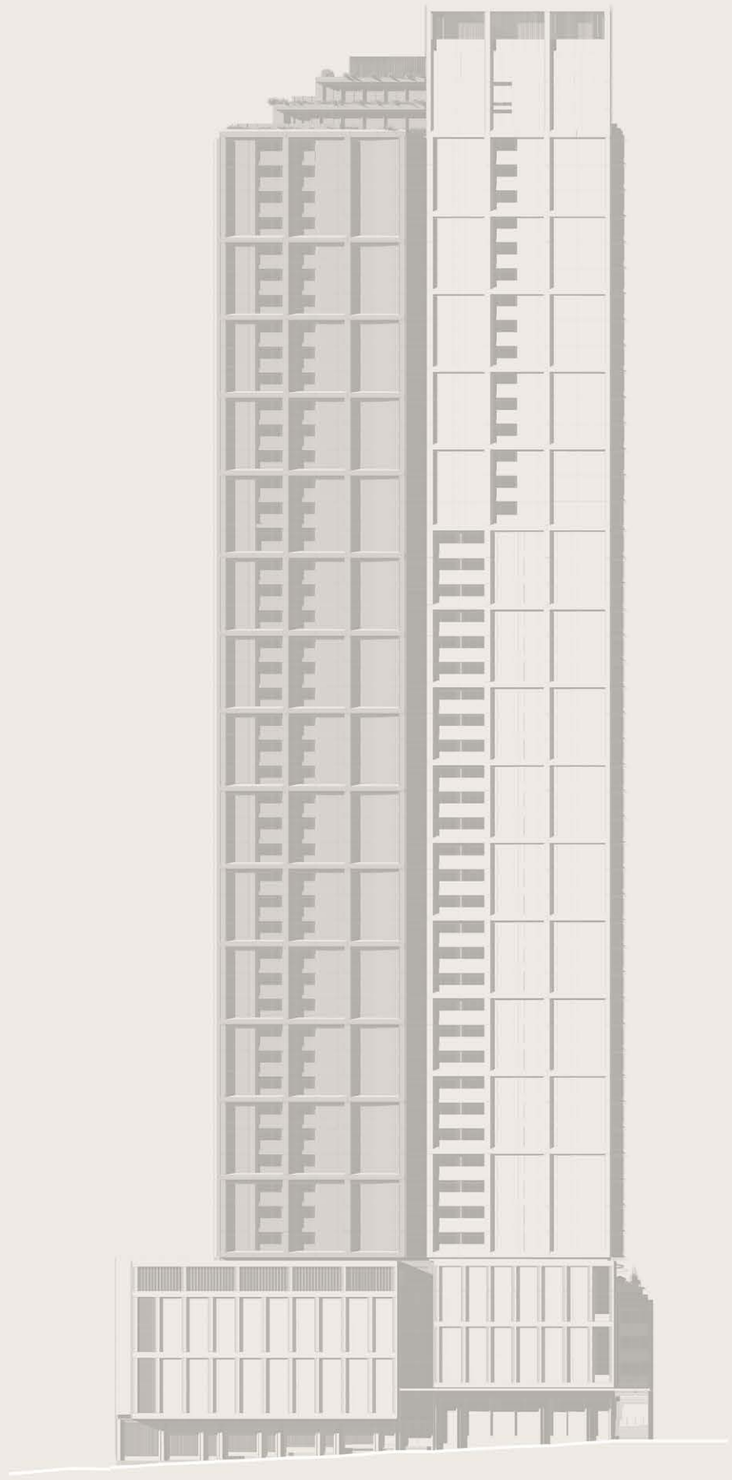
601 Pacific Highway
St Leonards



BATESSMART™

SSDA Design Report

Prepared for Stockland
Development Pty Limited

AR-6600

17th March 2026 Revision A

Consultant Team

Bates Smart gratefully acknowledge the consultant team who were integral to the preparation of this Development Application:

Client

Stockland

Planning	Urbis
Acoustic	E-Lab
Aviation	Avlaw
BCA / Access	Jensen Hughes
Engagement, Social Impact, CPTED	Urbis
ESD	LCI Consultants
Facade	Apex Facades
Fire Engineer	PGA
First Nations	Ngurra Advisory
Geotechnical Engineer	Douglas Partners
Landscape	Aspect
Placemaking	Right Angle
Quantity Surveyor	Slattery
Services & Vertical Transport	Neuron
Structure / Civil / Flood Planning	BG&E
Substation	LCI Consultants
Surveyor	LTS
Tra□ic Engineer	PTC Consulting
Vertical Transport	Neuron
Visual Impact	Urbis
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Acknowledgment of Country

We acknowledge that this project takes place on the lands of the Cammeraygal people and we pay our deepest respects to their Elders past and present. We recognise their enduring cultural connections to Country and their role as the first storytellers and Custodians of this land.

Artwork
Within by Jasmine Miikika Craciun

Artist Impression Only

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SEPP (Housing) Design Verification Statement

Guy Lake of Bates Smart Architects directed the design of the Proposal depicted in this Development Application. Guy Lake is registered as NSW architect #7119 in accordance with the Architects Act 2003.

He confirms that in his professional opinion the proposed design is consistent with the design quality principles for residential apartment development set out in Schedule 9 of the Housing SEPP and has been designed with regard to the Apartment Design Guide (ADG).

Description of how the design integrates the Design Quality Principles is covered in this report, as per the index below.

Index of Design Quality Principles

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Artist Impression Only

Project Overview

This SSDA Design Report has been prepared by Bates Smart and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

Development Details

Application number: SSD-85848713

Project name: 601 Pacific Highway, St Leonards

Location: 601 Pacific Highway, St Leonards

Applicant: Stockland Development Pty Limited

Background Information

Stockland Development (Stockland) submitted an EOI for an SSDA and concurrent rezoning proposal on 17 January 2025 through the Housing Delivery Authority Pathway (HDA). At its Briefing on 19 February 2025, the HDA recommended to the Minister that the applicant's project be declared SSD, for the reason that it su□iciently satisfied the objectives and criteria of the HDA. The project was declared as SSD in the State Significant Development Declaration Order 2025 (No 2) (26 February 2025).

A request for SEARs was lodged on the 6th of June 2025 with SEARS received on the 4th of July 2025.

Relevant SEARs

This SSDA Design Report has been prepared to address the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out below:

5. Design Quality

- Design Excellence

- Better Placed

6. Built Form and Urban Design

- Design Report

- Schedule of Colours, Materials and Finishes

- Design Verification Statement (ADG)

7. Environmental Amenity

- Solar Access

- Visual Privacy

- Overshadowing

This report is intended to be read in conjunction with:

- Architectural drawings

- Landscape design documentation prepared by Aspect Studios

- EIRS prepared by Urbis

- All other DA consultant reports and drawings

SDRP Process

The proposal has been presented to the SDRP on two occasions and the feedback received has informed the current design proposal. A response table to the SDRP feedback is located within the Appendix of this design report.

SDRP Meeting 1
August 13th 2025

Key Focus

— Site & Context
— Built Form
— Tower Design Principles and typical floorplates
— Ground Plane & Podium
— Initial thoughts on Landscape & Connecting with Country
— ESD Targets

Feedback

— Advice and recommendations provided by SDRP on 22nd August 2025

→

SDRP Meeting 2
October 1st 2025

Key Focus

— Respond to feedback provided in Meeting 1
— Developed thoughts on Connecting with Country
— Developed massing and articulation
— Developed ground plane and public domain landscape design
— Developed internal planning of all typical levels
— Initial thoughts on facade and materiality

Feedback

— Advice and recommendations provided by SDRP on 13th October 2025

→

ToA Lodgement

— Test of Adequacy lodgement
— 27th November 2025
— Feedback on ToA submission from DPIE received 16th January 2026

→

SSDA Lodgement

— SSDA lodgement
— Concurrent SSDA and Rezoning

Development Summary

Project Description

The proposal seeks consent for the following:

— An amendment to the North Sydney Local Environmental Plan 2013 (NLEP 2013) to rezone the site from E2 Commercial Centre to MU1 Mixed Use and to amend the minimum non-residential floor space ratio development standard under Clause 4.4A from 20:1 to 1:1

— Demolition of the existing 14 storey commercial o□ice building that is currently on the site

— Site excavation, remediation and other preparatory works

— Construction and operation of a new 52 storey (RL264.500) mixed use shop top housing development, with a maximum GFA of 56,880sqm, comprising:

— 538 dwellings including 508 Build-to-Sell market apartments and 30 A□ordable Housing units across a mix of apartment typologies

— A contribution of 5% of the residential GFA toward A□ordable Housing

— Retail, commercial and residential land uses at the ground and podium levels

— Internal and external residential amenities provided throughout the building

— Six levels of basement carparking, comprising a total of 300 car spaces including, bicycle parking, loading bays, waste areas, plant, and back of house.

