 metres from the western boundary across all levels. While this does not achieve the 9-metre setback prescribed for development above four storeys, the variation reflects the established heritage fabric and built form of the site.
	up to 12m (4 storeys)	6m	3m			The proposed vertical extension to the Central Building adopts a 6-metre setback above the fourth storey. This reduced setback has been carefully considered to align with the three-storey heritage datum below, ensuring a coherent transition between old and new built form while maintaining a respectful relationship with the existing structure.
	up to 25m (5-8 storeys)	9m	4.5m			
	over 25m (9+ storeys)	12m	6m			
	Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.					Similarly, the new North Building is set back between 3 and 6 metres from the western boundary across all levels. In this instance, west-facing apartments address an adjoining substation rather than sensitive residential interfaces. As a result, there are no adverse overlooking impacts arising from the reduced setbacks.
	Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.					
	Objective 3F-2					
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			•	✓	Complies	
Pedestrian Access and Entries	Objective 3G-1					
	Building entries and pedestrian access connects to and addresses the public domain			•	✓	Complies
						Each of the three buildings is provided with a clearly defined primary entry oriented towards Marlborough Street, reinforcing its role as a key pedestrian connector. This approach promotes active frontage and enhances legibility, contributing to a safe, accessible, and engaging public domain.

PART 3 - SITING THE DEVELOPMENT

OBJECTIVE	DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
	Objective 3G-2			
	Access, entries and pathways are accessible and easy to identify	•	✓	Complies The design ensures that building entries and ground-floor interfaces create a continuous and inviting edge along Marlborough Street. By incorporating transparent glazing, articulated façades, and clear pedestrian access points, the development encourages casual surveillance and interaction, strengthening the street's vibrancy and reinforcing its role as a connected, human-scaled environment.
	Objective 3G-3			
	Large sites provide pedestrian links for access to streets and connection to destinations	•	N/A	
Vehicle Access	Objective 3H-1			
	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	•	✓	Complies The proposal includes two vehicle access points, strategically located away from prominent corners to preserve active street edges and minimise visual intrusion. Both access points are also positioned clear of primary pedestrian entries, ensuring safe and legible circulation for all users.
Bicycle and Car Parking	Objective 3J-1			
	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	•	✓	Complies <i>Refer to Transport Assessment Report.</i>
	For development in the following locations: → on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or → on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.			
	Objective 3J-2			
	Parking and facilities are provided for other modes of transport	•	✓	Complies <i>Refer to Transport Assessment Report.</i> Bicycle parking spaces are provided within a secure, enclosed room accessed from Marlborough Street, as well as in an external area off Lansdowne Street, offering a convenient and distributed arrangement across the site. The facilities are designed to be readily accessible and support safe, secure bicycle storage for residents.
	Objective 3J-3			
	Car park design and access is safe and secure	•	✓	Complies
	Objective 3J-4			
	Visual and environmental impacts of underground car parking are minimised	•	✓	Complies A car stacker is proposed to minimise basement excavation and maximise the deep soil zone, enhancing landscape amenity while efficiently accommodating parking.

PART 3 - SITING THE DEVELOPMENT

OBJECTIVE	DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Objective 3J-5				
Visual and environmental impacts of on-grade car parking are minimised		•	N/A	No on-grade car parking provided on site.
Objective 3J-6				
Visual and environmental impacts of above ground enclosed car parking are minimised.		•	N/A	

