



Design Report

45-53 Macleay Street, Potts Point

State Significant Development Application (SSDA)
Proposal for mixed use and affordable housing

In the spirit of reconciliation KHA acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We acknowledge the Gadigal people of the Eora Nation as the traditional custodians of the 45-53 Macleay Street project site and we pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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Authors:

KHA
30 Mouat Street
Fremantle WA 6160
08 9336 4545

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1 Introduction

Project

This Design Report has been prepared by KHA on behalf of T&P Chimes Development Pty Ltd (the Applicant) to accompany a State Significant Development Application (SSDA) for a shop top housing development at 45-53 Macleay Street, Potts Point (the site).

The proposal seeks approval for the construction and operation of a 16-storey shop-top housing development comprising:

- 44 apartments, including:
- 23 affordable apartments on podium level 1 and 2 which will be managed by a community housing provider (CHP).
- 21 market apartments over 12 levels
- Ground floor retail
- Four levels of basement for parking, services and storage
- Vehicular and loading access from McDonald Street
- Landscaping and communal open space

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 16 May 2025 issued for the SSDA (SSD-83867719). Specifically, this report has been prepared to respond to the SEARS requirement issued on the following page.

Project Team	
Client	T&P Chimes Development Pty Ltd
Lead Design Architect	KHA
Planner	Urbis
Landscape	Dangar Barin Smith (DBS)
Structural	RBG
Storm water / Flood / Civil Consultant	Arcadis
Geotechnical	EI Australia
Mechanical Engineer	IGS
Hydraulic Engineer	IGS
Vertical Transport	IGS
Facade Engineer	Apex
Energy Consultant	IGS
Acoustic Engineer	E-Lab
BCA Consultant	Concise Certification
DDA Consultant	STAC Consulting
Fire Engineer	Scientific Fire Services
Waste Consultant	SLR Consulting
Traffic Consultant	JMT Consulting
Wind Consultant	CPP Wind Engineering Consultants

Table 1 - Project team and consultants

Response to SEARs requirement

Item	Description of Requirement	Reference
5. Design Quality	- Demonstrate how the development will achieve: - Design excellence in accordance with any applicable EPI provisions. - Good design in accordance with the seven objectives for good design in Better Placed - Demonstrate that the development: - Where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or - In all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams - Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	Report items 5.1, 5.2, 5.4, 5.5, 5.6 and 5.7. Also refer to other documents within this SSDA, including; - Design Integrity Report by Urbis
6. Built Form and Urban Design	- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. - If relevant, provide an assessment of the development against: - the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. - the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. - If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Report items 4.4, 5.8, 5,15. The nine principles of the Housing SEPP, Schedule 9 have been addressed throughout this report. A detailed assessment schedule with reference to relevant report items for each of the nine principles has been appended under Appendix A. A detailed ADG Assessment Schedule has been attachedunder Appendix B. This schedule includes references to other relevant information, including report items and relevant drawings.
7. Environmental Amenity	- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. - Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied	Report items 5.16 Detailed shadow diagrams have also been captured within the drawing set, under Shadow Diagrams, drawings A9040 - A9052.

Table 2 - Response to SEARs requirement

2 Summary

This Design Report has been prepared by KHA to accompany a detailed State Significant Development Application (**SSDA**) for the 45-53 Macleay Street project.

As outlined under item 1. Introduction the following SEARs items are addressed within this report:

- Design Quality
- Built Form and Urban Design
- Environmental Amenity

In relation to the above, this report captures a response to Schedule 9 of the Housing SEPP and the Apartment Design Guide. This report is to be read in conjunction with;

- EIS as prepared by Urbis
- Drawings as prepared by KHA and submitted with this SSDA
- Appendix A: Housing SEPP Assessment Table
- Appendix B: ADG Assessment Table
- Landscape documents as prepared by DBS.



Street view of the Macleay Street Elevation

Architectural Design Statement

Our proposal for a new residential building for Potts Point in Sydney is driven by a deep consideration of place.

This consideration of place operates on multiple levels. A landscape that reinstates the endemic flora of the Sydney peninsula and provides a ground floor garden for residents, establishes a connection with a history of the site that pre-dates European settlement.

A brick podium further enhances this connection with context – this richly detailed building element integrates planting and fine bronze detailing, referencing the predominant brick language of the buildings in Macleay Street. Highly crafted shopfronts and a legible resident's entry activate the street and Juliette balconies to podium residences provide passive surveillance and a sense of habitation.

A generous amenities level crowns the podium with extensive planting providing a garden pool and gym. Hovering above the podium, the larger apartments are contained in a light coloured masonry and delicate bronze tower.

The tower steps back in a series of gently curved volumes that reference the rich Art Deco context of Macleay Street. Carefully calibrated vertical fins open up and frame the spectacular views, while providing privacy and a sense of refuge.



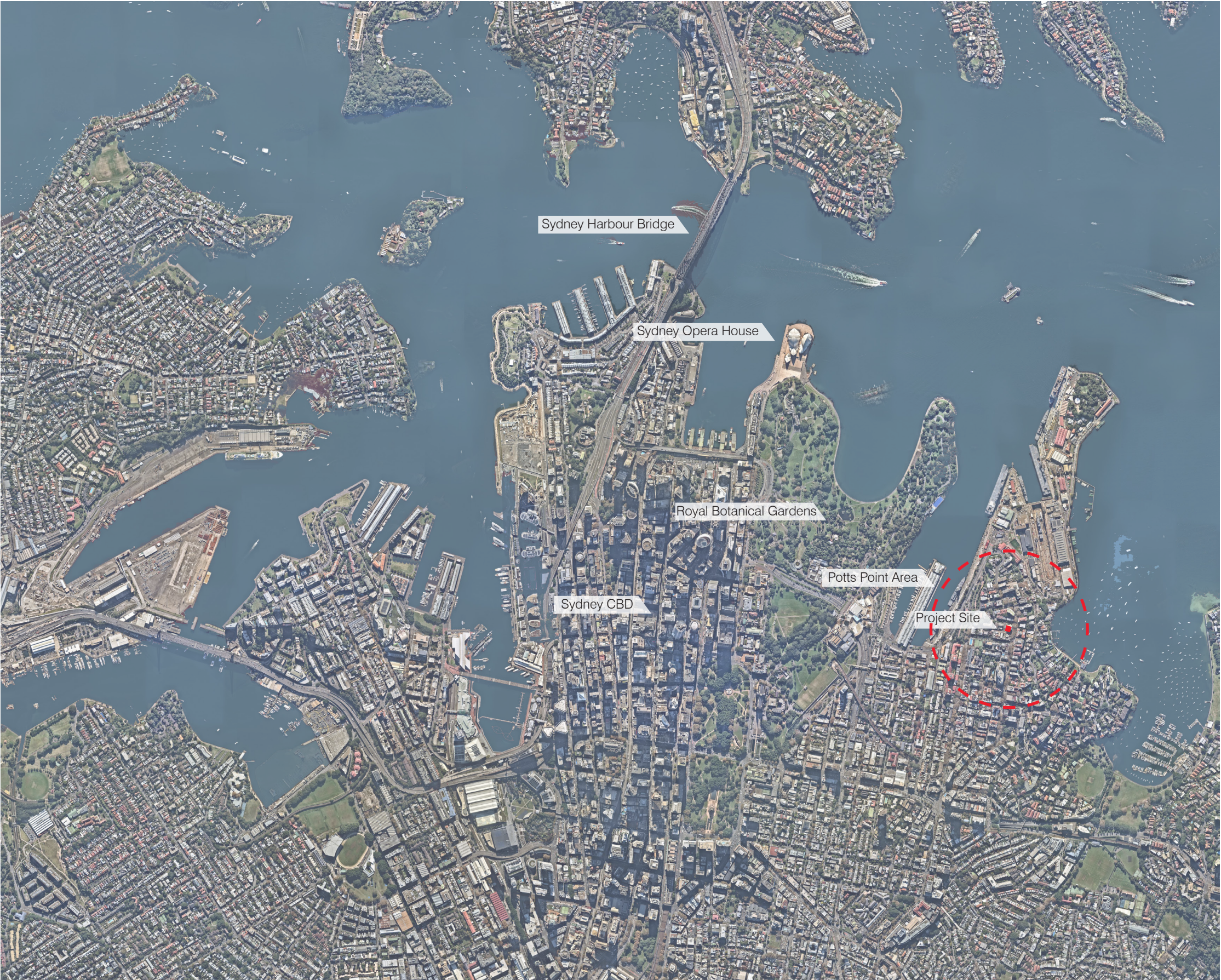
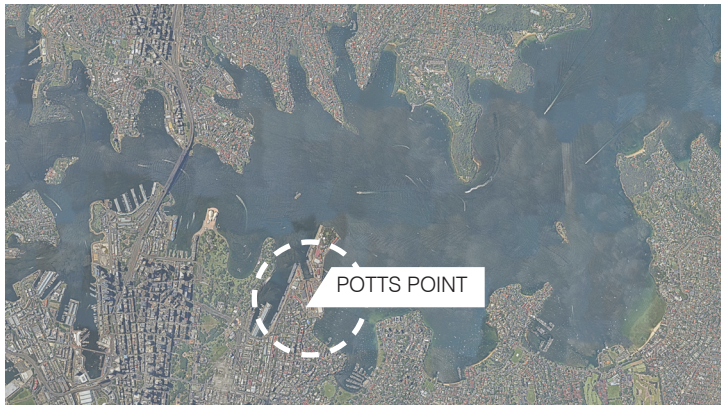
Aerial view of the proposed development

4 Urban Context and Site Analysis

4.1 Site Location

The site is located in Potts Point, approximately 1.2 kilometres east of the Sydney CBD, and is well connected to the harbour via Woolloomooloo and Elizabeth Bay.

Significant local amenity is provided by proximity to the harbour, the Royal Botanic Gardens, and a range of cultural institutions. Cafés, restaurants, theatres, and boutique retail all contribute to the character of Potts Point.



Satellite image with site location

4.2 Project Site

The site is highly populated and well serviced in terms of public transport and pedestrian and cycling routes. Macleay Street and nearby streets have significant street trees providing shade and cooler temperatures to pedestrians and residents. Nearby Kings Cross provides connection to the boarder Sydney train services.



Site Location Plan

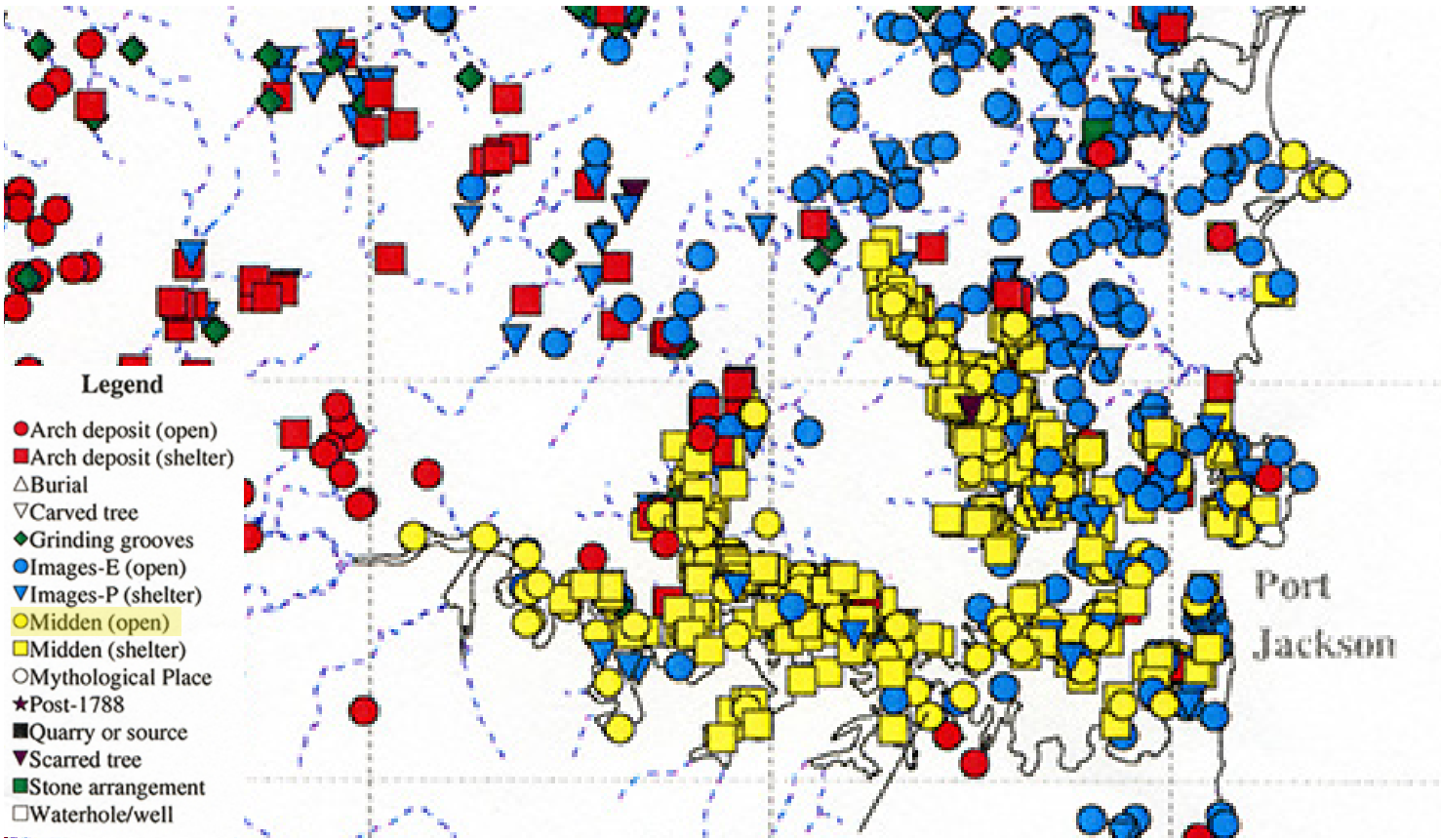


Amenity, Circulation and Transport Diagram

4.3 Geological Context and First Nations History

The site is located on a sandstone ridge that projects into what is now known as Sydney Harbour. Soil conditions are a mixture of silt and sandstone.

The site is located on the lands of the Gadigal people of the Eora nation. There are a number of archaeological sites within proximity to the site.



Map of First Nations archaeological sites in the Sydney region



The sandstone geological formations at the Headlands of Sydney Harbour



Backed artifacts from sites in the Sydney region

Backed artifact - north Hawkesbury district

4.4 Urban Context and Neighbourhood Character

The site and vicinity has undergone a number of transformations since the arrival of European people. Lands were cleared, and during the 19th century the area became the location of a number of grand Georgian mansions. During the early twentieth century, these were replaced with some of Australia’s earliest apartment buildings in the Art Deco style. Many of these remain and with their fine brick detailing and delicate metal work they provide a strong sense of identity to this part of Sydney. The development through the 20th-century has established Potts-Point as one of Sydney’s and Australia’s most significant historical high-density village.

The following pages explore the two neighbourhood characters this proposal draws from. Dark, highly detailed, masonry brick buildings and light coloured reflective Art Deco and contemporary buildings.

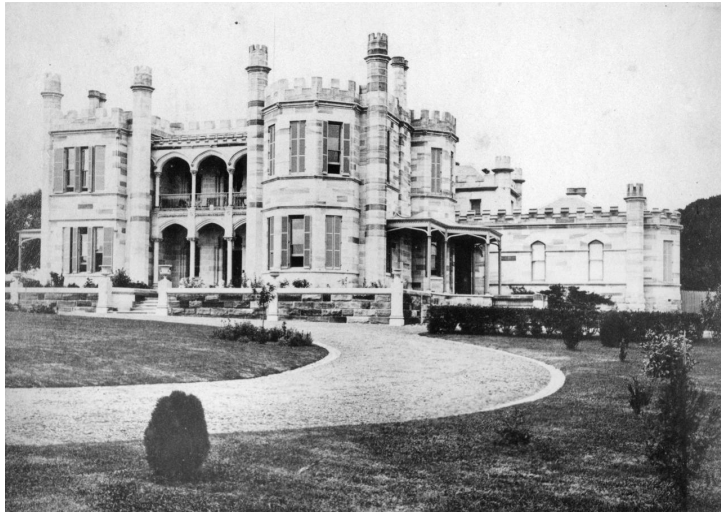
These two conditions help establish the architectural response to this proposal.



Junction Lane Campsite



Map of the city of Sydney, c. 1843



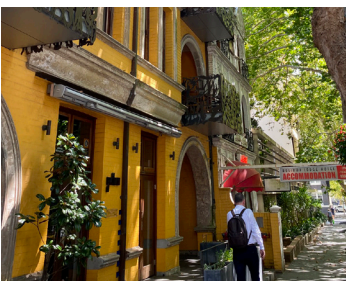
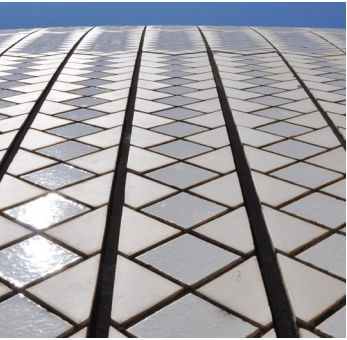
Grantham House - Corner of Wylde, St Neot and Grantham Streets



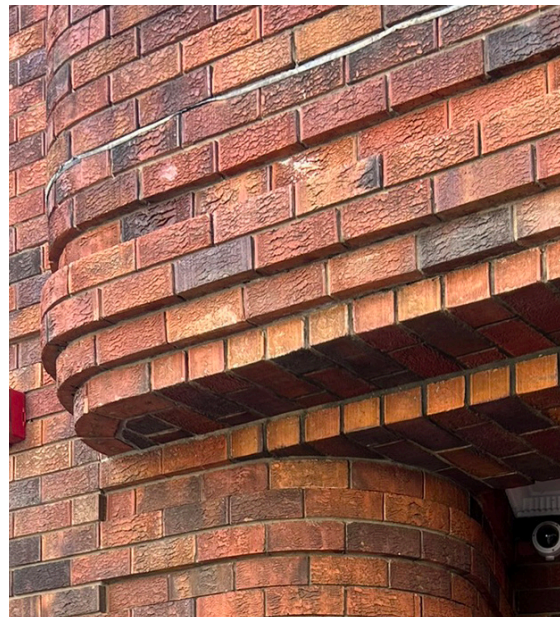
Maramanah - 64 Macleay Street



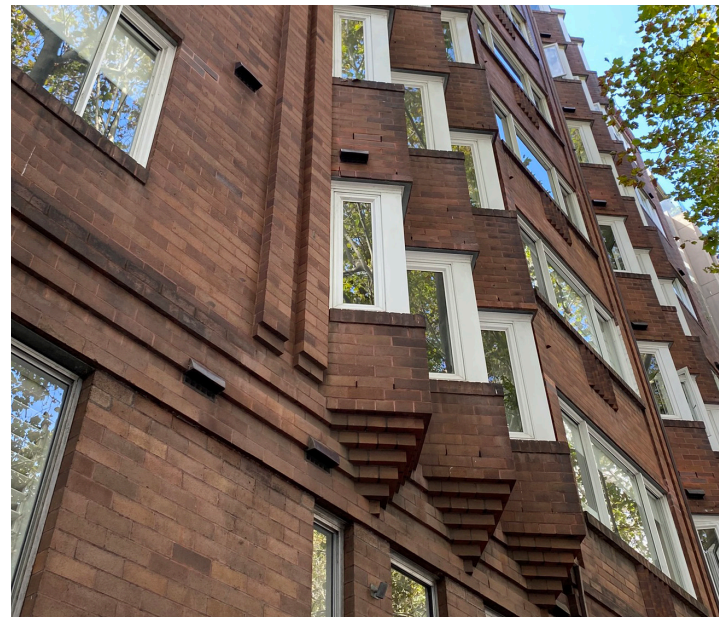
El Alamein Fountain Memorial



Current context and character



4 Macleay Street



The Macleay Regis



Stanford Hall , Oak Lane



45-53 Macleay Street - Corner McDonald 1962



The Werrington Building



The Macleay Regis



6 McDonald St



The Macleay Regis

4.5 Environmental Considerations and Site Analysis

Built Context

Situated high on a ridge line and amongst historical 19th & 20th-century buildings, as well as contemporary examples, the built scale of area is not defined by a strong predominate height. Buildings in the locality vary, ranging from 3-4 storey townhouses and mid-rise residential buildings through to 21-storey residential buildings.

Sun

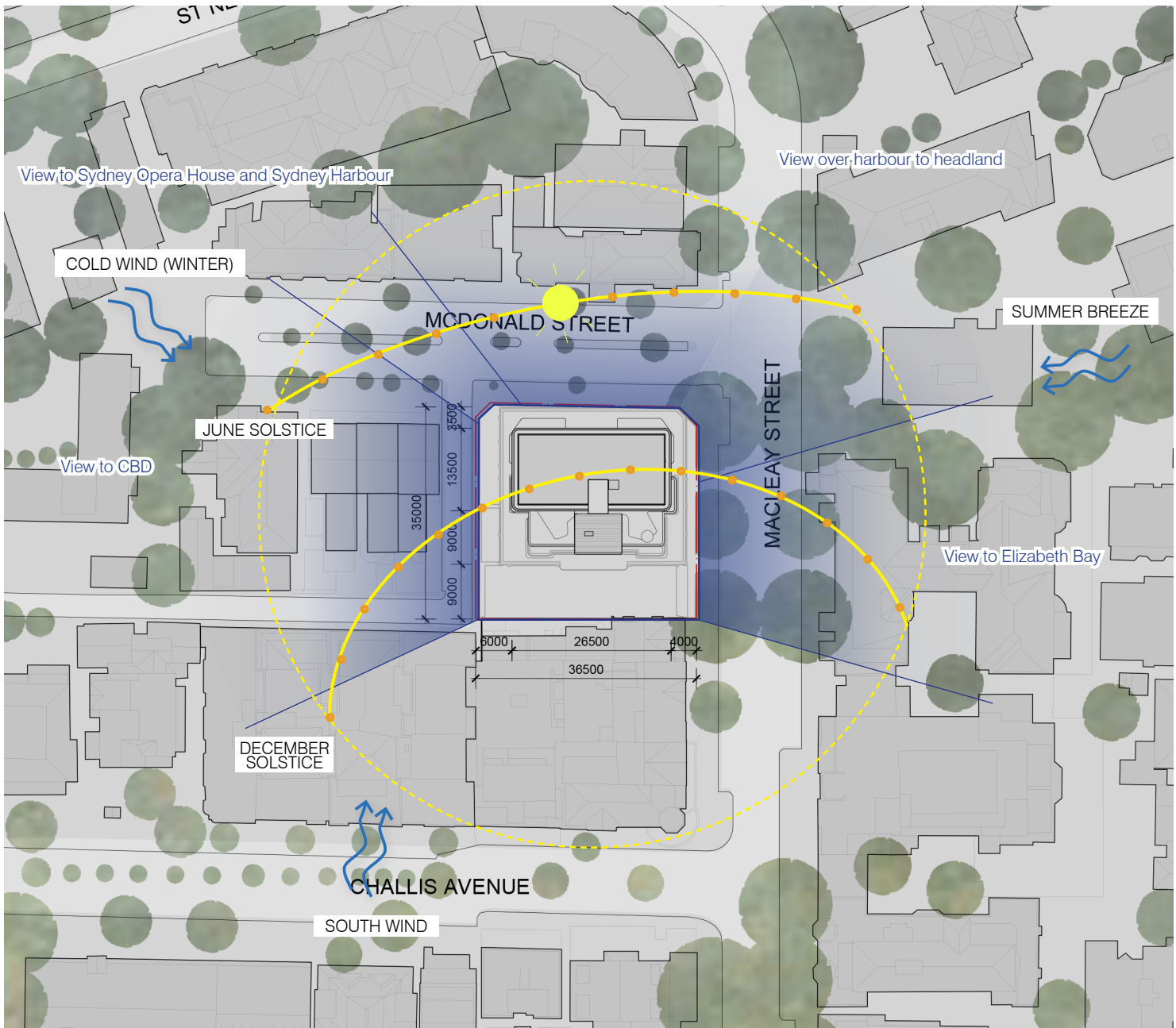
The site receives significant sunlight amenity, while large (~20-25m high) existing deciduous street trees provide summer shading and winter solar amenity to the lower areas of the building. Detailed solar analysis has been undertaken to assess amenity for both the building's residents and neighbouring properties (refer to SSDA drawing pack, drawings A9040–A9062). Careful consideration has been given to the façade design to develop a balance between access to natural light and direct sunlight, while maintaining thermal comfort and minimising energy demands.

Wind

Predominant winds in the area come from the north-east, south, and west. The proposed design incorporates multiple strategies to ensure a comfortable wind environment, including balcony placement, vertical fins screening, window types, and careful landscaping and species selection. Refer to the Qualitative Wind Assessment and landscape documentation for further detail.

Views

The project benefits from its Potts Point location, offering excellent views from the CBD to the Opera House, Harbour, and surrounding headlands. Refer to the view analysis on the following pages. Detailed view studies which compare the existing and proposed views from neighbouring buildings are included in report section 5.16 Environmental Amenity.



Location Concept Sketch Plan

1:1000 @ A3 0 25



The surrounding site context contains buildings of varying heights from 3/4 storey townhouse to 21 storey residential buildings



Surrounding Buildings and Scale



Surrounding Buildings and Scale



Key View (provided view) - similar to **VIEW 1**



Key View (comparable view from 12 Macleay Street, Macleay Regis, Penthouse 905) - similar to **VIEW 2**

View 1



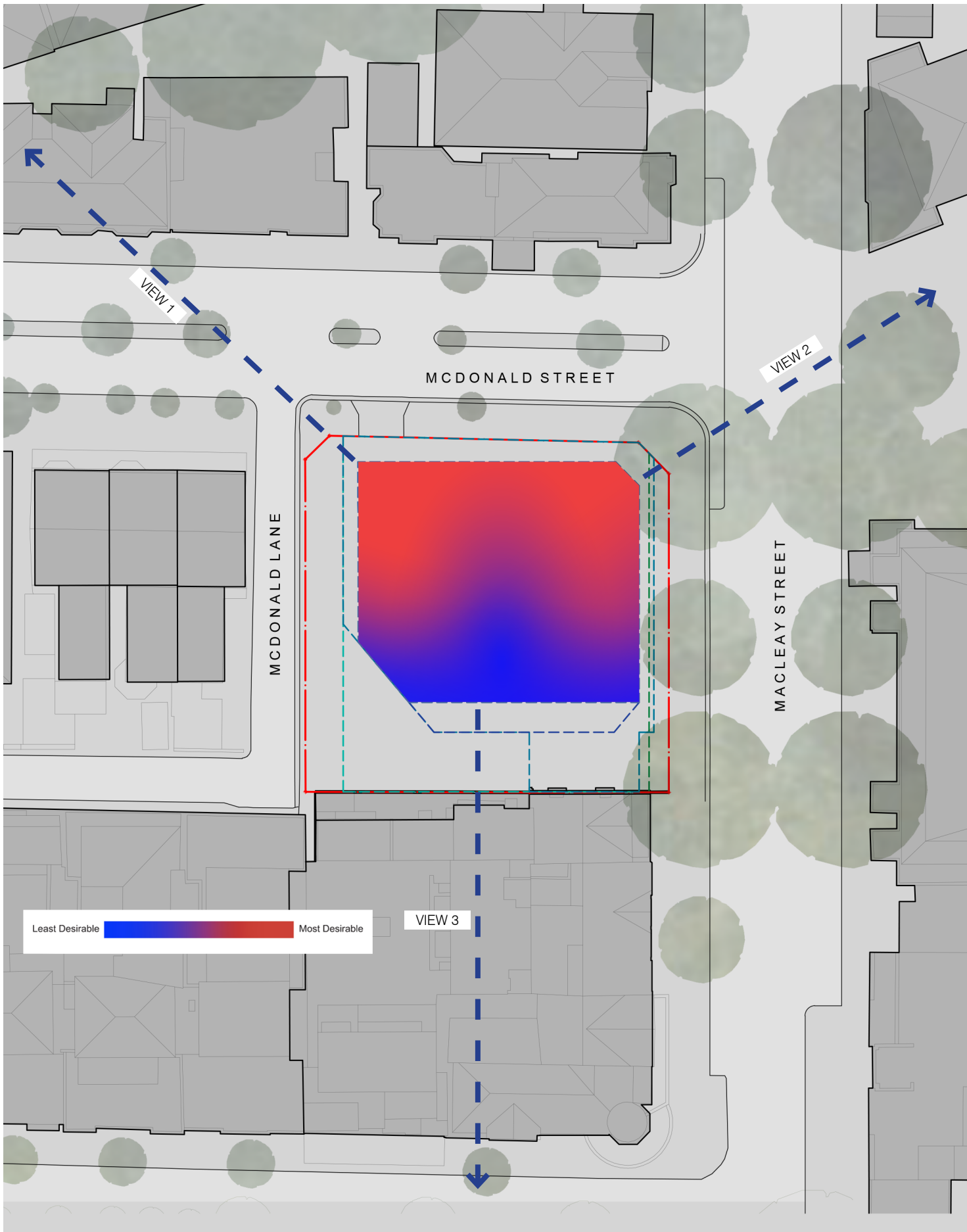
View 1 - RL 73.6 (approximately L12)



View 1 - RL 59.2 (approximately L8)



View 1 - RL 41.5 (approximately L3)



View Amenity Analysis Plan

1:500 @ A3

0

25



View 2 - RL 73.6 (approximately L12)



View 2 - RL 59.2 (approximately L8)



View 2 - RL 41.5 (approximately L3)

View 3



View 3 - RL 73.6 (approximately L12)



View 3 - RL 59.2 (approximately L8)



View 3 - RL 41.5 (approximately L3)

5 Design Proposal

5.1 Design Quality

Background Design Summary

A Concept SSDA was submitted to the Department of Planning, Housing and Infrastructure (DPHI) on 10 March 2025 (SSD-79316759) for demolition of existing structures and construction of a 13-storey shop top housing development. The Concept SSDA seeks approval for a built form envelope, designed by SJB architects which forms the basis of this detailed SSDA proposal.

An architectural design competition was held for the detailed SSDA (this application) which used the concept SSDA envelope as the basis for the design. Five architectural teams were invited to participate and the Jury unanimously resolved that the scheme prepared by Kerry Hill Architects (KHA) best demonstrated the ability to achieve design excellence. The KHA scheme included a taller and more slender built form which reduced overshadowing and visual impacts to neighbouring properties.

The competition winning scheme was subject to two design review processes by the Design Integrity Panel (DIP) where the design was further developed and resolved to ensure the SSDA scheme maintains and improves upon the competition winning scheme. The DIP has reviewed the proposal prior to lodgement and confirmed the proposal continues to exhibit design excellence, subject to the resolution of matters identified in report items 5.7. All feedback received at various stages of the project has been specifically addressed in report items 5.4-5.7.

Better Placed Design Objectives:

The project aligns with The Better Placed Design Objectives as outlined below;

Better fit

The project proposal is contextual, local and of its place. Detailed site analysis and a thorough research of local aspects have contributed to the form and materiality of the design proposal. For further detailed information also refer Report items 4.4, 4.5, 5.8 and 5.15.

Better performance

Sustainability, adaptability and durability are key aspect of the project proposal. All apartments are proposed to be naturally cross-ventilated and have generous access to daylight. Adaptable apartments are proposed to be integrated in the development (also refer Drawings A1040 and A1041 within this development application).

Better for community

The project proposes an inclusive, connected and diverse development. A variety of apartment types is offered within the development and the integration of retail to the ground level embeds this development within the Potts Point precinct. Also Refer report item 5.14.

Better for people

Safe and comfortable spaces are provided within the proposed development.

Better working

The project is tailored in response to a well-developed and considered client brief. Flexibility and efficiency have been carefully considered with the establishing of the apartment floor plate layouts and the overall building program.

Better value

The creating and adding of value have been considered with this project proposal. It is expected that the development contributes to the value of the Potts Point area, reinforcing positive influence within this urban precinct.

The intention for this project is the engaging in a rigorous process focussing on design quality - which involves consultation with the Design Integrity Panel - with the intent to maintain good design, effective and durable materials working towards an outcome to enhance the project value by maintaining the appearance and usability of the building.

Better look and feel

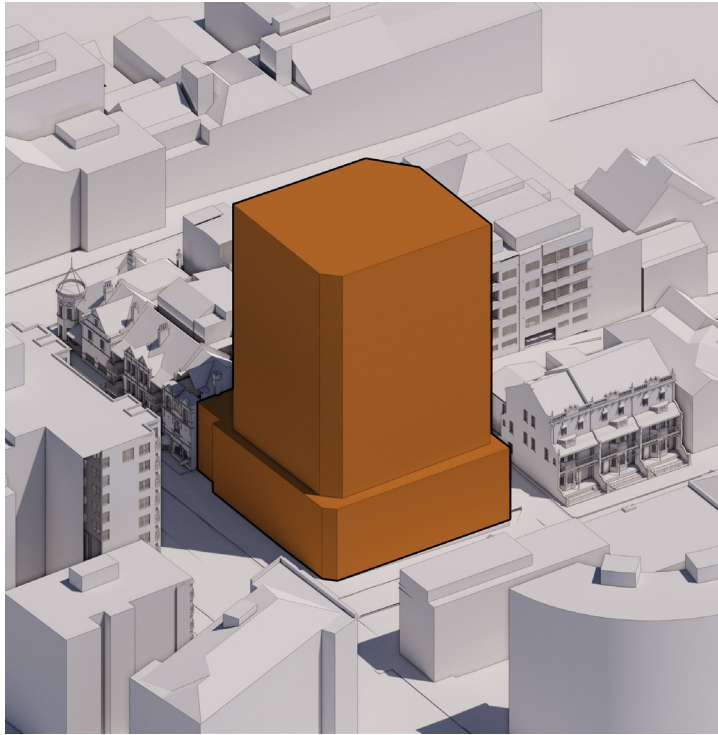
Engaging, inviting and attractive spaces have been created throughout the development, including;

- Flexible retail space to ground level, interfacing with Macleay Street
- Chimes Garden, a generous garden off Macleay Street providing a lush landscaped space
- Generous landscaped amenity spaces for both podium apartments and tower apartments on Level 2 and 3.
- Considered detailing to podium and tower facades, with high quality materialities relevant to local context. Also refer report item 5.15.



