

Concept SSDA Design Report

45-53 Macleay Street
Potts Point

Prepared for
Time & Place

Issued
13 March 2025

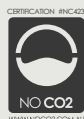
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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

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Contents

01 Introduction	4	05 Attachments:	
1.1 Purpose of this report	5	CoS Solar Access Data Tables	49
1.2 SEARs and City of Sydney Council Response	6	06 Attachments:	
1.3 NSW Better Placed Objectives	7	Solar access & Views from the Sun	66
02 The Site	9	07 Attachments:	
1.4 Location	10	Housing SEPP Report	75
1.5 Context - The Harbour	11		
1.6 Context - Potts Point	12		
1.7 Site features - Macleay Street frontage	13		
1.8 Site features - edge conditions	14		
1.9 Site features - neighbours	15		
1.10 Planning Designations - LEP 2012	16		
1.11 Planning Designations - DCP	17		
03 Site analysis	18		
1.12 Historic settlement	19		
1.13 Heritage fabric analysis	22		
1.14 Views and vistas	25		
1.15 Movement and access - Traffic	28		
1.16 Movement and access - Pedestrian	29		
1.19 Site photographs	32		
04 SSDA Massing Envelope	41		

1

Introduction

1.1 Purpose of this report

This report is intended to form a discussion regarding the redevelopment of 45-53 Macleay Street, Potts Point, in regards to:

- Surrounding built fabric;
- Existing building;
- Councils Controls and guidelines;
- Urban grain of the streetscape ;
- Architectural goal of achieving excellence.

It is intended to lodge a State Significant Development Application for the redevelopment of the site in February 2025.



1.2 SEARs and City of Sydney Council Response

SEARs Issue and Assessment Requirements

Application No: SSD-79316759

Date of issue: 7 February 2025

Items	Location in Report
<p>Design Quality</p> <ul style="list-style-type: none"> • Good Design in accordance with the seven objectives for good design in Better Placed 	Better Placed Objectives, p. 7-8
<p>Built Form and Urban Design</p> <ul style="list-style-type: none"> • Demonstrate how the proposed concept built envelope addresses and responds to the context, site characteristics, streetscape and existing future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. 	<p>Better Placed Objectives, p. 7-8</p> <p>Site Analysis, p. 33-40</p> <p>Refer to Attachment: Housing SEPP Report, Housing SEPP Design quality Principles, p. 74-83</p>

City of Sydney Advice on SEARs Requirements

Ref: 2025/095178

File No: R/2025.4

Items	Location in Report
<p>Urban Design and Built Form</p> <ul style="list-style-type: none"> • The application must demonstrate that the objectives of the NSW Apartment Design Guide have been met. • The application must address the potential view impacts arising from the proposed building envelope, including views from the surrounding private properties and the public domain. 	<p>Refer to Attachment: Housing SEPP Report, Housing SEPP Design quality Principles, p. 74-83</p> <p>Refer to Attachment: Housing SEPP Report, ADG Reponse Table, p. 84-106</p> <p>Refer to Urbis 45-53 Macleay Street View Impact Analysis</p>
<p>Solar Access</p> <ul style="list-style-type: none"> • The application must demonstrate that the proposed concept building envelope is capable of complying with Objective 3B and 4A of the ADG. 	<p>Refer to Attachment: CoS Solar Data Tables, p. 48-60</p> <p>Refer to Attachment: Solar Access & Views from the Sun, p. 61-70</p>
<p>Landscaping and Deep Soil</p> <ul style="list-style-type: none"> • The application is to demonstrate that compliant deep soil landscaping can be accommodated on the site. In addition, the landscaping provisions in SEPP Housing are also to be addressed. 	<p>Refer to Attachment: Housing SEPP Report, ADG Reponse Table, 3E-1 Deep Soil Zones, p. 88</p> <p>Refer to Attachment: Housing SEPP Report, Housing SEPP Design quality Principles, p. 79</p>

1.3 NSW Better Placed Objectives

The Better Placed policy establishes guidelines to achieve good design within the built environment in New South Wales.

The Government Architect New South Wales (GANSW) defines a well designed but environment as being: healthy, responsive, integrated, equitable and resilient.

The Better Placed policy defines seven objectives for good design:

- 1. **Better Fit:** Contextual, local and of its place
- 2. **Better Performance:** Sustainable, adaptable and durable
- 3. **Better for Community:** inclusive, connected and diverse
- 4. **Better for people:** Safe, comfortable and liveable
- 5. **Better Working:** functional, efficient and fit for purpose
- 6. **Better Value:** creating and adding value
- 7. **Better Look and Feel:** engaging, inviting and attractive



Better Fit

Contextual, local and of its place

- In developing the proposal, the design team investigated in detail the distinctive character of the site and local context. The proposed design responds carefully to the natural and built features of the site, social, economic and environmental conditions, and the layered history of Potts Point.
- The proposal has been designed to fit with and enhance the overall quality of the historical high-density community of Potts Point. In scale and height, the design responds to both the current context as well as the emerging future context.
- The built form of the proposed development mediates a transition from the smaller scale western edge building stock of Macleay Street to the taller tower forms. The overall bulk and scale of the proposal minimises impacts such as overshadowing and view blockage for the surrounding buildings.
- The proposal contributes to existing diverse and active urban character of Pitts Point as mixed use development with active retail frontage along Macleay St holding the corner towards McDonald St.
- The use of masonry brickwork in the design proposal ties the proposal to the surrounding heritage brick buildings and neighbouring Victorian era brick terraces.



Better Performance

Sustainable, adaptable and durable

- The design proposal incorporates sustainable features such as efficient energy systems and efficient structural and facade systems to reduce operational costs and the overall carbon footprint.
- It incorporates good sustainable design principles such as natural cross ventilation and passive thermal design for ventilation to reduce heating and cooling costs.
- The civil and site works have been designed to achieve a high degree of environmental resiliency with a focus on flooding and storm water irrigation. There is an on-site rainwater tank for use in irrigation.
- The design substantially increases the percentage of deep soil on the current site for water recharge and vegetation. The majority of vegetation is to be hardier indigenous species. Extensive landscaping to roofs and over the structure reduces energy usage and minimises stormwater run-off.
- The proposed building is designed to be durable and resilient through its selection of long lasting and easily maintained construction materials such as brick.



Better for Community

Inclusive, connected and diverse

- The proposal responds to the social context by providing diverse apartment sizes and facilities to suit the existing and future social mix. This provides housing for different demographics, living needs and household budgets. The proposal includes an affordable housing component that will contribute to the economic diversity of the area.
- Through the creation of a sheltered retail frontage along Macleay Street, the proposal will help activate and uplift the quality of the adjoining streets.
- The inclusion of public art spaces along Mcleay Street and McDonald Lane also promotes a sense of community through place making, by integrating of the building with the surrounding neighbourhood.

NSW Better Placed Objectives



Better for People

Safe, comfortable and livable

- The design of the development optimises safety and security, both internal to the development and to the public domain. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained.
- Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.
- The activation of the Ground Plane on Macleay Street and awning along the retail frontage promotes a sense of safety and comfort for pedestrians.
- The generous landscaping at the edges of the site further create a sense of privacy and comfort, improving the safety and comfort of both residents and pedestrians.
- The design includes an appropriate number of units that could be adapted to suit the needs of people with disabilities or the elderly.
- The proposal includes different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents. These spaces incorporate extensive landscaping to enhance comfort, optimise privacy and opportunities for social interaction.



Better Working

Functional, efficient and fit for purpose

- The proposed design is highly functional, efficient and influences internal and external amenity for residents and neighbours. It aims to provide good amenity to contribute to positive living environment and residents' wellbeing.
- Apartments have appropriate room dimensions shapes and provide adequate solar access and natural ventilation according to the ADG guidelines. Efficient layouts, ample indoor and outdoor place balance both function with habitability.
- All apartments have been provided with internal and external storage, consistent with the Housing SEPP's rule of thumb. Storage is located adjacent to corridors and living areas where possible. Additional storage has been provided in dedicated storage areas within the basement.
- The proposal includes a number of units that could be adapted for people with special needs or the elderly.



Better Value

Creating and adding value

- The proposed design provides multi-bedroom units to cater to the demand for quality housing in the high density area of Potts Point. This replaces the low density of existing apartments on site, which consists predominantly of studio apartments without balconies.
- The proposal includes an Affordable Housing component and recognises the constantly evolving housing needs of the communities in the area by providing extensive amenity and a flexible commercial space on the Ground level.
- To minimise operational costs over time, the design incorporates efficient structural and facade systems and efficient energy systems. It also utilises sustainable design principles such as natural cross ventilation and passive thermal design to reduce heating and cooling costs.
- The proposed design creates a shared sense of place by contributing to the landscape character of the streetscape and neighbourhood with its activated retail frontage along Macleay and provision of opportunities for public art. This adds value for the surrounding community.



Better Look and Feel

Engaging, inviting and attractive

- The building provides a public awning along a prominent retail frontage on Macleay Street contributing to the inviting and bustling character of the streetscape. The proposal demonstrates the potential to significantly contribute to the urban character of Potts Point.
- The visual appearance of building responds to the past and present context, with the articulation of the building form, brick materiality and generous landscaping on the Ground Plane, enhancing the aesthetics of the neighbourhood.
- The provision of spaces for public art along Macleay Street and McDonald Lane provide further opportunities to contribute to the local character of the neighbourhood, and promote positive public engagement with the building.

2

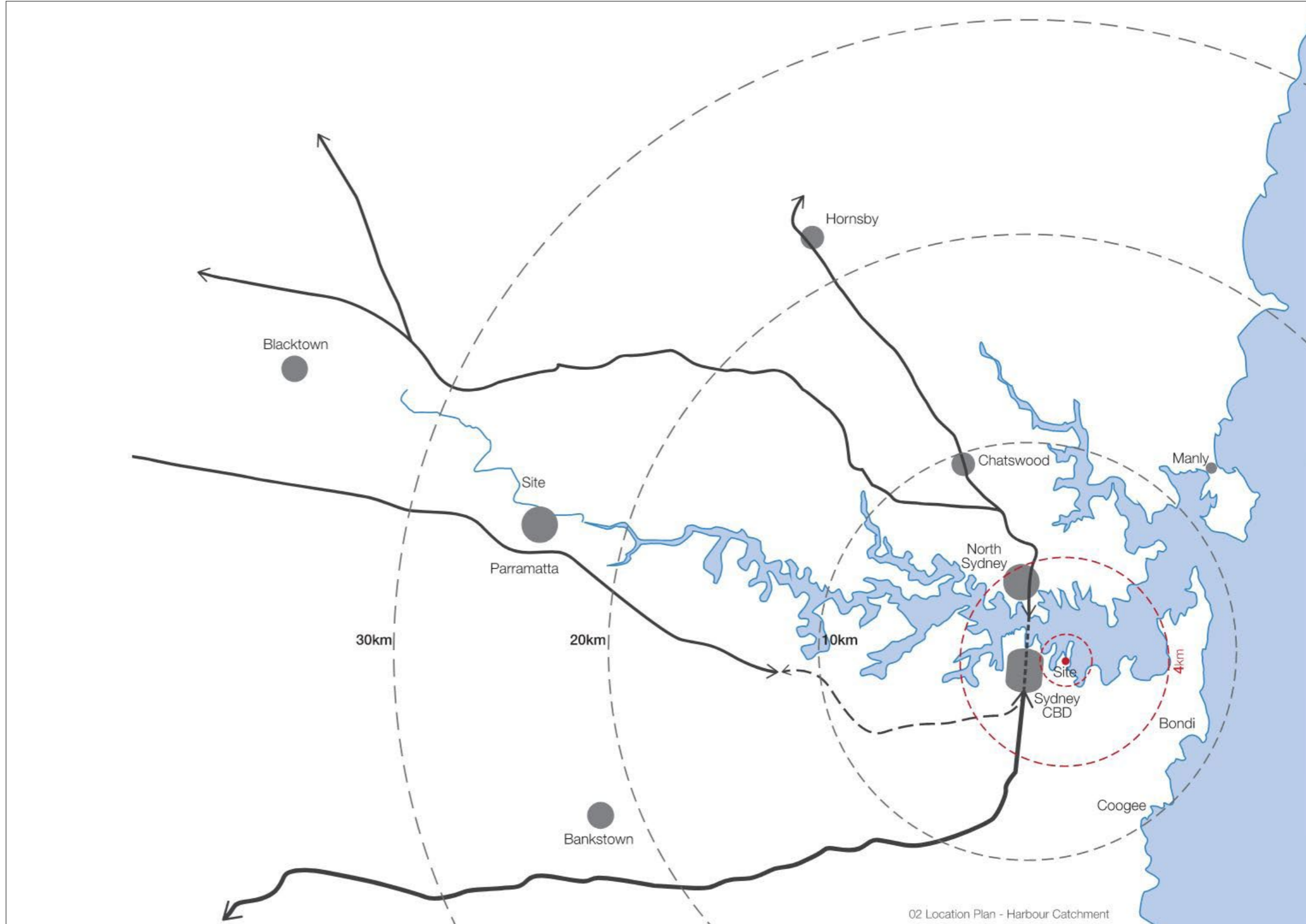
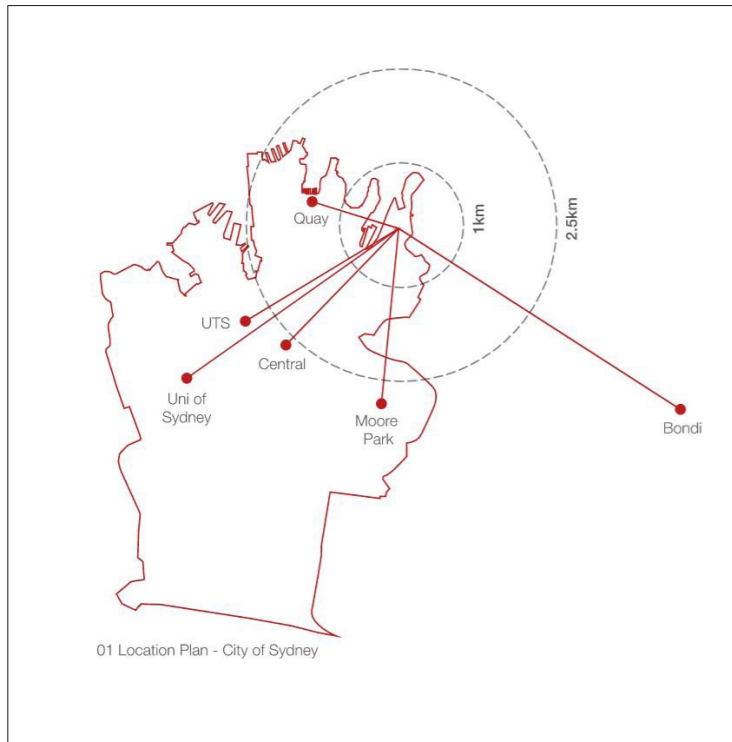
The Site

1.4 Location

45-53 Macleay Street sits on the western side of the Macleay Street ridgeline. This ridge line runs continuously from its high point on Bourke Street Surry Hills to the harbour at the northern end of Potts Point. Historically punctuated by rocky outcrops, this ridge quickly became a movement spine in the new colony, connecting newly 'released' lands that enjoyed magnificent views back to the early settlement in Sydney Cove to the wetlands and early established fields around Cleveland House in the south.

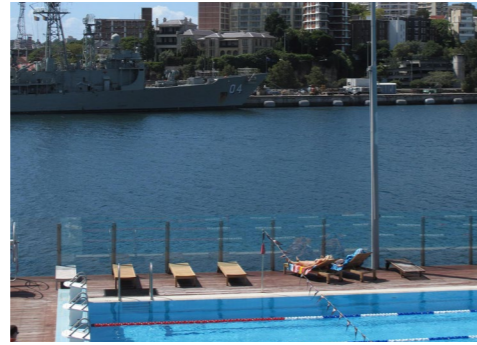
The site sits within one of the historical high-density villages of Sydney - Potts Point. As a small dense community Potts Point has developed to accommodate both the resident and visitor communities essential to a diverse and active urban village. Punctuated with both local and destination restaurants and cafés, the suburb is also home to a supermarket, a variety of theatres, bars and retail shopping opportunities.

The site is also within easy walking distance of the Kings Cross Village, Kings Cross Station and Darlinghurst. And slightly further afield is the Sydney CBD and the Royal Botanic Gardens to the west and Elizabeth Bay and Rushcutters Bay to the east. Community facilities such as swimming pools, tennis courts, active open space, and public libraries are easily accessible, as are arts institutions such as the Gallery of New South Wales and the Darlinghurst Theatre.



1.5 Context - The Harbour

The site is well serviced in terms of its relationship to the harbour. To the north and west the active edges of Garden Island provide constant activity while Elizabeth Bay and the Woolloomooloo Bay around the Finger Wharf are excellent water's edge recreation spaces. The Botanic Gardens and Mrs Macquarie's Chair provide a remarkable open space foreground to the CBD behind.



1. Boy Charlton Pool



2. Woolloomooloo Finger Wharf (I1)



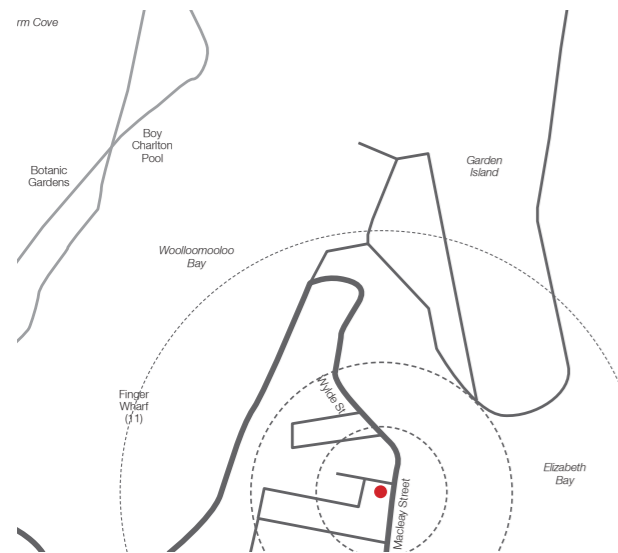
3. Woolloomooloo Hotel



4. Garden Island



Context aerial - Harbou Foreshore



Context catchment plan

1.6 Context - Potts Point

Potts Point is the historical centre for high density residential living in Australia. Until the early 2000's Macleay Street accommodated the highest density living environments across the country. As a result of this mass of residential activity the precinct is well serviced with public amenities such as a supermarket, cafes, book stores, provedores, art galleries and other retail opportunities. In addition the location of a Council Library and One Stop Shop in Kings Cross allow easy access to Council facilities. Public Transport, in the form of train and bus services, are easily accessed and the location of the suburb allows easy pedestrian and bicycle connections to the east, west and south.

Potts Point and Kings Cross are typified by well-connected and permeable streets. The streets are generous and they are populated with significant trees. A number of public open spaces exist within the precinct inclusive of parks and public squares.

Macleay Street is typified of residential apartment buildings above ground level retail spaces. These buildings are generally built to the street edge and balconies are inset within the overall building form. Building articulation is achieved through craftsmanship in brick patterns and details and buildings generally rise vertically to a parapet capping. There are a number of remarkable and important single buildings within the precinct but perhaps more importantly the built fabric combines to form a scale that is both human and civic. There is a certain 'gravity' to Potts Point as a place contributed to by the building forms and articulation.



Context catchment plan



1. Challis Avenue - central planting



2. Upgraded streetscape - Macleay Street



3. No. 81 Macleay Street frontage



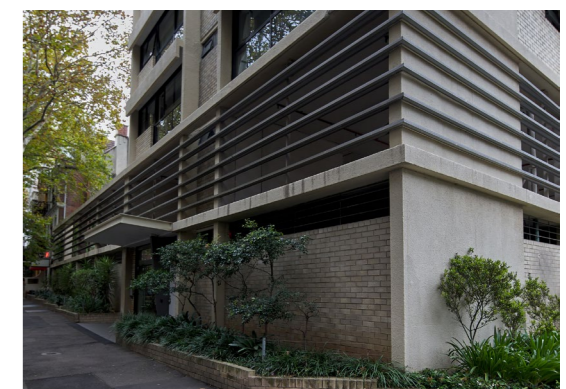
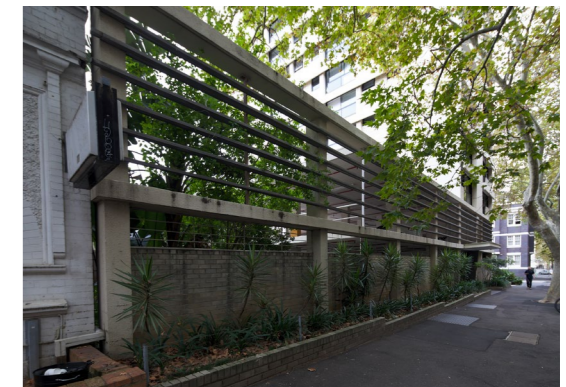
4. McDonald Lane



Context aerial - Harbou Foreshore

1.7 Site features - Macleay Street frontage

The existing building is atypical of the urban form of Potts Point. With an above ground parking structure and a lack of active street edge retail interface, the building detracts from the active street environment for which Potts Point is renowned. The building is however typical of the post WW2 modernist building boom, a functionalist building with little regard for the beauty and delight that is captured in the architectural detail of the adjacent built form. Typical of the Macleay Street environment the tower rises directly from the street edge without a podium setback.



1.8 Site features - edge conditions

The building pays no respect to its neighbours. It doesn't try to transition through building form to the Victorian terraces to the south or west, and worse still the ground plane is dominated by private vehicle parking and service areas.

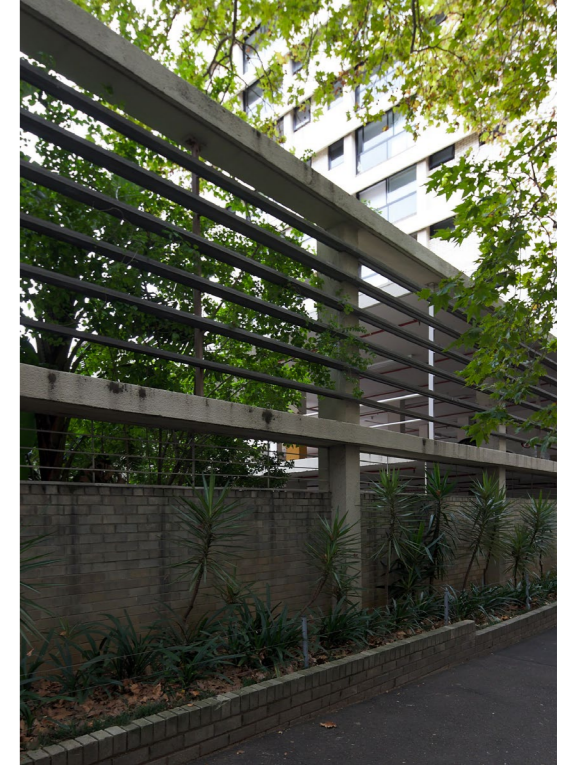
The building predominantly features small-format studio apartments, all of which lack balconies. With a height of 12 stories, the building sits within the Council's 35m height limit, largely due to its low floor-to-floor heights of 2.9m. However, both the limited internal space and the 2.9m floor-to-floor height do not meet current standards for apartment volume, floor area, or overall livability. This design fails to align with modern expectations for residential comfort.



View to rear of site from McDonald Lane



Car entrance from McDonald Street



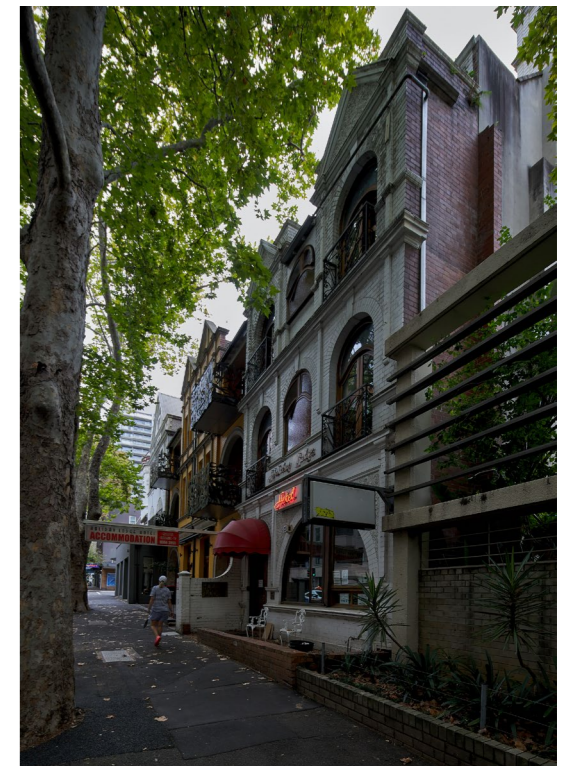
Interface with the White House 55 Macleay Street



Macleay St perspective looking south west



Macleay Street perspective looking south east



Viewing looking south up Macleay Street

1.9 Site features - neighbours

Sitting on the western side of Macleay Street the site is addressed to the east by the 10 level Macleay Regis apartment building, one of the most interesting and grand buildings of Potts Point, and to the west by predominantly 2-4 level Victorian era terrace housing and small apartment buildings. All adjoining buildings are of masonry construction that invest in crafted and articulated facades.



Heritage buildings at 5, 7, 9 McDonald Street



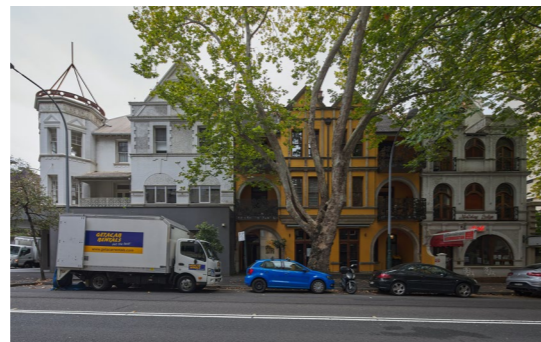
The Macleay Regis, 12 Macleay Street



The Macleay Regis, 12 Macleay Street



Retail at 12 Macleay Street



61-63, 57-59 and 55 Macleay Street



4 McDonald Street

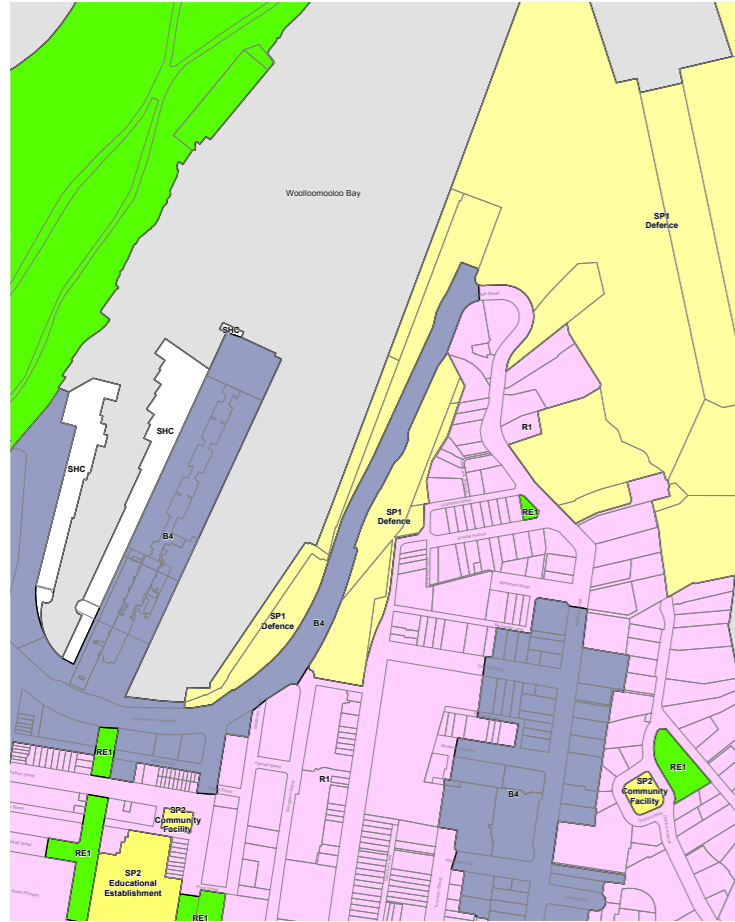


6 McDonald Street



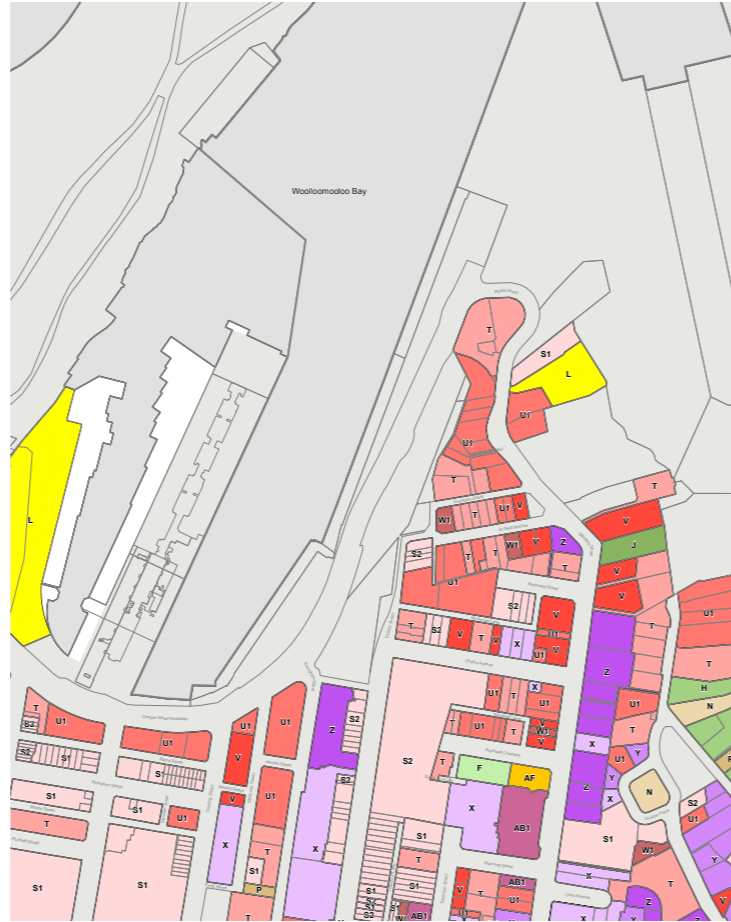
4 Macleay Street

1.10 Planning Designations - LEP 2012



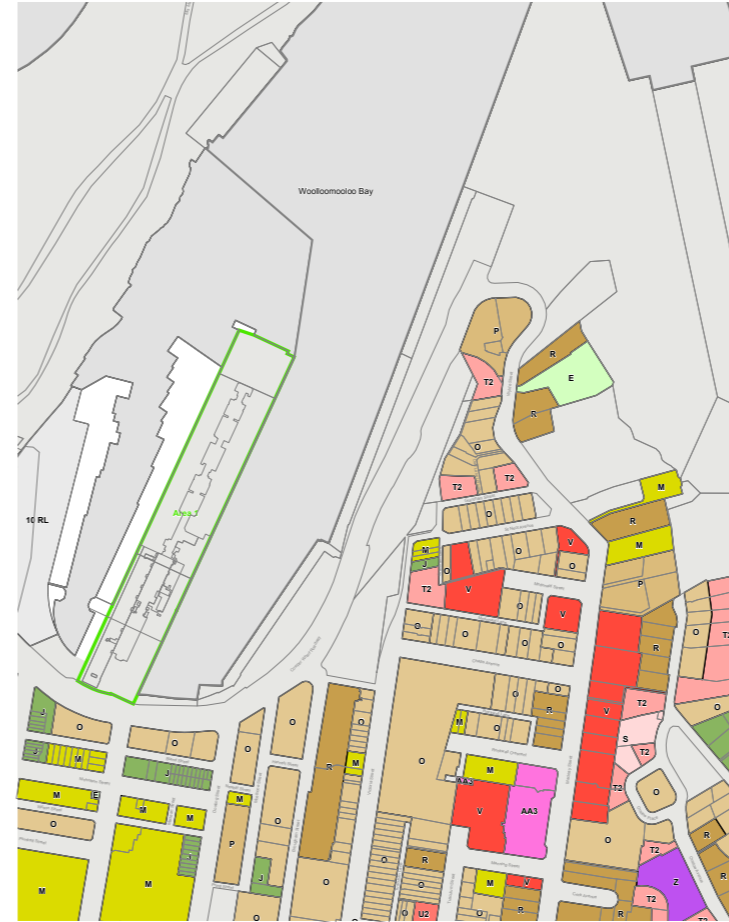
Land zoning

- R1 - General residential
- SP1 - Special activities
- RE1 - Public recreation
- B4 - Mixed use (site)