— Vehicular access to the basement via Atchison Street

— Landscaping and Public Domain works

— Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).

Area Summary

Site Area	2,844m²	
Total Gross Floor Area	56,880m²	20:1
Residential GFA	53,368m²	18.76:1
Non Residential GFA	3,512m²	1.24:1

Dwelling Numbers and Mix

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Market	195	185	120	8	508
A□ordable	22	6	2	-	30
Total	217	191	122	8	538
Mix	40.3%	35.5%	22.7%	1.5%	

Parking

	Residential	Commercial	Courier	Total
Standard	254	3	2	259
Accessible		1		1
Adaptable	40			40
Total Spaces	294	4	2	300
Motorbikes				30

Artist Impression Only

Design Principles

The design brief sets a clear vision for a mixed-use precinct of diverse apartment types, high-quality amenity spaces and an activated podium and ground plane with a mix of commercial and retail spaces.

1 Articulated Built Forms

With a boundary length of almost 75m along Pacific Highway and 70m along Atchison Street to the North, complying simply with the LEP envelope and required setbacks would result in a very wide tower form on the skyline.

We propose breaking the tower form into two defined volumes rather than a singular form. The resultant built form acknowledges the prominence of the site on Pacific Highway and the stepped sunplane at the top of the building. The podium massing is similarly broken down into 2 main volumes with a verandah projection into Mitchell Plaza creating a human scale to the streetscape.

2 Place-Making & Ground Plane Activation

The proposal aims to improve the pedestrian experience with the public domain engaging with all three frontages. Commercial tenancies front the upper podium levels along Pacific Highway while retail tenancies activate the ground plane along Mitchell Plaza and Atchison Street. Located on Atchison Street, the residential lobby will contribute to activation of the streetscape.

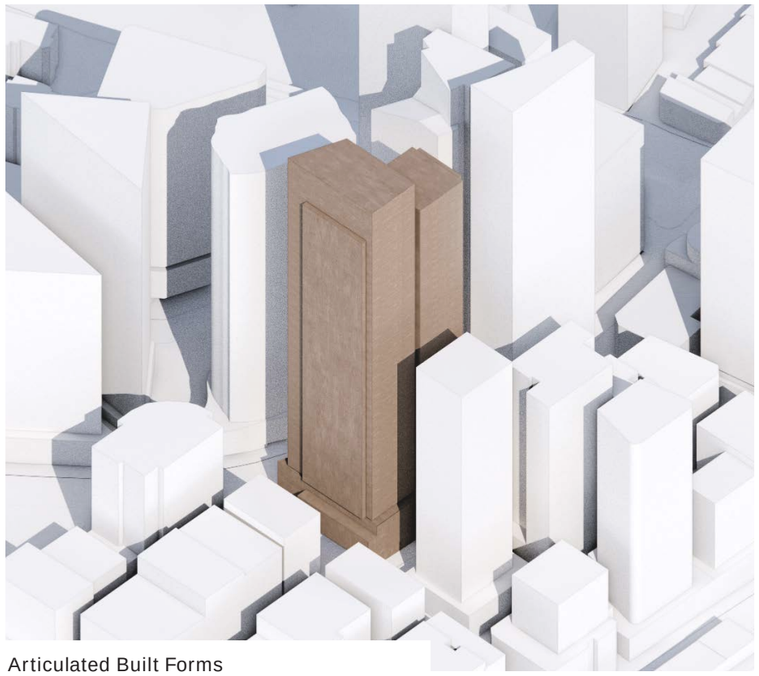
The architecture aims to achieve strong sightlines to these tenancies from both the South East and North East corners which are key vantage points in the plaza. The resultant podium maintains the desired street wall language while it's built form and scale is sympathetic to the local character.

3 High Quality Apartment Living

Apartment floorplate design is centred around a focus on excellent amenity to all spaces, maximising solar access, cross ventilation and views.

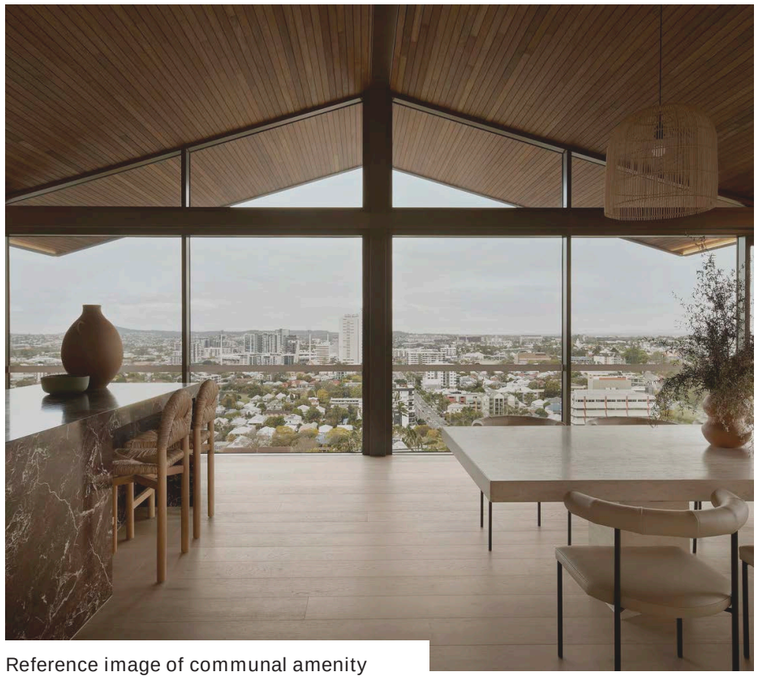
This high quality approach to apartment design is coupled with a diversity in both the mix and sizes of apartments catering to a wide demographic of residents.

Additionally, considered communal amenities in the podium have been introduced to further support social and wellbeing activities.



Articulated Built Forms

Artists impression of activation to Mitchell Plaza



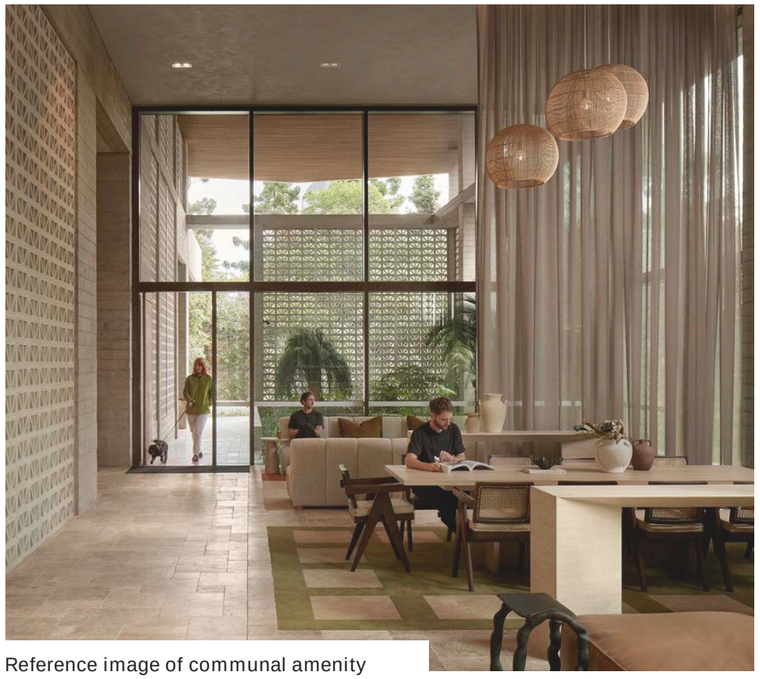
Reference image of communal amenity

Design Principles

4 Communal Amenity

The proposal aims to deliver high-quality communal spaces that enhance everyday living and foster a sense of community among residents. These areas will accommodate a variety of needs, enabling recreation, relaxation, and social connection. They include health and wellbeing spaces, as well as inviting entertainment areas for dining and socialising with family and friends.