View from Macleay Street to Chimes Garden and into the Tower Lobby

5.2 Design Concept



1. The indicative allowable building envelope



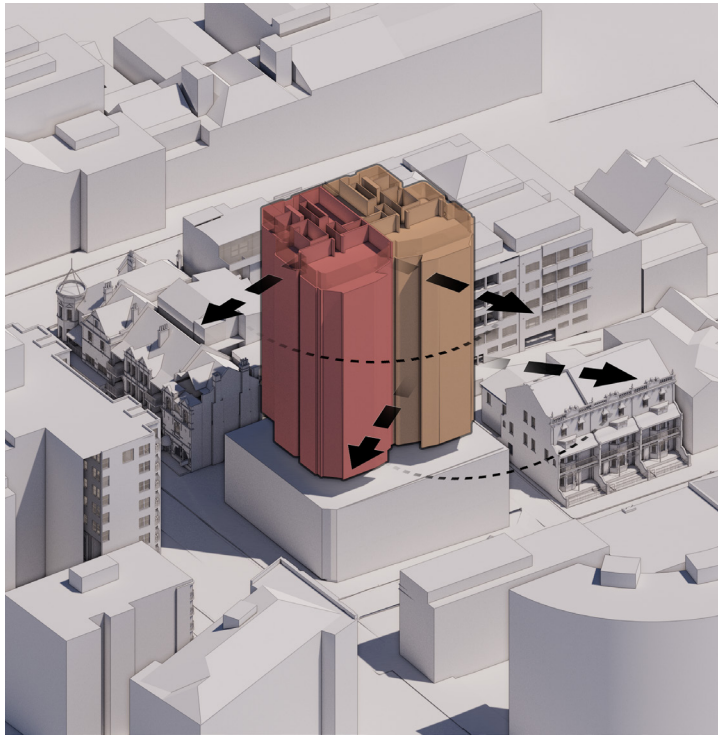
2. Subtract southern portion of podium to provide deep soil planting, garden space for residents, views through the site and better interface with adjacent heritage buildings.



3. Subtract lowest level of tower to provide a landscaped podium for communal open space and resident's amenities.



4. Subtract the southern portion of the tower envelope to provide increased views for neighbours, less overshadowing to neighbours, more building separation to the souther neighbour.



5. Subtract form the northern portion of the tower. By shaping this subtraction as an inflection, highly desirable oblique views of the Opera House and the headlands are provided to every apartment.



6. Locate a recessive glazed pavilion above the indicative allowable envelope where it has minimal visual impact and position it so that it does not contribute any significant overshadowing.



7. Provide an efficient and economical arrangement for the studio apartments, facing street frontages with circulation spaces having access to day light and natural ventilation.



8. Articulate the podium to respond to the 3-4 storey heights of adjacent building and to express the brick materiality predominant in the area. Express the tower as a mixed warm beige masonry form in dialogue with the surrounding higher buildings.

5.3 Project Summary

Overall GFA	5,529 sqm
Retail GFA	121 sqm
Residential GFA	4,548 sqm
Affordable Housing GFA	859 sqm
Total Apartment numbers	44
Podium Apartments	23
Tower Apartments	21
Basement Levels	4

*Note: Area figures have been rounded to the nearest whole number.
Totals may not sum due to rounding*

The project proposes a mixed-use development, including the following;

Ground Level
A highly activated ground level, with a approximately 120sqm retail tenancy, 345 sqm Chimes garden (with communal area), residential lobbies and a highly functional and efficient loading area.

Level 1 & Level 2
North-west orientated communal area to Level 2 and podium level studio apartments to both levels, accessed off generous exterior breezeway circulation. High amenity studio apartments with opportunity for cross-ventilation.

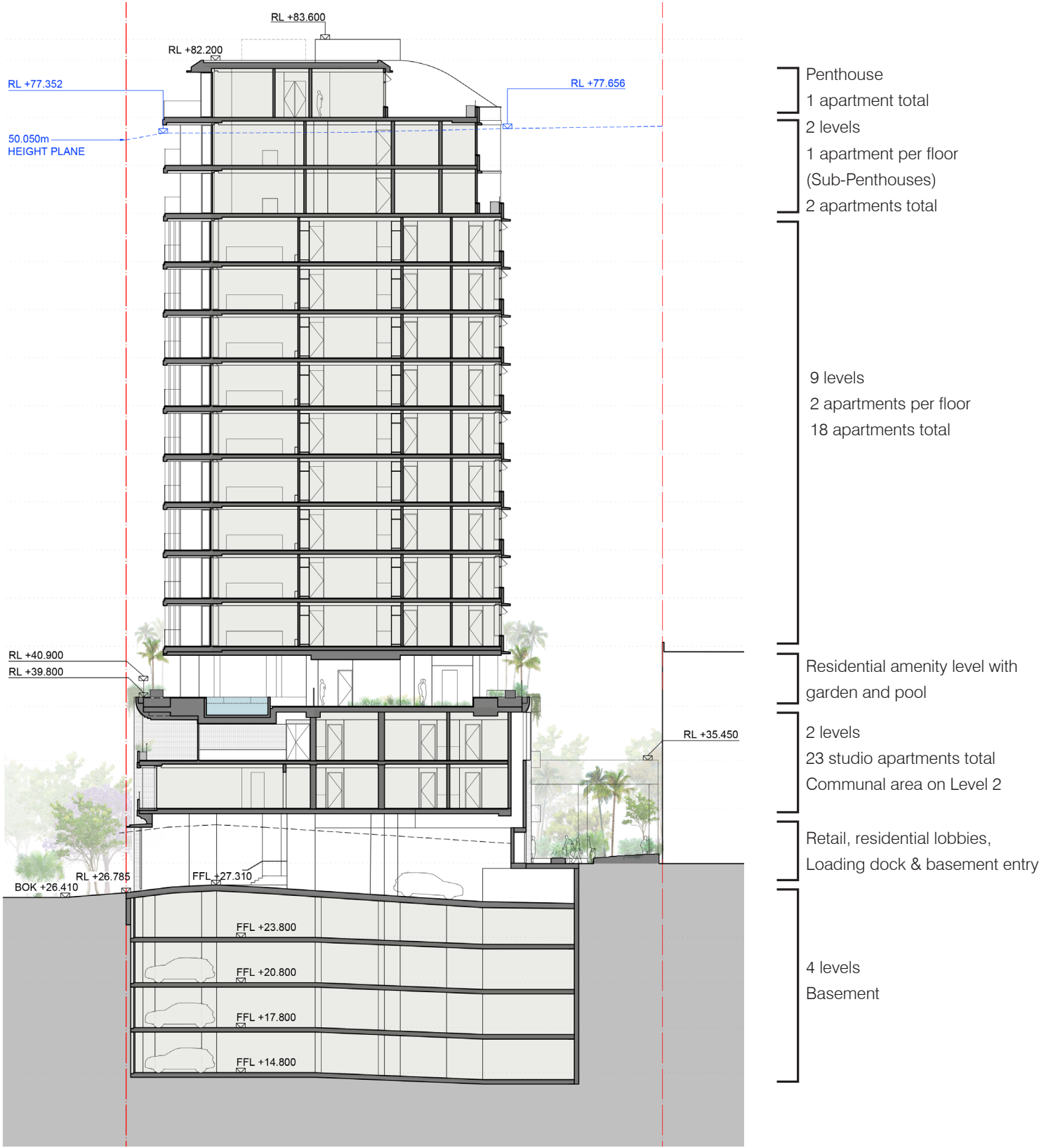
Level 3
Generous landscape terraces and pool for residential amenity uses.

Level 4-12
Typical tower apartment floorplates. Two generous apartments per floor, with both apartments access to three aspects and 270 degree views. Both East and West apartment types have views towards the Sydney Opera House, Sydney Harbour Bridge and the Headlands.

Level 13-14
Full floorplate sub-penthouses with 360 degree views.

Level 15
Full floorplate penthouse with 360 degree views.

Four levels of Basements
Efficient simple basement shape and layout, allowing for car, bicycle and motorcycle parking, plus storage and plant areas.



North-south section diagram showing the distribution of functions and their locations.

44 total apartments

5.4 Response to Jury Report Feedback: Key Design Qualities to Retain

	Key Design Qualities to Retain	Response	Reference
1	Well-designed luxury apartments – the resident experience should be maintained, with a clear vision and sequencing of spaces. The final design should retain the clear planning of apartment layouts with a good balance of living space and consistent approach, ensuring a high-quality living environment. Overlooking between apartments should be minimised	Well-designed luxury apartments are maintained for the Tower Apartments. The clear and simple planning layouts as per the competition design has been maintained and the clear vision and sequencing of spaces has been further refined through input from client and market feedback. Overlooking between the tower apartments is minimized through a combination of strategically positioned solid facade blades and refined metal facade blades.	- Report item 5.13 - SSDA Drawings; - A1014 - A1016 - A1023 - A1025
2	The high amenity achieved by the planning arrangements of the Affordable Housing apartments should be maintained.	The key and high amenity planning arrangements to the podium apartments as developed for the competition scheme has been maintained and improved. All podium apartments have the possibility to achieve cross-ventilation, while units with multiple aspects are proposed to corners where possible.	- Report items - 5.2 - 5.10 - SSDA Drawings; - A1011 - A1012
3	Slender tower form - the slender tower form should be retained to improve solar access and reduce overshadowing to the neighbouring residents when compared to the competition envelope, while also increasing access to vistas, providing residents with better views and a sense of spaciousness	A slender tower form is maintained. The typical floorplates are proposed to be well within the indicative concept building envelope. The typical tower floorplate is approximately 120sqm smaller than the indicative building envelope (18% reduction). Furthermore, the tower shape is articulated to form narrow and slender volumes. (Refer report item 5.2, 5.8 and 5.16) Solar access to adjacent sites has been improved, compared to the indicative concept envelope by an average of 4.4%, based upon solar analysis at 10am, 12pm and 2pm. (Refer Report Item 5.16). The approach to maximizing of views in the round from the apartment interiors has been maintained, with both typical East and West apartment on the typical floor plates (Levels 4-12) having view access to three aspects and an approximate 270 degree view angle. The upper three levels with (sub-) penthouses are full floorplate apartments and have a full 360 degree view amenity. (Refer report item 5.16 and general arrangement plans for the tower levels)	- Report items; - Item 5.2 - Item 5.8 - Item 5.13 - Item 5.16 - SSDA Drawings; - Tower Levels; A1014, A1015, A1023, A1025, A1026 - Sections & Elevations; A2001, A2002, A3001 - A3004 - Perspective views; A4700 - A4703 - Shadow diagrams; A9040 - A9052
4	Through site link – the increased width (from the competition envelope), openness to the sky and provision of deep soil areas of the through-site link should be maintained.	A generous landscape garden space has been maintained to the North of the southern boundary property, 'Santa Fe' 55 Macleay Street. The space is proposed to be open to the sky and an approximate 223sqm (17% of the total site area - 1289sqm) is available for deep soil. On basis of current landscape design, this proposes an approximate 166sqm (13% of the total site area - 1289sqm) of actual Deep Soil area. A communal area is integrated within the landscape design and the garden provides access to the two residential lobbies.	- Report items; - Item 5.9 - Item 5.12 - SSDA Drawings; - A1004 - A1010 - SSDA documents prepared by DBS

Table 3 – Response to Jury Report Feedback

Legend

item closed as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

item open as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

	Key Design Qualities to Retain	Response	Reference
5	The generous communal open space offering – the communal open space offering in the proposal should be maintained, including generous communal open space on the podium, with a pool, pool deck, and water/garden feature. The height of the ceiling will need to complement the depth of the space, provide enough height for the proposed landscape, conceal services and provide appropriate acoustic attenuation.	Level 3 is maintained as a full floorplate amenity level, with generous integrated landscape design by DBS - including; • Pool and pool deck • Water feature • Landscape planters • Seating areas. • Yoga area • Accessible toilet • Lift lobby The floor to floor (and therefore floor to ceiling height) has been increased compared to the competition scheme, with the intention to achieve ceiling heights ranging from 2.8m to 3.4 m - dependent on the location (refer Report Item 5.11). Detailed approach to services and appropriate acoustic attenuation will be considered in further design development with the intent to maintain a high quality communal open space offering.	• Report items; - Item 5.11 - Item 5.12 • SSDA Drawings; - A1013 - A2001 - A2002 - A9022
6	Amenities for Affordable Housing – maintain the amenity provided to the affordable housing residents, including a dedicated communal open space and laundry area.	The dedicated communal open space and laundry area for the Affordable Housing podium apartments have been maintained and improved, compared to the competition scheme. The communal area on Level 2, has increased from 52sqm at competition stage to 84sqm as currently proposed. Furthermore, this communal area space has been opened up to now have access to light and views on the West and North sides - allowing passive surveillance of McDonald Street and McDonald Lane. Landscape planters have been integrated within this communal open space.	• Report item 5.10 • SSDA Drawings; - A1012
7	Sustainability maintains features such as optimised natural ventilation, sun shading appropriate to orientation, roof space PV panels, and recycled brickwork	The sustainable features of the project have been maintained since the competition design, and consider; • All apartments have access to natural ventilation and 100% of the apartments are capable to achieve cross-ventilation • Optimal orientation for apartments; all apartments are oriented towards East, West and North - no South facing apartments proposed • Integration of landscape to create micro-climate and potential for a restored bio-habitat • PV panels are proposed to the roof level Compared to the competition scheme, improvements have been made to; • Sun shading extent, with horizontal protruding hoods increased in size • Increased solidity to the facades, noting that the typical East tower facade is approx. 43% glazed to 57% solid, an approximate improvement of 19% The opportunity to use recycled brickwork will be further investigated in the design development stage of the project.	• Report items; - Item 5.10 - Item 5.12 - Item 5.13 - Item 5.15 - Item 5.16 • SSDA Drawings; - A1011 - A1012 - Tower Levels; A1014, A1015, A1023, A1025, A1026 - Elevations; A3001 - A3004 - A9020
8	Activation – maintain the amount of quality activation along Macdonald and Macleay Streets and the through site link. To this end the access to services from Macdonald Lane is supported by the Jury.	Activated building edges have been maintained and maximized for the ground level. A retail tenancy is provided on the corner of Macleay Street and McDonald Street, while the proposed Chimes Garden provides both communal area and access to the residential lobbies. Service access is maintained from McDonald Street, aligned with current cross-over and original competition scheme.	• Report item 5.9 • SSDA Drawings; - A1010 - A4701

Table 3 – Response to Jury Report Feedback

Legend

item closed as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

item open as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

5.5 Response to Jury Report feedback: Recommendations for Detailed Design Development

The Architectural Design Comptetition Report (Architectural Design Competition Report 45-53 Macleay Street, Potts Point_Jury Review_29.04.2025) has identified a few areas for further development. The below schedule outlines how these areas for further development have been addressed within this SSDA and how these items are proposed to be addressed throughout further design development. The second column provides a response and the third column includes references to other sections of this report and drawings that capture these aspects in further detail.

	Recommendations for Detailed Design Development	Response	Reference
1	Through-site link - Universal access to the through-site link is essential. The western interface with Macdonald Lane should be designed at a pedestrian scale, while the eastern interface with Macleay Street should adopt a more urban scale through analysis of the street's character and built form. The portal can be generous whilst still relating to neighbouring buildings Treatment and integration of gates for after-hours use should be developed to maintain visual permeability.	The design has been modified to address these items. The following has been considered with the currently proposed design; - Through-site link is reverted to resident's garden. The connection between this garden and McDonald Lane is a secondary access route. - The brick portal to McDonald Lane has been reduced in scale and height to be more aligned with its smaller scale street context and pedestrian scale. The brick portal along Macleay Street has been maintained as a prominent feature adopting the urban scale of the street, while awakening the memory of the brick buildings that used to exist on the site. - Gate designs have been developed and included in the design proposal to consider after-hours use and security access at hours when the garden is not open. The gates are 1.8m high and maintain visual permeability.	- Report items; - Item 5.9 - Item 5.12 - Item 5.15 - SSDA Drawings; - A1010 - A3002 - A3004
2	The main apartment entry may be best relocated further south along Macleay Street or to the through site link to avoid the need for a platform lift and to ensure that the retail spaces can be amalgamated into one to meet the requirements of the brief. Access between the truck dock to the lifts will also need to be achieved for functional building requirements	The design has been modified to address these items; - The Tower Apartment lobby has been positioned further South to be positioned in adjacency to the Chimes Garden. This approach has resulted - Retail has been located to the northern portion along Macleay Street, allowing for a single larger retail tenancy. - Through car lifts are proposed to allow access to loading area and direct lift access from loading area up to all apartment levels - for removalist access. The through car lifts also allow direct access between residential lobbies and loading area, which are located on different levels. - Direct access to the loading area is provided from the Retail area for functional building requirements and flexibility.	- Report items 5.9 - SSDA Drawings; - A1010
3	More holistic development of the façade is recommended to create a consistent language for the building that is informed by its context within Potts Point and to more successfully integrate the podium and tower elements	Detailed context analysis has been undertaken, which has influenced further holistic and detailed facade development. The context analysis have reaffirmed the conceptual strategy as developed during the design competition. This conceptual strategy consists of; - A podium volume and materiality that connects with its neighbours and the dark brown brick context - The dark brown brick podium and its brick portal along Macleay street awakening a memory of the historic building that used to be on the site, both through materiality and rhythm - A landscaped terrace that forms the base for the upper tower volume - An articulated tower volume which is expressed as a w coloured form in dialogue with the surrounding higher buildings. - A rounded tower with a materiality of mixed warm beige masonry, bronze metals, and glazing which forms a dialogue with historic and contemporary buildings like the Sydney Opera House, 17 Wylde Street, Metro Theatre and Wyldefel Gardens.	- Report items; - Item 4.4 - Item 4.5 - Item 5.8 - Item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68 - Perspective views; A4700 - A4703

Table 4 – Response to Jury Report Feedback

Legend

item closed as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

item open as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

	Recommendations for Detailed Design Development	Response	Reference
4	Develop a unified strategy for building to improve visual quality of the façade. This could involve exploring more solidity to reflect the surrounding built form and heritage fabric	Refer response under item 3 - visual quality of the facade has been developed through further detailed context and materiality research as outlined in this report and in previous DIP presentations. High quality materials, that are relevant to local historic and surrounding buildings, are being considered for the project. This includes the use of; • A blend of grey, brown and red bricks for the podium level • Refined brick detailing, including rounded forms and corbelled brick detail • Rounded glass corners • Refined metalwork detailing • Mixed warm beige masonry for the tower Additional solidity has been provided to the tower facade, through the integration of structure and to mitigate against solar impact from the west and east. The typical East tower facade has an improved amount of solidity of 19% with currently approximately 57% solid to 43% glazed.	• Report items; - Item 4.4 - Item 4.5 - Item 5.8 - Item 5.15 • SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68 - Perspective views; A4700 - A4703
5	Tower corner - Refine the design of the tower's corners, particularly the very northern edge, to ensure a consistent architectural expression across the building	The design has been modified to address this item; • Northern tower balcony shapes have been rationalised to have a more consistent architectural expression • Vertical tower column elements have been reviewed and adjusted with outer corner northern balcony columns removed • Northern inner balcony columns have been repositioned following plan alignment.	• Report items; - Item 5.13 - Item 5.15 • SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68 - Perspective views; A4700 - A4703
6	South elevation - given the high visual exposure to Macleay Street, consider the composition and materiality of the elevation, particularly for the service areas. Materiality and contextual fit - Explore more contextual options including materials, colour, scale and proportions more characteristic of the area	The design of the southern elevation of the proposal has been carefully considered to address this Jury comment. A number of design strategies have been employed to achieve a high quality tower facade, that can maintain and reinforce the 'tower in the round' appearance and an animated facade articulation for the service area at the position of the tower core. This includes the following; • Additional solidity to the southern elevation has been provided since the last DIP presentation. • Symmetrical expression has been developed. • Vertical masonry elements, that contribute to the slender appearance of the southern elevation • Double-storey articulation through the introduction of a variety of horizontal features • Introduction of a narrow glazed element • The maintaining of vertical louvres, allowing required ventilation and discharge from plant rooms, while avoiding views to plant	• Report items; - Item 5.15 • SSDA Drawings; - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703
7	Landscaping - The current design has the potential to provide a rich landscape character. The viability of the plant selection and supporting soil depths must be maintained to ensure sustainability in the long term. Deep soil areas should be carefully considered in how it can support both water capture and supporting tree health.	Integrated landscape has been maintained within the current design proposal. The following key landscape areas have been maintained and improved; • Chimes Garden; a residents garden space off Macleay Street, supported by generous extent of available deep soil area, with the basement being positioned as far North as possible. • Level 3 Landscape and Pool Terrace; generous integrated planters are provided to this residential amenity level. • Podium levels landscape; various planters are proposed to level 1 and 2, including in adjacency to the communal residential amenity area on level 2 and to the South side of the stair core in proximity of the main circulation spaces. Refer DBS SSDA documents for further details, including indicative soil depths.	• Report items; - Item 5.9 - Item 5.10 - Item 5.11 - Item 5.12 • SSDA Drawings; - A1004 - A1010 - A1013 - A4205 • Refer SSDA deliverables as prepared by DBS Landscape designers.

Table 4 – Response to Jury Report Feedback

Legend

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	Recommendations for Detailed Design Development	Response	Reference
8	An additional window to each of the western and southern studio apartments should be provided. Windows to bathrooms on external walls should also be considered for inclusion.	Where possible additional windows have been introduced to the Level 1 and 2 studio apartments that are located on the corners.	- Report item 5.10 - SSDA Drawings; - A1011 - A1012
9	Refine the materiality of the entrance to the basement to have a quality street level presentation.	A high quality loading door is proposed for the entrance to the basement and ground level loading area. The finish to this door is proposed to align in appearance with adjacent high quality facade finishes. Further details will be developed through design development stages to maintain a high quality basement entry outcome, which considers street level presentation - while considering operability, functional and technical requirements.	- Report item 5.9 - SSDA Drawings; - A3001
10	Further analysis and testing to resolve the exclusion or inclusion of awnings will be required.	The inclusion of awnings has been tested and considered with the revised design. Extended local awnings are provided at retail and residential ground level entry locations.	- Report items; Item 5.9 and 5.15 - SSDA Drawings; A1010 and A3001-A3004

Table 4 – Response to Jury Report Feedback

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5.6 Response to Design Integrity Panel Meeting 1 feedback

On Tuesday 19 August 2025 KHA presented the updated design to the Design Integrity Panel. Written feedback was received in document ‘Macleay Street - DIP Session No. 1 - Panel Advice - Signed’. The below schedule outlines how each of the items raised at this meeting and captured in itemised written feedback document are addressed with the currently proposed design and within this SSDA submission.

	Focus Area	Panel Advice	Response	Reference
1.1	Through site link	The Panel emphasised the importance of a clear and legible entry sequence and visual permeability through the site, noting this will be critical to the success of the ground plane.	- Legibility achieved via lobby entries through Chimes Garden and retail access from Macleay Street. - Visual permeability maintained by limiting built form and selecting plant species with tall canopies.	- Report items 5.9 and 5.12 - SSDA Drawings; - Elevations; A3002, A3004 - Perspective views; A4700 - A4703 - Refer SSDA deliverables as prepared by DBS Landscape designers.
1.2	Through site link	The Panel supported the concept of a through-site link but requested greater clarity on its purpose and function. The Panel noted the design requires further resolution to strengthen activation and improve CPTED..	- Chimes Garden intended for residents and visitors; public access not encouraged due to liability risks. - Architectural and landscape design promotes visual permeability through Chimes Garden. - Additional amenity for Affordable Housing residents is provided in the south-west corner to enhance activation.	- Report items 5.9 and 5.12 - Refer SSDA deliverables as prepared by DBS Landscape designers.
1.3	Through site link	The Panel recommended design refinements to the through-site link, including reducing the extent of hard pavement and reconsidering the design and scale of the entry gates to ensure permeability and ease of pedestrian movement.	- Deep soil area not impeded by hard paving increased by 29% from the DIP 1 Scheme (refer to DBS drawings). - Gates and fencing height reduced from 3 m to 1.8 m.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010 - Elevations; A3002, A3004 - Refer SSDA deliverables as prepared by DBS Landscape designers.
2.1	Ground plane	The Panel noted that the competition scheme achieved a stronger street relationship and corner presence through retail activation at the northeastern corner.	- Retail relocated to the corner of Macleay and McDonald Streets as per the competition scheme. - Glazing maximised while maintaining required solid wall for existing substation blast protection and fire booster requirements.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010 - Elevations; A3001, A3002
2.2	Ground plane	Options for the arrival sequence were presented. In the option with the market housing lobby located on the corner, the Panel raised concerns with universal access noting the ramp recessed behind a wall in a corridor was not equitable.	- Tower apartments lobby directly connected to Chimes Garden via accessible ramp and to Macleay Street via stairs. - Internal ramp behind wall has been removed. - As the lifts within both lobbies connect to the basement, both lobbies are required to be 500mm above the floor level, preventing the removal of ramps and stairs.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010
2.3	Ground plane	From the options presented, the Panel’s strong preferences was for the market housing arrival sequence via or adjacent to the through site link (which also provide for better goods/loading access to the retail spaces).	- Tower apartments ground level entrance adjacent and via Chimes Garden. - Loading dock access provided directly from retail space.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010

Table 5 – Response to Design Integrity Panel Meeting 1 feedback

Legend

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	Focus Area	Panel Advice	Response	Reference
2.4	Ground plane	The Panel supports the affordable housing arrival via the through site link.	Access maintained with additional amenity for residents provided within Chimes Garden.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010
2.5	Ground plane	The Panel emphasised the importance of a clear and legible arrival sequence and requested further development of entry arrangements.	Refer to Item 1.1. Lobby and Retail entries from Macleay Street have been developed with awnings provided, doors recessed and additional solidity to the Tower Apartment Lobby entry.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010
2.6	Ground plane	The Panel requested additional information, including sectional studies of basement ramps, to demonstrate truck access to the loading dock and basement.	- Provision for a 10.6 m rubbish truck to enter and exit in a forward direction. - Rubbish and large service vehicles provided access to the loading dock only. - Loading dock and vehicle ramp located above street level to provide flood protection.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010
2.7	Ground plane	The Panel noted reduced landscape amenity along McDonald Lane in the current design compared with the competition winning scheme and recommended further consideration of how this frontage could contribute to overall activation. The Panel encouraged further exploration of relocating services, including the transformer, to maximise the landscape opportunities and activation of McDonald Lane.	- Landscaping to McDonald Lane increased at ground level by approximately 300% compared to the DIP 1 Scheme through relocation of services. - Greater activation provided at high level to the Affordable Housing communal area with an increased balcony extent. Privacy fins provided to prevent overlooking. - Services relocated where possible; however, the transformer remains on McDonald Lane as it requires direct street access. As noted in the competition report, McDonald Lane remains the least impactful location for this access.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010 - A3004
3.1	Podium	The Panel supported the preservation of affordable housing amenity within the podium.	Amenity increased through greater balcony extent and additional amenity provided within Chimes Garden.	- Report item 5.10 - SSDA Drawings; - A1011 and A1012
3.2	Podim	The Panel recommended the design team refine the location of the shared laundry to ensure separation from communal living spaces (although visibility into the shared laundry is encouraged) and explore opportunities for individual laundries within the studio apartments	- Laundry fixtures separated from the dining area. Refer to plans. - Provision for washing machines in Studio Apartments also noted by Community Housing Provider and will be explored during design development in conjunction with detailed studio apartment layouts and further apartment brief development.	- Report item 5.10 - SSDA Drawings; - A1011 and 1012
3.3	Podium	The Panel requested clarification on floor-to-floor heights within the pool area and recommended maximising this height where possible to enhance amenity.	- Floor-to-floor heights reviewed across the building; further increases are not possible without affecting other levels. - Additional sunlight amenity and soffit height can only be achieved by increasing the floor-to-floor height between Level 3 & 4. - The proposed scheme includes a 400 mm increase in the floor-to-floor height between Levels 3 and 4 to become 4m, resulting in an overall building height increase of 400 mm. - Detailed solar analysis has been conducted to review solar ingress to the pool area with the results of this study included in this report.	- Report item 5.11 - SSDA Drawings; - A2001 and A2002 - A9022
3.4	Podium	The Panel recommended further refinement of podium voids, including consideration of what sits below them, to achieve stronger architectural resolution and opportunities for landscaping or potted plants	- Voids developed and refined to be above lift lobby and external lounge areas. - Views to landscaping from external corridors prioritised over potted plants.	- Report item 5.10 - SSDA Drawings; - A1011, A1012, A1013

Table 5 – Response to Design Integrity Panel Meeting 1 feedback

Legend

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	Focus Area	Panel Advice	Response	Reference
4.1	Landscaping and Communal Open space	The Panel acknowledged the early integration of landscape architecture into the design development as a positive aspect of the proposal.	Acknowledged. Collaboration with landscape architects maintained throughout this phase.	N/A
4.2	Landscaping and Communal Open Space	The Panel emphasised the importance of street trees in defining the character of the area and recommended a clear distinction between landscape elements addressing the street and those located on the podium.	Refer to DBS documents.	Refer SSDA deliverables as prepared by DBS Landscape designers.
4.3	Landscaping and Communal Open Space	The Panel requested further analysis of the relationship between the height of the existing street trees and the podium, including impacts to solar access to affordable housing units.	Refer to DBS documents.	Refer SSDA deliverables as prepared by DBS Landscape designers.
4.4	Landscaping and Communal Open Space	The Panel requested the design team provide updated documentation which includes measurements of all existing and proposed trees	Refer to DBS drawings for dimensions of existing trees. Survey information and Arborist Report referenced.	Refer SSDA deliverables as prepared by DBS Landscape designers.
4.5	Landscaping and Communal Open Space	The Panel supported opportunities for additional landscaping and tree planting along McDonald Lane to soften the built form and increase activation	Landscaping to McDonald Lane increased at ground level by approximately 300% compared to the DIP 1 Scheme through relocation of services.	- Report items 5.9 and 5.12 - SSDA Drawings; - A1010
4.6	Landscaping and Communal Open Space	The Panel raised concerns about safety in design, specifically the risk of objects falling from balconies into communal open space, and recommended this be addressed through design resolution.	- Refer to podium balustrade details. - Tower balconies include glazed balustrades set into the slab to prevent objects from being swept off balconies. - Podium has generally been designed to have landscape zones to areas below balcony edges, with habitable outdoor spaces generally below soffits.	- Report items 5.11, 5.12, 5.13, - SSDA Drawings; - A1013, A1014 - Elevations; A3001 - A3004
4.7	Landscaping and Communal Open Space	The Panel supported the exploration of façade activation through landscaping but highlighted the need to resolve long-term maintenance requirements.	Refer to DBS documents.	Refer SSDA deliverables as prepared by DBS Landscape designers.
4.8	Landscaping and Communal Open Space	The Panel requested the design team confirm how balustrades will be concealed within the planting, including when viewed from the street.	- Palisade balustrade is proposed along the perimeter of Tower 3 Landscape Terrace. A narrow landscape planter is proposed between this balustrade and the building edge / parapet, allowing for this balustrade to be concealed within landscape planting. - Refer to DBS documents.	- Report items 5.11, 5.12, - SSDA Drawings; - A1013, A4205 - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703 - Refer SSDA deliverables as prepared by DBS Landscape designers.
5.1	Tower Form	The Panel emphasised that a key component of the design competition winning scheme was the slenderness of the tower form, which supported the proposal of additional height while providing improved solar access, reduced overshadowing and lesser visual impacts to surrounding buildings	18% reduction in building bulk compared to the concept envelope. - Reduction in bulk maintained despite a 20% increase in core size. - Core size increase relates to larger lifts, stair pressurisation risers, and thicker core walls, minimised through exhausting the carpark and loading dock at the podium level. - Proposed scheme, with a 400 mm increase in floor levels above Level 3, provides an average 4.4% increase in solar access to neighbouring buildings on the winter solstice at 10 am, 12 pm, and 2 pm compared to the indicative concept envelope.	- Report items 5.8, 5.13, 5.16 - SSDA Drawings; - Sections; A2001 and A2002 - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703 - Shadow Diagrams; A9040 - A9052
5.2	Tower Form	The Panel raised concerns that the current proposal appears bulkier than the competition winning scheme, particularly at the sub penthouse levels, and noted that the solar access and visual benefits previously achieved may be reduced	Sub-penthouse and penthouse floors refined to minimise bulk.	- Report items 5.13, 5.16 - SSDA Drawings; - Sections; A2001 and A2002 - A1025 and A1026

Table 5 – Response to Design Integrity Panel Meeting 1 feedback

Legend	
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	Focus Area	Panel Advice	Response	Reference
5.3	Tower Form	The Panel requested the design team focus on maintaining the slender tower approach. The Panel requested the design team compare the visual and solar access impacts, and GFA, of the competition winning scheme with the current proposal	- Refer to response to items above (5.1 and 5.2) - Refer to report item 5.16 with detailed analysis of view sharing and solar impact.	- Report items 5.8, 5.13, 5.16 - SSDA Drawings; - Sections; A2001 and A2002 - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703 - Shadow Diagrams; A9040 - A9052
6.1	Tower Facade	The Panel directs the design team to the comments regarding facade development in the competition report.	- Competition feedback considered in developing the tower façade, including maintaining a consistent architectural language, responding to the Potts Point context, integrating podium and tower elements, exploring solidity, and optimising natural ventilation - Podium developed in response to the Macleay Street context, referencing: - Three- to four-storey masonry buildings to the western edge. - Darker-toned masonry. - Highly crafted masonry detailing typical along Macleay Street. - Tower design informed by Potts Point's historical and contemporary context, referencing Art Deco precedents with horizontal expression and modern examples featuring lighter upper portions (e.g., Sydney Opera House and Omnia Building).	- Report items; - Item 4.4 - Item 4.5 - Item 5.8 - Item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68 - Perspective views; A4700 - A4703
6.2	Tower Facade	The Panel raised concerns regarding the proposed window-to-wall ratio, solar performance and the cohesiveness of the façade	- East wall ratio increased from 48% to 57% solid compared to the DIP 1 Scheme. - Solar-shading fins incorporated to living areas. - Tower façade cohesion enhanced with vertical elements on the south elevation, consistent with the north. Refer to renders. - NatHERS assessment for all apartments is ongoing to achieve compliance	- Report item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68 - Perspective views; A4700 - A4703
6.3	Tower Facade	The Panel noted the design team had not received structural advice and that this may influence the façade outcome	Scheme developed in collaboration with structural, ESD, and façade consultants.	SSDA Drawings
6.4	Tower Facade	The Panel noted that double glazed windows with performance glass and minimal shading will create overheating of internal spaces in the mid seasons and summer months, particularly spaces that have minimal natural ventilation options	- Vertical and horizontal solar shading developed in consultation with ESD and façade consultants. - Extent of operable windows refined in collaboration with ESD, façade, and acoustic consultants.	- Report item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68
6.5	Tower Facade	The Panel recommended that a holistic Ecologically Sustainable Development (ESD) strategy be developed in tandem with the evolving design to address the environmental performance of the façade, opportunities for improved thermal comfort and energy efficiency, and material selection	- Glazing, operable window extents, and solid wall thermal values have been developed in collaboration with ESD and façade consultants. - NatHERS assessment for the project is ongoing and the team will ensure compliance with requirements	- Report item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68
6.6	Tower Facade	The Panel recognised the intent to optimise glazing to capture targeted view to Sydney Harbour from living areas. However bedrooms and other areas facing east and west have further opportunities for targeted views and greater solidity including horizontal, vertical and floor-to-ceiling elements.	Further solidity has been introduced to the tower facade in conjunction with review of structural elements and an increased sill level, currently proposed at 700mm above finished floor level to the typical tower apartments.	- Report item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68
6.7	Tower Facade	The Panel recommended the design team explore material selections that provide a stronger contextual response, including the surrounding contemporary built form and heritage context, and present alternative façade options at the next DIP session to demonstrate how the final design approach has been determined	- Collaboration with brick and masonry suppliers has been underway, refer to images within this report.. - Potts Point character further analysed, with architectural response refined accordingly. Refer to context studies and developed renders.	- Report item 5.15 - SSDA Drawings; - Elevations; A3001 - A3004 - Facade Type details; Pg 64-68

Table 5 – Response to Design Integrity Panel Meeting 1 feedback

Legend

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- item open as per 45-53 Macleay Street, Potts Point - Design Integrity Process - Session No. 2', 22.10.2025

5.7 Response to Design Integrity Panel Meeting 2 feedback

On Wednesday 15 October 2025 KHA presented the updated design to the Design Integrity Panel. Written feedback was received in document ‘Macleay Street - DIP Session No. 2 - Panel Advice - Signed’. The below schedule outlines how each of the items raised at this meeting and captured in itemised written feedback document are addressed with the currently proposed design and within this SSDA submission.

