

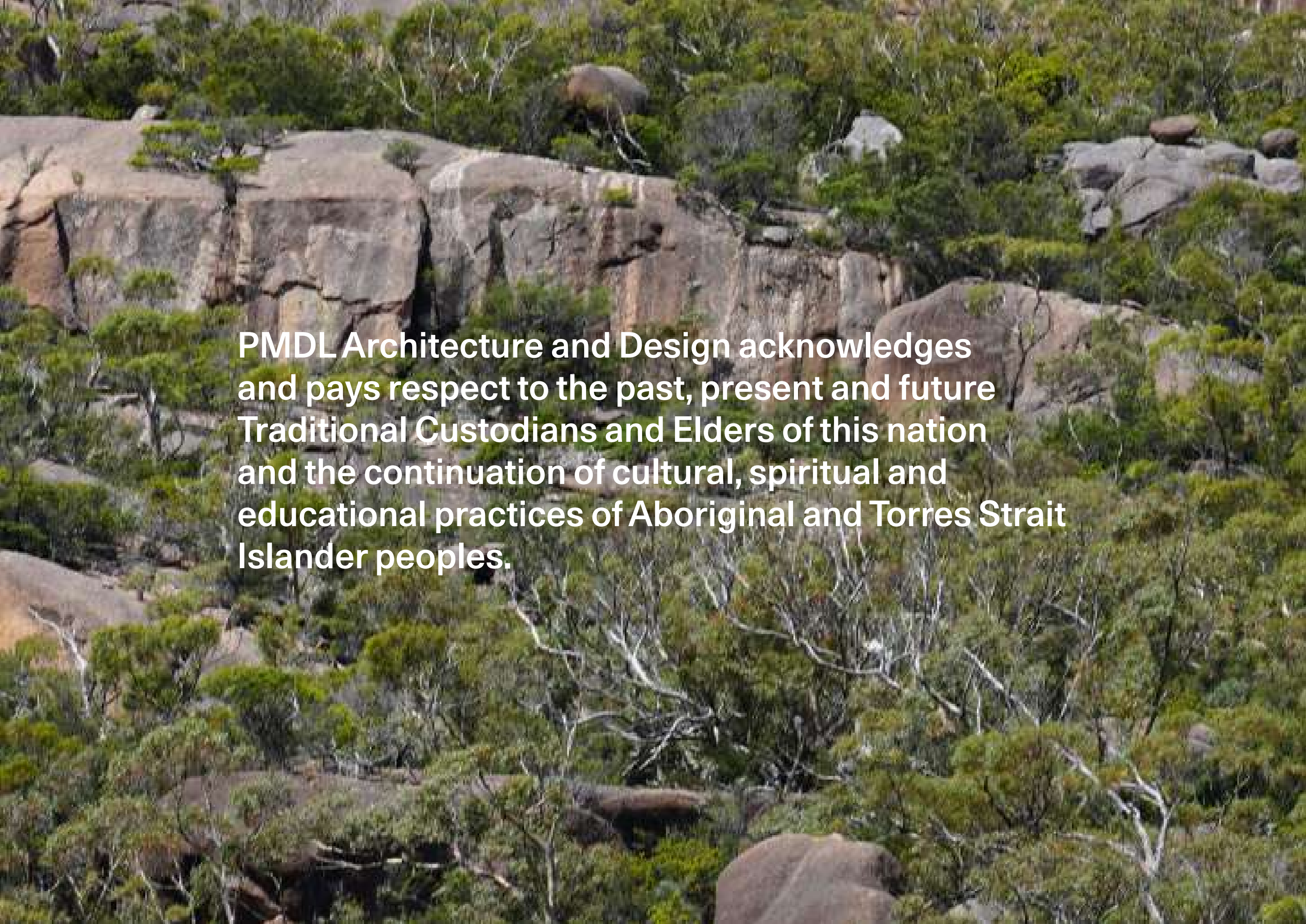
21-25 McIntosh Street + 55 Werona Street Gordon

SSDA Design Report

July 2025_Rev C

Nominated Architect: David Morris
No. 5865



A landscape photograph showing a hillside covered in dense, low-lying green vegetation. Large, flat, brownish-grey rocks are scattered across the terrain, some partially covered by the plants. The lighting suggests a bright, sunny day, with some shadows cast by the rocks and foliage.

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

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Introduction

1.1 Project Background:

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

1.2 The Proponent:

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

1.3 The Proposal Entails:

The demolition of four existing residential dwellings and associated structures.
Site preparation to facilitate excavation and selective tree removal.
The construction of three residential flat buildings, integrating 162 apartment dwellings, including 33 affordable housing units.
A two-level basement parking structure, consolidating vehicle access via McIntosh Street.
Public domain upgrades and landscaping, offering a pedestrian experience and reinforcing the site’s connectivity.
The site is located within 400 metres walking distance from Gordon Train Station, reinforcing its alignment with TOD principles.

1.4 Legal Description:

The development spans the following properties:

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

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

1.5 Design Considerations

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

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

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

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

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

1.6 A Strategic Vision

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

Team

Project Managers

CPDM

Architects

PMDL Pty Ltd

Planning

Gyde

Landscape Architects

Studio IZ

Heritage & Urban Design

Urbis

Infrastructure

Goldfish + Bay

Quantity Surveyors

Mitchell Brandtman

Civil /Geo tech

Morrow Geotechnics

Arborist

Ezigrow

Traffic & Access

Traffix

Aboriginal Heritage

Biosis

Connecting with Country

Austral Arch

Register of Community

Echo Reality

Visual Studies

Modata

Acoustics

Acoustic Lodgic

Basix

Goldfish & Bay

Waste

Dickens Solutions

Stormwater

Hydracore

BDAR

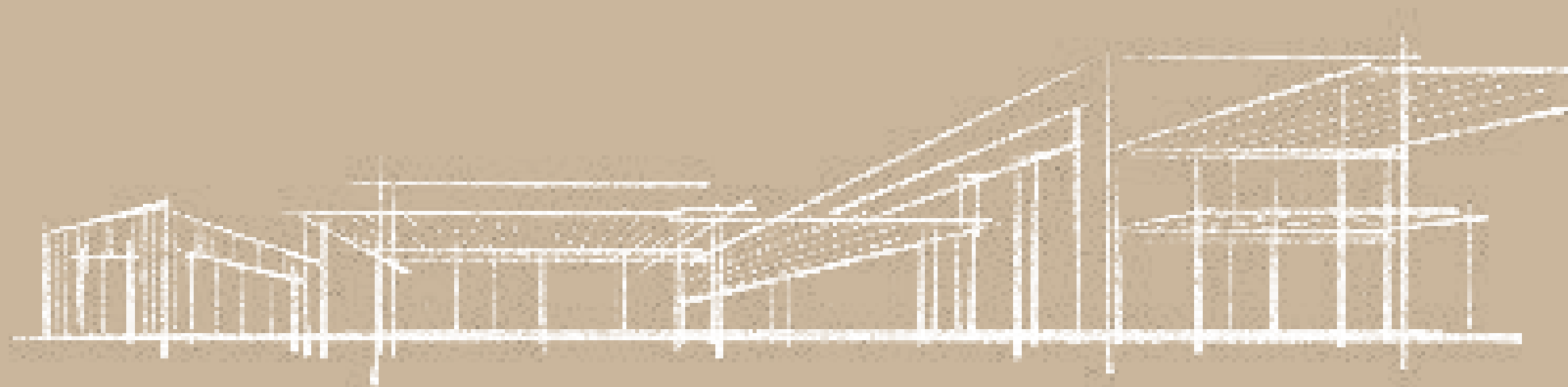
Keystone Ecological

Geo-Environmental

Egeo-Environmental Engineering

2.0 Site Analysis

P M D L



2.1 Site Location & Description

Gordon offers a rich architectural tapestry that reflects both its heritage roots and evolving urban design, particularly around the train station precinct.

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

Eryldene Historic House and Garden

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

Tree Canopy & Integration with Nature

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

Proximity to the Station

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

Trees & Green Spaces

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

Architectural Character & Design include:

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

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

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

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



Site Location



Varied Architectural Character: Tulkiyan



Canopy Trees



Historic House and Gardens: Eryldene



Gordon Station

2.2 Planning context

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

The existing properties at 21-25 McIntosh Street and 55 Werona Avenue, consist of four detached single-storey residential dwellings, reflecting traditional architectural styles appropriate for the former R2 Low Density Residential zone. These dwellings feature brick construction, rendered finishes, tiled roofing with gable and hip forms, and a range of ancillary structures such as awnings and balconies, integrated with extensive landscaping.

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



The Green Grid

Gordon is home to significant terrestrial biodiversity, shaped by its natural bushland, remnant forests, and ecological corridors. The suburb features native vegetation, including Blue Gum High Forest, a critically endangered ecological community that supports diverse flora and fauna. Conservation efforts focus on protecting these habitats, ensuring sustainable urban development while maintaining biodiversity.

Key environmental initiatives in Gordon include habitat restoration, wildlife corridors, and urban greening projects to support native species and enhance ecological resilience.

In the context of Ku-ring-gai Council, the “Green Grid” refers to a proposed network of corridors connecting green spaces and centers within the council area. These corridors, including paths, bike lanes, trails, and vegetation, serve as both pathways for active transport and as ecological corridors to promote biodiversity. The Ku-ring-gai Green Grid Strategy aims to establish a comprehensive network of regional, suburban, local, and trail routes. The draft strategy was on public exhibition until March 12, 2025.



Heritage and Conservation context

Designing near a State Heritage-listed residence and within a conservation precinct requires a sensitive approach that respects historical significance while accommodating the TOD needs.

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

2.3 Planning in Context: TOD & LMR

Gordon is undergoing a significant transformation with the introduction of Transit-Oriented Development (TOD) initiatives and the Low and Mid-Rise (LMR) Housing Policy. These changes aim to enhance urban density, improve accessibility, and diversify housing options while maintaining the suburb's established character.

As Gordon evolves, the integration of existing R2 low-density residential zones requires careful consideration to maintain neighborhood identity while accommodating growth.

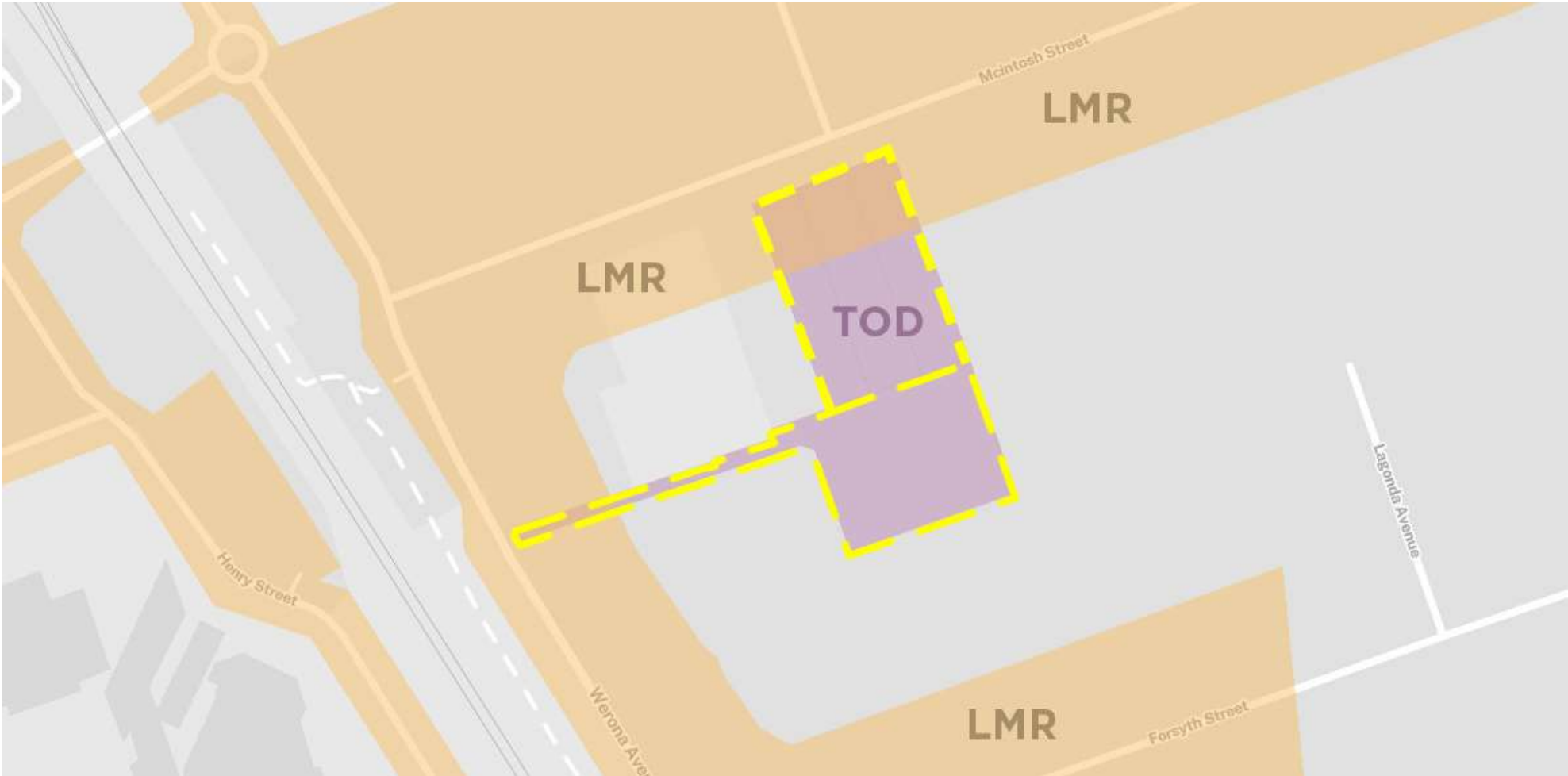
Key considerations include:
Ensuring new developments respect the scale and character of adjacent R2 areas.
Retaining deep soil planting and established trees to soften urban intensification.
Infrastructure Alignment: Supporting increased density with adequate transport, utilities, and public amenities.

By thoughtfully integrating TOD and LMR initiatives while respecting R2 zones, Gordon can achieve a balanced urban evolution, fostering sustainability, livability, and long-term community cohesion.

The proposed development of eight-storey residential flat buildings is consistent with the Transport Oriented Development precinct provisions under the State Environmental Planning Policy (Housing) 2021 (Amended 2024).

The overlay by the Transport Oriented Development SEPP amends the development standards, allowing a significantly greater density (up to FSR 2.5:1) and building height up to 22 metres consistent with medium-rise residential flat buildings plus associated bonus uplift associated with infill affordable housing.

This proposal aligns with the overarching objectives of promoting higher density housing near transport facilities, supporting sustainable urban growth, and encouraging a diversity of housing types while maintaining environmental protections. The development falls under the category of Residential flat buildings, which is a permitted use with consent within the Transport Oriented Development overlay, differing from its general prohibition within the base R2 zoning.



Planning context TOD

The TOD framework prioritizes high-density, mixed-use development near transport hubs, reinforcing Gordon's role as a well-connected precinct. This approach encourages walkability, reduced car dependency, and vibrant public spaces, supporting a more sustainable urban future.

Planning in context with the LMR

Simultaneously, the LMR Housing Policy introduces townhouses, terraces, and mid-rise apartments within designated areas, bridging the gap between traditional low-density housing and high-rise developments. This shift promotes housing diversity and affordability, ensuring a broader range of living options for residents.

2.4 A Changing Context



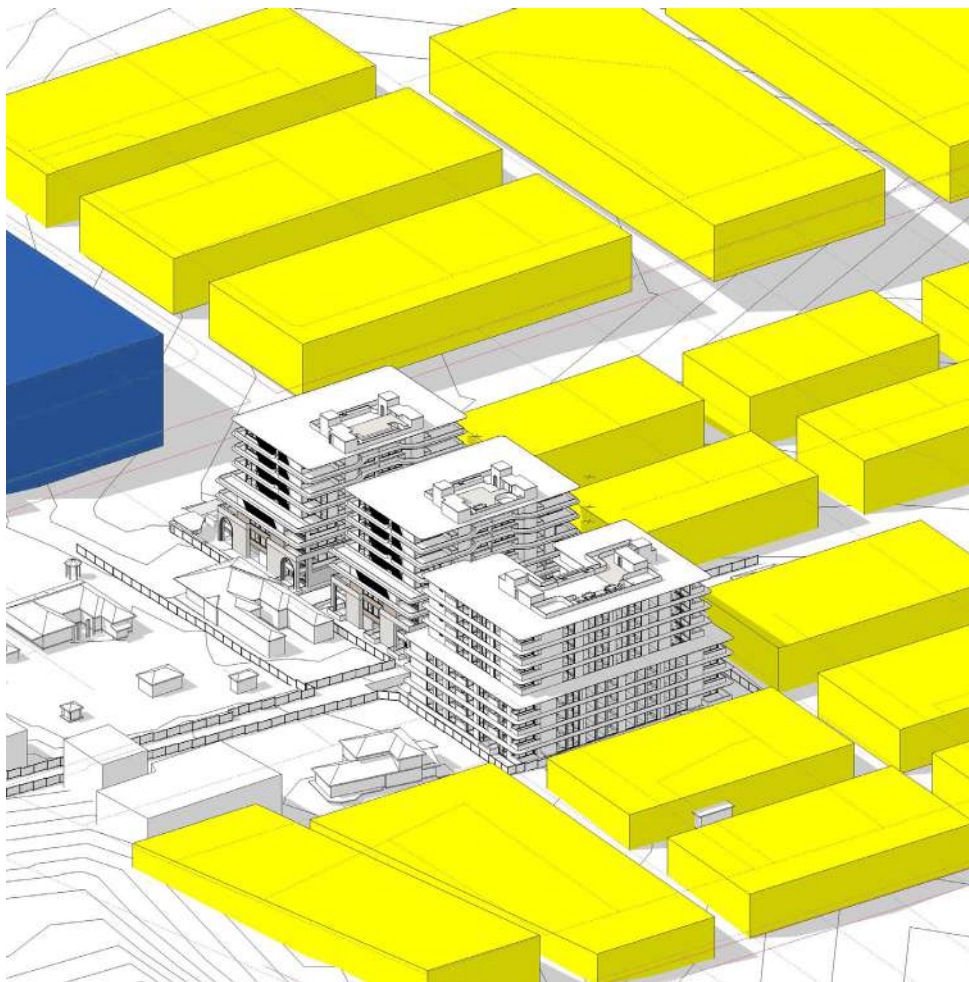
Existing Context

The existing density, heights and urban pattern of dwelling placement reflect the current R2 zoning.



Anticipated future massing: LMR applied.

The above diagram also assumes an amalgamation of sites based on groupings of greater than 1500 sqm combined. In addition to the TOD areas low to medium rise development will contribute to a tapestry of potentially 6 storey development available for sites beyond the 400m radius and a height of 9.5m.