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Solar and Daylight Access	Objective 4A-1				
	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.				
	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	•		✓	Generally Complies <i>Refer to AR910 Solar Access analysis and solar report prepared by Walsh Architects.</i> Due to the orientation of the existing heritage building, east-facing apartments do not receive the full two hours of direct sunlight between 9:00 am and 3:00 pm on 21 June. However, these apartments do receive approximately two hours of morning sunlight between 7:30 am and 9:30 am on the same day, ensuring meaningful solar access in the winter period in line with the intent of the objective. Living areas have been strategically positioned at the edge of the façade to maximise daylight penetration and optimise solar access for residents. <u>Affordable Housing Unit</u> The affordable housing offers a diversity of living experience across heritage and new build, eastern and western facing apartments. These apartments are integrated into the build-to-sale / market apartments with shared building entry, lift access and communal open space access. Solar amenity has been carefully balanced with the diversity of living arrangements and an equitable residential experience.
	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	•		N/A	
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	•		✓	Complies <i>Refer to AR910 Solar Access analysis and solar report prepared by Walsh Architects.</i> Of the 172 apartments, 22 units (approximately 13%) do not receive direct sunlight. <u>Affordable Housing Unit</u> Of the 32 Affordable Housing Unit, 8 units (approximately 25%) do not receive direct sunlight.
	Objective 4A-2				
	Daylight access is maximised where sunlight is limited		•	N/A	
	Objective 4A-3				
	Design incorporates shading and glare control, particularly for warmer months		•	✓	Generally Complies One of the key facade strategy is to continue the character of the heritage building which doesn't have shading as a facade language. In order to mitigate the heat impact, the new build balconies have been strategically located to shade the glazing whilst utilizing daylight. <i>Refer to report section 03.</i>
	Objective 4B-1				
Natural Ventilation	All habitable rooms are naturally ventilated		•	✓	Complies
	Objective 4B-2				
	The layout and design of single aspect apartments maximises natural ventilation		•	✓	Complies

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
	Objective 4B-3				
	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents				
	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	•		✓	Generally Complies Approximately 55% of apartments are naturally cross-ventilated. While this proportion is limited by the constraints of the existing heritage envelope and building configuration, all building corners have been carefully optimised to maximise the number of cross-ventilated apartments within these constraints. <u>Affordable Housing Unit</u> Approximately 53% of affordable housing unit are naturally cross-ventilated, which offers consistent amenity as the built-to-sell apartments.
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		N/A	
Ceiling Heights	Objective 4C-1				
	Ceiling height achieves sufficient natural ventilation and daylight access.				
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:				
	Minimum ceiling height for apartment and mixed use buildings:		•	✓	Complies
	Habitable Rooms	2.7m			The proposal incorporates a typical floor-to-floor height of 3.2m which has demonstrated ability to achieve compliance wit habitable and non-habitable ceiling heights. <u>Affordable Housing Unit</u> The affordable housing offers a diversity of living experience across heritage and new build, eastern and western facing apartments. The ceiling height within these apartments are therefore consistent with the built-to-sell the apartments.
	Non-Habitable	2.4m			
	For 2 storey	2.7m for main living area floor			
	Apartments	2.4m for second floor, where its area does not exceed 50% of the apartment area			
	Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope			
	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use			
	These minimums do not preclude higher ceilings if desired				
	Objective 4C-2				
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			•	✓	Complies
Objective 4C-3					
Ceiling heights contribute to the flexibility of building use over the life of the building			•	✓	Complies
Apartment Size and Layout	Objective 4D-1				
	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity				

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
1. Apartments are required to have the following minimum internal areas:		•		✓	Complies
Apartment Types	Minimum Internal Area				Refer to AR952 Apartment Schedule for details.
Studio	35m ²				<u>Built-to-sell - Complies</u>
					<u>Affordable Housing Unit - Complies</u>
1 bedroom	50m ²				
2 bedroom	70m ²				
3 bedroom	90m ²				
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.					
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms		•		✓	Complies
					All habitable rooms are provided with a window sufficiently sized to achieve an area of 10% of the floor area.
					<u>Built-to-sell - Complies</u>
					<u>Affordable Housing Unit - Complies</u>
Objective 4D-2					
Environmental performance of the apartment is maximised					