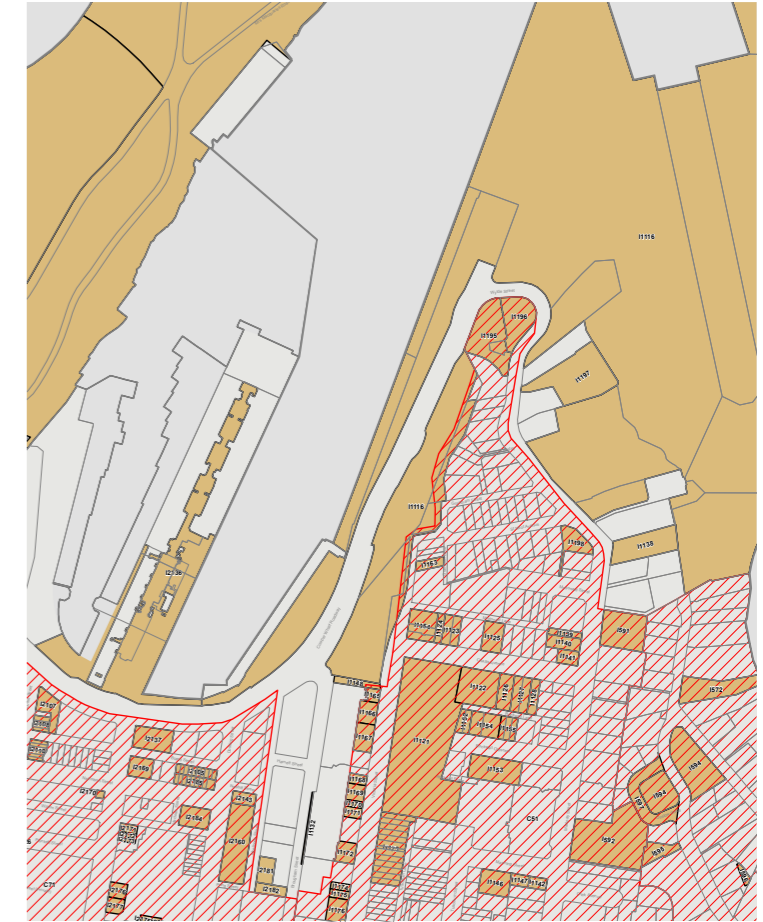
Floor space ratio

- W1 - 3.5
- U1 - 2.5
- S - 1.5
- P - 1.25
- L - 0.9
- Z - 5.0
- V - 3.0 (site)



Heights (m)

- R - 22
- E - 3
- M - 12
- O - 15
- T2 - 27
- U1 - 30
- V - 35 (site)

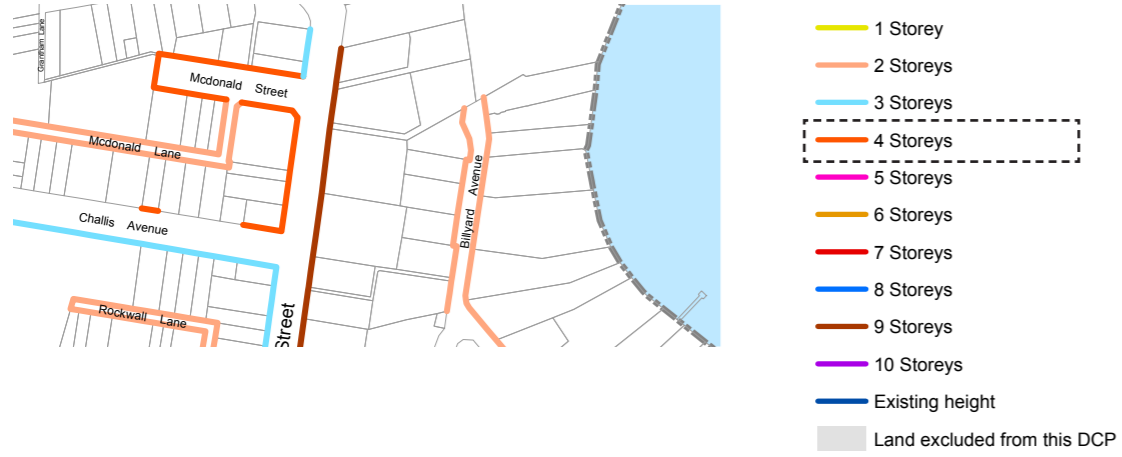


Heritage

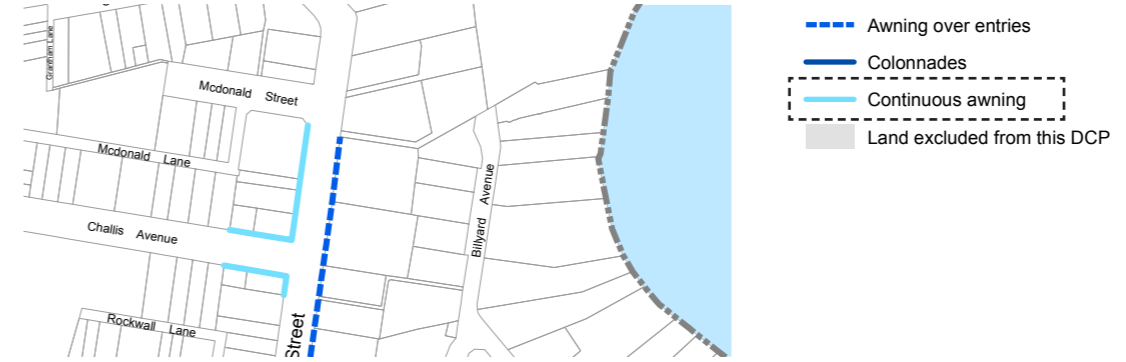
- Heritage
- Conservation area

1.11 Planning Designations - DCP

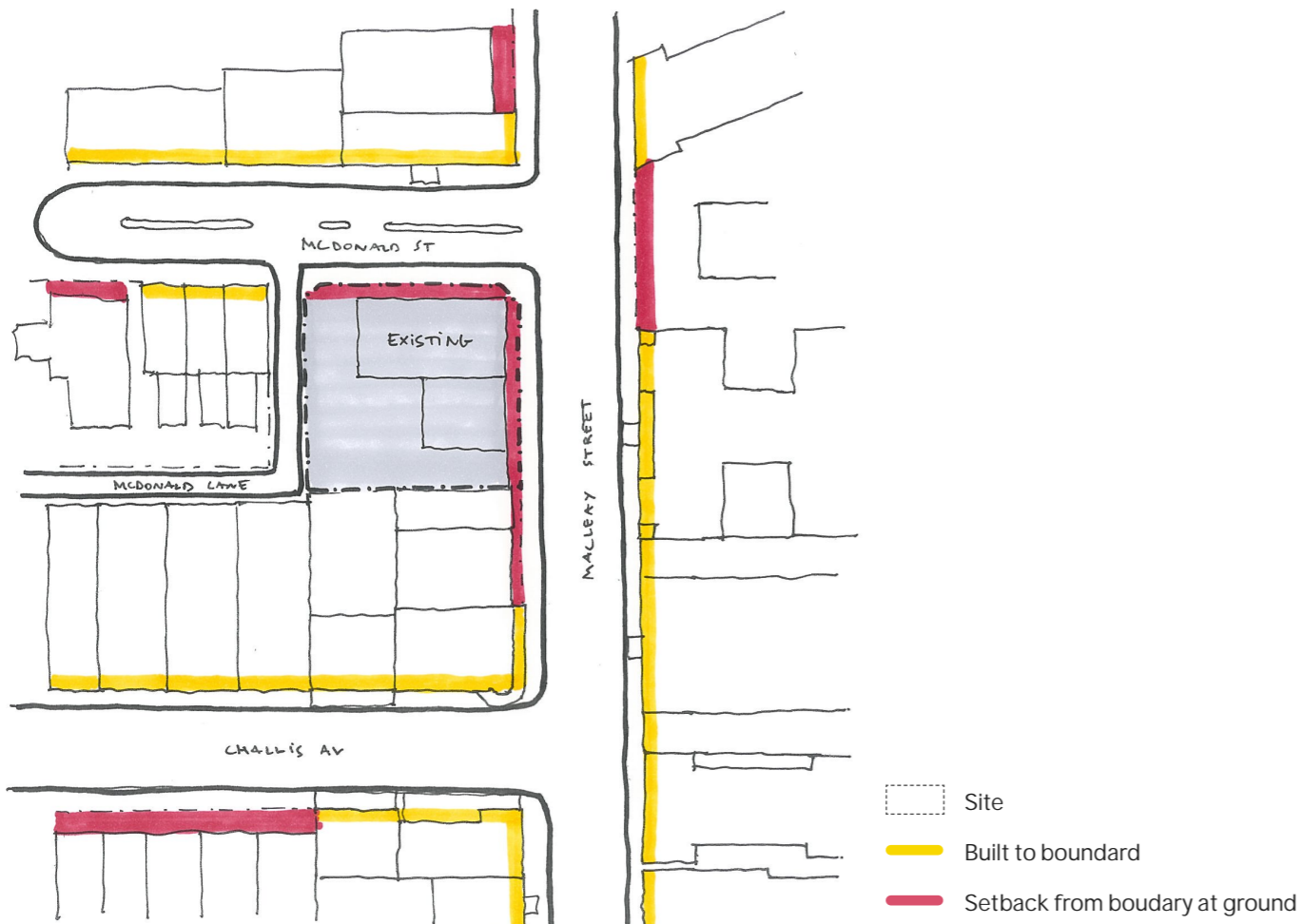
Building street frontage height in storeys



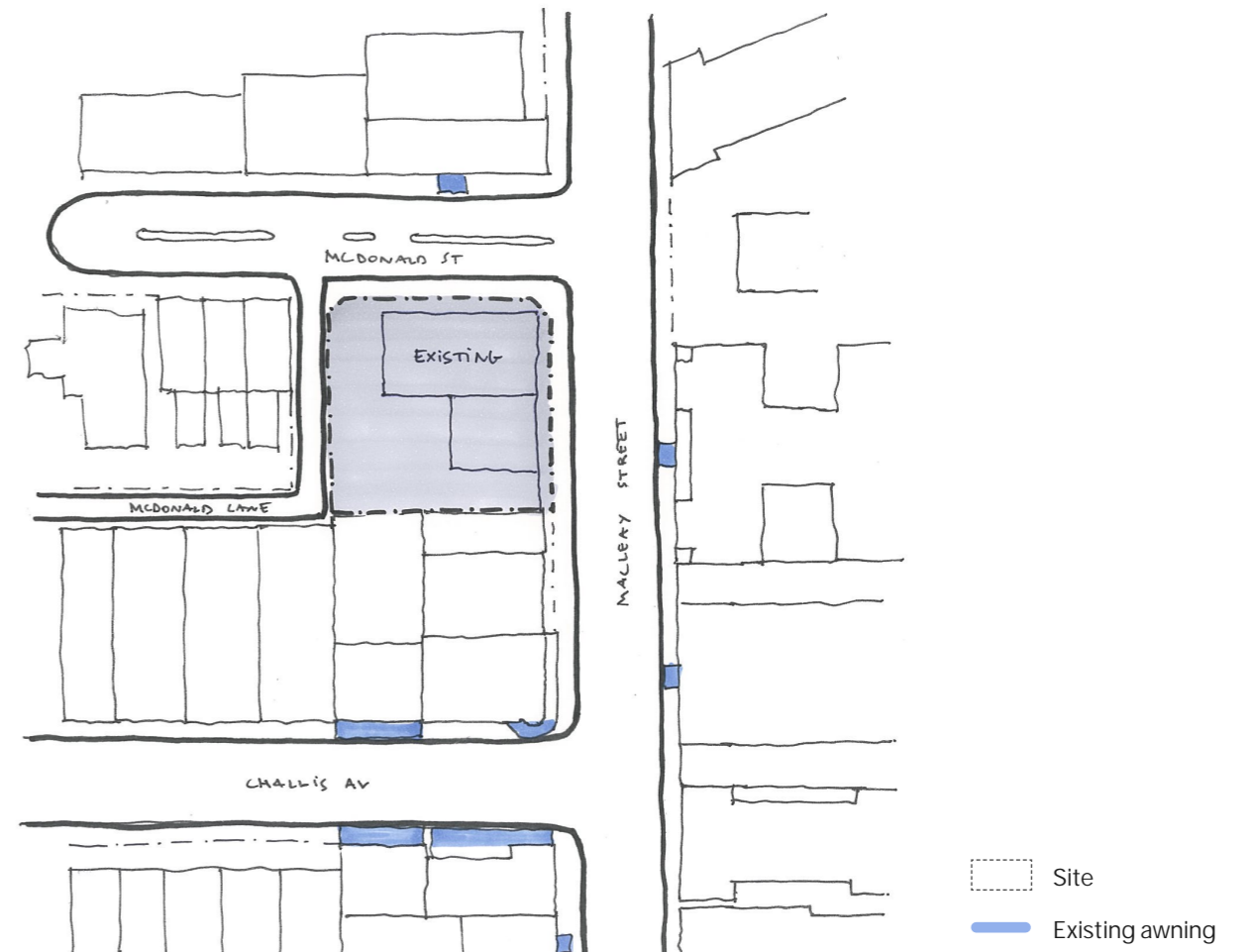
Footpath awning and colonnades



Current site conditions



Current site conditions



3

Site analysis

1.12 Historic settlement

1788 - 1820s

In the early days of the colony, this area was known as Eastern or Woolloomooloo Hill- the headland to the east of Woolloomooloo Bay. With European occupation from 1788, the Cadigal and Wangal bands of the Eora people were largely decimated.

Although it was close to the settlement in Sydney Cove, it was not developed by Europeans for over thirty years. Rocky ridges and shallow soil made the area less attractive for the early settlers than other more productive, arable sites. The sandstone ridges did however provide stone for the expanding town, quarried by convict gangs. The topography also lent itself to the establishment of windmills, taking advantage of the breezes sweeping into the harbour and up to the ridge line. They were prominent features of the landscape, often depicted in early paintings of the town.

The first land grant in the area was to John Wylde, who had arrived in 1816 as the Deputy Judge Advocate of NSW. He received 50 acres in 1822 where he is said to have built a palatial home. John Wylde left Sydney for Cape Town in 1825. In 1830 he sold 6 acres of his 11 acres on the point to Joseph Hyde Potts, a clerk with the Bank of New South Wales, after whom Potts Point was named. In 1826 Alexander Macleay the Colonial Secretary was granted 54 acres at nearby Elizabeth Bay.

1820s - 1830s

By the late 1820s Sydney was considered to be a crowded, disorderly and unsanitary town closely settled around the Rocks and Sydney Cove, with a European population of around 12,000. Governor Darling was receiving applications from prominent citizens for better living conditions. He selected the ridge of Woolloomooloo Hill for subdivision, offering proximity to town and incomparable views from the Blue Mountains to the heads of Sydney Harbour. He re-named it Darlinghurst, apparently after his wife Eliza. He then issued 'deeds of grant' to select members of colonial society, in particular, his senior civil servants. The first seven grants were issued in 1828, with a further nine granted in 1831.



1854 Woolcott & Clarke's Map of the City of Sydney (Source: City of Sydney Archives)



1854, Woolcott & Clarke's Map of the City of Sydney (Source: CoS Archives)



1903, City of Sydney Map (Source: City of Sydney Archives)



1949, Aerial Photography (Source: City of Sydney Archives- merged images)

Subheading

Panorama of Darlinghurst

Unknown artist, c1836

The villas depicted, from left to right, are: Rosebank, possibly Adelaide Cottage, Rockwall, Brougham Lodge with Tusculum behind (Tusculum is under construction and without a roof), Orwell, Springfield, the windmills on the hill above Roslyn Hall, Kellett House (called Darlinghurst House at the time), Goderich and Craigend.



Source:
Villas of Darlinghurst Exhibition
Catalogue 2002 State Library of NSW

View of Darlinghurst and Potts Point from The Domain



Subheading

View in Woolloomooloo Bay from lower Domain Road
GE Peacock, c1849

Grantham is depicted at far right as well as later houses that were built on the subdivision of Judge Wylde's original grant on Potts Point.



Source:
State Library of NSW

View from Woolloomooloo Bay to Potts Point



1.13 Heritage fabric analysis

Potts Point originally housed several grand villas, several of which remain today - Tusculum as an example. Over time these original land grants and villas have been subdivided and redeveloped to deliver a range of housing and commercial opportunities. On the subject site a grand row of 10 terraces were originally built. At the southern end of this block fronting Macleay Street fragments of these original buildings remain - 5 terraces in total. The Yellow House, the White House Hotel and the building at 61-63 Macleay Street all contain original building fabric, albeit significantly changed over time.



1. 45-53 Macleay Street site, August 1962
2. 45-53 Macleay Street site, April 1926
3. Rear of 45-53 Macleay Street, August 1962
4. Macleay Street, Potts Point Date unknown
5. Wyldfel House including gates to 8A Wyld Street, 1940
6. Looking south along Wyld Street from near corner of Grantham Street, pre 1939 street widening
7. Wyldfel Gardens and Once Upon A Time with Wyldfel House behind, c1940
8. Wyldfel Gardens with Wyldfel House behind, c1940

(Source: City of Sydney Archives)

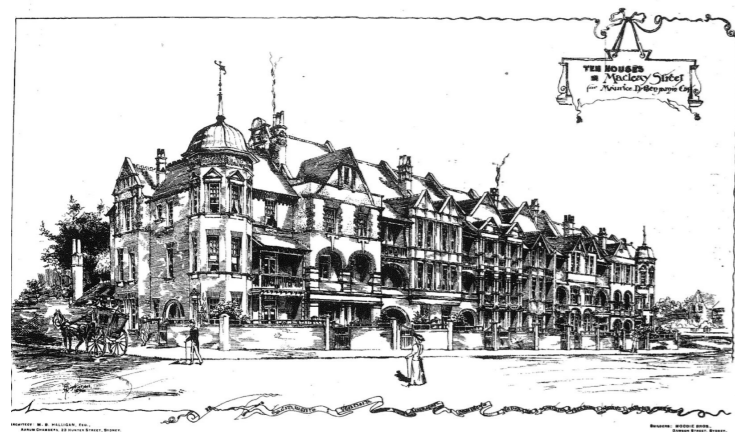
Heritage fabric analysis



1. 45-53 Macleay Street - corner of McDona St - 1926 (Source: City of Sydney Archives)

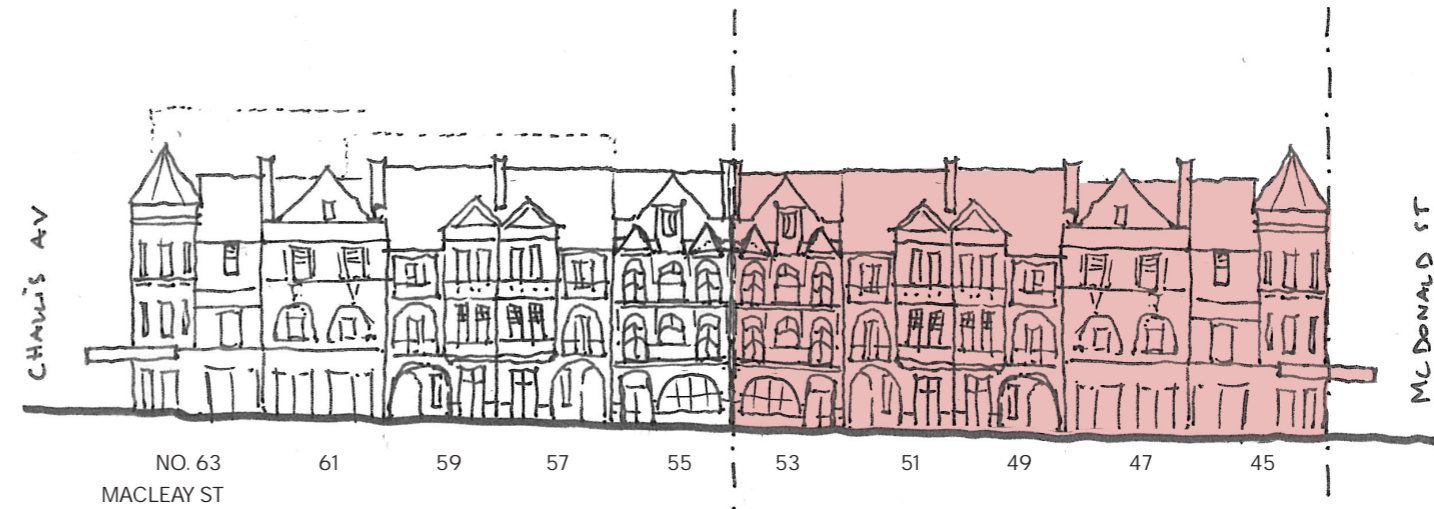


2. 45-53 Macleay Street site August 1962 (Source: City of Sydney Archives)

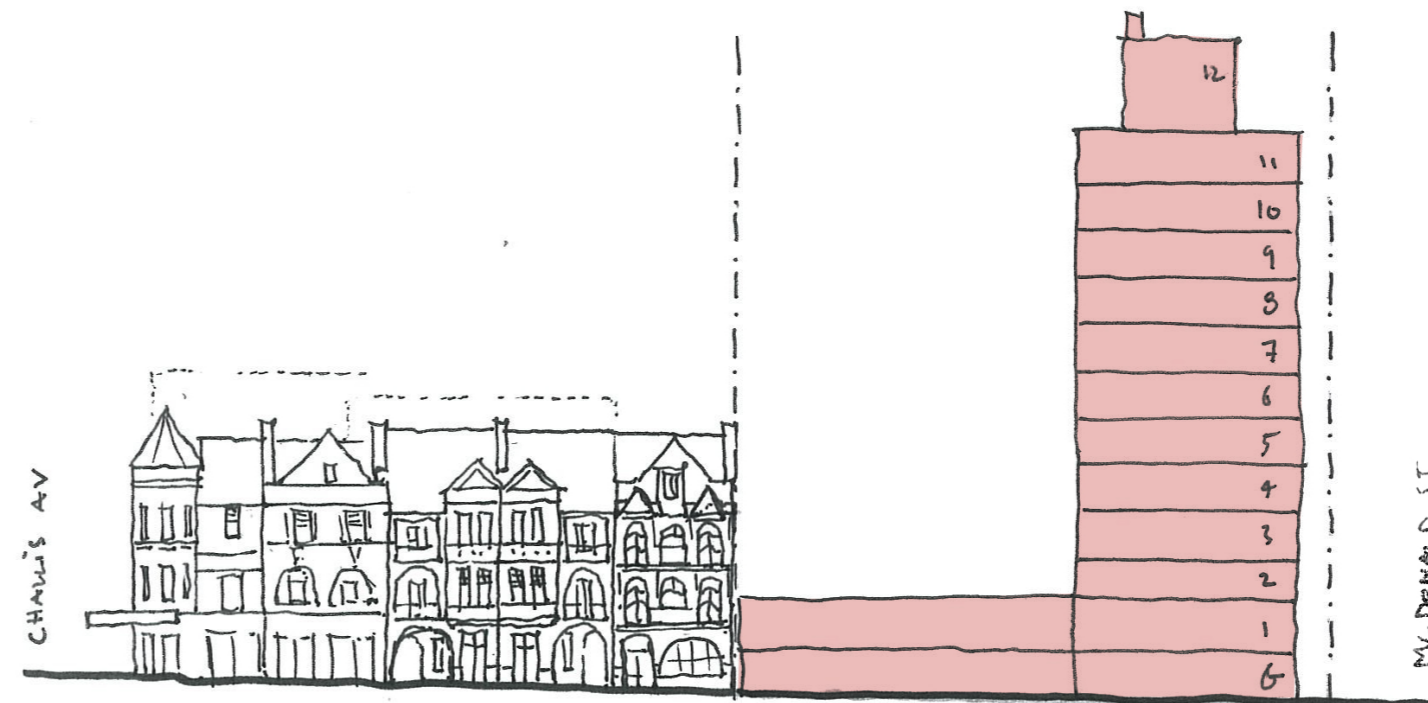


3. 45-53 Macleay Street - Sketch in Building & Engineering News 18 July 1896 (Source: City of Sydney Archives)

The exact mirror image of the buildings on 55-63 Macleay Street once stood on the subject site - figures 1, 2 & 3 adjoining.



SUBJECT SITE
ORIGINAL ROW OF
TERRACES

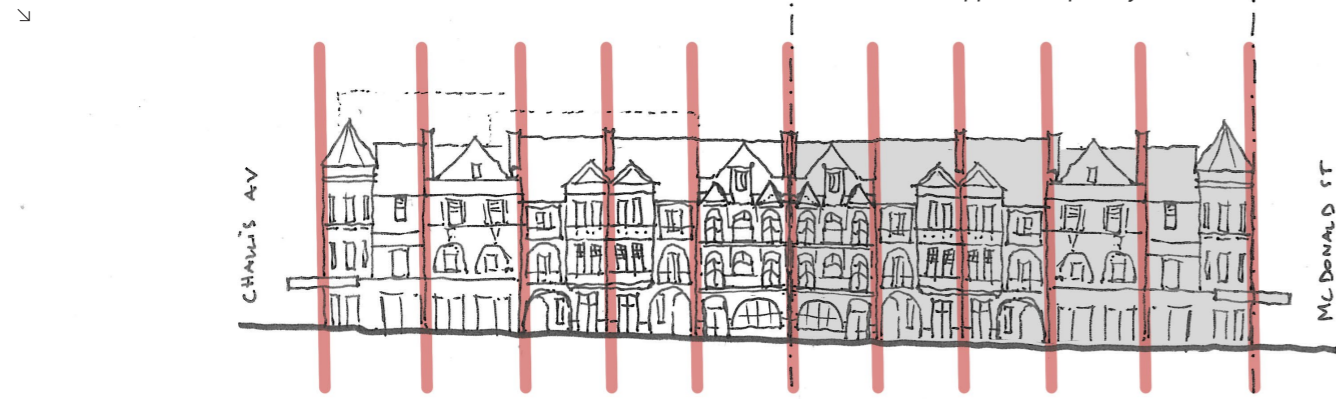


SUBJECT SITE
CURRENT BUILDING
ENVELOPE

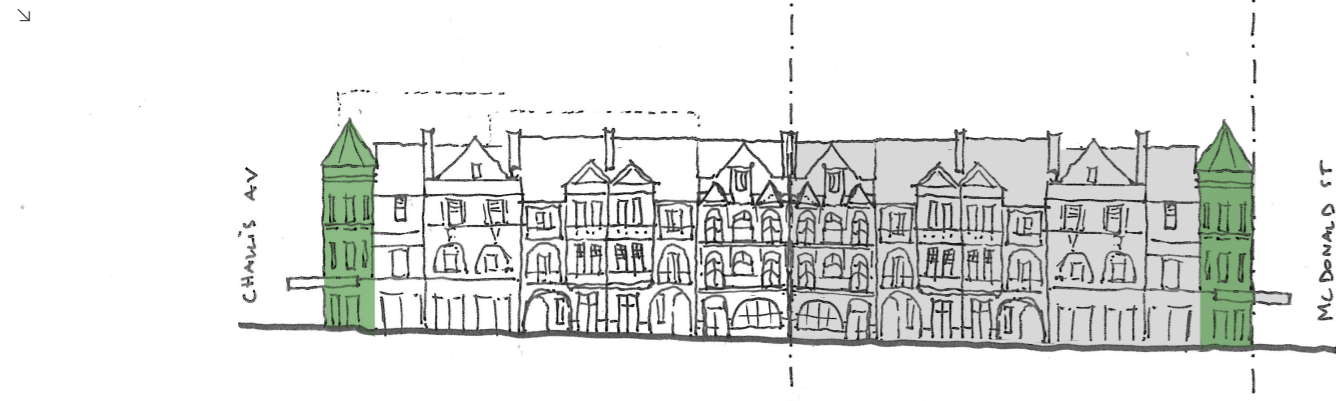
Heritage fabric analysis

Analysis of scale, geometry and hierarchy of historic fabric to understand what existed on this site prior to current building to guide appropriate design response.

Rhythm of facade



Bookending the corners



Stepping parapet and set-back elements



Vertical and horizontal hierarchy



Rounded openings to lower levels, square to upper



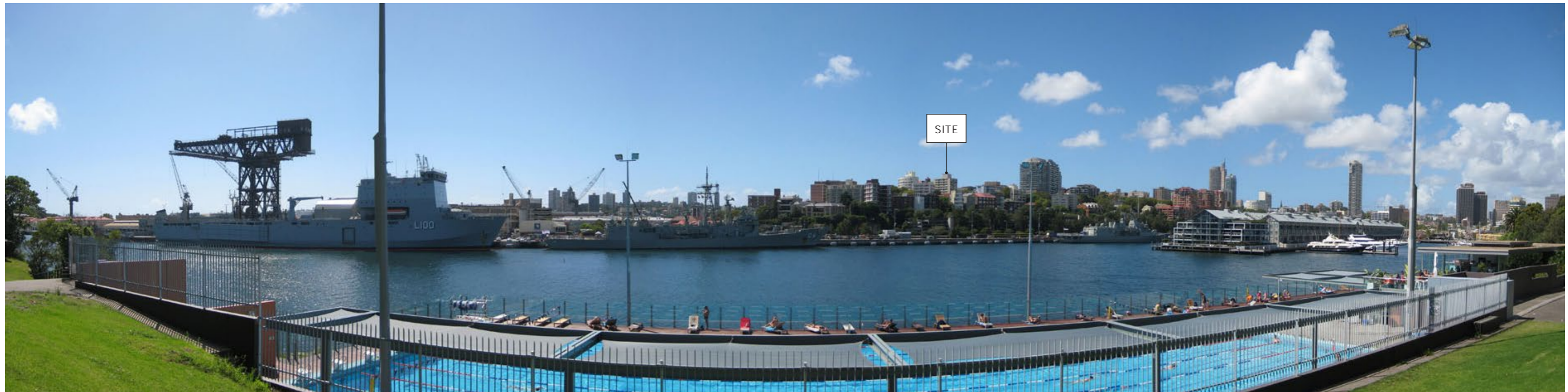
1.14 Views and vistas



Key diagram: view from Boy Charlton Pool



Contribution of existing building to Potts Point ridgeline



Vista 01 - Boy Charlton looking south-east

Views and vistas



Key diagram: view from Art Gallery of NSW



Contribution of existing building to Potts Point ridgeline



Vista 02 - Art Gallery of NSW looking north-east

Views and vistas



Key diagram: view from Art Gallery of NSW



Contribution of existing building to Potts Point ridgeline



Vista 03 - Darling Point looking west towards the city

1.15 Movement and access - Traffic

Vehicular traffic is contained to the linear connection of Cowper Wharf Road, Wylde Street and Macleay Street. This street system is two way and carries both private vehicles and public transport. While both Cowper Wharf Road and Macleay Street have generous pedestrian footpaths, Wylde Street foot traffic is constrained due to limited footpath width.

The bottleneck of Wylde Street is lessened at the juncture of Macleay Street and Challis Avenue with traffic being able to take alternative routes through Potts Point.



Local traffic movement patterns

1.16 Movement and access - Pedestrian

Pedestrian access around the site is generally contained to the Street network. The further south you move the more permeable and accessible the urban environment is, principally due to the landscape of the peninsular and the expanding footprint of the landscape. As the street network expands in the southerly direction the number of pedestrian through site links and shortcuts increases, such as the Victoria Street stairs connecting to the city and the Macleay Street pedestrian path through to Elizabeth Bay.