	Focus Area	Panel Advice	Response	Reference
1.1	Through site link and ground plane	The Panel note that significant improvements have been made to the ground plane and consider the design to be well resolved	No further action.	N/A
1.2	Through site link and ground plane	The Panel questioned the position of the booster on the site corner given its visual prominence and requested the design team investigate moving the booster further south along the Macleay Street façade, in the location shown in Figure 1 [in document].	Location as proposed by DIP investigated by the services team and adopted in current plan for further review and development with relevant authorities.	- Report items 5.9 - SSDA Drawing A1010
1.3	Through site link and ground plane	The Panel also identified additional public art opportunity locations on the McDonald Street and McDonald Lane facades.	Key location and highly visible public art opportunities have been noted within this report. Art Pharmacy have been engaged to further develop the public art strategy in the coming statges.	Report item 5.17
1.4	Through site link and ground plane	The Panel requested the Applicant provide DDA advice which confirms the accessibility of the McDonald Lane steps.	Under review by the Applicant and relevant DDA consultant.	
2.1	Podium	The Panel requested confirmation that the podium circulation areas meet the definition of ‘breezeway’ for GFA purposes.	GFA has been measured in accordance with the definition under SLEP2012 and KHA’s understanding of this definition. We note that GFA is measured to ‘internal face of external wall’ and KHA’s understanding is that the Level 1 and 2 walls bounding on the external circulation walkways are defined as ‘external walls’.	- Report item 6.1 - SSDA Drawing A9001 - A9002
2.2	Podium	The Panel requested the design team resolve acoustic amenity impacts from plant and services on the affordable housing studios.	Additional louvred screening and vertical planting has been provided to the Level 1 and Level 2 services zone on the South side of the core. Acoustic engineer to review acoustic amenity impacts at design development stage.	- Report item 5.10 - SSDA Drawings A1011, A1012, A3003
2.3	Podium	The Panel raised concerns about the width of the corridors and requested that options are explored to increase widths to maintain amenity.	Corridor widths have been reviewed and increased to address this item. Furthermore, the amenity space on Level 2 has been re-orientated to get direct access to the North elevation, to now have access to both North and West facade and aspect. Passive surveillance over McDonald Street and Lane is reinforced by this design modification.	- Report item 5.10 - SSDA Drawings A1011, A1012, A3001
2.4	Podium	The Panel encouraged the retention of windows to the affordable housing corner units to improve solar access and outlook	Where possible additional windows have been re-introduced to the Level 1 and 2 studio apartments that are located on the corners. Refer latest Level 1 and 2 plans within this report and within the drawing set.	- Report item 5.10 - SSDA Drawings - A1011, A1012 - Elevations; A3001 - A3004
2.5	Podium	The Panel request clarification on whether affordable housing units can be made adaptable/accessible in compliance with the relevant requirements.	Adaptable units have been provided as required and based upon advice from Accessibility Consultant and Planner. Two of the studio apartments are proposed to be made adaptable (of total 15%, 7no required). Refer relevant drawings as identified in adjacent column.	SSDA Drawings A1040 and A1041

Table 6 – Response to Design Integrity Panel Meeting 2 feedback

	Focus Area	Panel Advice	Response	Reference
3.1	Landscaping and communal open space	The Panel considered that the landscape design is well resolved.	No further action	N/A
3.2	Landscaping and communal open space	The Panel raised concerns about the winter amenity of the communal open space area and recommended assessing winter temperature ranges and wind velocities and any required enclosures.	The Detailed SSDA is supported by a Qualitative Wind Assessment prepared by CPP Wind Engineering Consultants which identifies that windier conditions are anticipated on the Level 3 communal terrace and pool deck and recommends the partial enclosure or vertical screening of Level 3 to reduce cross flows through the space. The design and integration of vertical screening is being developed by the design team and can form a condition of consent on the detailed SSDA. Overshadowing diagrams have also been prepared by KHA which demonstrates that 50% of the communal open space receives at least 2 hours of direct solar access between 9am and 3pm on the winter solstice.	N/A
3.3	Landscaping and communal open space	The Panel requests clarification on the extent of the concrete structural slab adjacent to the pool and its implications for the landscape design.	Updated landscape design captured in Level 3 plan and relevant documents prepared by DBS. Indicative updated structural diagram provided in report for clarification.	- Report item 5.11, 5.12 - SSDA Drawings; A1013, A4205 - Refer SSDA deliverables as prepared by DBS Landscape designers.
3.4	Landscaping and communal open space	The Panel confirmed that the additional 400mm in ceiling was supported and that any additional ceiling height reduction on the communal amenities level will require further review.	Additional 400mm height to Level 3 to Level 4 floor to floor (to become 4m) as presented has been adopted in the proposed design. Clear ceiling height to be further developed as part of design development to maximize ceiling heights in conjunction with technical and services requirements.	SSDA Drawings
3.5	Landscaping and communal open space	The Panel considered that the sections provided did not clarify how landscape maintenance beyond the balustrade would be carried out. This requires clarification.	DBS has provide the following clarification. The landscaping located in the 400 mm planter outside the palisade balustrade will be maintained from the interior, using the gravel path as the working surface. Workers will reach through the openings in the balustrade (recommended 90 mm) to remove debris and trim plants as required. Routine maintenance does not require external access beyond the balustrade. In the unlikely event that direct access from the exterior is required, the maintenance personnel must comply with current safety regulations, including the use of fall arrest systems (harness and lifeline) in accordance with Safe Work NSW guidelines and applicable standards for work at heights. Additionally, all tools must be secured with a lanyard to the worker to prevent falling objects and ensure compliance with safety protocols.	Refer SSDA deliverables as prepared by DBS Landscape designers.
4.1	Tower form	The Panel reiterated that the success of the competition scheme was based on the slender tower form and strategy of locating bulk within the winter solstice solar access plane projected from the competition envelope.	In reference to this and in relation to items 4.2 and 4.3 the design has been modified since DIP Meeting 2 to remodel the top of the building to; - Reinstate the penthouse and roof extent aligned with the original competition scheme - Reduced the floorplate and built form extent of the Level 13 and 14 sub-penthouse levels. A slender tower form is maintained. The typical floorplates are proposed to be well within the indicative concept building envelope The typical tower floorplate is approximately 120sqm smaller than the indicative building envelope (18% reduction). Furthermore, the tower shape is articulated to form narrow and slender volumes. (Refer report item 5.2, 5.8 and 5.16) Solar access to adjacent sites has been improved, compared to the indicative concept envelope by an average of 4.4%, based upon solar analysis at 10am, 12pm and 2pm. (Refer Report Item 5.16).	- Report item 5.8, 5.16 - SSDA Drawings - GA plans - Elevations; A3001 - A3004 - Shadow Diagrams; A9040 - A9052 - Perspective views; A4700 - A4703

4.2	Tower form	The Panel raised concerns regarding the bulk of the penthouse floorplate, particularly on the southern façade, which has reduced the perceived slenderness of the tower form. The Panel requested the penthouse floorplate and roof be reduced back to the competition scheme line and landscaping reinstated to soften the form.	The penthouse floorplate and its roof have been significantly reduced since DIP Meeting 2, with the southern edge of the roof updated to align with the competition scheme. Also the extent of the penthouse terrace has been reduced and the southern facade to the sub-penthouse levels has been remodelled to be positioned further North.	- Report item 5.8, 5.13, 5.16 - SSDA Drawings - GA plans - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703 - Refer SSDA deliverables as prepared by DBS Landscape designers.
4.3	Tower form	The Panel notes that the lift overrun and egress stairs appear visually prominent – refer to the Competition Scheme for reference - and requested that options are explored to minimise their height	The stair volume has been adjusted since DIP Meeting 2, to minimize bulk and visual impact, through the following strategies; - relocating of the core further North by 670mm - reconfiguration of the stairs to the penthouse level to achieve a lower built form - reconfiguration of the stair pressurisation duct work and plant locations, for further review and development during design development and services coordination. The lift overrun height is determined by technical requirements as advised by technical consultants. The requirements are for a 4.85m overrun. Considering a 300mm structural slab and 50mm roof and upstand zone, the top of the lift core is positioned at RL83.6, for further detailed review at design development stage.	- Report item 5.8, 5.13, 5.16 - SSDA Drawings - GA plans - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703
4.4	Tower form	The Panel recommended refining bedroom column locations – when integrated into the façade - to improve outlook and views.	Structural positions have currently been balanced to achieve - functional internal layouts and a considered facade design - addressing comments to provide more solidity to the tower facade - maximize view amenity Detailed structural positions will be further reviewed during design development stage of the project.	- Report item 5.8, 5.13, 5.16 - SSDA Drawings - GA plans - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703
5.1	Tower façade	The Panel requested greater cohesiveness between Levels 4-12, the sub-penthouse and the penthouse façade on the south and the north. The north façade required refinement to better resolve the column positions and dividing walls of the upper levels that are asymmetrical and how they relate to the more symmetrical lower levels.	Facade articulation and modelling has been refined to the northern and southern elevations to the top levels - refer response to item 4.1, 4.2 and 4.3. The original competition design intent for the top level penthouse to be articulated as a glazed pavilion has been reinstated.	- Report items 5.15 - SSDA Drawings - Elevations; A3001 - A3004
5.2	Tower façade	The Panel recommended further refinement of material selections, including the extensive use of colour-backed glass The colour selection should also include this façade element.	The use of colourback glass has been reduced. Colourback glass is not longer proposed to the tower facade; for which the solid elements have reverted to a profiled metal cladding, integrated within the facade system. Colourback glass is maintained to the podium levels where this proposed materiality is fitting with adjacent materials. Colourback glass samples and colours have been reviewed and considered and are included in the material sample board.	- Report items 5.15 - SSDA Drawings - Elevations; A3001 - A3004 - Perspective views; A4700 - A4703 - Facade details; Pg 64-68 - Exterior finishes board; A4500
5.3	Tower façade	The Panel recommended exploring additional sun shading to the southern façade	Additional solidity has been added to the southern elevation since the DIP 2 Meeting. The additional solidity has been provided by reducing glazed portion of south-eastern bedroom on the typical levels by approximately 1.5m. A symmetrical expression has also been developed to the southern elevation improving the views of the building from Macleay Street.	- Report item 5.8, 5.13, - SSDA Drawings - Elevation; A3003 - Perspective view; A4700

Table 6 – Response to Design Integrity Panel Meeting 2 feedback

5.8 Built Form and Scale

This project sits within the Potts Point context amongst buildings of varying heights and architectural character. The scale and massing of the project is responsive to the existing character of Macleay Street and surround buildings.

The massing is comprised of two distinct components: The podium which is a three storey volume, and a slender tower above. The podium defines a clear street edge and reinforces the pedestrian scale along Macleay Street. A slender tower form is expressed as a series of vertical volumes with indents to provide articulation and scale.

Item 5.2 with accompanying concept diagrams, illustrate strategies that have been applied to connect the project with its context, and how building articulation has maximize view amenity; both for surrounding buildings and for the apartments within the development.



Building in context from Elizabeth Bay



Views to Harbour Bridge & Opera House



Proposal amongst buildings of various scales and architectural expressions



View from McDonald Street



Southern elevation from Macleay Street

Podium & Streetscape

The brick podium draws on the established character of Macleay Street with a dark-brown masonry mix and finely detailed brickwork.

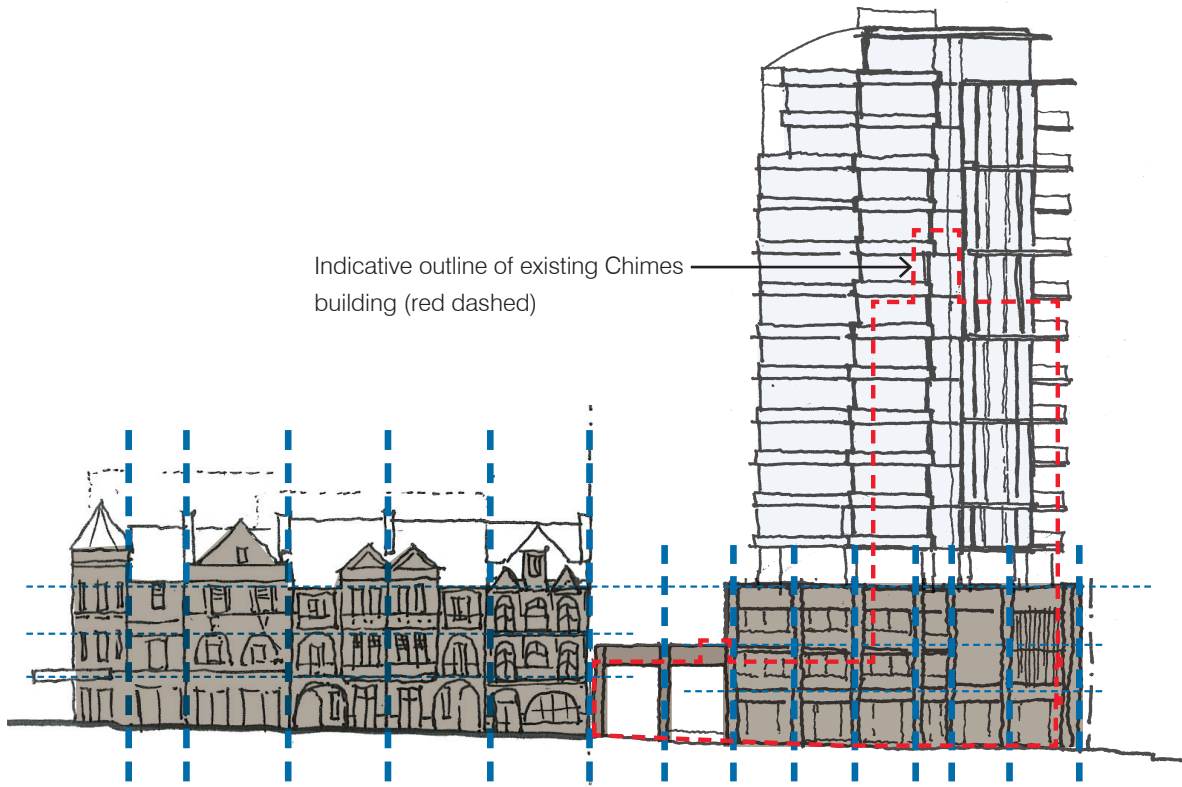
The podium reinstates the lost masonry corner building to Macleay and McDonald Streets which existed prior to the construction of Chimes. The re-awakening memory of the historic buildings is continued by the scale of the podium which relates to remaining heritage façades at 55–63 Macleay Street, as does the continuing vertical rhythm of the new brick columns.



Macleay Street - Prior to construction of Chimes
(Drawing provided in Stage 1 DA report by SJB)



45-59 Macleay Street
- Masonry datum overlay with proposed continuation through subject site



Macleay Street - With Proposed Scheme
(Montage of SJB Drawing)



2-6 McDonald Street
- 3 to 4 storey dark toned masonry buildings

Podium & Streetscape
Local entry, awning and brick detailing references



Trentbridge, Neot Avenue



Stanford Hall, Oak Lane



3 Crick Avenue



4 Macleay St



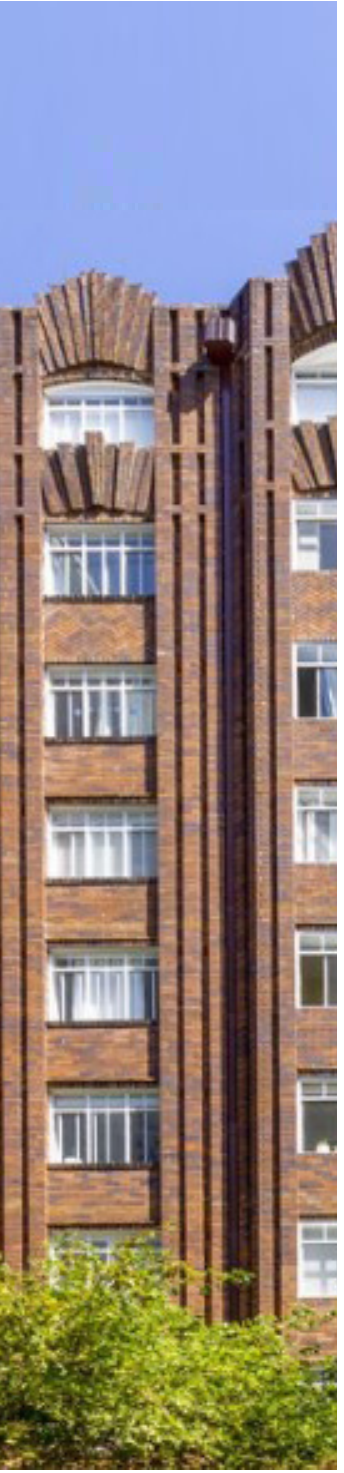
Cahors, Macleay St



Macleay Regis



Winston



Wychbury Building

5.9 Ground Floor

Context, Built Form & Amenity.

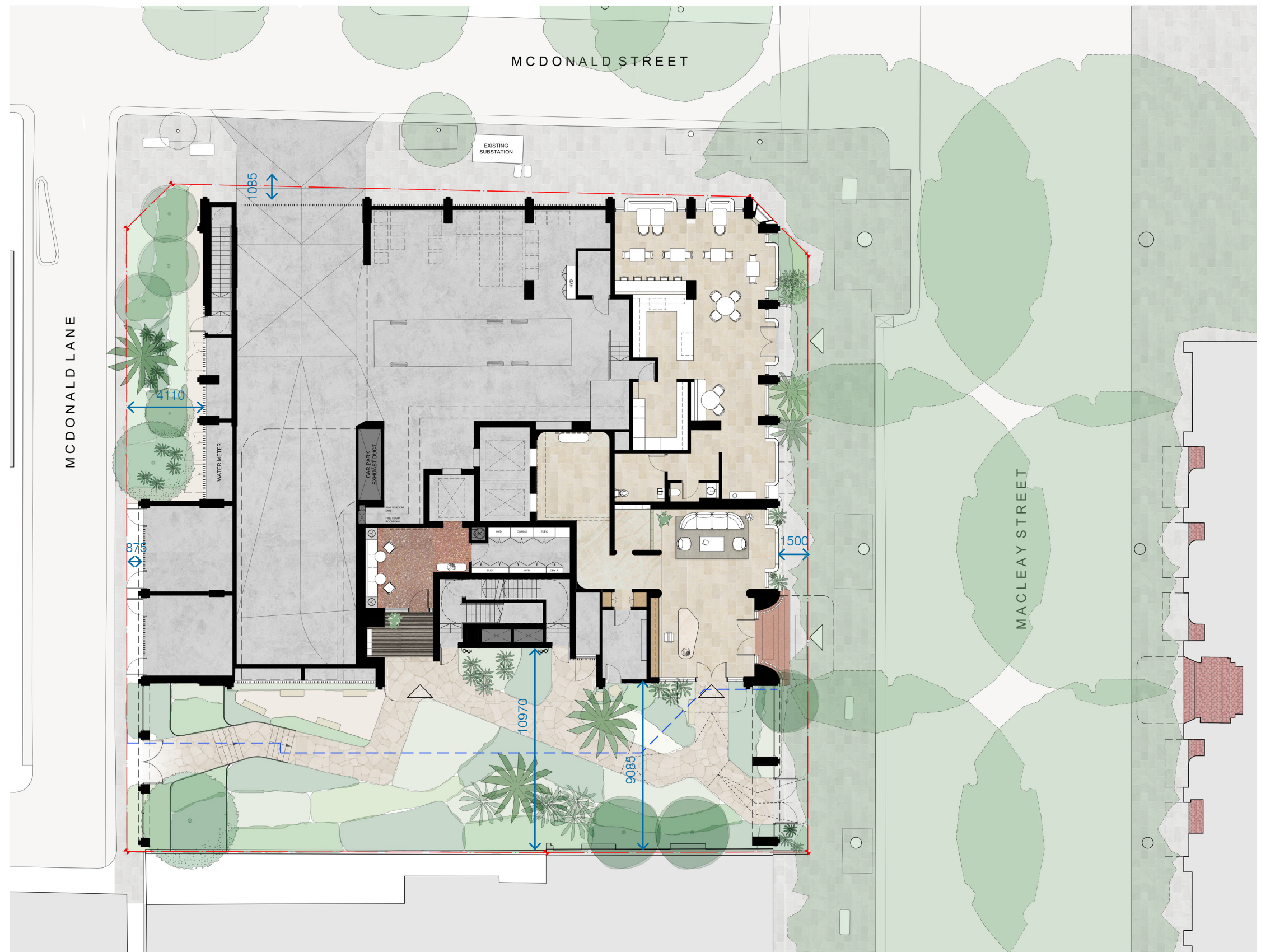
The ground plane aims to contribute to the existing streetscape and to enhance both the public and residential experience with internal and external amenity. The podium is setback on Macleay Street to align with the existing historical buildings to the south provides significant setback to the south and McDonald Lane.

Our scheme proposes a residents garden space, Chimes Garden, to the south of the site, providing visual permeability through the site and view from Macleay Street to the CBD skyline for the public. The space provides communal open space for the podium apartments, bio-habitat, a larger than required portion of deep soil planting, urban canopy and clear separation between the heritage building to the south and the proposed building.

An urban-scaled brick portal on Macleay Street and a more pedestrian-scaled portal on McDonald Lane define the edges of this garden domain. The positioning of the podium, landscape spaces, and visual connections through the site all contribute to the and improve the character of Macleay Street.

A clear and legible entry sequence is achieved with the tower lobby accessed directly from Macleay Street, consistent with the typology of nearby heritage apartment buildings. An accessible entry to both the tower and podium lobbies is also provided from Chimes Garden, encouraging activation and this shared space.

The corner of Macleay and McDonald Streets is further activated through a transparent retail tenancy, with defined canopies marking each retail and residential entry, enhancing legibility, weather protection, and street engagement.



Safety

Public safety and security have been addressed through passive surveillance achieved by the activation and transparent façade treatment along Macleay Street and the corner of McDonald Street.

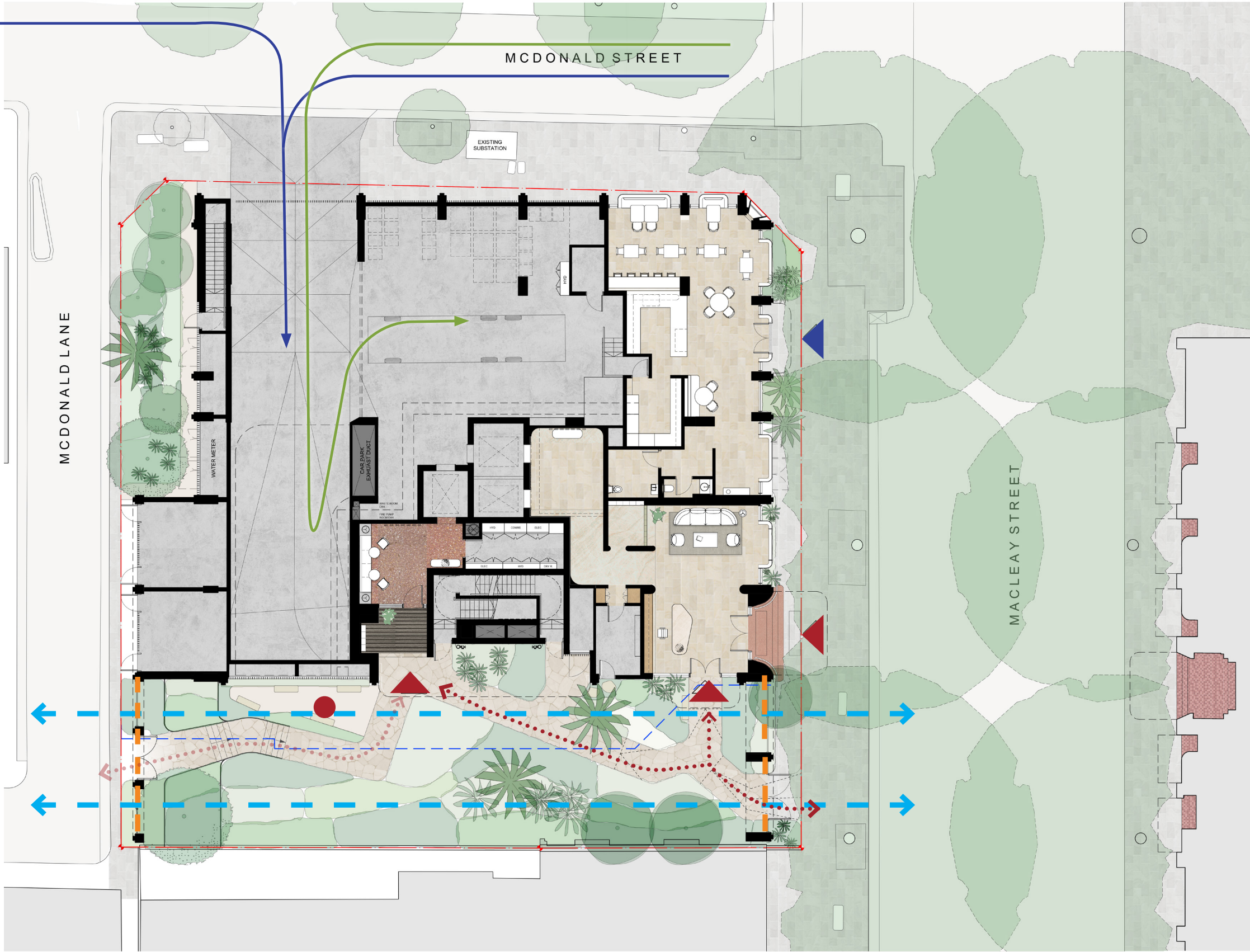
Within the development, a secure but permeable interface is maintained to Chimes Garden through a pedestrian-scaled, finely detailed gate. This allows for ease of movement while maintaining security. The landscape design supports safety through well-lit circulation paths, clear sightlines, and high tree canopies that preserve visibility. Refer to Section 5.12 – Landscaping for further detail on the ground plane design.

Along McDonald Lane, landscaping and planting enhance the public amenity while maintaining functional access to service rooms that require direct street frontage. The service roof is designed as a green roof, improving biodiversity and water capture while softening the lane interface.

Loading dock and basement access is through an lifting metal door, concealing basement and loading areas and providing secure access control. The clear space around the loading dock, located above the flood level, allows service and waste collection vehicles to enter and exit in a forward direction. This reduces potential conflicts with pedestrians and contributes to the overall safety of residents and the public.

Legend

-  Vehicular Circulation
-  Service Vehicular Circulation
-  Accessible Retail Entry Point
-  Residential Pedestrian Circulation
-  Residential Entry Points.
(Accessible Entry from Chimes Garden)
-  Secondary Residential Entry Point
-  Security Line
-  Landscape seating area
-  Visual Link Macleay Street to McDonald Lane





Entry and brick detailing



Lobby entry and awning



Landscape amenity to McDonald Lane & pedestrian scaled brick portal



Macleay & McDonald Street corner

5.10 Podium Levels

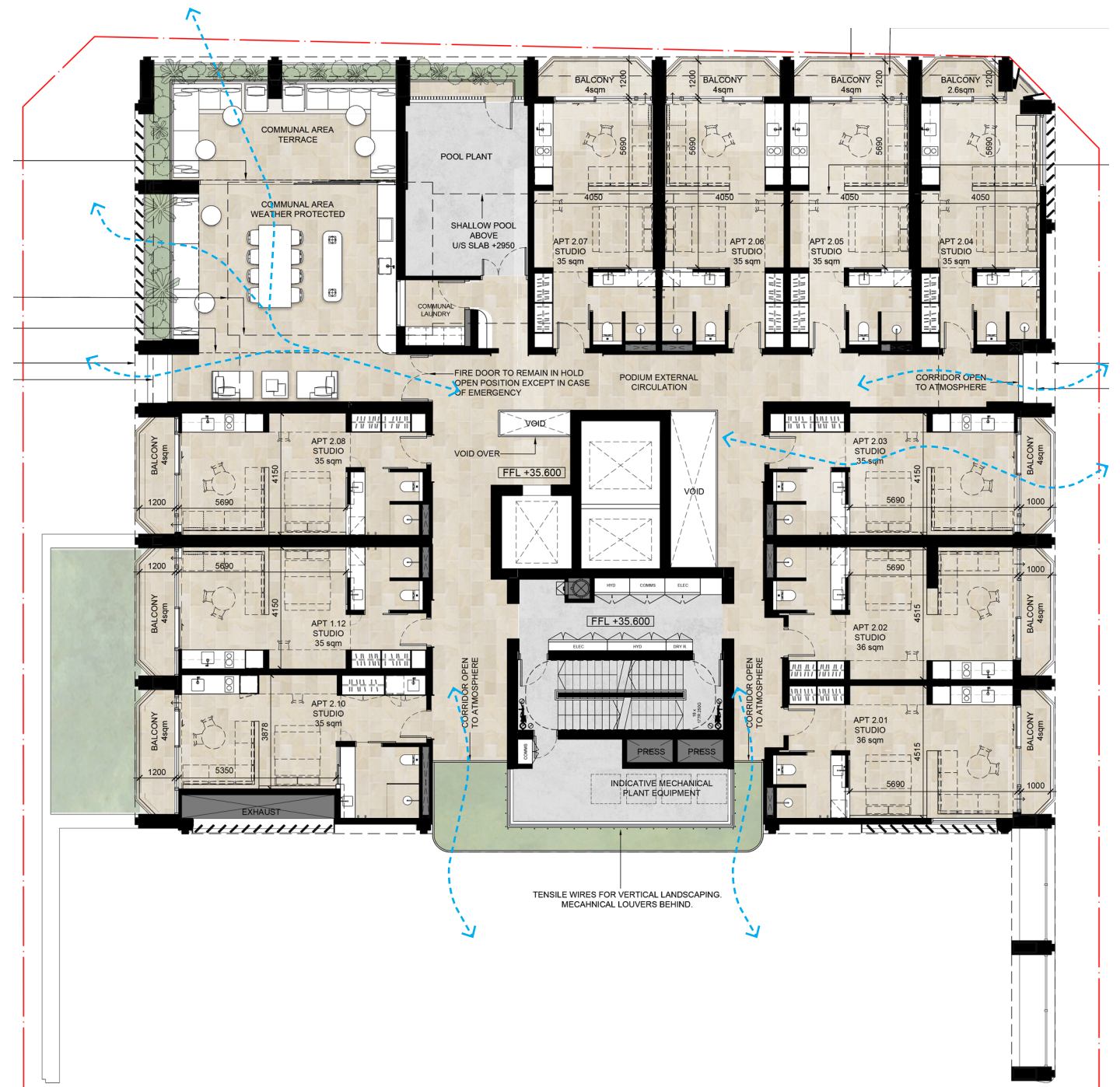
All studio apartments are capable to achieve cross ventilation and feature efficient yet spatially generous layouts, with natural light drawn deep into the apartments, including bathroom areas, to enhance residential amenity. Side windows are provided to corner studios for greater amenity and contribution to the streetscape.