PART 4 - DESIGNING THE BUILDING

OBJECTIVE	DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•		✓	Complies All bedrooms are less than 6.5m in depth. Refer below for open plan living-dining-kitchen room depth.
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		✓	Generally Complies A small number of apartments have a room depth of 9.3m, measured to the front face of the kitchen's back wall. These apartments are located within the heritage building, which features generously proportioned ceiling heights and expansive east-facing windows, ensuring ample daylight penetration and a sense of spaciousness despite the slightly greater room depth. <u>Heritage Building South</u> Ground Level: Apartment 3.G01 Level 1: Apartment 3.104 / 3.105 / 3.106 Level 2: Apartment 3.204 / 3.205 / 3.206 Level 3: Apartment 3.306 / 3.307 / 3.308 Level 4: Apartment 3.406 / 3.407 / 3.408 Level 5: Apartment 3.506 / 3.507 / 3.508 Level 6: Apartment 3.605 / 3.606 / 3.607 Level 7: Apartment 3.704 / 3.705 / 3.706 <u>Affordable Housing Unit</u> All affordable housing units have compliant maximum habitable room depth.
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs				
1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	•		✓	Complies
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		✓	Generally Complies In order to retain the heritage character, details between partition wall and heritage window has been carefully negotiated and documented in report section 4. There is one instance however, where the width of the bedroom has been reduced to 2.8m. <u>Heritage Building South</u> Ground Level: Apartment 3.G02 (affordable housing unit)
3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	•		✓	Generally Complies In order to retain the heritage character, details between partition wall and heritage window has been carefully negotiated and documented in report section 4. There is one instance however, where the width of the living room has been reduced to 3.4m. <u>Heritage Building South</u> Ground Level: Apartment 3.G02 (affordable housing unit)

PART 4 - DESIGNING THE BUILDING

OBJECTIVE			DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		•			N/A
Private Open Space and Balconies	Objective 4E-1					
	Apartments provide appropriately sized private open space and balconies to enhance residential amenity					
	1. All apartments are required to have primary balconies as follows:		•		✓	Generally Complies
	Dwelling Types	Minimum Area	Minimum Depth			Balconies to the heritage apartments are kept to the width of existing window to retain the heritage fabric. The depth of these balconies are constrained by site setbacks, which resulted in balconies that are 1.8m in depth and 9m² in size.
	Studio	4m²	-			Heritage Building South
	1 bedroom	8m²	2m			Level 3: Apartment 3.301 / 3.311
	2 bedroom	10m²	2m			Level 4: Apartment 3.401 / 3.411
	3+ bedroom	12m²	2.4m			Level 5: Apartment 3.501 / 3.511
	The minimum balcony depth to be counted as contributing to the balcony area is 1m					Level 6: Apartment 3.601 / 3.611
						Level 7: Apartment 3.701 / 3.711
					Heritage Building Central	
					Level 3: Apartment 2.306(AHU) / 3.307(AHU)	
					Level 4: Apartment 2.406 / 2.407	
					Affordable Housing Unit (AHU)	
					The above balcony strategy applies to both built-to-sell and affordable housing units alike. Affordable Housing Units impacted identified in table above.	
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.		•		✓	Complies	
					Built-to-sell - Complies	
					Affordable Housing Unit - Complies	
Objective 4E-2						
Primary private open space and balconies are appropriately located to enhance liveability for residents				•	✓	Complies
Objective 4E-3						
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				•	✓	Complies
Objective 4E-4						
Private open space and balcony design maximises safety				•	✓	Complies

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments				
	1. The maximum number of apartments off a circulation core on a single level is eight	•		✓	Generally Complies <u>South Building (Heritage)</u> To respond to the constraints of the existing building fabric and floor plate, the number of apartments served by each core exceeds eight, with a maximum of 11 apartments between Levels 3 and 5. Notwithstanding this, the design maintains a high-quality shared environment, with the lobby benefiting from direct access to natural light and outlook, ensuring a well-lit and welcoming communal space. The centrally located core minimises circulation distances to all apartments, supporting a high level of residential amenity through clear, efficient, and legible internal circulation. <u>Central Building (Heritage up to Level 3) and North Building</u> The number of apartments accessed from each core is limited to fewer than eight. <u>Affordable Housing Unit</u> The affordable housing are integrated into all buildings and share equitable circulation core with the built-to-sell apartments.
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•		✓	Complies
	Objective 4F-2				
	Common circulation spaces promote safety and provide for social interaction between residents		•	✓	Complies
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:				
	Dwelling Type	Storage size volume	•	✓	Complies
	Studio	4m³			<u>Built-to-sell - Complies</u>
	1 bedroom	6m³			<u>Affordable Housing Unit - Complies</u>
	2 bedroom	8m³			<i>Refer to AR930 Storage Diagram for details.</i>
	3+ bedroom	10m³			
	At least 50% of the required storage is to be located within the apartment				
	Objective 4G-2				
	Additional storage is conveniently located, accessible and nominated for individual apartments		•	✓	Complies <u>Built-to-sell - Complies</u> <u>Affordable Housing Unit - Complies</u> <i>Refer to AR930 Storage Diagram for details.</i>
	Objective 4H-1				