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

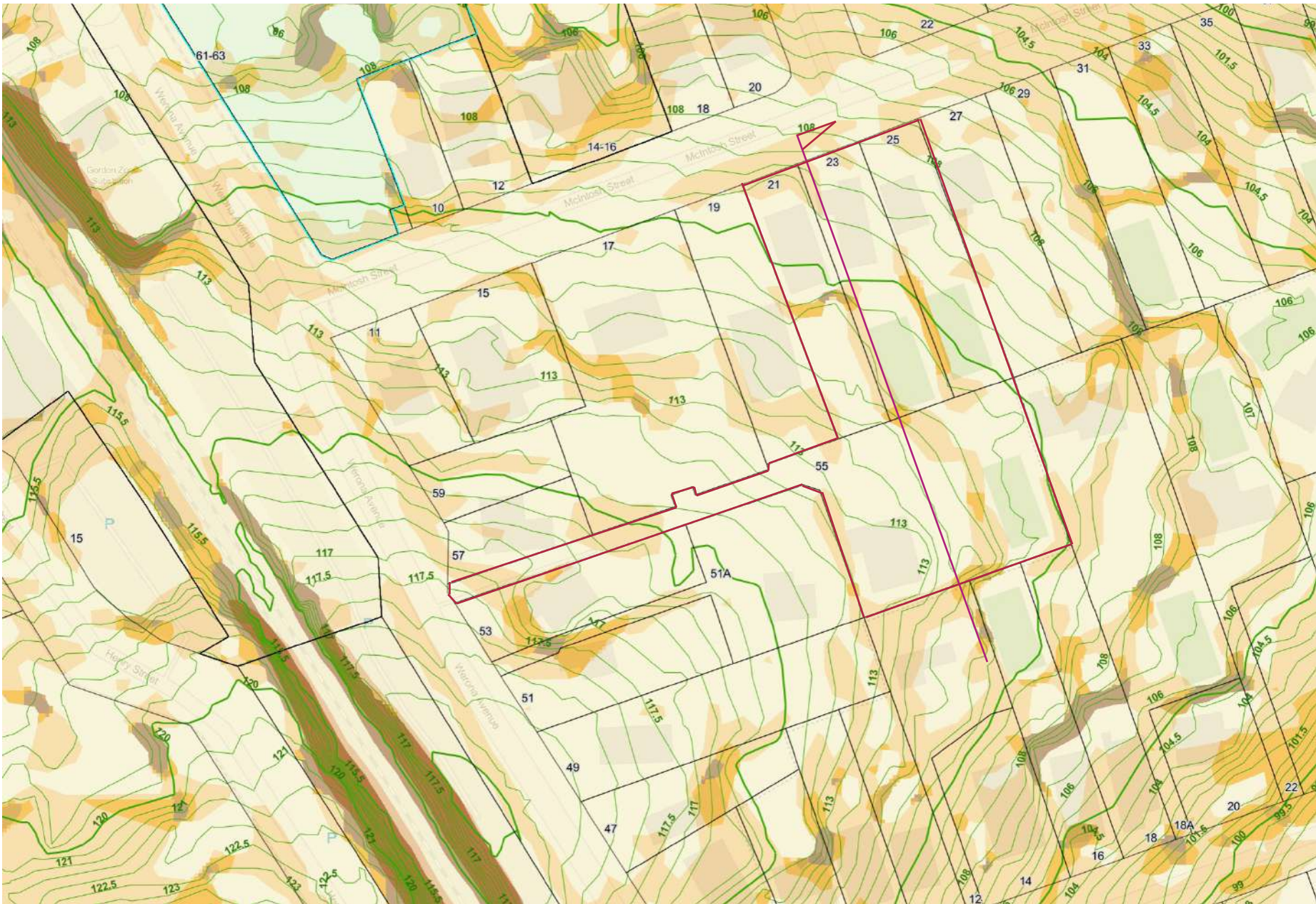
The above diagram represents Ku-Ring-Gai preferred TOD & LMR allocation

2.5 Topography

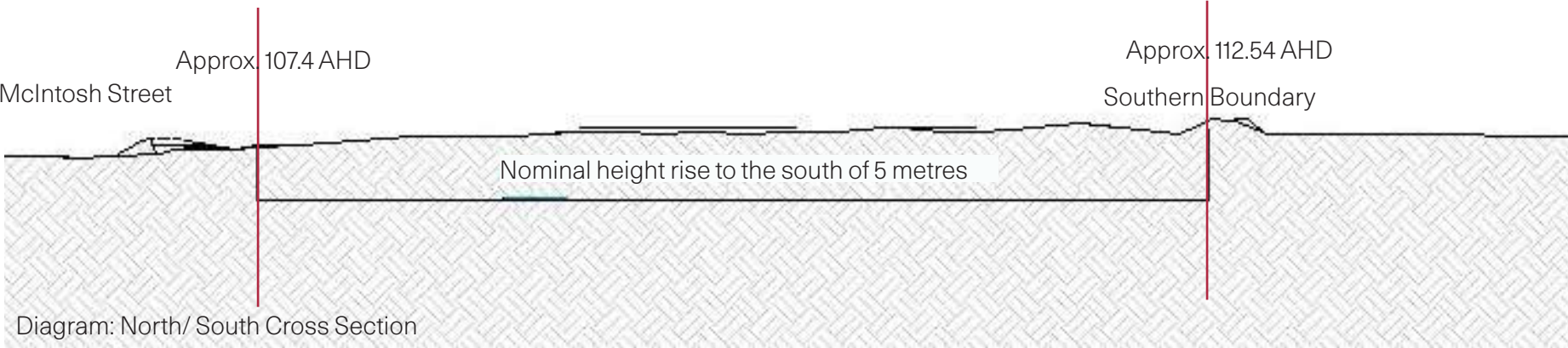
Site Topography

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

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



Source: krgnsw.maps date: May 17, 2025



2.6 Site Constraints and Opportunities.

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

Remnant Turpentine ‘Syncarpia glomulifera’ Forest.

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

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

Close proximities:

Both No. 19 and 23 McIntosh Street residences are position very close to the site adjoining boundaries.
Both acoustic, privacy and overlooking concerns can be addressed through landscape design and screening.

Street Trees:

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

The introduction of additional trees will reinstate this quality.

Being Good neighbours:

The site is within a close proximity and association with “Eryldene” being a state heritage-listed residence which is intended to remain and boards a conservation area.
An opportunity exists to celebrate an association and contribute influence on form and materials. Also known for its exotic camellias this many have bearing on feature planting selections.

Acid sulfate soil

The property is subject to mapped acid sulfate soils classified as Class 5, indicating a low likelihood but potential for nearby disturbance.

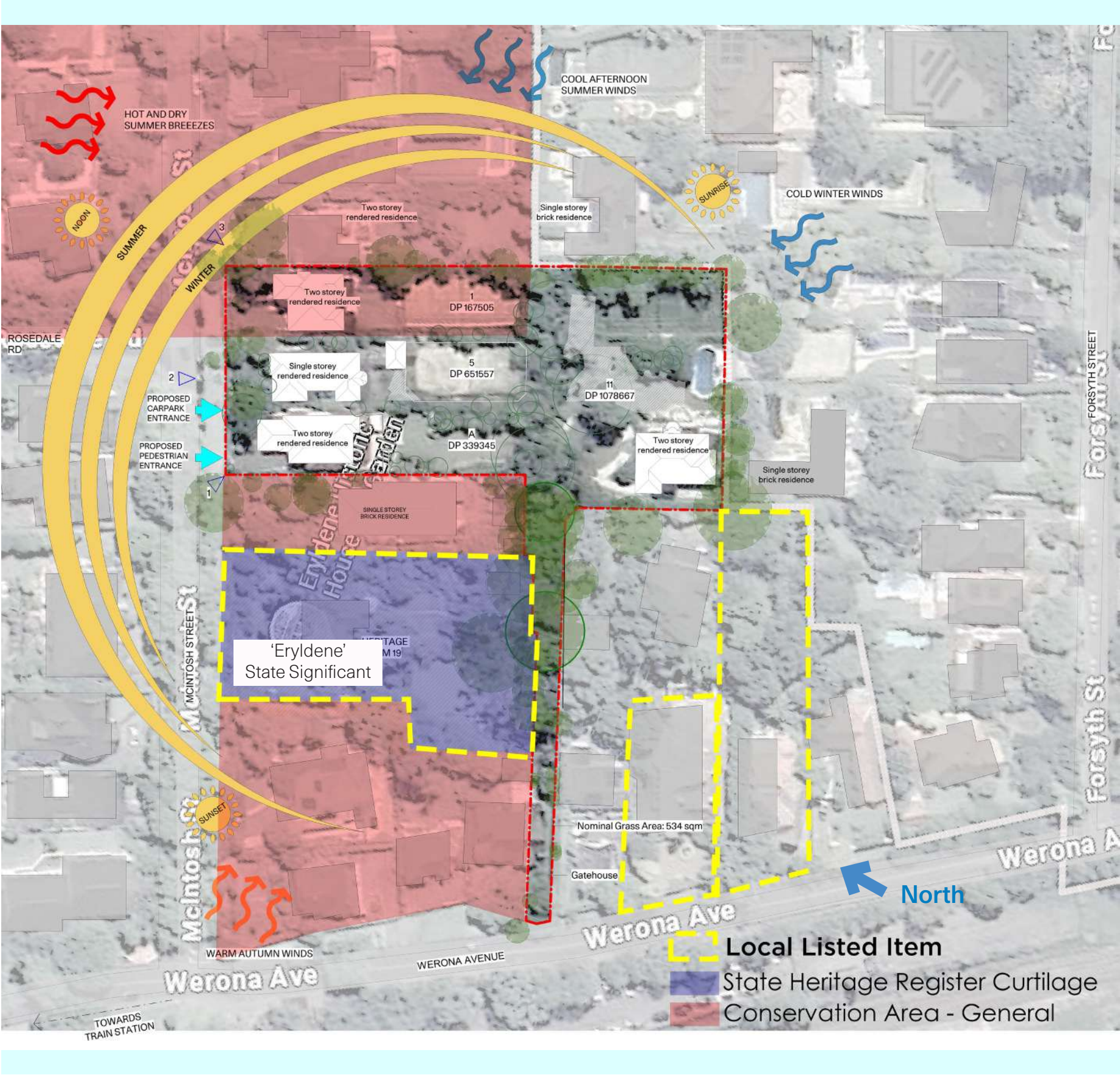
Planning and management during excavation or drainage works will be required.

Heritage

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

Flood/ Bush Fire/ Riparian

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



2.6 Summary

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

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

Proximity to neighboring residences requires strategic screening to address privacy and acoustic concerns and strengthening the streetscape with additional trees will improve urban biodiversity.

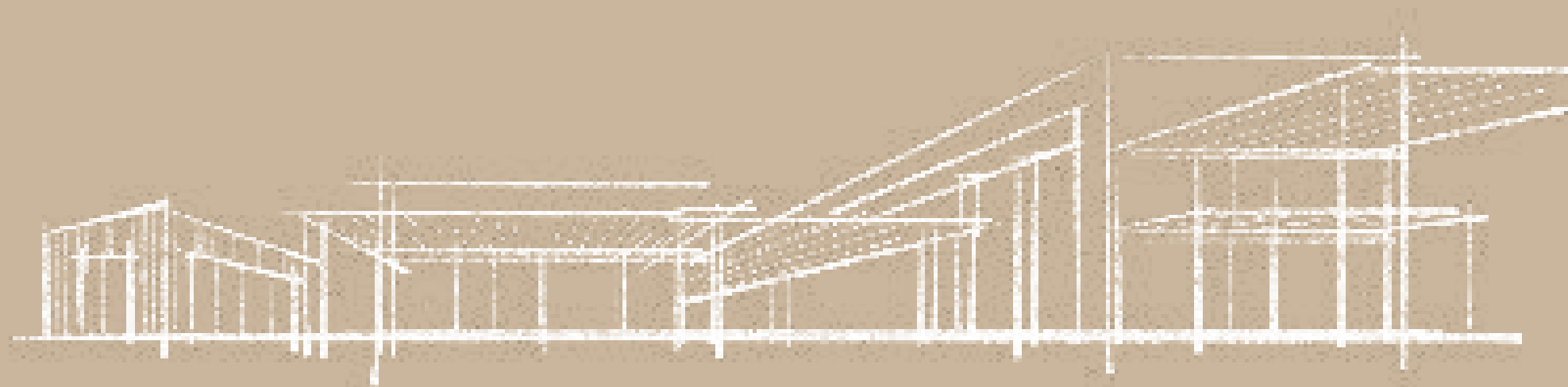
The site's association with the heritage-listed "Eryldene" offers design inspiration, particularly in materials and planting choices. Careful excavation planning is needed due to the mapped acid sulfate soil, but flood, bush-fire, and riparian risks are minimal.

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



3.0 Built Form & Urban Design Response

P M D L



3.1 Vision

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

Respecting the Surroundings

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

Innovative & Expressive Forms

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

Enhancing Connectivity

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

Sustainability & Environmental Integration

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

Cultural & Historical Sensitivity

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

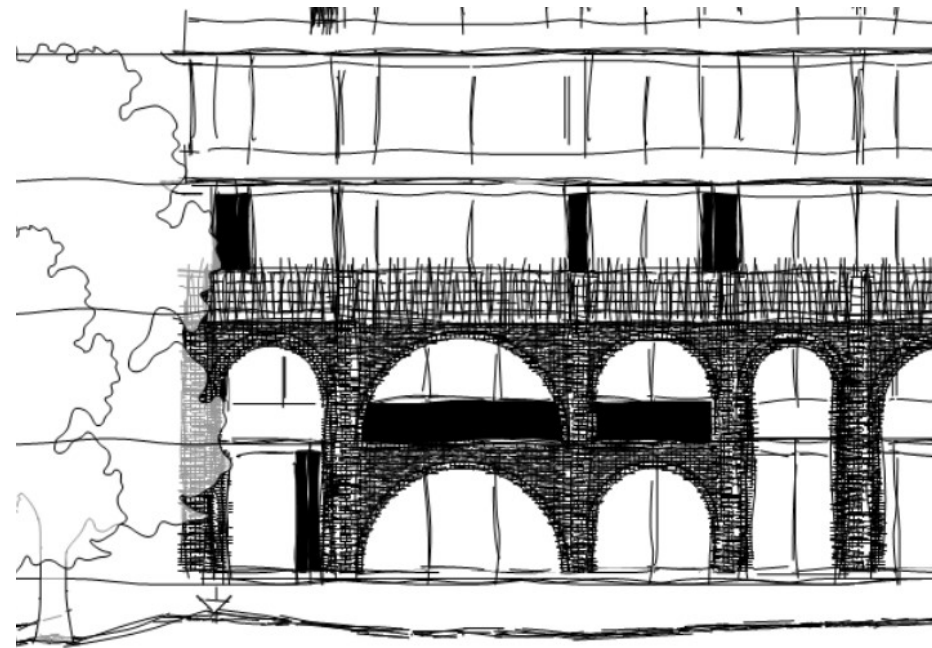
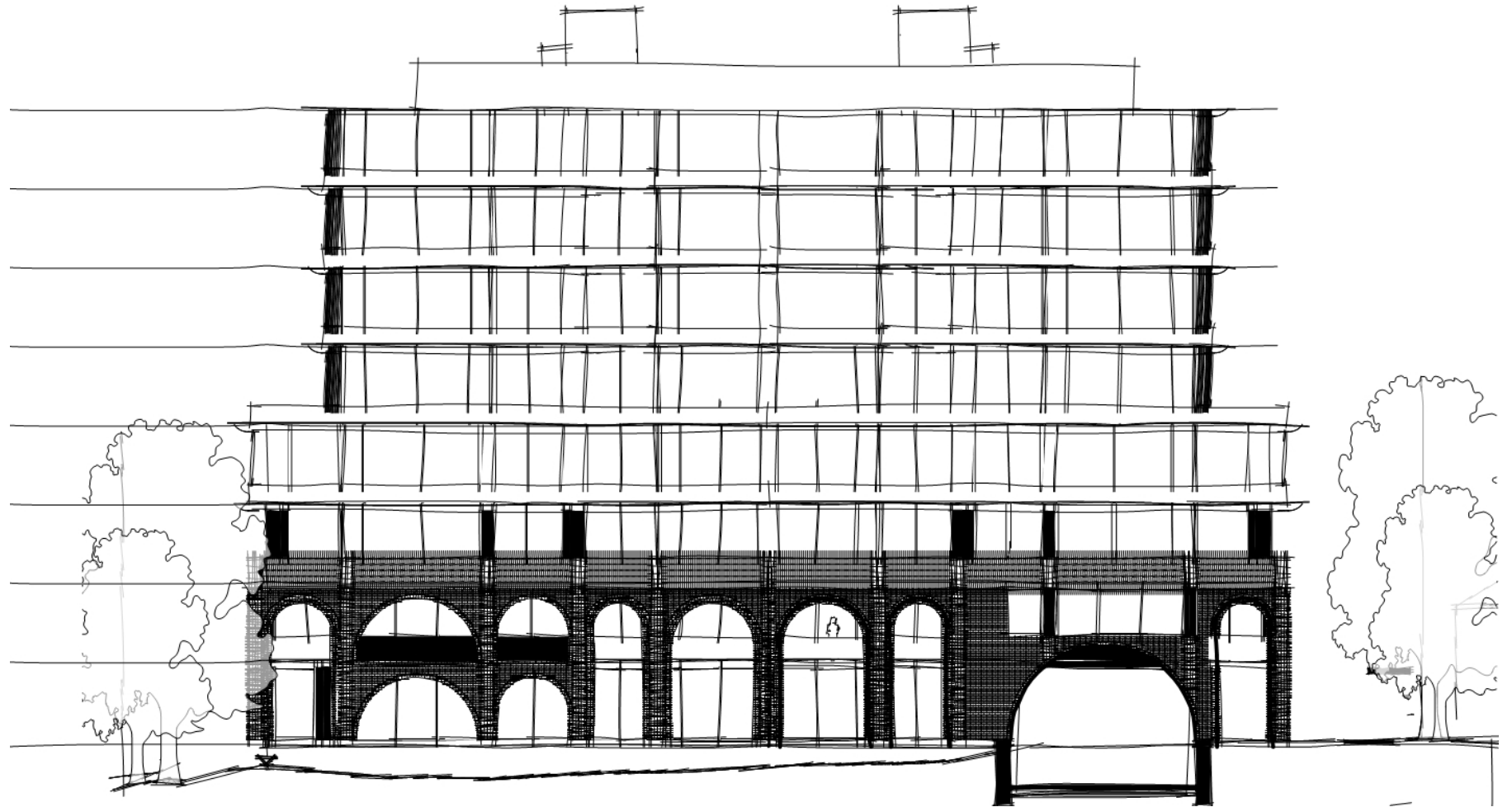
Human-Centered Design

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

Underground parking is strategically positioned below ground to eliminate surface vehicle movement, promoting a pedestrian-focused master-plan and enhancing urban connectivity.

Landscape & Urban Integration

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



3.2 Massing and Layout

Building Design and Form

The buildings are configured to provide high-density residential accommodation, consistent with the site's transport orientated development (TOD) zoning. Three residential blocks re proposal comprising of eight levels each above ground with two levels of basement parking. They are configured around two central landscape courtyards promoting a quality landscaped outlook and visual relief.

The blocks are reasonably slender and stepped vertical forms limited to a maximum height of 28 metres (with the inclusion of a 30% height bonus as the development is supports 2% TOD + 15% infill affordable housing).

Parking and Access

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

Car parking facilities will be provided to accommodate residents and visitors; the exact number and arrangement of parking spaces are 191 with distributed internal access to all building blocks.

The site handle to the west will be retained as a pedestrian access way only and accessed via a gate way structure promoting the pedestrian emphasis.

Setbacks and Separations

The site address to McIntosh street works with a 10m setback from the street being consistent with the existing streetscapes. All side setbacks are consistent with the ADG as shared responsibilities ranging from 6 to 9m in accordance with their respective heights.