External open-ended corridors connect the studios and facilitate visual and social interaction. A shared dual-aspect communal space on Level 2 provides a central area for all studio residents, while an additional communal area on the Ground Floor directly connects to Chimes Garden, supporting outdoor recreation, social engagement, and access to landscaped amenity.

Adaptable apartments are provided in the south-west corner of each level, designed to accommodate residents with diverse mobility needs, ensuring flexibility and inclusivity throughout the development.



Level 1 Plan



Level 2 Plan



Level 2 External Communal Area



Level 2 Communal Terrace

5.11 Podium Terrace Amenity

The Level 3 podium provides a range of communal spaces for tower residents, including a pool, dining and event areas, seating, and an outdoor exercise zone.

Two water bodies along the northern edge — a reflection pool and a deeper swimming pool — enhance amenity. The covered swimming pool receives direct afternoon sun in winter, while the pool area is secured, allowing dining and recreation spaces to be accessed independently and safely.

Recreation areas on the east capture morning sun, and dining spaces on the west maximise afternoon sun and sunset views, creating comfortable spaces for both active and passive use.

The principal accessible open space is located beneath the tower, protecting residents from potential falling objects from balconies above. A perimeter maintenance zone and balustrade provides safe access for staff to planters, with planting on both sides minimising visual impact. Refer to landscaping documents as prepared by DBS within this SSDA for further information.



Dual water bodies with direct access to sun and views

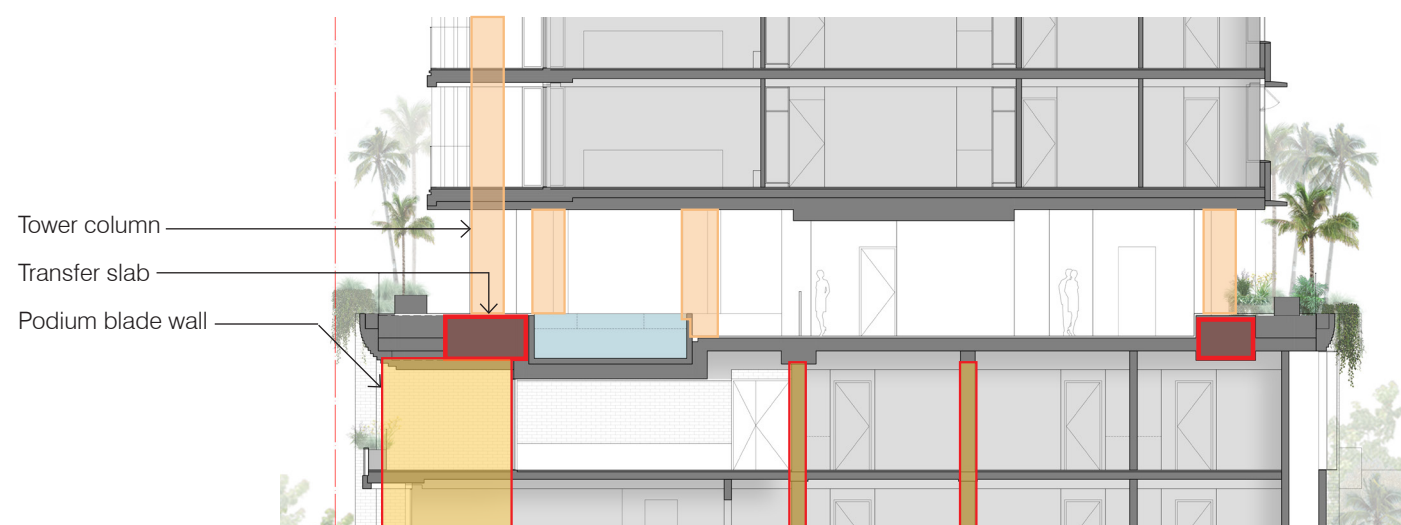


Level 3 Plan

Podium Structural Strategy

The structural strategy is principally designed to limit transfer zones to the podium level. Continuous columns carry loads down the tower and are distributed via a transfer slab at the podium to the studio apartment walls and columns, which then transfer the loads down to the basement.

Transfer slabs are located across the northern length and southern corners of the podium. These slabs are expressed as a 600 mm upstand on Level 3 and a setdown to the slab below, while maintaining 2.7 m ceiling heights and accommodating appropriate service zones for the studios beneath.



Podium section with structural overlay

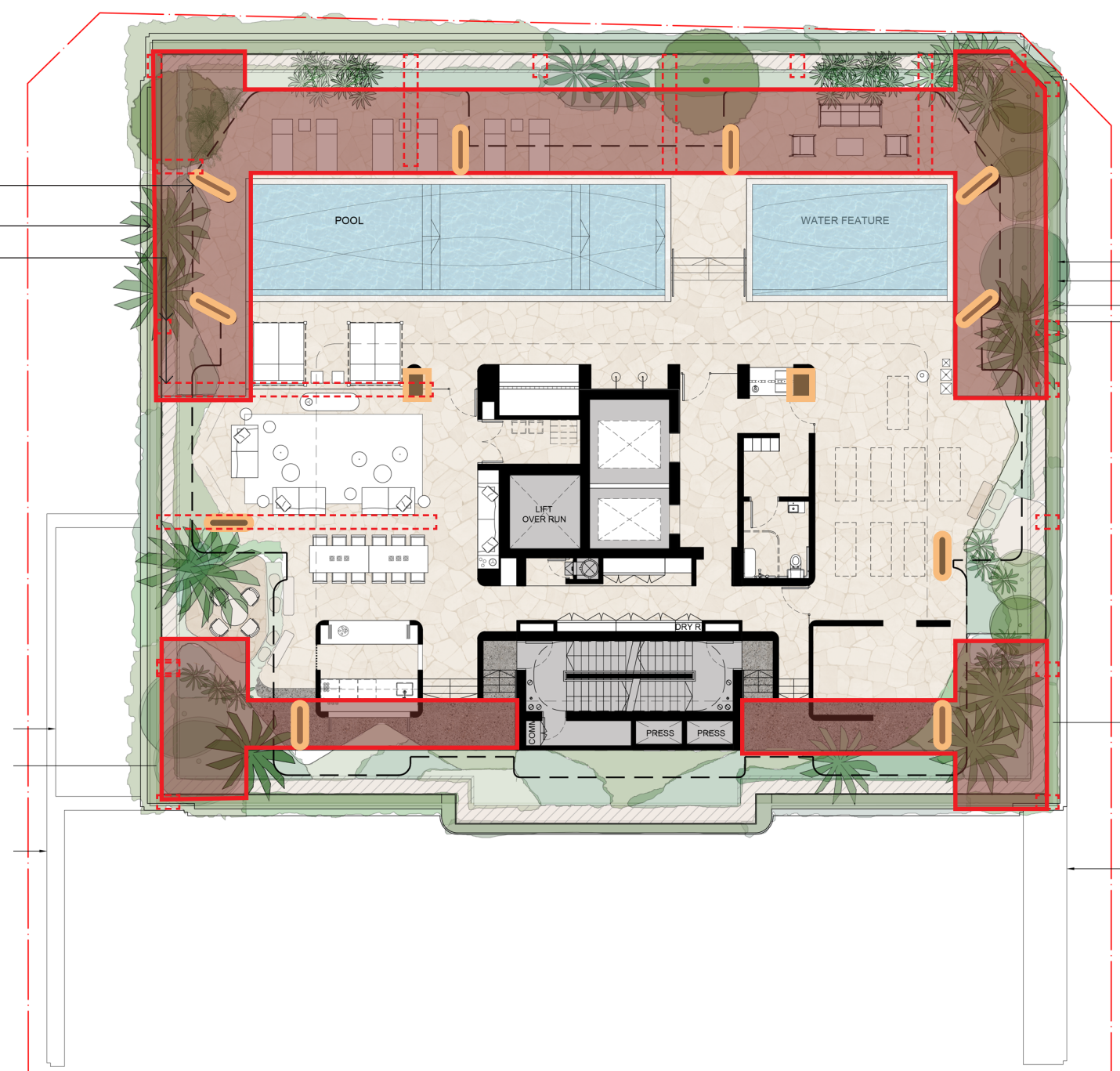
Legend

- Tower Columns
- Podium Columns & Blade Walls
- Transfer Slab

Tower column

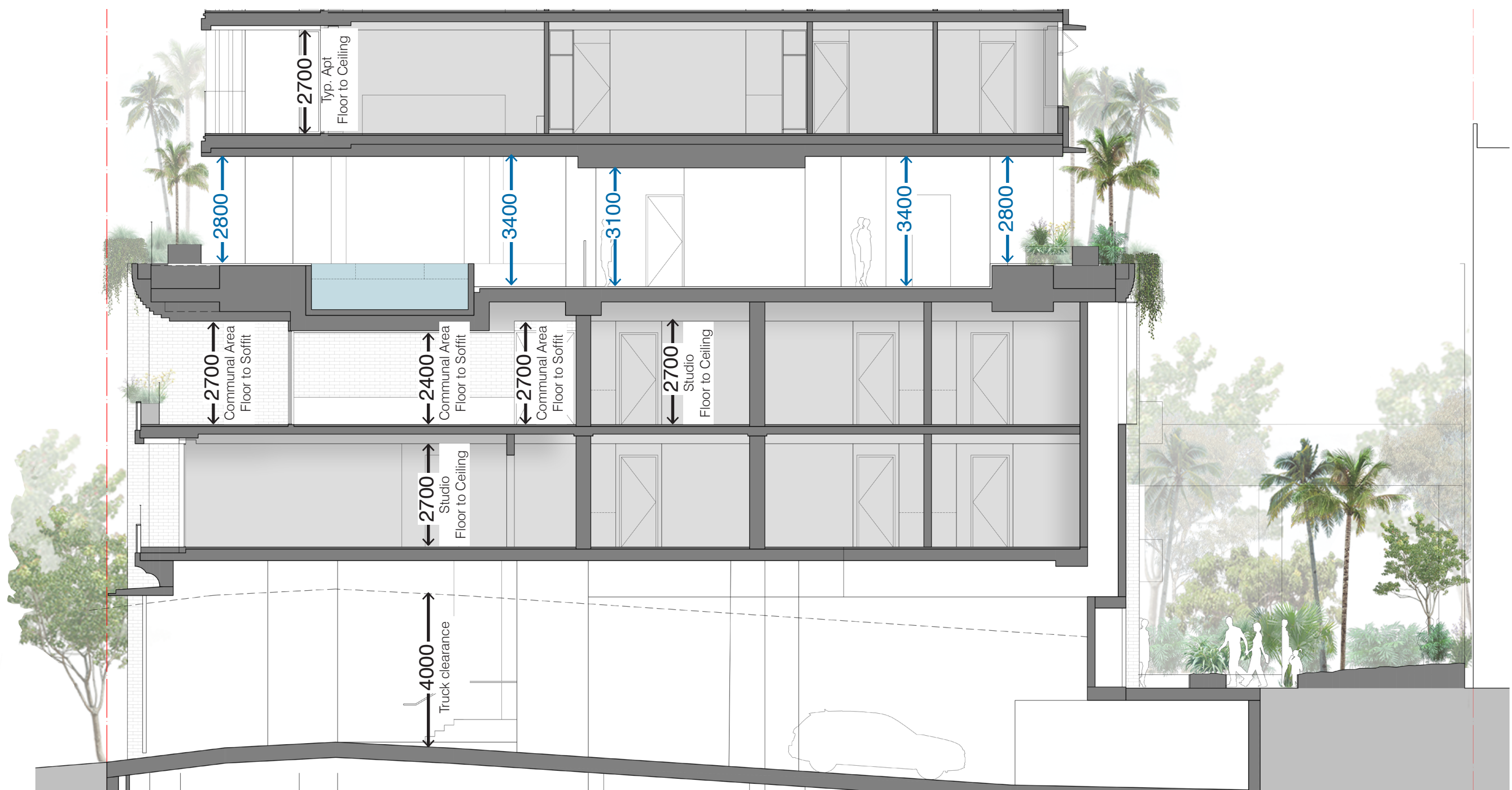
Transfer slab

Podium column/shear wall



Level 3 Plan - With structural overlay

Floor-to-floor heights have been reviewed across the building to enhance amenity in all areas. Direct sunlight access has been prioritised to the principal open spaces of the podium and communal area on Level 2. Refer to sunlight amenity studies with the SSDA drawing pack, A9022.



Podium section

5.12 Landscape (information prepared by DBS)

Ground Level Landscape Drivers

The landscape strategy centres on creating a layered and lush planting aesthetic that feels immersive yet refined. Native *Livistona australis* are introduced as key vertical elements, providing a gentle rainforest scale that anchors the site and offers a sense of maturity from the outset. Understorey planting is arranged to remain full and textural while carefully maintaining clear lines of sight for both safety and visual permeability across communal spaces. The garden beds and pathways follow dynamic, organic geometries to maximise deep soil planting opportunities, allowing vegetation to establish naturally and thrive over time. This approach ensures a cohesive landscape experience that feels grounded in place, generous in character, and thoughtfully integrated with the architectural intent.

Imagery: Dangar Barin Smith Precedent Projects
Photography: Prue Ruscoe/SJB/Pinterest



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5.12 Landscape (information prepared by DBS)

Podium Level Landscape Drivers

At the podium level, the landscape is designed to create a lush, verdant setting that frames the pool with greenery and visual clarity. A series of smaller, private seating alcoves are integrated within the garden zones to accommodate mixed use—ranging from quiet individual retreats to informal social gatherings. Planting selections remain predominantly native, supporting habitat for local fauna while providing a layered foreground to expansive outlooks beyond the site. Soft spillover species cascade over edges and planters, blurring boundaries, enriching the visual experience from the street below, and reinforcing the sense of a thriving, elevated landscape within the urban context.

Imagery: Dangar Barin Smith Precedent Projects

Photography: Prue Ruscoe



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5.12 Landscape (information prepared by DBS)

Indicative Planting Palette

1. MUEHLENBECKIA COMPLEXA
Common name: Maidenhair Vine

2. FICINIA NODOSA
Common name: Knobby Club Rush

3. PANDOREA JASMINOIDES
Common name: Bower Vine

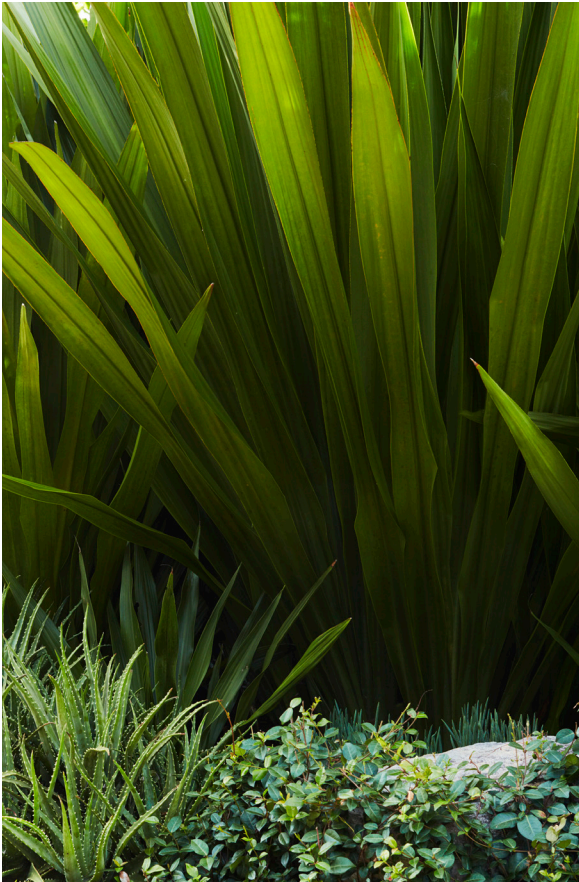
4. VIOLA HEDERACEA
Common name: Native Violet

5. DORYANTHES SP.
Common name: Gynea Lily

6. BANKSIA ERICIFOLIA
Common name: Heath Leafed Banksia

7. BACKHOUSEA CITRIODORA
Common name: Lemon Myrtle

8. HOWEA FORSTERIANA
Common name: Kentia Palm





South-eastern building corner, view of podium landscaping and tower above

5.13 Tower Levels

Typical Tower Apartment

The tower is set in from the podium below allowing for greater views and solar access to neighbouring buildings.

The typical tower floors comprise two apartments per level, designed to optimise natural light, ventilation, and thermal comfort. The western apartment is designed to be adaptable for people with disabilities, refer to A1040-A1042 for adaptable apartment drawings within the SSDA drawing pack.

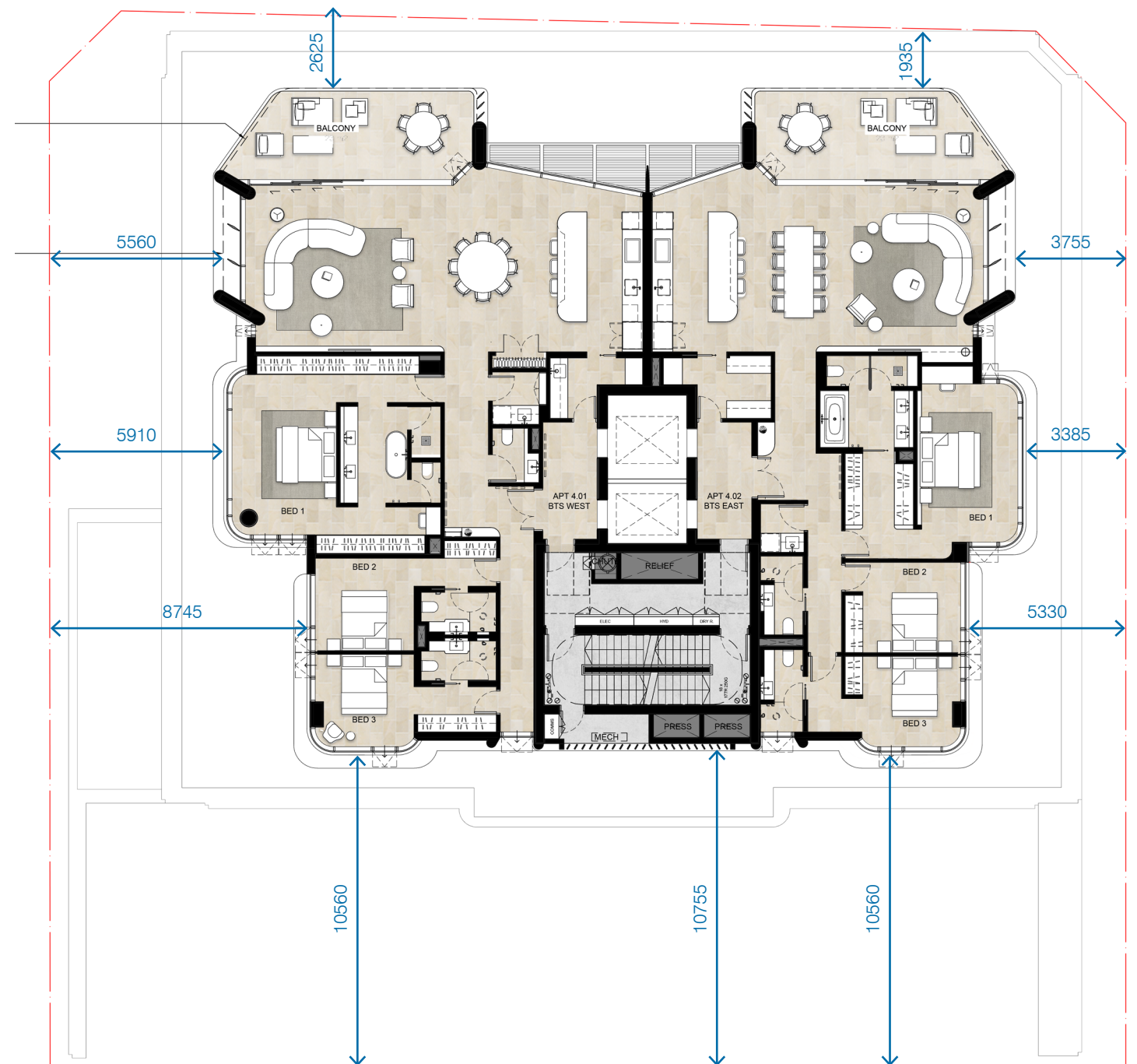
All tower apartments are triple-aspect and cross-ventilating, with north-facing primary private open spaces adjacent to living areas and private lift lobbies. Apartments enjoy direct views of the Sydney

Opera House and Harbour Bridge, enhancing resident amenity. Primary rooms are positioned to the north to maximise visual amenity, solar access and benefit from winter sun, while vertical fins provide shading from east and west sunlight, reducing heat gain and improving thermal comfort. Master suites face East and West to maximise views to the headlands and city,

Solid spandrels provide visual privacy for bedrooms, and horizontally expressed windows deliver panoramic views. Awning windows allow residents to control natural ventilation and airflow, reducing reliance on mechanical cooling.



Eastern tower elevational perspective



Typical apartment floor plan.

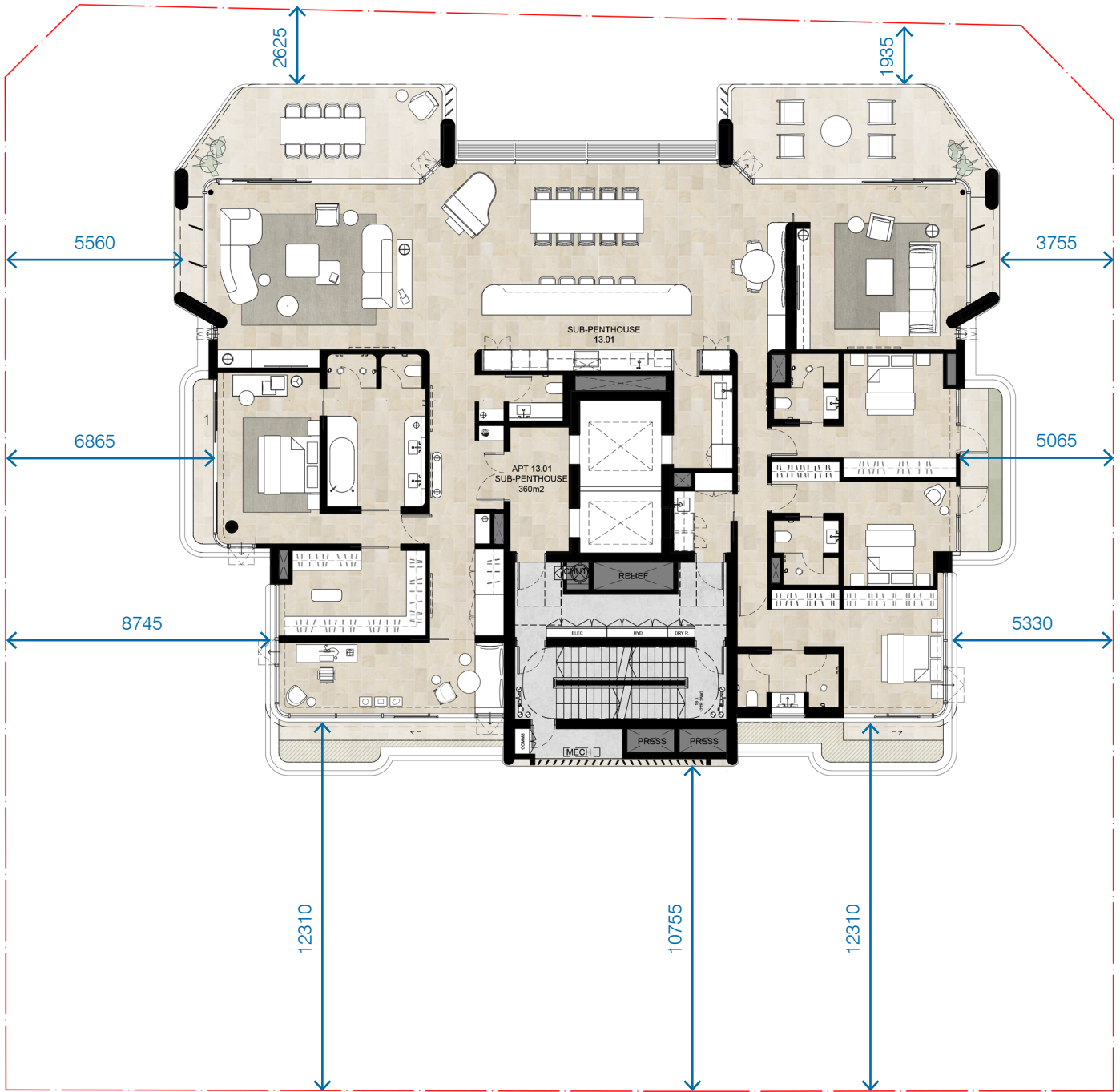
Sub-penthouse

Sub-penthouses are located on Level 13 & 14. These setback from the typical levels to reduce bulk at the top of the building.

The sub-penthouses occupy the full floor plate and maintain similar design principals to the typical apartments. Juliette balconies are provided to the bedrooms on the East and West providing additional amenity.



Sub-penthouse set in on southern side



Sub-penthouse floor plan.

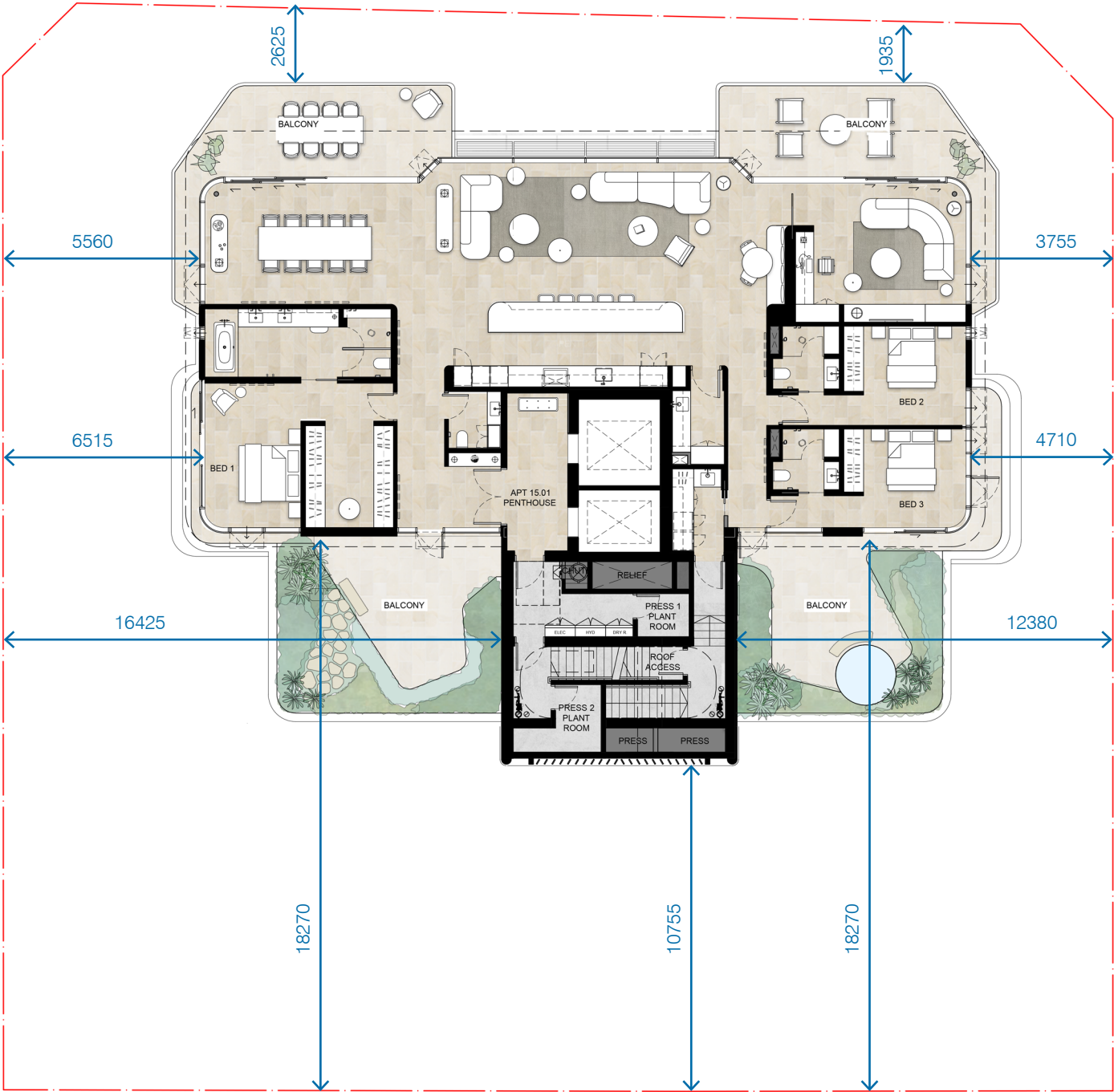
Penthouse

The penthouse is envisaged as a glazed pavilion located at the top of the tower and set back on the southern side to minimise visual impact and avoid significant overshadowing of surrounding properties.

It is an adaptable apartment and features a large southern terrace, while the northern balcony columns terminate at the slab level, ensuring the overall building mass remains recessive within the skyline.



Glazed Penthouse



Penthouse floor plan.



5.14 Density, Housing Diversity and Social Interaction

The project proposes a high density development, including a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

The project site is well served by public transport, within walking distance from multiple bus-lines (refer report item 4.2) and within a 12 minute walk from Kings Cross Station.

The apartments are well designed with ample access to daylight, natural cross-ventilation and amenity spaces that provide opportunities for social interaction amongst residents. The mix of apartment types achieve the objectives and goals of the Apartment Design Guideline (Refer Appendix B and ADG compliance drawings A9020-A9022)

The development proposal includes;

- Residential Apartment mix, with 44 apartments;
 - 23x Studios, approx. 35 sqm 52.3%
 - 18x 3-Bedroom Apartments, approx. 180-210 sqm 40.9%
 - 2x Sub-Penthouse Apartment (4-Bedroom) 4.5%
 - 1x Penthouse Apartment (3-Bedroom) 2.3%
- Generous communal spaces with integrated landscape;
 - Ground level Chimes Garden, accessible from both apartment lobbies (refer report item 5.9)
 - Level 1 and 2 generous circulation spaces, with voids and integrated landscaping (refer report item 5.10)
 - Level 2 Communal space with landscape, for podium apartments (refer report item 5.10)
 - Level 3 Communal space with pool and landscape, for tower apartments (refer report item 5.11)
- Activation of ground level building edges with retail and residential lobbies
- Provision of Liveable Housing Units (Silver Level) and Adaptable Housing, aligned with requirements. (Refer drawings A1040 and A1041)
- Housing within walking distance for key public amenities, including;
 - Royal Botanical Garden (approx. 15 min walk)
 - Sydney Modern (approx. 15 min walk)
 - Rushcutters Bay Park & Harbour Steps (approx. 13 min walk)
 - Sydney Town Hall (approx. 20 min by public transport)
- Four basement levels with carparking, bicycle parking and storage



5.15 Aesthetics, Materiality and Facade

The material selection and architectural expression draw from a strong contextual response to both the surrounding contemporary buildings and the local heritage fabric. The proposal interprets the desirable elements and established repetitions of the streetscape - material richness, fine-grain detailing, vertical rhythms and horizontal expressions - to contribute a refined and contemporary addition to Macleay Street.

Podium

Dark-brown masonry references the distinctive brick palette of surrounding heritage buildings,

Stepped brick columns which enclose the studio balconies respond to the brick detailing of local historical apartment buildings and the vertical rhythm of buildings to the south, while reflecting the internal studio apartment structure.

Stepped brickwork and a corbelled brick detail to the top of the podium contributes to crafted masonry character typical of the Potts Point area.

Mid-bronze metal finishes to balustrades, window mullions and detailing contribute to the balanced composition of elements and materials.

Tower

The proposed tower is articulated vertically to achieve a slender form, while the horizontal expression draws from the light coloured Art-Deco buildings in the Potts Point area.

Mixed warm beige masonry is used as the predominant tower facade materiality. Light-bronze infill panels, sun-shading fins, and mullions provide subtle contrast and warm eggshell-white horizontal sun-shading hoods maintain a sense of lightness to the overall tower.