Flexible spaces will support modern living and remote work, o□ering quiet environments for productivity. Generous landscaped terraces will provide access to nature, enhancing overall amenity. Designed to maximise solar access, natural ventilation, and views, the terraces will create pleasant microclimates and a strong sense of openness and wellbeing.



Reference image of communal amenity

5 Environmental Sustainable Design

The proposal places a focus on passive design strategies that enhance comfort and reduce energy demand. Integrated sun shading, natural ventilation, and thoughtful building orientation optimise solar control and daylight. Targeting an average 7 star NatHERS rating, the project prioritises lightweight materials and construction methods that minimise embodied energy and support long-term environmental performance.

The development will be an all electric building that promotes a transition to renewable energy sources and reduces carbon emissions. A strong Connection with Country response is embedded through the design, with landscape, materials, and spatial planning reflecting respect for local environmental and cultural context.

Artists impression of the eastern elevation

6 Facade and Materiality

The façade design responds to orientation, views, and environmental conditions, ensuring optimal performance, comfort, and visual quality. Each elevation is shaped to balance solar control, daylight, and ventilation while framing key outlooks.

The materiality palette draws on the Connection with Country themes, and focuses on durability, low maintenance, and refined detailing to ensure long-term performance and visual cohesion. At the podium, texture and craftsmanship are emphasised where the building is experienced up close, enriching the pedestrian experience. Lightweight cladding systems are incorporated to support a sustainable yet enduring façade design.

Reference images of material palette

2.0
Site & Context

SEPP (Housing) Principle 1: Context and neighbourhood character

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

Site & Context
Site Location

The site is located on Cammeraygal country at 601 Pacific Highway, St Leonards within North Sydney (LGA). The site is legally described as Lot 71 in DP749690 and has a total area of 2,844m2. The site is 4.5 km north of the Sydney CBD, 3 km from the North Sydney CBD, and within proximity to the centres of St Leonards, Chatswood, and Macquarie Park. The site is located 350 metres (walking distance) from St Leonards train station and approximately 400m (walking distance) from the Crows Nest Metro station.

Subject Site
Arterial Road
Collector Road
Local Road
Railway
Parks and Plazas

Site & Context
Existing Conditions

The site comprises an existing 14-storey commercial o□ice building with ground floor retail and approximately 160 parking spaces distributed across 3.5 basement levels. The Sydney Metro City & Southwest tunnel runs approximately 30 metres below ground level, an important consideration for future redevelopment or structural works. The building is currently around 53% tenanted, with most commercial leases due to expire within the next two to three years, presenting an opportunity for repositioning or refurbishment. Prominently located with high visibility from the Pacific Highway, the building was constructed prior to the renovation of Mitchell Plaza and currently exhibits limited activation and engagement with this adjoining precinct.

Approach view from Pacific Highway

View from Atchison Street

Site & Context
Site Photographs

The site is located within a highly built up area where many neighbouring sites are also designated for development. The site has three primary frontages, each with very di□erent characteristics.

Pacific Highway

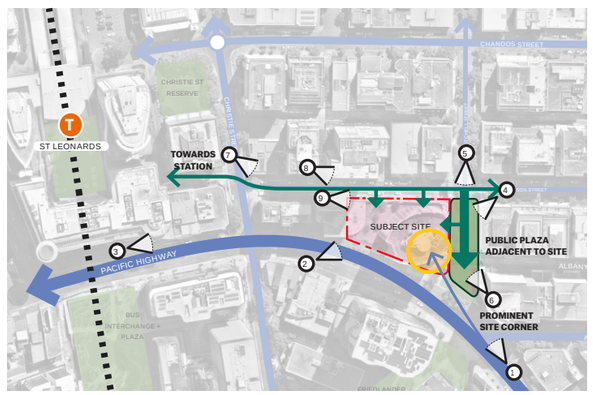
Newer buildings adopt a podium and tower language while older developments lack the break in scale between upper and lower floors. The existing building has the tower form landing directly into the street and public domain. Without this delineation in podium and tower, the current streetscape lacks a human scale and grain.

Mitchell Street / Plaza

The existing plaza has a walled interface to the south and is raised above Pacific Highway, providing a bu□er to the busy road. Most of the plaza is hardscape with some raised planters that flank the central thoroughfare. Some of these planters have integrated seating.

Atchison Street

The current context features mostly finer grain retail or commercial tenancies on the ground plane with covered awnings that project out over the footpaths adjacent to them.



Pacific Highway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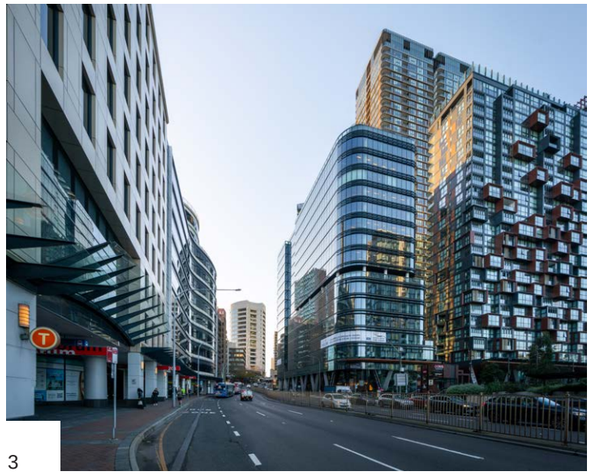
2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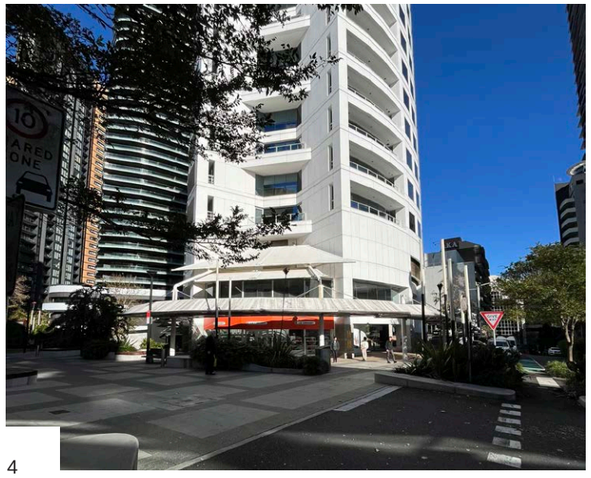
Mitchell Street / Mitchell Plaza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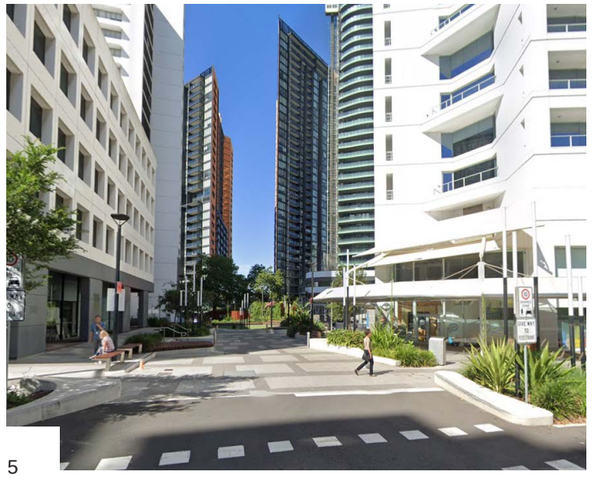
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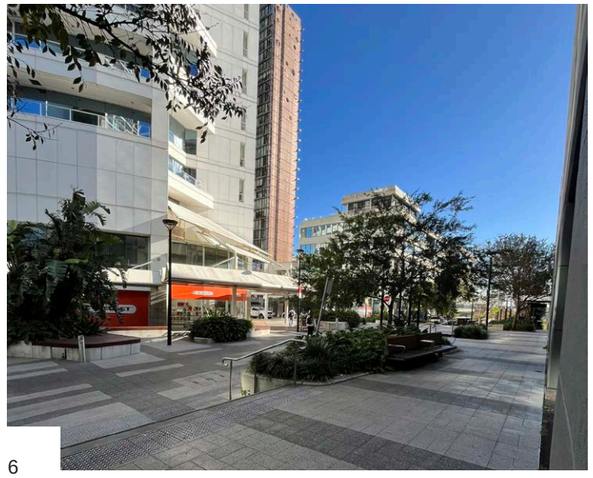