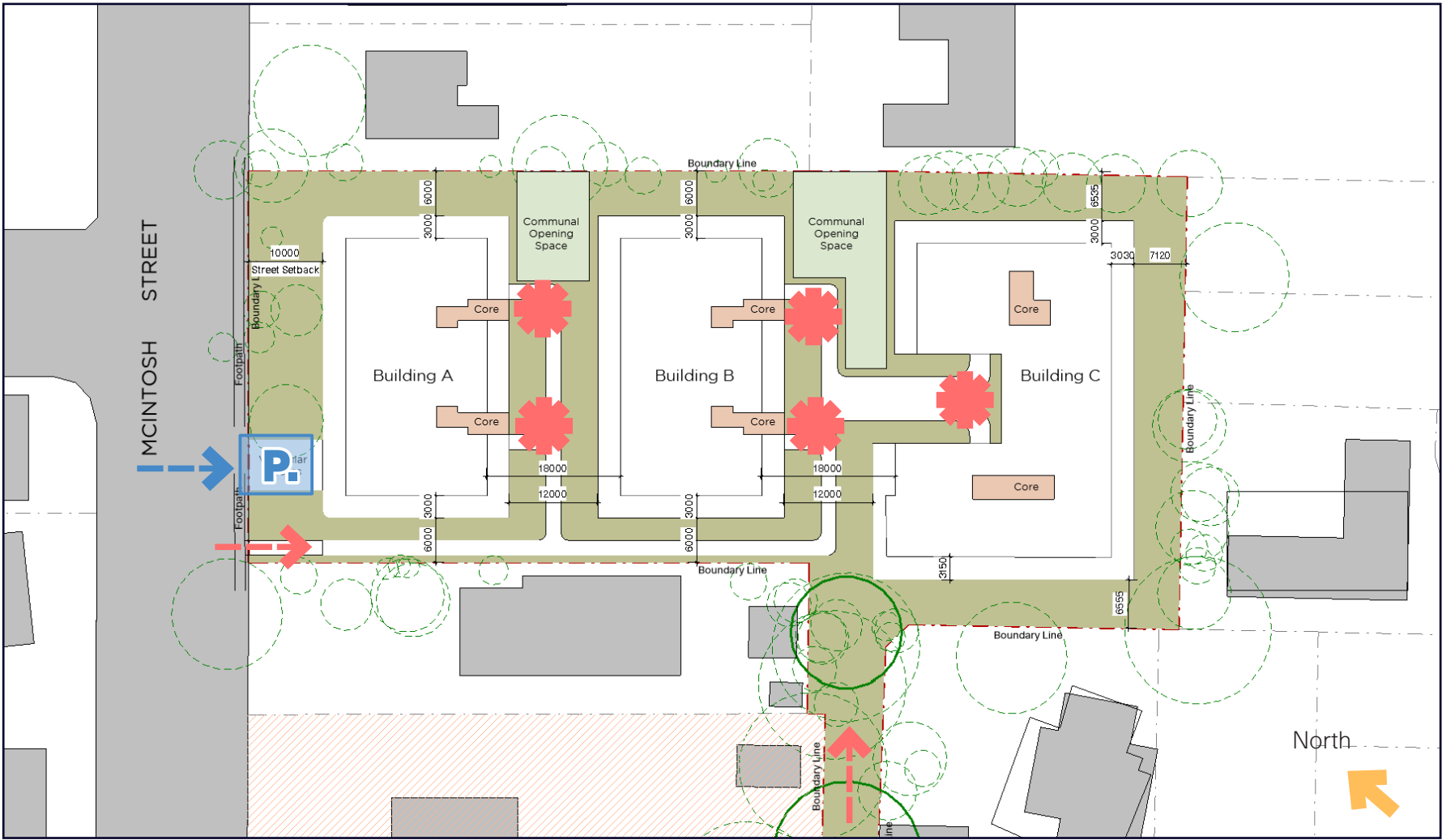
All internal separations are similarly in accordance with the ADG supporting a minimum of 12m for the first 4 storeys and an 18m distance as the buildings progress vertically and with consideration of habitable separation.

Open space

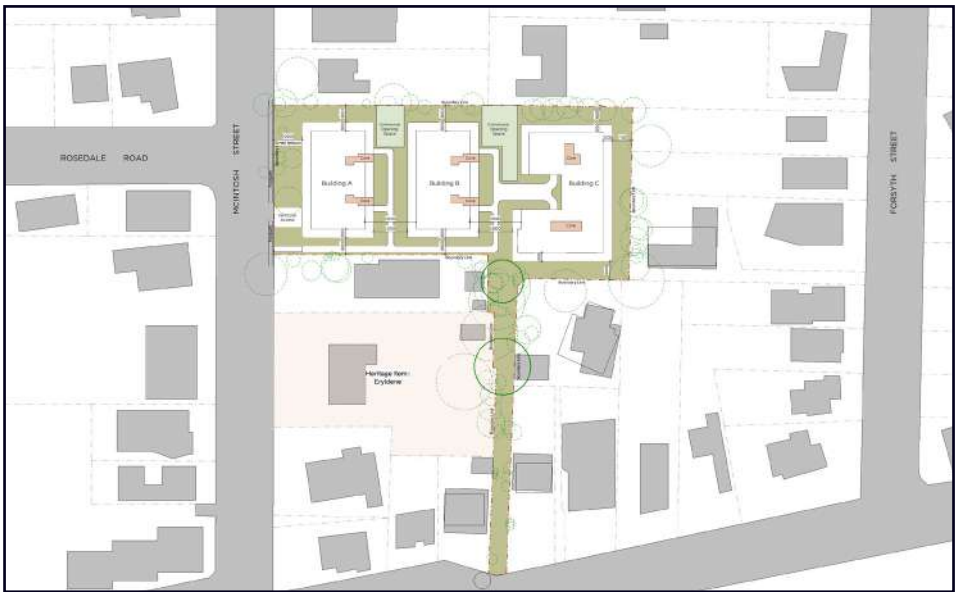
1975 sqm of open space is proposed and placed between building blocks with roof top gardens on each.

Summary

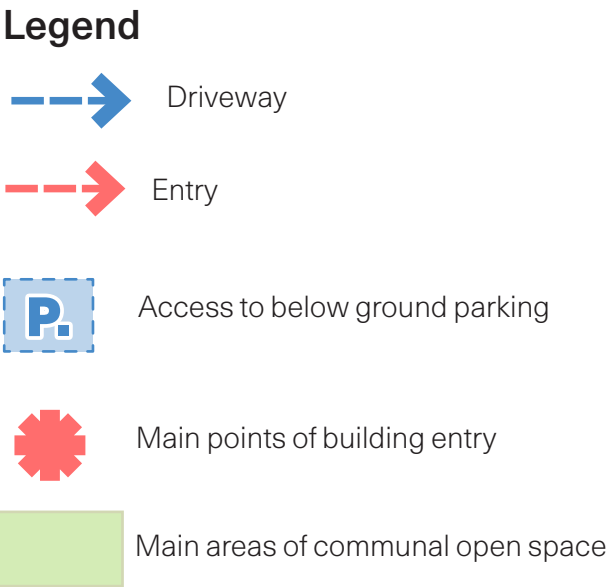
The proposed development integrates thoughtful urban design with landscape enhancements, ensuring a balance between density, sustainability, and the changing neighborhood.



Site Plan (part)



Site Plan (full with handle)



3.3 Streets and Public Realm

The streetscape of McIntosh Street is undergoing a transformation.

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

1. Existing Conditions

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

2. Application of TOD principles to the site

By applying Transit-Oriented Development (TOD) principles, the combined properties at 21–25 McIntosh Street present a unique opportunity to establish the first development envelope in the streetscape, setting a precedent for the future neighbouring redevelopment.

3. Application of LMR to the neighbouring buildings

Diagram reflecting the balance of opportunities within the street under Low-Medium Residential (LMR) zoning.

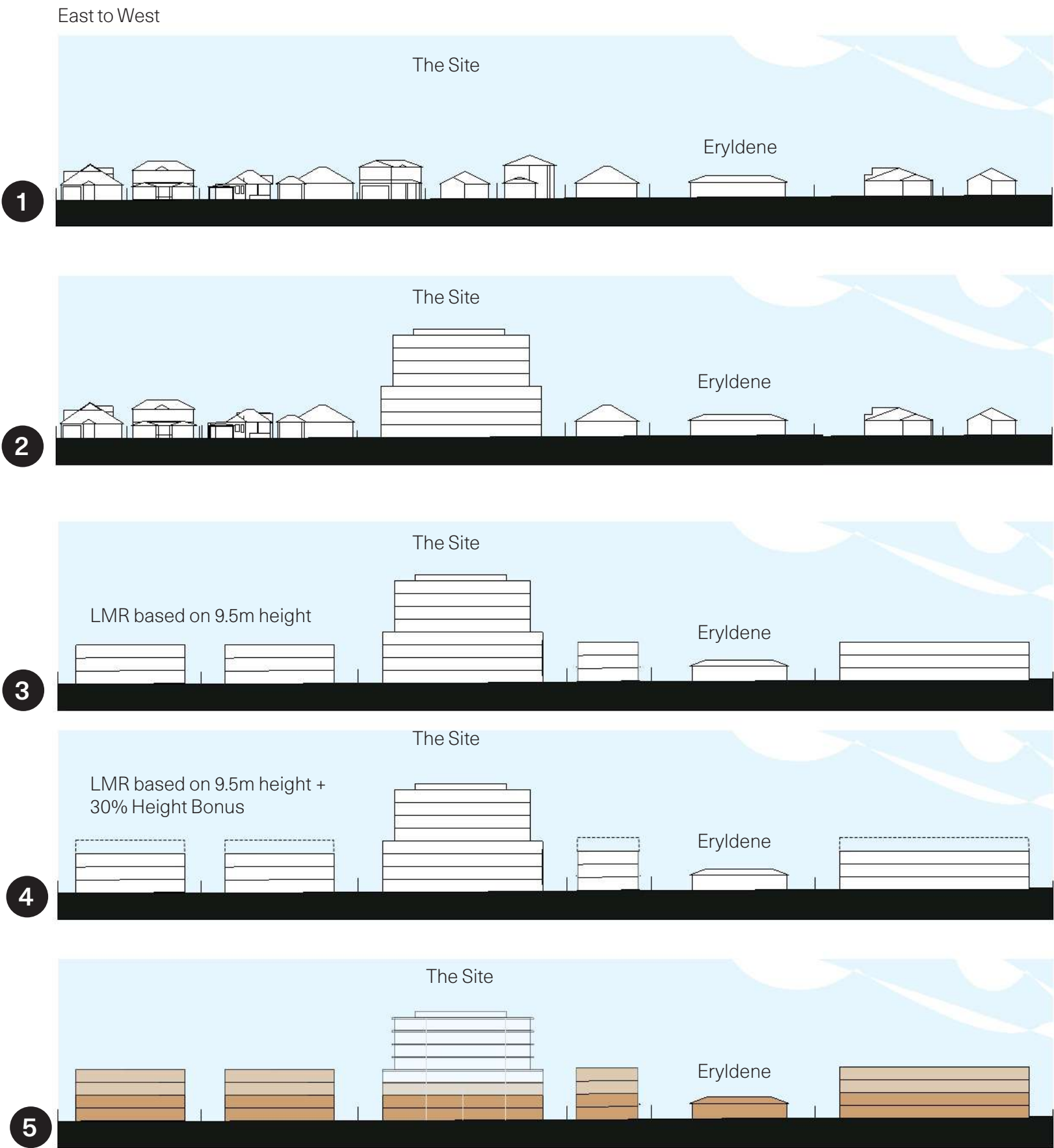
4. Application of Infill Affordable Housing Bonus to the neighbouring buildings

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

5. Urban Design Response: Establishing Continuity & Enhancing Horizontal Layering

Emphasizing the base of the proposal allows for a sense of continuity within the streetscape. Through thoughtful architectural gestures and material choices that convey solidity, the street is visually anchored and connected.

To further refine the proposal, an emphasis on the upper levels with horizontal layering and a cooler material palette. This approach ensures a well-defined base, reinforcing its presence within the urban fabric.



3.4 Materiality in support of Architectural

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

Breakup of Building Form and Scale

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

A Solid Masonry Base with Arched forms

Featuring punched openings, this element establishes a strong connection to the streetscape, setting a complementary height datum that respects the existing urban fabric.

The Arched forms take additional reference the diversity of Architectural vocabulary in Gordon a such as 'Tulkiyan.' They bring a visual softness by introducing curves that soften the rigidity of rectilinear forms, creating a more inviting and graceful appearance. They complement the transition of appearance in the upper levels. Their rhythmic repetition establish a pleasing rhythm and hierarchy to the street.

The balance as Horizontally Layered Upper Floors.

These levels soften the perceived height through deliberate horizontal or plattering as articulation, ensuring a refined and cohesive relationship with the surroundings.

Together, these elements allow the building to engage with its context, creating a meaningful and integrated architectural expression.

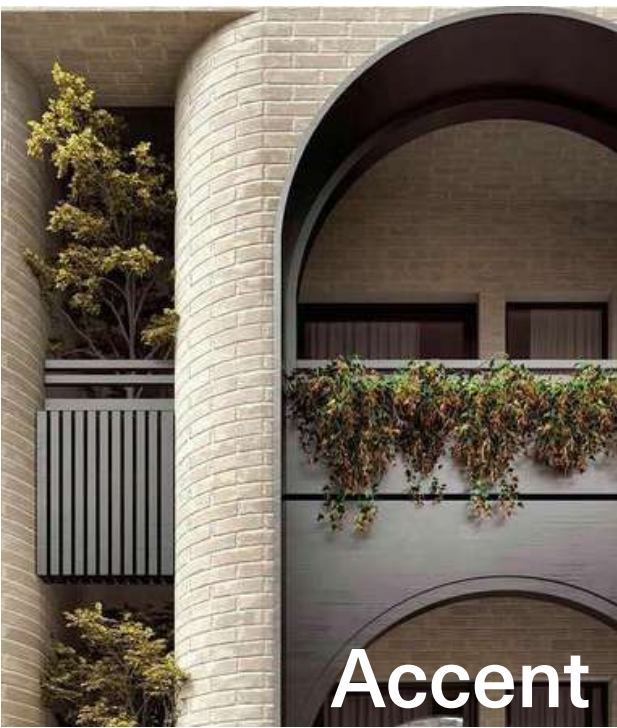
Operablability

Selective placement of movable screens offers character and a tailored response to climate and enhance privacy.

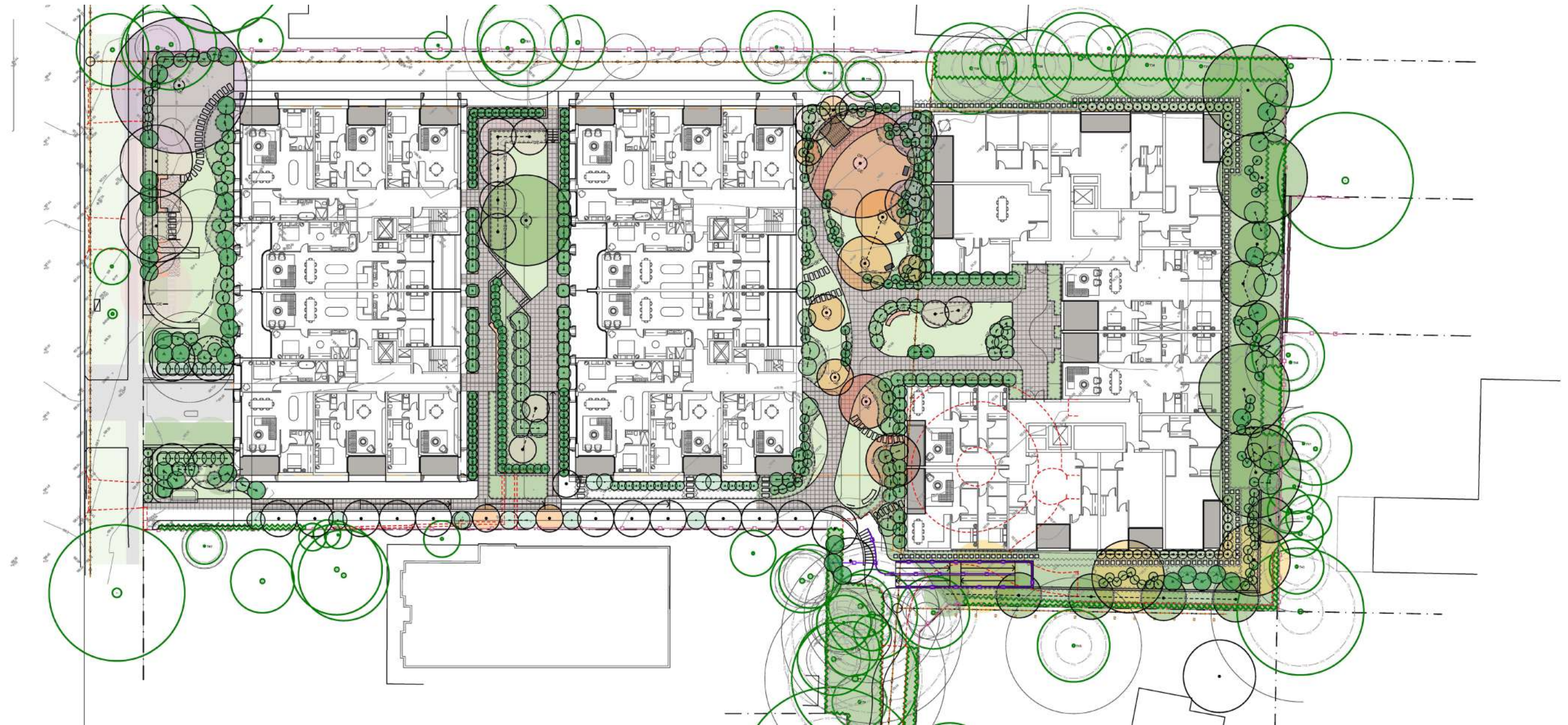
Colourway

The proposed colour scheme features a neutral palette, with darker tones strategically used to highlight infill areas and provide a subtle backdrop for integrated planting, enhancing the overall aesthetic and cohesion of the design.

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



3.5 Landscape Design and Open Space Strategy



The development incorporates extensive landscaped areas that foster a dialogue between architecture and nature. The design integrates tall trees, shrubs, and ground covers reflective of local species characteristic of sandstone-derived soils, reinforcing ecological integrity and resilience.

A key focus is the preservation of selected vegetation and the strategic introduction of native trees along the access handle and within the rear setback deep soil zones. This approach enhances biodiversity while maintaining the natural character of the site.

In contrast, the front setback and podium gardens, where solar access is more abundant, embrace the local heritage garden character. These spaces adopt an exotic garden scheme, featuring deciduous flowering trees, Camellias, Rhododendrons, and a vibrant mix of cottage-

style perennials creating a lush and inviting environment. The frontage garden and podium gardens follow a relaxed and informal approach, seamlessly integrating the built form with open space. To complement the architectural expression, selective formal elements such as the symmetrical U-shaped entrance and the arched facade facing McIntosh Street all of which reinforce a sense of structure and visual elegance.

Where spatial constraints and a 1m level difference present design challenges, a linear, tiered landscape strategy has been employed. This method softens grade transitions while ensuring usable outdoor spaces for residents.

Where feasible, the design prioritises retention of significant existing vegetation, including remnants of Iron Bark forest patches and mature trees identified as having high ecological value.

Finally, communal open spaces, garden beds, and planter areas are thoughtfully integrated throughout the site to enhance amenity, outdoor recreational opportunities and intimate spaces for storytelling. These spaces provide a dynamic interaction between built form and nature, enriching a sense of place and overall livability.

The landscaping aims to retain existing significant vegetation where possible, including any remnant Iron Bark forest patches and other mature trees identified as having high retention value.

Communal open spaces, including garden beds and planter areas, are integrated within the site to provide amenity and outdoor recreational opportunities for residents. Refer to storey telling.