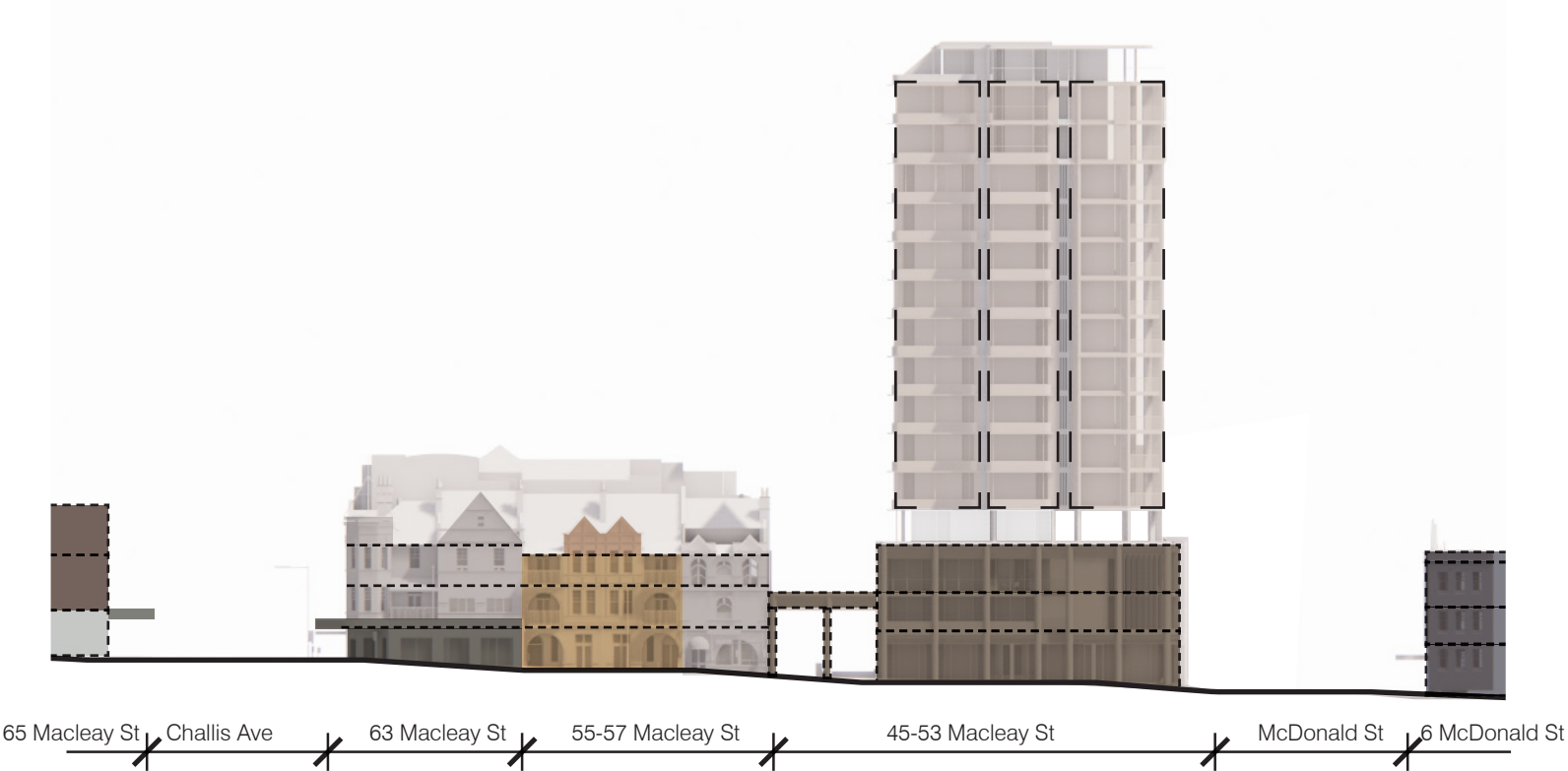
The deliberate and refined material pallet for the podium and tower contribute to a cohesive architectural identity.



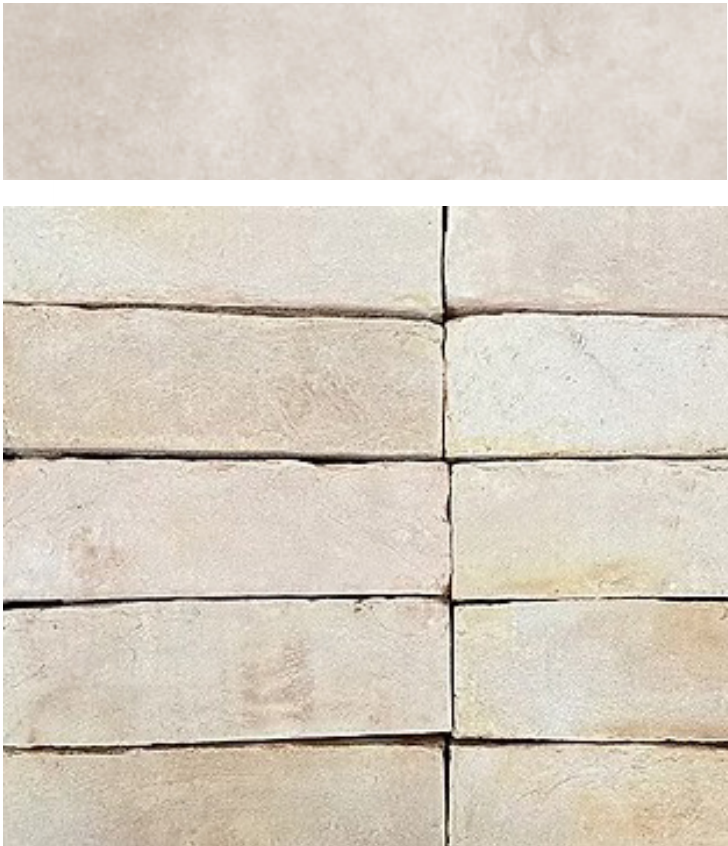
View from Macleay Street - Street tree not shown for building clarity

The architectural response to the form and materiality have been informed by the context within Potts Point.

A dark masonry podium related in scale and composition to neighbouring buildings and a warm masonry tower above related to Art-Deco & contemporary buildings in the area.



Macleay Streetscape Study



Material study of mixed warm beige masonry



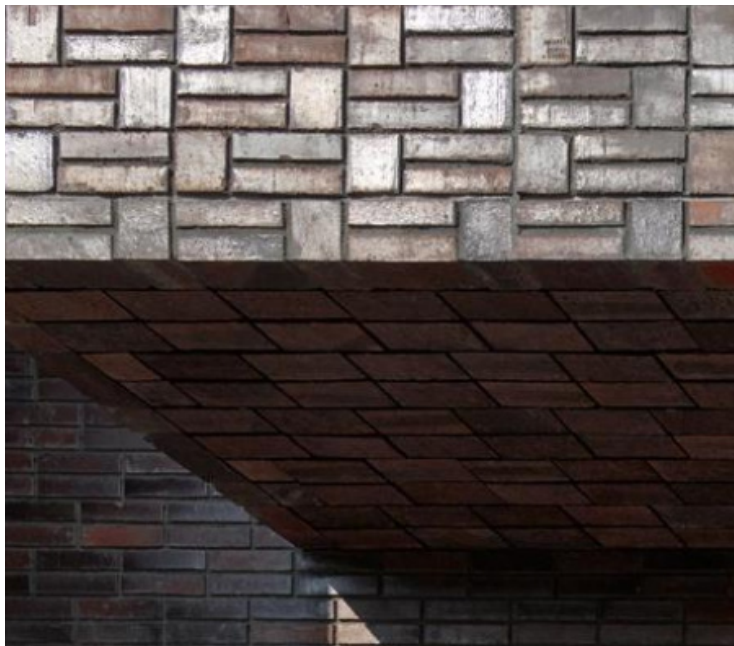
Consistent architectural expression



Lush planting



Existing Macleay Street context



Proposed dark-brown masonry tone



Bronze metalwork



Cohesive and varied material selections



GL-01
Retail and lobby glazing
Low reflectivity shopfront glazing

Podium clear glazing
Performance glazing with high visual light transmittance

Colourback glass
Mid-grey / bronze colour applied to innermost
layer of glazed unit

Tower glazing
Performance glazing with high visual light
transmittance

Tower curved glazing
Curved glazing with high visual light transmittance

Glass balustrade
Clear laminated glazing with high visual light
transmittance

MA-01
Brick
Blend of brown, grey-brown, brown-red

Masonry façade materiality
Mixed warm beige

Masonry slab edge cladding
Egg-shell white

Masonry finish
Earthy-ochre

MT-01
Metal finish
Dark-bronze

Metal finish
Mid-bronze

Metal finish
Light-bronze

Metal finish
Egg-shell coloured white

PV-01
Masonry pavers
Dark coloured

Masonry pavers
Sand coloured

Typical balcony soffit
Egg shell coloured white paint

Level 3 terrace soffit
White profiled CFC sheet

Podium balcony soffit
Mid-tone paint

Lobby entry door
Mid-tone Australian hardwood



Existing tree shown transparent for visibility of facade

Facade Type 1
Typical Tower Facade - Bedroom
Also refer drawing FD-01

Facade Type 2
Typical Tower Facade - living room East/West
Also refer drawing FD-02

Typical balconies
Refer general elevations and general arrangement plans, full height sliding doors with glazed balustrades

Facade Type 4
Typical Tower Facade - Living room North
Also refer drawing FD-04

Facade Type 5
Typical Podium Facade
Also refer drawing FD-05



Corner Macleay & McDonald Street - Street tree shown partially transparent for facade clarity

Tower Facade Types

MT-03
Metal Profiled Cladding

GL-05
Curved Performance Glazing

MT-03
Window Mullion

MT-03
Window Sill

GL-04
Awning Window

GL-04
Performance Glazing

MA-02
Masonry façade

MT-04
Sun Shading Hood



Tower Facade Types

- MT-03**
Window Mullion
- MT-03**
Sun-Shading Fin
- MT-03**
Solid Insulated Spandrel
- GL-05**
Curved Performance Glazing
- GL-04**
Performance Glazing
- MA-02**
Masonry with Double-Storey Expression
- MA-02**
Masonry façade
- MA-03**
Masonry Slab Capping
- MT-03**
Metal Pressing
- GL-06**
Glazed Balustrade With Capping
- MT-03**
Window Sill
- MT-04**
Sun Shading Hood