Local Pedestrian Movement Patterns

1.17 Setbacks - urban interface

Local typology: hard urban edge

- Hard urban edge
- Recessed raised entries
- Occasional active frontage - small retail tenancies
- Consistent facades to parapet (no stepping, building form defined by masonry details, changes in material)
- Typical of early-to-mid 20th century buildings along Macleay Street

More typical southern end of Potts Point



4 Macleay Street - Building Entry



16 Macleay Street - Building Entry



Macleay Regis - Retail Tenancy

Local typology: landscape buffer

- Shallow landscape buffer between footpath and building facade
- Generally providing visual and acoustic privacy to ground floor apartments
- Typical of mid-20th century buildings at the transition between Macleay and Wylde Streets



17 Wylde Street



15 Wylde Street



12 Wylde Street

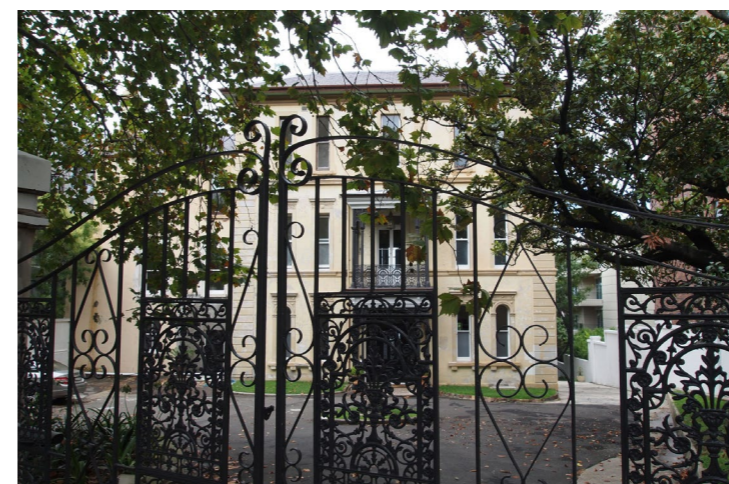
Local typology: deep setback

- Significant setback to all or part of building
- Often incorporates a formal entry gate, masonry walls to street boundary
- Typical of pre-20th century houses and 20th century navy buildings

More typical northern end of Potts Point



HMAS Kuttabul



2 Macleay Street - Entry Gates



1 Wylde Street

1.18 Building forms

Local typology: decorative parapet

- Consistent facade, no setback building form
- Vertical expression of form
- Decorative parapet detailing
- Typical of early 20th century buildings along Macleay Street



3 Greenknowe Avenue



85 Macleay Street



3 Manning Street

Local typology: mid-century tower

- Consistent facade, uniform floorplates
- Projecting lift over-runs
- Generally horizontal expression of form
- Typical of mid-20th century buildings



3 Wylde Street



17 Wylde Street



40 Macleay Street

Local typology: pitched roofs

- Tiled roofs
- Occasionally seen on early 20th century residential tower buildings but generally typical of 19th century, early 20th century houses and apartment complexes



Manar, Macleay Street



1 Wylde Street



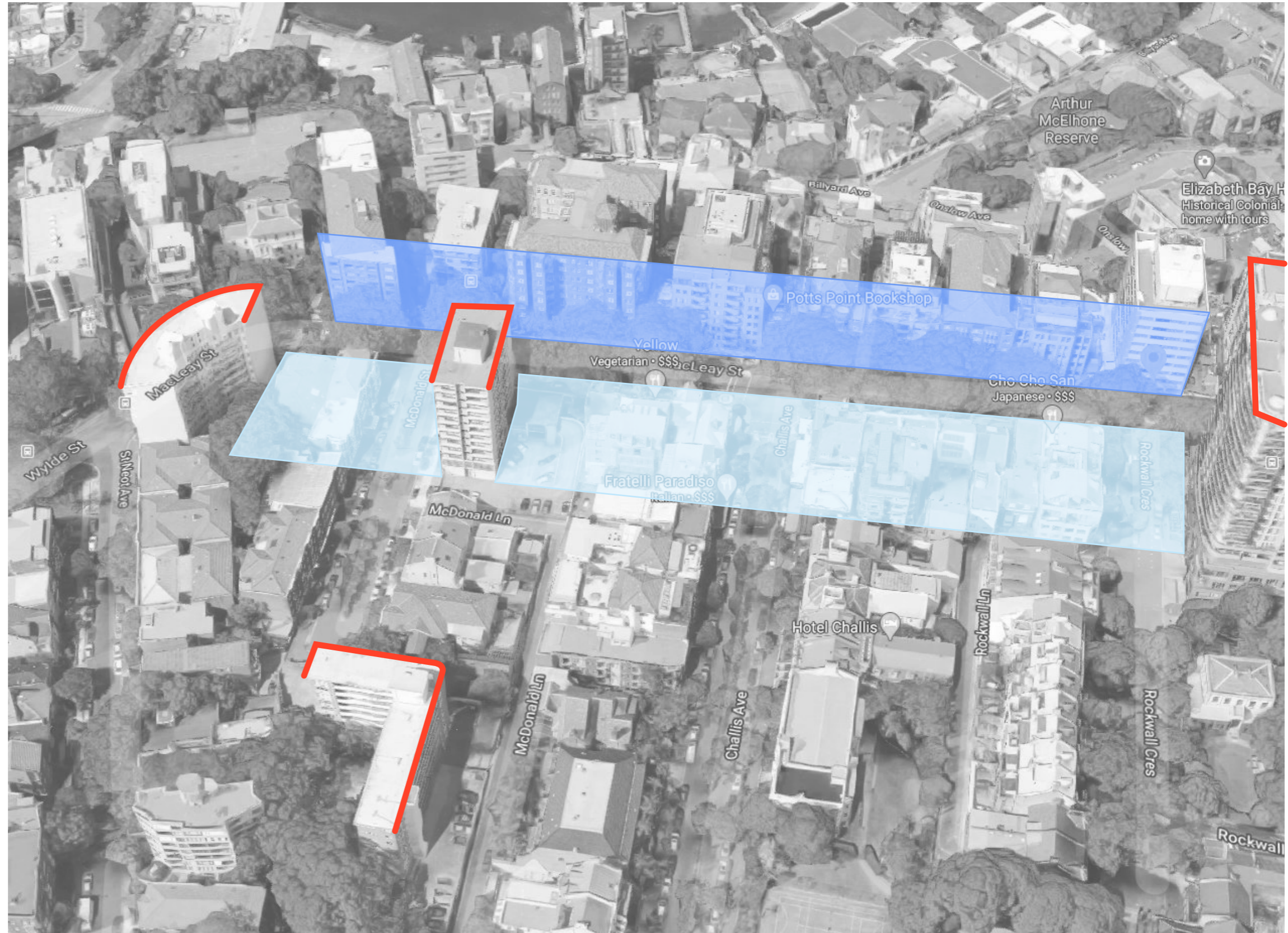
Macleay Regis (from Elizabeth Bay)

1.19 Site photographs



1.20 Building mass considerations

The existing built form pattern of the Potts Point peninsular is of tall buildings to the eastern side of the street - up to 12 levels, and predominantly smaller buildings to the western edge - up to 6 levels. Towards the northern end of the street this low scale building fabric gives way to taller apartment buildings that take advantage of the northern orientation and views to the city. The subject site is the southern most tower building of this collection.



- Tall street wall buildings with views to city
- Lower level street wall buildings allowing views over
- Taller towers blocking views to the city

1.21 Street edge definition

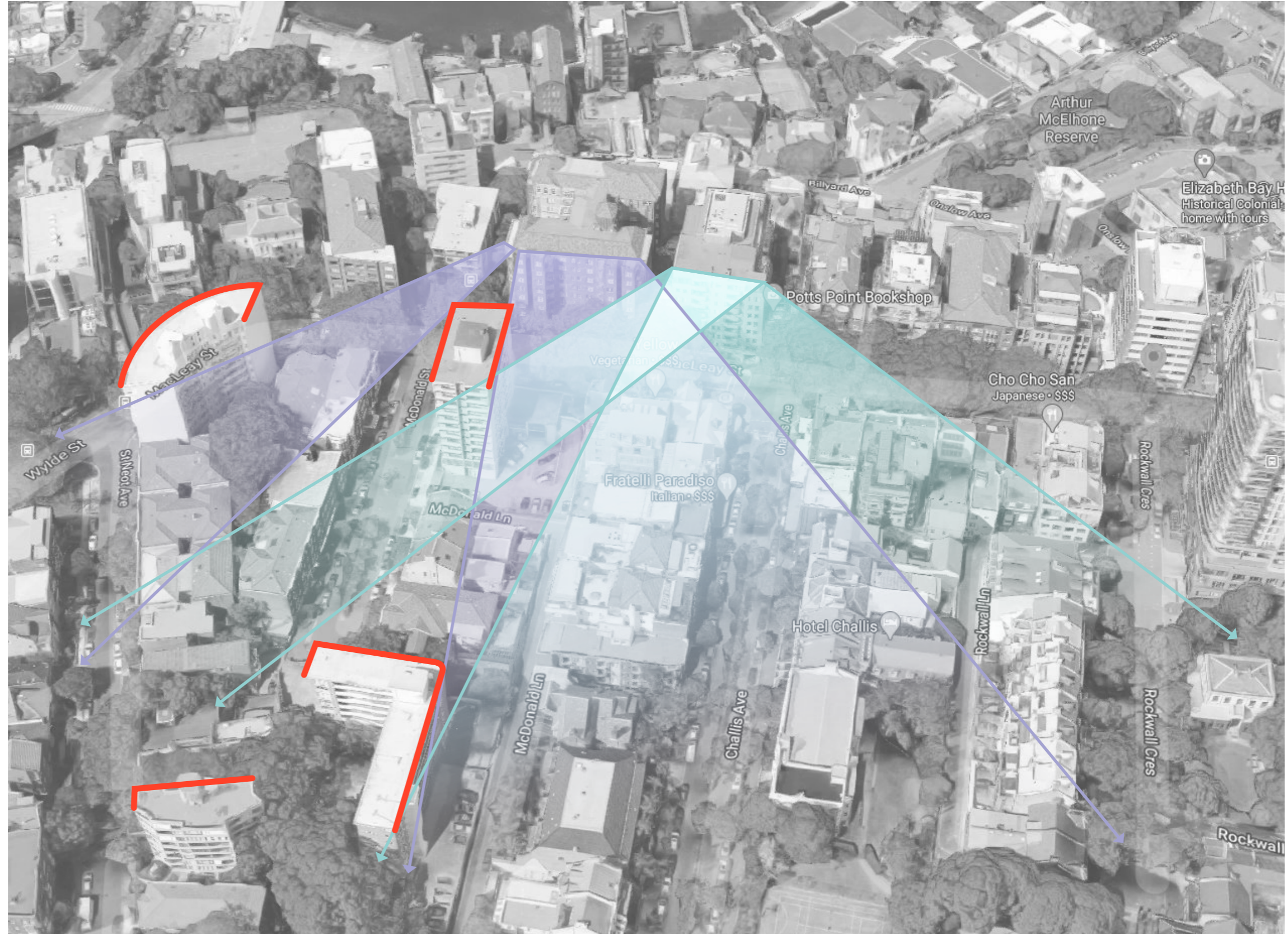
Any redevelopment of the site needs to look to mediate a transition from the smaller scale western edge building stock of Macleay Street to the taller tower forms in the north and for what the site is zoned for. A 4 level Macleay Street street wall will help to make this transition, restitching the site into the building form of the street traveling south. To the west the smaller terrace typology will also be best served through the identification of a lower level street wall building height to enable an appropriate and respectful transition.



- 4 storey building wall to reflect Macleay Street massing
- 2 storey building wall to reflect McDonald Street massing

1.22 View impact considerations - surrounding properties

The site will have an allowance height of 50.05m including the 10% height bonus granted by the Design Excellence competition process and a further 30% bonus from the Affordable Housing component. Any redevelopment of the site must consider the impact that the allowable 50.05m height will have to buildings to the eastern side of Macleay Street.



- Existing Macleay Regis view opportunities
- Existing Pomeroy view corridor

1.23 View impact considerations - Yellow House and Challis Avenue

New building form must also consider potential impacts to views of the smaller southern development directly adjacent to the site.



Existing Yellow House and Challis Avenue view opportunities

1.24 Transition edges

Through management of these view corridors and an understanding of potential urban massing transitions it will be unlikely that the 50.05m height allowance will be able to be achieved across all areas of the site. It stands to reason that the location of the existing tower, if it were to be demolished, would be the natural location for a taller building form.




- Maximum allowance height
- Provide transition zones to lower scale to adjoining development

1.25 Dwelling orientation

A new apartment building will need to take advantage of the northern and western edges so as to achieve compliance with the Housing SEPP solar access requirements.






 Maximise north and north west orientation to achieve Housing SEPP solar compliance

1.26 Access and servicing

All servicing and private vehicular access to the building should be from McDonald Street. McDonald Lane is too small to accommodate rubbish vehicles and the nature of its layout and connections do not make it suitable for any significant increase in vehicular traffic.



-  Primary street
-  Secondary street
-  Provide access to basement and servicing from MacDonald Street not MacDonald Lane

1.27 Public Art Opportunities

Opportunities for public art are proposed along McDonald Lane and Macleay Street to increase pedestrian traffic and contribute to the character of the streetscape. The creation of carefully designed spaces with public art also provides opportunities for improved passive surveillance in McDonald Lane to promote safety.