3.6 Access and connectivity.

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

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

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

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

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

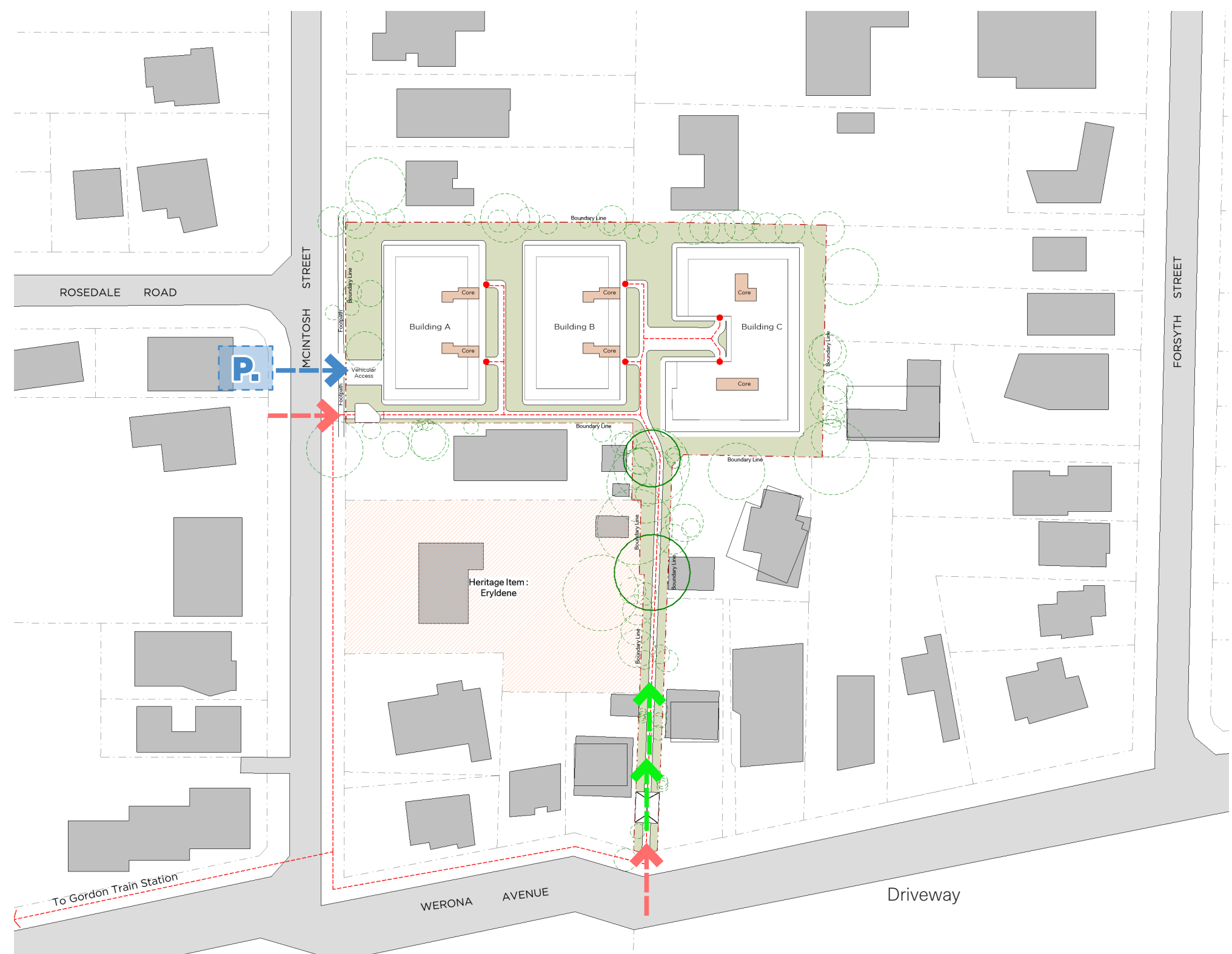
Legend

 Limited service vehicle access to assist Eryldene"

 Driveway

 Entries

 Access to below ground parking



3.7 Cross Ventilation.

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

The proposal identifies:

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

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

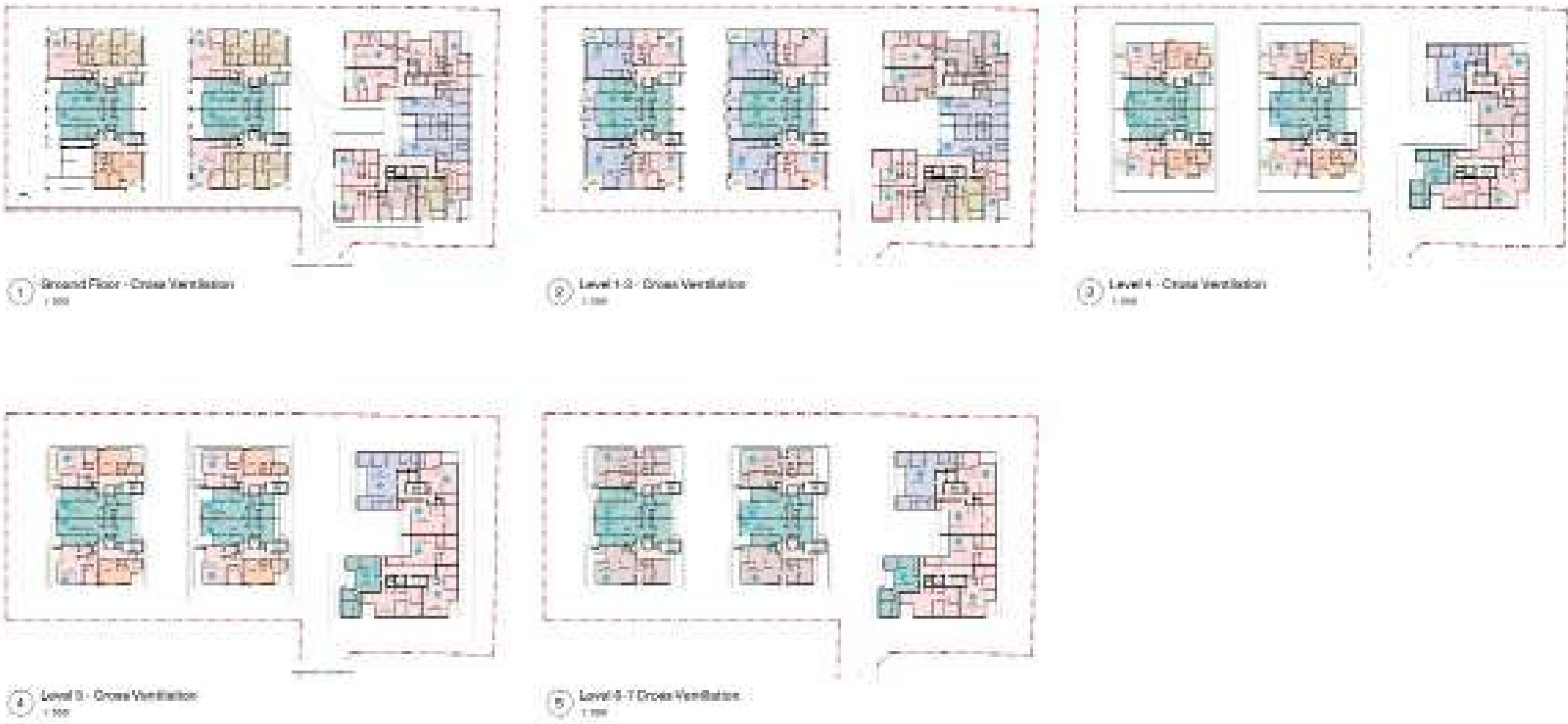
Ventilation Efficiency:

Based on a 60% requirement from the ADG

97 Units of the total dwellings of 162 is the minimum

Achieved 139 Units/ 162 (85%)

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



LEGEND:
• Rooms (Shaded Green or Yellow)
• Rooms with no natural ventilation (Shaded Blue)
• Rooms with natural ventilation (Shaded Green)
• Rooms with natural ventilation (Shaded Yellow)
• Rooms with natural ventilation (Shaded Blue)

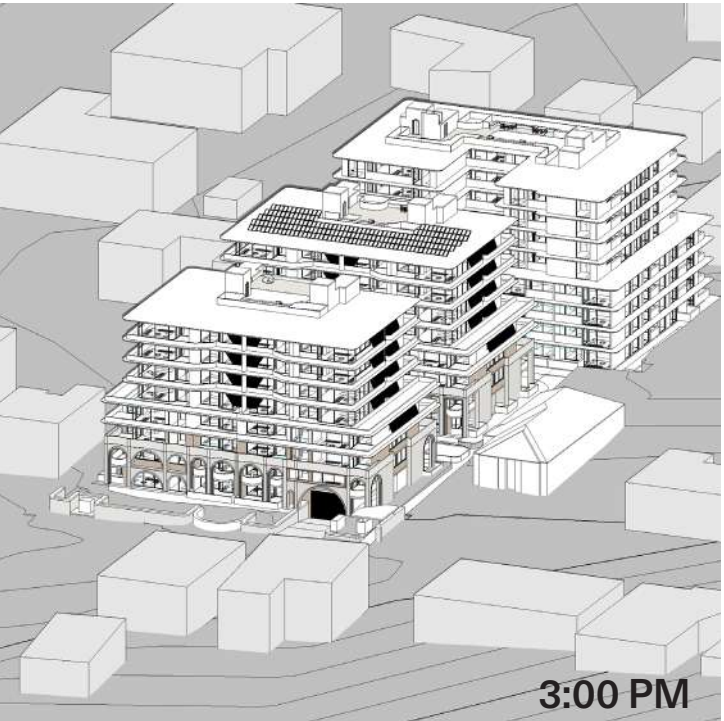
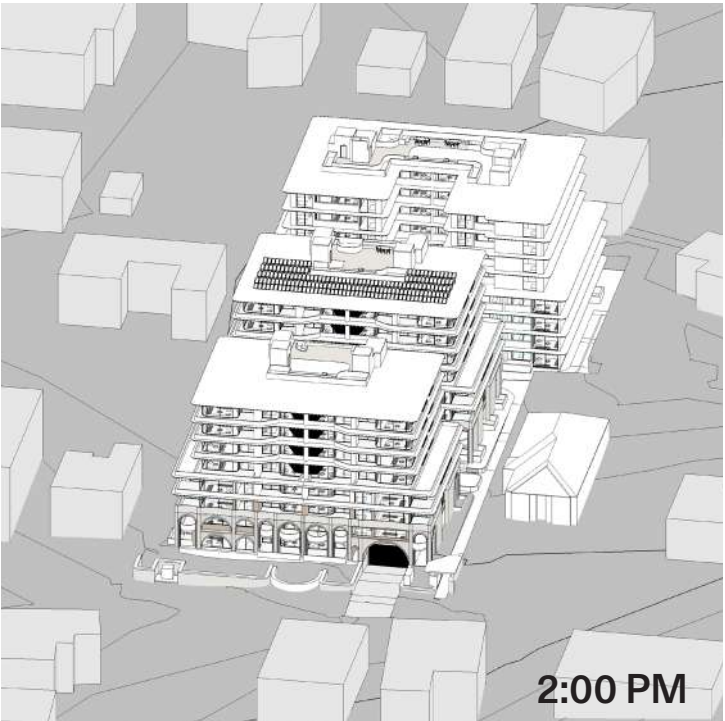
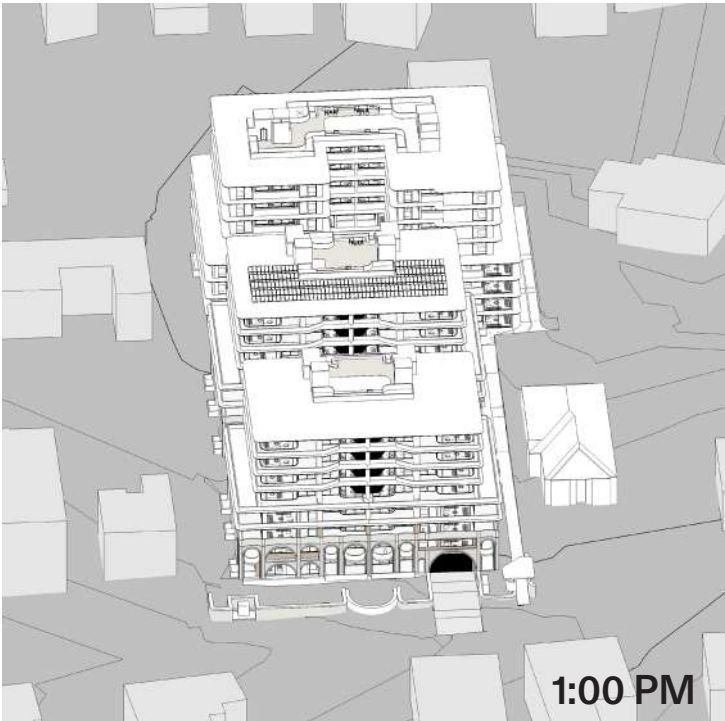
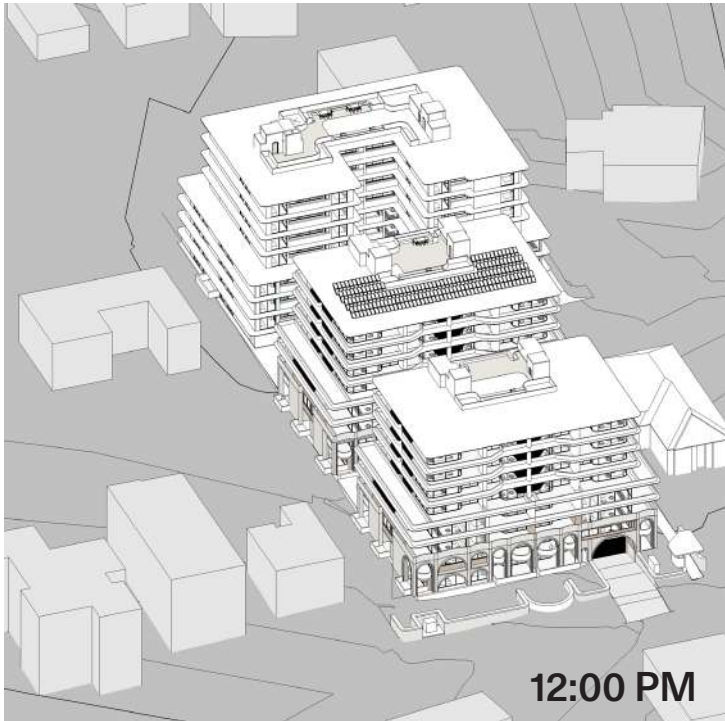
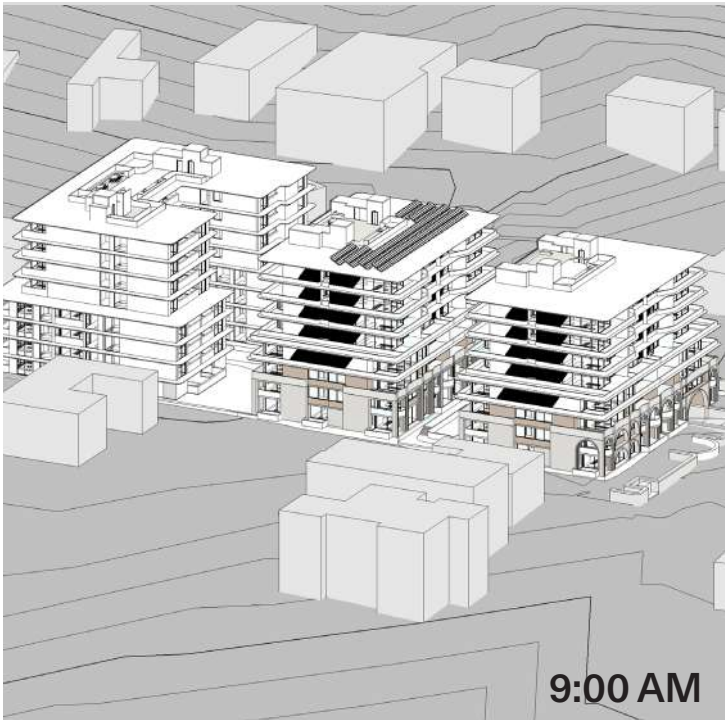
3.8 Eye of the Sun

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

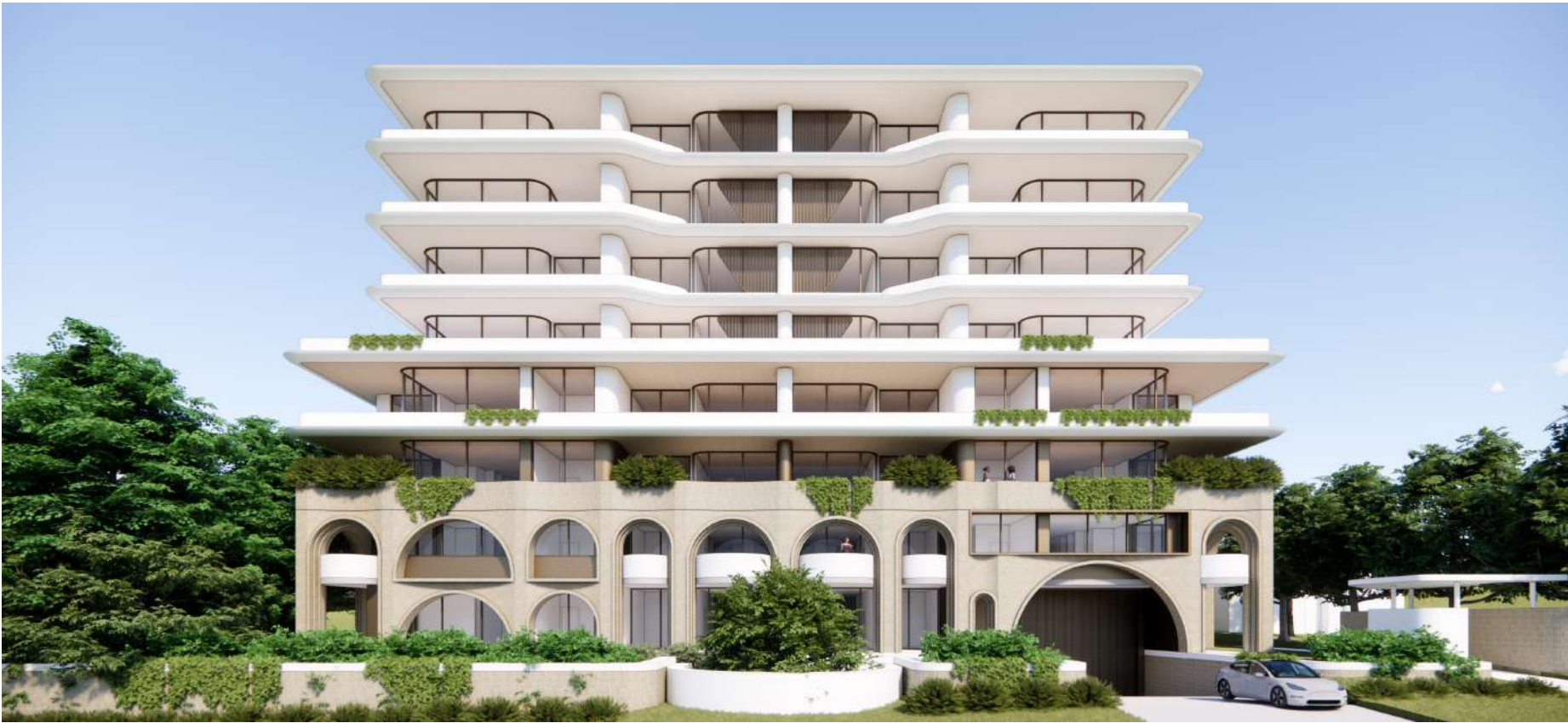
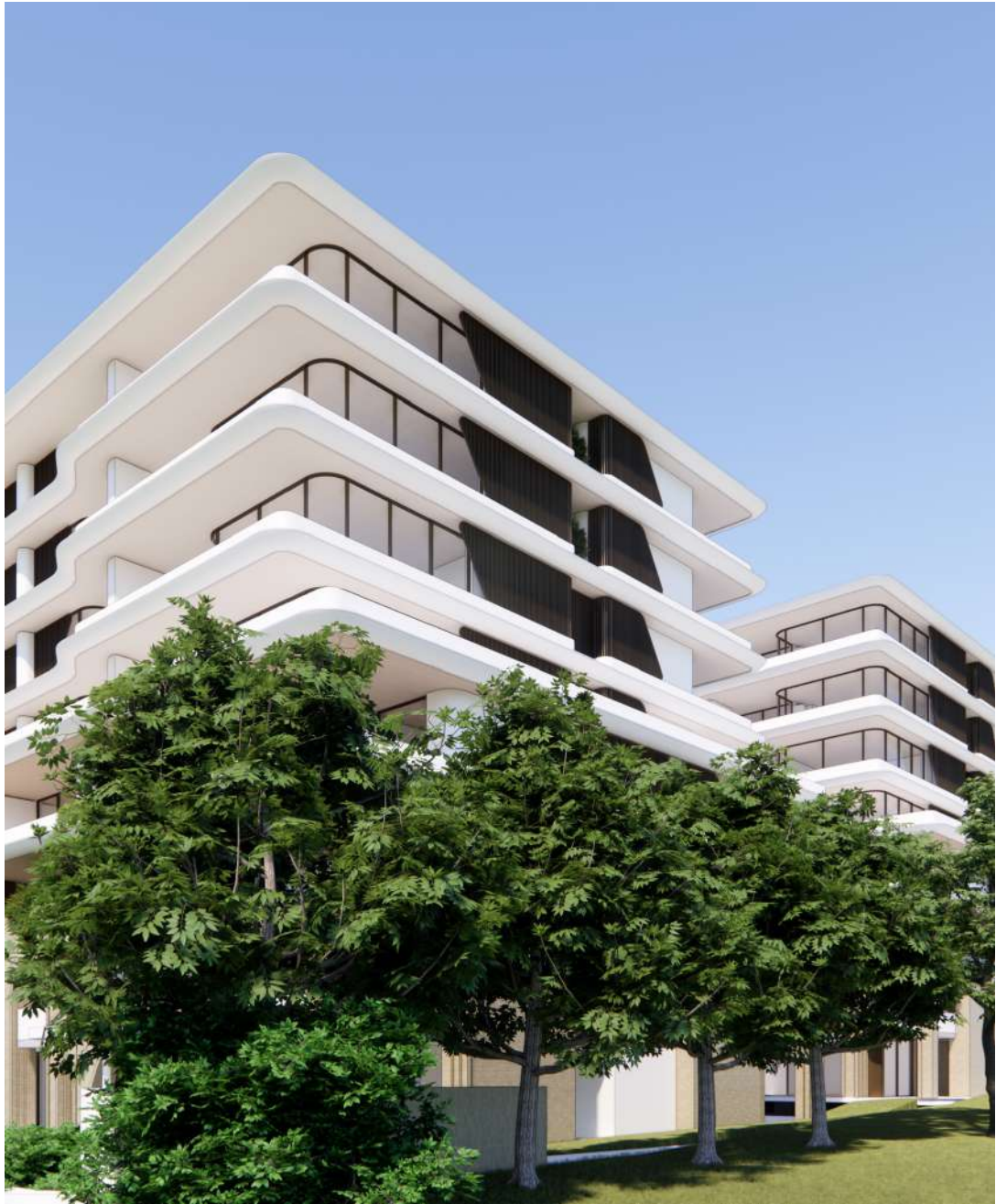
These studies provide critical insights into shadow impact, daylight distribution, and the quality of natural light received by private and communal spaces.