Tower Facade Types



Podium Facade Types

Planter With Planting
Refer Landscape Documents by DBS

MA-01
Masonry Running Bond

GL-02
Full Height Glass Sliding Door

MT-02
Window Mullion

GL-06
Glass Balustrade

MA-01
Three Storey Masonry-Clad Column

MA-01
Masonry Soldier Coursing

GL-03
Colourback Glazing

MT-02
Profiled Metal Cladding

GL-06
Glazed Balustrade With Capping

MT-02
Metal Clad Awning

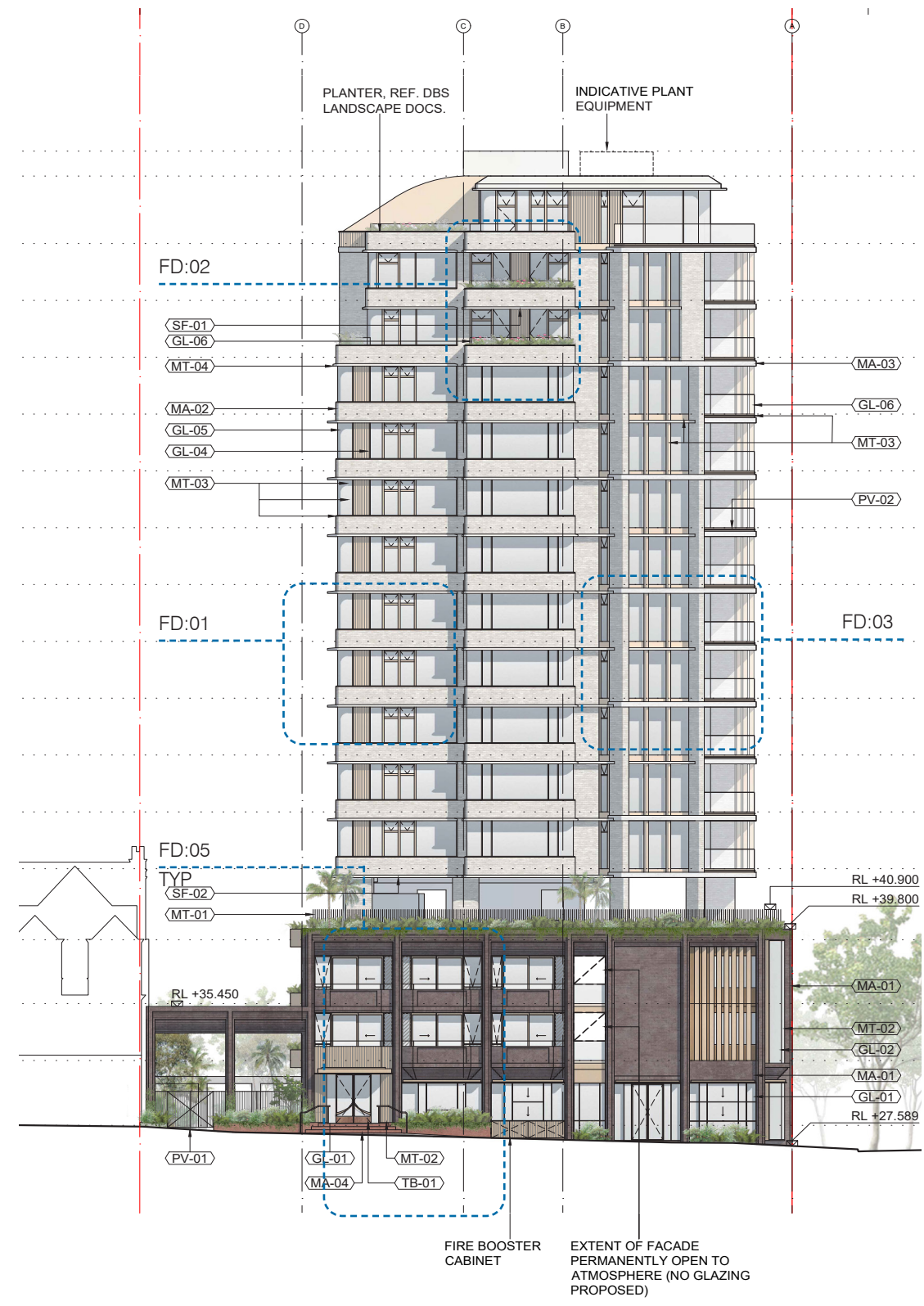
TB-01
Mid-tone Australian Hardwood

Planter With Planting
Refer Landscape Documents by DBS

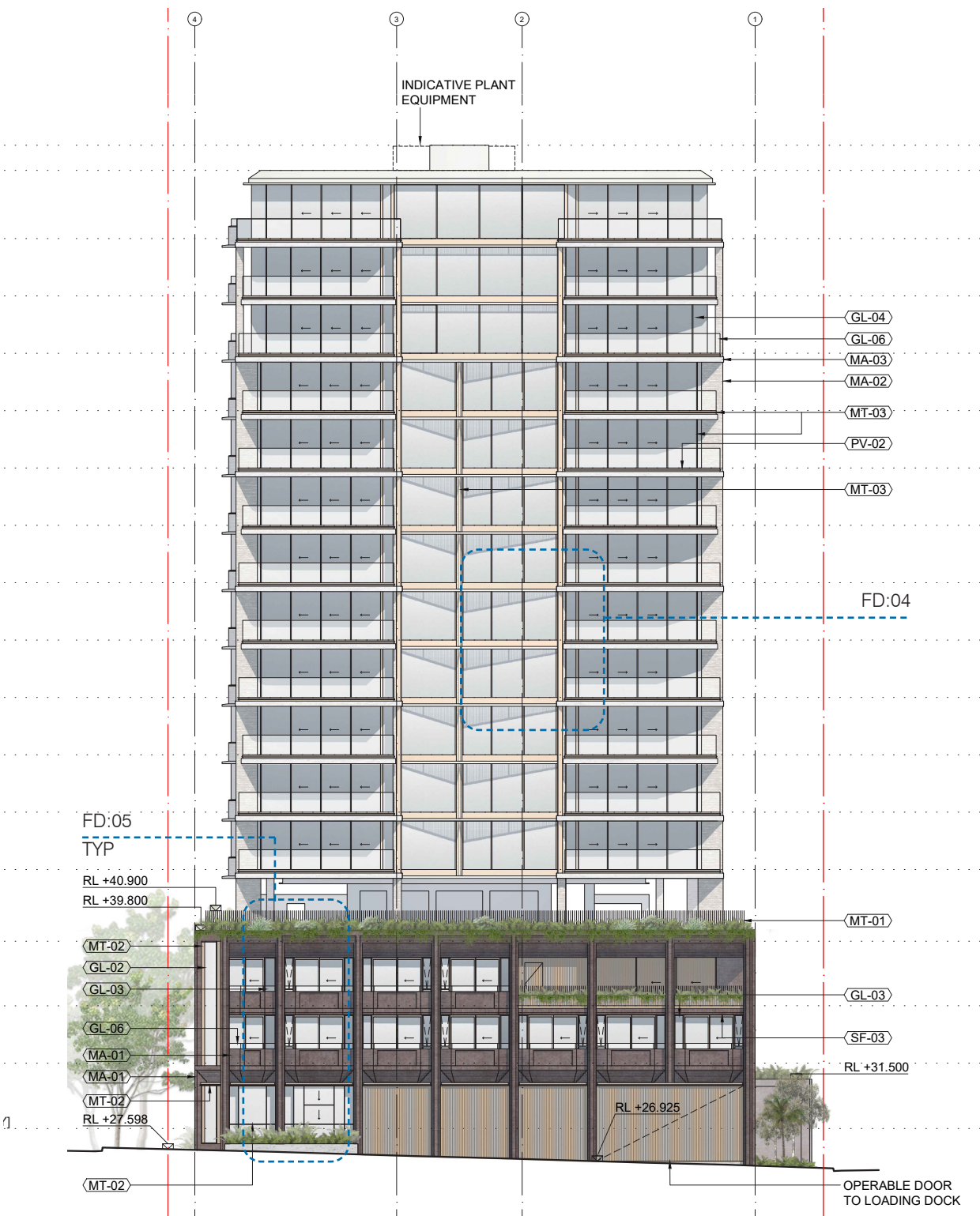
MA-04
Earthy-Ochre Masonry Cladding



Building Elevations

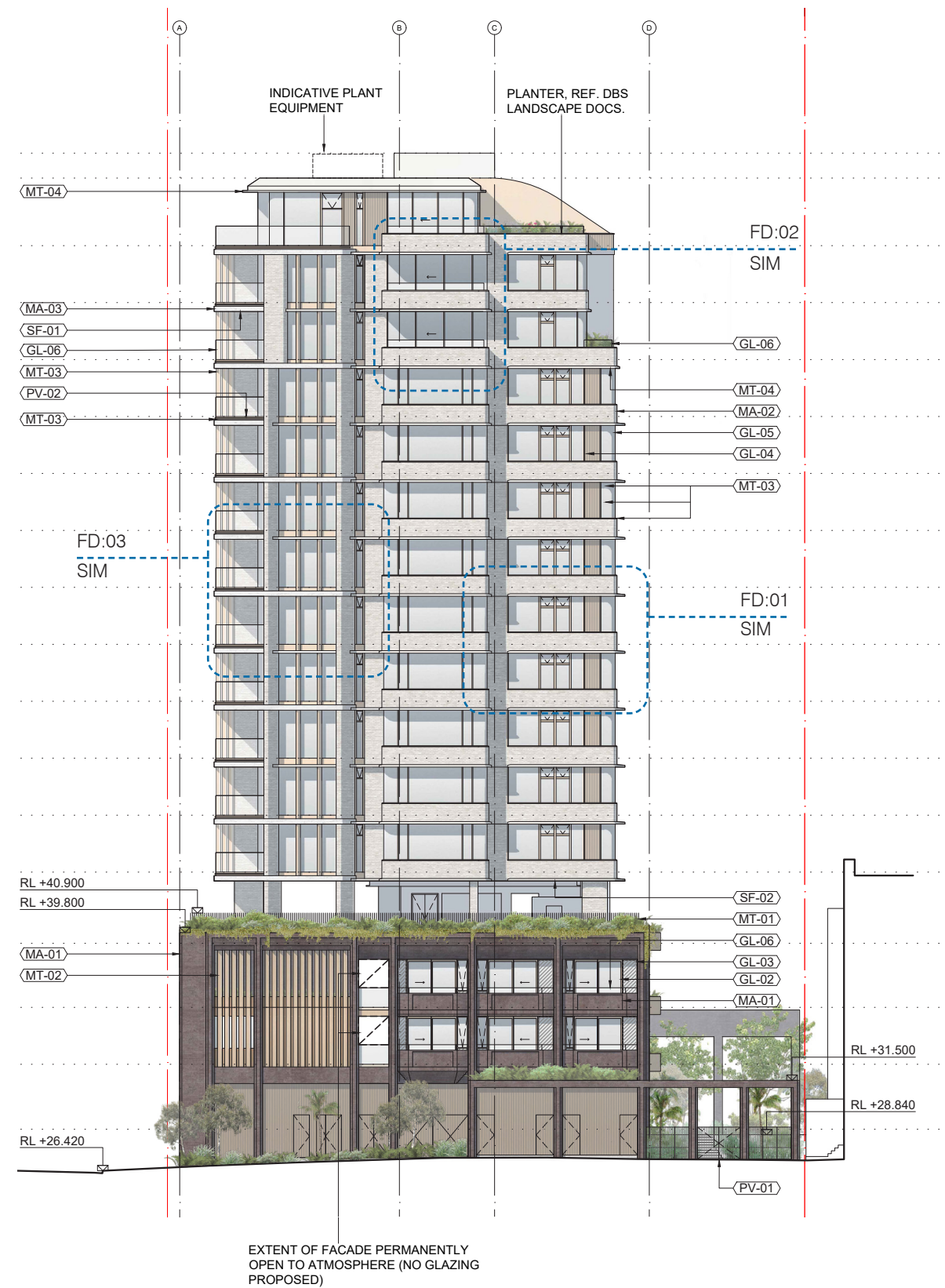


East Elevation



North Elevation

Building Elevations

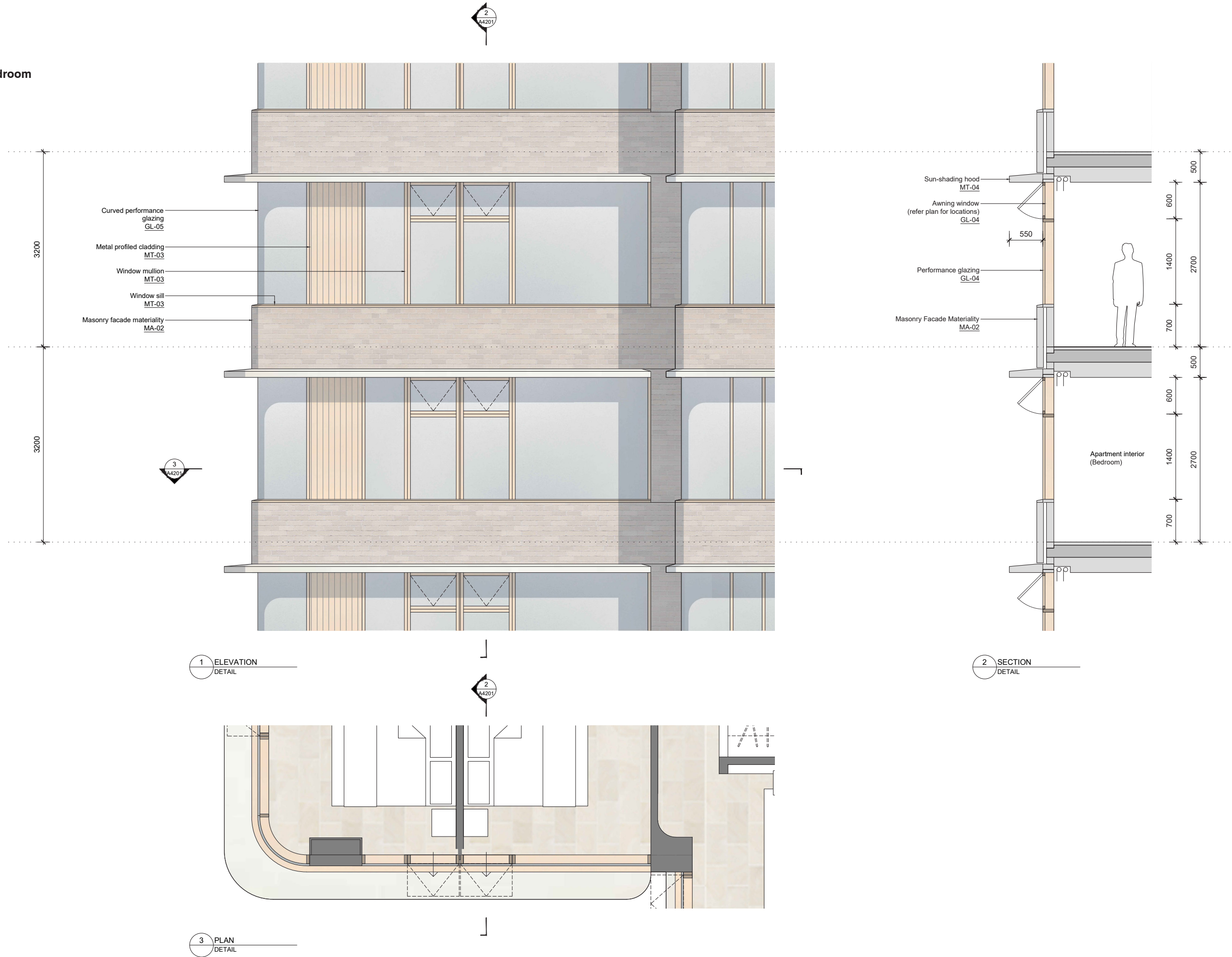


West Elevation



South Elevation

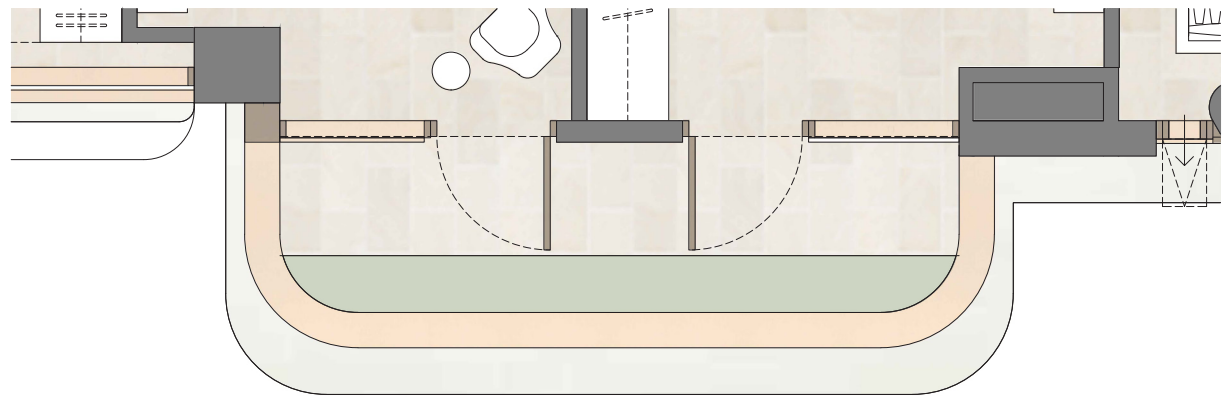
Facade Details
FD01: Typical Bedroom



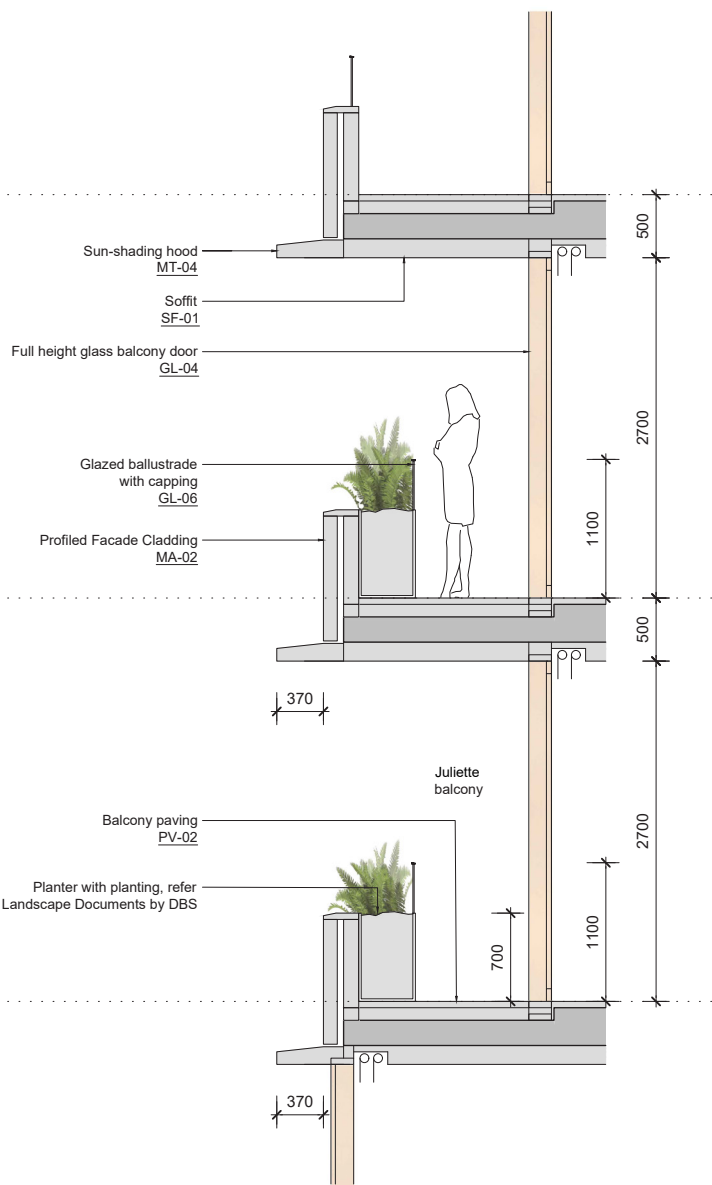
Facade Details
FD02: Juliette Balcony



1 ELEVATION
DETAIL

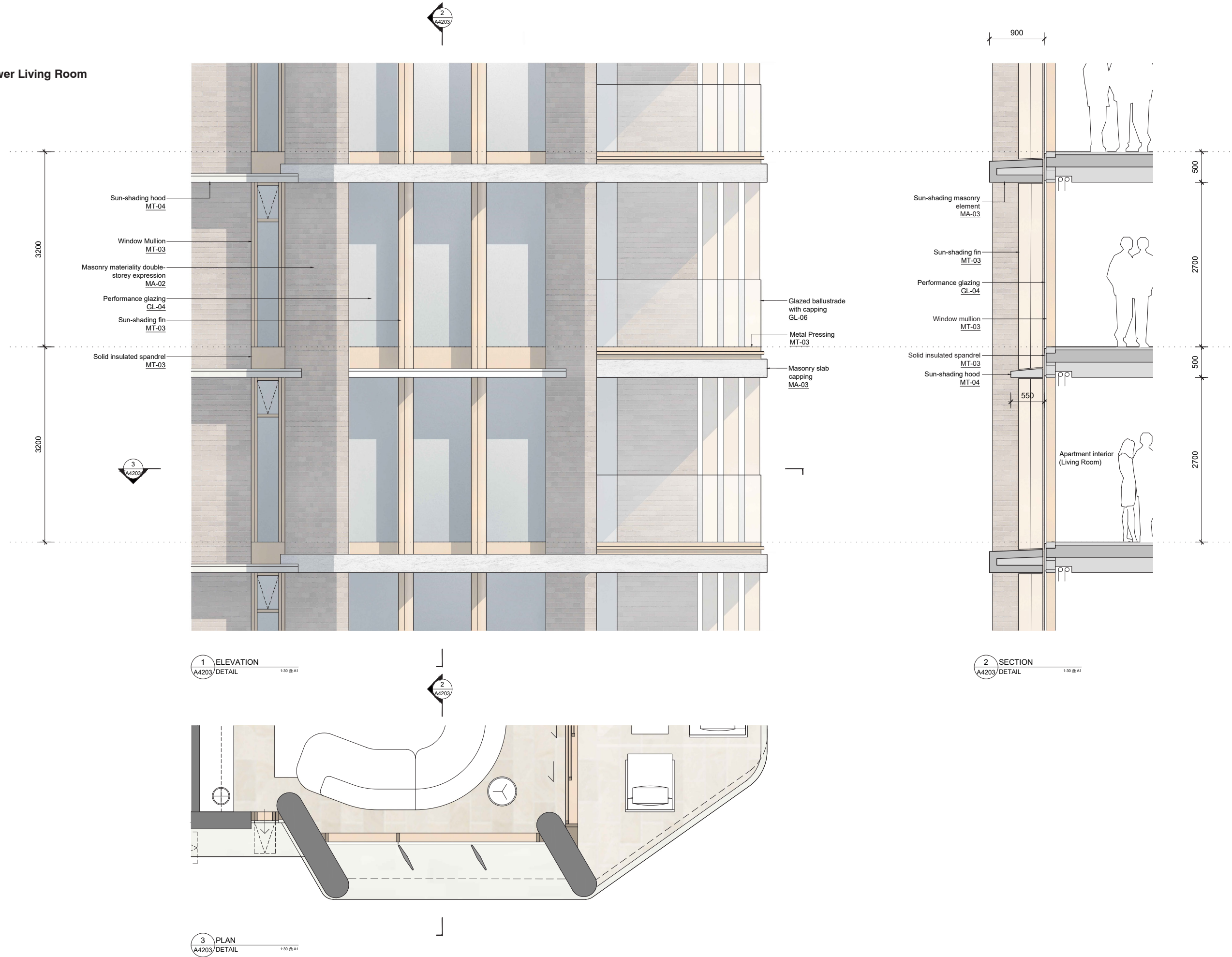


3 PLAN
DETAIL

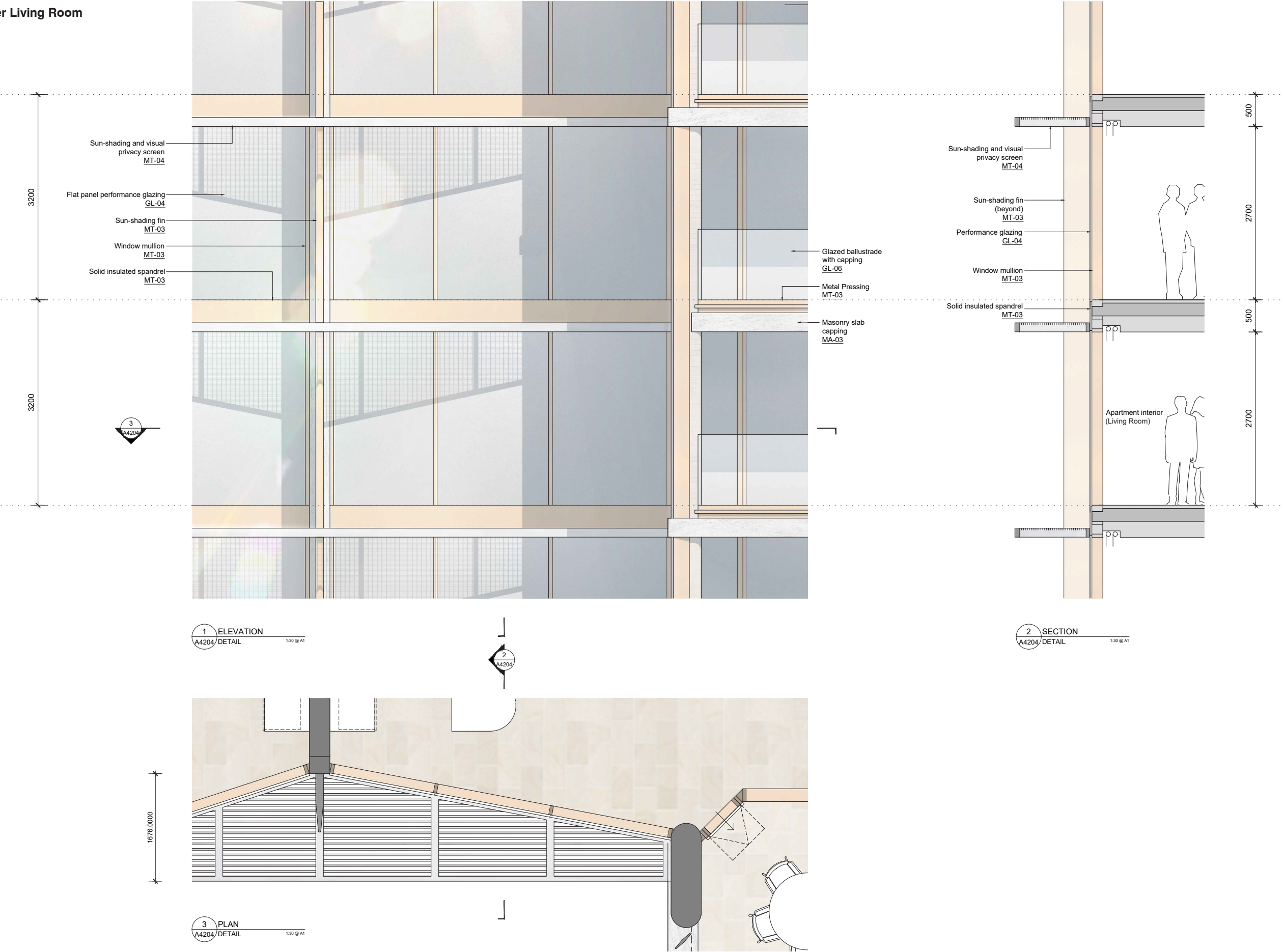


2 SECTION
DETAIL

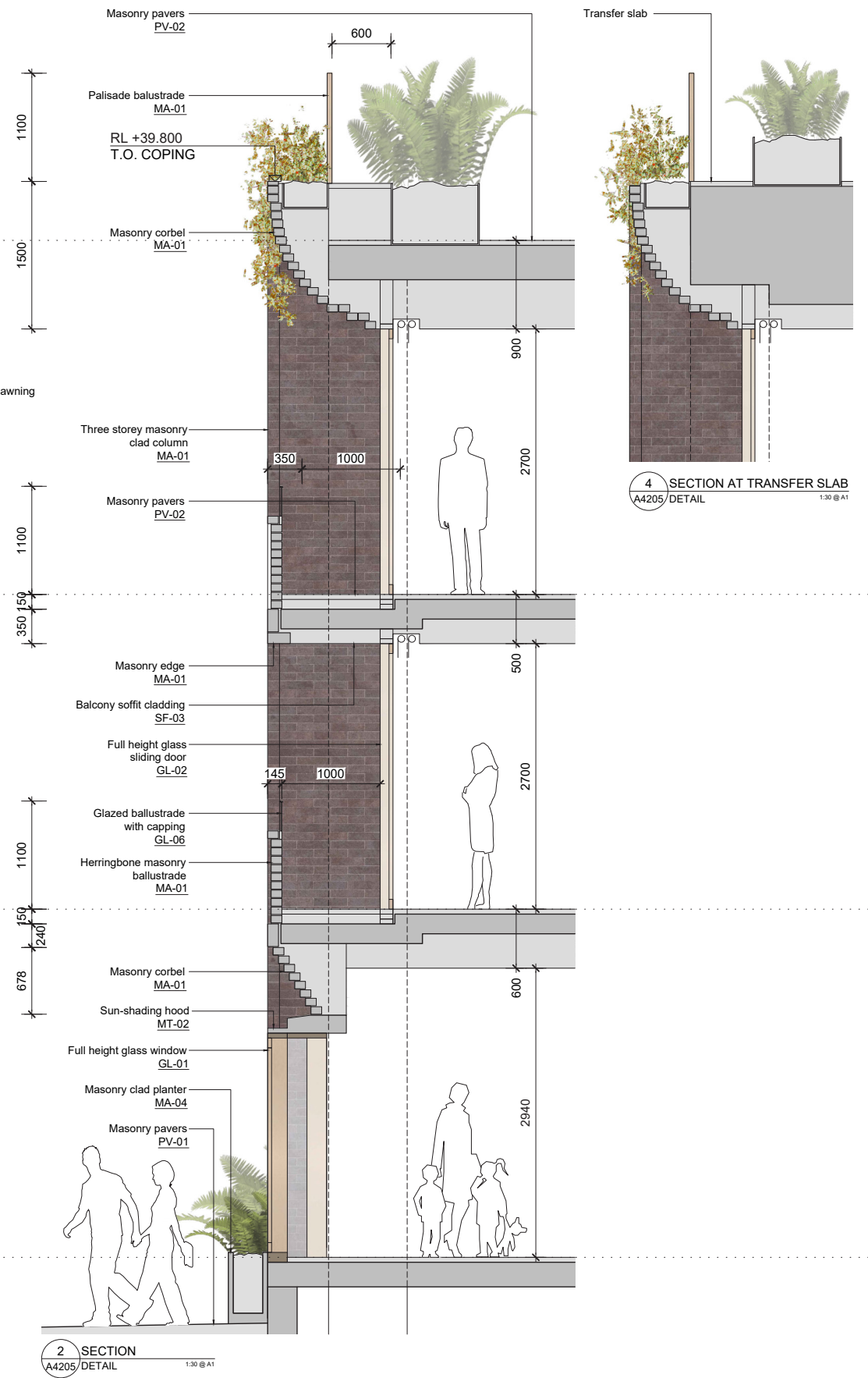
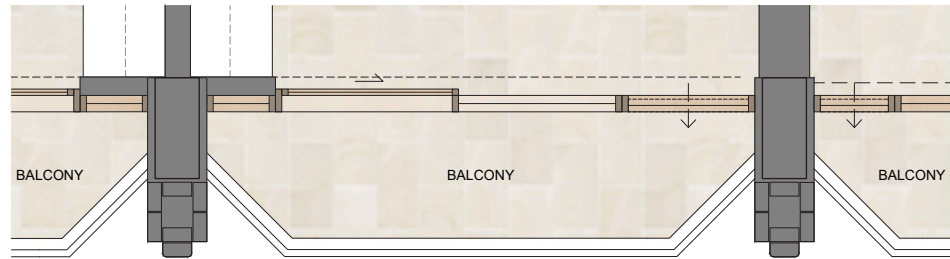
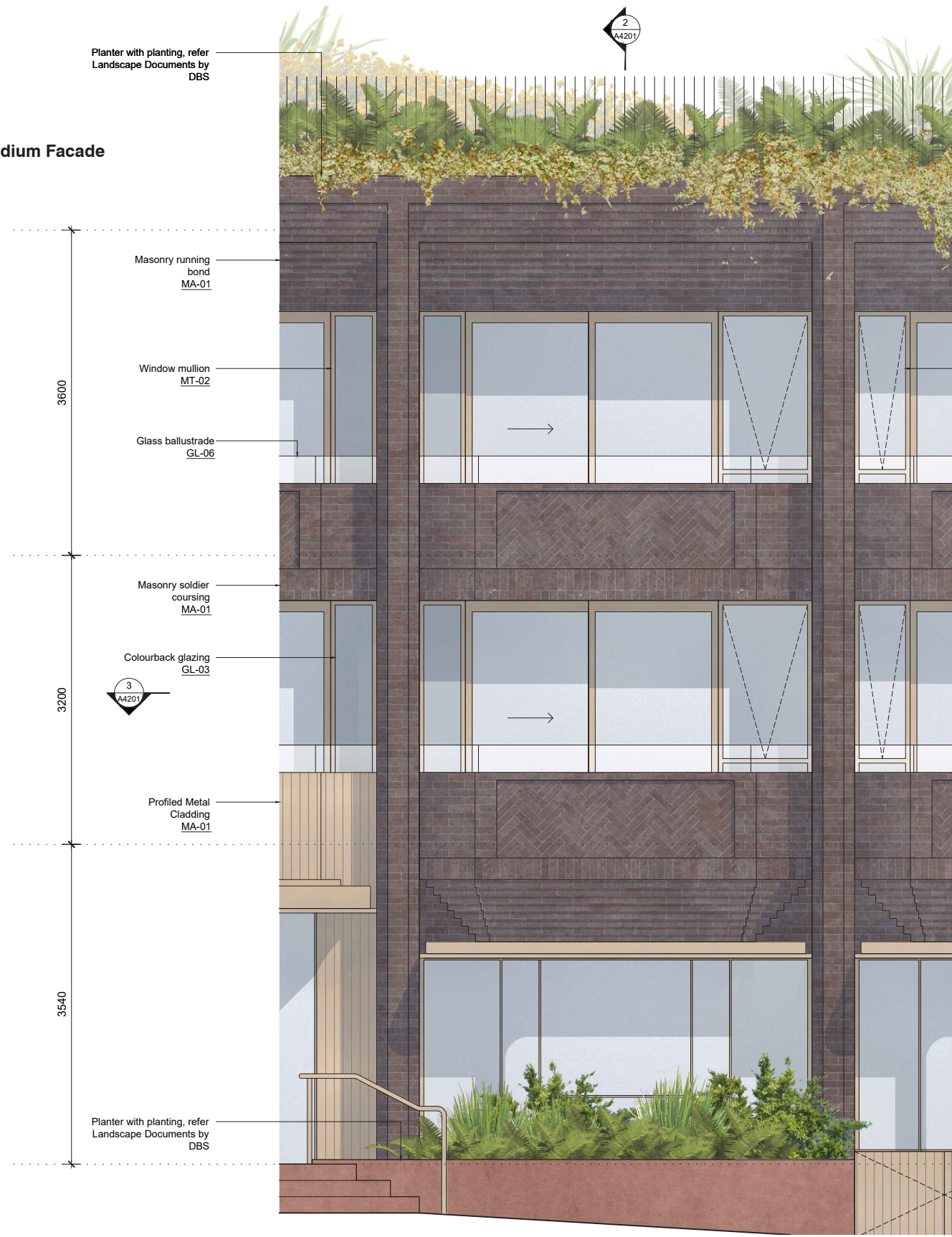
Facade Details
FD03: Typical Tower Living Room



Facade Details
FD04: Typical Tower Living Room



Facade Details
FD05: Typical Podium Facade



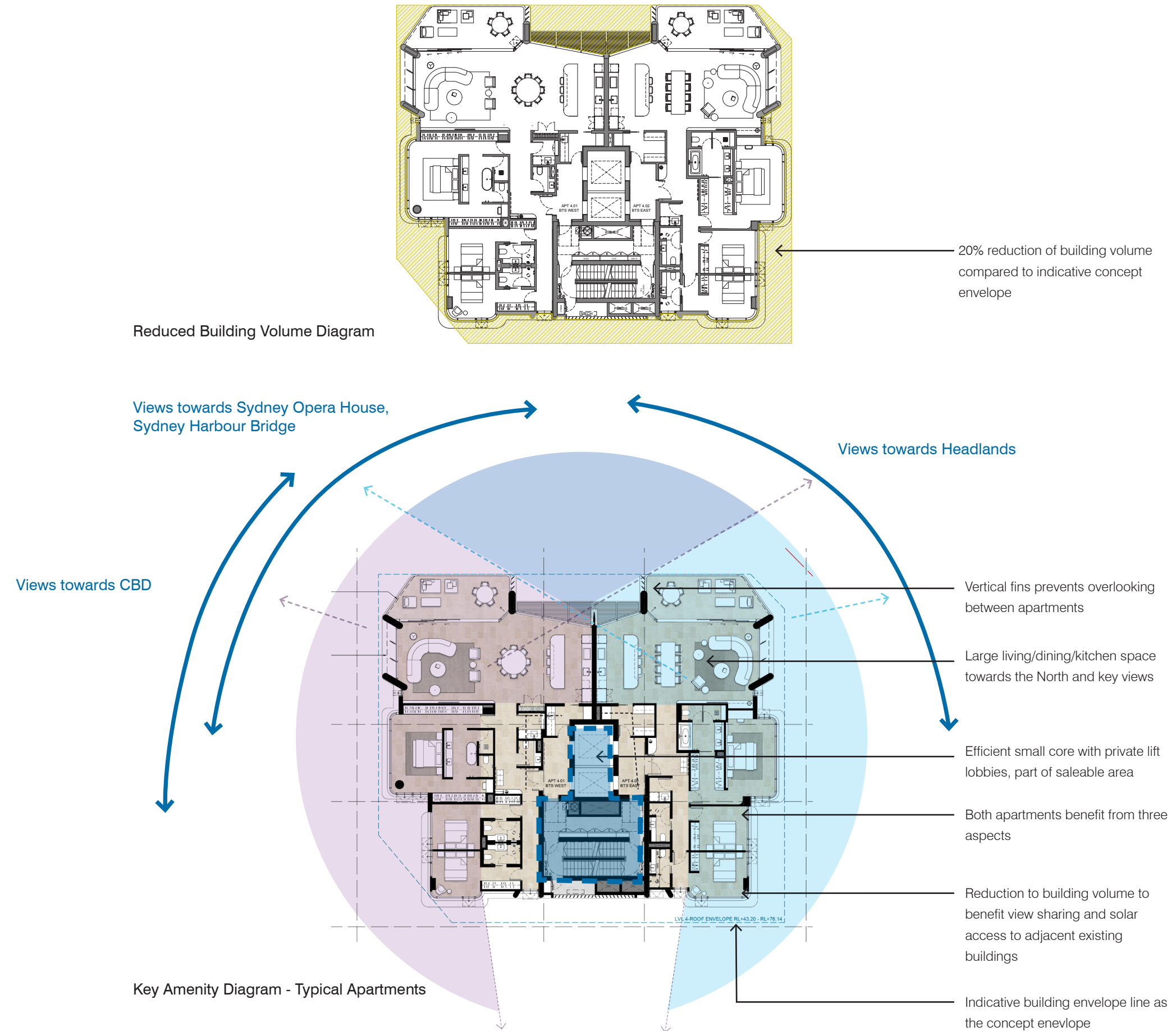
5.16 Environmental Amenity

The planning approach focuses on maximising views from all apartments while minimising visual and solar impacts on neighbouring properties.

The proposed design reduces the building volume by approximately 20% per typical tower level compared to the competition design envelope. This adjustment results in a more slender tower form, improving view corridors for neighbouring buildings. Refer to the viewpoint studies on the following pages.

Solar access analysis demonstrates that the proposal delivers greater solar amenity to adjoining properties than the competition envelope. Refer to the following solar access diagrams

Each tower apartment is provided with three-sided access to natural light, ventilation, and views, with a considered sequence between public and private spaces. A balanced relationship between indoor living areas and balcony spaces has been achieved to enhance liveability for residents.





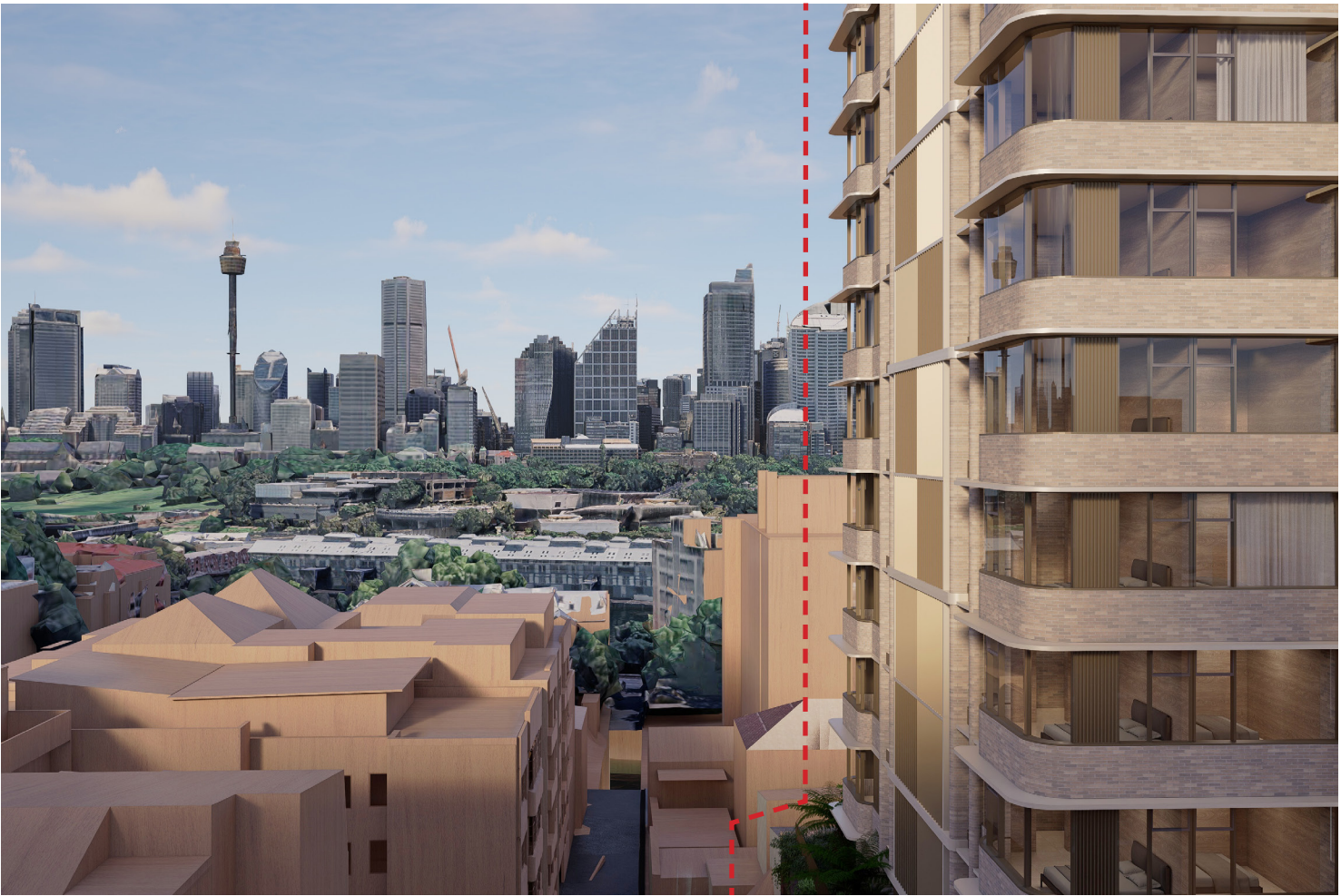
Indicative Concept Envelope

Proposed Scheme

----- Line of Indicative Concept Envelope



Indicative Concept Envelope



Proposed Scheme

----- Line of Indicative Concept Envelope



Indicative Concept Envelope

Proposed Scheme

----- Line of Indicative Concept Envelope

Solar access amenity

Detailed solar analysis diagrams have been included in the SSDA drawing pack, under drawings A9040 - A9052. These drawings include;

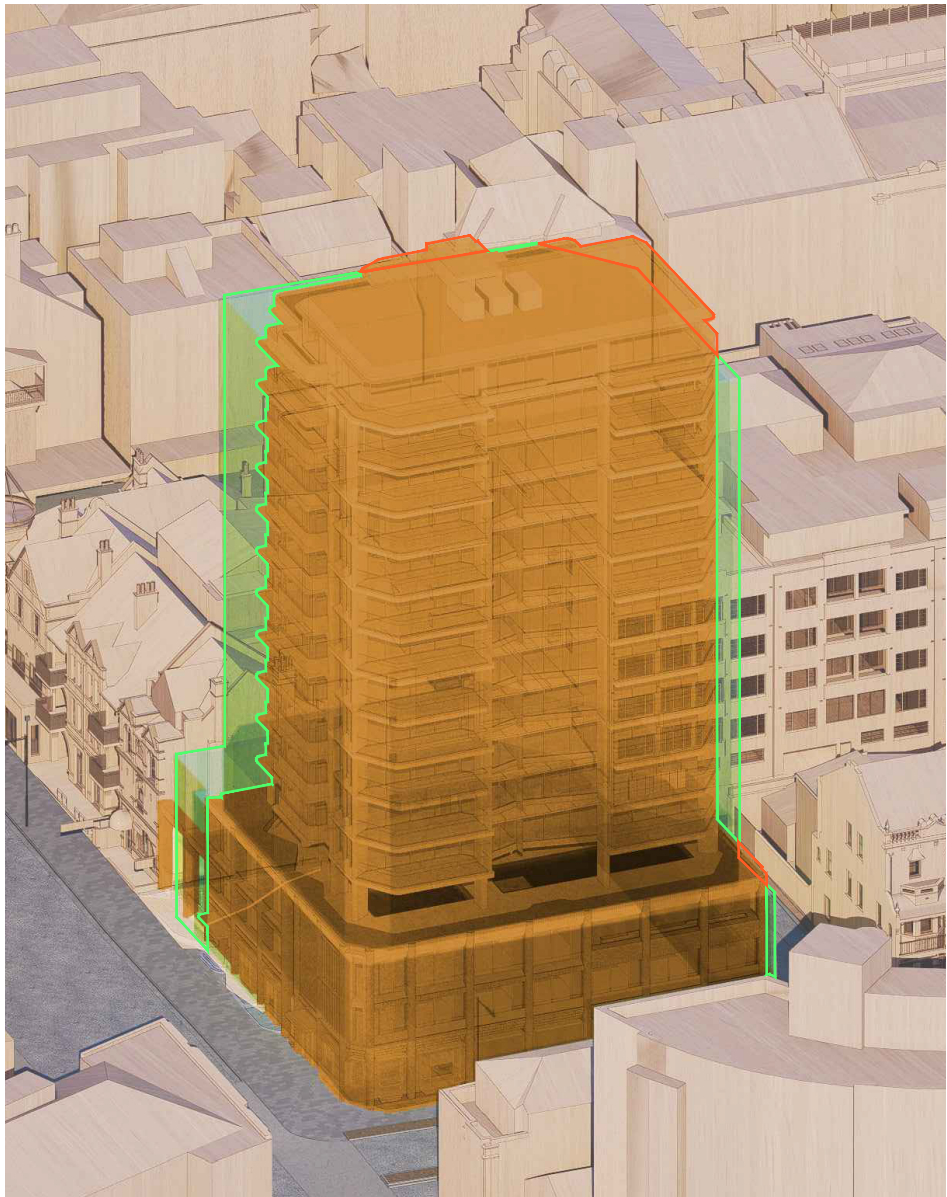
- Hourly plan diagrams showing additional overshadowing compared to current building shadow and compared to the concept envelope, for 21 June between 9am and 3pm
- 15 Minute interval sun eye views for proposed scheme for 21 June between 9am and 3pm

The Concept SSDA provides comparisons between the existing building and the concept envelope.

The below additional diagrams show comparative overlays between the indicative concept envelope and the proposed scheme.

These diagrams show an overall improvement to solar access for the proposed design, compared to the indicative concept envelope.

— Reduced Solar Access
— Improved Solar Access



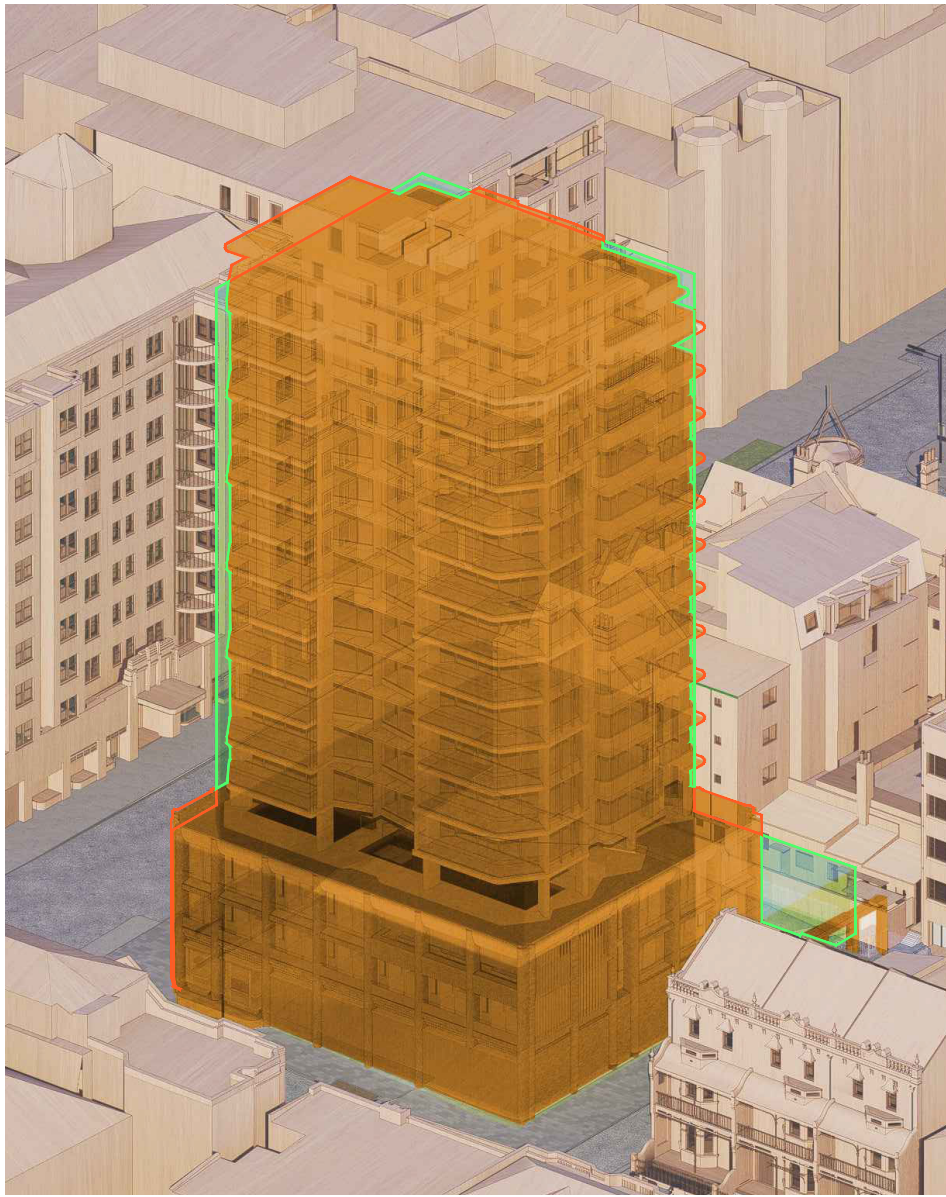
Proposed Scheme compared to Concept Envelope

10 AM - 8.1% improvement in solar access to neighbouring buildings compared to concept envelope



Proposed Scheme compared to Concept Envelope

12 PM - 2.9% improvement in solar access to neighbouring buildings compared to concept envelope



Proposed Scheme compared to Concept Envelope

2 PM - 2.1% improvement in solar access to neighbouring buildings compared to concept envelope.

4.4% average solar access improvement on the Winter Solstice at 10am, 12pm & 2pm.

Solar Access to Neighbouring Properties

A detailed solar analysis has been undertaken to assess the impact of the proposed scheme on neighbouring apartments living areas, non-living areas and private open spaces, relative to the concept envelope submitted under SSD-79316759. The same apartments assessed in the concept SSDA have been analysed at 15-minute intervals between 9:00am and 3:00pm on the 21st of June, Winter Solstice.

In total, 87 apartments across five neighbouring buildings were assessed. Compared to the concept envelope, the proposed scheme achieves the following;

1. 33 apartments gain additional sunlight when compared with the Concept Envelope massing. A cumulative increase of 14 hours direct solar access to living areas and private open spaces.
2. 2 apartments experience a reduction of 15 minutes each to private open space when compared with the Concept Envelope massing. A cumulative 0.5 hour reduction of direct solar access.
3. 52 apartments experience no change in direct solar access when comparing Concept Envelope with the proposed SSDA detailed design.
4. Based upon above items 1 and 2, direct solar access has a net improvement of 13.5 hours when comparing the Concept Envelope with the proposed SSDA detailed design.

At Macleay Regis (10–12 Macleay Street), eight of the thirty-two apartments assessed receive an additional 15 minutes of sunlight to both living areas and private open space, with no other changes compared to the concept envelope.

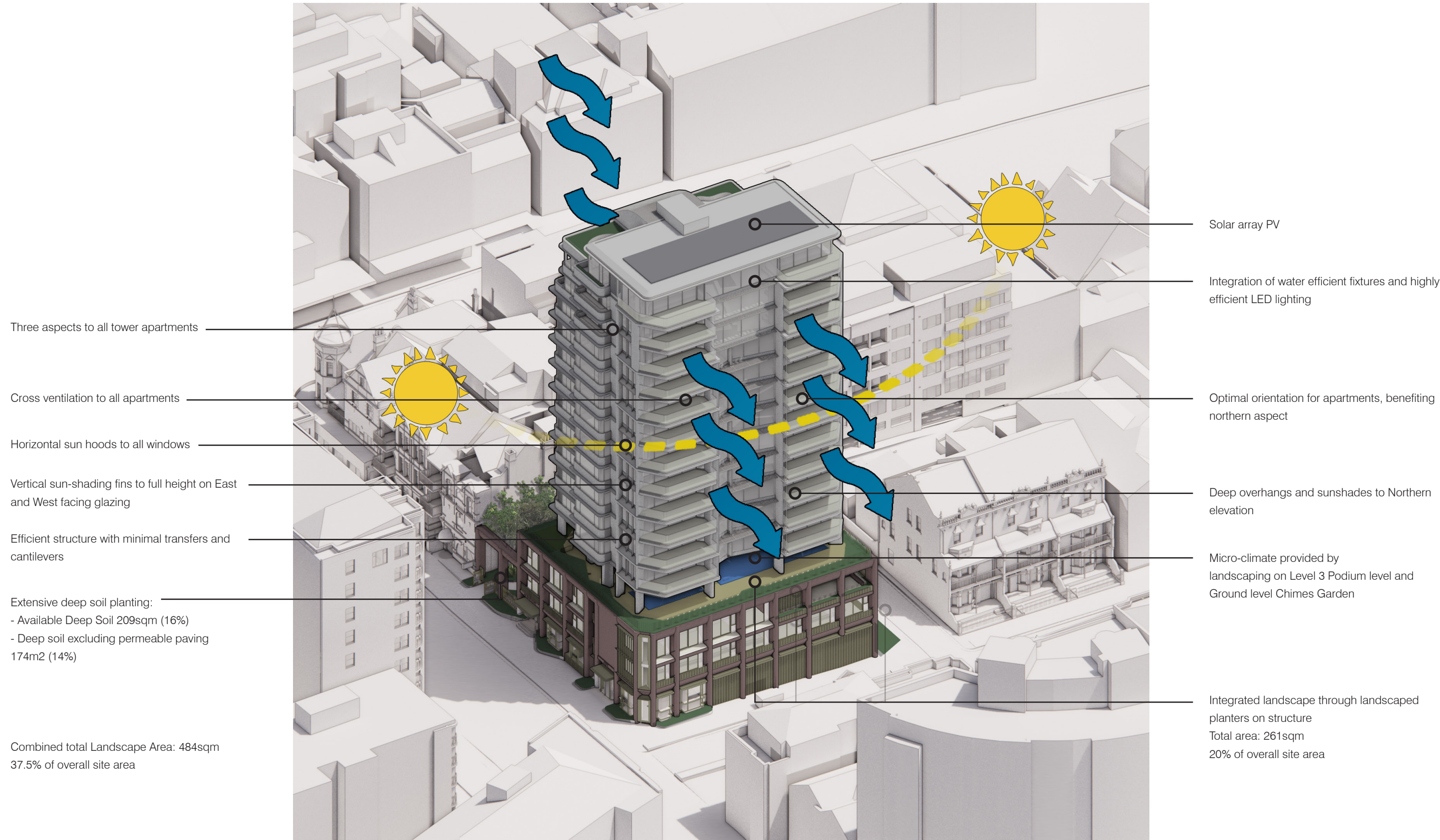
At The Pomeroy (14 Macleay Street), eleven of the thirty-five apartments assessed receive an additional 15 minutes of sunlight to living areas, and one apartment's private open space also benefits from an additional 15 minutes. Two apartments experience a 15-minute reduction to private open space only. Unit 801, a rooftop penthouse and, Unit 203 on Level 2. Impacts to Unit 801 are considered negligible as the apartment will continue to receive significantly more than 2 hours of solar access to both living areas and private open space, receiving 6 hours and 5.75 hours respectively.