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
	Noise transfer is minimised through the siting of buildings and building layout		•	✓	Complies
	Objective 4H-2				
Noise and Pollution	Noise impacts are mitigated within apartments through layout and acoustic treatments		•	✓	Complies
	Objective 4J-1				
	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		•	✓	Complies <i>Refer to Acoustic Engineers' report.</i>
	Objective 4J-2				
Apartment Mix	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		•	✓	Complies <i>Refer to Acoustic Engineers' report.</i>
	Objective 4K-1				
	A range of apartment types and sizes is provided to cater for different household types now and into the future		•	✓	Complies The proposed development delivers a diverse mix of apartment types and sizes, contributing to a broad range of housing opportunities within the local context. Its proximity to key urban amenities, services, and public transport supports the provision of varied dwelling typologies suited to a wide spectrum of households and lifestyles. In addition, the inclusion of affordable housing contributes to improved housing accessibility and reinforces the social and economic diversity of the area. <u>Affordable Housing Unit</u> A range of one bedroom and two bedroom apartments have been provided. <i>Refer to AR912 Unit Mix Diagram for details.</i>
	Objective 4K-2				
Ground Floor Apartments	The apartment mix is distributed to suitable locations within the building		•	✓	Complies <i>Refer to AR912 Unit Mix Diagram for details.</i>
	Objective 4L-1				
	Street frontage activity is maximised where ground floor apartments are located		•	✓	Complies
Facade	Objective 4L-2				
	Design of ground floor apartments delivers amenity and safety for residents		•	✓	Complies
	Objective 4M-1				
	Building facades provide visual interest along the street while respecting the character of the local area		•	✓	Complies
	Objective 4M-2				
	Building functions are expressed by the facade		•	✓	Complies

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Roof Design	Objective 4N-1				
	Roof treatments are integrated into the building design and positively respond to the street		•	✓	Complies
	Objective 4N-2				
	Opportunities to use roof space for residential accommodation and open space are maximised		•	✓	Complies
Landscape Design	Objective 4N-3				
	Roof design incorporates sustainability features		•	✓	Complies
	Objective 4O-1				
	Landscape design is viable and sustainable		•	✓	Complies Refer to Landscape Architects' drawings and reports.
Planting on Structures	Objective 4O-2				
	Landscape design contributes to the street scape and amenity		•	✓	Complies Refer to Landscape Architects' drawings and reports.
	Objective 4P-1				
	Appropriate soil profiles are provided		•	✓	Complies Refer to Landscape Architects' drawings and reports.
Universal Design	Objective 4P-2				
	Plant growth is optimised with appropriate selection and maintenance		•	✓	Complies Refer to Landscape Architects' drawings and reports.
	Objective 4P-3				
	Planting on structures contributes to the quality and amenity of communal and public open spaces		•	✓	Complies Refer to Landscape Architects' drawings and reports.
	Objective 4Q-1				
	Universal design features are included in apartment design to promote flexible housing for all community members		•	✓	Complies. 10% LHA Silver Level and Adaptable 10% LHA Silver Level Affordable Housing Unit LHA Silver Level and Adaptable apartments have been provided in affordable housing units. Refer to AR913 LHA Silver Level and Adaptable Apartment Diagram for details.
	Objective 4Q-2				
	A variety of apartments with adaptable designs are provided		•	✓	Complies Refer to AR913 LHA Silver Level and Adaptable Apartment Diagram for details.
	Objective 4Q-3				