6

Atchison Street


7


8

9

Site & Context

Site History (European Settlement to Present)

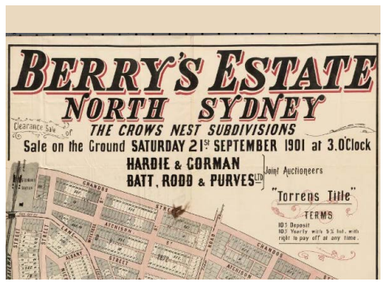
St Leonards takes its name from English statesman Thomas Townshend, 1st Viscount Sydney of St Leonards. Originally, the name referred to a much larger area stretching from North Sydney to Gore Hill. Today, the suburb is shared between three local government areas — Willoughby (covering the area east of the Pacific Highway to the railway line, including a small section beyond it), Lane Cove (to the west of the Highway), and North Sydney.

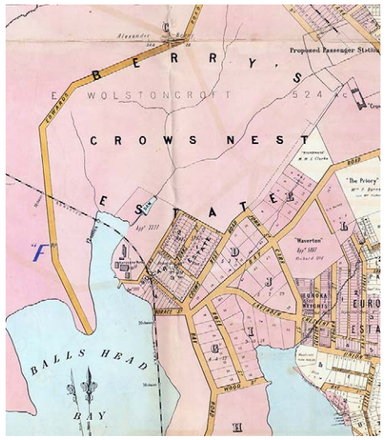
Located within the City of Willoughby, St Leonards Railway Station was the original terminus of the North Shore Railway when it opened on 1 January 1890. The area quickly developed into a key commercial hub in the early 20th century and now serves as a major business centre alongside Chatswood, North Sydney, and Lane Cove. The station underwent significant redevelopment in the 1990s as part of The Forum project, which introduced three o□ice buildings and two residential towers featuring 782 apartments, a supermarket, and 34 retail outlets. The Forum 1 tower, standing 34 storeys (118 metres) tall, remains a prominent landmark o□ering sweeping views of the city.

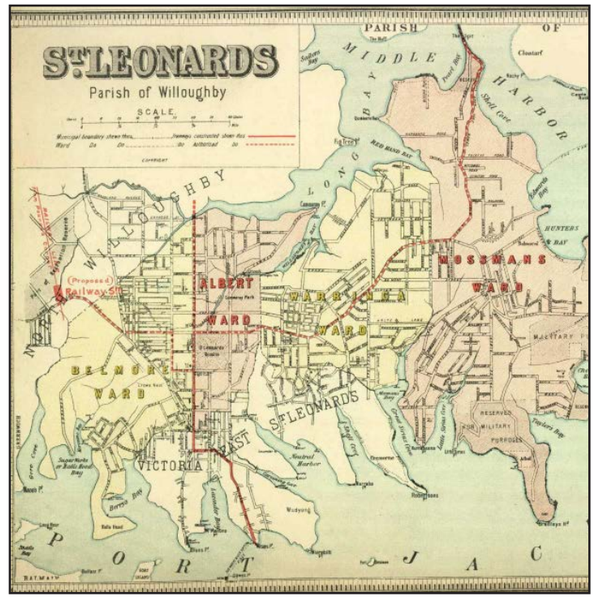
Historically, Gore Hill was known as the heart of the North Shore's brick-making industry. Today, this precinct forms part of the Artarmon Industrial Area.

Over the course of the late 20th century, St Leonards developed as a satellite commercial cluster, centred around Pacific Highway. Between 1986 and 1991, the tower building that currently occupies the site was constructed.

In recent years, decreasing demand for commercial space has led to the commercial core of St Leonards being steadily been replaced with mixed use developments with a residential focus.