By analysing solar access at key intervals, the design has optimised orientation, window placement, and shading strategies to enhance livability, thermal comfort, and energy efficiency.

The result is 70% of all dwelling receive 2 hours of sunlight. Refer to schedule in Architectural drawing set.

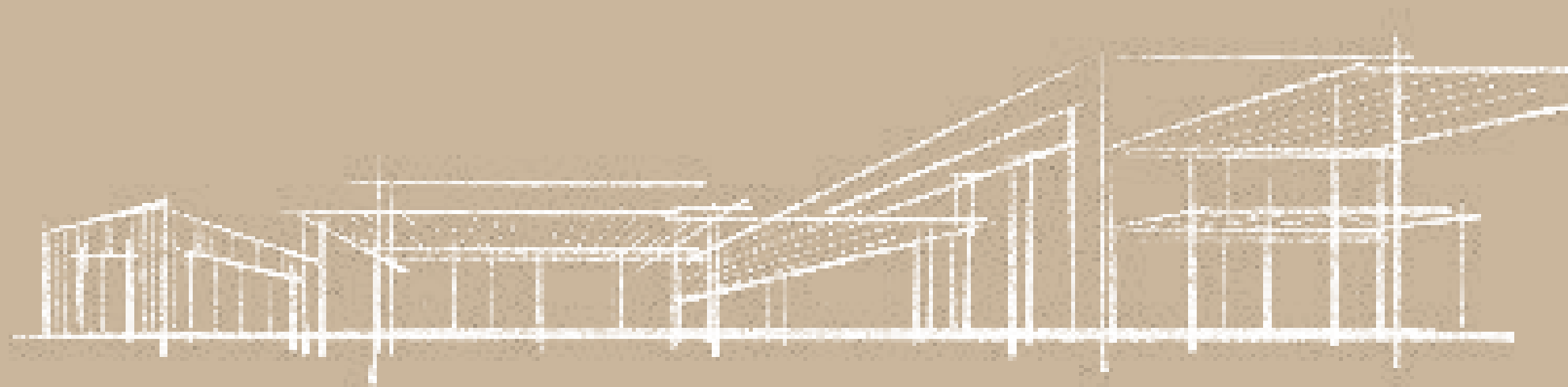


3.9 Concept Views



4.0 Heritage and Conservation

P M D L



4.1 Heritage and Cultural Significance.

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

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

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

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

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

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



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



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

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

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



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

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

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

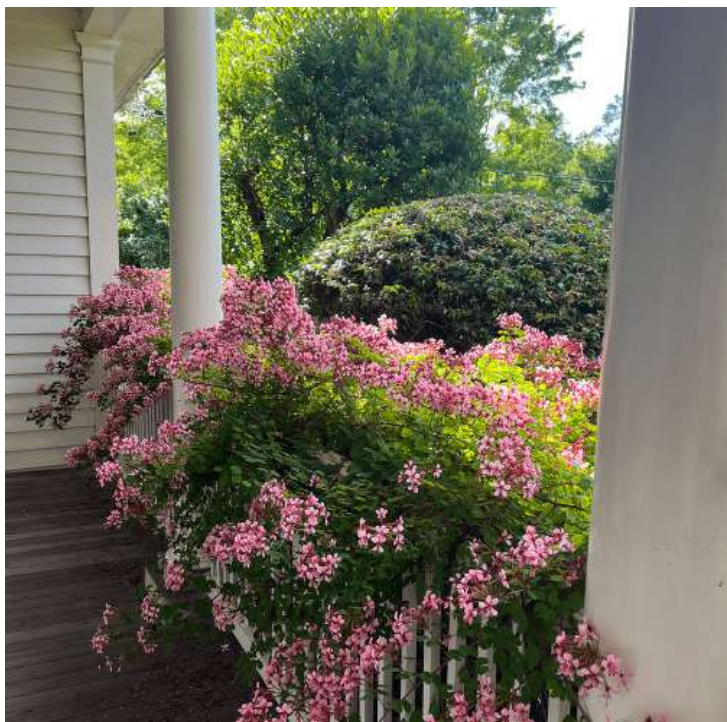
4.2 State Heritage Item Eryldene

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

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

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

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



Continues of street alignment and offer respectful presentation

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

Sense of scale participation

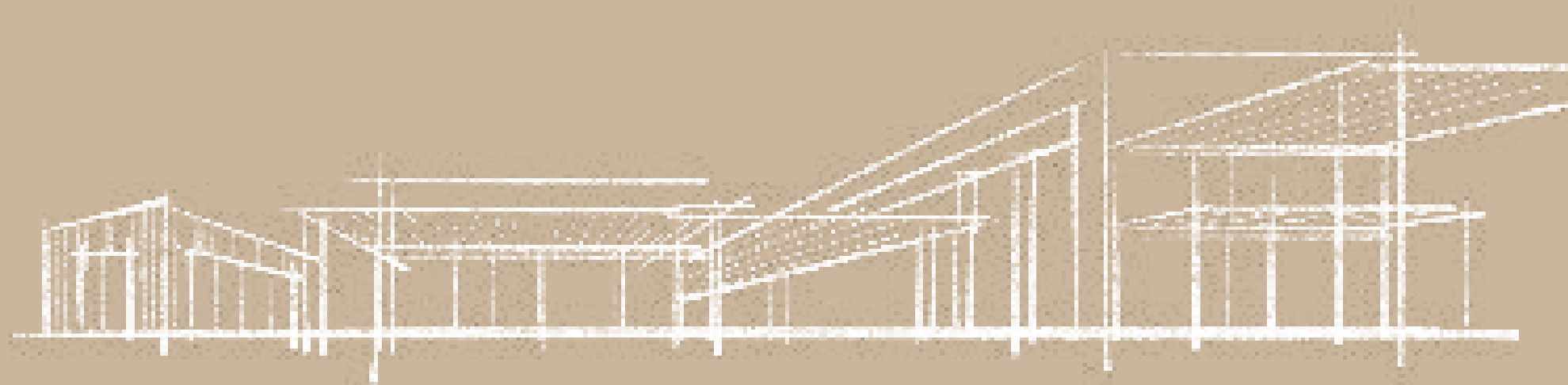
Architectural Inspiration: Echoing Eryldene's Georgian Revival style with symmetrical facades, verandahs, and heritage-inspired materials.

Pavilions and Garden

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

5.0 The Proposal

P M D L



5.1 Development Summary

CGI



Plan

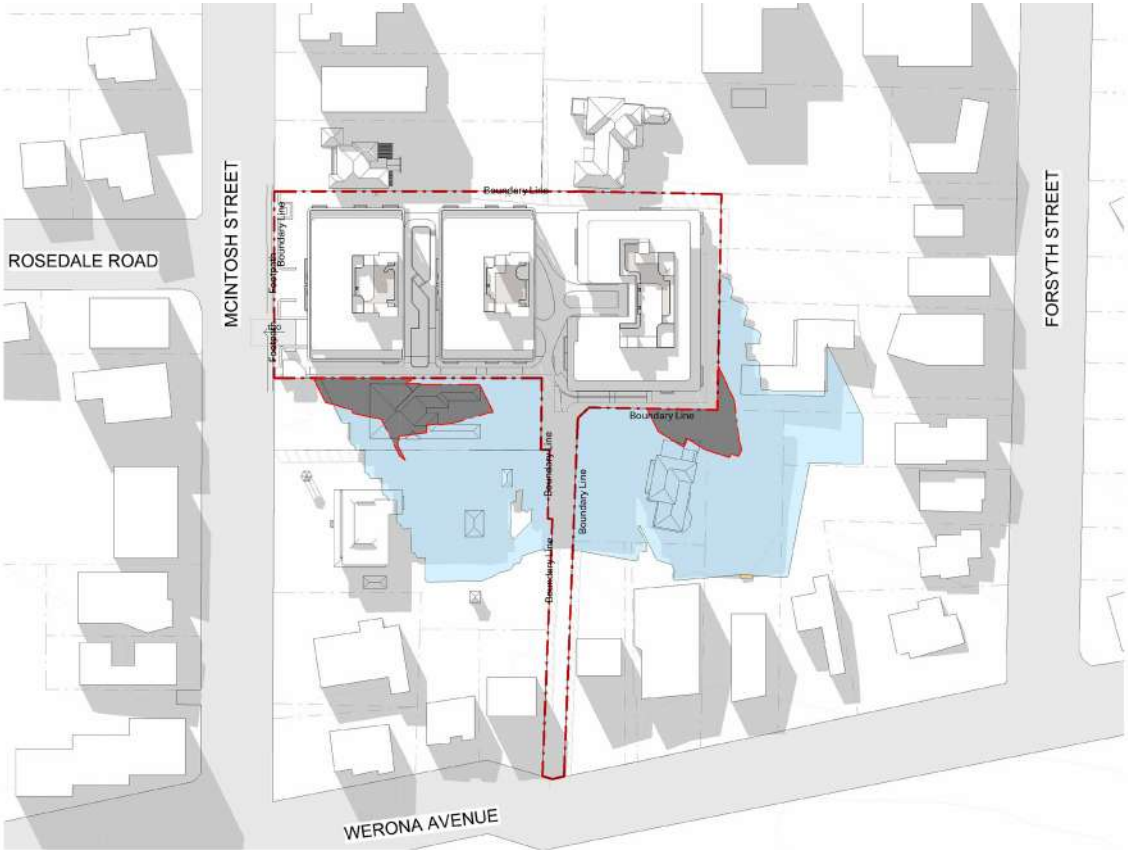


Section



Elevation

Shadows



5.2a Visual Context

The development offers a visual terminus to the street.

View from Rosedale Road looking toward the South form



Existing



Proposed

5.2b Visual Context

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

Street trees contribute to conceal full view of new development from the public realm.

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



Existing



Proposed

5.2c Visual Context

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

Viewed from 51 Werona Street looking North East



Existing



Proposed

5.2d Visual Context

Views from neighbouring properties



View 1 - Existing



View 1 - Proposed



View 2 - Existing

P M D L



View 2 - Proposed

5.2e Visual Context

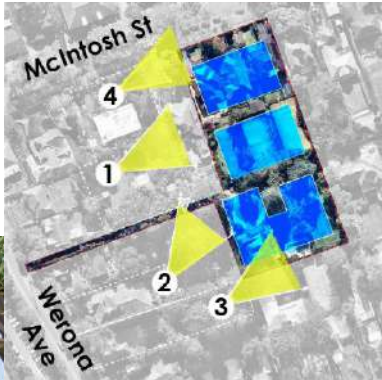
Views from neighbouring properties



View 3 - Existing



View 3 - Proposed

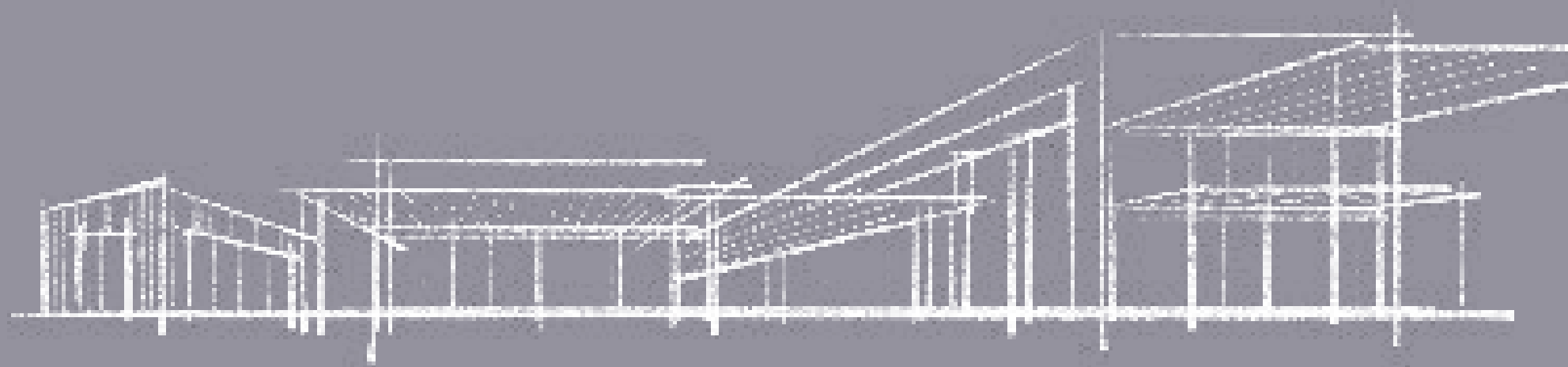


View 4 - Existing



View 4 - Proposed

6.0 Building Compliance & Regulatory Framework **P M D L**



6.1 Better Placed

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

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

The proposal introduces a thoughtfully designed residential development featuring 163 dwellings in a diverse range of sizes, integrated into a pedestrian-focused ground scape that weaves through garden settings. Curated courtyard styled common open spaces and a communal rooftop garden provide residents with inviting areas for relaxation and social interaction. Emphasis is on pedestrian connectivity, fostering a vibrant and walkable environment, enhancing the sense of community.

The proposal presents a well-considered massing form that respects established street alignments and scale whilst introducing side setbacks that response to an existing context in an evolving neighbourhood. The building fabric is crafted to establish a meaningful dialogue with the existing architectural context, using materials that complement the surrounding heritage context while maintaining appropriate scale and proportions. This approach reinforces the area's established character and contributing to the prevailing theme of residences within a garden setting.

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

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

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

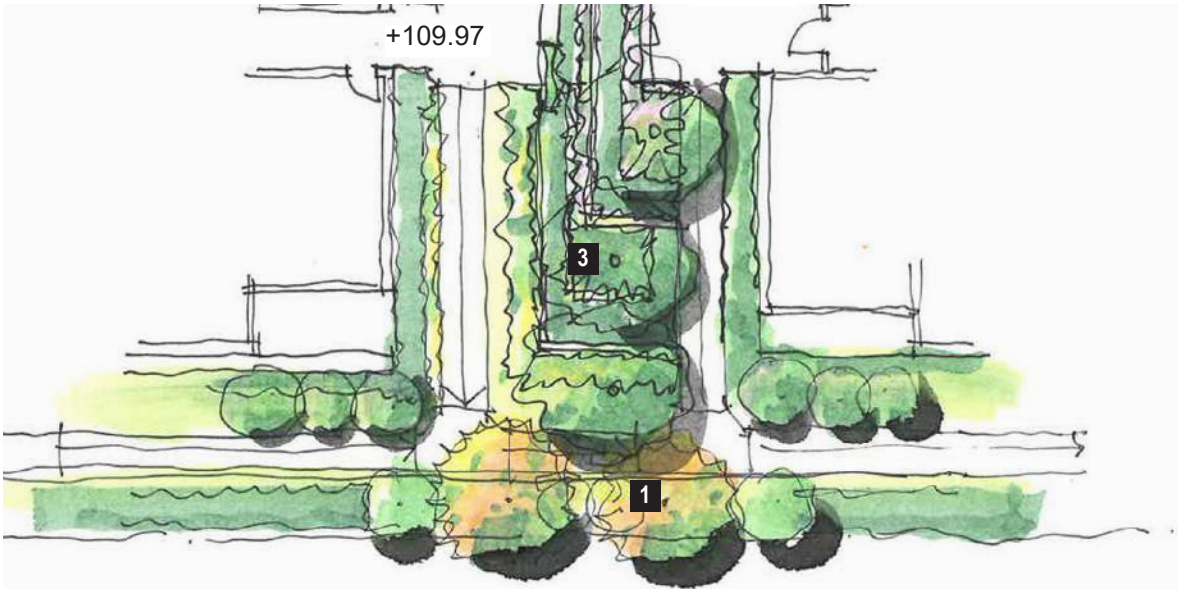
From an adaptability standpoint, 100% of units achieve Silver-level accessibility, with 16% meeting the Platinum standard, ensuring inclusivity for a wide range of residents. The development also incorporates 10 infill affordable housing units in various sizes, fostering social diversity and community integration.

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

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

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

A range of dwelling types, including affordable housing, supports a vibrant and diverse community, where people from various backgrounds can live, engage, and thrive. By harmonizing with the local architectural context and embracing sustainable principles, the project strengthens neighbourhood identity while promoting long-term resilience.



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

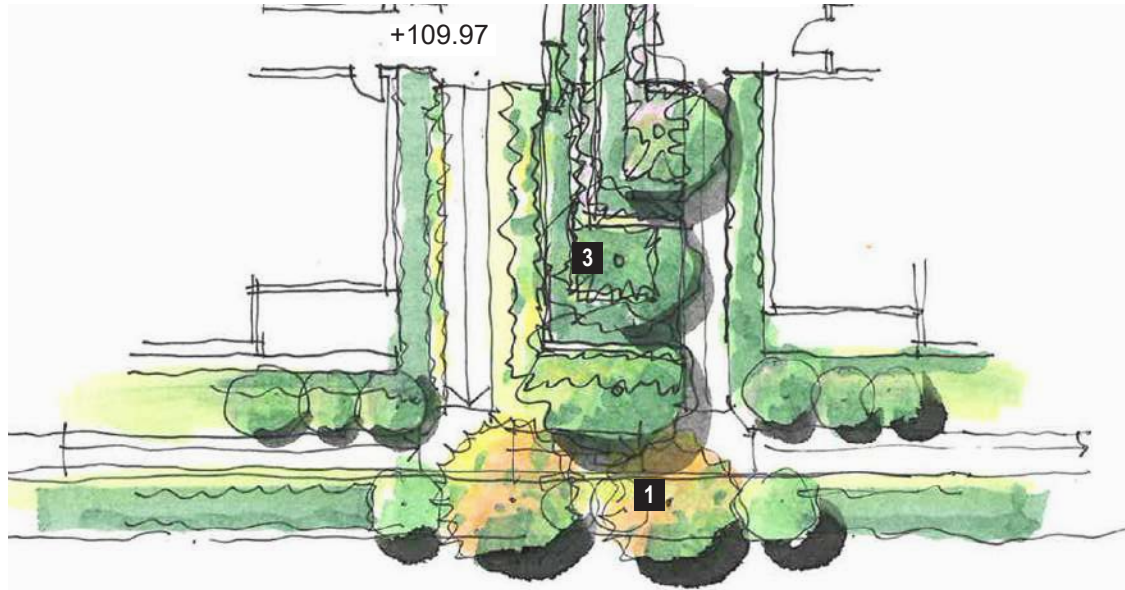
The development prioritises safety and security through a range of integrated initiatives within both the buildings and the public domain.