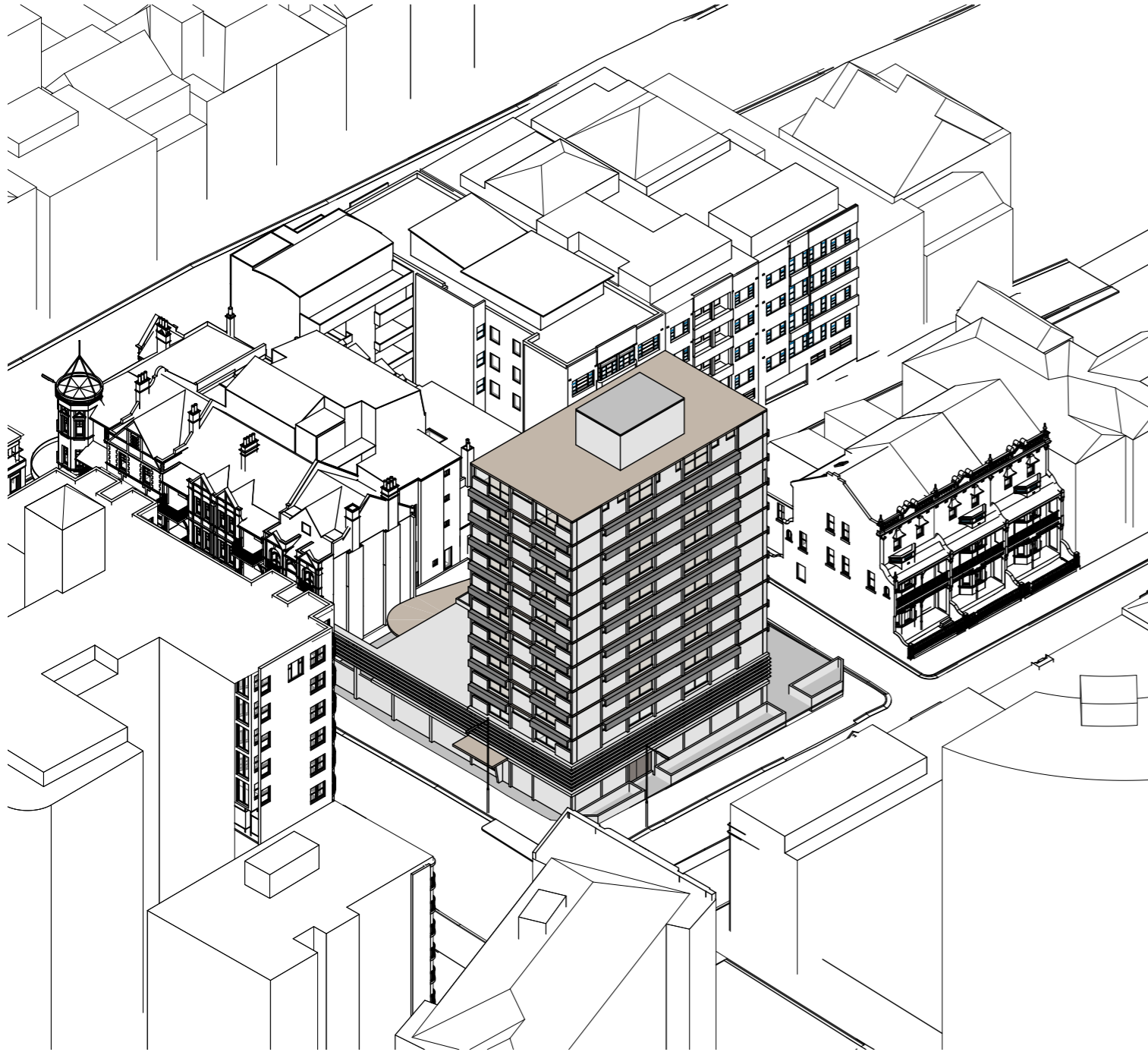


Public art opportunities

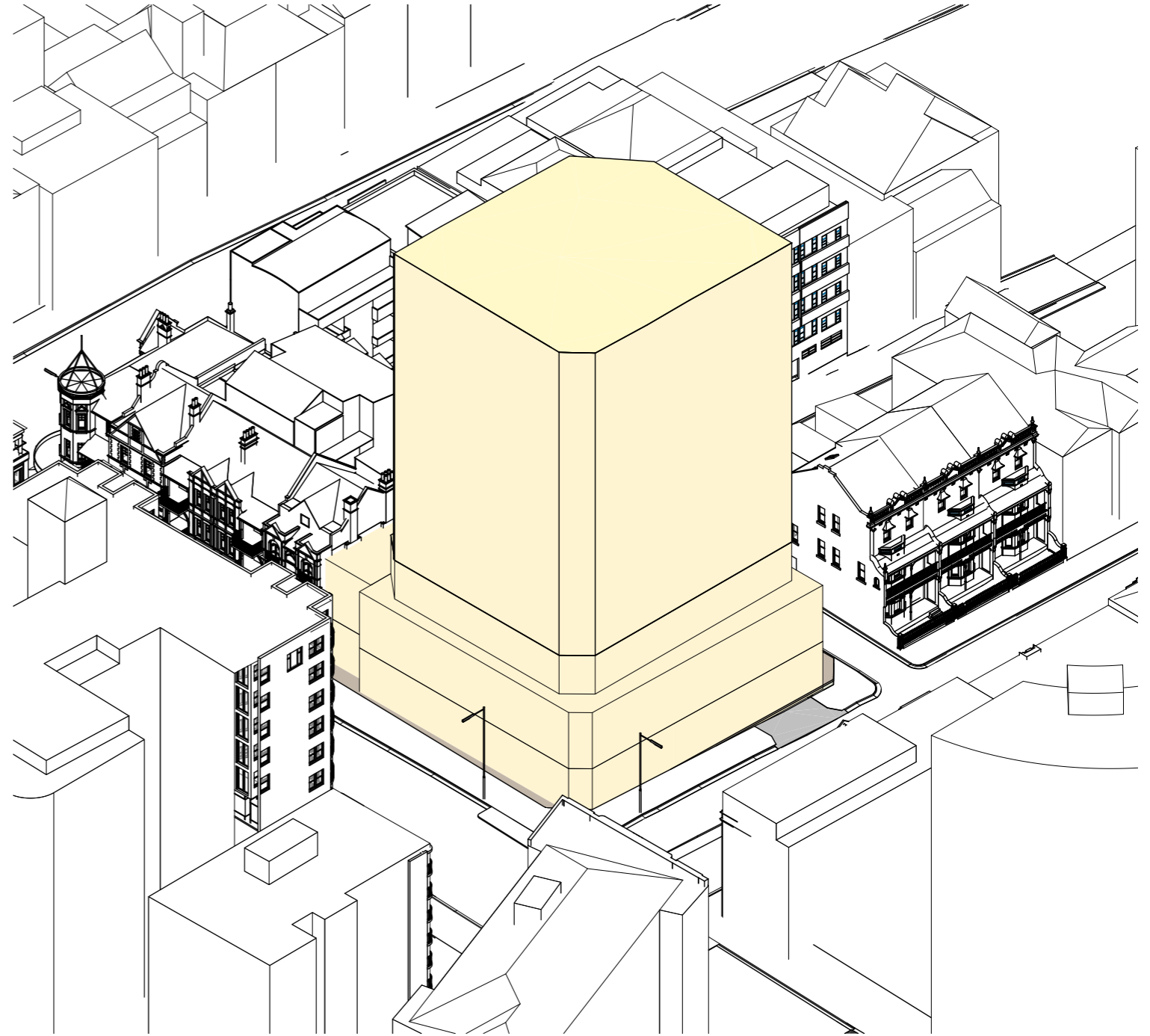
4

SSDA Massing Envelope

Massing Envelope Comparison



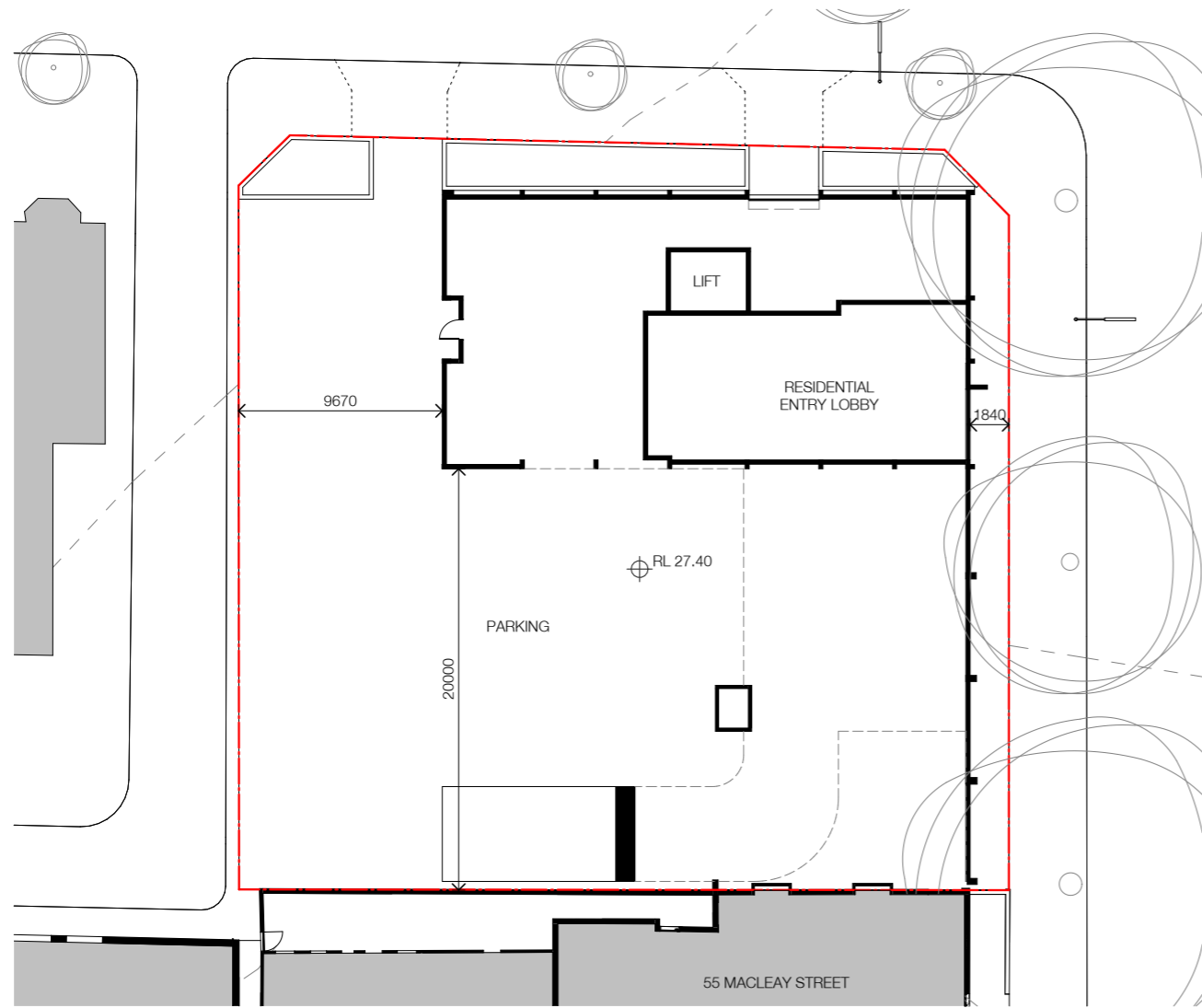
Existing Building



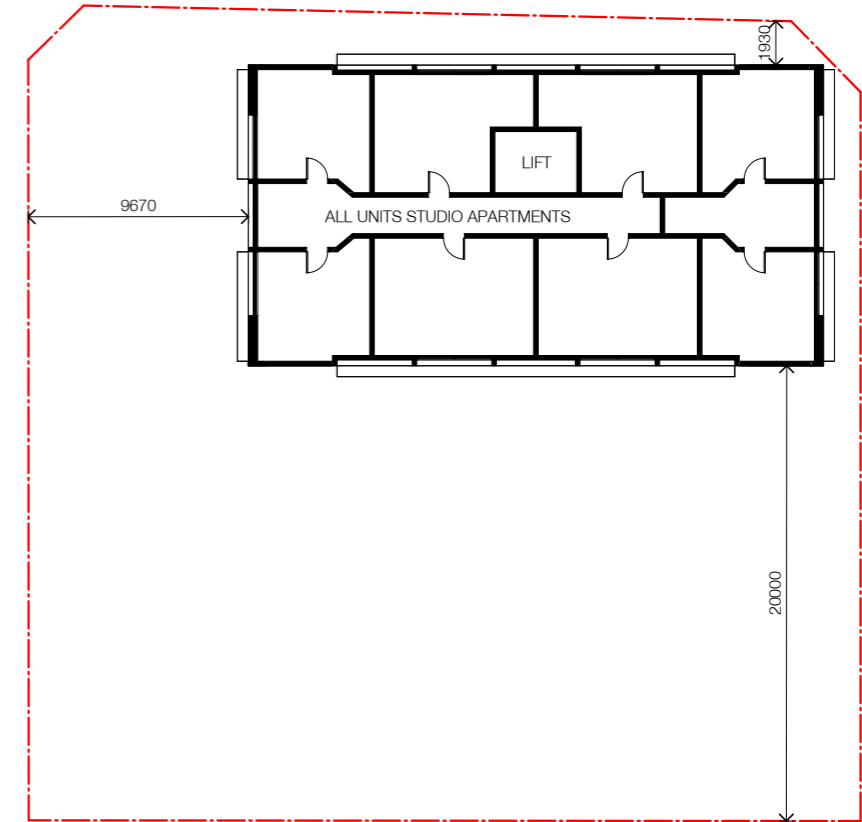
SSDA Massing Envelope



Existing Floor Plans



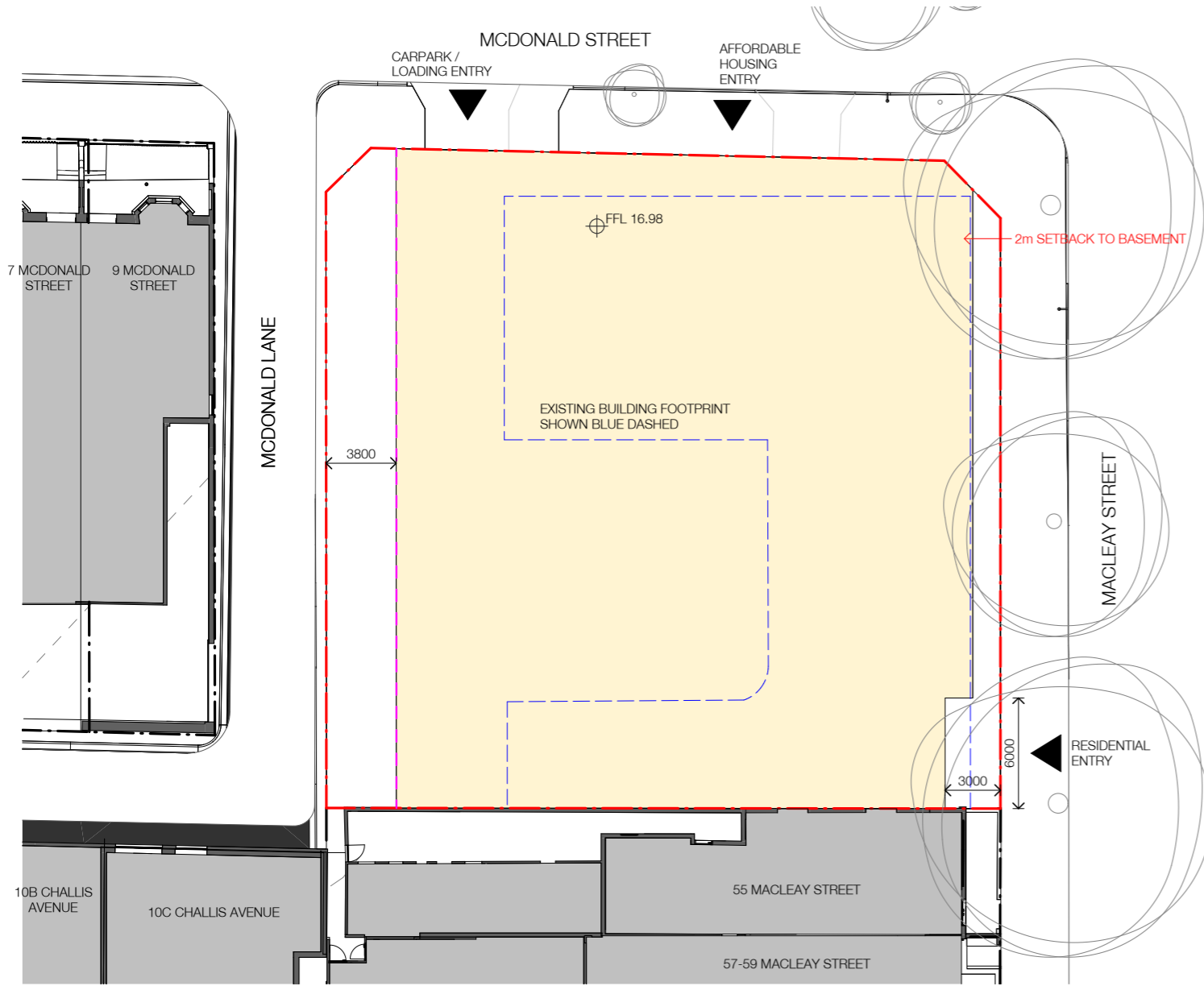
Existing Plan - Ground Floor



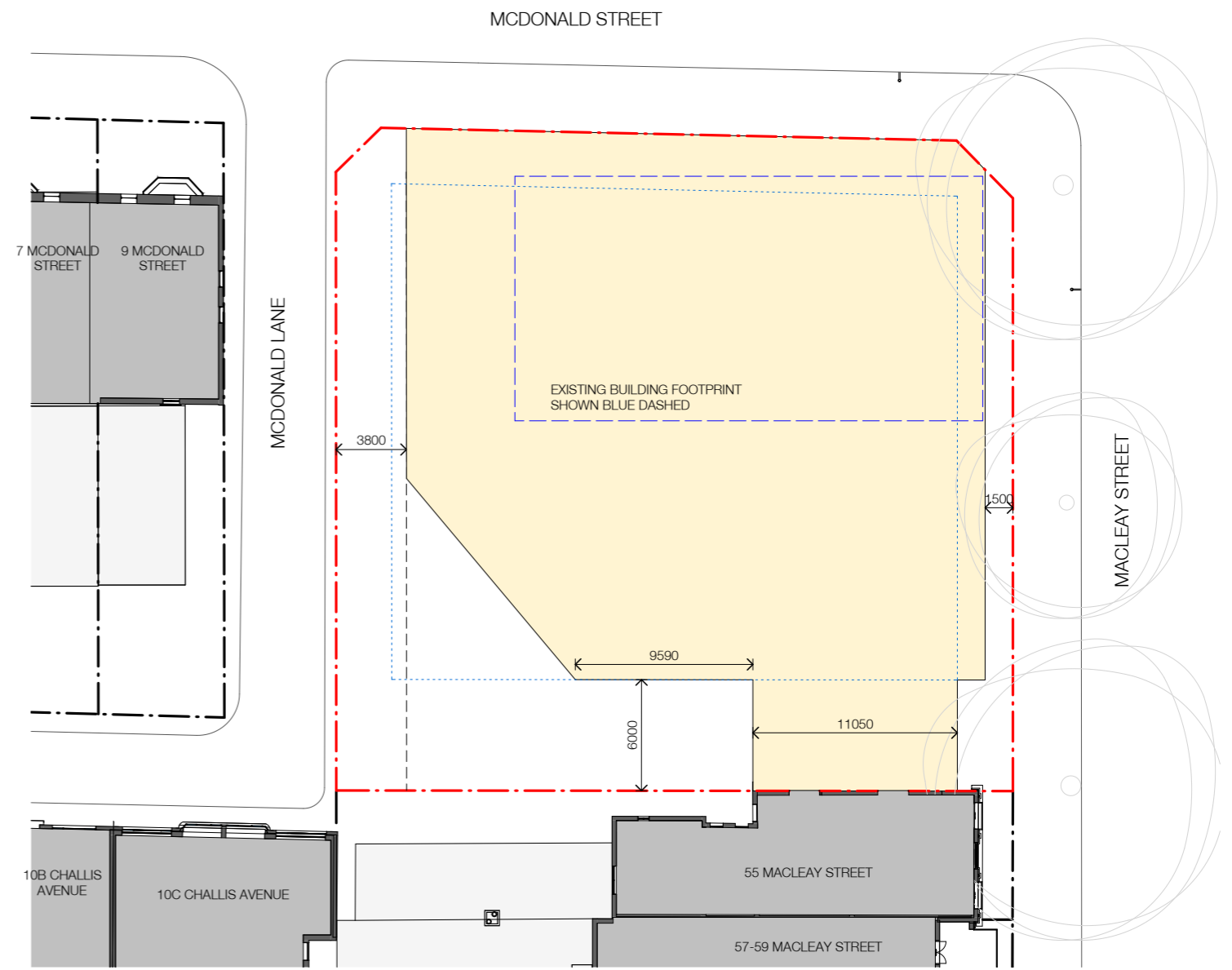
Existing Plan - Level 1-10



Proposed Envelope Floor Plans



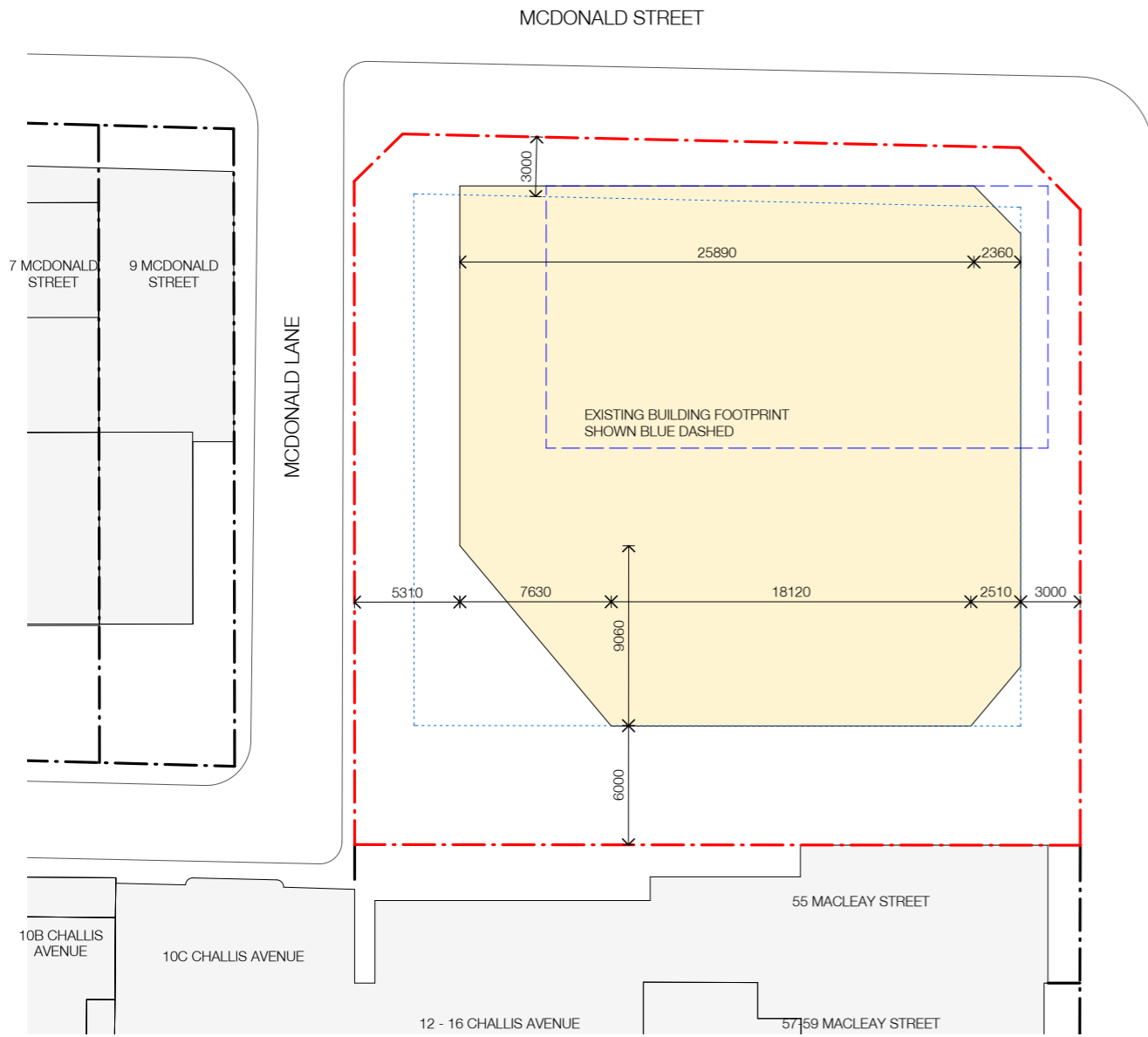
Envelope Plan - Ground Floor



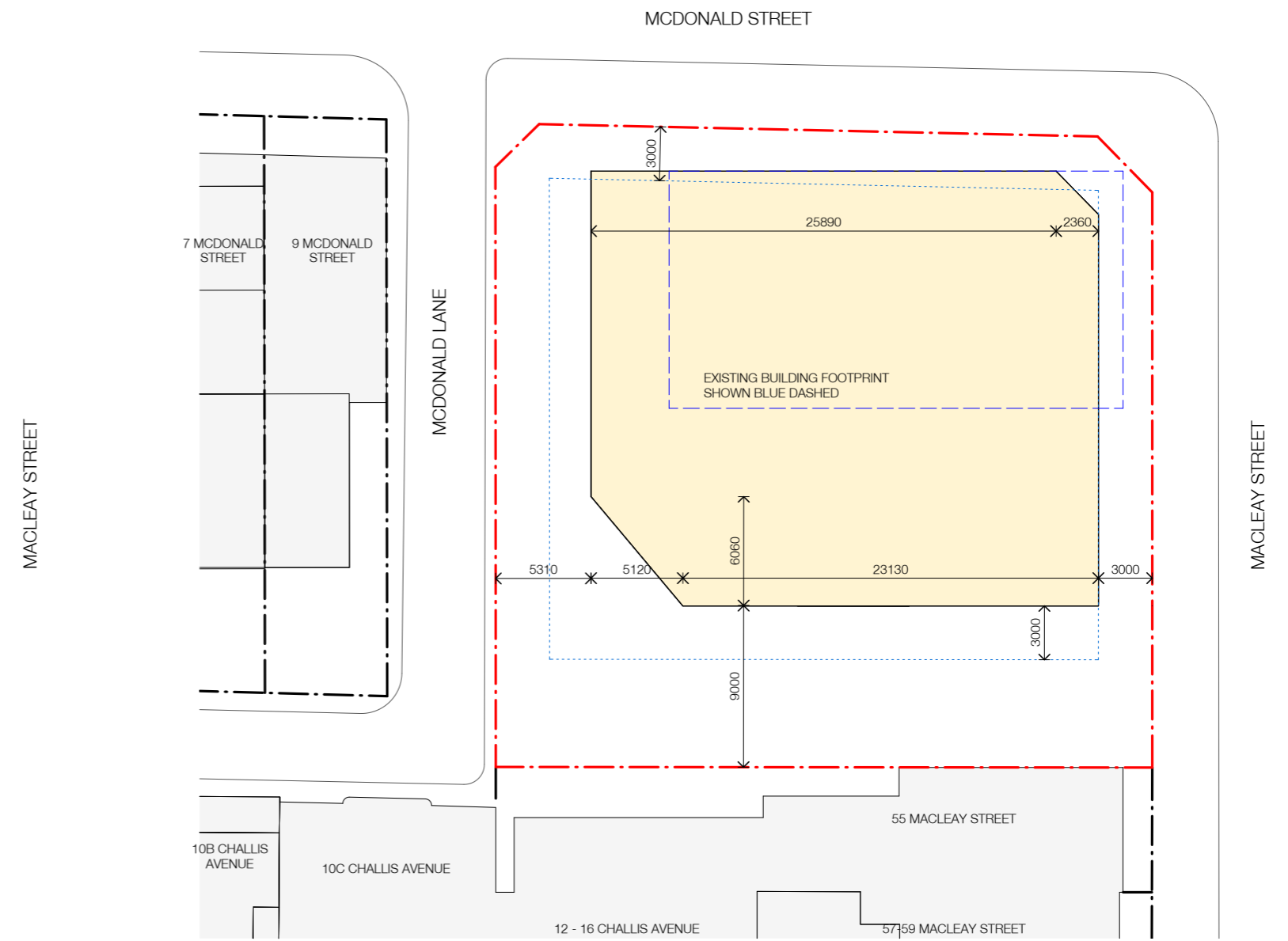
Envelope Plan - Level 1-2



SSDA Envelope Floor Plans

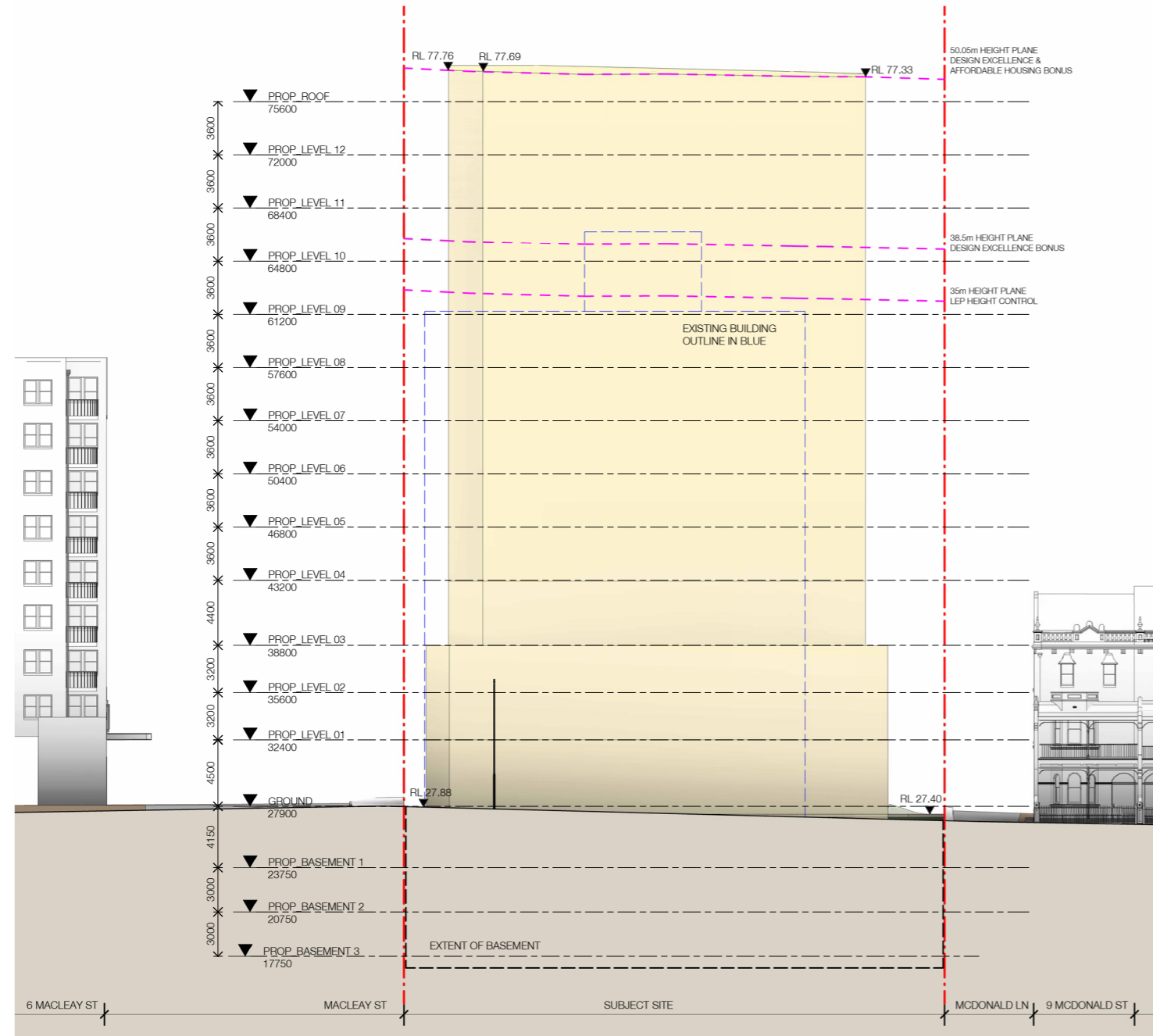


Envelope Plan - Level 3

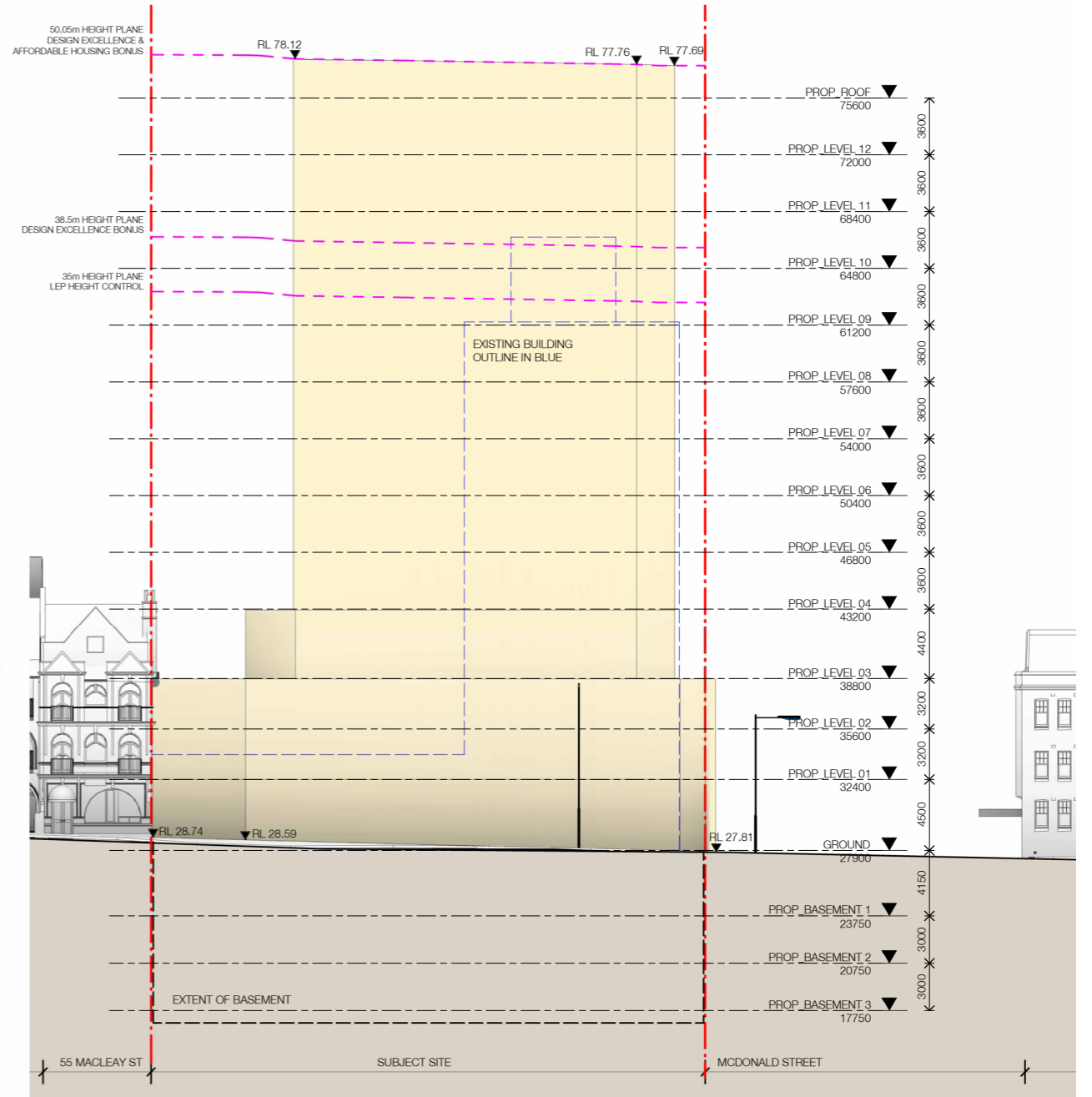


Envelope Plan - Level 4-12





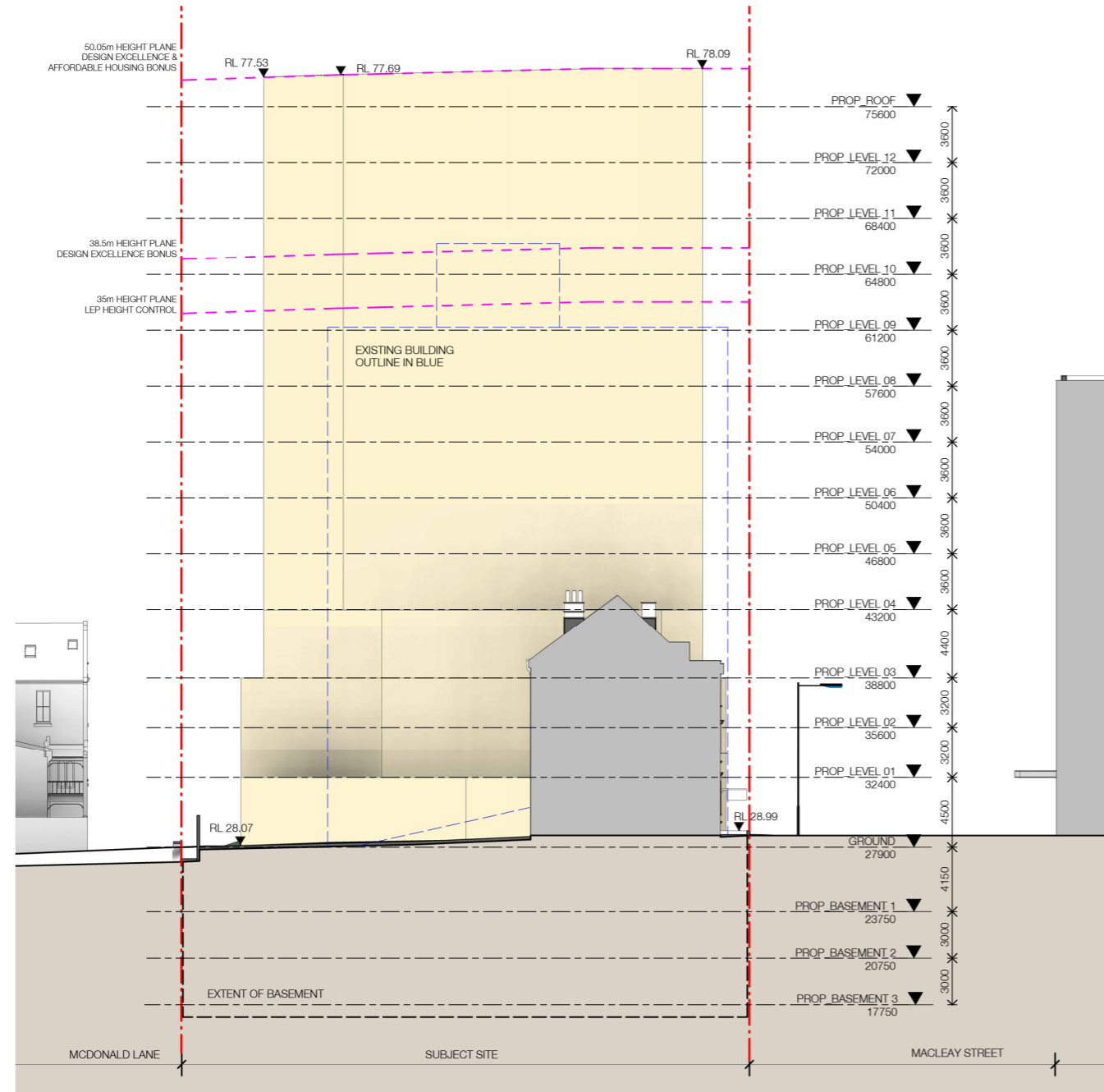
Proposed Envelope - Elevation North



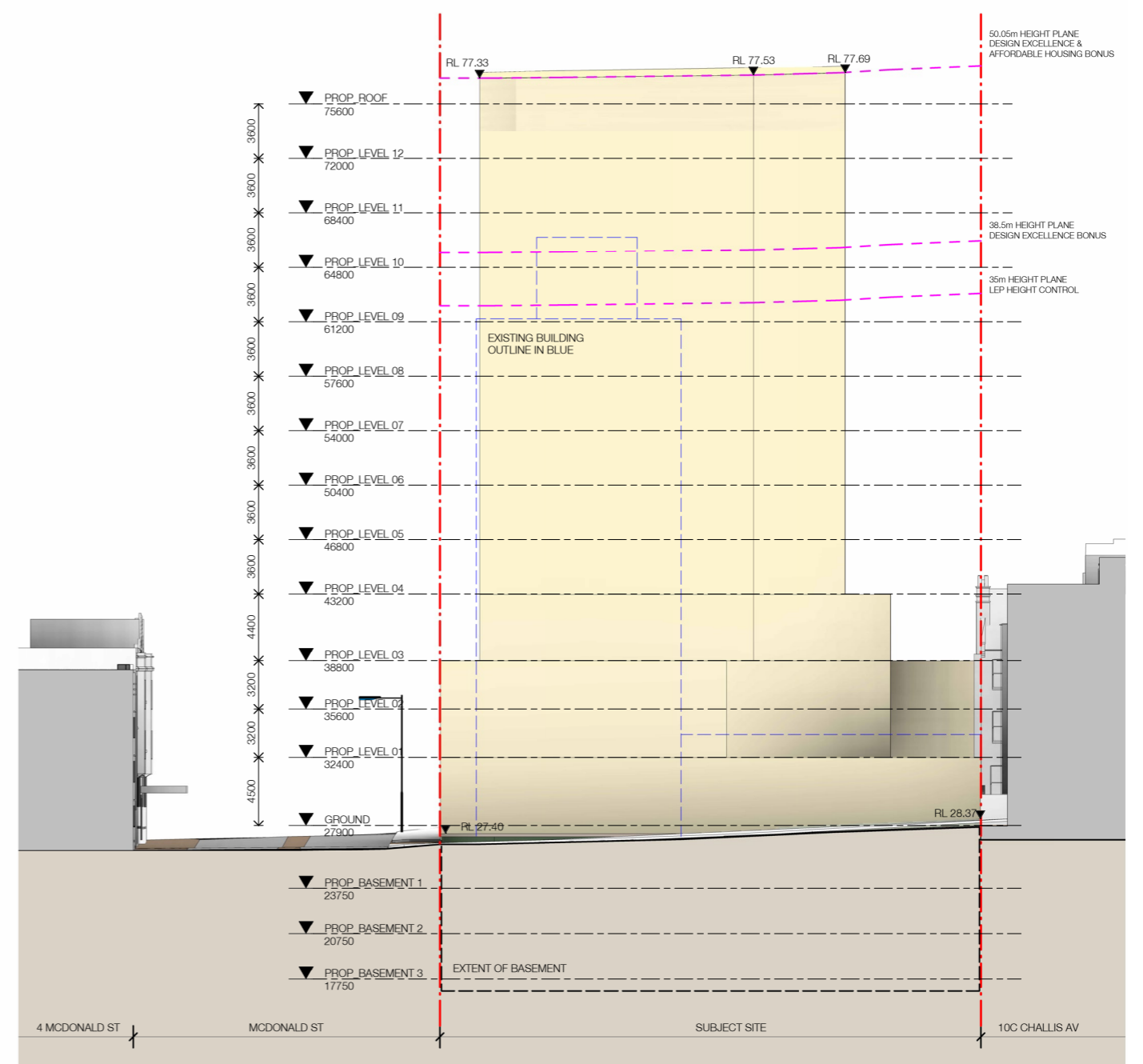
Proposed Envelope - Elevation East



SSDA Massing Elevations



Proposed Envelope - Elevation South

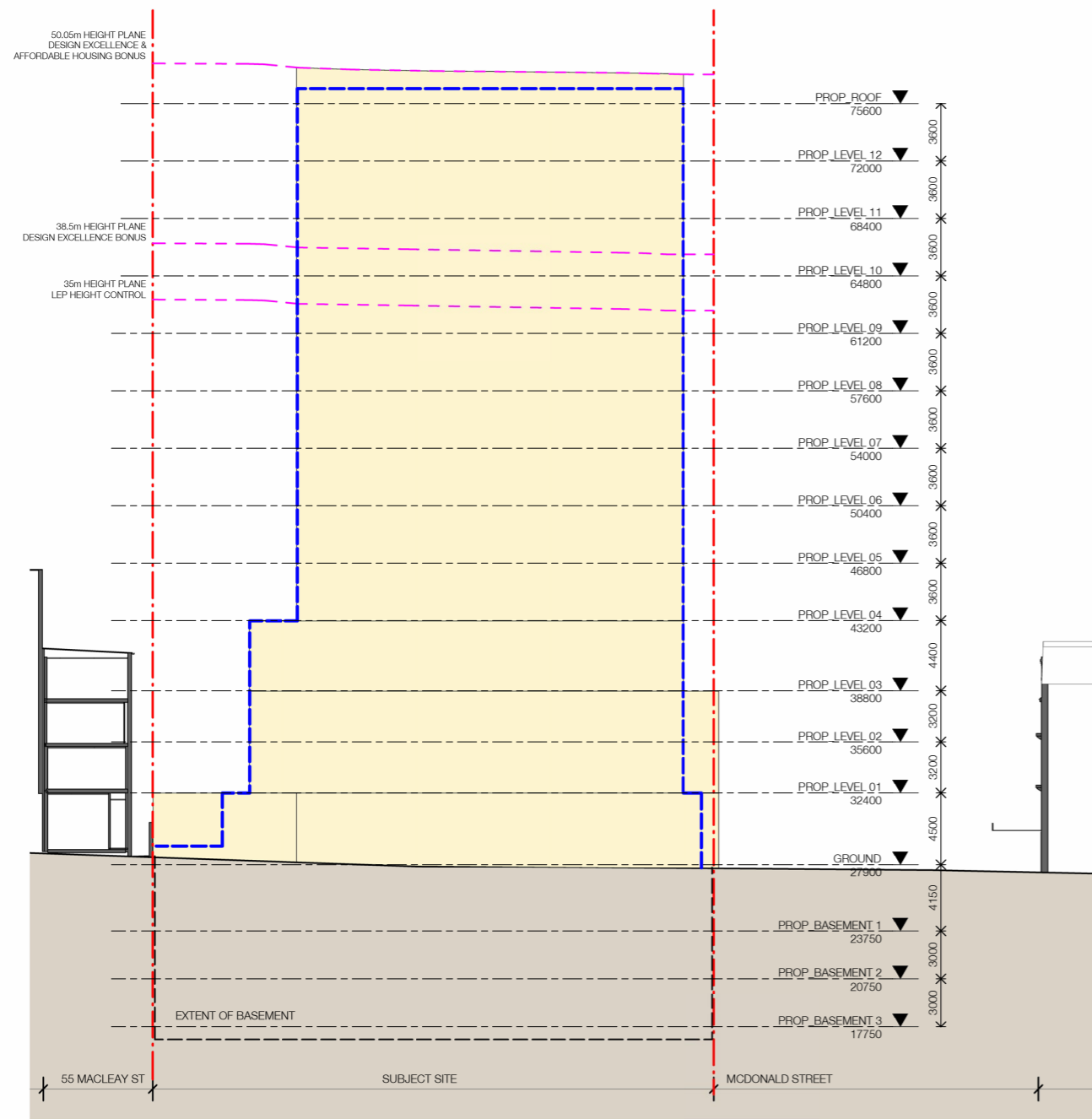


Proposed Envelope - Elevation West



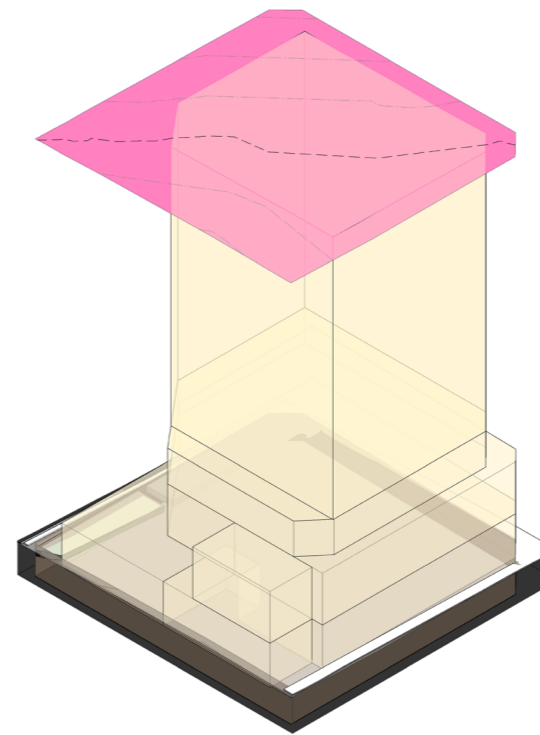
Height of Proposal

The proposed envelope down in yellow demonstrates compliance by sitting under the maximum height plane shown in yellow. The scheme is shown within the proposed development envelope. No elements of the proposed development envelope breach the 50.05m height plane.

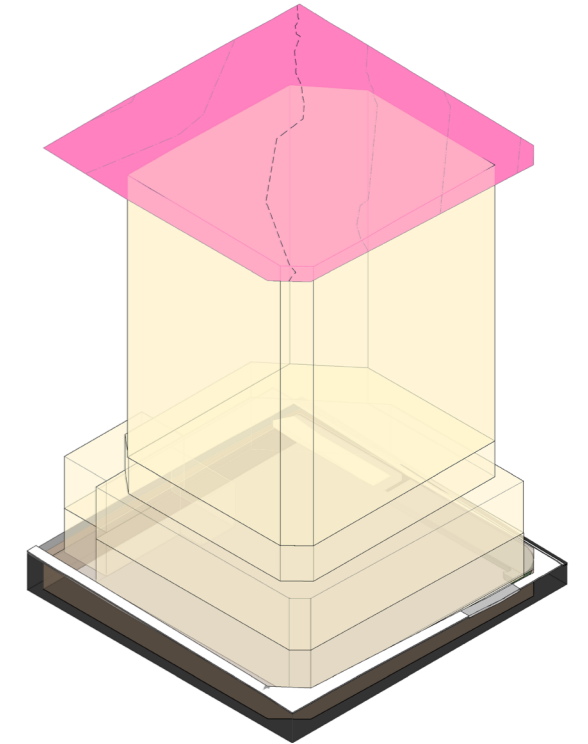


SSDA Envelope - Section

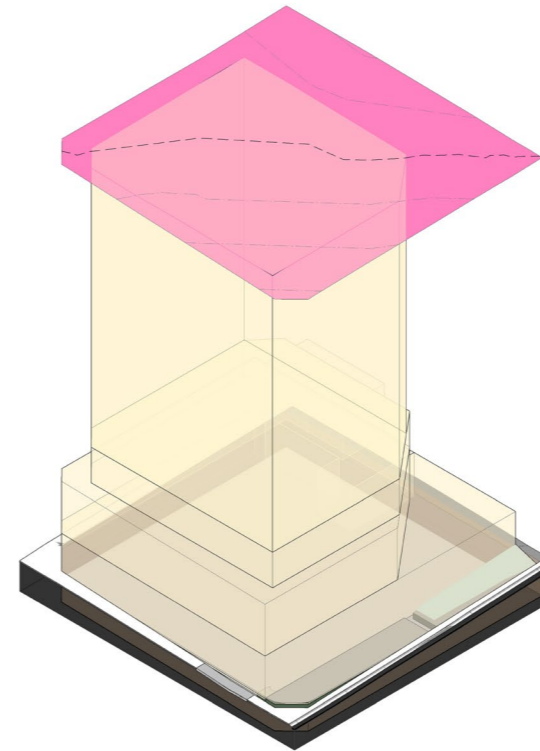
Reference Scheme Outline - - - -



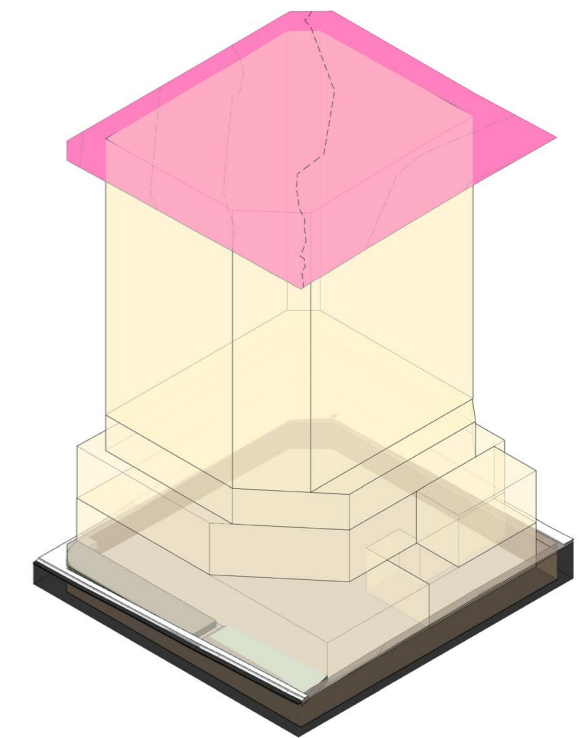
SSDA Envelope - South East View



SSDA Envelope - North West View



SSDA Envelope - North East View

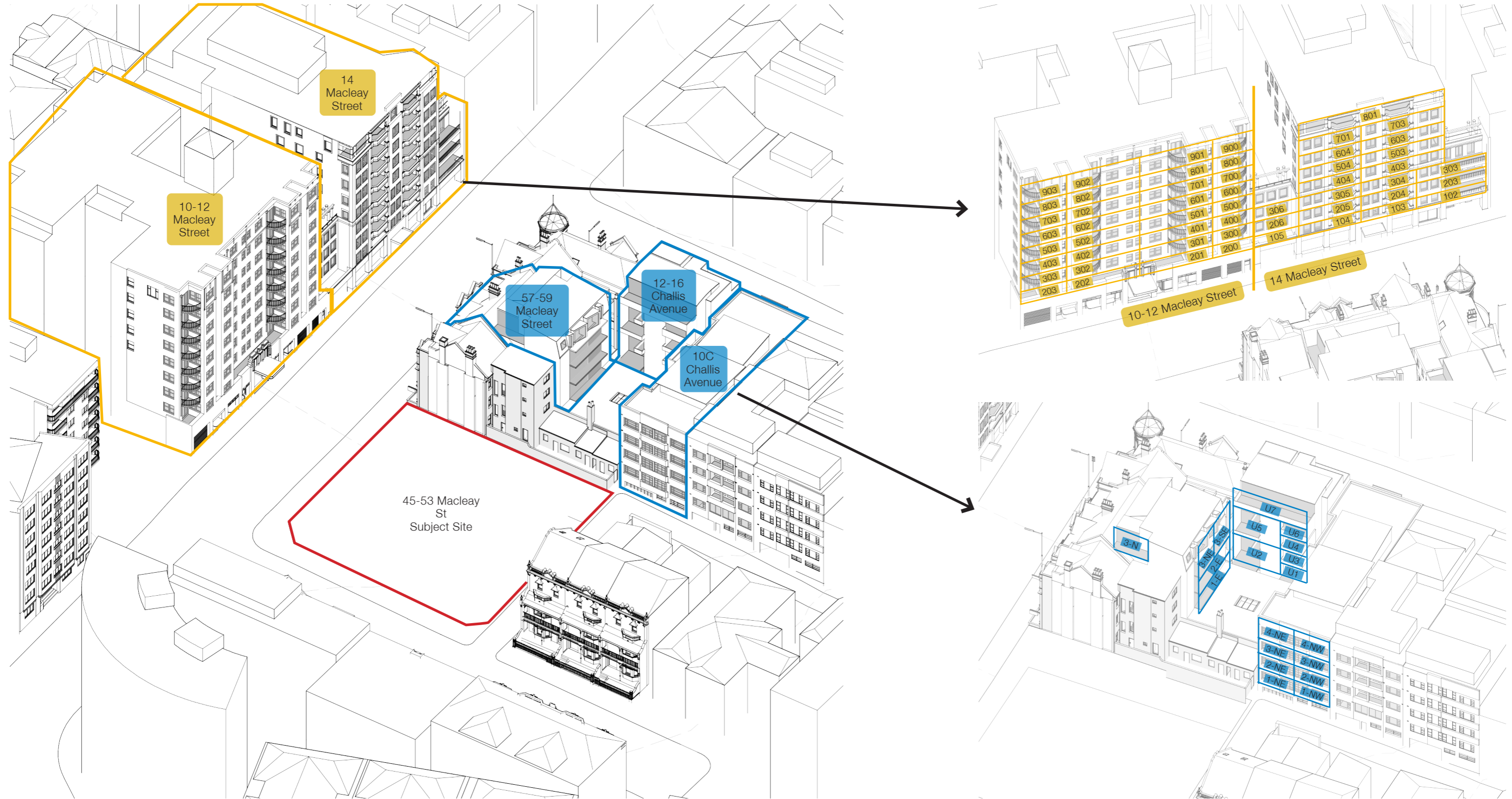


SSDA Envelope - South West View

A t a c h m e n t s :

CoS Solar Access Data Tables

Identification of surrounding properties included in analysis



Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
EXISTING	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	10-12 MACLEAY STREET