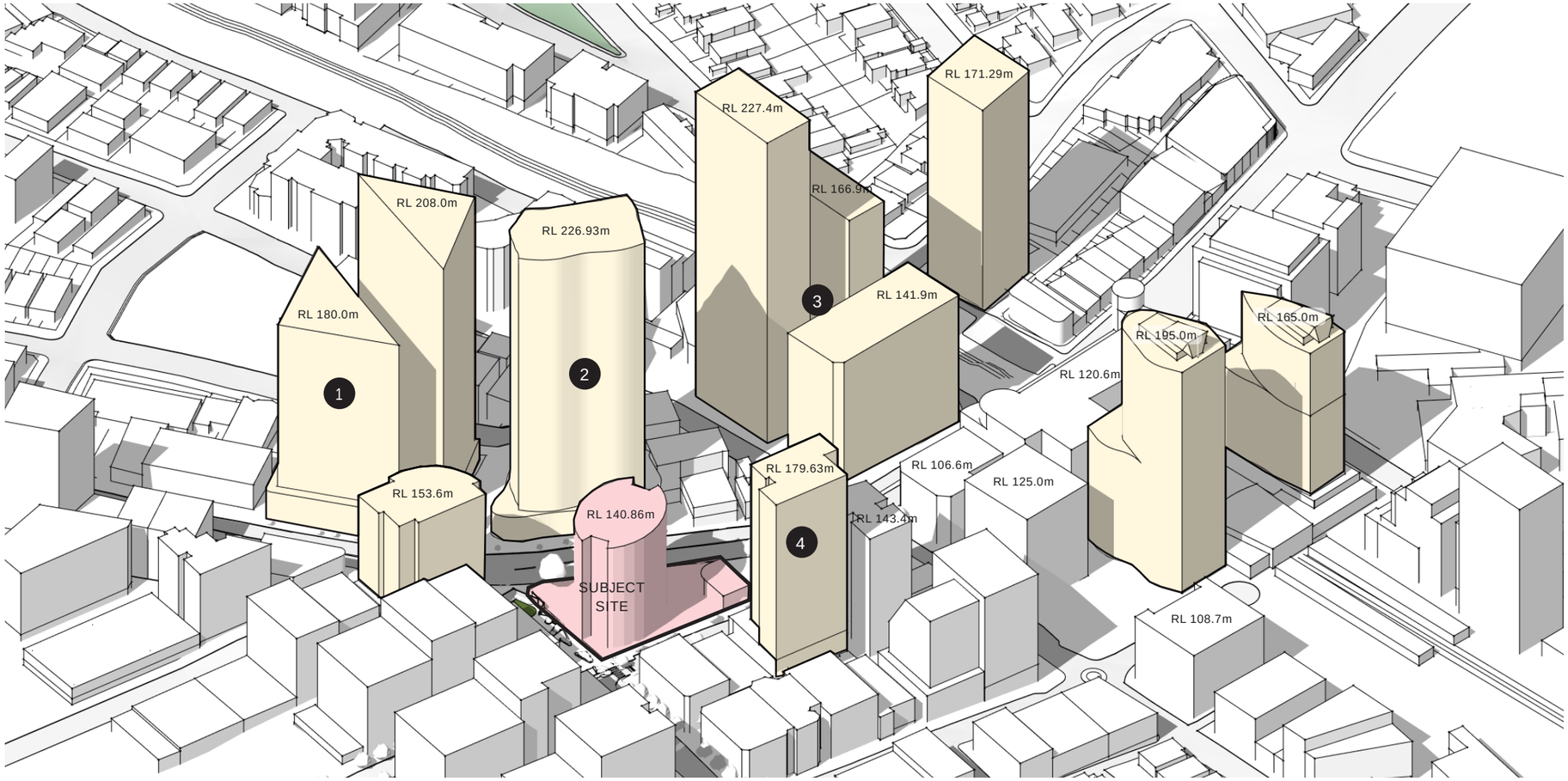


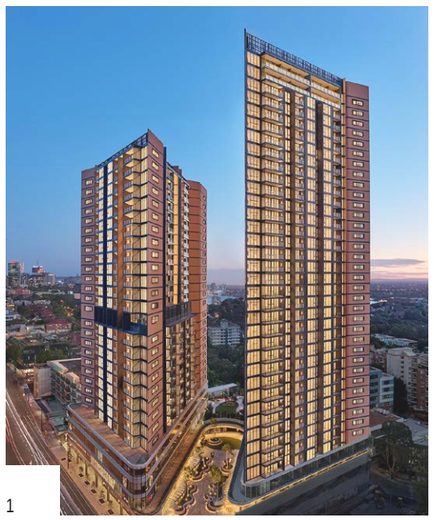


Site & Context
Existing Built Context

St Leonards is undergoing a significant transformation. Historically, it was established as a commercial-focused satellite hub, strategically positioned between North Sydney and Chatswood. The area has long been recognized for its concentration of o□ice buildings, professional services, and business infrastructure, making it a key node in the northern Sydney corridor. Its role as a commercial precinct has shaped its identity and attracted a workforce-oriented population, contributing to the area's dynamic daytime economy.

In recent years, the character of St Leonards has started to evolve, driven by new development trends along the Pacific Highway corridor. These projects have increasingly focused on residential accommodation, marking a shift from its purely commercial roots. Modern apartment complexes and mixed-use developments are reshaping the skyline, introducing a growing residential community. This transition is creating a more diverse urban environment, blending work, living, and leisure spaces, and positioning St Leonards as an emerging, vibrant precinct that caters to both residents and businesses alike.



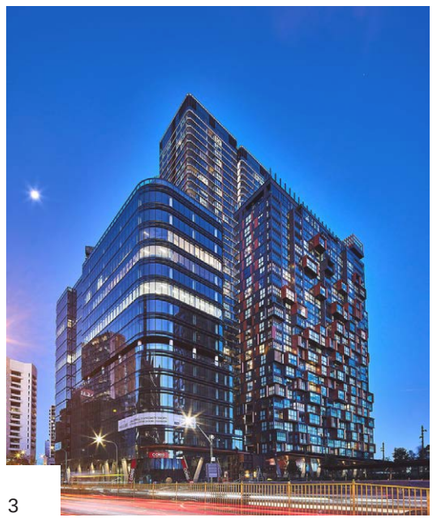


1

488 Pacific Highway (Residential) - Sissons Architects / Mirvac Design

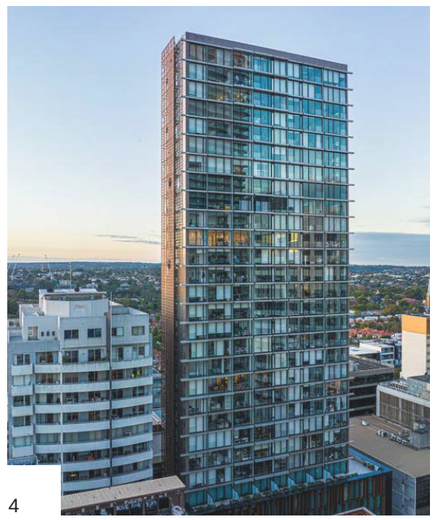
2

The Landmark (Residential)- Warren & Mahoney / A+ Design Group



3

88 Christie Street (Residential/Commercial)- PTW Architects



4

10 Atchison Street (Residential/Serviced Apartments) - Robertson and Marks

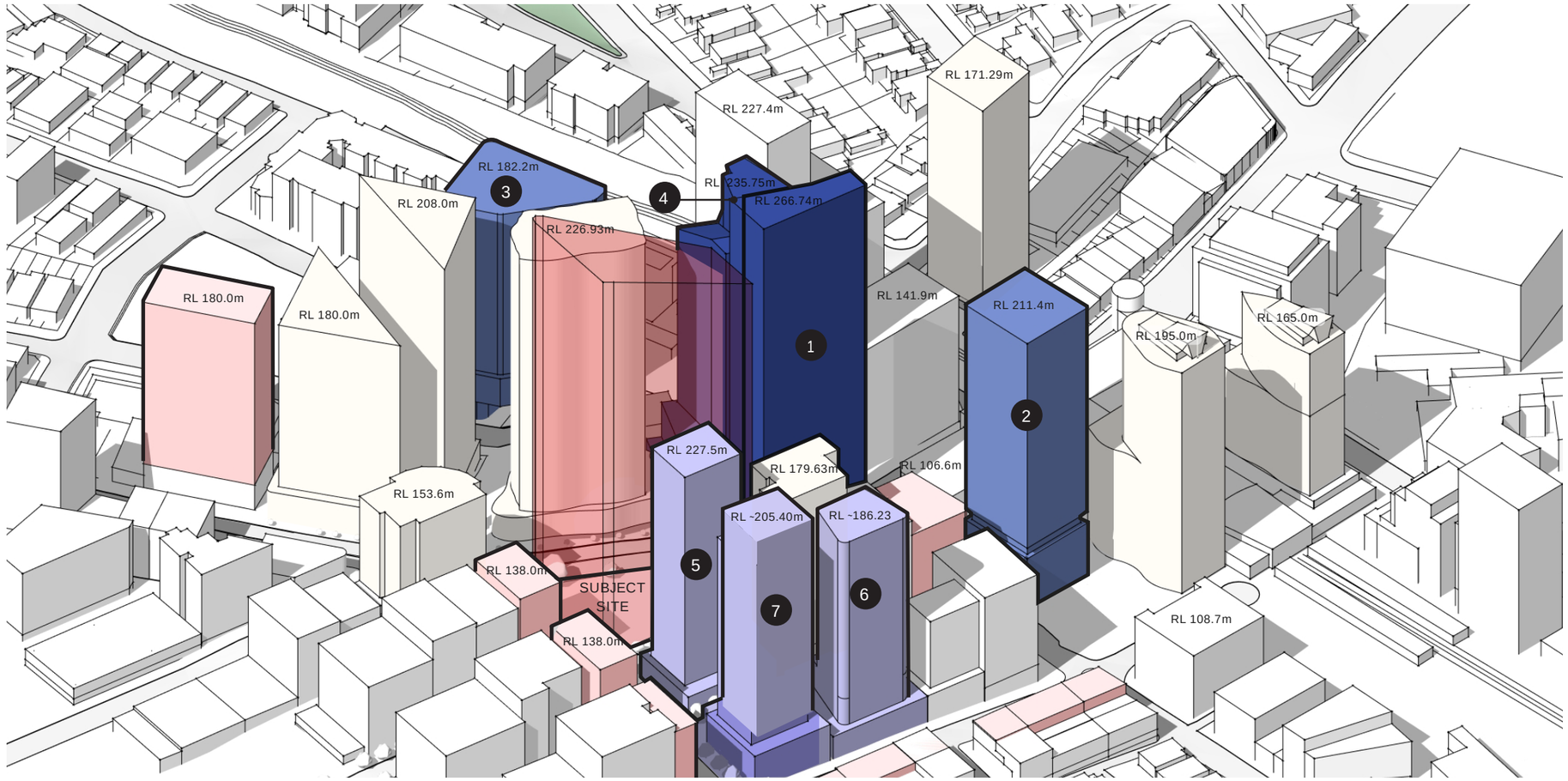
Residential Towers

Subject Site

Site & Context
Future Built Context

St Leonards is poised for significant change in the coming years, guided in part by the NSW Government's Transit-Oriented Development (TOD) program. This initiative focuses on promoting higher-density development around major transport nodes, creating more sustainable, connected, and vibrant urban precincts. Within this context, the area surrounding the site is expected to experience a notable uplift in density, reflecting broader planning strategies aimed at maximising land use near key transit infrastructure. The TOD framework supports a mix of uses while prioritising accessibility, ensuring that St Leonards evolves into a well-integrated, transit-friendly community.