Clearly defined points of entry ensure intuitive access while reinforcing controlled movement throughout the site.

Lobby spaces are designed with ample natural light and ventilation, fostering a welcoming atmosphere while maintaining privacy and exclusivity for a limited number of residences per floor.

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

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



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

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

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

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



Objective 6: Better value
Creative and adding value.

With an objective of 'shared value' the proposed apartment development prioritises quality and longevity through durable materials and high construction standards, contributing to reduced maintenance costs and extended building lifespan.

Sustainability and efficiency are integrated with energy-saving designs, passive cooling strategies, and renewable energy solutions to lower operational costs and environmental impact.

Flexible, adaptable and mixed dwelling type and spaces support evolving resident needs, maintaining long-term relevance.

Additionally, the development fosters social and economic benefits by incorporating, affordable housing, and inclusive public areas, strengthening community connections which supports enhancing property value.



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

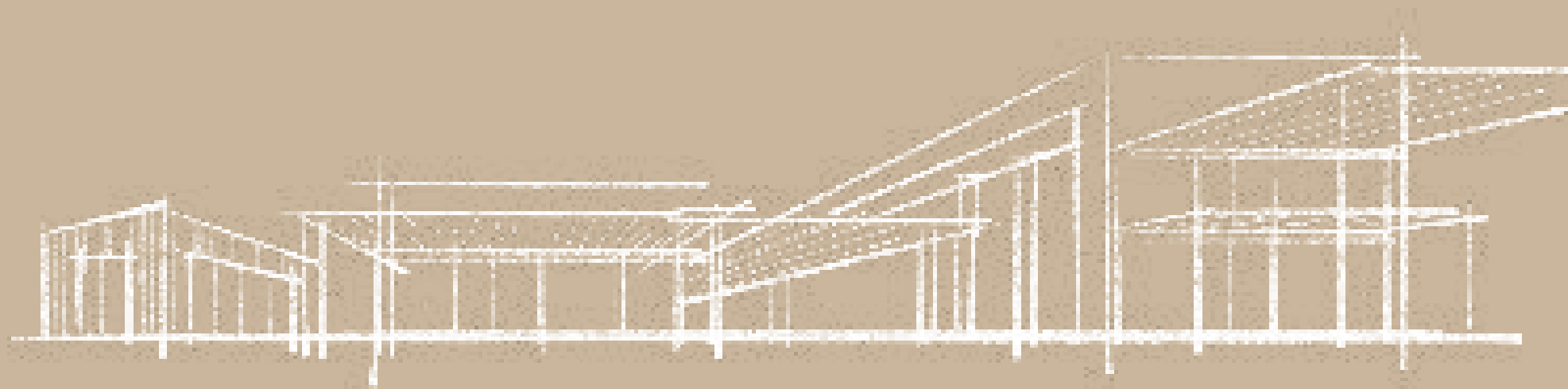
The design responds to the understanding that the way people experience spaces is shaped by aesthetics, proportion, and detail, creating environments that feel welcoming, engaging, and visually harmonious.

This is achieved by prioritising quality materials and a cohesive architectural style that respects and continues a conversation with the existing context, establishing a meaningful connection with surrounding communities.

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

Housing SEPP: Schedule 9

P M D L



7.1a: Design Principle 1: Context + Neighbourhood Character.

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

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

The proposal adopts a massing approach that integrates with new broader urban patterns, ensuring visual cohesion while remaining informed of community continuity. It respects historical architectural elements while introducing subtle modern refinements to maintain functionality and relevance.

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

The development has been carefully designed to respect nearby heritage assets, particularly the Gordon Park Estate Conservation Area and the State-listed Eryldene. While introducing a new building scale, the proposal responds to its context through sensitive massing, setbacks, and materiality that align with the established streetscape. The majority of the site sits outside the HCA, and the building bulk is positioned away from McIntosh Street to reduce visual impact. Eryldene remains visually protected by its own gardens and separation, with the proposal further softened by mature trees and new landscaping that maintain the area's heritage character.

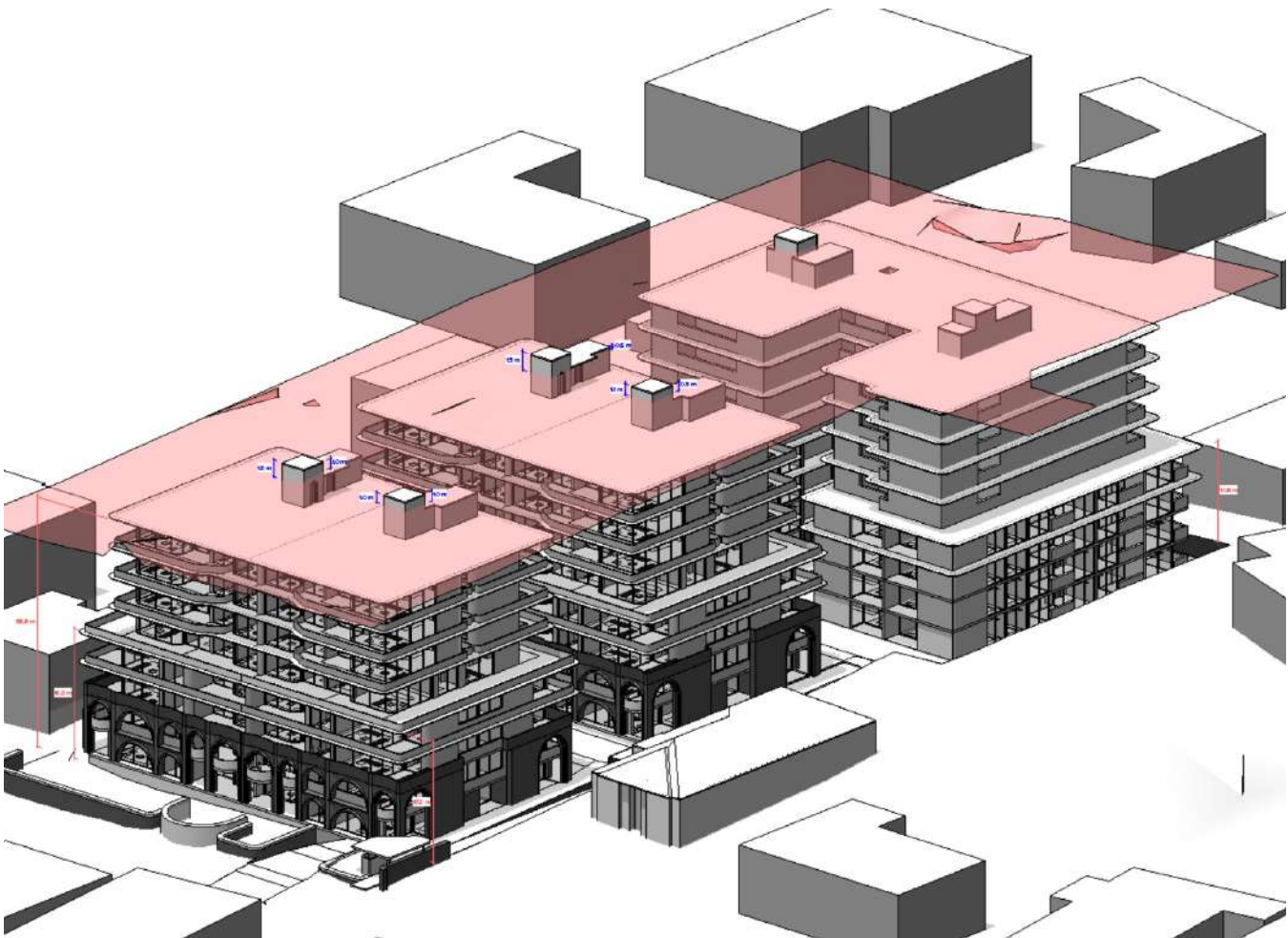


7.1b: Design Principle 2: Built Form & Scale.

Height Plane

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

The overall development sits reasonably under the applicable height blanket of 28.6m however minor penetrations in the blanket is required to facilitate roof access promoting roof activation as common open space. The attached shadow diagram show minimum projected shadow that falls within" the development roof forms.



Extra shadow in pink: Solstice 9am



Extra shadow in pink: Solstice 12pm



Extra shadow in pink: Solstice 3pm

Setbacks

The proposal responds to its context through alignment & proportions by maintaining a cohesive relationship with adjacent properties through setback consistency and massing that respects the evolving streetscape.

The ADG seeks to ensure reasonable levels of external and internal visual privacy. Although the design guidance under this objective requires additional setbacks for zone interface areas, a tailored massing and mitigation strategy is proposed:

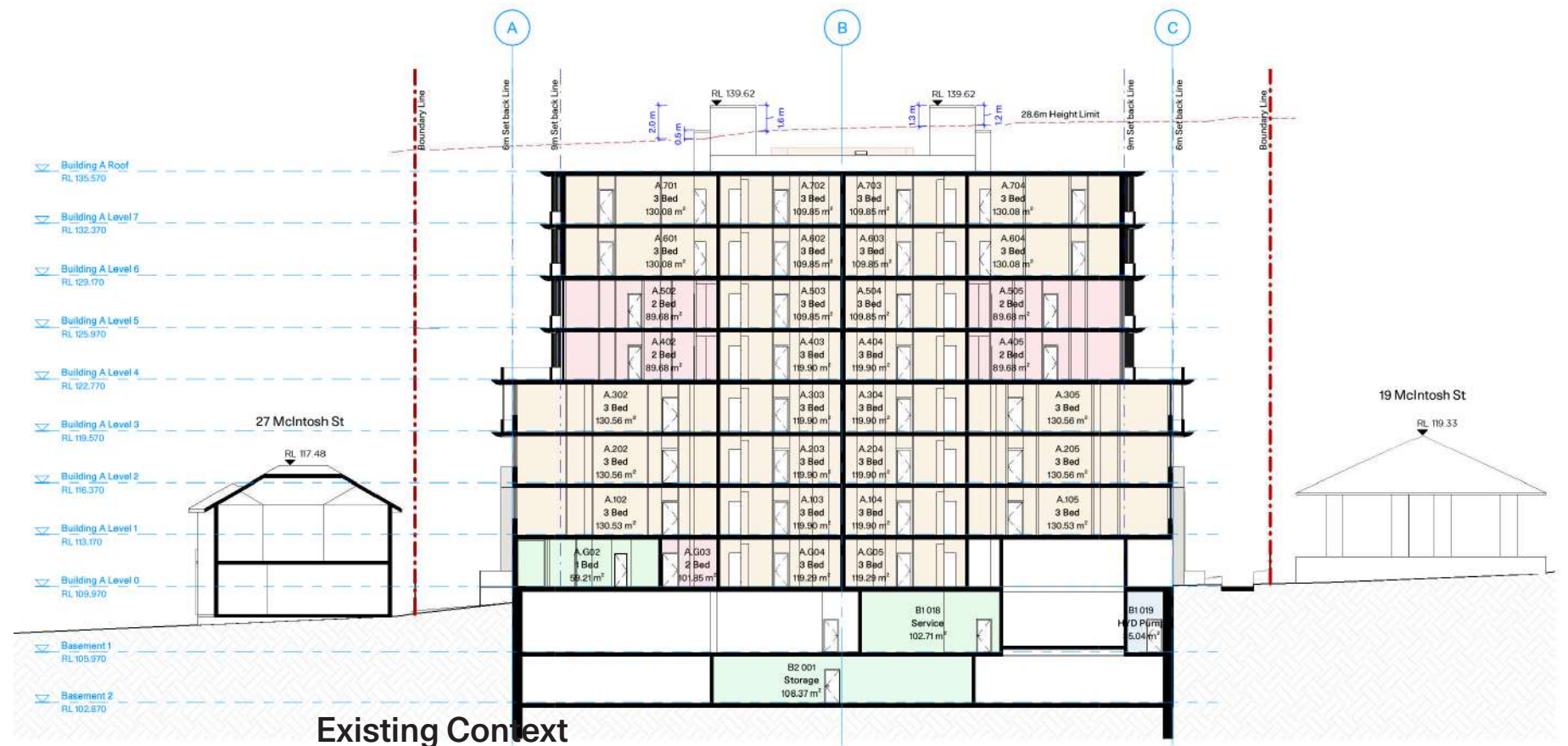
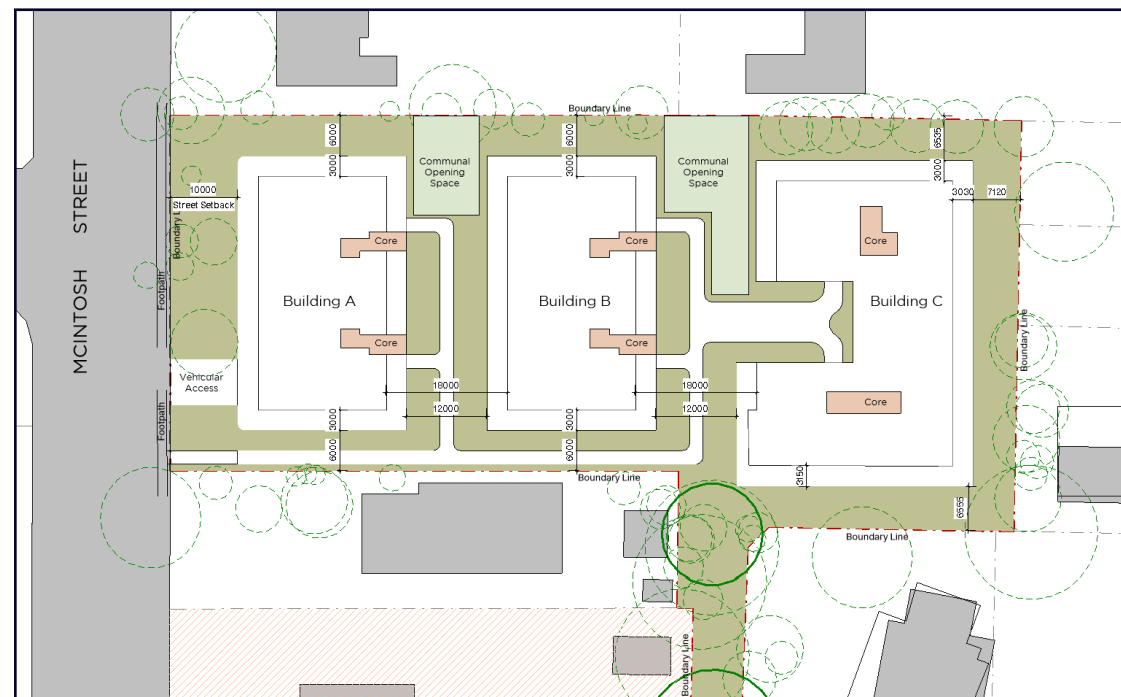
Boundary interface :

- Above ground floor, only two apartments per floor rely on a single aspect outlook across the western boundary and one apartment per floor relies on a single aspect outlook across the eastern boundary.

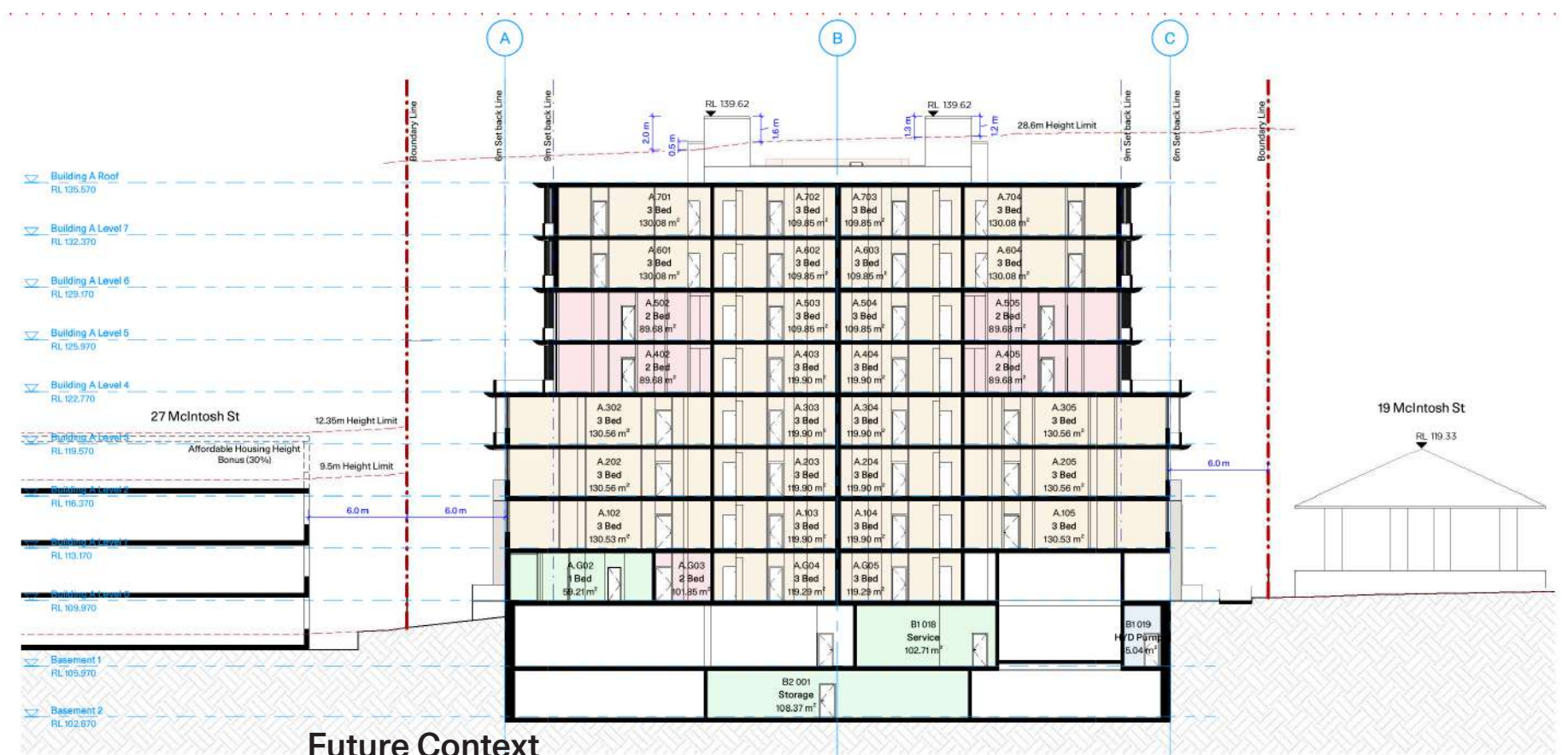
- Landscape screening (planters) is provided in most of the dual aspect apartments that have balconies orientated to the side boundaries, to prevent significant privacy impacts.

- Where living and dining areas are orientated to side boundaries, the glazing is set back >8m from the shared boundary to prevent a direct visual connection between habitable areas.

- Of the ~125m eastern boundary, ~85m is occupied by the 3 pavilion forms. The combined width of landscaped setbacks and open space corridors exceed 55m which equates to 40% of the boundary length presenting as landscaped zone.



Existing Context



Future Context

7.1c: Design Principle 3: Density

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

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

The proposal consists of 162 Apartments based on a variety of sizes and inclusions. By providing a range of layouts the development caters for a diverse range of lifestyles promoting a vibrant community.