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S
1	1	200	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	1.25			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0		
2	1	201	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2	Y		
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0		
3	1	202	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.25		
4	1	203	LIVING	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5	Y		
			P.O.S	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5			
5	2	300	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1.25			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0		
6	2	301	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2	Y		
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2			
7	2	302	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.25		
8	2	303	LIVING	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.25	Y		
			P.O.S	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.25			
9	3	400	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1.5			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0		
10	3	401	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2	Y		
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2			
11	3	402	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.25		
12	3	403	LIVING	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.5	Y		
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13	4	500	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1.75			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0		
14	4	501	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.25	Y		
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.25			
15	4	502	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.25		
16	4	503	LIVING	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6	Y		
			P.O.S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6			
17	5	600	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.25			
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			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5			
19	5	602	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.25		
20	5	603	LIVING	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6	Y		
			P.O.S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6			
21	6	700	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0		
22	6	701	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5	Y		
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23	6	702	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
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27	7	802	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.5		
28	7	803	LIVING	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6	Y		
			P.O.S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6			
29	8	900	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.5		
30	8	901	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.5	Y		
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.5			
31	8	902	LIVING	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3			
			P.O.S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0.5		
32	8	903	LIVING	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6	Y		

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
EXISTING	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	57-59 MACLEAY STREET

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S	
1	1	1-E	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
2	2	2-E	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
3	3	3-NE	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
4	3	3-SE	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
5	3	3-N	LIVING	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3.5	Y	
			P.O.S	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		

Total No. of Apts
5

if the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight	No Direct Sun
5	0
100.0%	0.0%

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
ENVELOPE WITHOUT HEIGHT BONSES	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	57-59 MACLEAY STREET

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S	
1	1	1-E	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5		
2	2	2-E	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5		
3	3	3-NE	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5		
4	3	3-SE	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	2.5		
5	3	3-N	LIVING	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2	Y	
			P.O.S	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2		

Total No. of Apts	5	if the number of apartments is greater or less than 50, add/remove rows below 1 or above 50 if rows are added or removed, check that the total number of apartments shown here is correct	≥ 2 hours sunlight	5	No Direct Sun	0
	100.0%			0.0%		

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
PROPOSED SSDA ENVELOPE	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	57-59 MACLEAY STREET

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S	
1	1	1-E	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
2	2	2-E	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
3	3	3-NE	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
4	3	3-SE	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		
5	3	3-N	LIVING	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2	Y	
			P.O.S	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y		

Total No. of Apts
5

If the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight	No Direct Sun
5	0
100.0%	0.0%

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
EXISTING	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	12-16 CHALLIS AVENUE

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S		
1	1	U1	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.75			
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.25			
2	1	U2	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3	Y		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25			
3	2	U3	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25	Y		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25			
4	3	U4	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3	Y		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3			
5	3	U5	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	5	Y		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	4			
6	4	U6	LIVING	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25	Y	
			P.O.S	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25		
7	4	U7	LIVING	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	6	Y	
			P.O.S	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	6		

Total No. of Apts
7

if the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight	No Direct Sun
6	0
85.7%	0.0%

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
ENVELOPE WITHOUT HEIGHT BONSES	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	12-16 CHALLIS AVENUE

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S	
1	1	U1	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.5		
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1		
2	1	U2	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2		
3	2	U3	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.75		
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.75		
4	3	U4	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25		
5	3	U5	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3.25	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3		
6	4	U6	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	4.25	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	4.25		
7	4	U7	LIVING	Y	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	5.25	Y	
			P.O.S	Y	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	5.25		

Total No. of Apts
7

if the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight	No Direct Sun
5	0
71.4%	0.0%

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
PROPOSED SSSA ENVELOPE	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	12-16 CHALLIS AVENUE

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S	
1	1	U1	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.5		
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1		
2	1	U2	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2		
3	2	U3	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.75		
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	1.75		
4	3	U4	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.25		
5	3	U5	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	2.75		
6	4	U6	LIVING	N	0	N	0	N	0	Y	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3.75	Y	
			P.O.S	N	0	N	0	N	0	Y	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3.75		
7	4	U7	LIVING	Y	0	N	0	N	0	Y	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3.75	Y	
			P.O.S	Y	0	N	0	N	0	Y	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	3.75		

Total No. of Apts	7	≥ 2 hours sunlight	5	No Direct Sun	0
			71.4%		0.0%

If the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
EXISTING	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	10C CHALLIS AVENUE

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S
1	1	1-NW	LIVING	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25	Y	
			P.O.S	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25		
2	1	1-NE	LIVING	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5	Y	
			P.O.S	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5		
3	2	2-NW	LIVING	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25	Y	
			P.O.S	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25		
4	2	2-NE	LIVING	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5	Y	
			P.O.S	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5		
5	3	3-NW	LIVING	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25	Y	
			P.O.S	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25		
6	3	3-NE	LIVING	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5	Y	
			P.O.S	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5		
7	4	4-NW	LIVING	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25	Y	
			P.O.S	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.25		
8	4	4-NE	LIVING	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5	Y	
			P.O.S	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5		

Total No. of Apts
8

if the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 if rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight	No Direct Sun
8	0
100.0%	0.0%

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
ENVELOPE WITHOUT HEIGHT BONUSES	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	10C CHALLIS AVENUE

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S
1	1	1-NW	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
2	1	1-NE	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
3	2	2-NW	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
4	2	2-NE	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
5	3	3-NW	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
6	3	3-NE	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
7	4	4-NW	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
8	4	4-NE	LIVING	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	

Total No. of Apts
8

If the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight	No Direct Sun
8	0
100.0%	0.0%

Attachments: CoS Solar Access Data Tables

Solar Access Tally at 15 minute intervals	
PROPOSED SSDA ENVELOPE	
Subject site:	45-53 MACLEAY STREET
Adjacent site:	10C CHALLIS AVENUE

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	NDS to LIVING & P.O.S
1	1	1-NW	LIVING	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75		
			P.O.S	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
2	1	1-NE	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
3	2	2-NW	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
4	2	2-NE	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
5	3	3-NW	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
6	3	3-NE	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
7	4	4-NW	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.75	Y	
8	4	4-NE	LIVING	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	
			P.O.S	N	0	N	0	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4.5	Y	

Total No. of Apts
8

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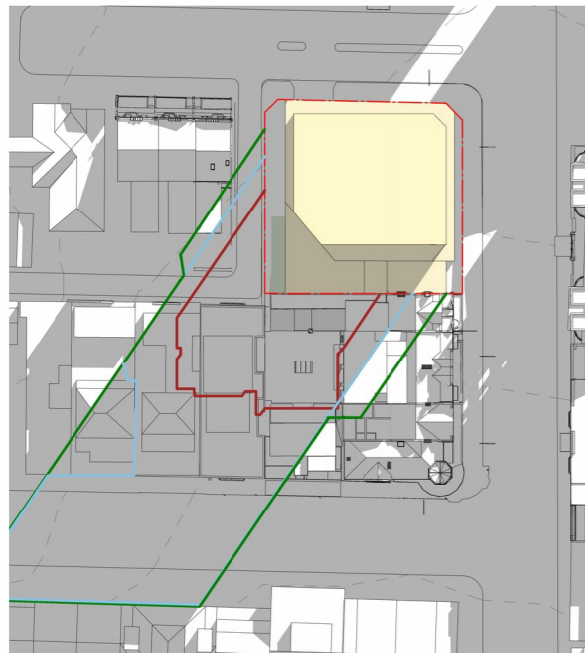
≥ 2 hours sunlight	No Direct Sun
8	0
100.0%	0.0%

2

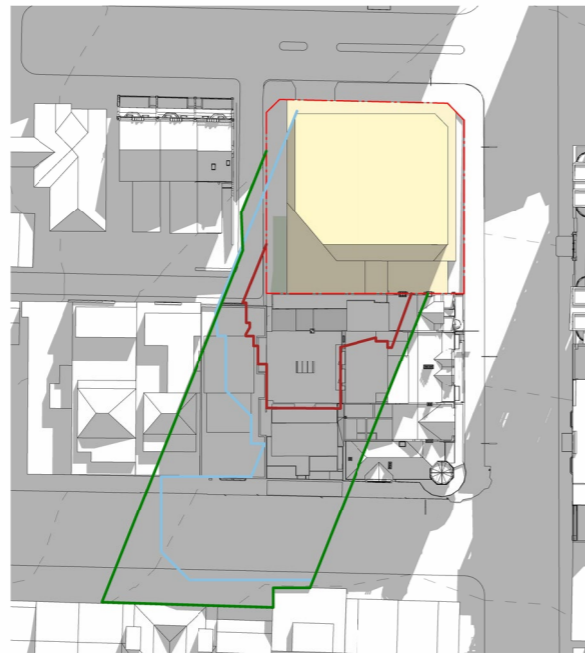
Attachments:

Solar access & Views from the Sun

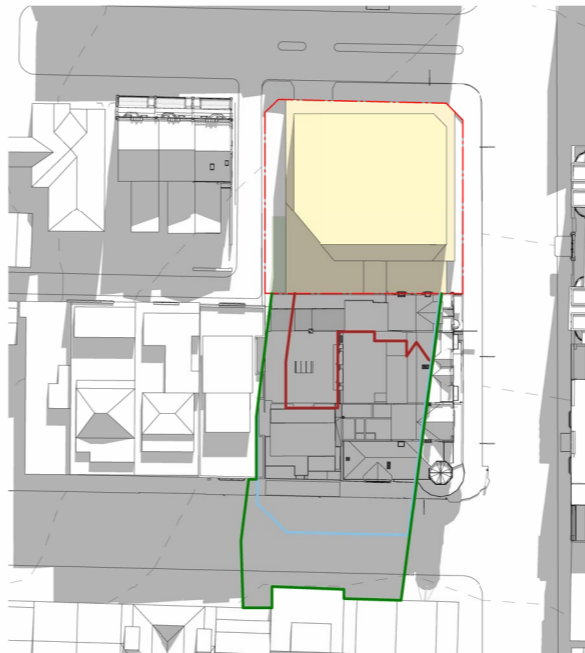
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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004



1 ENVELOPE - SHADOWS - 9am
1:700



2 ENVELOPE - SHADOWS - 10am
1:700



3 ENVELOPE - SHADOWS - 11am
1:700



4 ENVELOPE - SHADOWS - 12pm
1:700



5 ENVELOPE - SHADOWS - 1pm
1:700



6 ENVELOPE - SHADOWS - 2pm
1:700



7 ENVELOPE - SHADOWS - 3pm
1:700

FOR APPROVAL

Rev	Date	Revision	By	Chk.
2	12.02.2025	FOR INFORMATION	JM	DM
3	28.02.2025	FOR INFORMATION	JM	DM
4	10.03.2025	FOR INFORMATION	JM	DM

LEGEND

- OUTLINE - EXISTING BUILDING
- OUTLINE - ENVELOPE WITHOUT BONUS
- OUTLINE - SSDA ENVELOPE

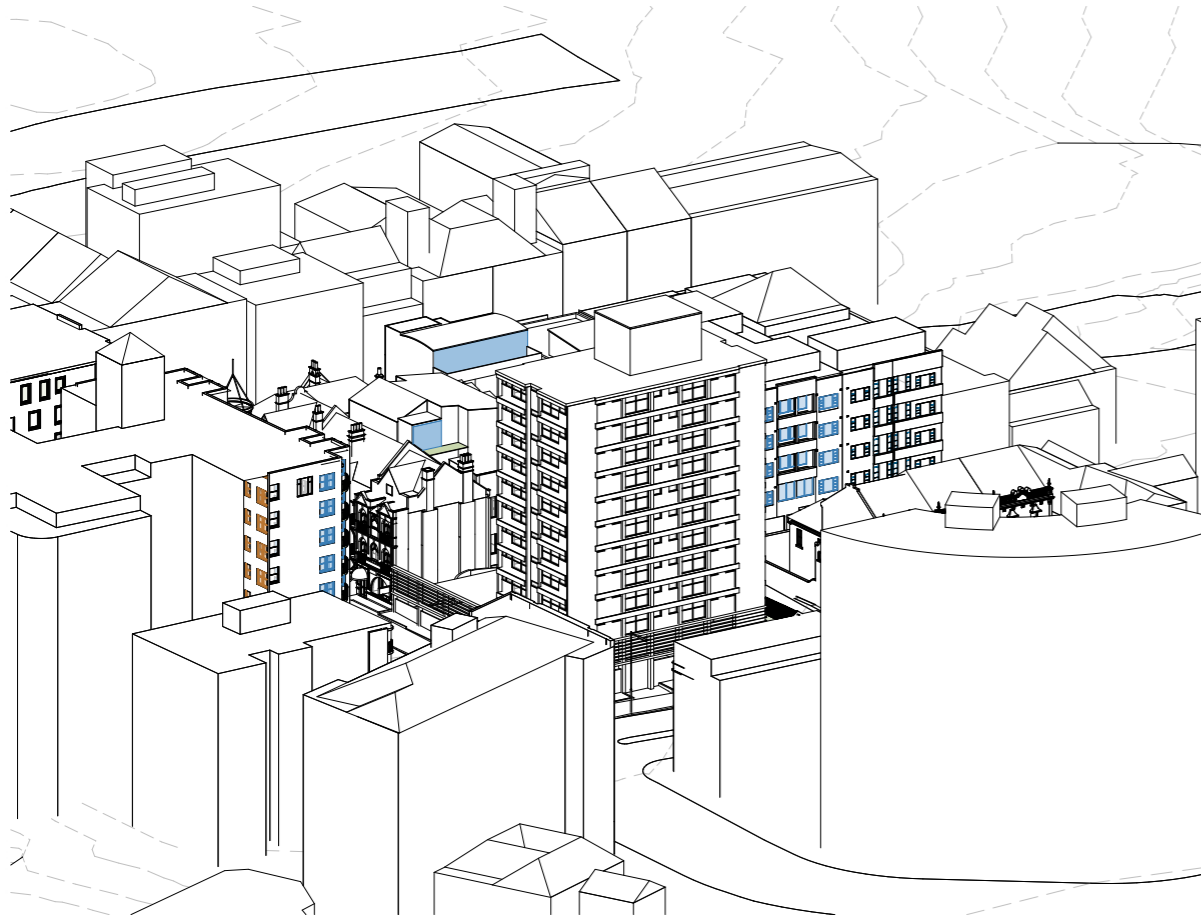
Client
TIME & PLACE

Project
 MACLEAY STREET
 45-53 MACLEAY STREET
 POTTS POINT NSW

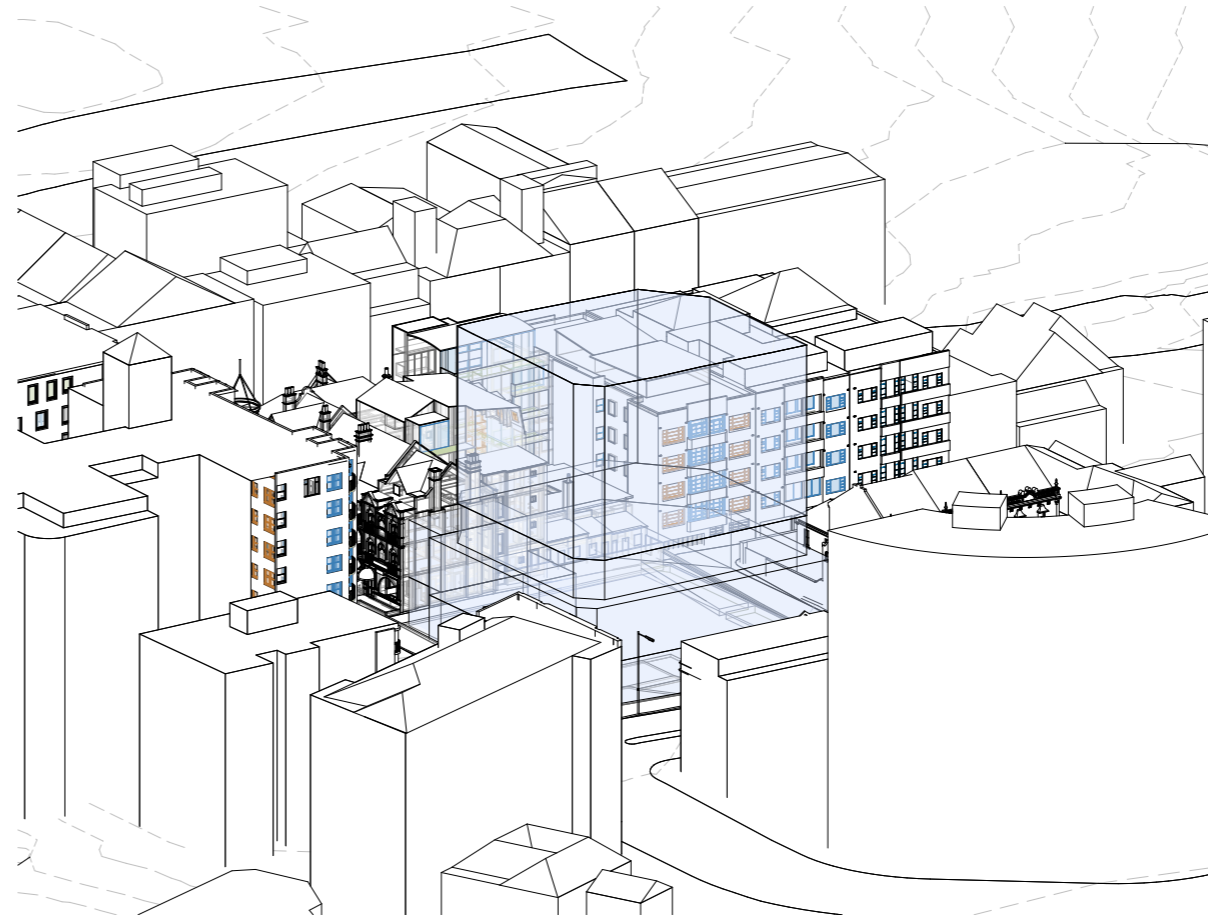
Drawing Name
 ENVELOPE UPLIFT -
 SHADOW PLANS - 21
 JUNE



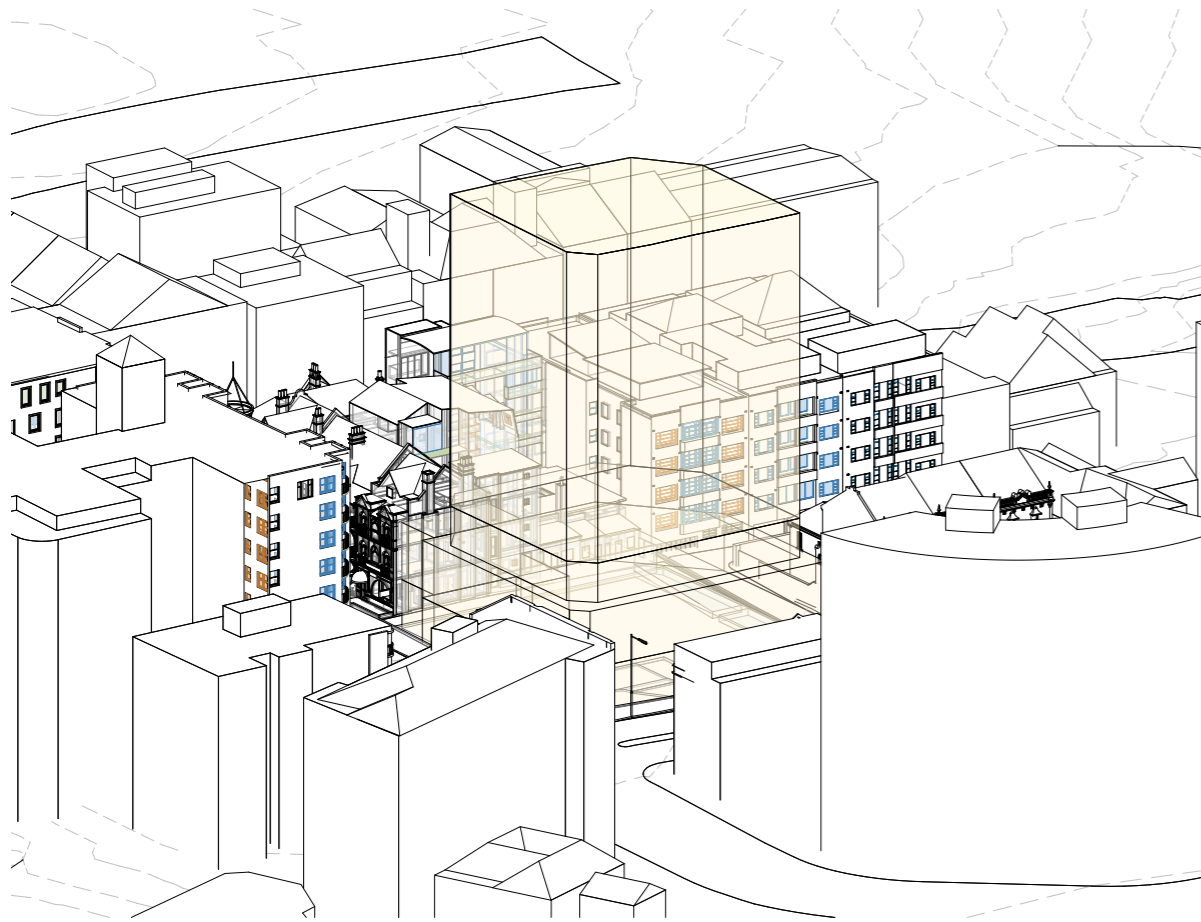
Date	Scale	Sheet Size
10.03.2025	As indicated	@ A1
Drawn	Chk.	
DM	AH	
Job No.	Drawing No.	Revision
6253-A	DA-6071	/ 4



1 EXISTING - VIEW FROM THE SUN - 9am



1 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 9am

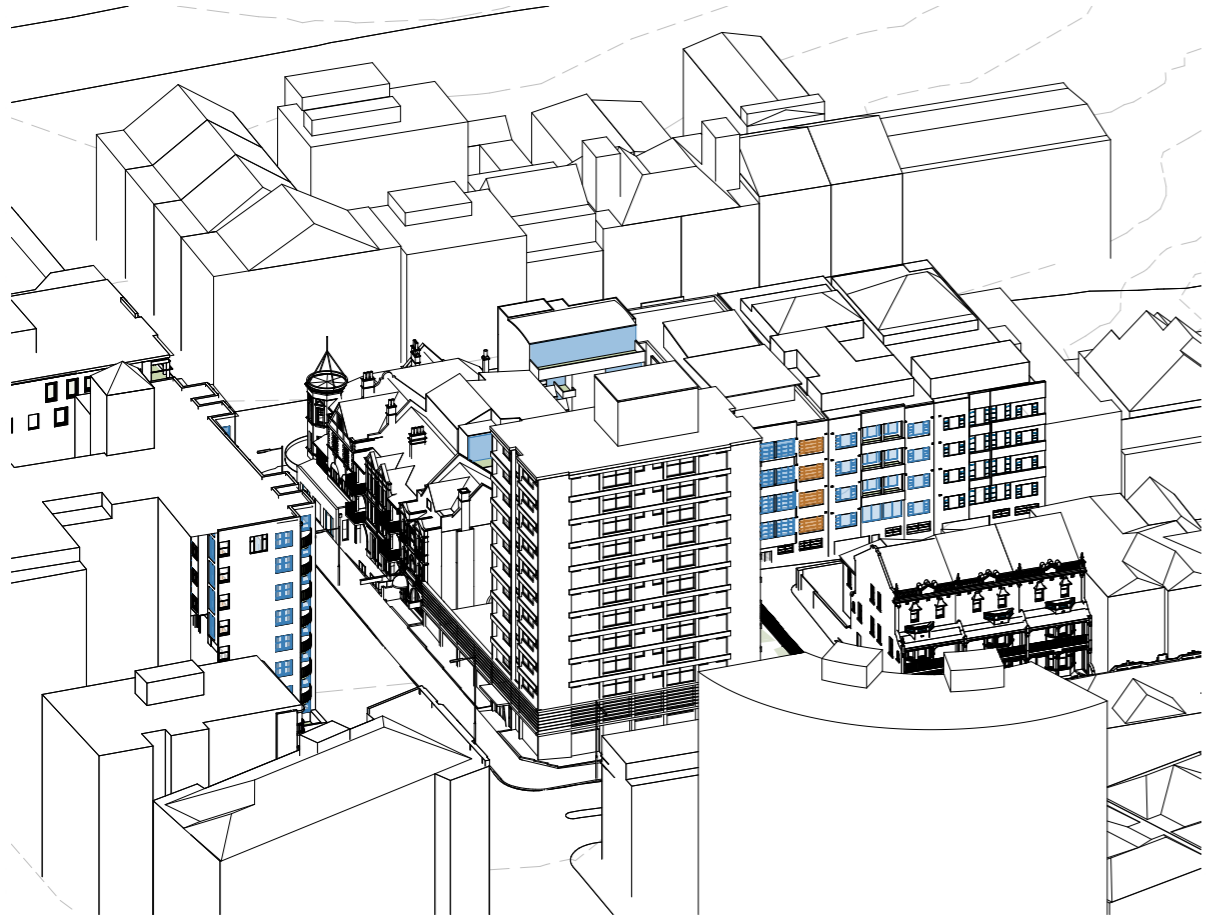


1 ENVELOPE - VIEW FROM THE SUN - 9am

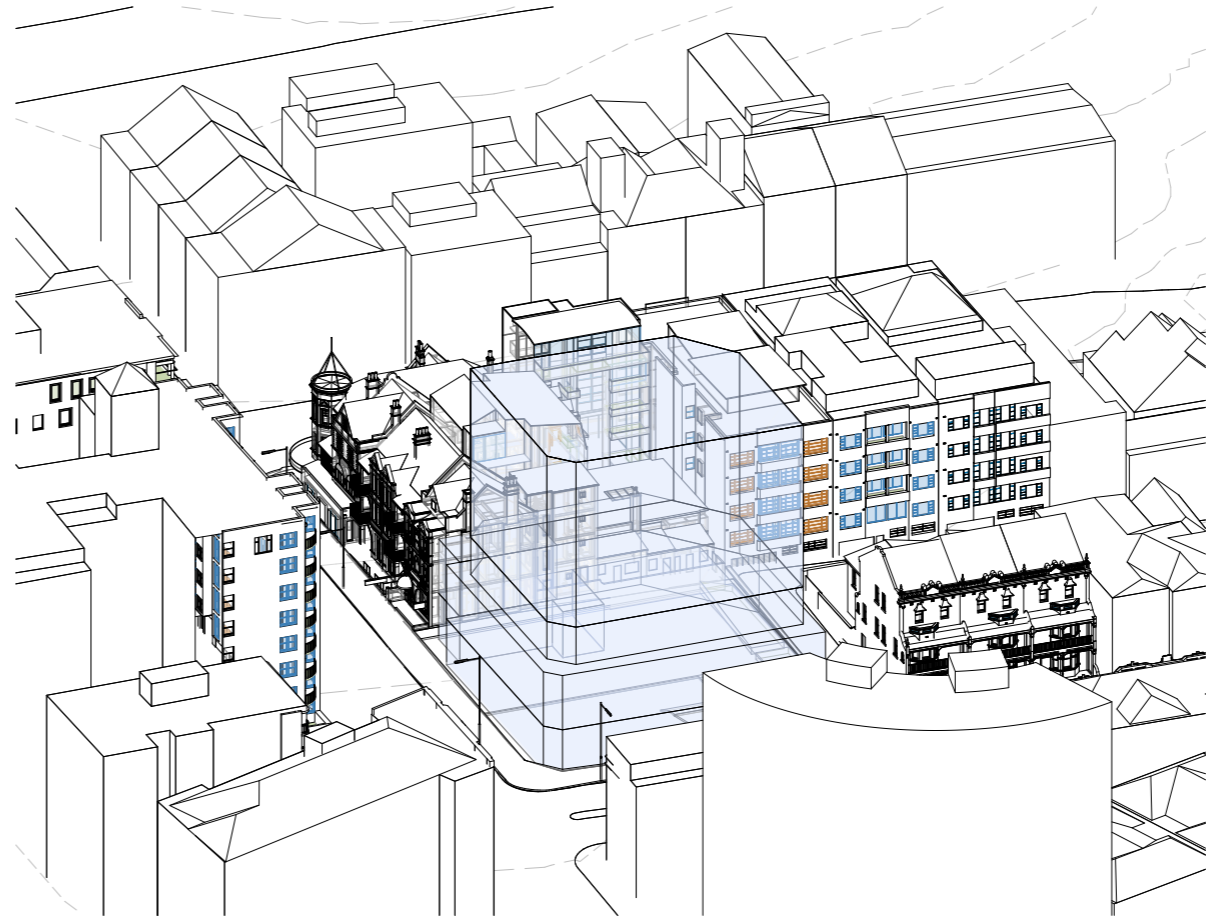
LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

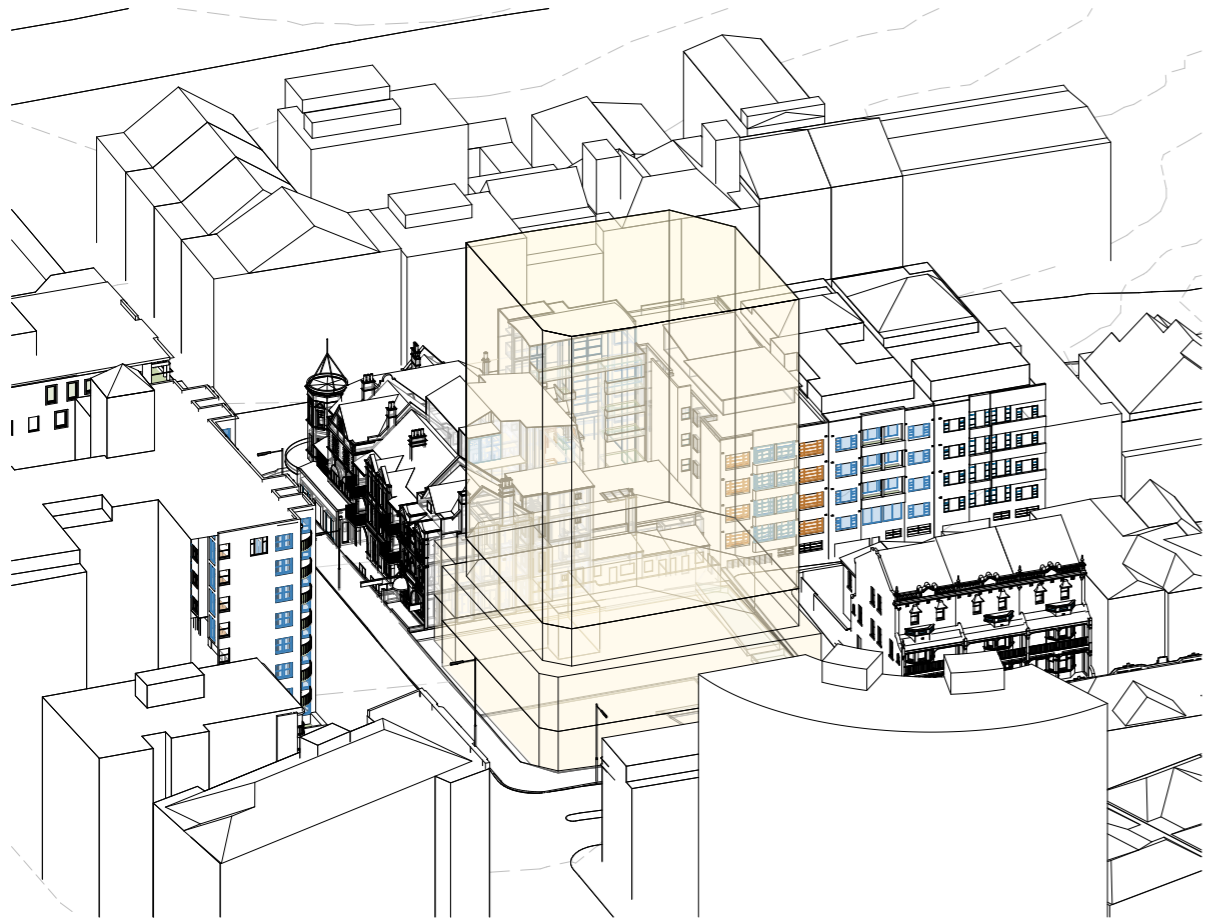
- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE



5 EXISTING - VIEW FROM THE SUN - 10am



5 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 10am



5 ENVELOPE - VIEW FROM THE SUN - 10am

LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

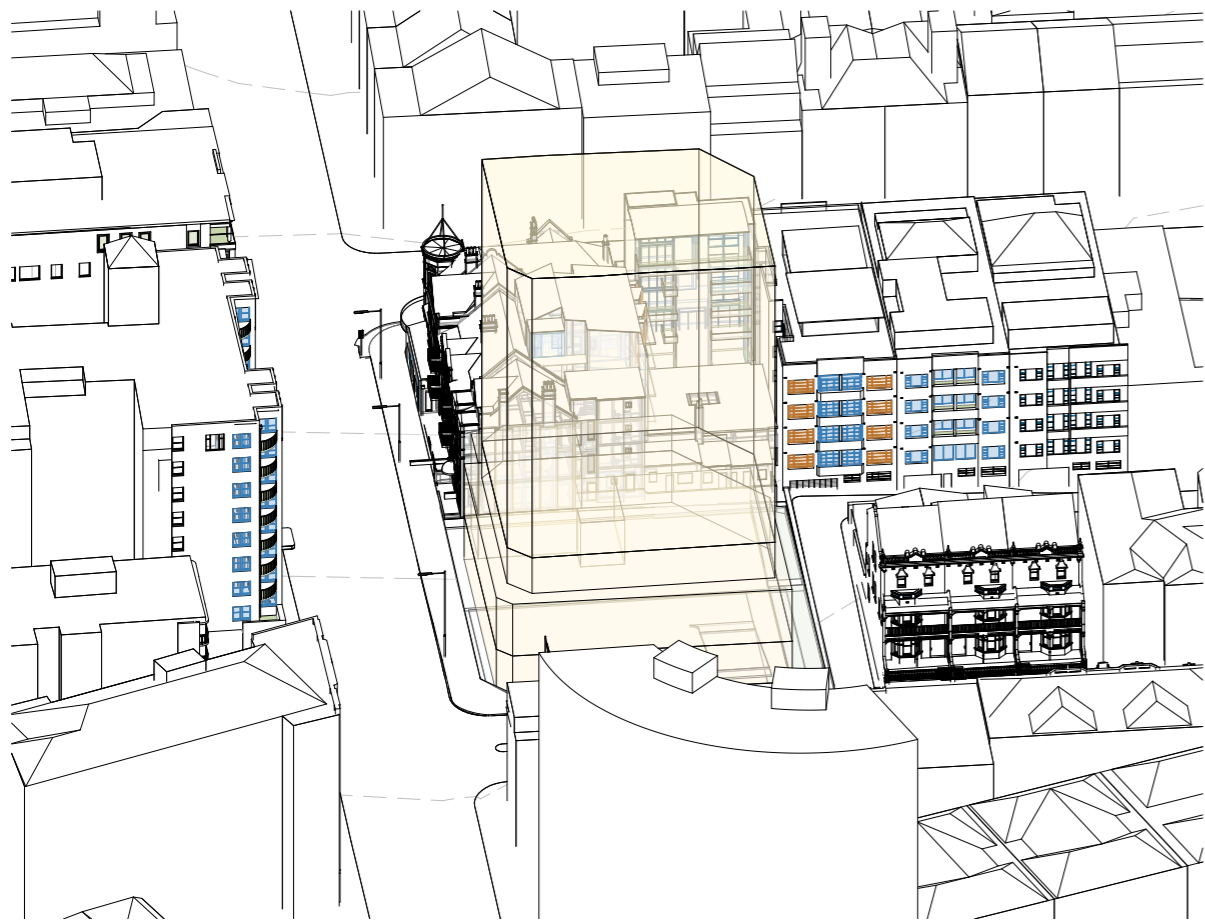
- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE



9 EXISTING - VIEW FROM THE SUN - 11am



9 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 11am



9 ENVELOPE - VIEW FROM THE SUN - 11am

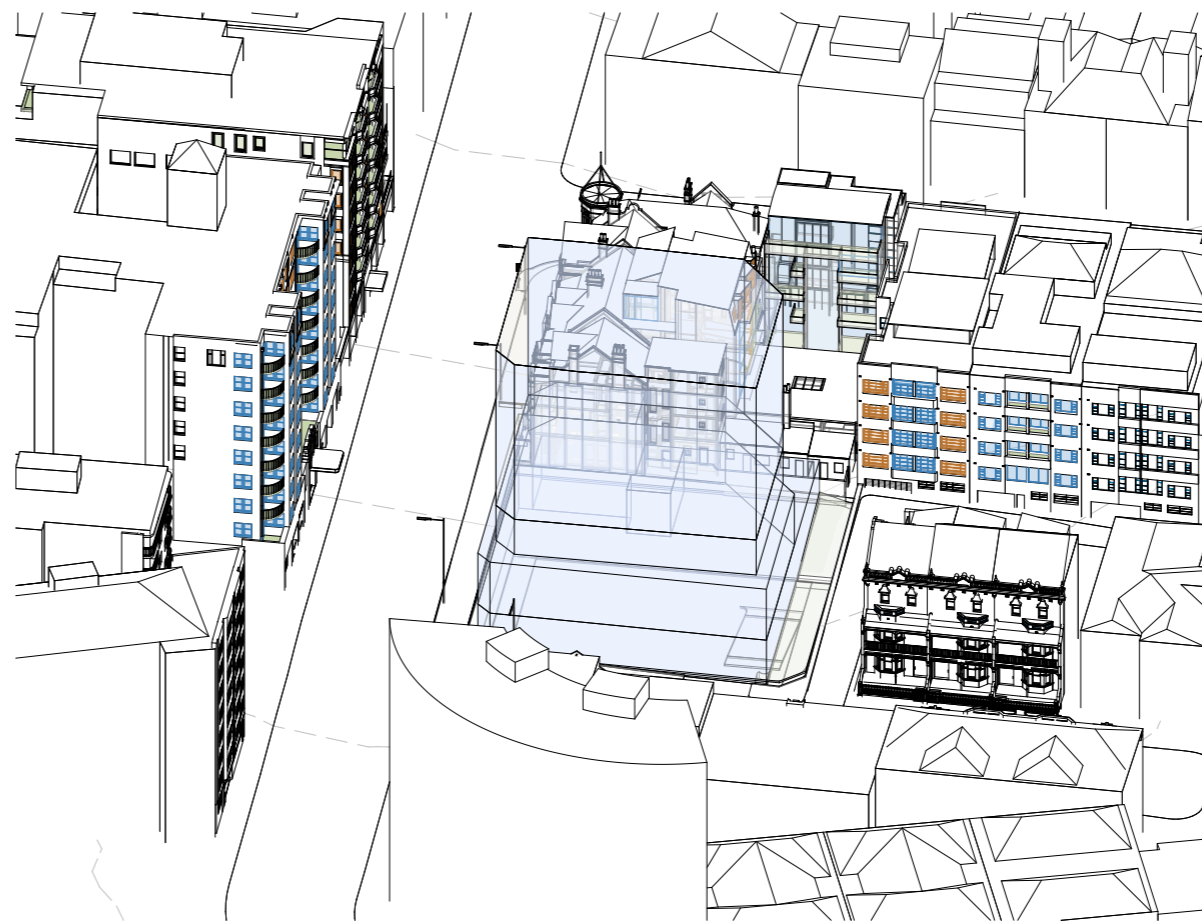
LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

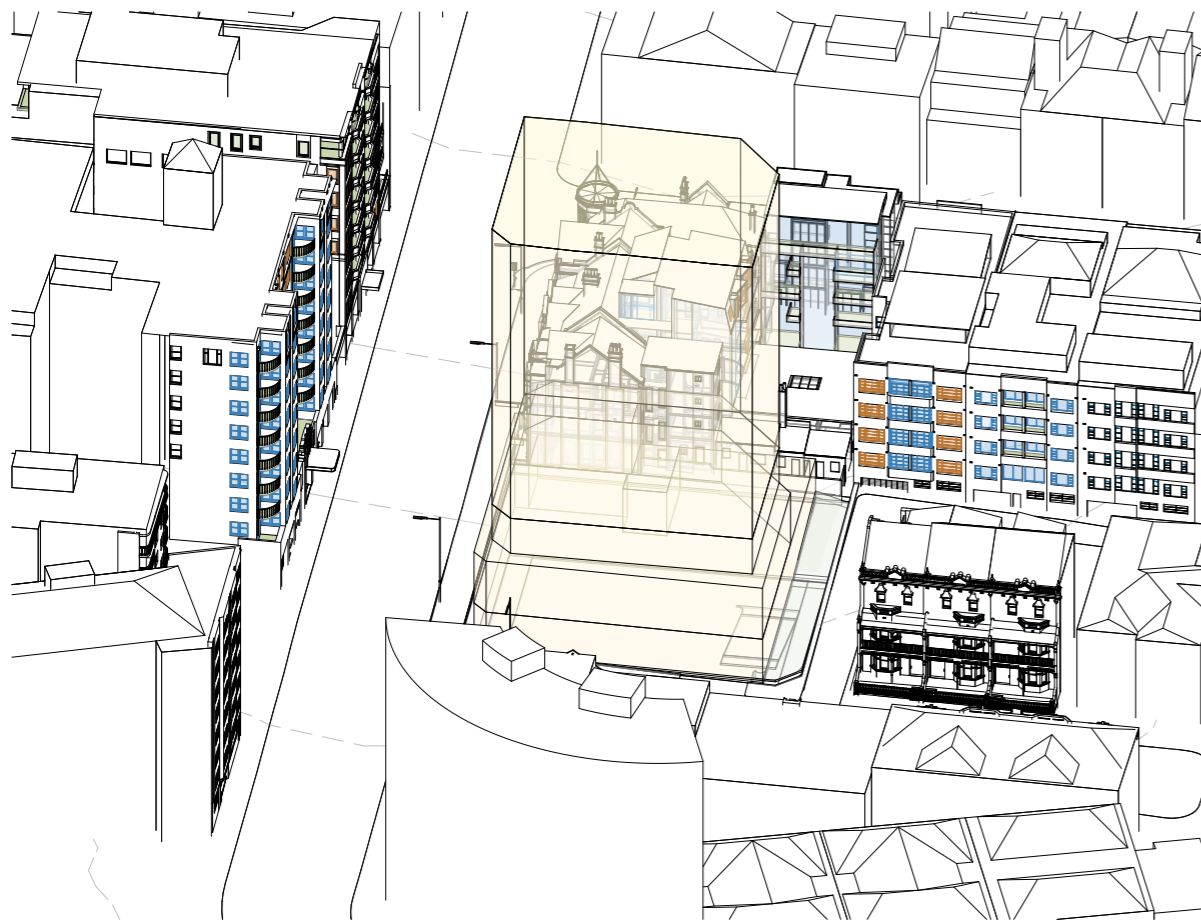
- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE



4 EXISTING - VIEW FROM THE SUN - 12pm



4 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 12pm

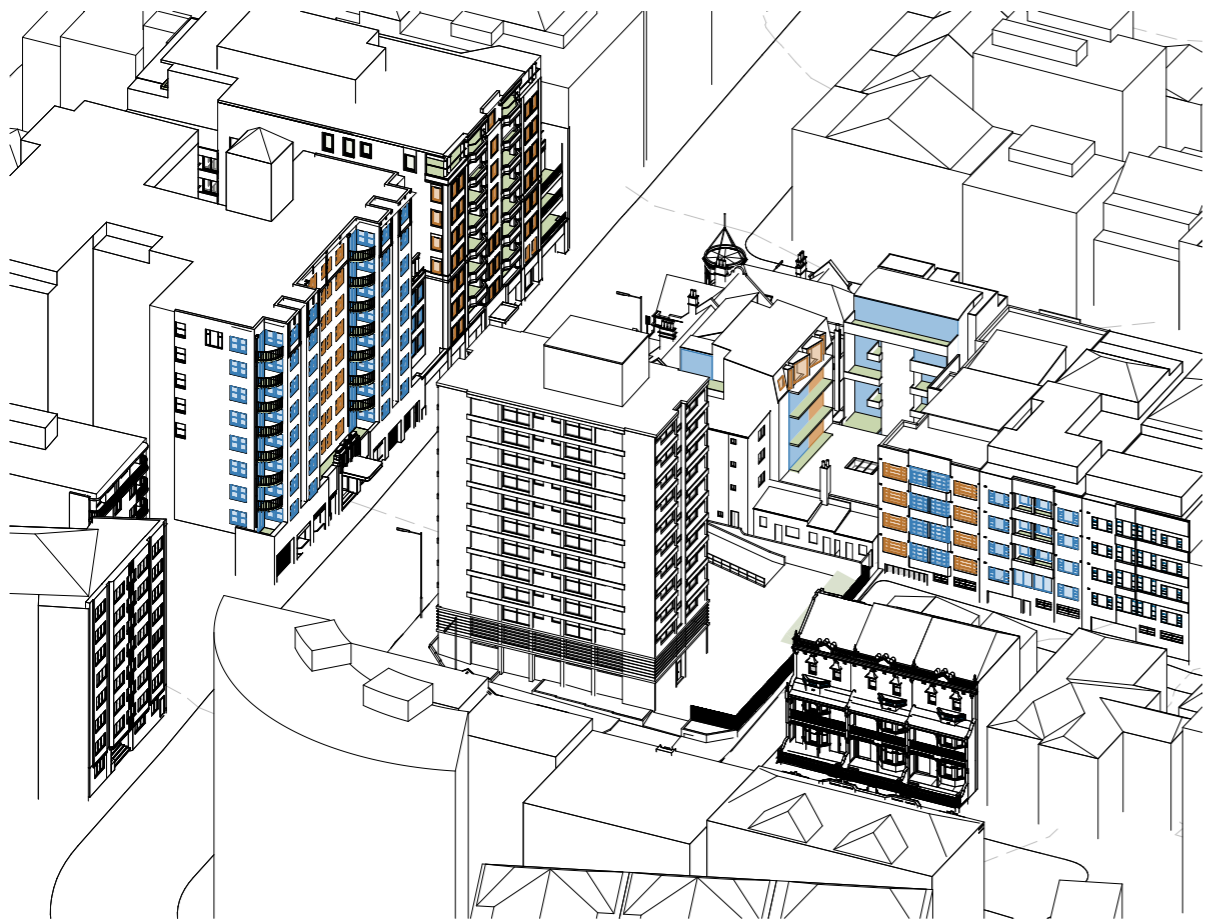


4 ENVELOPE - VIEW FROM THE SUN - 12pm

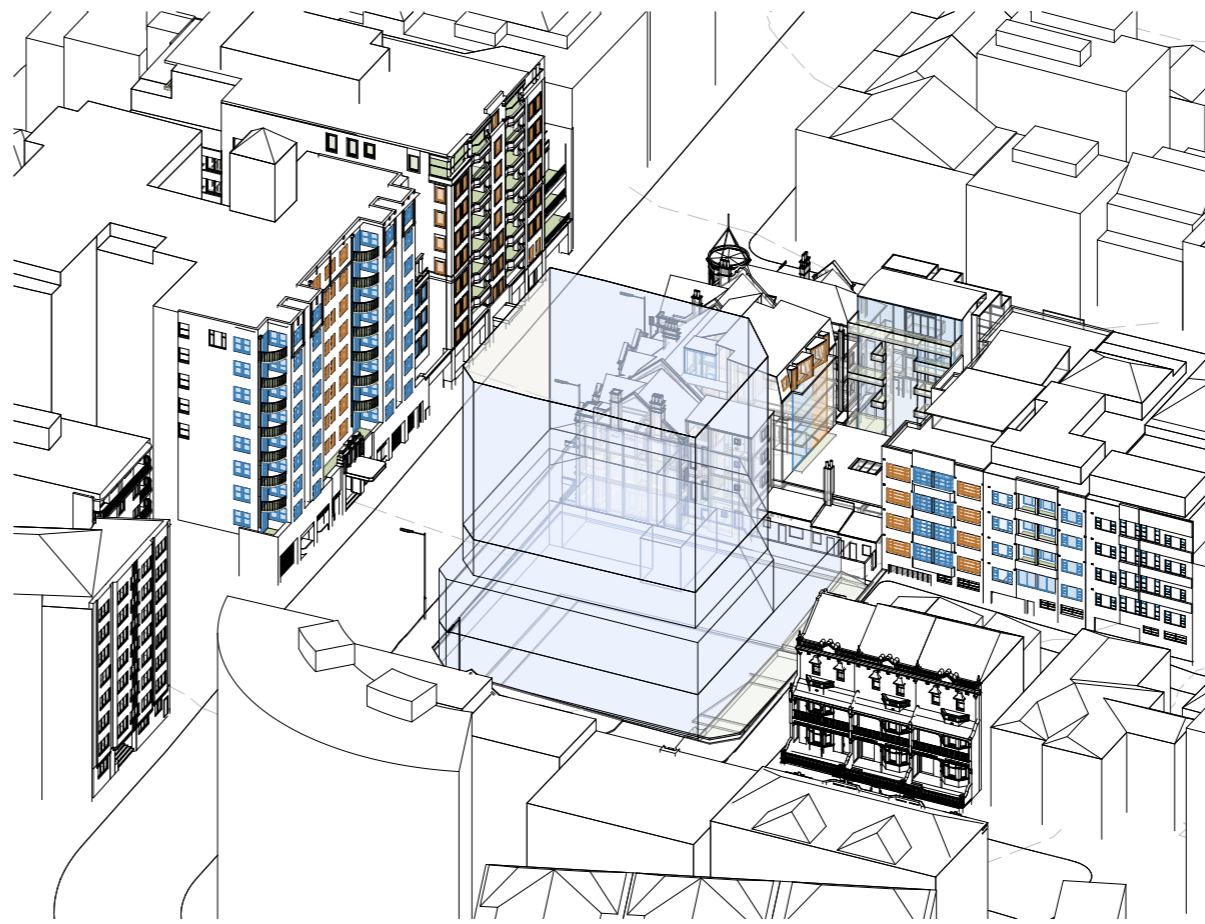
LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

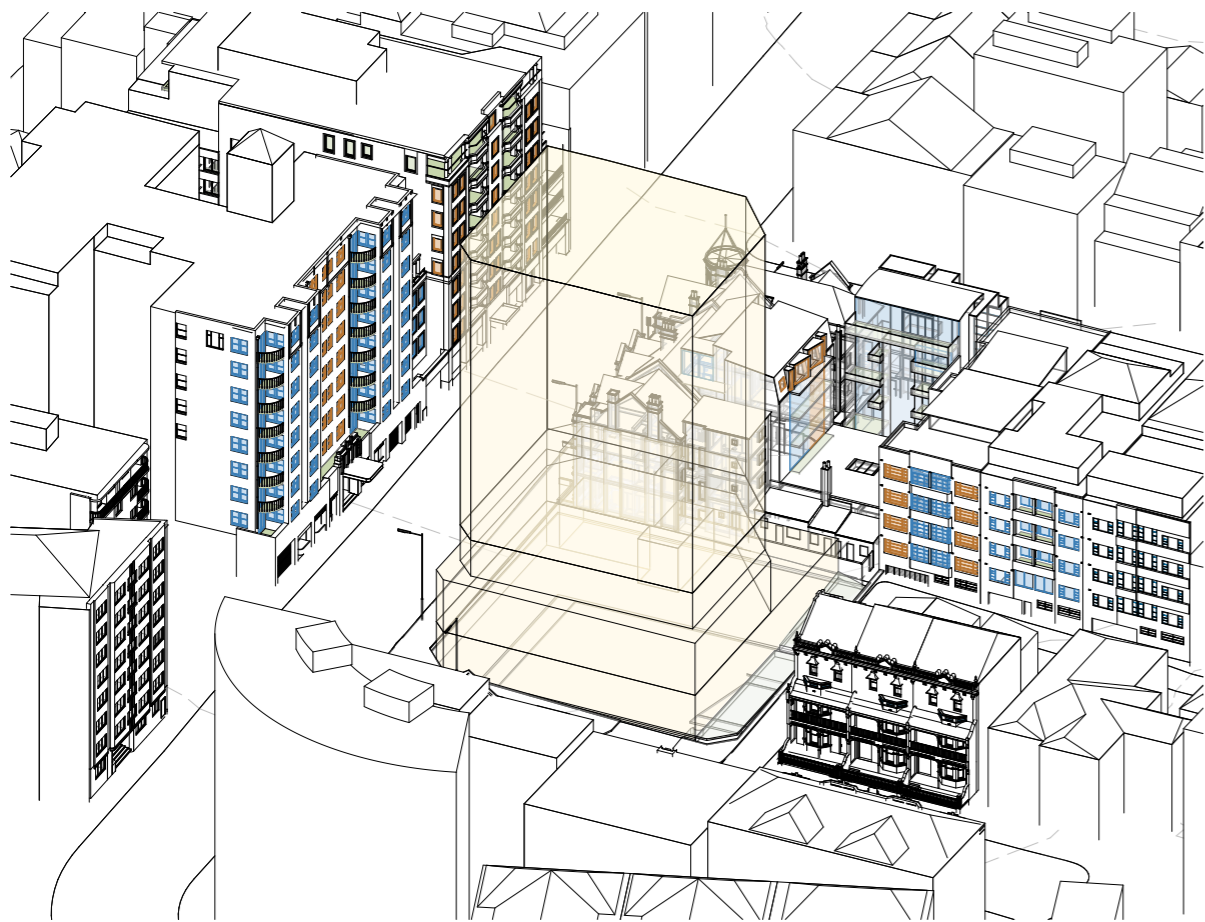
- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE



8 EXISTING - VIEW FROM THE SUN - 1pm



8 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 1pm

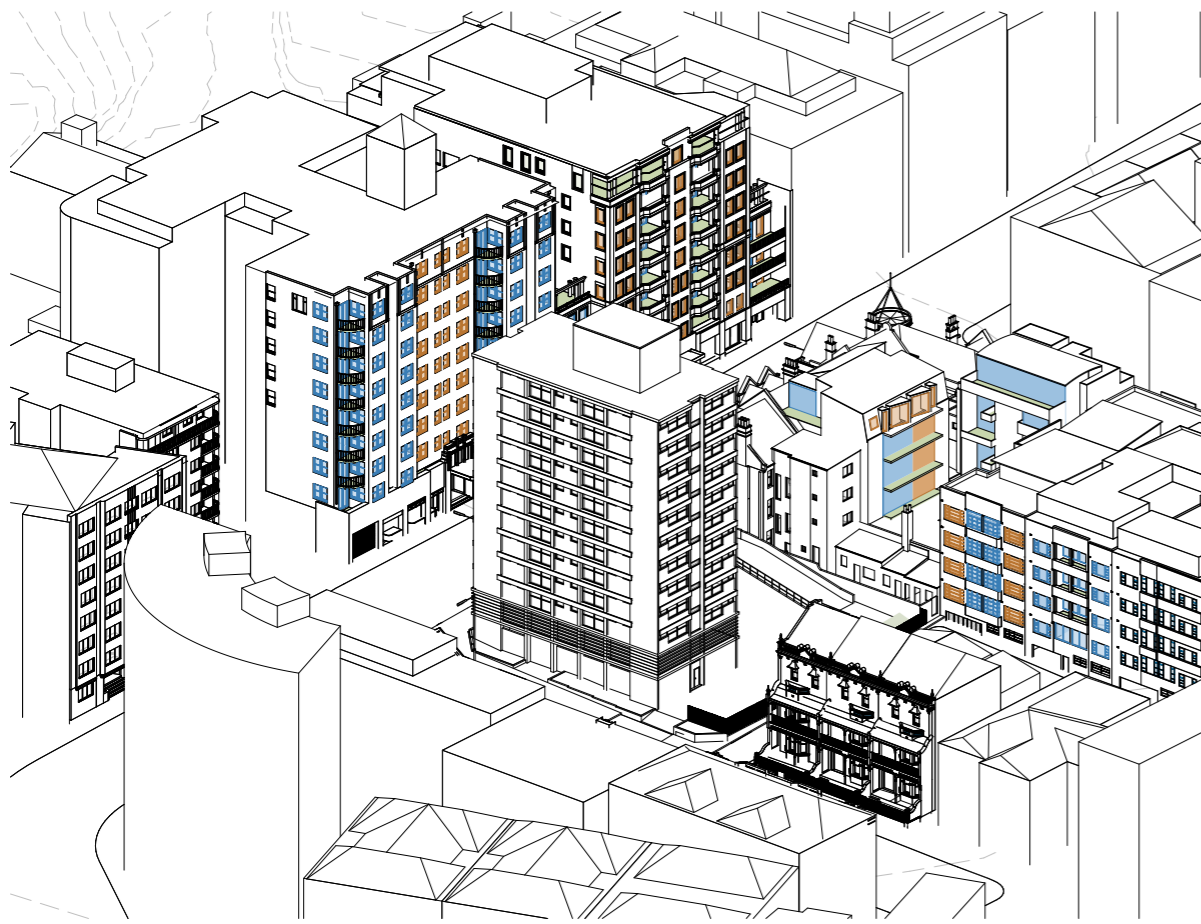


8 ENVELOPE - VIEW FROM THE SUN - 1pm

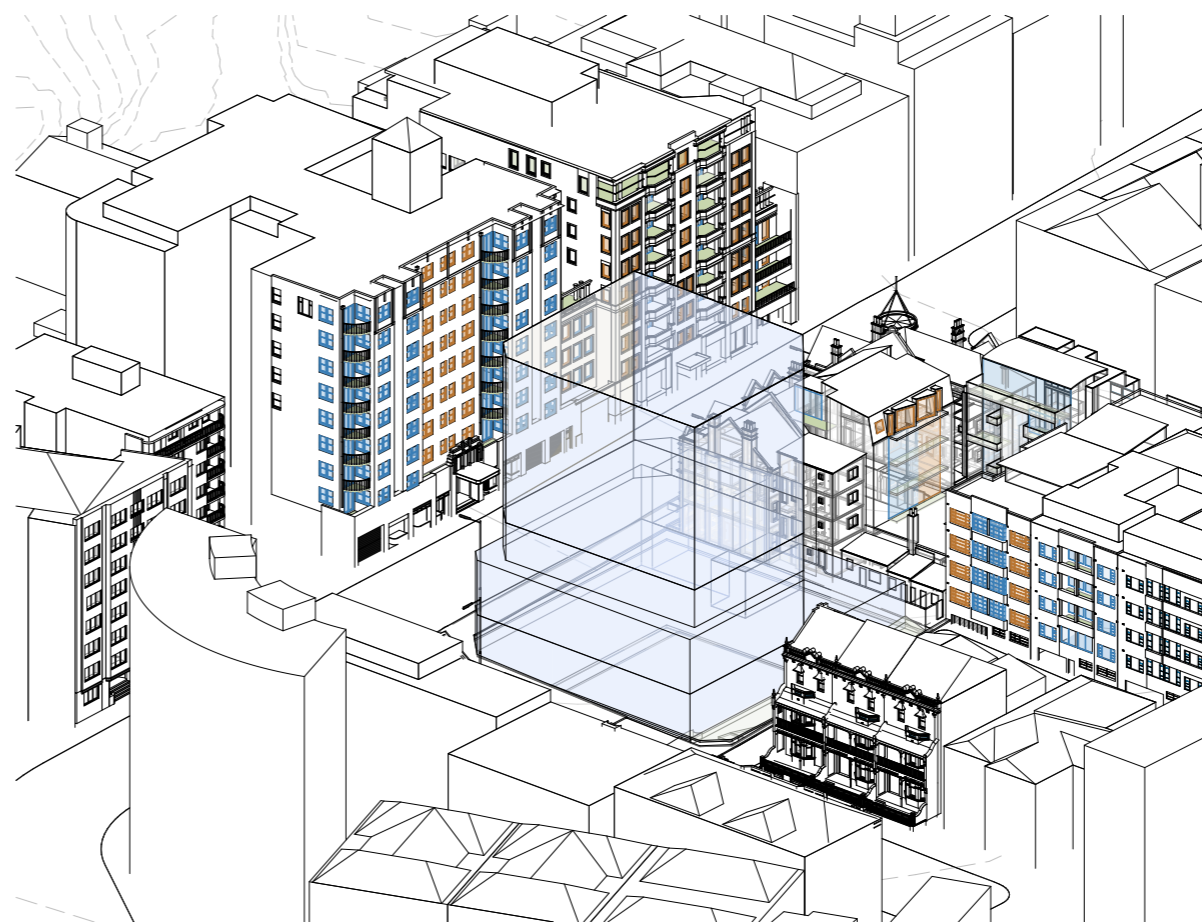
LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

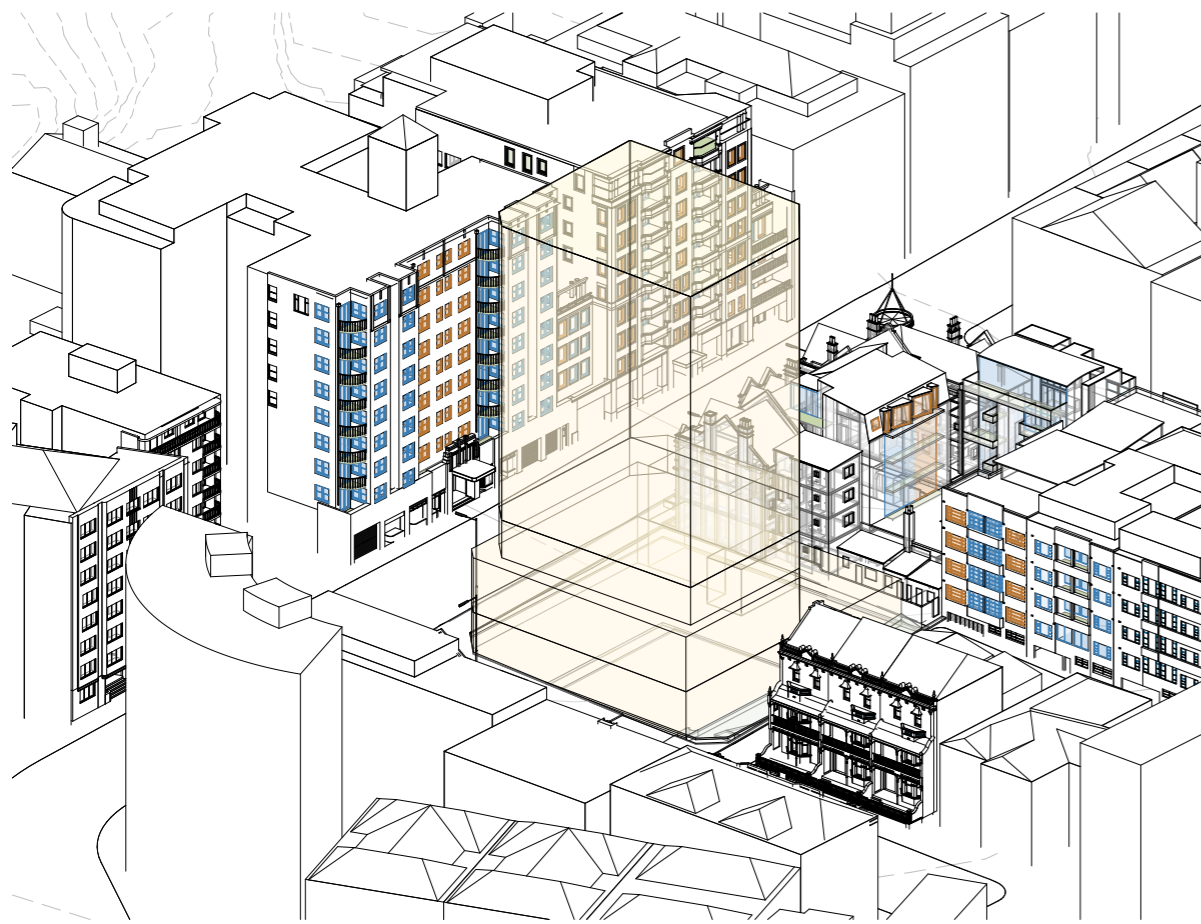
- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE



3 EXISTING - VIEW FROM THE SUN - 2pm



6 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 2pm

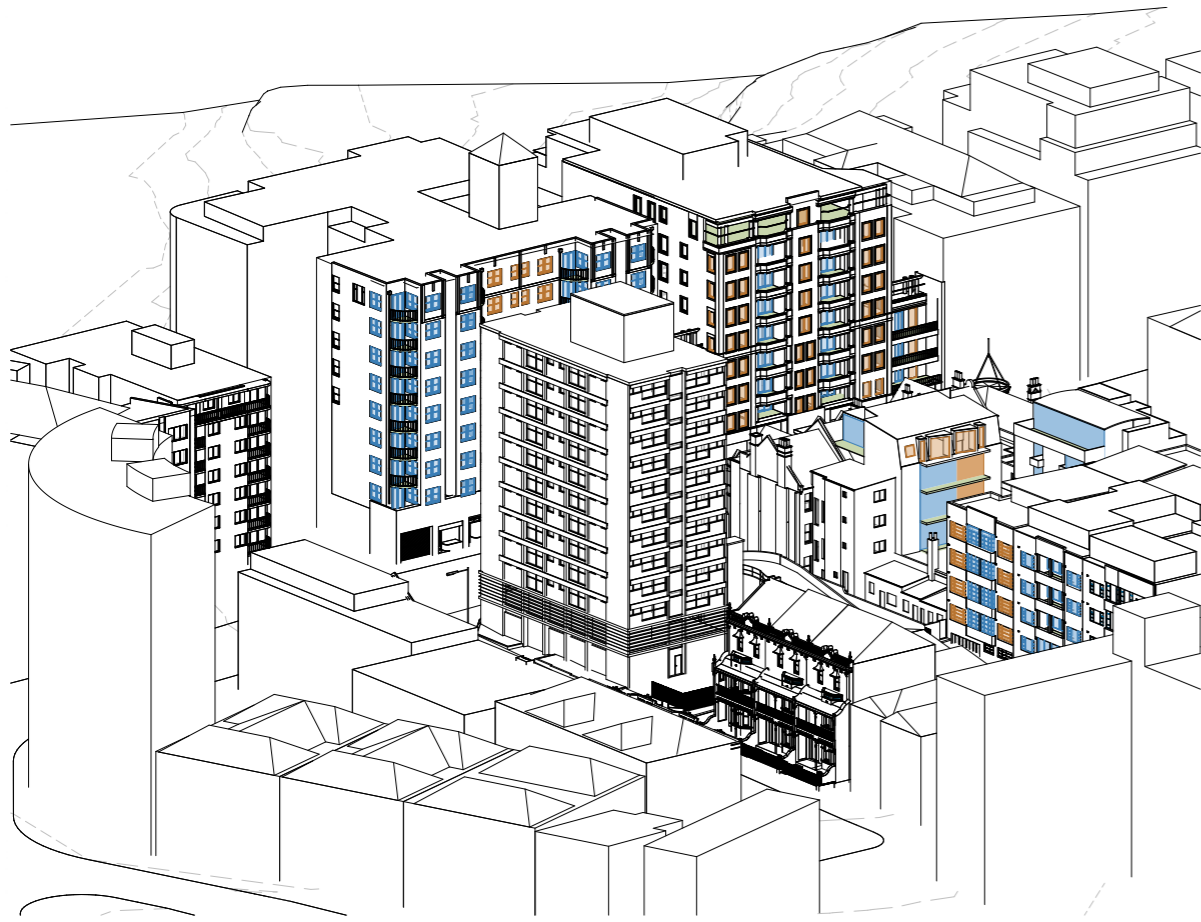


3 ENVELOPE - VIEW FROM THE SUN - 2pm

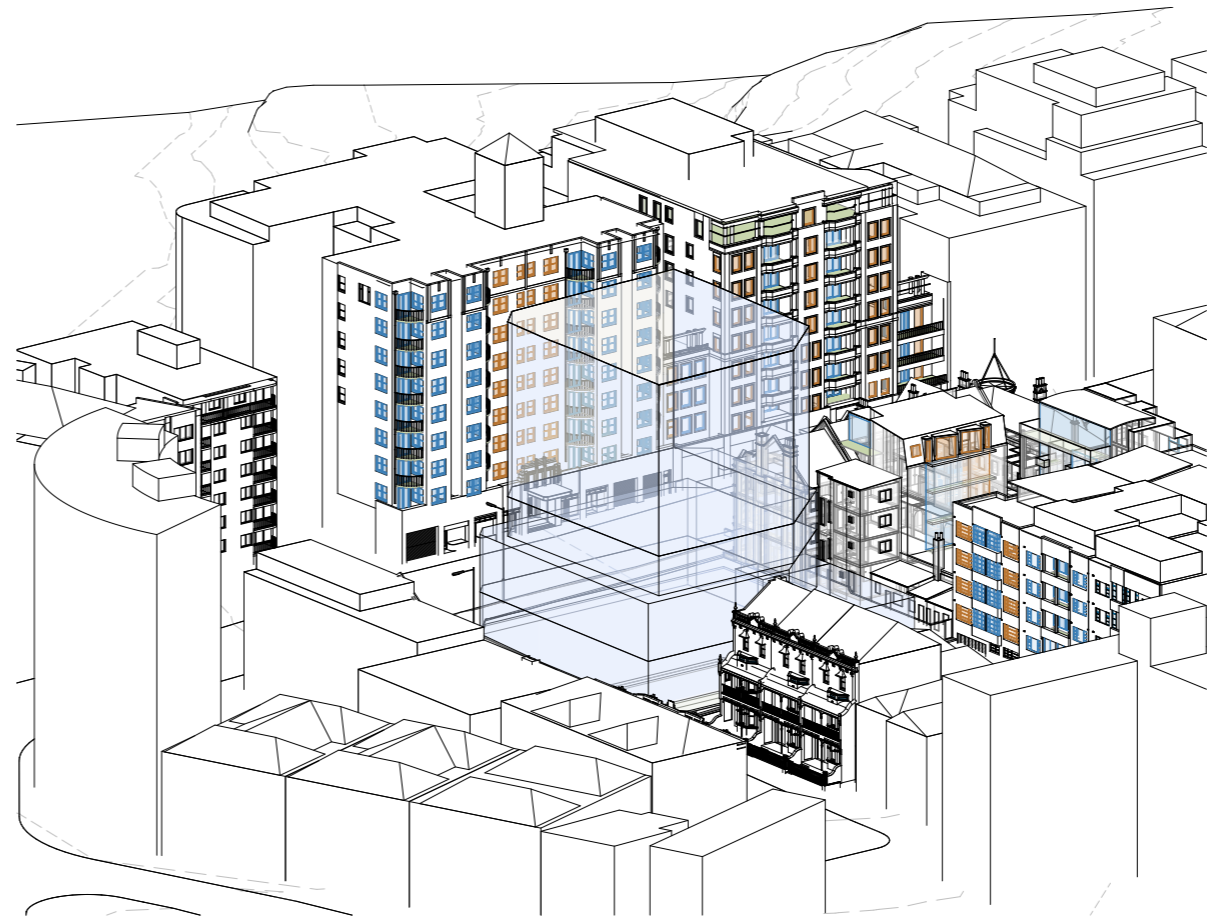
LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