A number of new towers have been proposed in close proximity to the site, signaling a clear shift in the precinct's built form and land use. These proposed developments are predominantly residential, highlighting a growing focus on providing housing to meet demand in the northern Sydney corridor. The influx of residential towers will reshape the skyline and contribute to a more diverse urban environment, complementing the existing commercial base. As these projects come to fruition, St Leonards is set to become a dynamic, mixed-use precinct that balances living, working, and leisure, while reinforcing its role as a key hub in Sydney's northern metropolitan area.



TOD Envelope
Approved DA
Neighbouring Proposed DA's / Declared HDA's
Uplift - 2036 Plan

Note: 6 (19-33 Chandos Street) and 7 (35-41 Chandos Street) are HDA declared projects. The envelopes shown are assumed due to limited public information about these proposals.

1 617-621 Pacific Highway (Residential) - BVN Architects

2 100 Christie Street (Residential) PTW Architects

3 Nicholson Place (BTR Residential) COX Architecture

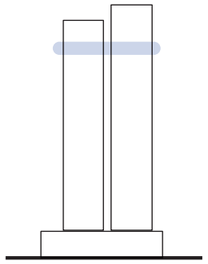
4 Telstra Exchange (BTR Residential) DKO Architects

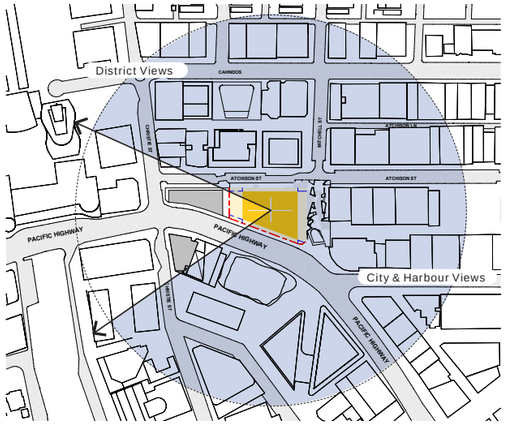
5 20-22 Atchison Street (Residential) COX Architecture (DA Proposed)

Site & Context
View Analysis

The site offers expansive north, east, and south-east views, including views to the city and Sydney Harbour bridge. The design will leverage these panoramic views, ensuring that building orientation, façade treatment, and internal layouts maximize exposure to natural light and the surrounding vistas.

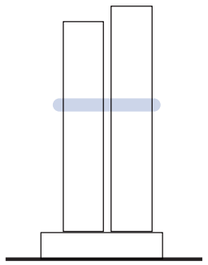
Level 45 Views

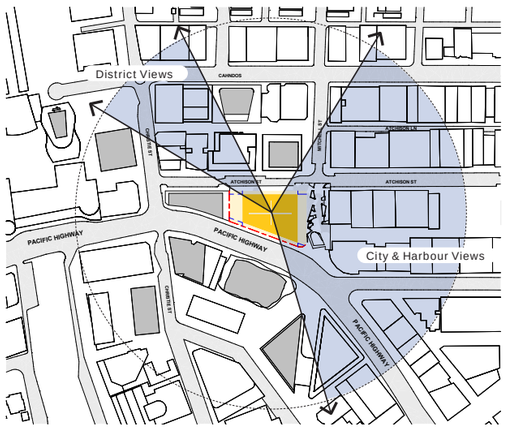




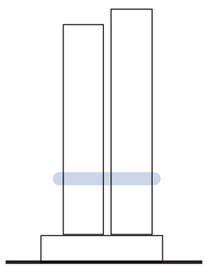
Indicative eastern views

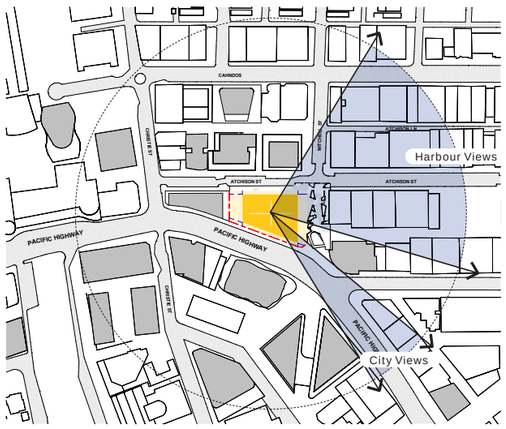
Level 30 Views

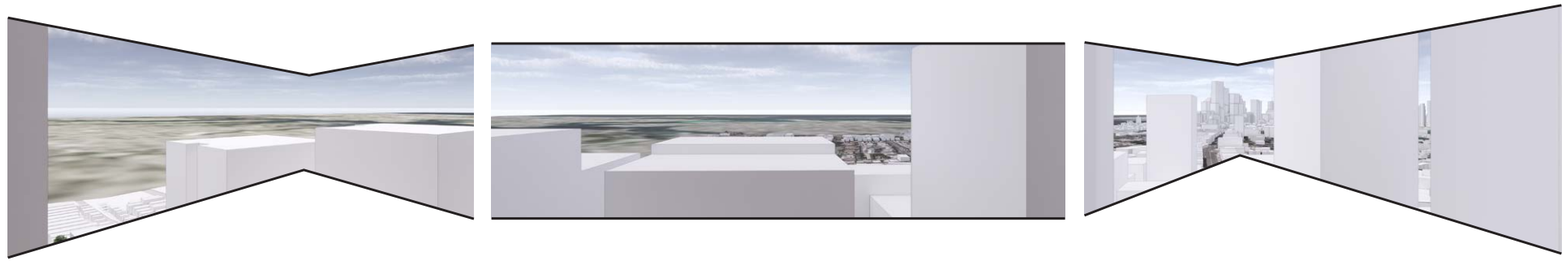




Level 15 Views







Site & Context
Planning Summary

Crows Nest TOD Design Guide

- Zoned as E2 Commercial Centre
- RL259 LEP maximum height
- 20:1 Floor Space Ratio (FSR)
- Solar access plane to public open spaces identified in the TOD Design Guide
- 6 Storey Street Wall Height
- Street Setbacks