PART 4 - DESIGNING THE BUILDING

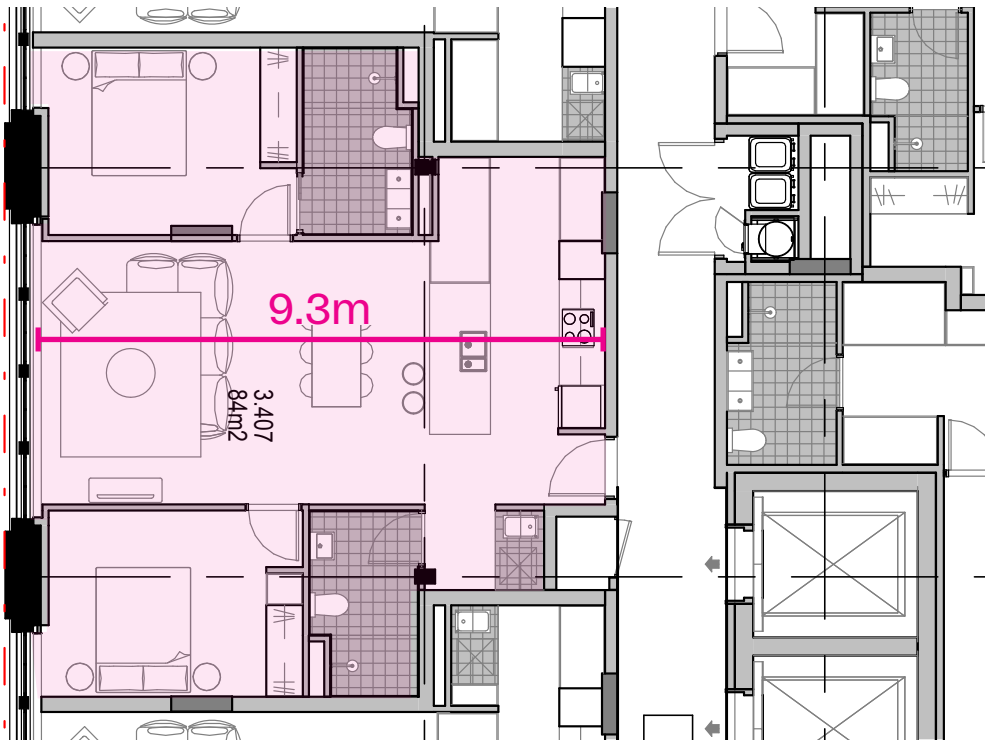
OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Adaptive Reuse	Apartment layouts are flexible and accommodate a range of lifestyle needs		•	✓	Complies. Refer to AR920 and AR921 LHA Silver Level and Adaptable Apartment for details.
	Objective 4R-1				
	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		•	✓	Complies
	Objective 4R-2				
Mixed Use	Adapted buildings provide residential amenity while not precluding future adaptive reuse		•	✓	Complies
	Objective 4S-1				
	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		•	✓	Complies
	Objective 4S-2				
Awnings and Signage	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		•	✓	Complies
	Objective 4T-1				
	Awnings are well located and complement and integrate with the building design		•	✓	Complies
	Objective 4T-2				
Energy Efficiency	Signage responds to the context and desired street scape character		•	✓	Complies
	Objective 4U-1				
	Development incorporates passive environmental design		•	✓	Complies Refer to accompanying ESD report.
	Objective 4U-2				
	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		•	✓	Complies
	Objective 4U-3				
Water Management and Conservation	Adequate natural ventilation minimises the need for mechanical ventilation		•	✓	Complies
	Objective 4V-1				
	Potable water use is minimised		•	✓	Complies
	Objective 4V-2				
	Urban stormwater is treated on site before being discharged to receiving waters		•	✓	Complies Refer to accompanying Civil and Landscape Architect's drawings.
	Objective 4V-3				
	Flood management systems are integrated into site design		•	N/A	