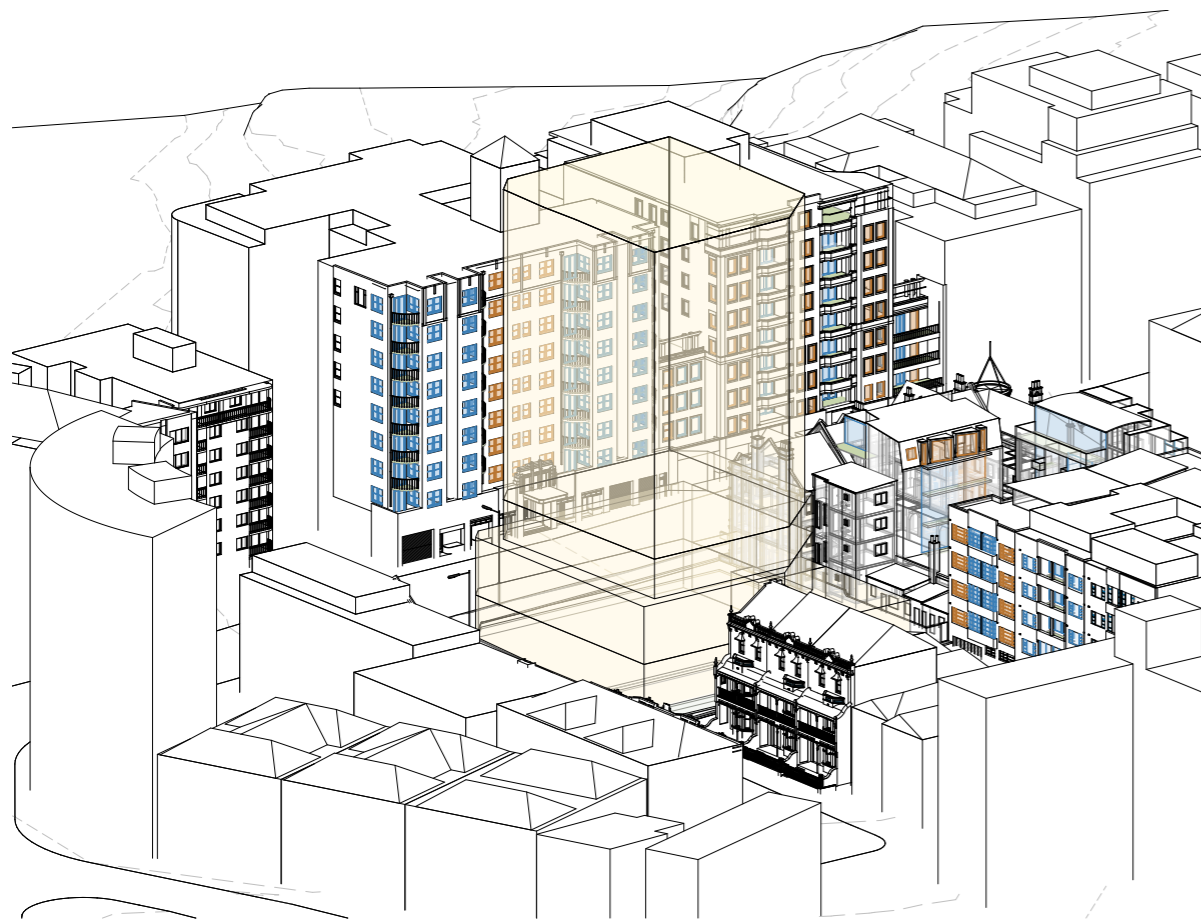
- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE



7 EXISTING - VIEW FROM THE SUN - 3pm



7 ENVELOPE WITHOUT BONUS - VIEW FROM THE SUN - 3pm



7 ENVELOPE - VIEW FROM THE SUN - 3pm

LEGEND

NOTE: COLOURED WINDOWS, WALLS AND FLOORS INDICATE APPROXIMATE LOCATIONS OF LIVING ROOM AND BEDROOM WINDOWS AS WELL AS PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES THAT MIGHT BE AFFECTED BY THE PROPOSED DEVELOPMENT

- LIVING ROOMS
- NON-LIVING AREAS
- PRIVATE OPEN SPACE

3

Attachments:

Housing SEPP Report

Design Verification Statement

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme.

Prepared to accompany the State Significant Development Application submitted to Department of Planning, Housing and Infrastructure

28th February 2025
45-53 Macleay Street,
Potts Point NSW 2011

Prepared on behalf:
Time & Place

Prepared by:
SJB Architects NSW

Verification of Qualifications

John Pradel and Adam Haddow are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

Their registration Numbers are 7004 and 7188.

Statement of Design

SJB have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the nine design quality principles of the Housing SEPP.

SJB verify that as required by the Clause 50 (1AB) of the Environmental Planning and Assessment Regulation 2000 the design quality principles set out in Schedule 1, design quality principles of the State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

This submission is seeking consent for a concept envelope only with detailed State Significant Development Applications to follow, subject to a design competition.

Adam Haddow
Director
Registered Architect NSW, No. 7188

2

Housing SEPP Design Quality Principles

The following content outlines the architectural scheme against the nine Principles of Design.

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The subject site is located at 45-53 Macleay Street sits on the western side of the Macleay Street ridgeline. This ridge line runs continuously from its high point on Bourke Street Surry Hills to the harbour at the northern end of Potts Point. Historically punctuated by rocky outcrops, this ridge quickly became a movement spine in the new colony, connecting newly 'released' lands that enjoyed magnificent views back to the early settlement in Sydney Cove to the wetlands and early established fields around Cleveland House in the south.

The site sits within one of the historical high-density villages of Sydney - Potts Point. As a small dense community Potts Point has developed to accommodate both the resident and visitor communities essential to a diverse and active urban village. Punctuated with both local and destination restaurants and cafes, the suburb is also home to a supermarket, a variety of theatres, bars and retail shopping opportunities. The suburb balances better than most tensions that usually rise between residents and visitors due the impacts of large international hotels and tourist restaurants through the organic development of smaller boutique short term accommodation and one off signature restaurants. The existing building pays no respect to the streetscape and the new development will change this by introducing an active frontage along Macleay St holding the corner towards McDonald St.

The site is also within easy walking distance of the Kings Cross Village, Kings Cross Station and Darlinghurst. And slightly further afield is the Sydney CBD and the Royal Botanic Gardens to the west and Elizabeth Bay and Rushcutters Bay to the east. Community facilities such as swimming pools, tennis courts, active open space, and public libraries are easily accessible, as are arts institutions such as the Gallery of New South Wales and the Darlinghurst Theatre.

Sitting on the western side of Macleay Street the site is addressed to the east by the 10 level Macleay Regis apartment building, one of the most interesting and grand buildings of Potts Point, and to the west by predominantly 2-4 level Victorian era terrace housing and small apartment buildings. All adjoining buildings are of masonry construction that invest in crafted and articulated façades.

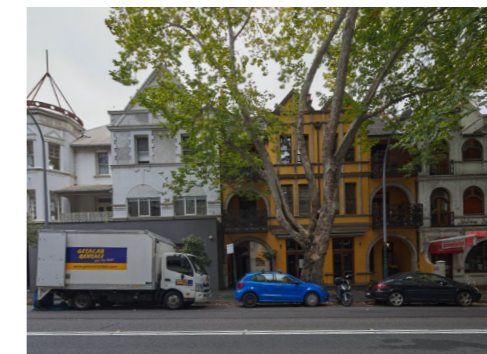
The proposal intends to build on these typical characteristics of the neighbourhood and enrich them with its new presence.



Potts Point and surrounds



10-12 Macleay Street (Mcleay Regis Building)



55-63 Macleay Street (White House at the right and Yellow House in the middle)



Terraces on McDonald Street

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The existing built form pattern of the Potts Point peninsular is of tall buildings to the eastern side of the street - up to 12 levels, and predominantly smaller buildings to the western edge - up to 6 levels. Towards the northern end of the street this low scale building fabric gives way to taller apartment buildings that take advantage of the northern orientation and views to the city. The subject site is the southern most tower building of this collection.

The built form of the proposed development looks to mediate a transition from the smaller scale western edge building stock of Macleay Street to the taller tower forms in the north and for what the site is zoned for. A 4 level Macleay Street street wall helps to make this transition, restitching the site into the building form of the street traveling south. To the west a respectful transition to the smaller terrace typology is enabled through the identification of a lower level street wall with generous planting to the top further softening this stepping.

The proposal achieves a height of 50.05m by applying the 10% height bonus for Design Excellence competition process and 30% height bonus from a Affordable Housing component to a base height limit of 35m, as determined by the City of Sydney LEP and City Sydney DCP.

As the existing building sits almost hard up against the northern boundary of the site the proposal locates its tower element as far north east as possible. This helps with the transition to neighbouring sites but also reduces view impacts to properties along the eastern side of Macleay Street as much as possible. Further sculpting of the envelope eliminates additional overshadowing.

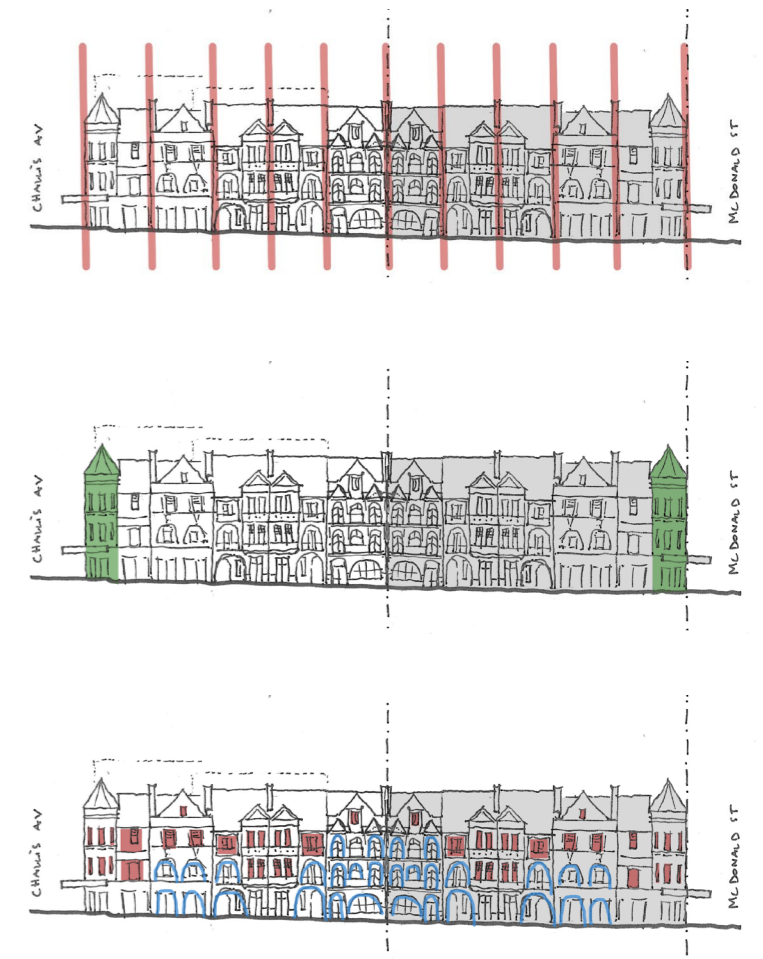
Thorough analysis of the heritage fabric to the south can inform the design of the street wall along Macleay Street. Before the current building was constructed there were five 4-storey terraces on the site almost identical to the existing buildings stretching from 55 to 63 Macleay Street. An appropriate heritage interpretation strategy will be key for a successful integration of the development into the fabric of this area of Potts Point.



Existing site condition with car parking to Ground and Level 1



45-53 Macleay Street site August 1962 (Source: City of Sydney Archives)



Analysis of rhythm, corner treatment and window openings of original heritage fabric

Principle 3: Density

Potts Point and surrounds

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

Potts Point is part of one of the densest urban areas in Australia with its own population of approx 9,500 people. With limited space, many apartment buildings are vying for high levels of amenity.

This proposal offers a variety of apartment types to cater for density while also providing an alternative to traditional detached housing by proposing large apartments at top levels. This will attract residents that would otherwise unlikely move to the area.

The proposal seeks to achieve a floor space ratio of 4.29:1, by applying the 10% FSR bonus granted by the Design Excellence competition process and further 30% bonus through a Affordable Housing component.

The scheme demonstrates the FSR can be readily accommodated on the site with a good built form outcome while providing quality amenity to residents.

Demolition of the existing building allows for the car parking to move underground instead of the current condition of car spaces at ground and Level 1 lacking any active street interface. This will create opportunities for activated frontage along Macleay Street wrapping around the corner of McDonald Street as well as laying out residential apartments on Level 1.

The siting of the development required careful consideration of impacts on views from neighbouring properties. The proposal aims to minimise these impacts through careful crafting of the building form and thorough analysis of surrounding view lines. Refer to View Impact Assessment by Urbis for additional details.

The location of the site, in an inner city suburb, means the proposal is exceptionally well served by public transport and connections to the main arterials of the city. William St (within 1km of the site) being a direct link to the CBD and driving East, New South Head Road connects you to the Eastern suburbs.

The community of Potts Point enjoys access to all forms of transport with, local bus routes, access to the water, Carshare pods within the local streets and also close connection to the Eastern distributor.



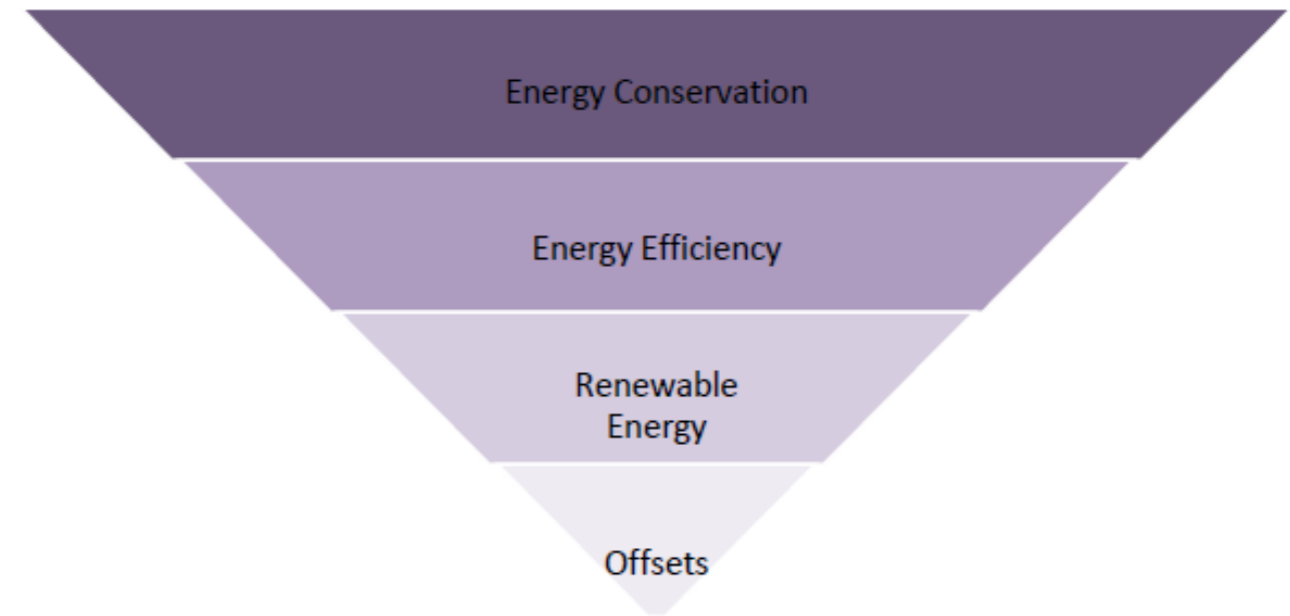
Site - Existing & neighbouring buildings - View from the north

Principle 4: Sustainability




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

The proposal incorporates a number of principles of sustainability:

- Extensive landscaping to roofs and over structure, minimising stormwater run-off
- Reduction in building energy usage due to green roof
- On-site rainwater tank, water collection for use in irrigation of landscape
- Very high level (85-90%) of cross ventilated apartments can be achieved.
- Solar access to living areas and private open space for most of the apartments can be easily achieved
- Provision for Solar panels on roof
- Materials demolished to be reused or recycled where possible
- Selection of plantings to be a majority of native and indigenous species
- Energy-efficient lighting and appliances
- Water-efficient fixtures
- Proximity to public transport and local shops



To achieve the above, the following initiatives are being explored:

	<p>BASIX Energy Target of 40% - In line with Design Excellence guidelines, the development is targeting an Energy target of 40% reduction compared to an equivalent development. This far exceeds the 25% minimum legislative requirement and demonstrates the project’s commitment to energy efficiency. This target will be achieved through the measures outlined below.</p>
	<p>Thermally-Efficient Construction – Insulation through the roof, walls and floor, with proper sealing to reduce bulk airflow. Light-coloured materials will be used to reflect solar heat gains. Delicate consideration will be given to the height of the windows, shading and overall window-to-wall ratio. The project is targeting an aspirational 7 Star NatHERS average rating across the development to provide occupants with great thermal comfort outcomes.</p>
	<p>Efficient Mechanical systems – heating and cooling will be provided via individual systems for each apartment with day/night zoning.</p>

Extract from 'Ecologically Sustainable Development Report' by E-LAB Consulting

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposal has a strong focus on providing generous landscape not only at ground floor but also as part of the building's architecture all the way to the roof.

A wide strip of deep soil planting has been introduced along McDonald Lane to soften this edge and provide opportunities for public art integrated within landscape. The communal open space comprises of a variety of fixed planter configuration to provide shading and greenery as required. Deep planting over the carpark entry boasts canopy levels

The idea of locating built-in planters on the balconies along party walls help softening these boundaries and could include spillover planting introducing green elements along the facade all up the building.

Landscaping along the entire perimeter of the building helps with hiding any plant from view for neighbouring properties and soften the top edge of the building. Private rooftop gardens boast lush greenery including well placed trees to increase the canopy cover.

Plant species have been selected to suit the location and climate, maximising the use of native and indigenous species where possible.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Through the development of the proposed design the following issues were tested and considered:

- 94% of apartments are cross ventilated, satisfying the ADG minimum of 60%.
- 88% of apartments receive 2 hours of solar access to both private open space and living areas, satisfying the ADG minimum of 70%.
- All apartments satisfy the dimensional requirements of the Housing SEPP with regards to width of living spaces and depth of balconies and majority of the apartments well surpass these requirements.
- Upper levels boast large apartments with dimensions and amenity levels that well surpass the minimum requirements. The two apartments to top level have been provided with vast private rooftop terraces including possibility of a modest plunge pool.
- 3.6m floor to floor height are proposed to maximise the daylight and view opportunities as well as increase the number of apartments that will have city and harbour views.
- All apartments have been provided with internal and external storage, consistent with the Housing SEPP's rule of thumb. Storage is located adjacent to corridors and living areas where possible. Additional storage has been provided in dedicated storage areas within the basement.
- Communal open space located at ground floor in the south west corner would receive ample direct sunlight throughout the year. Due to basement levels dictated by flood levels a lap pool can easily be achieved along the southern boundary.
- Majority of the apartments have a vast outlook towards the city skyline, Opera House, Harbour Bridge, Sydney harbour or the headlands.



Artist Impression looking south east from McDonald Street

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The design of the development optimises safety and security, both internal to the development and to the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.

Design initiatives which have been incorporated into the design are:

- Activated frontage will be provided along the Macleay St street elevation. By locating the pedestrian entry point adjacent to this frontage it brings the building entrance into the public realm, being clearly identifiable and allows for passive surveillance.
- The pedestrian entrance has secure access with video intercom at the lobby.
- Security access to the basement and individual storage garages will be in the form of swipe cards and remote controllers will be provided
- Car park layouts are designed to minimise opportunities for alcoves. Columns or walls do not obstruct sight lines and the car parks are generally open.
- Entries are well lit
- Lift lobbies are shared between 2 to 5 apartments on each level and the size of the lobby is small enough that there are no corners to hide behind
- Potential for public art and carefully landscaped public spaces are proposed for McDonald Lane and Macleay Street providing a high quality outcome for this laneway while increasing pedestrian traffic and passive surveillance.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

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

The proposal provides a mix of apartment sizes including 1 and 2 bedroom apartments at the lower floor as well as 3 bedrooms and gradually working towards larger 3 bedroom apartments and penthouses at the top levels. This is in response to market demands for the area.

All residential units and basement parking areas are accessible by lift and close regard has been made in the concept design to ensure that an appropriate number of units could be adopted to suit the needs of people with disabilities or the elderly.

The activity that exists within Potts Point supports all demographics with excellent access to public transport with:

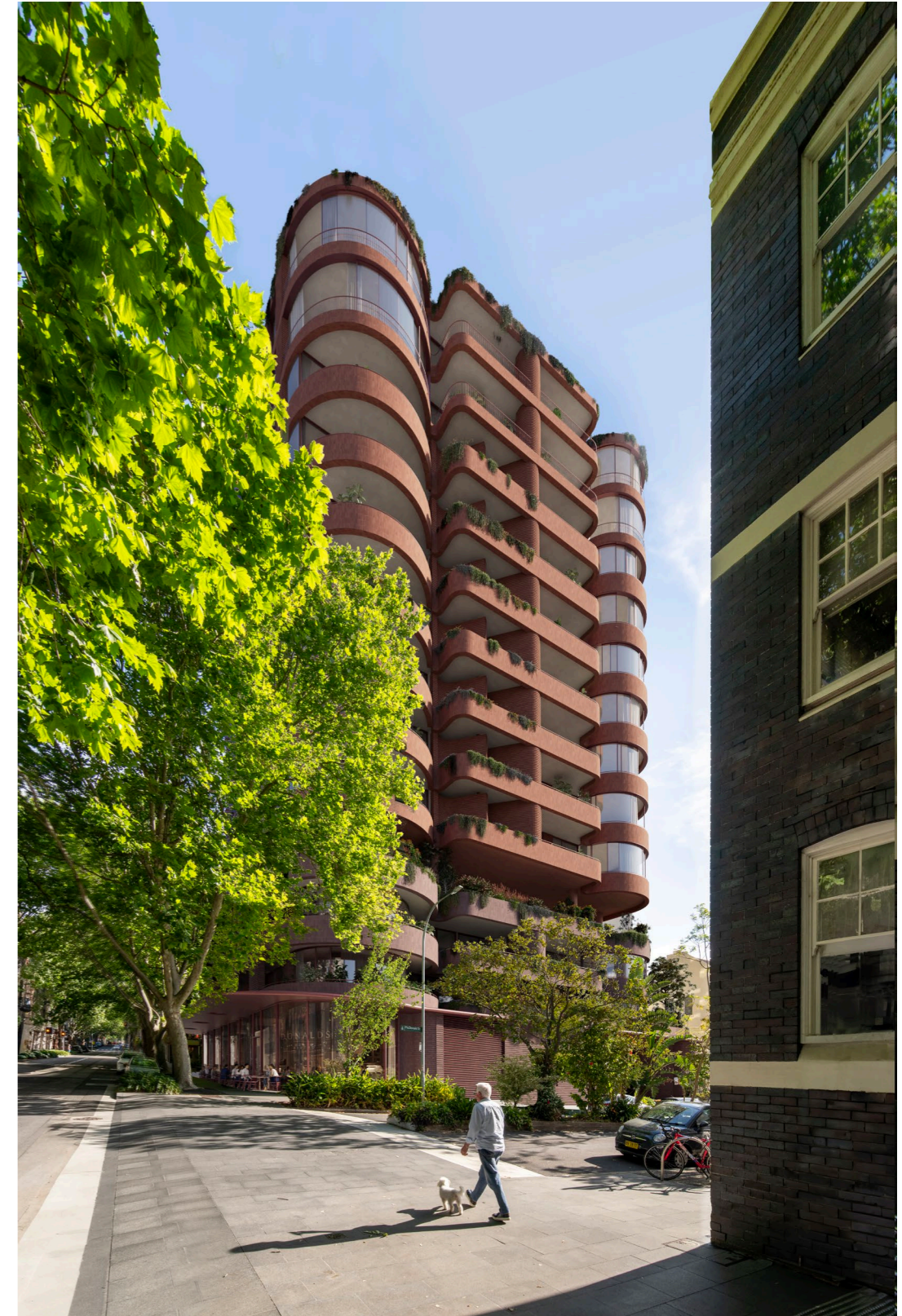
- Bus services along Macleay street
- Train service at walking distance
- Bicycle parking for each resident and visitors in accordance with the controls

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Although the articulation of the building form will be addressed in a future submission, the proposal demonstrates the potential to significantly enhance the aesthetics of the existing building and its contribution to the urban character of Potts Point.



Artist Impression looking south west from the corner of Macleay Street and McDonald Street

ADG Response Table

The following content outlines the architectural scheme's response to Part 3 and Part 4 of the Apartment Design Guide.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
3	Siting the development				
3A	Site analysis				
	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			
		Each element in the Site Analysis Checklist should be addressed (see ADG Appendix 1)	•		
3B	Orientation				
	3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development			
		Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	•		The building's residential lobby and commercial spaces are accessed from Macleay Street
		Where the street frontage is to the east or west, rear buildings should be orientated to the north	•		The site has Street frontage on North and East with a private laneway frontage to the west. For this reason, the building is oriented to the north.
		Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	•		The site has Street frontage to the North. The tower component of the proposal is oriented to the north of the site to minimise overshadowing to buildings to the south.
	3B-2	Overshadowing of neighbouring properties is minimised during midwinter			
		Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	•		No significant impact on solar access to adjacent properties
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered	•		Solar studies with the proposed building envelope indicate that there will be additional overshadowing to neighbouring properties, but this impact can be resolved through a detailed Design Excellence process.
		Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	•		All adjacent adjoining properties receive the required hours of solar access.
		If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy			N/A
		Overshadowing should be minimised to the south or downhill by increased upper level setbacks	•		Building has increased upper level setback to the south.
		It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	•		The proposal is orientated 90 degrees to boundaries.
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings			Neighbouring houses have the opportunity to receive 4 hours of sunlight to roof spaces
3C	Public domain interface				
	3C-1	Transition between private and public domain is achieved without compromising safety and security			
		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	•		Direct access to the street is available to all ground floor apartments. The South Apartments on the ground have access to a path that leads them through the communal area and then to the street
		Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	•		<ul style="list-style-type: none"> – Private terraces are located on podium level. – There are no front gardens or dwelling entries located at street level.
		Upper level balconies and windows should overlook the public domain	•		
		Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	•		Visually permeable railings under the height limit are used as fencing along street frontages

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Length of solid walls should be limited along street frontages	•		Solid walls on the Ground Plane are limited to areas around the entrance to the car park, service entrances and the back laneway.
		Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	•		There is a strong focus on casual interaction in the lift lobbies and corridors with areas to sit and generous spaces within the central ground floor area.
		In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/ entries should be differentiated to improve legibility for residents, using a number of the following design solutions: <ul style="list-style-type: none"> – architectural detailing – changes in materials – plant species – colours 	•		Noted
		Opportunities for people to be concealed should be minimised	•		The clear demarcation of public domain and private areas on the Ground Plane limits opportunities for concealment.
3C-2		Amenity of public domain is retained and enhanced			
		Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking			N/A
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	•		Mailboxes are located in lobby.
		The visual prominence of underground car park vents should be minimised and located at a low level where possible	•		
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	•		Service rooms are located next to the loading dock out of view.
		Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels	•		
		Durable, graffiti resistant and easily cleanable materials should be used	•		Durable brick is used prominently in the building facade.
		Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: <ul style="list-style-type: none"> – Street access, pedestrian paths and building entries which are clearly defined – Paths, low fences and plating that clearly delineate between communal/private open space and the adjoining public open space – Minimal use of blank walls, fences and ground level parking 			N/A
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking			N/A
3D		Communal and public open space			
	3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.			
		Communal open space has a minimum area equal to 25% of the site	•		
		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)	•		Solar studies indicate that the principal usable part of the communal open space on Ground Level complies.
		Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	•		
		Communal open space should be co-located with deep soil areas	•		Communal open space on ground floor is next to deep soil area
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	•		All communal open space can be access from the main circulation areas at ground floor

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		Additional communal space has been provided in a landscaped area on the podium level.
		Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none"> – provide communal spaces elsewhere such as a landscaped roof top terrace or a common room – provide larger balconies or increased private open space for apartments – demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	•		Additional communal space has been provided in a landscaped area on the podium level.
3D-2		Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			
		Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: <ul style="list-style-type: none"> – seating for individuals or groups – barbecue areas – play equipment or play areas – swimming pools, gyms, tennis courts or common rooms 	•		Communal spaces have seating areas for individuals and groups, BBQ areas, swimming pools and space for recreational equipment.
		The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	•		Communal space on the ground plane is located along the entire south edge of the site, sheltered from strong winds by surrounding buildings.
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		
3C-3		Communal open space is designed to maximise safety			
		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: <ul style="list-style-type: none"> – bay windows – corner windows – balconies 	•		
		Communal open space should be well lit	•		
		Where communal open space/facilities are provided for children and young people they are safe and contained	•		
3D-4		Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			
		The public open space should be well connected with public streets along at least one edge	•		The public open space leading to the residential lobby is connected to Macleay Street.
		The public open space should be connected with nearby parks and other landscape elements			N/A
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	•		Public open space on the site confirms to the wider street grid.
		Solar access should be provided year round along with protection from strong winds	•		The location of public open space along the entire south edge of the site provide year round protection from the sun and strong winds.
		Opportunities for a range of recreational activities should be provided for people of all ages	•		BBQs areas are being provided, areas to stroll as well as sitting with quiet contemplation, and a swimming pool.
		A positive address and active frontages should be provided adjacent to public open space	•		Communal open space is directly accessible from the active street frontage on Macleay St.
		Boundaries should be clearly defined between public open space and private areas	•		Boundaries will be fenced and also, landscaped
3E		Deep soil zones			
	3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant tree growth. They improve residential amenity and promote management of water and air quality			