Whilst it is acknowledged that Unit 203 already receives less than two hours of solar access, the additional 15-minute reduction is considered acceptable as:

- Unit 203 does not receive 2 hours of solar access as a result of the existing building on the site
- Majority of the overshadowing impacts to Unit 203 are generated by a compliant scheme (including relevant bonuses) and was anticipated in the concept proposal
- The impact represents a worst-case mid-winter scenario and will not be experienced year-round.

Three buildings to the south of the site — 57–59 Macleay Street, 12–16 Challis Avenue, and 10C Challis Avenue — also benefit from increased solar amenity. The rooftop apartment at 12–16 Challis Avenue receives an additional 30 minutes of sunlight to both the living area and private open space, while the remaining buildings gain between 15 and 30 minutes of additional sunlight to all assessed apartments.

Sustainability



5.17 Public Art Opportunities

Multiple opportunities are presented on this project to integrate Public Artwork. Art Pharmacy has been engaged to further develop the public art strategy.

The following locations could be considered:

1. Prominent wall work on Macleay street elevation above retail.
2. Sculptural works within Chimes Garden.
3. Integrated soffit artwork above Chimes Garden entry.
4. Integrated paving artwork within paving zones along Macleay Street and within Chimes Garden.

Also the screened facade to Ground Floor along McDonald Street provides an opportunity for Public Art.



6 Key Project Data

6.1 Numeric Quantities and GFA Schedule/Plans

LEVEL	SLEP 2012 Gross Floor Area (GFA) sqm		
	Retail	Affordable Housing	Residential
Roof			
Level 15			276
Level 14			357
Level 13			357
Level 12			384
Level 11			384
Level 10			384
Level 09			384
Level 08			384
Level 07			384
Level 06			384
Level 05			384
Level 04			384
Level 03 (landscape terrace and pool)			11
Level 02		368	
Level 01		471	
Ground	121	20	94
Basement 01			
Basement 02			
Basement 03			
Basement 04			
Level	121	859	4548
	5529		

SLEP 2012 GROSS FLOOR AREA	
GFA Retail	121 sqm
GFA Affordable Housing	859 sqm
GFA Residential	4548 sqm
Total GFA	5529 sqm

COMMENTS

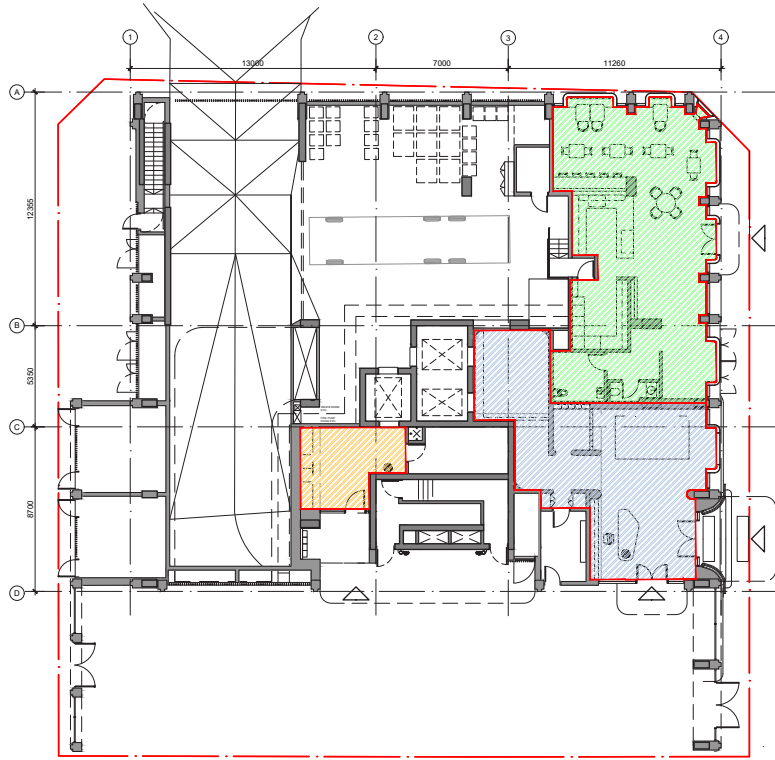
1) All measurements according to SLEP 2012 Gross Floor Area: Gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- a- the area of a mezzanine, and
- b- habitable rooms in a basement or an attic, and
- c- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- d- any area for common vertical circulation, such as lifts and stairs, and
- e- any basement:
 - i- storage, and
 - ii- vehicular access, loading areas, garbage and services, and
- f- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- g- car parking to meet any requirements of the consent authority (including access to that car parking), and
- h- any space used for the loading or unloading of goods (including access to it), and
- i- terraces and balconies with outer walls less than 1.4 metres high, and
- j- voids above a floor at the level of a storey or storey above.

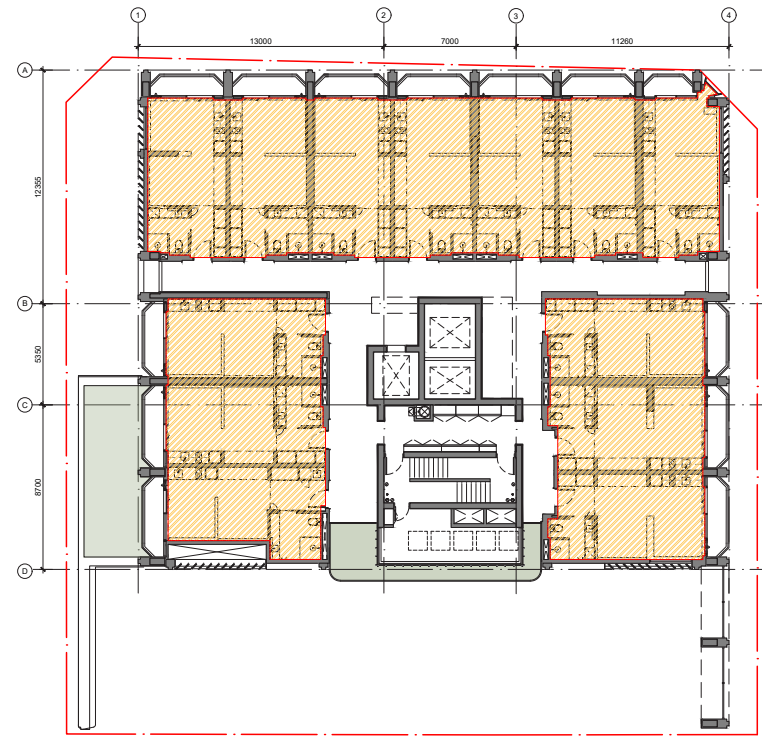
2) Please note that the area calculations are preliminary and advisory only. All area measurements and calculations should be checked and verified by a licensed surveyor.

3) Figures have been rounded to the nearest whole number. Totals may not sum due to rounding

Table - Gross floor area



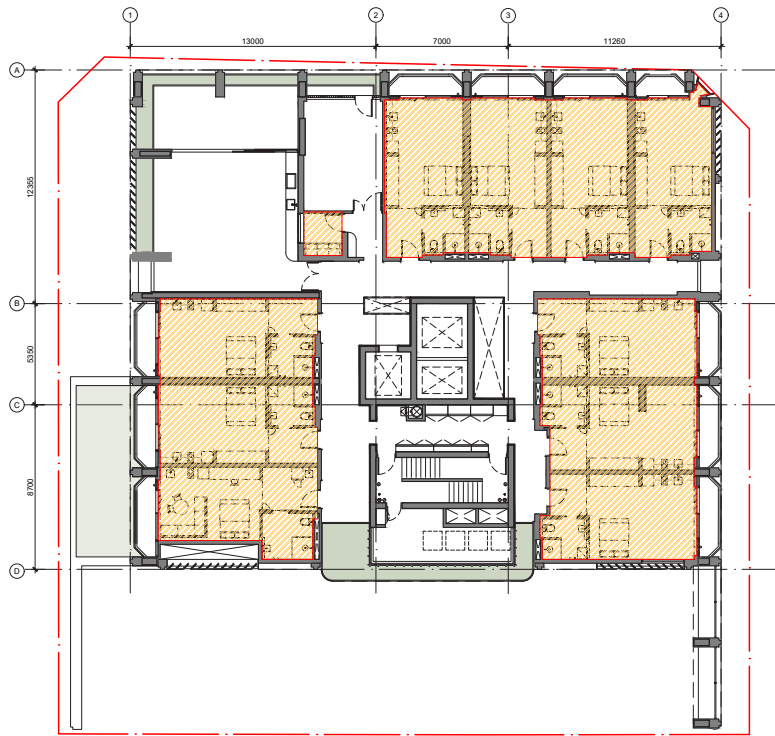
Ground Level



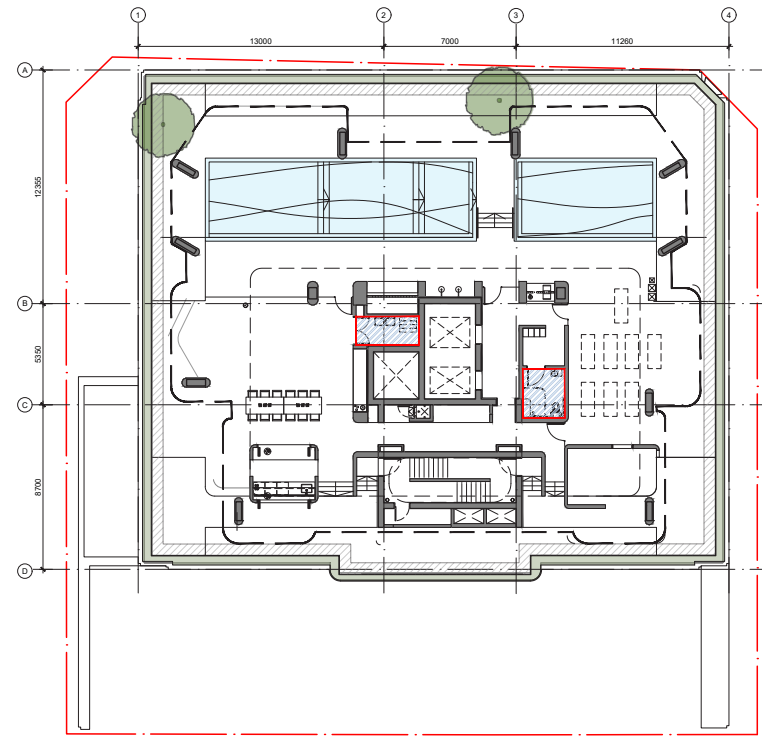
Level 1

Key

- Retail GFA
- Affordable Housing
- Residential GFA



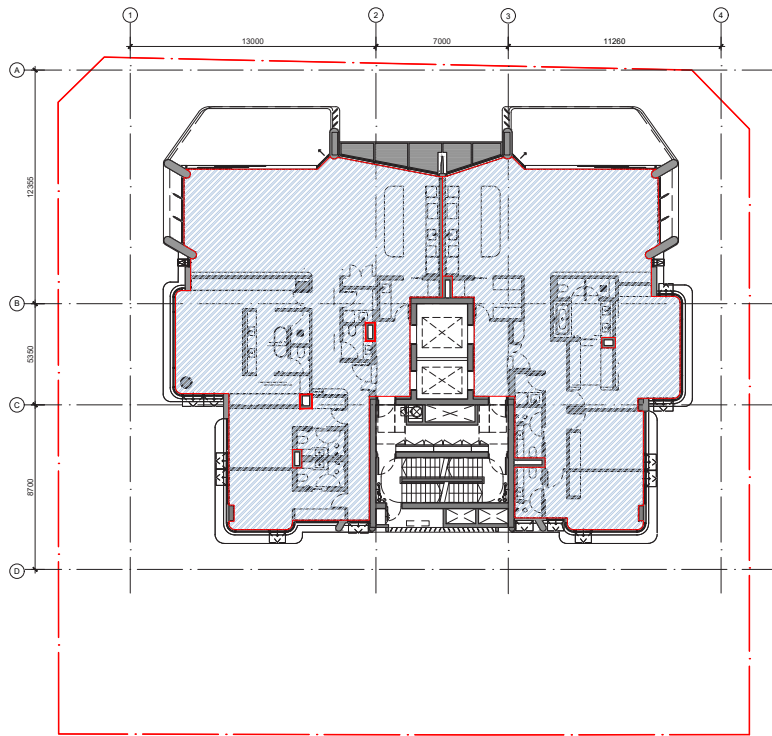
Level 2



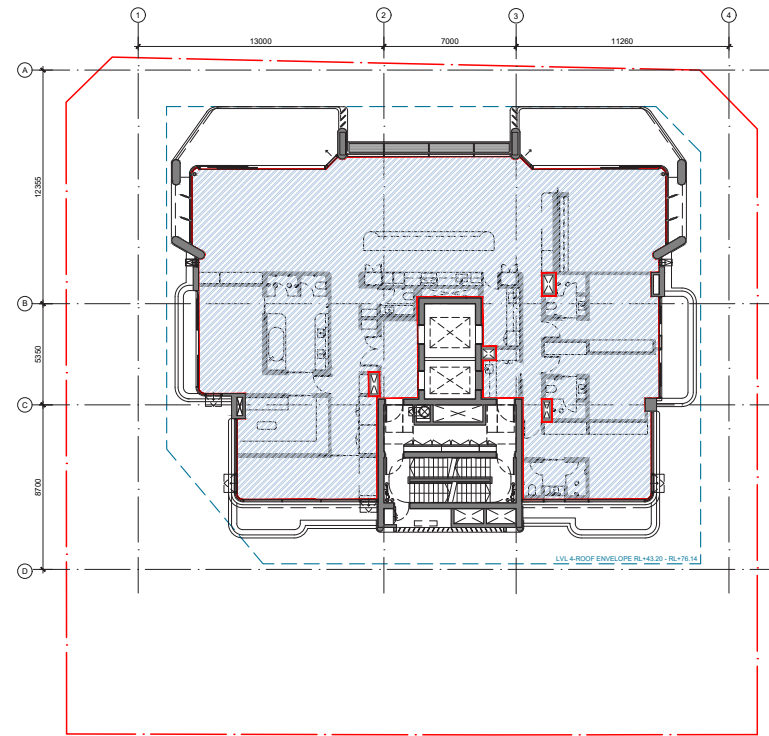
Level 3

Key

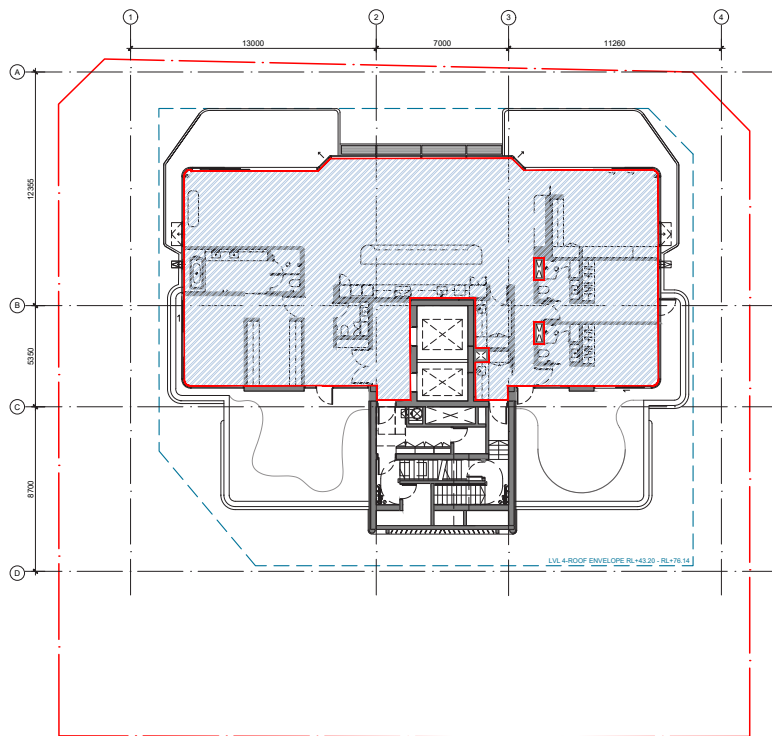
- Retail GFA
- Affordable Housing GFA
- Residential GFA



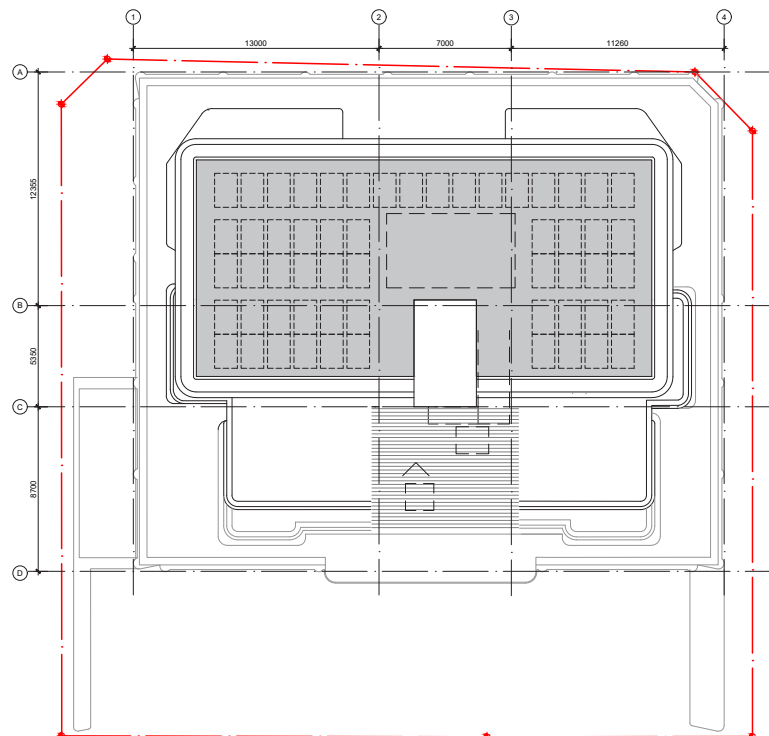
Level 4-12



Level 13-14



Level 15



Roof Level

6 Key Project Data

6.2 Apartment Schedule - ADG Compliance

LEVEL	APT NUMBER	APARTMENT SCHEDULE / MIX						AFFORDABLE	ADAPTABLE (A) / LHA SILVER (S)	UNIT AREA	BALCONY AREA	TOTAL STORAGE	CROSS VENTILATION ANLYSIS		SOLAR ANALYSIS		
		ST.	1B	2B	3B	4B	TOTAL			m ²	m ²	m ³ (Minimum 50% provided in apartment. Residual provided in basement)	YES	NO	Min. 2 HRS	>15 MINS	<15 MINS
15	15.01				3B				A&S	278	148	10	Yes		Yes		
14	14.01					4B				360	53	10	Yes		Yes		
13	13.01					4B				360	61	10	Yes		Yes		
12	12.01				3B				A&S	206	22	10	Yes		Yes		
12	12.02				3B					178	22	10	Yes		Yes		
11	11.01				3B				A&S	206	23	10	Yes		Yes		
11	11.02				3B					178	23	10	Yes		Yes		
10	10.01				3B				A&S	206	22	10	Yes		Yes		
10	10.02				3B					178	22	10	Yes		Yes		
9	9.01				3B				A&S	206	23	10	Yes		Yes		
9	9.02				3B					178	23	10	Yes		Yes		
8	8.01				3B				S	206	22	10	Yes		Yes		
8	8.02				3B					178	22	10	Yes		Yes		
7	7.01				3B				S	206	23	10	Yes		Yes		
7	7.02				3B					178	23	10	Yes		Yes		
6	6.01				3B					206	22	10	Yes		Yes		
6	6.02				3B					178	22	10	Yes		Yes		
5	5.01				3B					206	23	10	Yes		Yes		
5	5.02				3B					178	23	10	Yes		Yes		
4	4.01				3B					206	23	10	Yes		Yes		
4	4.02				3B					178	23	10	Yes		Yes		
3																	
2	2.01	ST.						Yes		36	4	4	Yes			Yes	
2	2.02	ST.						Yes		36	4	4	Yes			Yes	
2	2.03	ST.						Yes		35	4	4	Yes			Yes	
2	2.04	ST.						Yes		35	4	4	Yes		Yes		
2	2.05	ST.						Yes		35	4	4	Yes		Yes		
2	2.06	ST.						Yes		35	4	4	Yes		Yes		
2	2.07	ST.						Yes		35	2.6	4	Yes		Yes		
2	2.08	ST.						Yes		35	4	4	Yes		Yes		
2	2.09	ST.						Yes		35	4	4	Yes		Yes		
2	2.10	ST.						Yes	A&S	35	4	4	Yes		Yes		
1	1.01	ST.						Yes		36	4	4	Yes			Yes	
1	1.02	ST.						Yes		36	4	4	Yes			Yes	
1	1.03	ST.						Yes		35	4	4	Yes			Yes	
1	1.04	ST.						Yes		35	2.6	4	Yes		Yes		
1	1.05	ST.						Yes		35	4	4	Yes		Yes		
1	1.06	ST.						Yes		35	4	4	Yes		Yes		
1	1.07	ST.						Yes		35	4	4	Yes		Yes		
1	1.08	ST.						Yes		35	4	4	Yes		Yes		
1	1.09	ST.						Yes		35	4	4	Yes		Yes		
1	1.10	ST.						Yes		35	4	4	Yes		Yes		
1	1.11	ST.						Yes		35	4	4	Yes			Yes	
1	1.12	ST.						Yes		35	4	4	Yes			Yes	
1	1.13	ST.						Yes	A&S	35	4	4	Yes			Yes	
TOTAL		23	0	0	19	2	44	23					44	0	35	9	0
		52%	0%	0%	43%	5%		82.6%					100.0%	0.0%	79.5%	20.5%	0.0%





7 Appendices

Appendix A: Housing SEPP Assessment Schedule

Appendix B: ADG Assessment Schedule

Appendix C: Design Verification Statement

Appendix A: Housing SEPP Assessment Schedule

45-53 Macleay Street, Potts Point – State Significant Development Application

ASSESSMENT TABLE – HOUSING SEPP (SCHEDULE 9)

The following table is submitted to the City of Sydney as an attachment to the SSDA, relating to the proposed mixed-use development of 45-53 Macleay Street, Potts Point, Sydney.

TABLE 1 – HOUSING SEPP, DESIGN PRINCIPLES, SCHEDULE 9

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
Principle 1: Context and neighbourhood character	(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas— (a) established areas, (b) areas undergoing change, (c) areas identified for change.	YES	<i>Location</i> - The project site is located on the western side of Macleay Street, Potts Point, approximately 1.2 km from the Sydney CBD, with easy access to Woolloomooloo, Elizabeth Bay, and the Harbour. - Refer to design report item 4.1. <i>History</i> - The site and vicinity have undergone a number of transformations since the arrival of European people. Lands were cleared, and during the 19th century the area became the location of a number of grand Georgian mansions. During the early twentieth century, these were replaced with some of Australia's earliest apartment buildings in the Art Deco style. - Refer to Design Report item 4.3 & 4.4. <i>Built Context and Character</i>

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			- Surrounding streetscape features a variety of building heights (3–4 storey terraces to mid/high-rise apartments) with articulated masonry façades and detailed craftsmanship. - Two neighbourhood characteristics are drawn upon for the architectural response; dark, highly detailed, masonry brick buildings and light/beige/sandstone coloured Art Deco and contemporary buildings. - Potts Point supports a diverse mix of community and commercial uses, including cafés, restaurants, theatres, boutique retail, and cultural institutions. - The proposal reinstates a masonry corner podium, incorporates vertical rhythm in façades to relate to neighbouring heritage buildings, and provides active street frontages along Macleay and McDonald Streets. - Design enhances the pedestrian experience, respects neighbouring scale and materials, and contributes to the ongoing evolution of Potts Point. - Refer to design report item 4.2,4.4, 4.5 & 5.8.
Principle 2: Built form and scale	(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the building’s purpose in terms of the following— (a) building alignments and proportions, (b) building type,	YES	<i>Scale, Bulk & Height</i> - The massing is comprised of two distinct components: The podium which is a three-storey volume, and a slender tower above. The podium defines a clear street edge and reinforces the pedestrian scale along Macleay Street. - The bulk and scale of the proposal has been informed by the approved building envelope developed by SJB and further refined to improve solar access and visual impacts to surrounding properties. The proposed built form is the result of a rigorous design excellence process including a design

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
	(c) building articulation, (d) the manipulation of building elements. (3) Appropriate built form— (a) defines the public domain, and (b) contributes to the character of streetscapes and parks, including their views and vistas, and (c) provides internal amenity and outlook		excellence competition and numerous design integrity panel reviews prior to lodgement. • The planning & massing approach has been to maximise views from all apartments while minimising visual and solar impacts on neighbouring properties. • The proposed design reduces the building volume by approximately 20% per typical tower level compared to the concept design envelope. This adjustment results in a slenderer tower form, improving view corridors for neighbouring buildings. Refer Design Report item 5.16 for neighbouring viewpoint & solar access studies • The height of the proposal sits comfortably within the Potts Point context of 3-4 storey townhouses and mid-rise residential buildings through to 21-storey residential buildings. Refer to Design Report item 4.5 for diagrams showing the varied heights of buildings around the subject site. • Refer to Design Report item 5.2 for diagrams which illustrate the bulk and massing concept. • Detailed solar analysis diagrams have been included in the SSDA drawing pack, under drawings A9040-A9052. These drawings include; ○ Hourly plan diagrams showing additional overshadowing compared to current building shadow and the concept envelope for 21 June between 9am and 3pm ○ 15 Minute interval sun eye views for proposed scheme for 21 June between 9am and 3pm. ○ The Concept SSDA provides comparisons between the existing building and the concept envelope.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			<i>Built Form</i> • The podium form relates to existing building alignments and reinstates the lost masonry corner building to Macleay and McDonald Streets which existed prior to the construction of Chimes. Refer to Design Report item 5.8, Podium & Streetscape. • The increased southern setback of the podium intends to provide the opportunity to meaningfully activate Chimes Garden, while also reducing construction risk of building next to the southern neighbouring building. • Podium portals to Macleay and McDonald Streets provide clear entry points, and help define the garden within the public domain. Refer to Design Report item 5.9. • Design Report item 5.2 further illustrates the strategies applied to building articulation and manipulation of elements, including how; ○ Views are increased for residents and neighbouring properties ○ The mixed warm beige coloured, slender tower is expressed with vertical indents and recesses to reduce perceived bulk and provide articulation. ○ The northern massing of the tower has been removed as an inflection. This provides highly desirable oblique views of the Opera House and the headlands are provided to each tower apartment. Also refer to Design Report item 5.16. ○ Manipulation of building elements such as balconies, horizontal and vertical sun-shading devices, façade treatment all balance solar access, thermal comfort, and visual amenity and outlook.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
Principle 3: Density	(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. (2) Appropriate densities are consistent with the area's existing or projected population. (3) Appropriate densities are sustained by the following— (a) existing or proposed infrastructure, (b) public transport, (c) access to jobs, (d) community facilities, (e) the environment.	YES	<i>Appropriate Density</i> - The proposed density is consistent with Potts Point's established and projected high-density residential character. Refer to Design Report item 4.5. - Development is supported by existing infrastructure, including public transport, nearby employment, community facilities, and urban services. Refer to Design Report item 4.2. - Density is balanced with generous communal spaces (Level 2 communal area, Chimes Garden, Level 3 podium terraces) to maintain amenity for residents. - Typical tower floors comprise two apartments per level, ensuring high amenity and a comfortable scale relative to the site and surroundings. - Tower and podium massing ensure sufficient solar access, ventilation, and visual privacy, mitigating impacts of higher density on surrounding properties.
Principle 4: Sustainability	(1) Good design combines positive environmental, social and economic outcomes. (2) Good sustainable design includes— (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.	YES	<i>Overall Sustainable Design</i> - Refer to design report item 5.16 Sustainability for a diagram illustrating how sustainability has been integrated into the design. <i>Apartment Sustainable Design</i> 100% of apartments have the ability to cross ventilate. Refer to Design Report item 5.10 and SSDA ADG Compliance Drawing A920. - Living rooms and private open spaces of 79.5% of apartments are expected to receive a minimum of 2 hours of direct sunlight between 9am and 3pm at

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
	(3) Good sustainable design also includes the following— (a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation.		mid-winter. No apartments (0%) receive no direct sunlight between 9am and 3pm at mid-winter. SSDA ADG Compliance Drawing A921. • Tower apartments are triple-aspect and cross-ventilating, maximising natural ventilation and reducing reliance on mechanical systems. • Tower apartment's primary living areas are north-facing, drawing winter sunlight deep into the apartments to improve thermal comfort. • Vertical fins and awning windows control heat gain from east and west sun while allowing resident-controlled airflow. <i>Communal Spaces Sustainable Design</i> • Podium communal spaces are oriented to optimise solar access, comfort, and passive thermal performance. Refer to SSDA ADG Compliance Drawing A9022. ○ 2 Hours of direct sunlight to the principle usable part of the communal Open Space on Level 3 is anticipated to be achieved ○ Solar access to Level 2 communal open space is maximised along northern and western elevations, balancing privacy, solar amenity and passive surveillance of the public domain along McDonald Street and McDonald Lane. • Landscape strategies, including deep soil zones, green roofs, and planting, contribute to biodiversity, stormwater management, and microclimate improvement. • Design integrates passive sustainability measures, combining environmental, social, and economic benefits for residents and the wider community.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
Principle 5: Landscape	(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following— (a) the local context, (b) co-ordinating water and soil management, (c) solar access, (d) micro-climate, (e) tree canopy, (f) habitat values, (g) preserving green networks. (4) Good landscape design optimises the following— (a) usability, (b) privacy and opportunities for social interaction, (c) equitable access,	YES	<i>Ground Floor Landscaping</i> - The landscape strategy centres on creating a layered and lush planting aesthetic that feels immersive yet refined. - Native <i>Livistona australis</i> are introduced as key vertical elements, providing a gentle rainforest scale that anchors the site and offers a sense of maturity from the outset. - Understorey planting is arranged to remain full and textural while carefully maintaining clear lines of sight for both safety and visual permeability across communal spaces. - The garden beds and pathways follow dynamic, organic geometries to maximise deep soil planting opportunities, allowing vegetation to establish naturally and thrive over time. - This approach ensures a cohesive landscape experience that feels grounded in place, generous in character, and thoughtfully integrated with the architectural intent. <i>Podium Landscaping</i> - At the podium level, the landscape is designed to create a lush, verdant setting that frames the pool with greenery and visual clarity. - A series of smaller, private seating alcoves are integrated within the garden zones to accommodate mixed use—ranging from quiet individual retreats to informal social gatherings - Planting selections remain predominantly native, supporting habitat for local fauna while providing a layered foreground to expansive outlooks beyond the site.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
	(d) respect for neighbours' amenity. (5) Good landscape design provides for practical establishment and long term management.		- Soft spillover species cascade over edges and planters, blurring boundaries, enriching the visual experience from the street below, and reinforcing the sense of a thriving, elevated landscape within the urban context. - Planting selections have been made with consideration for the existing deciduous Macleay Street Plantanus x Aceriolia, which are approximately 20m high. Refer to SSDA submission from DBS. - A maintenance zone is provided at the perimeter of the podium. This provides a safe access through a metal balustrade to spillover species.
Principle 6: Amenity	(1) Good design positively influences internal and external amenity for residents and neighbours. (2) Good amenity contributes to positive living environments and resident well-being. (3) Good amenity combines the following— (a) appropriate room dimensions and shapes, (b) access to sunlight, (c) natural ventilation, (d) outlook, (e) visual and acoustic privacy, (f) storage, (g) indoor and outdoor space, (h) efficient layouts and service areas,	YES	<i>Neighbourhood Amenity</i> - The proposal contributes to the public amenity by providing retail and an activated building edge along Macleay Street with significant glazing. - A new vista from Macleay Street to the CDB skyline is provided through Chimes Garden. - Additional bio-diversity is provided with the increased landscaping to the site. <i>Residential Communal Outdoor Space</i> - A total of 686sqm Communal Open Space is proposed for the project, which is 53% of the project Site (1289sqm). It is provided in the following locations: - Level 3 Podium Terrace: 590sqm with 336sqm that is being assessed as the principle usable part. - Level 2 Communal Area: 96sqm with 26sqm that is being assessed as the principle usable part. - Additional communal spaces are provided as outlined in the ADG Assessment Table (Appendix B of Design Report). These include:

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
	(i) ease of access for all age groups and degrees of mobility.		○ Level 2 shared laundry (4.5sqm) ○ Chimes Garden (317sqm) with dedicated amenity for Studio Residents. • Communal spaces provide diverse outdoor areas for both active and passive recreation and amenity. <i>Views & solar access for residents</i> • Solar access studies have been completed for the Level 3 podium and Level 2 shared communal amenity have been provided, refer to SSDA ADG Compliance Drawing A9022. <i>Solar access for neighbours</i> • Solar amenity studies for neighbours have been included in the SSDA drawing pack, under drawings A9040-A9046. These drawings include; ○ Hourly plan diagrams showing additional overshadowing compared to current building shadow, for 21 June between 9am and 3pm ○ 15 Minute interval sun eye views for indicative competition envelope for 21 June between 9am and 3pm ○ 15 Minute interval sun eye views for proposed scheme for 21 June between 9am and 3pm. <i>Wind conditions for neighbours</i> • A qualitative wind assessment has been carried out by CPP Wind Engineering Consultants and found that there would be no major adverse impacts for pedestrian comfort due to the proposed development. <i>Apartment Design</i>

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			- All apartments have been designed to meet or exceed the NSW apartment design guidelines. This includes room sizes, orientation, ventilation, storage etc. Refer to Appendix B – ADG Assessment Table. <i>Accessibility</i> - Public spaces throughout the building are accessible to AS1428.1. - Refer to Principal 8 'Housing diversity and social interaction' for comments related to Accessible apartment design.
Principle 7: Safety	(1) Good design optimises safety and security within the development and the public domain. (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. (3) Opportunities to maximise passive surveillance of public and communal areas promote safety. (4) 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.	YES	<i>Public Safety</i> - Public safety and security have been optimised through passive surveillance along Macleay and McDonald Streets, with active and transparent frontages ensuring visibility into public areas. Refer to Design Report 5.9. - Vehicle access points have been designed and located to achieve safety and minimise conflicts between pedestrians and vehicles by; - Concentrating access to the basement and loading dock in one location on McDonald Street away from main pedestrian traffic. Refer to Design Report item 5.9 and ADG Assessment Table objective 3H-1. <i>Resident Safety</i> - Chimes Garden provides a residential communal space with clear sightlines and pedestrian-scaled access gates that balance permeability and security. The permeability benefits users of the garden and public passing the site. - Lighting design and landscape planning promote safety, with illuminated pathways, high tree canopies, and clear wayfinding improving visibility and comfort for residents and visitors.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			▪ Entries to the building lobbies and retail tenancy are clearly identifiable providing safe access. ▪ The loading dock maintains separation from residential vehicle and bike circulation. ▪ Adequate space is provided to allow large service vehicles to turn around within the building line allowing safer forward-in-forward-out vehicle movement. ▪ Allowance for residential bump-in-bump-out is provided with temporary storage gages, providing safe working environments for residents or removalists. ▪ Overall, the design establishes a safe and legible ground plane that reinforces the positive relationship between public, semi-public, and private zones.
Principle 8: Housing diversity and social interaction	(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including— (a) different types of communal spaces for a broad range of people, and (b) opportunities for social interaction among residents.	YES	▪ A range of apartment types and sizes are provided as part of this application. Notably, the following unit mix is proposed: (a) 23x Studio Apartments – 52.3% (b) 18x Typical 3-Bedroom Apartments – 40.9% (c) 2x Sub-Penthouse Apartments (4 bedroom) – 4.5% (d) 1x Penthouse Apartments (3 bedroom) – 2.3% ▪ This unit mix provides a range of apartment types, a combination of smaller studio apartments and larger apartments commensurate with the premium location of the site. Also refer Design Report item 5.14. ▪ The apartment mix is distributed to provide;

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			○ Studio apartments within podium levels, in a highly efficient layout, easily and directly accessed from high amenity ground plane and Chimes Garden ○ Larger 3(+) apartments are located within tower levels above Level 4, maximizing access to view amenity, commensurate with the premium quality these apartments. ▪ 20% (9 apartments) have been designed to LHA Silver Level. This is achieved with a mix of studio, 3-Bed and Penthouse apartments. ▪ 15% (7 apartments) have been designed to be adaptable. Refer to SSDA drawing A1040-A1042. ▪ Communal spaces are provided at multiple levels encouraging social interaction and a sense of community. ○ Ground Floor - Chimes Garden, lobbies and the potential for the retail space to be a food & beverage venue. ○ Level 2 – Shared communal area with lounge, dining, semi-weather protected and external spaces, plus a communal laundry. ○ Level 3 – Podium Amenity including pool, recreation and dining spaces. ▪ The Level 3 podium offers both active and passive recreation opportunities, including dining, event, and exercise areas that provide opportunities for daily social engagement among residents. ▪ External open-ended corridors to studio levels promote casual interaction and neighbourly connection, while maintaining privacy and natural ventilation. ▪ These spaces support community building, inclusivity, and resident wellbeing.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			Also refer Design Report items 5.2, 5.3, 5.10, 5.14.
Principle 9: Aesthetics	(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. (2) Good design uses a variety of materials, colours and textures. (3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	YES	- The design draws from the established architectural character of Potts Point, interpreting desirable local elements such as material richness, fine-grain detailing, and strong vertical and horizontal rhythms. - The two distinct components of a dark brick podium and a mixed warm beige, articulated tower allow for a built form with good proportions by tying the podium in with the existing streetscape and allowing the tower to express itself as a slender element. - Stepped brick columns and dividing walls at the podium reference the brick detailing of local historical apartment buildings and the vertical rhythm of neighbouring heritage buildings. Additionally, they provide weather and overlooking protection to studio balconies and reflect the internal layout and structure of the podium. - The podium brickwork with corbels and a high-level of craft build on the existing tactile quality of the streetscape. - Mid-bronze metal finishes to balustrades, window mullions and detailing contribute to the balanced composition of elements and materials. - The tower façade incorporates predominantly a mixed warm beige masonry materiality, light-bronze detailing, and egg-shell white horizontal hoods to achieve a balanced, refined composition with a sense of lightness and texture. - The panoramic horizontal windows and spandrels horizontally reference nearby Art Deco precedents.