The proposal is also consistent with local needs through the provision of 2& TOD and 15% of infill affordable housing.

The proposal can rely on:

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

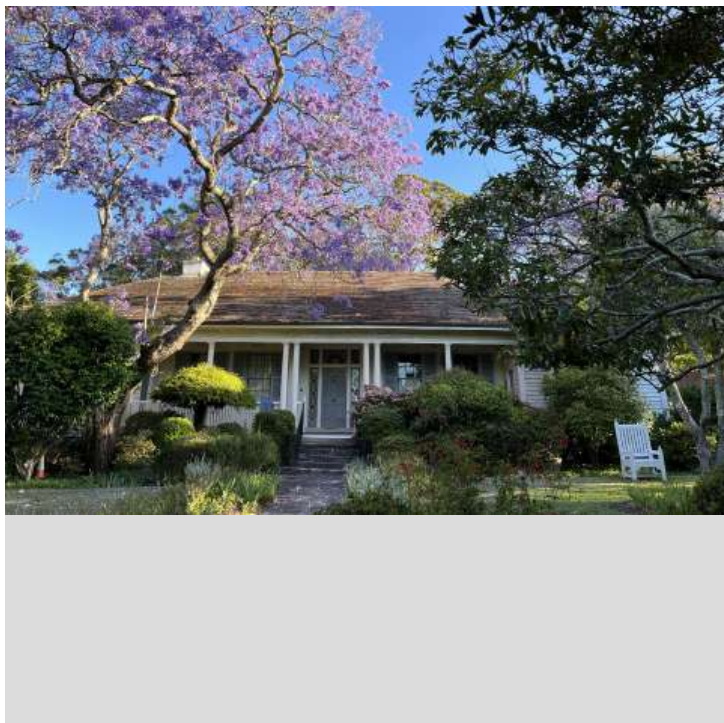
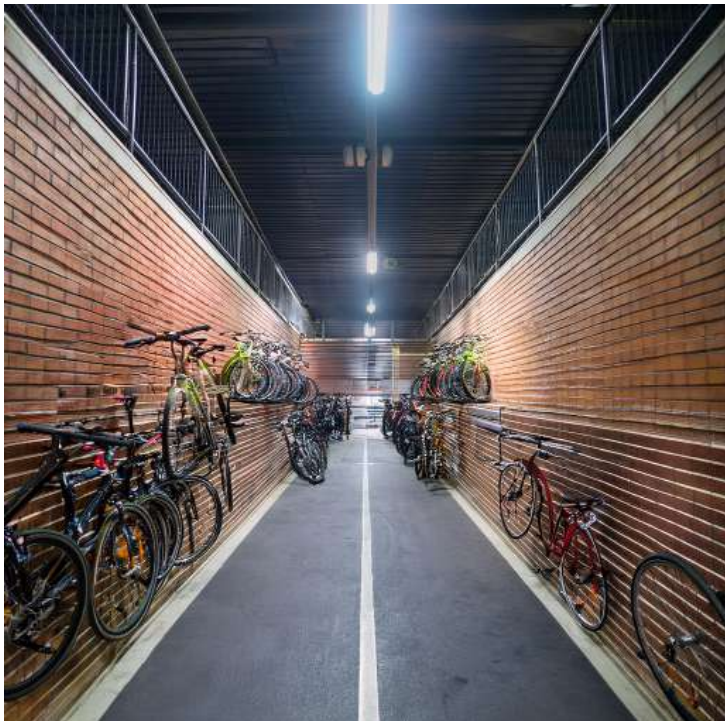
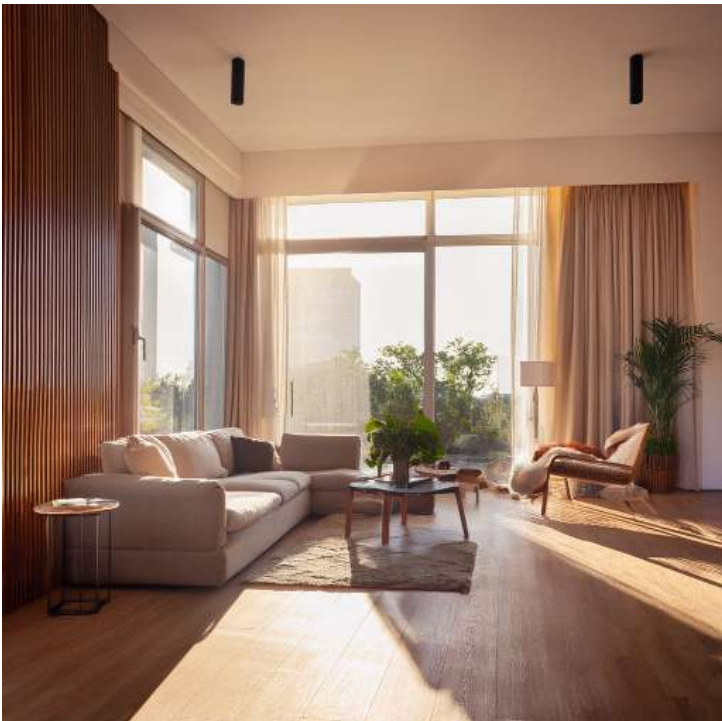
Block A	Studio	1B	2B	2B +S	3B	3B+S	Total
Ground		2	1	1	2		6
L1				2		4	6
L2				2		4	6
L3				2		4	6
L4		2	2			2	6
L5		2	2			2	6
L6						4	4
L7						4	4
Total		6	5	7	2	24	44
		14%	11%	16%	5%	55%	
Block B	Studio	1B	2B	2B +S	3B	3B+S	Total
Ground		4	2			2	8
L1				2		4	6
L2				2		4	6
L3				2		4	6
L4		2	2			2	6
L5		2	2			2	6
L6						4	4
L7						4	4
Total		8	6	6	0	26	46
		17%	13%	13%	0%	57%	
Block C	Studio	1B+S	2B	2B +S	3B	3B+S	Total
Ground		1	6	2		2	11
L1		1	6	2		2	11
L2		1	6	2		2	11
L3		1	6	2		2	11
L4			3	2	1	1	7
L5			3	2	1	1	7
L6			3	2	1	1	7
L7			3	2	1	1	7
Total		4	36	16	4	12	72
		6%	50%	22%	6%	17%	
Total Mix		11%	29%	18%	4%	38%	162
17% of the 162 will be affordable as follows.							
		1B+S	2B	2B +S	3B	3B+S	
		3.06	7.99	4.93	1.02	10.54	
Rounding		3	8	5	1	11	28

7.1d: Design Principle 4: Sustainability

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

Key sustainable features incorporated into the design include:

- Cross Ventilation: Thoughtfully positioned openings enhance natural airflow, reducing reliance on mechanical cooling.
- Natural Light & Solar Access: Maximized glazing and strategic orientation allow abundant daylight, improving energy efficiency.
- Overhanging Elements & Awnings: Shading devices mitigate heat gain, providing passive thermal comfort while reducing cooling loads.
- Solar Energy Provision: Integration of solar panels supports renewable energy generation and decreases dependency on grid electricity.
- Landscape Design: Native and drought-resistant plantings contribute to water efficiency, biodiversity, and urban cooling both around the buildings and as incorporated planters.
- Bicycle Parking: Secure and accessible bike storage encourages active transport and reduces vehicle dependency.
- By prioritising these sustainable measures, the development aligns with BASIX principles, promoting environmental responsibility and long-term resilience.



7.1e: Design Principle 5: Landscape

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

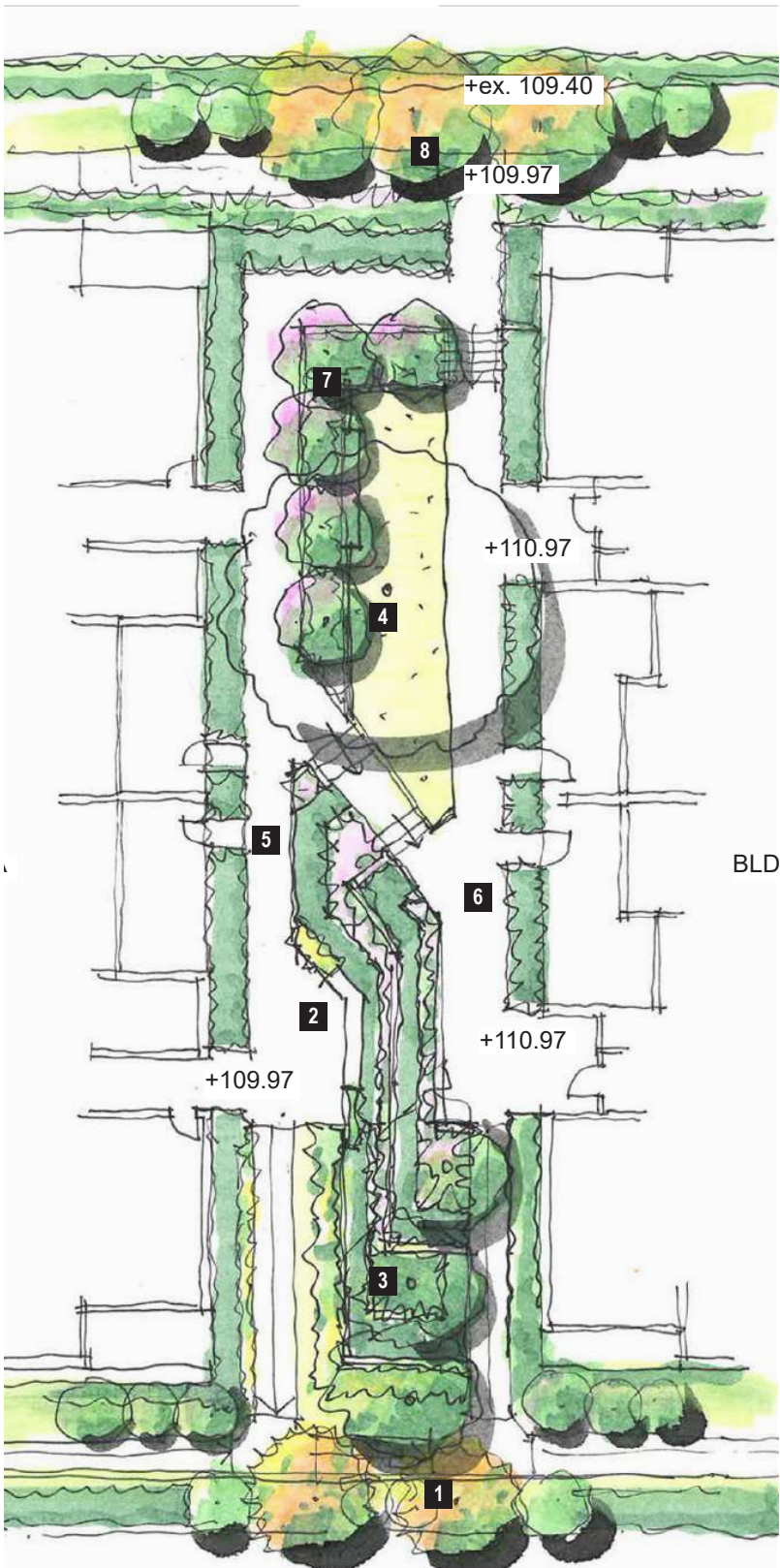
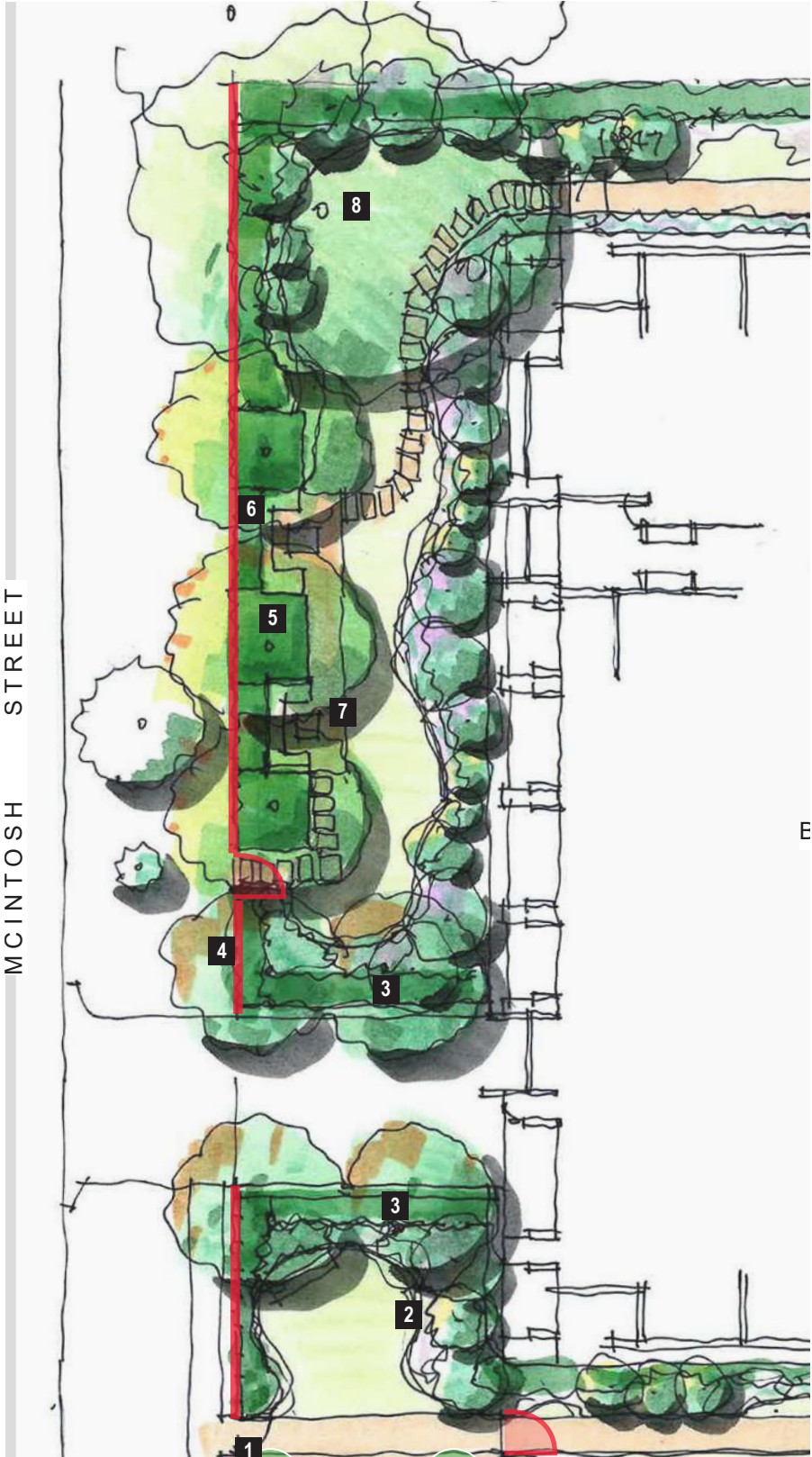
A key focus of the design is ensuring ample communal open spaces that enhance resident well-being through accessible green areas for relaxation, recreation, and social interaction. These spaces seamlessly integrate with the natural environment, fostering a strong connection to nature.

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

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

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

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



7.1f: Design Principle 6: Amenity

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

Key Amenity Initiatives:

Generous Apartment Layouts:
Well-proportioned interiors maximize functionality, ensuring natural light, ventilation, and adaptability for residents.

Private and Shared Open Spaces:
Balconies, courtyards, and landscaped communal areas promote relaxation and outdoor enjoyment.

Acoustic and Thermal Comfort:
High-quality insulation and passive design principles enhance internal living conditions.

Accessibility & Walkability:
Thoughtful pedestrian pathways ensure ease of movement within and beyond the development.

Integrated Community Facilities:
Social spaces, seating areas, and recreational zones encourage resident interaction and engagement.

Safety & Security Measures:
Well-lit areas, clear sight-lines, and secure access points contribute to a safe living environment.

By incorporating these initiatives, the development strengthens urban livability, ensuring a well-balanced, comfortable, and community-oriented residential experience.

7.1g: Design Principle 7: Safety

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

Key Safety Initiatives:

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

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

Clarity of Entry Through Landscape & Architecture:
Defined pathways, landscaping elements, and architectural markers create intuitive and secure entry points for residents and visitors.

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

Delineation of Public & Private Spaces:
Zoning and planted segregation ensures clear distinctions between shared areas and private Residences, reducing conflict while enhancing security.

The development provides a well-protected living environment that prioritises comfort, accessibility, and community well-being.

7.1h: Design Principle 9: Aesthetics

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

Key Design Initiatives:

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

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

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

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

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

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

By integrating these design principles, the development strengthens the urban fabric, promoting visual cohesion while offering a distinctive, high-quality aesthetic that complements its surroundings.

7.1i: Design Principle 8: Housing Diversity & Social Interaction

Through design and planning, the development enhances accessibility, livability, and shared experiences.

Key Housing Diversity & Social Interaction Initiatives:

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

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

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

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

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

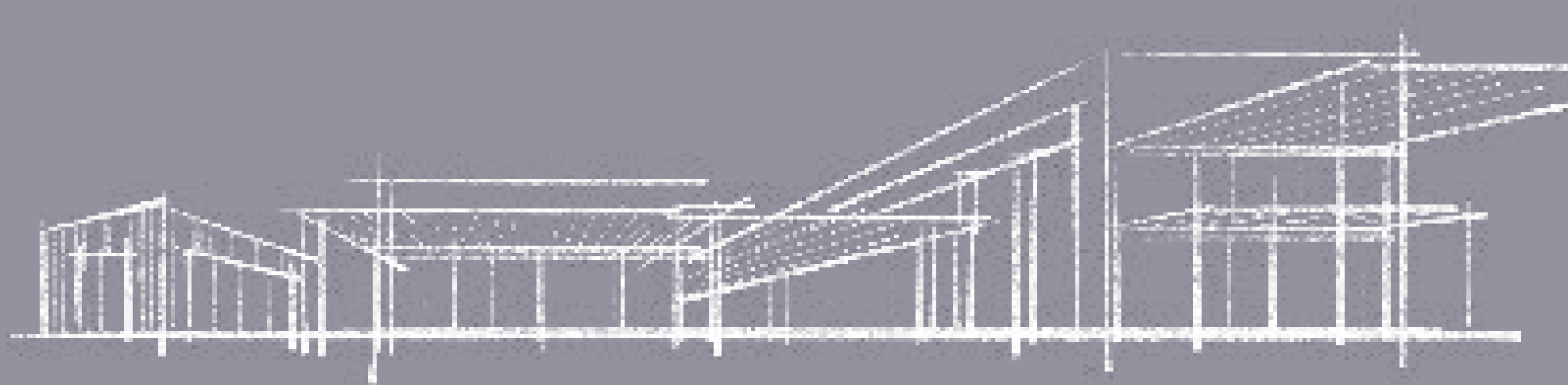
Integrated Public & Private Domains:
Clearly defined transitions between private residences and communal spaces support a sense of belonging.