Objective			Complies														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes												
		<p>Deep soil zones are to meet the following minimum requirements.</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>Greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>Greater than 1,500m² with significant existing cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650m ²	-	7%	650m ² - 1,500m ²	3m	Greater than 1,500m ²	6m	Greater than 1,500m ² with significant existing cover	6m	•		– 10% deep soil zone with 3.8m width, 129m ² deep soil out of 1289m ² site area
Site area	Minimum dimensions	Deep soil zone (% of site area)															
Less than 650m ²	-	7%															
650m ² - 1,500m ²	3m																
Greater than 1,500m ²	6m																
Greater than 1,500m ² with significant existing cover	6m																
		<p>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:</p> <ul style="list-style-type: none"> – 10% of the site as deep soil on sites with an area of 650m² - 1,500m² – 15% of the site as deep soil on sites greater than 1,500m² 	•		Deep soil zone is 10% of site area												
		<p>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:</p> <ul style="list-style-type: none"> – basement and sub-basement car park design that is consolidated beneath building footprints – use of increased front and side setbacks – adequate clearance around trees to ensure long term health – co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil 	•		Large deep soil zones have been provided by utilising side setbacks												
		<p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> – The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) – There is 100% site coverage or non-residential uses at ground floor level – Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure 			N/A												
3F-1		Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy															
		<p>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:</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable Room and Balconies</th> <th>Non Habitable</th> </tr> </thead> <tbody> <tr> <td>Up to 12 (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p><i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2). Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</i></p>	Building Height	Habitable Room and Balconies	Non Habitable	Up to 12 (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	•		
Building Height	Habitable Room and Balconies	Non Habitable															
Up to 12 (4 storeys)	6m	3m															
Up to 25m (5-8 storeys)	9m	4.5m															
Over 25m (9+ storeys)	12m	6m															
		Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance			N/A												
		<p>For residential buildings next to commercial buildings, separation distances should be measured as follows:</p> <ul style="list-style-type: none"> – for retail, office spaces and commercial balconies use the habitable room distances – for service and plant areas use the non-habitable room distances 			N/A												
		<p>New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:</p> <ul style="list-style-type: none"> – site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) – on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4) 			N/A												

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	•		
		Direct lines of sight should be avoided for windows and balconies across corners	•		
		No separation is required between blank walls	•		
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			
		Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: <ul style="list-style-type: none"> – setbacks – solid or partially solid balustrades to balconies at lower levels – fencing and/or trees and vegetation to separate spaces – screening devices – bay windows or pop out windows to provide privacy in one direction and outlook in another – raising apartments/private open space above the public domain or communal open space – planter boxes incorporated into walls and balustrades to increase visual separation – pergolas or shading devices to limit overlooking of lower apartments or private open space – on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies 	•		Landscape is provided as a buffer between private open space and communal open space and access paths
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	•		In all apartments, bedrooms and habitable rooms have been separated from open circulation spaces by service areas, bathrooms and storage areas.
		Balconies and private terraces should be located in front of living rooms to increase internal privacy	•		All balconies and Private Open Space in apartments are located in front of living rooms.
		Windows should be offset from the windows of adjacent buildings	•		
		Recessed balconies and/or vertical fins should be used between adjacent balconies	•		Separating walls have been used between all adjacent balconies.
3G		Pedestrian access and entries			
	3G-1	Building entries and pedestrian access connects to and address the public domain			
		Multiple entries (including communal building entries and individual ground floor entries) are provided to activate the street edge	•		Macleay Street has a separate residential lobby entry and commercial entry to the retail space.
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network	•		Entries to the building are located alongside Macleay Street, a major road which has a high level of pedestrian foot traffic.
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	•		The entry leading to the residential lobby is clearly identifiable through its distinct facade and large scale.
		Where street frontage is limited and multiple buildings are located on the site, a primary street address is provided with clear sight lines and pathways to secondary building entries	•		N/A
	3G-2	Access, entries and pathways are equitable and easy to identify			
		Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces	•		
		The design of ground floors and underground car parks minimise level changes along pathways and entries	•		
		Steps and ramps are integrated into the overall building and landscape design	•		
		For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)			As required, subject to future design development
		For large developments electronic access and audio/video intercom should be provided to manage access			As required, subject to future design development

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
	3G-3	Pedestrian links through developments provide access to streets and connect destinations			
		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	•		
		Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	•		
3H	Vehicle access				
	3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes			
		Car park access is integrated with the building's overall facade, design solutions may include: <ul style="list-style-type: none"> – the materials and colour palette minimise visibility from the street – security doors or gates at entries that minimise voids in the facade – where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed 	•		The car park entry is located on McDonald Street, a secondary street to minimise its presence and visibility. the material palette of the car park access matches with the rest of the podium.
		Car park entries are located behind the building line	•		
		Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	•		The vehicle entry to the basement carpark is located in the lowest point of the site and accessed from McDonald street. The ramp lengths were of less of a concern on this generously sized lot, when the basement can fit in the footprint of the building above
		Car park entry and access is located on secondary streets or lanes where available	•		Car park entry has been located on the secondary street front of McDonald Street.
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	•		
		Access point locations avoid headlight glare to habitable rooms	•		
		Adequate separation distances are provided between vehicular entries and street intersections	•		
		The width and number of vehicle access points is limited to the minimum	•		One vehicle access point only
		Visual impact of long driveways is minimised through changing alignments and screen planting	•		A buffer zone of planting lines the boundary wall of the car park entry ramp.
		The requirement for large vehicles to enter or turnaround within the site is avoided	•		Pick up of garbage is to occur on the street to eliminate large vehicles turning within the site
		Garbage collection, loading and servicing areas are screened	•		The loading dock is screened.
		Clear sight lines should be provided at pedestrian and vehicle crossings	•		
		Traffic calming devices such as changes in paving material or textures should be used where appropriate	•		
		Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: <ul style="list-style-type: none"> – changes in surface materials – level changes – the use of landscaping for separation 	•		
3J	Bicycle and car parking				
	3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas			
		For development in the following locations: <ul style="list-style-type: none"> – 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 			N/A

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	•		Two car share spaces are provided in the basement
		Where less car parking is provided in a development, council should not provide on street resident parking permits			N/A
3J-2		Parking and facilities are provided for other modes of transport			
		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	•		Two motorbike parking spots have been provided in the basement.
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	•		Secure undercover bicycle parking has been provided
		Conveniently located charging stations are provided for electric vehicles, where desirable	•		A charging station has been provided in the basement
3J-3		Car park design and access is safe and secure			
		Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	•		Plant /storage / car wash bay and switch rooms can be accessed without crossing car parking spaces,
		Direct, clearly visible and well lit access should be provided into common circulation areas	•		
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	•		
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards			Noted.
3J-4		Visual and environmental impacts of underground car parking are minimised			
		Excavation should be minimised through efficient car park layouts and ramp design	•		
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	•		
		Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites			N/A
		Natural ventilation should be provided to basement and sub-basement car parking areas	•		
		Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	•		The driveway access point will be a ventilated door to allow fresh air in
3J-5		Visual and environmental impacts of on-grade car parking are minimised			
		On-grade car parking should be avoided	•		
		Where on-grade car parking is unavoidable, the following design solutions are used: – parking is located on the side or rear of the lot away from the primary street frontage – cars are screened from view of streets, buildings, communal and private open space areas – safe and direct access to building entry points is provided – parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space – stormwater run-off is managed appropriately from car parking surfaces – bio-swales, rain gardens or on site detention tanks are provided, where appropriate – light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving			N/A
3J-6		Visual and environmental impacts of above ground enclosed car parking are minimised			
		Exposed parking should not be located along primary street frontages			N/A

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: <ul style="list-style-type: none"> – car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) – car parking that is ‘wrapped’ with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) 			N/A
		Positive street address and active frontages should be provided at ground level	•		
4	Designing the building				
4A	Solar and daylight access				
	4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space			
		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	•		Over 88% of apartments in the building receive 2 hours direct sunlight between 9 am and 3 pm at mid-winter.
		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
		A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter	•		0% of apartments in the building receive no direct sunlight between 9am and 3pm at mid winter
		The design maximises north aspect and the number of single aspect south facing apartments is minimised	•		All apartments maximise on the east - west and northerly orientations and therefore have no single aspect south facing apartments
		Single aspect, single storey apartments should have a northerly or easterly aspect	•		All of the single aspect apartments in the building have a easterly aspect.
		Living areas are best located to the north and service areas to the south and west of apartment	•		This is achieved to the majority of apartments
		To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: <ul style="list-style-type: none"> – dual aspect apartments – shallow apartment layouts – two storey and mezzanine level apartments – bay windows 	•		Dual aspect apartments are the majority of apartments in this design
		To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m ² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	•		This is achieved by all apartments.
		Achieving the design criteria may not be possible on some sites. This includes: <ul style="list-style-type: none"> – where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source – on south facing sloping sites – where significant views are oriented away from the desired aspect for direct sunlight – Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective 			N/A
	4A-2	Daylight access is maximised where sunlight is limited			
		Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	•		
		Where courtyards are used: <ul style="list-style-type: none"> – use is restricted to kitchens, bathrooms and service areas – building services are concealed with appropriate detailing and materials to visible walls – courtyards are fully open to the sky – access is provided to the light well from a communal area for cleaning and maintenance – acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved 			N/A

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		<p>Opportunities for reflected light into apartments are optimised through:</p> <ul style="list-style-type: none"> – reflective exterior surfaces on buildings opposite south facing windows – positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light – integrating light shelves into the design – light coloured internal finishes 	•		Internal finishes on balconies are a lighter colouring
4A-3		Design incorporates shading and glare control, particularly for warmer months			
		<p>A number of the following design features are used:</p> <ul style="list-style-type: none"> – balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas – shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting – horizontal shading to north facing windows – vertical shading to east and particularly west facing windows – operable shading to allow adjustment and choice – high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided) 	•		<p>The building uses the following design features:</p> <ul style="list-style-type: none"> – all balconies are shaded from summer sun by an above overhang, which also allows winter sun to penetrate living areas – planting provides shade on the Ground Plane
4B		Natural ventilation			
	4B-1	All habitable rooms are naturally ventilated			
		The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	•		The majority of apartments have multiple aspects allowing for capture of prevailing breezes for natural ventilation
		Depths of habitable rooms support natural ventilation	•		
		The area of unobstructed window openings should be equal to at least 5% of the floor area served	•		All habitable rooms comply.
		Light wells are not the primary air source for habitable rooms			N/A
		<p>Doors and operable windows maximise natural ventilation opportunities by using the following design solutions:</p> <ul style="list-style-type: none"> – adjustable windows with large effective openable areas – a variety of window types that provide safety and flexibility such as awnings and louvres – windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors 	•		Adjustable windows with large effective openable areas are present in each apartment.
	4B-2	The layout and design of single aspect apartments maximises natural ventilation			
		Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	•		
		<p>Natural ventilation to single aspect apartments is achieved with the following design solutions:</p> <ul style="list-style-type: none"> – primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) – stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries – courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells 		•	There are only two single aspect apartments in the building (5% of total apartments). These are single bed apartments with an approximate width to depth ratio of 2:1 to ensure effective air circulation.
	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	•		94% of apartments achieve cross ventilation
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		
		The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	•		95% of apartments in the building are either dual aspect apartments, cross through apartments or corner apartments.

Objective			Complies														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes												
		In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	•														
		Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	•														
		Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	•														
4C	Ceiling heights																
	4C-1	Ceiling height achieves sufficient natural ventilation and daylight access															
		<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable rooms</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment 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	•		All rooms are minimum 2.7m ceiling height, with majority being over 3m
Minimum ceiling height for apartment and mixed use buildings																	
Habitable rooms	2.7m																
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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																
		Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	•														
	4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms															
		<p>A number of the following design solutions can be used:</p> <ul style="list-style-type: none"> – The hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces – Well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings – Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist 	•		Rooms are well proportioned with high ceiling height for all habitable rooms. Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude.												
	4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building															
		Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	•		Ceiling heights of low level apartments are 2.7m to allow flexibility for future conversion												
4D	Apartment size and layout																
	4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity															

Objective		Complies													
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes										
	1.	<p>Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <p>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</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	•		
Apartment type	Minimum internal area														
Studio	35m ²														
1 bedroom	50m ²														
2 bedroom	70m ²														
3 bedroom	90m ²														
	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	•												
		Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	•												
		A window should be visible from any point in a habitable room	•												
		Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits			N/A										
4D-2		Environmental performance of the apartment is maximised													
	1.	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•												
	2.	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•												
		Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	•												
		All living areas and bedrooms should be located on the external face of the building	•												
		Where possible: – bathrooms and laundries should have an external openable window – main living spaces should be oriented toward the primary outlook and aspect and away from noise sources		•											
4D-3		Apartment layouts are designed to accommodate a variety of household activities and needs													
	1.	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	•												
	2.	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•												
	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	•												
	4.	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•												
		Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	•												
		All bedrooms allow a minimum length of 1.5m for robes	•												
		The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	•												

Objective			Complies																	
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes															
		<p>Apartment layouts allow flexibility over time, design solutions may include:</p> <ul style="list-style-type: none"> – dimensions that facilitate a variety of furniture arrangements and removal – spaces for a range of activities and privacy levels between different spaces within the apartment – dual master apartments – dual key apartments <p><i>Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments</i></p> <ul style="list-style-type: none"> – room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) – efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms 	•		<ul style="list-style-type: none"> – Efficient planning of circulation corridors in apartments maximised the amount of usable floor space in rooms – Open plan layout of living and dining spaces allows for a variety of furniture arrangements within the apartment. 															
4E	Private Open Space and Balconies																			
	4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity																		
		<p>All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	•		All apartments comply with listed requirements.
Dwelling Type	Minimum Area	Minimum Depth																		
Studio Apartments	4m ²	-																		
1 bedroom apartments	8m ²	2m																		
2 bedroom apartments	10m ²	2m																		
3+ bedroom apartments	12m ²	2.4m																		
		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 15m ² and a minimum depth of 3m	•		N/A															
		Increased communal open space should be provided where the number or size of balconies are reduced			N/A															
		Storage areas on balconies is additional to the minimum balcony size	•																	
		<p>Balcony use may be limited in some proposals by:</p> <ul style="list-style-type: none"> – consistently high wind speeds at 10 storeys and above – close proximity to road, rail or other noise sources – exposure to significant levels of aircraft noise – heritage and adaptive reuse of existing buildings <p>In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated</p>			N/A															
	4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents																		
		Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	•																	
		Private open spaces and balconies predominantly face north, east or west	•																	
		Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	•																	
	4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building																		
		Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are de-signed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	•																	

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Full width full height glass balustrades alone are generally not desirable			N/A. No glass balustrades have been included
		Projecting balconies should be integrated into the building design and the design of soffits considered	•		The balconies are completely integrated and form part of the facade design
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	•		
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	•		Higher level balconies have their balustrades set back slightly of the face of the facade
		Downpipes and balcony drainage are integrated with the overall facade and building design	•		
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	•		
		Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design			N/A
		Ceilings of apartments below terraces should be insulated to avoid heat loss	•		
		Water and gas outlets should be provided for primary balconies and private open space	•		
4E-4		Private open space and balcony design maximises safety			
		Changes in ground levels or landscaping are minimised	•		
		Design and detailing of balconies avoids opportunities for climbing and falls	•		
4F		Common circulation and spaces			
	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	•		There a maximum of five apartments on any floor.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•		The building has two lifts for 35 apartments.
		Greater than minimum requirements for corridor widths and or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	•		
		Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	•		
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	•		
		Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: – a series of foyer areas with windows and spaces for seating – wider areas at apartment entry doors and varied ceiling heights			N/A
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	•		There are only maximum 5 apartments accessing each core per floor
		Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: – sunlight and natural cross ventilation in apartments – access to ample daylight and natural ventilation in common circulation spaces – common areas for seating and gathering – generous corridors with greater than minimum ceiling heights – other innovative design solutions that provide high levels of amenity	•		A high level of amenity had been designed for the apartments including: – natural cross ventilation to 93% of apartments – Common circulation spaces are naturally ventilated – All circulation spaces have windows – All corridors have greater than minimum ceiling heights above 2.7m – All corridors are 2m in width
		Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level			N/A
		Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	•		

Objective			Complies												
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes										
	4F-2	Common circulation spaces promote safety and provide for social interaction between residents													
		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	•												
		Tight corners and spaces are avoided	•												
		Circulation spaces should be well lit at night			Noted										
		Legible signage should be provided for apartment numbers, common areas and general wayfinding			Noted										
		Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	•		The lift lobbies have additional space for furniture										
		In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space			N/A										
		Where external galleries are provided, they are more open than closed above the balustrade along their length			N/A										
4G	Storage														
	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:	•												
		<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m3</td> </tr> <tr> <td>1 bedroom apart-ments</td> <td>6m3</td> </tr> <tr> <td>2 bedroom apart-ments</td> <td>8m3</td> </tr> <tr> <td>3 bedroom apart-ments</td> <td>10m3</td> </tr> </tbody> </table>	Dwelling type	Storage size	Studio apartments	4m3	1 bedroom apart-ments	6m3	2 bedroom apart-ments	8m3	3 bedroom apart-ments	10m3			
Dwelling type	Storage size														
Studio apartments	4m3														
1 bedroom apart-ments	6m3														
2 bedroom apart-ments	8m3														
3 bedroom apart-ments	10m3														
		At least 50% of the required storage is to be located within the apartment													
		Storage is accessible from either circulation or living areas	•												
		Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street	•												
		Left over space such as under stairs is used for storage			N/A										
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments													
		Storage not located in apartments is secure and clearly allocated	•												
		Storage is provided for larger and less frequently accessed items, where practical	•		Storage is located in the basement for larger storage items										
		Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	•		Storage will not be designed to impede the car parking spaces										
		If communal storage rooms are provided they should be accessible from common circulation areas of the building			N/A										
		Storage not located in an apartment is integrated into the overall building design and not visible from the public domain	•		Additional storage is located in the basement										
4H	Acoustic privacy														
	4H-1	Noise transfer is minimised through the siting of buildings and building layout													
		Adequate building separation is provided within the development and from neighbouring buildings / adjacent uses (also see section 2F Building separation and section 3F Visual Privacy)	•												
		Window and door openings are generally orientated away from noise sources	•												

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Noisy areas within buildings including building entries and corridors are located next to or above each other and quieter areas next to or above quieter areas	•		The floor plans are generally replicated from the ground to the top level
		Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources	•		Service cupboards and circulation areas are centrally located, with bedrooms sitting on the outside of the apartments and non-habitable spaces on the inside of the apartments
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	•		
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas are located at least 3m away from bedrooms	•		Plantrooms have been designed in the basement so that noise doesn't travel to the apartments above ground level. Mechanical equipment has been placed on the roof
4H-2		Noise impacts are mitigated through internal apartment layout and acoustic treatments			
		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: <ul style="list-style-type: none"> rooms with similar noise requirements are grouped together doors separate different use zones wardrobes in bedrooms are co-located to act as sound buffers 	•		<ul style="list-style-type: none"> Rooms such as bedrooms are grouped together. Service areas of apartments are located in between habitable rooms and the public circulation corridor to minimise noise Where possible, wardrobes in bedrooms are used as sound buffers from the noise impact of circulation corridors and adjacent bathrooms.
		Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: <ul style="list-style-type: none"> double or acoustic glazing acoustic seals use of materials with low noise penetration properties continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements 	•		
4J		Noise and pollution			
	4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings			
		To minimise impacts the following design solutions may be used: <ul style="list-style-type: none"> physical separation between buildings and the noise or pollution source residential uses are located perpendicular to the noise source and where possible buffered by other uses non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces Non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources Buildings should respond to both solar access and noise. Where solar access is away from the noise source, nonhabitable rooms can provide a buffer Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry 	•		<ul style="list-style-type: none"> The lobby and commercial space are located on the Ground Plane, providing vertical separation from residential floor levels above.
		Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: <ul style="list-style-type: none"> solar and daylight access private open space and balconies natural cross ventilation 	•		Noted.
	4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Design solutions to mitigate noise include: <ul style="list-style-type: none"> – limiting the number and size of openings facing noise sources – providing seals to prevent noise transfer through gaps – using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) – using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits 	•		
4K	Apartment mix				
	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future			
		A variety of apartment types is provided	•		1 Bed / 2 Bed / 3 Bed
		The apartment mix is appropriate, taking into consideration: <ul style="list-style-type: none"> – the distance to public transport, employment and education centres – the current market demands and projected future demographic trends – the demand for social and affordable housing – different cultural and socioeconomic group 	•		The majority of apartments are 3 Bed to cater for current demand for high density housing in the area, and projected future demographic trends.
		Flexible apartment configurations, such as dual key apartments, are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	•		
	4K-2	The apartment mix is distributed to suitable locations within the building			
		Different apartment types are located to achieve successful facade composition and to optimise solar access. See figure 4A.3			
		Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	•		Largest apartments are on the top two levels
4L	Ground floor apartments				
	4L-1	Street frontage activity is maximised where ground floor apartments are located			
		Direct street access should be provided to ground floor apartments			N/A
		Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: <ul style="list-style-type: none"> – both street and foyer entrances to ground floor apartments – private open space is next to the street – doors and windows face the street 			N/A
		Retail or home office spaces are located along street frontages			N/A
		Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for con-version into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor ameni-ties for easy conversion			N/A
	4L-2	Design of ground floor apartments delivers amenity and safety for residents			
		Privacy and safety is provided without obstructing causal surveillance. Design solutions may include: <ul style="list-style-type: none"> – elevation of private gardens and terraces above the street level by 1m - 1.5m (see Figure 4L.4) – landscaping and private courtyards – window sill heights that minimise sight lines into apartments – integrating balustrades, safety bars or screens with the exterior design 			N/A
		Solar access is maximised through: <ul style="list-style-type: none"> – high ceilings and tall windows – trees and shrubs that allow solar access in winter and shade in summer 			N/A
4M	Facades				

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
	4M-1	Building facades provide visual interest along the street respecting the character of the local area			
		Design solutions for front building facades may include: <ul style="list-style-type: none"> – A composition of varied building elements – A defined base, middle and top of the buildings – Revealing and concealing certain elements – Changes in texture, material, detail and colour to modify the prominence of elements 	•		The textures of the facade material changes as the exterior finish changes to reveal the finish of the interior. Contrast is provided between the external face and the interior of balconies through colour changes The podium uses a different colour to the tower component
		Building services should be integrated within the overall facade	•		Downpipes will not be visible along with condensers that are to be hidden on the roof
		Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: <ul style="list-style-type: none"> – Well composed horizontal and vertical elements – Variation in floor heights to enhance the human scale – Elements that are proportional and arranged in patterns – Public artwork or treatments to exterior blank walls – Grouping of floors or elements such as balconies and windows on taller buildings 	•		The building facade changes from the podium and the tower component. Horizontal elements such as balconies align from floor to floor.
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	•		The podium height aligns with the height of adjacent buildings 55 Macleay Street and 57-59 Macleay St
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window re-veals	•		
	4M-2	Building functions are expressed by the facade			
		Building entries should be clearly defined	•		Breaks in the facade highlight where the building entries exist
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	•		Important corners are given visual prominence with curved forms.
		The apartment layout should be expressed externally through facade features as party walls and floor slabs	•		
4N	Roof design				
	4N-1	Roof treatments are integrated into the building design and positively respond to the street			
		Roof design relates to the street. Design solutions may include: <ul style="list-style-type: none"> – Special roof features and strong corners – Use of skillion or very low pitch hipped roofs – Breaking down the massing of the roof by using smaller elements to avoid bulk – Using materials or a pitched form complementary to adjacent buildings 	•		The roof is subdivided into two areas, one for services and the other containing roof top terrace gardens for the two penthouse apartments.
		Roof treatments should be integrated with the building design. Design solutions may include: <ul style="list-style-type: none"> – Roof design proportionate to the overall building size, scale and form – Roof materials complement the building – Service elements are integrated 	•		
	4N-2	Opportunities to use roof space for residential accommodation and open space are maximised			
		Habitable roof space should be provided with good levels of amenity. Design solutions may include: <ul style="list-style-type: none"> – Penthouse apartments – Dormer or clerestory windows – Openable skylights 	•		There are two penthouse apartments with access to their own private roof terrace.
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	•		An open space is provided on the roof top for each of the two penthouse apartments. Visual privacy, acoustic privacy, safety and security concerns have been considered with both spaces being separated by extensive landscaping and physical separation.
	4N-3	Roof design incorporates sustainability features			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: <ul style="list-style-type: none"> – The roof lifts to the north – Eaves and overhangs shade walls and windows from summer sun 	•		Overhangs and deep balconies shade the walls in the summer
		Skylights and ventilation systems should be integrated into the roof design	•		
4O	Landscape design				
	4O-1	Landscape design is viable and sustainable			
		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: <ul style="list-style-type: none"> – Diverse and appropriate planting – Bio-filtration gardens – Appropriately planted shading trees – Areas for residents to plant vegetables and herbs – Composting – Green roofs or walls 	•		A high level of amenity had been designed for the apartments including: <ul style="list-style-type: none"> – Communal space on Level 3 provides ample planter space for residents for gardening – Shading trees have been planted on the western elevation of the site
		Ongoing maintenance plans should be prepared	•		Noted.
		Microclimate is enhanced by: <ul style="list-style-type: none"> – Appropriately scaled trees near the eastern and western elevations for shade – A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter – Shade structures such as pergolas for balconies and courtyards 	•		Trees located on the western elevation for shade
		Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4)	•		Noted
	4O-2	Landscape design contributes to the streetscape and amenity			
		Landscape design responds to the existing site conditions including: <ul style="list-style-type: none"> – Changes of levels – Views – Significant landscape features including trees and rock outcrops 	•		
		Significant landscape features should be protected by: <ul style="list-style-type: none"> – Tree protection zones (see figure 40.5) – Appropriate signage and fencing during construction 	•		There are no landscape features or trees on the site considered significant.
		Plants selected should be endemic to the region and reflect the local ecology	•		Noted.
4P	Planting on structures				
	4P-1	Appropriate soil profiles are provided			
		Structures are reinforced for additional saturated soil weight	•		
		Soil volume is appropriate for plant growth, considerations include: <ul style="list-style-type: none"> – Modifying depths and widths according to the planting mix and irrigation frequency – Free draining and long soil life span – Tree anchorage 	•		
		Minimum soil standards for plant sizes should be provided in accordance with Table 5	•		
	4P-2	Plant growth is optimised with appropriate selection and maintenance			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Plants are suited to site conditions, considerations include: <ul style="list-style-type: none"> – Drought and wind tolerance – Seasonal changes in solar access – Modified substrate depths for diverse range of plants – Plant longevity 	•		Majority of flora to be planted on site will be native species, to ensure drought tolerance and plant longevity.
		A landscape maintenance plan is prepared			Noted
		Irrigation and drainage systems respond to: <ul style="list-style-type: none"> – Changing site conditions – Soil profile and the planting regime – Whether rainwater, stormwater or recycled grey water is used 			Noted
4P-3		Planting on structure contributes to the quality and amenity of communal and public open spaces			
		Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> – Green walls with specialised lighting for indoor green walls – All design that incorporates planting – Green roofs, particularly where roofs are visible form public domain – Planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	•		Building design incorporates numerous opportunities for planting on structures with built-in planters, on balconies, in public communal areas and on the rooftop.
4Q		Universal design			
	4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members			
		Developments achieve a benchmark of 20% of the total apartment incorporating the Liveable Housing Guideline’s silver level universal design features	•		All apartments incorporate the Liveable Housing Guideline’s silver level universal design features
	4Q-2	A variety of apartments with adaptable designs are provided			
		Adaptable housing should be provided in accordance with the relevant council policy	•		
		Design solutions for adaptable apartments include: <ul style="list-style-type: none"> – Convenient access to communal and public areas – High level of solar access – Minimal structural change and residential amenity loss when adapted – Larger car parking spaces for accessibility – Parking titled separately from apartments or shared car parking arrangements 	•		Basement parking includes accessible car spaces High level of solar access provided for apartments
	4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs			
		Apartments design incorporates flexible design solutions which may include: <ul style="list-style-type: none"> – Rooms with multiple functions – Dual master bedroom apartments with separate bathrooms – Larger apartments with various living space options – Open plan ‘loft’ style apartments with only a fixed kitchen, laundry and bathroom 	•		The area of the apartments are generally larger than the minimums suggested in the ADG with open plan to allow for various living space options
4R		Adaptive reuse			
	4R-1	New additional to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place			
		Design solutions may include: <ul style="list-style-type: none"> – New elements to align with the existing building – Additions that complement the existing character, siting, scale, proportion, pattern form and detailing – Use of contemporary and complementary materials, finishes, textures and colours 			N/A
	4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: <ul style="list-style-type: none"> – Generously sized voids in deeper buildings – Alternative apartment types when orientation is poor – Using additions to expand the existing building envelope 			N/A
		Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: <ul style="list-style-type: none"> – Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) – Alternatives to providing deep soil where less than the minimum requirement is currently available on the site – Building and visual separation - subject to demonstrating alternative design approaches to achieving privacy – Common circulation – Car parking – Alternative approaches to private open space and balconies 			N/A
4S	Mixed use				
	4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement			
		Mixed use development should be concentrated around public transport and centres	•		Retail space on ground floor creates an active frontage to Macleay Street, a main road with high pedestrian activity.
	4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			
		Residential circulation areas should be clearly defined. Design solutions may include: <ul style="list-style-type: none"> – Residential entries are separated from commercial entries and directly accessible from the street – Commercial service areas are separated from residential components – Residential car parking and communal facilities are separated or secured – Concealment opportunities are avoided 	•		Commercial retail space has a separate entry located far from the residential entry. Residential car parking is located on a different level from the public loading dock.
		Landscape communal open space should be provided at podium or roof levels	•		The building has the communal open space at ground floor and on the top of the podium
4T	Awnings and signage				
	4T-1	Awnings are well located and complement and integrate with the building design			
		Awnings should be located along streets with high pedestrian activity and active frontages	•		An awning runs along Macleay Street where there is an active retail frontage and high pedestrian activity.
		A number of the following design solutions are used: <ul style="list-style-type: none"> – Continuous awnings are maintained and provided in areas with existing pattern – Height, depth, material and form complements the existing street character – Protection from the sun and rain is provided – Awnings are wrapped around the secondary frontages of corner sites – Awnings are retractable in areas without an established pattern 	•		<ul style="list-style-type: none"> – Awnings are wrapped around the secondary frontages of corner sites – The colour of the awning matches the colour of the brick facade of the podium.
		Awnings should be located over building entries for building address and public domain amenity	•		
		Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	•		Awning hole openings extent with placement of residential windows on the podium
		Gutters and down pipes should be integrated and concealed	•		
		Lighting under awnings should be provided for pedestrian safety	•		
	4T-2	Signage responds to the context and desired streetscape character			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	•		Noted
		Legible and discrete way finding should be provided for larger developments	•		Noted
		Signage is limited to being on and below awnings and in single facade sign on the primary street frontage	•		Noted
4U	Energy efficiency				
	4U-1	Development incorporates passive environmental design			
		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		
		Well located, screened outdoor areas should be provided for clothes drying	•		Where possible. Solid balcony upstands have been provided to allow balcony drying facilities to be screened from the public domain
	4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer			
		A number of the following design solutions are used: – The use of smart glass or other technologies on north and west elevations – Thermal mass in the floors and walls of north facing rooms in maximised – Polished concrete floor, tiles, or timber rather than carpet – Insulated roofs, walls and floors and seals on window and door openings – Overhangs and shading devices such as awnings, blinds and screens	•		Screens are used particularly on western windows. Deep balconies maximise shading to sliding doors
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		
	4U-3	Adequate natural ventilation minimises the need for mechanical ventilation			
		A number of the following design solution are used: – Rooms with similar usage are grouped together – Natural cross ventilation for apartments is optimised – Natural ventilation is provided to all inhabitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	•		Over 94% of apartments achieve cross ventilation
4V	Water management and conservation				
	4V-1	Potable water use is minimised			
		Water efficient fittings, appliances and wastewater reuse should be incorporated	•		Refer BASIX certificate
		Apartments should be individually metered	•		Noted.
		Rainwater should be collected, stored and reused on site	•		Refer BASIX certificate
		Drought tolerant, low water use plants should be used within landscaped areas	•		Refer landscape design
	4V-2	Urban stormwater is treated on site before being discharged to receiving waters			
		Water sensitive urban design systems are designed by a suitably qualified professional	•		
		A number of the following design solutions are used: – Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation – Porous and open paving materials is maximised – On site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	•		
	4V-3	Flood management systems are integrated into site design			
		Detention tanks should be located under paved areas, driveways or in basement car parks	•		
		On large sites parks or open spaces are designed to provide temporary on site detention basins			N/A

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
4W	Waste management				
	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents			
		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	•		Storage of rubbish bins is within a room connected to the loading dock, with collection being on the street
		Waste and recycling storage areas should be well ventilated	•		
		Circulation design allows bins to be easily manoeuvred between storage and collection points	•		
		Temporary storage should be provided for large bulk items such as mattresses	•		A bulky items storage room, that is separate from the waste rooms, has been provided in the basement.
		A waste management plan should be prepared	•		Noted.
	4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling			
		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling	•		
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	•		There are two chutes per lift core; one for garbage and one for recycling
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	•		There are two waste areas connected to the loading dock, allowing for separation of residential and commercial wastes
		Alternative waste disposal methods such as composting should be provided	•		This will be up to the body corporate to include as they see fit
4X	Building maintenance				
	4X-1	Building design detail provides protection from weathering			
		A number of the following design solutions are used: – Roof overhangs to protect walls – Hoods over windows and doors to protect openings – Detailing horizontal edges with drip lines to avoid staining of surfaces – Methods to eliminate or reduce planter box leaching – Appropriate design and material selection for hostile locations	•		– Building overhangs have been utilised to protect walls and balconies – The use of durable brick in the facade protects the building from weathering
	4X-2	Systems and access enable ease of maintenance			
		Window design enables cleaning from the inside of the building	•		Windows will be generally cleaned by the building management
		Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade	•		A roof hatch provides access to the roof where condensers are located
		Design solutions do not require external scaffolding for maintenance access	•		
		Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	•		
		Centralised maintenance, services and storage should be provided for communal open space areas within the building	•		
	4X-3	Material selection reduces ongoing maintenance costs			
		A number of the following design solutions are used: – Sensors to control artificial lighting in common circulation and spaces – Natural materials that weather well and improve with time such as face brickwork – Easily cleaned surfaces that are graffiti resistant – Robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	•		The building facade prominently uses natural materials that weather well such as face brickwork

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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