PART 4 - DESIGNING THE BUILDING

OBJECTIVE		DESIGN CRITERIA	DESIGN GUIDANCE	OBJECTIVE ACHIEVED	NOTES
Waste Management	Objective 4W-1				
	Waste storage facilities are designed to minimise impacts on the street scape, building entry and amenity of residents		•	✓	Complies
	Objective 4W-2				
	Domestic waste is minimised by providing safe and convenient source separation and recycling		•	✓	Complies <i>Refer to Waste Management Report.</i>
Building Maintenance	Objective 4X-1				
	Building design detail provides protection from weathering		•	✓	Complies
	Objective 4X-2				
	Systems and access enable ease of maintenance		•	✓	Complies
	Objective 4X-3				
	Material selection reduces ongoing maintenance costs		•	✓	Complies

Room Depth Compliance

Although the open living area is greater than the recommended 8m (ADG), the apartment will have sufficient daylight amenity because of the height of the space.



South Building Typical Level Floor Plan

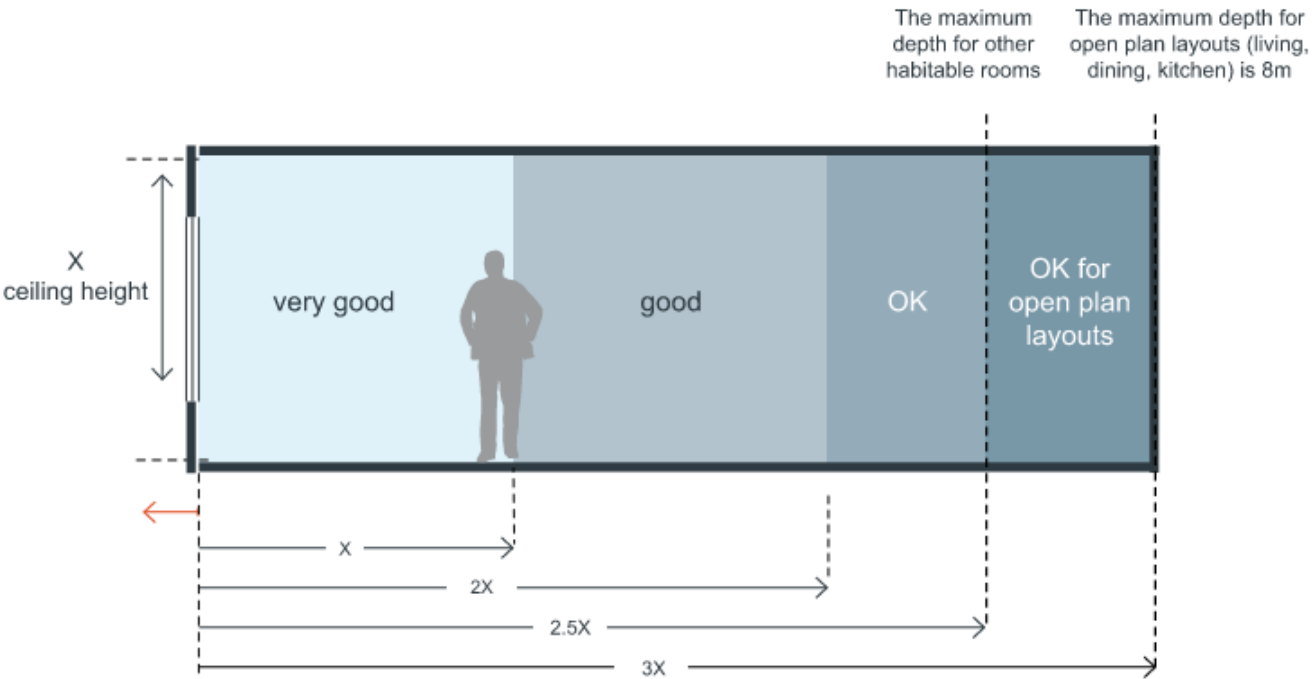


Figure 4D.3 The depth of a single aspect apartment relative to the ceiling height directly influences the quality of natural ventilation and daylight access. The maximum depth of open plan layouts that combine living, dining and kitchen spaces is 8 metres