PRINCIPLE	DESCRIPTION	CONSISTENT	COMMENT
			▪ The building proportions, façade and structural rhythms, material selection all contribute to a consistent language that is informed by its context within Potts Point. ▪ Also refer Design Report items 5.2, 5.3, 5.10, 5.14.

45-53 Macleay Street, Potts Point – State Significant Development Application

ASSESSMENT TABLE – ASSESSMENT OF THE PROPOSAL AGAINST THE APARTMENT DESIGN GUIDE (ADG)

The following table is submitted to the City of Sydney as an attachment to the Design Report and in support of the Design Verification Statement, relating to the proposed amendment to the mixed-use development of 45-53 Macleay Street.

APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
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		YES	Site opportunities and constraints have been analysed in detail and relationship to surrounding context has been carefully considered. Refer SSDA Design Report items 4.1-4.5.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development upmost		YES	The proposed building envelope is orientated to the street, and maximises northern orientation. Floor plate layouts are responding to the streetscape, addressing Macleay Street, McDonald Street and McDonald Lane.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		YES	Refer to relevant drawings, which show shadow impact on neighbouring properties. While the volume is generally aligned with the indicative concept envelope, the tower form is slightly taller and narrower, resulting in improved solar access to the surroundings and neighbouring properties. Refer Design report items 5.4, 5.6, 5.7, 5.8, 5.16 and following drawings as submitted with this SSDA: A9040-A9052.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		YES	Active frontages are provided at the ground level of the project to ensure a safe public domain, whilst protecting the residential amenity of dwellings at the upper levels of the development. A retail tenancy fronts Macleay and McDonald Street, with the residential lobbies fronting the Chimes Garden to ensure passive surveillance opportunities. An after-hours gate provides access control to the Chimes Garden, allowing safe passage for residents. Residential living areas and balconies are orientated to overlook the public domain within the podium levels and on Level 2 a communal area on the north-west corner provides surveillance over the McDonald Street and McDonald Lane corner.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		YES	All active frontages have been designed to address the street and Chimes Garden and enhance the quality of the public domain. The proposed building entries and retail frontages are clearly defined and positioned on the eastern and southern facades. Landscape has been introduced to each of the building sides to provide amenity to the public domain. Cross-overs are minimized to a single occurrence for both basement access and loading zone access. Services are limited as much as possible, with services located on McDonald Lane, with least impact on public domain and amenity. Refer to Design Report items 5.8 and 5.9.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				Also refer to the landscape documents provided by DBS as part of this SSDA.
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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)	YES	Multiple communal areas are provided on the project. The communal open spaces are provided to Level 2 and Level 3. Additional communal spaces are provided through a shared laundry and the generous ground level Chimes Garden. Both level 2 and 3 integrate landscape elements and Level 3 amenity area includes a pool, pool deck and garden water. A total of 686sqm Communal Open Space is proposed for the project, which is 53% of the project Site (1289sqm). It is provided in the following locations: • Level 3 Podium Terrace: 590sqm with 336sqm that is being assessed as the principle usable part. • Level 2 Communal Area: 96sqm with 26sqm that is being assessed as the principle usable part. The amount of direct sunlight to the principal usable part of the communal open space on Level 3 is more than the minimum amount required as outlined in the adjacent column (50%) – achieving over 50% in morning and afternoon. Refer A9022 within the SSDA drawing set. Level 2 communal open space is orientated to maximize access to direct sunlight. Solar access is shown in

	OBJECTIVE	DESIGN CRITERIA			CONSISTENT	COMMENT
						A9022, ranging between 53.8-50.0% from 11am to 1pm at mid-winter (21 June). Also refer to the landscape documents provided by DBS as part of this SSDA.
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				YES	The proposed communal facilities outlined above cater for a range of needs and use options.
	Objective 3D-3 Communal open space is designed to maximise safety				YES	The proposed communal facilities outlined above are designed to be highly accessible and visible, optimising the northern aspect of the site, maximising safety through passive surveillance and clear sightlines.
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				N/A	N/A, no public open space proposed as part of this project.
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:			YES	Deep soil zones are provided to the southern portion of the project site. Basement levels and the building have been generously set back from the southern boundary to achieve an available deep soil zone of 209sqm (16% of the site area). Actual deep soil zone as per DBS documents, which considers path positions equates to 174sqm (14%), well above the minimum ADG requirements. Also refer to the landscape documents provided by DBS as part of this SSDA.
		Site Area	Min. Dimensions	Deep soil zone (% of site area)		
		Less than 650m ²	-	7%		
		650m ² – 1500m ²	3m			
		Greater than 1500m ²	6m			
		Greater than 1500m ² with significant tree cover	6m			

	OBJECTIVE	DESIGN CRITERIA			CONSISTENT	COMMENT
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	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:			YES – generally consistent	Building position and massing is generally consistent with the indicative concept envelope. Primary spaces and balconies have been located along the West, North and East for the podium levels. For the tower levels the main living spaces and primary balconies are located along the northern side. Building separation between the southern boundary and the building volume increases, from an approximate 9m distance from southern site boundary at podium level, to an approximate 18m separation at penthouse level. Also refer SSDA Drawings which include setbacks from the site boundaries on all GA drawings. Refer to A1001-A1026
		Building height	Habitable rooms and balconies	Non-habitable rooms		
		Up to 12m (4 storeys)	6m	3m		
		Up to 25m (5-8 storeys)	9m	4.5m		
		Over 25m (9+ storeys)	12m	6m		
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			YES	The façade design has been carefully designed to balance privacy, solar ingress, daylight access and view amenity. The tower volume includes a combination of strategically places angled, solid masonry blade elements and vertical metal blades, which direct the views and provide solar protection. Horizontal protruding façade features are introduced to balance solar ingress and maximize views. Also refer Design Report item 5.15 (including façade type details) and SSDA Drawings, including elevations (A3001-A3004) and further ADG items in relation to building design elements and façade.	

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		YES	The main building entrances are located along Macleay Street and address the public domain. Pedestrian access to the Chimes Garden also connects with Macleay Street and a secondary access to this garden space is provided from McDonald Lane. Also refer report item 5.9.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		YES	All building entries and communal areas will meet the Australian Standards for accessibility. Entries are easily identified through the localized awnings over each of the entries. Also refer Design Report item 5.9.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		N/A	N/A, no public through site connections are proposed for this small site.
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		N/A	Access to basement and loading dock is concentrated in one location. This entry is located away from main pedestrian traffic – which is concentrated along Macleay Street – while allowing site access for a City of Sydney garbage truck. For this reason, the basement entry as been located on McDonald Street, as far West as feasible. A loading door, with high quality finishes, matching adjacent façade finishes is proposed between street and loading dock. Also refer report item 5.9.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in	For development in the following locations:	YES – generally consistent	Carparking is provided with consideration for the project site location and proximity to public transport.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
	metropolitan Sydney and centres in regional areas	- 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.		Parking is all located off street and within four levels of basement. This includes bicycle parking, carparking, accessible parking bays, visitor bays, motor bike bays. For further detail, refer to basement plans within the SSDA, drawings A1001-A1004. Refer to Traffic Report, provided as part of this SSDA.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		YES	Refer above – parking and facilities are provided for a variety of transport modes. Refer SSDA drawings for the basement levels, A1001-A1004.
	Objective 3J-3 Car park design and access is safe and secure		YES	The basement carpark is secured through the ground level loading door. Carpark safety to be addressed through design development to ensure suitable lighting and security as required.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		YES	The basement carpark is located underground and has no visual impact. The carpark exhaust is discretely

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				located on the southern elevation, integrated within the overall building volume and façade design. Refer SSDA drawings, including elevations A3001-A3004 and sections A2001-A2002.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	N/A, No on-grade car parking is proposed.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	N/A, No above ground enclosed car parking is proposed.
Part 4 – Designing the Building				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	YES	Living rooms and private open spaces of 79.5% of all apartments are expected to receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. Refer SSDA drawing A9021.
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	YES	No apartments (0%) receive no direct sunlight between 9am and 3pm at mid-winter. Refer SSDA drawing A9021.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		YES	Daylight access is maximised to all apartments. Due to its orientation and plan layouts sunlight is not limited. For the podium studio apartments, which are impacted by surrounding buildings and existing trees, glazing is maximised where possible.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		YES	External façade features have been included in the façade design to assist with shading and glare control. This is a combination of horizontal protruding features (so-called sun-hoods and other features) and vertical masonry and metal louvres. Also refer Design Report items 5.15 (including façade type details) and SSDA drawings A3001-A3004, A4700-A4703. Further glare control is anticipated to be considered through internal curtains and blinds with the development of the apartment interiors.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		YES	KHA confirm that all habitable rooms are naturally ventilated. Also refer to SSDA drawings and Design Report, including - general arrangement plans showing operable façade elements in plan - elevations, showing façade operability - ADG diagram A9020. - Façade type details, showing typical detailing of operable façade elements. (Design Report, Item 5.15)
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		YES	Opportunities for natural ventilation are maximised for all apartments, including the single aspect studio apartments within the podium levels. A ventilation hopper is proposed above each of these studio apartment entry

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				doors, enabling cross-ventilation through the external breeze-way circulation space.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	YES	All apartments (100%) within the proposed development are capable to achieve natural cross ventilation. This equates to 33/33 apartments (100%) over the first nine storeys. Refer to SSDA drawing A9020.
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	YES	Maximum depth for the studio apartments is approximately 8.4m and tower level apartments have access to awning windows on multiple aspects.
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	YES – generally consistent	Floor to floor levels to typical apartment levels are 3200mm, with minimum 2700mm ceiling heights to habitable rooms and 2400mm ceiling height to non-habitable rooms to be achieved. Additional floor to floor height is proposed for; - Level 2 – 3; 3600mm to allow for landscape and structural transfer zone - Level 3 – 4; 4000mm to allow for indicative 3400mm ceiling height to the amenity area
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms 2.7m		
		Non-Habitable 2.4m		
		For 2 Storey Apartments 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area		

	OBJECTIVE	DESIGN CRITERIA		CONSISTENT	COMMENT
		Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope		- Level 15 – roof; 3800mm to allow for roof build up zone and indicative 3000mm ceiling height. Ground floor is proposed to have additional ceiling height compared to the typical levels and varies due to varying ground levels on the project. The floor-to-floor height between ground floor and level 1 varies between 3650mm – 5090mm. Level 1 – 2 has 3200mm floor to floor due to residential use and unlikely future change of use. Also refer to the Sections within the SSDA drawings; A2001-A2002.
		If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use		
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			YES	All apartments have a minimum of 2.7m ceiling height in habitable rooms and apartment layouts provide well-proportioned rooms.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			YES	The generous ceiling heights to the apartments allow for flexibility of building use. The proposed generous ceiling heights to Ground Level allow for flexibility of building use over time.
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:		YES	All apartments achieve the minimum apartment areas. The studio apartments to podium levels 1 and 2 are 35sqm or larger. The tower apartments from Level 4 onwards are well above the minimum 90sqm, ranging from approximately 178 to 360sqm.
		Apartment Types	Minimum Internal Area		
		Studio	35m ²		
		1 bedroom	50m ²		
		2 bedroom	70m ²		
		3 bedroom	90m ²		

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.		
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	YES	Every habitable room in every apartment has a window in an external wall, providing a total glass area no less than 10% of the floor area of the room. Daylight is not borrowed from other rooms for any of the proposed habitable rooms on this project.
	Objective 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	YES	Habitable room depths are limited to an approximate maximum of 5.7m for the podium studio apartments – which is well within maximum 2.7x2.5 (6.75m) maximum depth. The tower apartments have access to multiple orientation and all habitable room depths are well within the maximum 2.5 x 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	Generally Consistent	Refer item above. All tower apartments are designed to have generous openings and living size.
	Objective 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)	YES	All tower apartment master bedrooms achieve or exceed the minimum area.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT		
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	YES	All apartment bedrooms achieve this criteria.		
		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	YES	Living rooms or combined living/dining rooms in all apartments exceed the minimum width.		
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	YES	All cross-through tower apartments exceed the minimum width.		
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Generally Consistent	Most apartments achieve these criteria, refer below; The typical Studio Apartments to Levels 1 and 2 are provided with approximately 4sqm balcony and minimum 1m depth. With the exception of APT 1.04 and APT 2.04. These two apartments have a minor deviation from this and achieve approximately 2.6sqm balcony space, due to site boundary chamfer condition on the north-west corner. Considering the possibility to access generous communal area on Level 2 and the communal Chimes Garden on ground level this is considered appropriate and generally aligned with the guidelines of this objective. Additional to this, high amenity public open spaces are within close proximity to the project site.		
		Dwelling type			Minimum Area	Minimum Depth
		Studio			4m³	-
		1 bedroom			8m³	2m
		2 bedroom			10m³	2m
		3+ bedroom			12m³	2.4m
		The minimum balcony depth to be counted as contributing to the balcony area is 1m				

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				- 3-bedroom apartments from Level 4 to Level 12 are provided with an approx. 22sqm balcony with 3m depth. - 4-bedroom Sub-penthouse apartments to levels 13 and 14 are provided with two primary balconies, both approx. 22sqm, both with 3m depth. Additional to this Juliette type balconies are proposed to the East and West side for these apartments. - 3-bedroom Penthouse apartment to level 15 is provided with two primary balconies, both approx. 24sqm and both with 3m depth. Additional to this Juliette type balconies are proposed to East and West and large terraces are proposed to the southern side of the Penthouse.
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	N/A	N/A
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		YES	The podium studio apartments have their private open spaces located on East, North and West sides to allow solar access and enhance liveability for residents. All tower apartments have North-facing primary private open spaces located adjacent to living rooms. The design and orientation of the private open spaces will provide for exceptionally liveable apartments.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		YES	Balcony locations are well-considered and are integrated within the overall building design. The balustrades and façade materials are consistent with the overall building design, refer Elevations drawings (A3001-A3004) and façade type details (Design Report Item 5.15).
	Objective 4E-4 Private open space and balcony design maximises safety		YES	1100mm high balustrades are proposed for safety. Balustrade design will be further developed during design development with consideration for safety in design, including consideration for top rail detailing to avoid objects being placed on it (ie. inward sloping or rounded top articulation). Also refer façade type detail drawings as provided in Design Report, Item 5.15.
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	NO – Deemed acceptable as per the ADG Design Guidance	Level 1 Podium Apartments have 13 units off a circulation core and Level 2 Podium Apartments have 10 units of the circulation core. To ensure alignment with Design Guidance and in consideration for maximizing amenity to this circulation space, the following is proposed; - Circulation has access to natural ventilation and light, with openings positioned to maximize opportunities for cross-ventilation and breezes through. - Short corridors are proposed, with all corridor ends having access to daylight and air – without enclosed ends

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				- Voids are introduced between Levels 1 and 2 to benefit spatial quality - Integration of landscaping to the southern portion adjacent the core and co-located with the communal space on Level 2 - Wide corridors are proposed, well above minimum required widths, with majority of the circulation space wider than 1.6m. - Articulated corridors, providing additional width where possible, including a generously proportioned lift arrival space of approximately 20sqm.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	YES	Two separate lifts are proposed; Podium lift, servicing the 23 podium apartments. Tower lifts (2-off), servicing the 21 tower apartments.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		YES	Residential lobbies, common corridors and communal facilities have been designed to promote interaction between the residents. The following has been considered: - Two residential lobbies are proposed to ground level – each with direct access to natural light and adjacent to communal exterior and public open spaces. - Both residential lobbies provide space for seating, allowing interaction between residents - Direct and legible corridors are provided with clear sightlines to apartments for the Podium apartments

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				- Tower Apartments benefit from private lift lobbies, within the apartment area - The communal area on Level 2 is co-located with the main circulation, activating the space and stimulating social interaction. - The communal area and related common circulation on Level 3 promotes safety through the open layout with clear sightlines.
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	YES	All apartments are capable to achieve 50% of the required storage within the apartment. The remainder of the storage space is provided in the basement; generous storage spaces are provided.
		Dwelling Type		
		Storage size volume		
		Studio		
		4m ³		
		1 bedroom		
		6m ³		
		2 bedroom		
		8m ³		
		3+ bedroom		
		10m ³		
		At least 50% of the required storage is to be located within the apartment		
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		YES	Additional storage is provided within the basement levels, which is conveniently accessed through the main building elevators. Every apartment is provided with a nominated storage space, aligned with or exceeding minimum ADG requirements.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				Refer Basement plans provided with this SSDA, Drawings A1001-A1004.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		YES	The building is positioned to generally align with the provided competition building envelope and has sought to maximize building separation for adjacent neighbouring buildings. The floorplates are laid out to maximize apartment amenity and consider environment aspects including solar ingress. The podium level apartments have been provided with a balcony to provide a buffer between the public domain and adjacent streets. The tower apartments have been positioned from level 4 upwards and have considered maximizing the separation to the streets, minimizing noise impact – through the introduction of the landscaped level 3 amenity level.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		YES	Internal apartment layouts have incorporated the following: - Bedrooms within the tower have been co-located together and away from the main living spaces - Where possible bathrooms and wardrobes within the tower are located to act as sound buffers between common circulation spaces and bedrooms - Doors are located strategically, separating different use zones. - The bathroom to the podium studio apartments has the capacity to be acoustically separated from the living and circulation spaces.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		YES	Refer response under item 4H-1.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		YES	Apartment layouts have incorporated the following: - Vertical stacking of noisy areas within the buildings where possible - Appropriate acoustic treatment to party walls and inter-tenancy floor build ups. - Noise sources are positioned away from bedrooms. Detailed noise shielding and attenuation technique for the building design to be further reviewed and developed with the Acoustic Engineer during design development stages of the project to maintain appropriate and compliant noise levels.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		YES	A range of apartment types and sizes are provided as part of this application. Notably, the following unit mix is proposed: (a) 23x Studio Apartments – 52.3% (b) 18x Typical 3-Bedroom Apartments – 40.9% (c) 2x Sub-Penthouse Apartments (4 bedroom) – 4.5%

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				(d) 1x Penthouse Apartments (3 bedroom) – 2.3% This unit mix provides a range of apartment types, a combination of smaller studio apartments and larger apartments commensurate with the premium location of the site. Also refer Design Report item 5.14.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		YES	The apartment mix is distributed to provide; - Studio apartments within podium levels, in a highly efficient layout, easily and directly accessed from a high amenity ground plane and Chimes Garden. - Larger 3(+) apartments are located within tower levels above Level 4, maximizing access to view amenity, commensurate with the premium quality of these apartments. Also refer Design Report items 5.2, 5.3, 5.14.
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A	No ground floor apartments are proposed. Ground level street frontage is proposed to maximize activation through Retail and Residential lobby uses.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A	No ground floor apartments are proposed.
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		YES	Proposed façade articulation and materiality consider local context analysis and reflect the character of the local area. Shades of brown/grey/red brick is proposed for the podium levels, with both horizontal and vertical

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				articulation through the vertical brick piers and horizontal feature brick elements – including brick portals to the Chimes Garden. A variety of building elements is achieved through this defined brick base – separated by the level 3 landscape amenity and pool area – and the tower volume above. The tower volume references the lighter coloured context and uses mixed warm beige masonry to provide visual interest and a durable, high quality outcome. Façade depth is created by the articulation of balconies and the use of a variety of architectural elements to the tower apartments, including; - Sun hoods and other horizontal articulation creating depth - Vertical coloured metal louvres - Masonry articulated elements Potential for public art works are considered providing further opportunities to provide visual interest, refer Design Report item 5.17. For further detail refer to the Design Report items 4.4, 5.15 and SSDA drawings for the Elevations (A3001-A3004) and façade type details (Design Report, Item 5.15).
	Objective 4M-2 Building functions are expressed by the facade		YES	Ground floor building entries and retail uses are expressed through the use of glazing and positioning of doors and localised awnings. Residential use is

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				expressed through its façade articulation as outlined in other parts of this table.
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		YES	Roof treatments are integrated within the building design; - The podium volume is terminated by a generous accessible landscape garden space, with spill-over planting, positively contributing to the surrounding streets and Chimes Garden. - A landscape roof is proposed for the small services zone along McDonald Lane, providing amenity to the street character. - Penthouse roof is conceived as a pavilion, with a simple rectangular roof form - The lift overrun is based upon technical feedback received from vertical transport consultants and market feedback. Also refer to Landscape Documents within this SSDA as prepared by DBS.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		YES	The podium roof – level 3 – has been used to provide residential amenity and landscape space. Two generous roof terraces with integrated landscape have been provided to the Penthouse.
	Objective 4N-3 Roof design incorporates sustainability features		YES	The roof design to the penthouse provides solar access to the roof level terrace. A PV array is foreseen for the penthouse roof top.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		YES	Refer to Landscape Documents prepared by DBS within this SSDA.
	Objective 4O-1 Landscape design contributes to the streetscape and amenity		YES	A number of landscape elements are proposed along the the site boundary and interfacing with the streetscape, positively contributing to the amenity of the streetscape, including; - Generous Chimes Garden with landscape, spilling out beyond the access gates - Generous landscape garden and rooftop garden to McDonald Lane - Integration of landscape planters along Macleay Street, where feasible and where no access to doors or fire booster is required - Landscape to Level 3 terrace including tall landscape elements and landscape spilling out, allowing visibility from the streets around the project site. Refer to Landscape Documents prepared by DBS within this SSDA.
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		YES	The majority of the Chimes Garden to ground floor has access to deep soil. The landscaping planters along Macleay Street also benefit access to unrestricted soil. For other areas with planters on structures suitable soil profiles are provided.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				Refer to Landscape Documents prepared by DBS within this SSDA.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		YES	Plant growth will be optimised with appropriate selection and maintenance. Refer to Landscape Documents prepared by DBS within this SSDA.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		YES	Planting on structure has been co-located with communal open spaces and positively contributes to the experience of these spaces. Below are key planting on structure items contributing to communal open spaces; - Planters adjacent to Level 2 communal open space - Planters adjacent to the stair core on Level 1 and 2 - Planters on Level 3 Amenity level Further planting is proposed, contributing to the public open space outside of the site boundary, as outlined under objective 4O-1.
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		YES	Livable housing (20.5%) and Adaptable Housing (15.9%) is proposed as outlined under SSDA Drawings A1040-A1042.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		YES	7 apartments (15.9% of the total apartments) are proposed to be designed as adaptable housing. Additional 2 Apartments can achieve the Silver Level

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				Liveable Housing to achieve 20.5%. This is achieving the Benchmark as described in the Design Guidance.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		YES	All tower apartments are generously sized to maximise amenity and allow future flexibility for reconfiguration or adaptability. The mix of apartment types can accommodate a range of lifestyle needs.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	N/A
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		YES	Due to the high pedestrian traffic location in Potts Point, the proposal includes retail use to ground level. The retail tenancy and residential lobby uses address the street and provide active frontages across the site. Also refer Design Report item 5.9 and prior ADG items 3C-1, 3C-2, 3G-1.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		YES	The following has been considered with the proposed design; - The tower residential entry is located off Macleay Street, separated from commercial entries and directly accessible from the street.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				- Podium residential entry is located off the Chimes Garden, separated from the retail - Secure entries and safe pedestrian routes are provided through the Chimes Garden - Landscape has been co-located with building entries and communal spaces, both on ground level and at podium (roof) level. - Residential basement entry and retail and residential loading zones are consolidated for efficiency and to avoid double-up of cross-overs and traffic impact, considering pedestrian safety. Also refer Design Report item 5.10, 5.13 and 5.14. Also refer other ADG items, including 3C-2 and 3H-1.
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		YES	Localised awnings are introduced over main building entries and are integrated within the building design. Also refer SSDA drawings, including elevations (A3001-A3004) and façade type details (Design Report, Item 5.15).
	Objective 4T-2 Signage responds to the context and desired streetscape character		YES	The design provides opportunities for signage as identified on the visualisations – refer A4701 and images under Design Report item 5.9 – for further development by a Signage Consultant in future project stages.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		YES	Passive environment design has been carefully considered and includes consideration for; - Appropriate building orientation maximizing solar access - Façade design and articulation to balance solar ingress and solar shading - Natural ventilation provided to all habitable rooms - Capacity to achieve natural ventilation to all 44 apartments - Multiple aspects to a majority of the apartments providing generous daylight access - Well-insulated building envelope through insulated spandrel panels and high performance glazing - Integrated landscaping Also refer Design Report item 5.16 and SSDA Drawings A9020, A9021, A9022.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		YES	Passive solar design has been incorporated in façade design, through the introduction of; - Introduction of balconies to podium apartments, creating an overhang, minimizing solar ingress in summer - Vertical metal louvres to typical tower facades - Solid insulated spandrel panels to both podium and tower facades. - Horizontal protruding features on typical tower West and East facades.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				- Balconies to northern face of the tower apartments providing an overhang and protection against hot summer sun, while allowing winter solar ingress. - External horizontal features to the northern façade main living spaces of the tower, providing protection against hot summer sun, while allowing winter solar ingress.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		YES	Awning windows are proposed to all habitable rooms. Additional to this there is an opportunity to purge the apartments by opening balcony and terrace doors. Opportunities for cross-ventilation are maximised through positioning of ventilation elements. Also refer relevant SSDA Drawings, including general arrangement plans (with operable façade items located), elevations (A3001-A3004), and ADG diagrams on A9020.
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		YES	Potable water demand will be minimised where possible in the building. As confirmed in the BASIX certificate accompanying this application, the proposal achieves the required water requirements for a residential development.
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		YES	A storm water quality tank is provided on ground level, aligned with requirements provided by Civil Engineers.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
	Objective 4V-3 Flood management systems are integrated into site design		N/A	Flood levels have been considered and are aligned with advice received from Civil Engineers. Retail levels, Lift lobbies, basement stair access points and loading dock have been positioned above required flood levels and no mechanical flood barriers are proposed.
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		YES	Waste chutes are provided throughout the residential building in proximity to the stair and lift core. The design of waste storage facilities at the basement and at ground level loading area are located away from main building entries and do not impact amenity of the primary residential spaces. Waste storage and chute requirements have been developed on basis of detailed feedback from Waste Consultant. Refer Waste Report.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		YES	Waste separation is achieved through a combination of the use of a chute diverter system and a building waste management approach, as outlined in the Waste Report.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		YES	Durable, high-quality building materials are proposed. Horizontal projections are proposed to the majority of the façade design as outlined in previous ADG items, Design Report items, SSDA drawings and as visible in the visualisations. Roof overhangs typically protect walls and hoods and the horizontal projections protect window and door openings.

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				Technical façade details will be further developed in future project stages with input from relevant consultants and market feedback to ensure protection from weathering and consideration for building detail to maximise durability. This will include consideration for details with drip lines. Also refer SSDA drawings, including elevations (A3001-A3004) and façade type details (Design Report, Item 5.15).
	Objective 4X-2 Systems and access enable ease of maintenance		YES	Requirements for maintenance and repair to facades is minimized through; - Selection of durable, high-quality materials - The avoiding of mechanical systems, moving parts and electrical items within the external building envelope. - Façade detailing which provides protection from weather, refer item 4X-1 Required building maintenance to be further developed in future project stages with relevant specialist consultants to ensure that maintenance systems are integrated into the design of the building form, roof and façade.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		YES	The material selection considers high quality, durable materials, minimizing the need for ongoing maintenance. Additional to this, the following is considered;

	OBJECTIVE	DESIGN CRITERIA	CONSISTENT	COMMENT
				- Robust and durable materials used in location which receive heavy wear and tear, like the lifts and Level 1 and 2 circulation spaces - Easily cleaned surfaces to high use areas - Graffiti coating to building elements in proximity to the public interfaces, including on the brick walls and piers - Sensors to control artificial lighting in common amenity areas and circulation spaces.

Appendix C: Design Verification Statement

12 November 2025

T&P Chimes Development Pty Ltd
Level 34 – Suite 3402
Australia Square
264 George Street
Sydney NSW 2000

Attention: Peter Kazaglis

Subject: Design Verification Statement

Seán McGivern is registered as an Architect in New South Wales and is enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921. His registration number is 9967.

KHA verify that in relation to our respective scope of works;

- KHA have been responsible for the architectural design of the project since the Design Excellence competition stage, which commenced on 29 January 2025. KHA have worked with specialist consultants and engineers since being confirmed as the preferred scheme to progress to DA stage. This project has been designed to respond to the nine design quality principles as set out in SEPP 65. Refer Design Report and Appendix A.
- The Design Quality Principles set out in Schedule 1 of SEPP 65- Design Quality of Residential Apartment Development have been achieved for this residential apartment development by realising the Objectives and/or Design Guidelines set out in Part 3 and 4 of the Apartment Design Guide. Refer Design Report and Appendix B.



Patrick Kosky
Director KHA



Seán McGivern
Director KHA

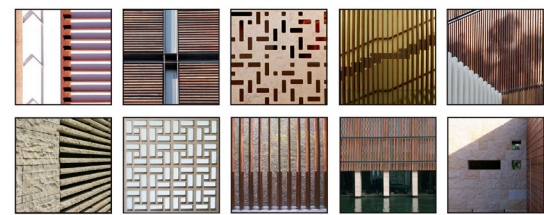
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Disclaimer:
This document has been prepared by KHA (Kerry Hill Architects) to provide clarification and advice for the purpose of conveying Design Intent. This document does not represent a complete design and is preliminary only for the purpose of coordination between the relevant disciplines. Further design development and review by specialist consultants is required.

While KHA has made every effort to maintain the accuracy of the documents, it does not guarantee or take responsibility for any errors or omissions in the information, nor does it accept liability for loss or damage incurred as a result of the use of or reliance on this information.

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KHA