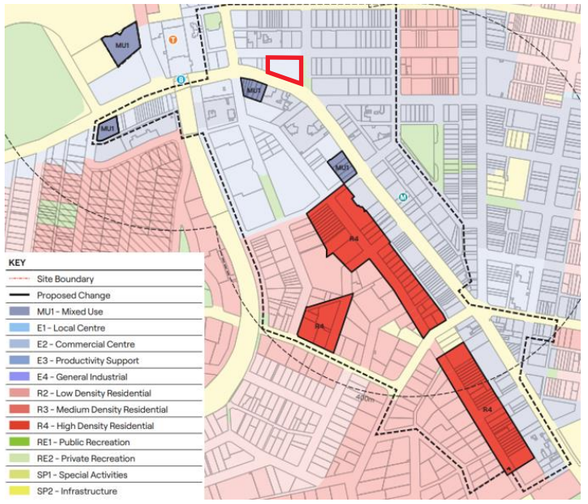
  0m to Atchison Street

  5m setback from Mitchell Street

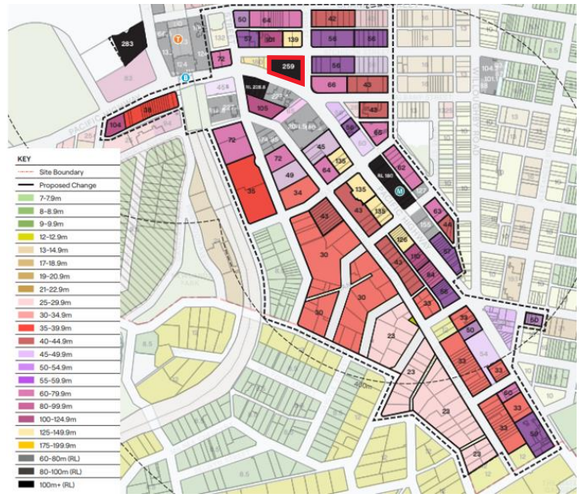
  0m setback to Pacific Highway, with 3m setback to ground level

  Above podium setbacks in accordance with the relevant council DCP

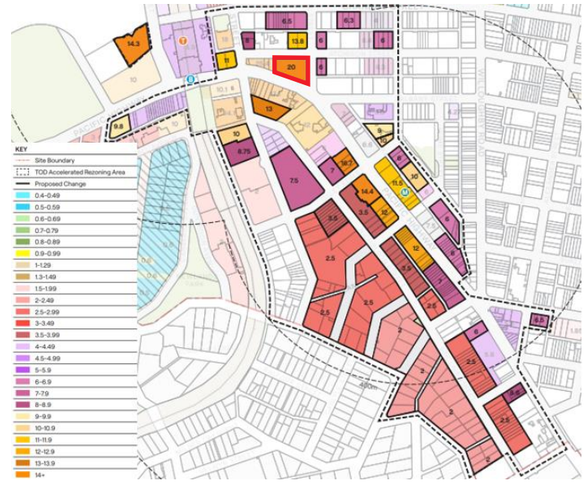
Land Use Zoning



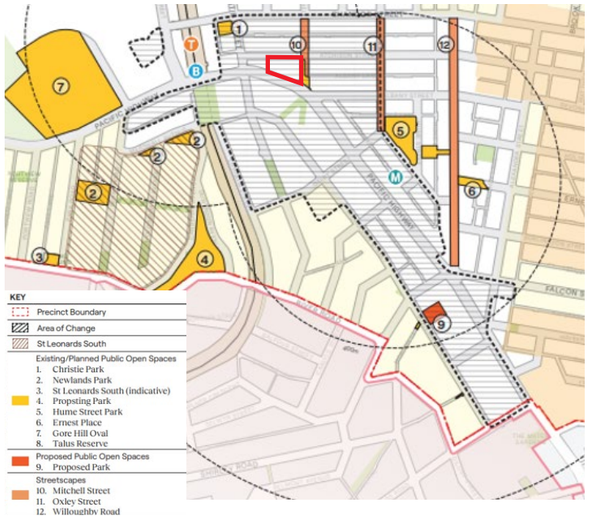
Height of Buildings



Floor Space Ratio (FSR)

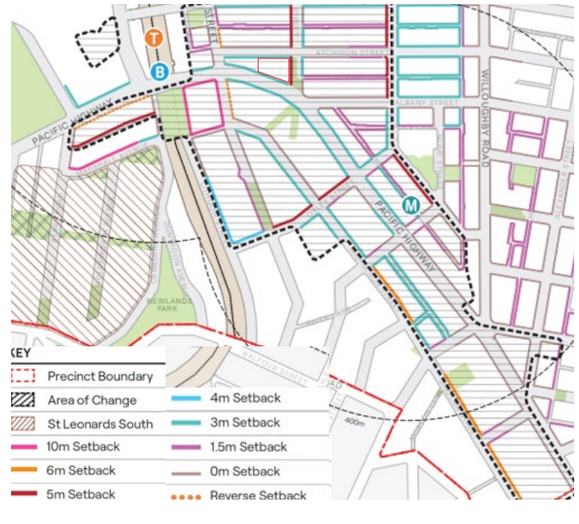


Solar Access Map



Street Wall Heights

Street Setbacks



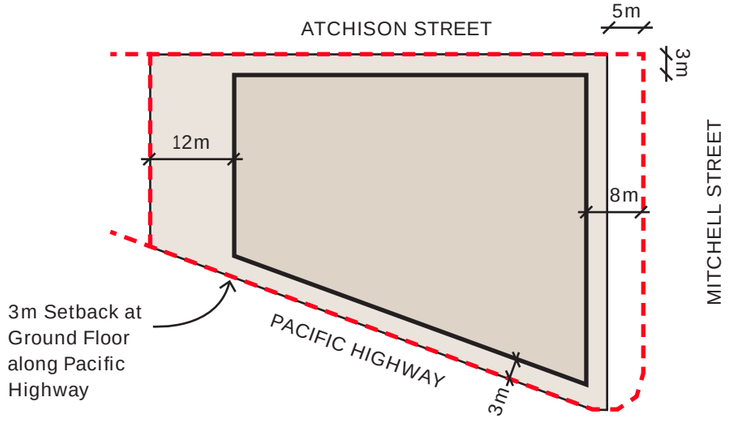
Site & Context
TOD Planning Envelope

Podium

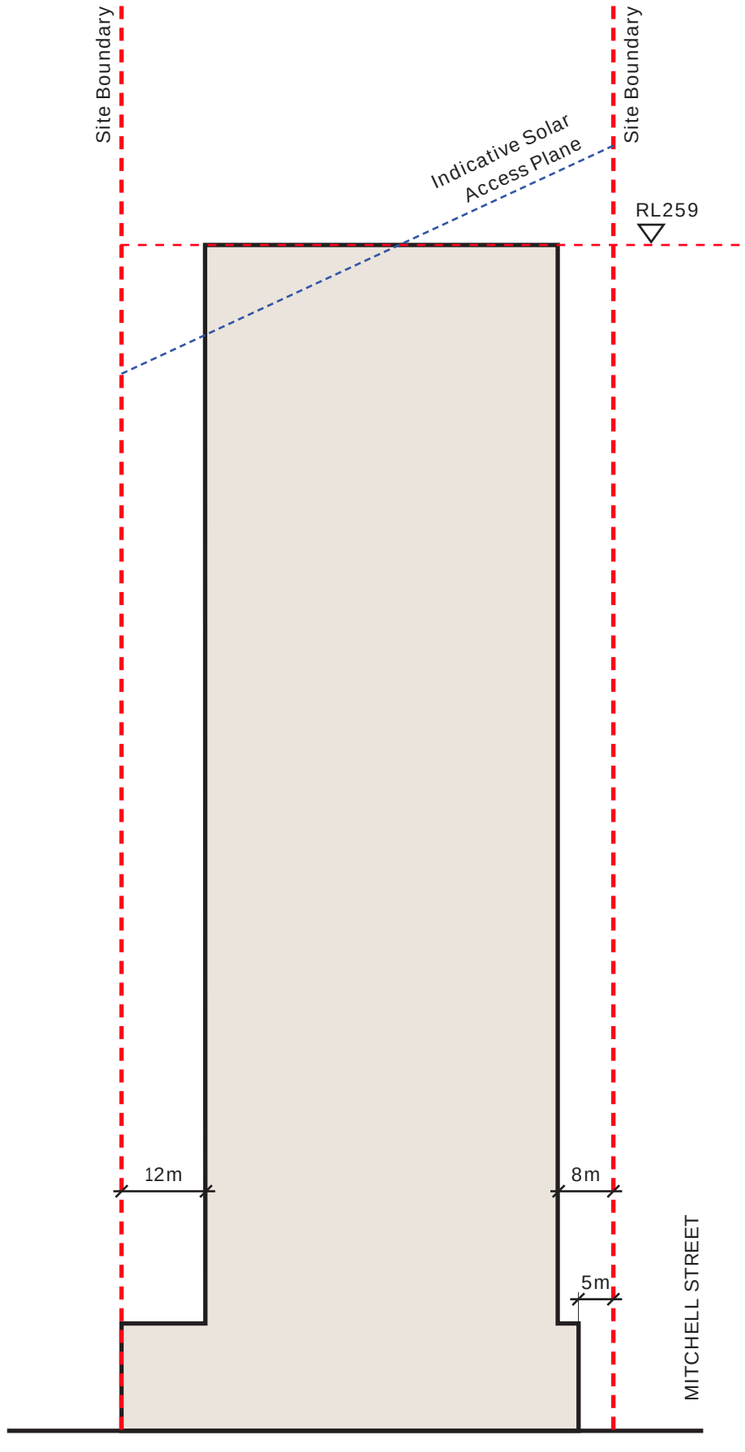
— 0m setback to Atchison Street and Pacific Highway
— 5m setback from Mitchell Street
— 3m ground level setback to Pacific Highway