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

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

ADG Compliance Schedule: Part 3 & 4

P M D L



	PART 3 Siting the development			
	Site Analysis Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Complies.	The design development response to the surrounding context as well as future development in the balance of TOD and LMR precincts. The proposal advocates a strong rapport with surrounding neighbours in terms of architectural vocabulary and informed landscape setting.
	Orientation Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Complies.	The buildings are positioned to respect the established street alignment and to reinforce the garden setting characteristic of the area. Orientation and separation have been carefully considered to maximize available solar access to both the apartments and communal open spaces.
	Orientation Objective 3B-2	Overshadowing of neighboring properties is minimized during mid-winter.	Complies.	The proposal acknowledges the established neighbouring properties to the east and west along McIntosh Street, both of which benefit from their northerly orientation. The proposed rear building is both separated and stepped to reduce overshadowing of these properties which have generous backyard spaces, while also limiting visual intrusion into their homes.
	Public Domain Interface Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security.	Complies.	All points of pedestrian entries within the development are designed to provide clear sight lines and strong visual surveillance, enhancing safety and legibility. These entries are accessed via generous areas of communal open space, reinforcing a sense of openness and community. The site benefits from a pedestrian-oriented urban landscape, segregated from vehicles and is gated from both McIntosh Street and Werona Avenue.
	Public Domain Interface Objective 3C-2	Amenity of the public domain is retained and enhanced.	Complies.	The proposal promotes the use of high-quality materials and architectural detailing as a means to complement and continue the character of the existing streetscape. A curated garden setting further enhances this relationship, contributing passively to the visual and environmental quality of the public domain
	Communal and Public Open Space Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Complies.	The proposal meets key measurable targets, including the provision of 25% open space, achieved through a combination of dedicated ground-level areas and supplementary rooftop landscaped spaces. All blocks have equitable rooftop communal spaces for uses including BBQ facilities.
	Communal and Public Open Space Objective 3D-2	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	Complies.	The allocation of common open space meets the specific criteria as done solar access. The eastern portion of the ground-level COS receives direct sunlight light from 9 am to 11 pm on 21 June, while the rooftop COS areas receive direct sunlight throughout the whole day, ensuring the minimum 50% solar amenity. For further detail, refer to the architectural Communal Open Space Calculations.
	Communal and Public Open Space Objective 3D-3	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Complies.	Both landscaping, and amenities are intended to encourage social interaction, relaxation, and a strong sense of community. Refer to Landscape concept plans. All are offered at various scales appropriate for scale or more contemplative use.
	Communal and Public Open Space Objective 3D-4	Communal open space is designed to maximize safety.	Complies.	Communal spaces have been strategically located to enable clear visual supervision, enhancing safety and passive surveillance throughout the development. Rooftop communal areas will be equipped with compliant balustrades and safety features, including harness anchor points for garden maintenance to ensure safe maintenance access in accordance with relevant building codes and standards. Specific standard(NCC, AS1657)
	Deep Soil Zones Objective 3E-1	Deep soil zones are provided to retain existing trees and provide areas for new planting.	Complies.	Trees identified by the project arborist as being of high merit and significance have been retained as part of the landscape strategy. Newly identified areas of deep soil will also contribute the larger trees. Deep soil achieves exceeds 10% of the site area.

	Visual Privacy Objective 3F-1	Adequate visual privacy is provided within apartments and private open spaces.	Complies.	The lot configuration and orientation of the site results in a 'deep' site geometry with a limited frontage presented to McIntosh Street. To minimise apartment exposure to side boundaries, the proposal adopts a carefully crafted massing strategy which involves 3 parallel pavilion building forms in a landscaped setting. This site layout is tailored to ensure the majority of apartments overlook the open space areas located within the site. The outcome ensures reduced overlooking to neighbouring lots. Equally, the arrangement enables communal open space areas to be centrally located within the site, providing built form relief and visual corridor when viewed from adjoining areas. An alternative linear built form arrangement would deliver 'gun barrel' views along both side boundaries with residential apartments orientated to both side boundaries. Equally, a linear building footprint solution would most likely burden neighbouring properties further by locating communal open spaces adjacent to shared boundaries resulting compromising acoustic privacy outcomes to surrounding sites. Objective 3F-1 of the ADG seeks to ensure reasonable levels of external and internal visual privacy. Design guidance under this objective requires additional setbacks for zone interface areas. Through a tailored massing strategy and mitigation strategies, the proposal meets the outcomes sought by Objective 3F-1 as follows: Boundary interface - • Above ground floor, only two apartments per floor rely on a single aspect outlook across the western boundary and one apartment per floor relies on a single aspect outlook across the eastern boundary. • Landscape screening (planters) is provided in most of the dual aspect apartments that have balconies orientated to the side boundaries, to prevent significant privacy impacts. • Where living and dining areas are orientated to side boundaries, the glazing is set back >8m from the shared boundary to prevent a direct visual connection between habitable areas. • Of the ~125m eastern boundary, ~85m is occupied by the 3 pavilion forms. The combined width of landscaped setbacks and open space corridors exceed 55m which equates to 40% of the boundary length presenting as landscaped zone. The open space areas have been carefully designed to provide visual relief between the built forms and adequate soil capacity to accommodate canopy trees. The outcomes preserve reasonable levels of external and internal visual privacy for residents as sought by Objective 3F-1.
	Pedestrian Access and Entries Objective 3G-1	Building entries are clearly identifiable and provide a sense of address.	Complies.	The proposal provides two distinct pedestrian entry points into the site, each marked by a pavilion structure designed in a complementary architectural language that enhances the sense of arrival and identity. Landscaped pathways throughout the development support clarity of building entry, guiding pedestrian movement effectively. Within the parking structure, graphic delineation will clearly define access points, supported by enclosed lobby spaces that provide secure and legible transitions into the residential areas.
	Vehicle Access Objective 3H-1	Vehicle access points are designed and located to minimize impacts on pedestrians and streetscape.	Complies.	The proposal benefits from a pedestrian-focused setting, with all vehicle movements (including loading and service access) are removed from ground level. Vehicular access is consolidated to a single entry point on McIntosh Street, allowing the remainder of the site to prioritise walkability, landscaping, and a high-quality public realm.
	Bicycle and Car Parking Objective 3J-1	Adequate bicycle and car parking is provided for residents and visitors.	Complies.	The proposal provides compliant car parking in accordance with both the Transit-Oriented Development (TOD) and infill affordable housing requirements under the relevant ACT legislation, while also meeting the provisions of the Apartment Design Guide (ADG). Bicycle parking numbers are in accordance with the local DCP and appropriately allocated and distributed throughout the basement levels, strategically positioned near internal lobbies to support accessibility and to encourage/ promote active use.

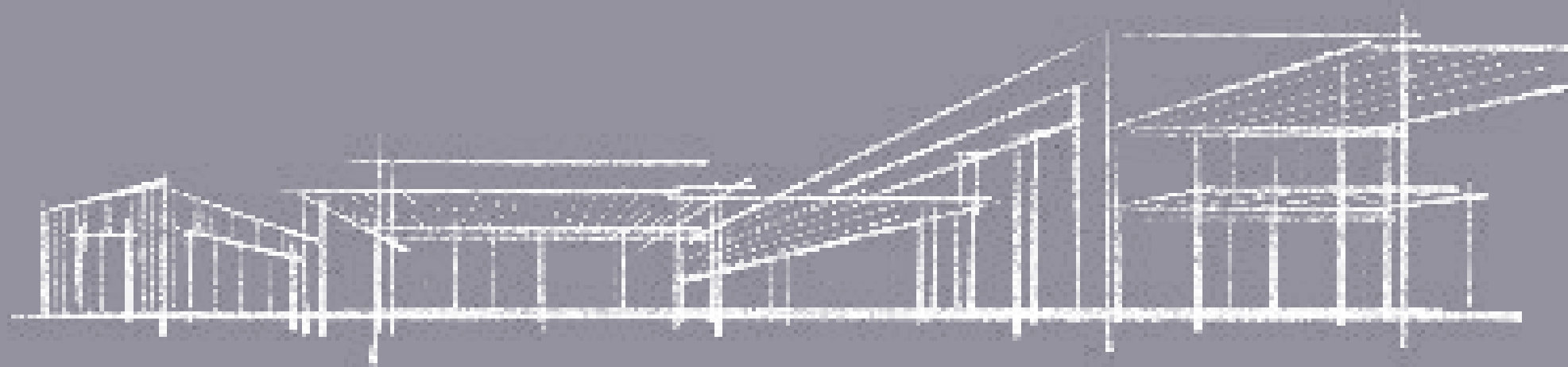
	Part 4 Designing the Building			
	Solar Access Objective 4A-1	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	Complies.	The requirements of the Apartment Design Guide (ADG) have been addressed. Of the 162 dwellings, 148 (91%) meet the criteria of 2 hours sun light on the 21st of June within the frame of 9:00am to 3:00 pm. For further detail, refer to the architectural Solar Access Diagram 4.
	Natural Ventilation Objective 4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies.	The requirements of the Apartment Design Guide (ADG) have been addressed. Of the 162 dwellings, 139 (85%) meet the criteria of natural cross ventilation. For further detail, refer to the architectural Cross Ventilation Diagram.
	Ceiling Heights Objective 4C-1	Ceiling heights achieve the minimum requirements set out in the ADG.	Complies.	Throughout the development, floor-to-floor heights of 3.2 metres have been achieved, ensuring compliance with the ceiling height requirements set out in the Apartment Design Guide (ADG). This allows for generous internal volumes, improved daylight access, and enhanced natural ventilation.
	Apartment Size and Layout Objective 4D-1	Apartment size and layout meet the minimum requirements set out in the ADG.	Complies.	To address market expectations and enhance livability, all proposed apartments exceed minimum size requirements as expressed in the ADG.
	Private Open Space and Balconies Objective 4E-1	All apartments are provided with private open space and balconies.	Complies.	All private balconies, terraces, and courtyard spaces meet or exceed the minimum size and depth requirements outlined in the Apartment Design Guide (ADG). These outdoor areas have been designed to enhance residential amenity, providing functional, usable spaces that from extension of indoor living spaces thus supporting a high standard of living.
	Common Circulation and Spaces Objective 4F-1	Common circulation spaces are appropriately designed and located.	Complies.	While a low number of corridors located in Level 4, 5, 6 & 7 of Building C are internalised and limited to natural ventilation and daylight access, they are considered acceptable and justified based on the broader architectural and functional benefits they provide. These corridors enable a more efficient building layout, allowing for greater site responsiveness, better apartment orientation, and an increased number of dual-aspect units—aligning with the core objectives of the ADG. In addition, the internal corridors are short, well-articulated, and receive borrowed light or ventilation from adjacent voids or open spaces where possible, mitigating the potential amenity impacts. As such, this minor non-compliance is offset by the overall design quality and improved living outcomes for residents.
	Storage Objective 4G-1	Adequate storage is provided for each apartment. At least 50% of the required storage must be located within the apartment (e.g. linen cupboards, wardrobes, or storage rooms). The remaining storage can be provided in basement cages, garages, or other secure areas, but must be easily accessible to residents. Storage must be well-integrated into the apartment layout and not compromise the functionality of living spaces.	Complies.	The architectural drawings indicate each area allocation on the plans with supplementary storage within the basement. Storage Schedule demonstrate at least 50% of area is allocated within every unit. Refer to Architectural Drawings - Storage Calculations for details.

	Acoustic Privacy Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout.	Complies.	Apartment Layout and Zoning: Separate noisy and quiet spaces within apartments are segregated (e.g., place bedrooms away from living areas, lifts, or communal corridors). Uses are stacked vertically: (e.g., bedrooms above bedrooms) to reduce inter-apartment noise transfer. Building Siting: Buildings are separated and openings to minimise exposure to external noise sources, such as The Pacific Highway and North Shore railway line. Landscape space: Courtyards, deep balconies, or landscape strips between noise sources and sensitive rooms are used as a buffer. Services and Equipment: Plant rooms, lifts, and garbage chutes are generally away from bedrooms and living areas.
	Noise and Pollution Objective 4I-1	Noise and pollution are minimized through the design and construction of the building.	Complies.	Site Planning and Orientation: Openings are generally positioned away from major noise and pollution sources such as busy roads, rail corridors.. Use non-habitable rooms (e.g., bathrooms, laundries, storage) as buffers between noise sources and habitable spaces. Building Layout: Bedrooms and living areas away from noise sources where possible. Use internal courtyards or to provide quieter outlooks and improved air quality. Façade and Window Design: Acoustic-rated glazing, solid walls, and sealed window systems to reduce noise transmission will be specified where required. Balconies, screens, and louvers assist to deflect noise and filter air pollutants. Landscaping and Barriers Dense planting, earth mounds, or acoustic fencing will be reduced to assist with noise management and trap airborne particles.
	Universal Design Objective 4J-1	Universal design principles are incorporated into the design of the building.	Complies.	Universal design principles applied will include: - Equitable Use of common open spaces and alike - Step-free access to all main entries and communal areas - Consistent and intuitive layouts for all residents - Adaptable apartment layouts that can accommodate future modifications (e.g. grab rails, wider doorways) - Kitchens and bathrooms designed to allow for seated or standing use - Clear way-finding with signage, lighting, and visual cues in the landscape - Logical circulation paths with minimal level change - Use of contrasting colours and textures to assist those with visual impairments - Audible and visual signals in lifts and entry systems in accordance with the Australian standards - Tolerance for Error: Use of non-slip surfaces - Guardrails and handrails in circulation areas - Low Physical Effort devices such as lever handles, automatic doors, and easy-to-operate fixtures - Accessible switches and controls will be at appropriate heights - Sufficient circulation space in apartments and common areas for wheelchairs or mobility aids - Accessible bathrooms and kitchens all address turning circles
	Adaptive Reuse Objective 4K-1	Adaptive reuse of existing buildings is encouraged.	Complies	Although all existing built elements on site are to be fully demolished with no structures retained, a selective deconstruction process will be undertaken to identify and extract materials with potential for reuse or recycling prior to demolition—such as structural steel, timber, masonry, and concrete. This approach aligns with sustainable design principles, aiming to reduce construction waste and support circular material flows within the built environment.
	Mixed Objective 4L-1	Mixed of apartment development is appropriately designed and located.	Complies.	A variety of apartment sizes and layouts to reflect the needs of differing household types. Refer to mix schedules in the architectural package
	Awnings and Signage Objective 4M-1	Awnings and signage are appropriately designed and located.	Complies.	Awnings and overhangs are integrated into the Architectural Expression. Materials, colours, and overhang forms complement the building's overall design language and context. Awnings contribute to solar shading, reducing heat gain on glazed facades. Both awnings and signage to respond to the character of the local area, especially in heritage or mixed-use precincts.

	Facades Objective 4M-1	"Facades should define the public domain, provide visual interest, and respond to environmental and site conditions." "	Complies.	Clearly articulated base, middle, and top of the building are used to create a legible and human-scaled street interface. Awnings, canopies, and recessed entries offer definition of access points. A variation in materials, textures, and colours break up expanse of walls and monotonous elevations. Balconies, sunshades, and screening elements are used to create depth, shadow, and rhythm. Overall Orientation and design facades maximise solar access and natural ventilation. Shading devices and operable screen elements improve thermal performance and offer occupant tailoring.
	Facades Objective 4M-2	Building functions are expressed by the façade.	Complies.	Visual Interest and articulation is achieved through variation in materials, textures, and colours and applied to announce functions and use. Balconies, sunshades, screens, and projections have been incorporated into the facade treatment to create depth and shadow. Internal layouts of the buildings are expressed externally (e.g., living areas, circulation spaces). Façades consider the conceal and/or integration of services to maintain a clean and cohesive appearance across all elevations.
	Roof Design Objective 4N-1	Roof treatments should be integrated into the building form and positively respond to the street.	Complies.	Roofs are be designed as an integral part of the overall architectural composition, not as an afterthought. The roof form offers a complement the building's massing and articulation, contributing to a cohesive design. Overhangs and overall roof lines will contribute to a well-defined and attractive skyline. All buildings accommodate communal open space, green roofs, or solar panels and support rainwater harvesting and thermal performance. Services will be screened (e.g., HVAC units, lift overruns), offsetted and integrated into the roof to maintain visual quality
	Landscape Design Objective 4O-1	Landscape design is integrated into the overall building design and enhances the appearance of the development.	Complies.	Landscape elements bare coordinated with the architectural form, site layout, and building entries. Planting assists in softening the built form, define spaces, and enhance the interface with the public domain. Landscaping is design to contribute to visual amenity, privacy, and micro-climate control (e.g., shade, cooling). through layered planting, canopy trees, and ground covers creating depth and importantly seasonal interest. Native and drought-tolerant species have been selected to reduce water use and maintenance. Common areas will feature materials as durable and maintainable, with appropriate soil depth, irrigation, and drainage.
	Planting on Structures Objective 4Q-1	Planting on structures is integrated into the building design to increase visual amenity, improve air quality, and contribute to biodiversity.	Complies.	Planter boxes within the podium and rooftop outdoor spaces serves as a key architectural strategy, enhancing spatial definition while contributing to environmental performance. These elements function as natural buffers, delineating zones within the built form while supporting stormwater management and mitigating urban heat. On the rooftop, greenery creates a dynamic outdoor environment, offering residents a functional and aesthetically pleasing retreat. The combination of podium and rooftop planting fosters biodiversity, strengthens the connection between architecture and landscape, and promotes well-being.
	Environmental Performance Objective 4R-1	New buildings should demonstrate environmental performance in terms of energy efficiency, water conservation, and reduced environmental impact.	Complies.	Key principles include: Passive Design: Maximising natural ventilation, daylight access, and thermal insulation to reduce energy consumption. Water Conservation: Implementing rainwater harvesting, efficient irrigation, and permeable surfaces to minimise water use. Sustainable Materials: Using low-impact, durable materials that reduce embodied carbon. Energy Efficiency: Incorporating solar panels, energy-efficient appliances, and smart building systems. Green Infrastructure: Integrating rooftop gardens, planter boxes, and biodiversity-supporting landscapes.
	Water Management and Conservation Objective 4S-1	Water management and conservation are integrated into the design of developments to reduce consumption and manage stormwater effectively.	Complies.	These will include Efficient Fixtures & Systems: Low-flow taps, dual-flush toilets, and smart irrigation systems. Rainwater Harvesting: Capturing and reusing rainwater for irrigation. Permeable Surfaces: Using porous materials for pavements and landscaping allows water to infiltrate naturally, reducing runoff. Stormwater Retention & Treatment: Green roofs, and detention basins slow and filter stormwater before it enters drainage systems.
	Waste Management Objective 4T-1	Waste management is appropriately designed and located.	Complies.	Waste Separation & Recycling will be promoted: Designated waste collection areas with clear separation for recyclables, organics, and general waste. These are located to internal lobby areas for best observation and ease of use. On-Site Composting should be considered: Encouraging organic waste processing through composting systems to reduce landfill impact. Sustainable Material Use: Selecting construction materials with low environmental impact and promoting reuse where possible. Efficient Waste Disposal Infrastructure: Incorporating waste chutes, collection points, and access for waste management services.

7.0 Conclusion & Design Verification Statement

P M D L



Overview

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

- Construction of a residential development varying in height up to 8 storeys;
- 162 residential units of which 33 will be affordable housing units (17.65%) comprising 15.5% to be retained as affordable for 15 years and 2.15% to be retained as affordable in perpetuity;
- Excavation for two basement levels with 190 car spaces and associated services;
- Removal of 29 existing trees on site; and
- Landscaping (including tree planting) and a communal space network including rooftop terraces.

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

Building A

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

Building A:

- Contains 44 apartments of which two are affordable apartments.
- Contains 5,228.38sqm of GFA of which 225sqm is affordable housing.
- Contains 2 lobbies / cores. Each core has access to natural light and ventilation.
- Is up to 8 storeys or a maximum 30.4m in height.

Sydney

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

Australia

P: +61 2 8458 5500

E: sydney@pmdl.com.au

- Contains the driveway at the north-west corner and the substation in the north-east corner.

Building B

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

Building B:

- Contains 46 apartments of which 9 are affordable apartments.
- Contains 5,326.28 sqm of GFA of which 932sqm is affordable housing.
- Contains 2 lobbies / cores
- Is up to 8 storeys or a maximum 30.5m in height

Building C

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

Building C:

- Contains 72 apartments of which 22 are affordable apartments.
- Contains 8,053.24sqm of GFA of which 2,136sqm is affordable housing.
- Contains 2 lobbies / cores.
- Is up to 8 storeys or a maximum 29.9m in height

Melbourne

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

Australia

P: +61 3 9427 8885

E: melbourne@pmdl-mea.com.au

Statement

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



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

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

Geelong

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

Australia

P: +61 3 5221 3144

E: geelong@pmdl-mea.com.au

Registered/Nominated Architect: David Morris
NSW Nominated Architect 5865

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

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Report Contact
David Morris

Hong Kong

20/F Hollywood Centre
233 Hollywood Road
Sheung Wan

Hong Kong

P: +852 2836 6992

E: hongkong@pmdl.com.au