ADG apartment depth diagram

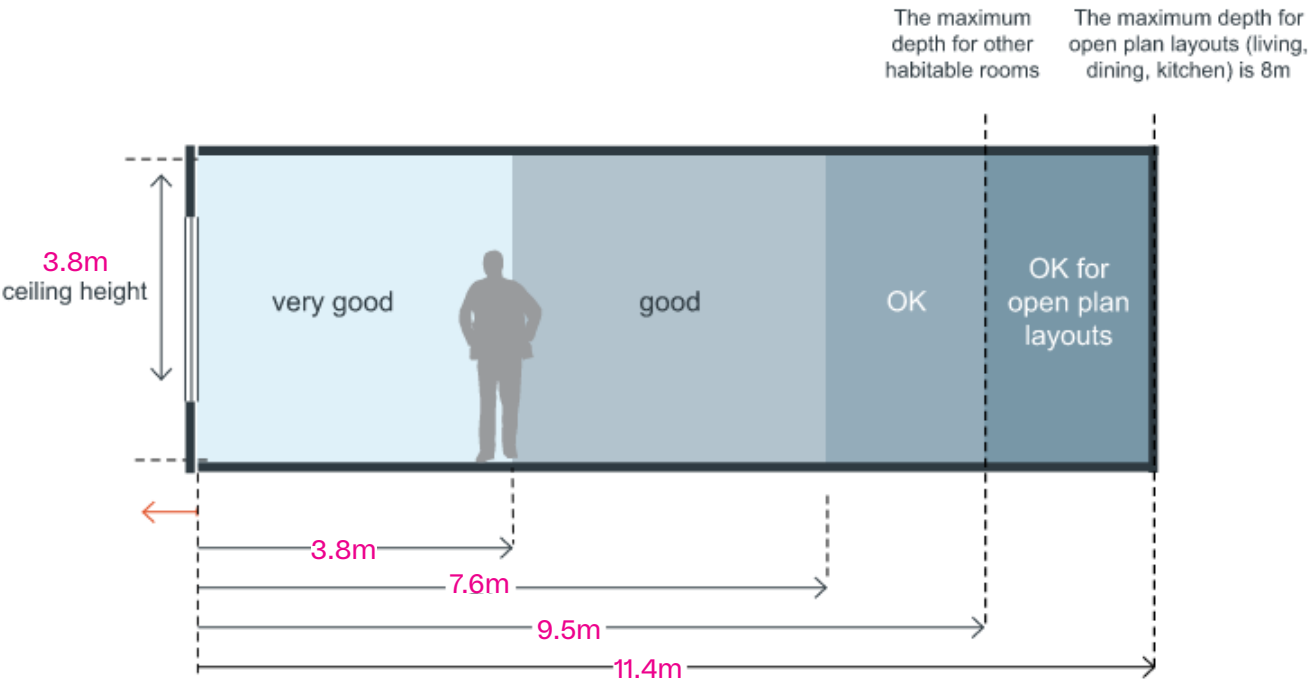


Figure 4D.3 The depth of a single aspect apartment relative to the ceiling height directly influences the quality of natural ventilation and daylight access. The maximum depth of open plan layouts that combine living, dining and kitchen spaces is 8 metres

South Building Ceiling Height and Depth Ratios

Appendices

07



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wardle.studio

To: Peter Kazaglis
M House Surry Pty Ltd
Level 34 – Suite 3402
Australia Square
264 George Street
Sydney NSW 2000

24.03.26

Dear Peter,

Regarding:
Architectural Design Verification Statement
SSD-78545225
Marlborough House
47-97 Marlborough Street, Surry Hills

I, Jasmin Williamson, as a qualified designer, verify that I directed the design of the residential development described above. To the best of our information, knowledge and belief, the architectural documentation prepared for this Development Application satisfies the aim of the *Housing SEPP* having regard to the design quality principles for residential apartment development set out in *Schedule 9* of the *Housing SEPP and the Apartment Design Guide (ADG)*. Further detail on how these objectives have been addressed is provided in the Design Report accompanying this SSDA.

Yours sincerely,

Jasmin Williamson

Registration No NSW ARB #11989
Partner – Sydney Director