Tower

— 12m setback to adjoining site (617-621 Pacific Hwy)
— 3m above podium setback to all other sides
— RL259 LEP height of building
— Overshadowing controls to public open spaces identified in the TOD Design Guide



Setback Plan



Section (Viewed From Pacific Highway)

View from north-west

View from south-east

3.0
Connection with Country

The site is located on Cammeraygal Country

ngurra advisory

ASPECT Studios

Stockland

Connection with Country
Community Engagement

Our engagement with the Cammeraygal Custodians has been done through Walks on Country, workshops, and a validation session, confirming the cultural themes that now guide the design.

This process has strengthened the cultural capability of the project team and delivered outcomes that honour Country in its entirety, supporting both Human and Non-Human Kin.

Our approach has been grounded in listening, learning, and co-developing with Custodians to ensure the design is culturally safe, place-based, and respectful. The timeline below outlines the pathway towards our Connecting with Country framework.

What's Next?

Cultural Immersion – Bush to Bowl

- Tailored program to strengthen the project team's cultural knowledge and connection to Country
- Objectives: deepen understanding of endemic plants, their cultural uses, and how they sustain both ecosystems and cultural practices

Economic Prosperity

- Explore procurement, education, and employment opportunities for local Aboriginal people and businesses, creating pathways for sustainable economic participation and prosperity.

Ongoing Conversations & Finalisation of CwC Framework and Action Plan

- Continue dialogue with the First Nations community during the detailed design phase.
- Finalise the Connecting with Country Framework and Action Plan to ensure cultural values are embedded and measurable commitments are carried through delivery.

Establishment of a First Nations Working Group (early 2026)

- Group of Custodians, Elders, and community representatives to provide ongoing cultural guidance.
- Oversees the implementation of the Connecting with Country Framework and Action plan and supports decision-making to ensure the project remains grounded in Cammeraygal values and knowledge systems.

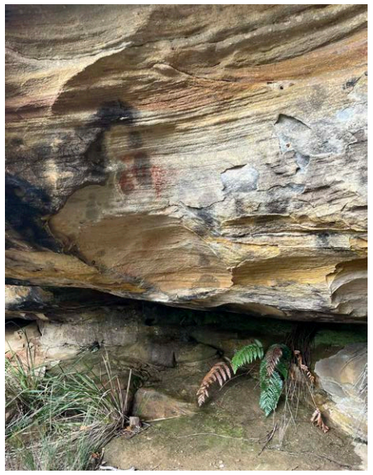
Connection with Country
Walk on Country

Walking on Country with the Cammeraygal Custodians Auntie Jeanie Moran and Uncle Bill has been a profound journey of learning and connection—where every step reveals stories, traditions, and a deep respect for Country and all its Kin.

Walk on Country led by Auntie Jeanie Moran

Mount KuRing-Kai National Park

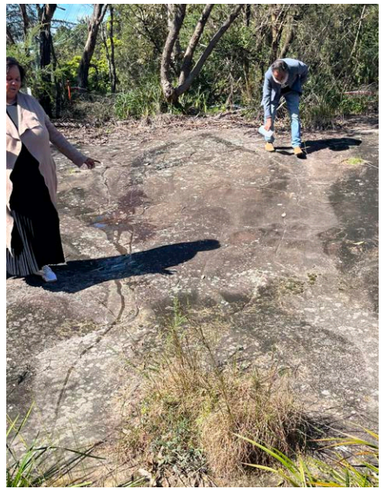
18th August 2025

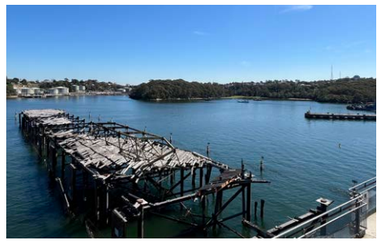


Cultural Opportunities Workshop / Walk on Country
led by Auntie Jeanie Moran and Uncle Bill

The Coal Loader, Waverton

1st September 2025





Connection with Country
Overview of Cultural Themes

Through ongoing engagement with the Cammeraygal Custodians, five key cultural themes have been identified and confirmed to guide the design of 601 Pacific Highway. These themes serve as a foundational framework, ensuring that the project is deeply grounded in Country and reflects the rich cultural heritage of the area. By embedding these values into every aspect of the design, the project seeks to create a built environment that is both culturally meaningful and contextually responsive.

The framework informs the development of the building, landscape, and public realm, ensuring that each element responds thoughtfully to the custodial guidance. It supports the creation of spaces that strengthen connections—both to the land and to the stories of the Cammeraygal people—while delivering outcomes that respect and support the wellbeing of both Human and Non-Human Kin. This approach ensures the design is not only functional and aesthetically considered but also culturally safe, sustainable, and enduring.

Discussing cultural landscape integration opportunities at the Coal Loader in North Sydney.

Project team observing the skyline from the Coal Loader, looking toward the location of 601 Pacific Highway to understand the site's broader context and relationship to Country.

Key cultural themes confirmed include:

Acknowledgement of Cammeraygal Country

Honouring Custodianship through Language, Art, and Cultural Interpretation.

Reading the Ridgeline & Topography

Celebrating the ridgeline as a place of movement, gathering, and Songlines.

Mother Earth – Water as Memory & Gathering

Integrating water-sensitive design and visible flows that reflect cultural values.

Night Sky Country

Integrating stories and seasonal cycles into design, lighting, and orientation.

Living Legacy

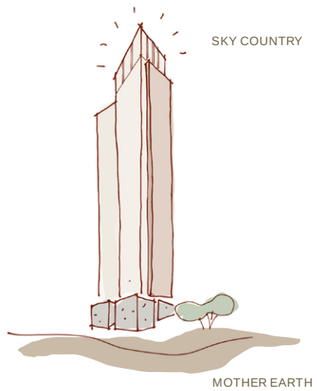
Ensuring cultural guidance continues through delivery, activation, and stewardship.

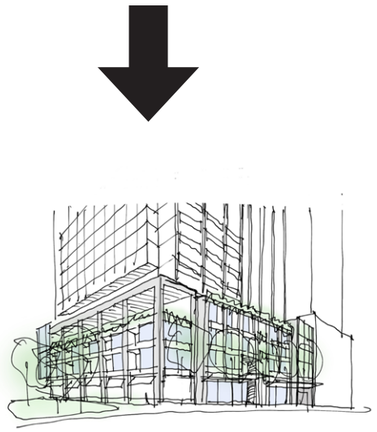
Connection with Country
Design & Project Themes

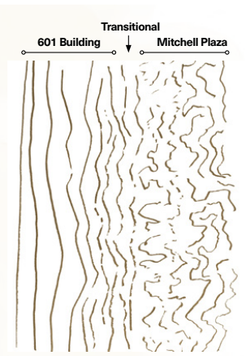
Following the cultural opportunities workshop, the five cultural themes have been translated into 5 five design and project themes. These themes encompass architecture, landscape design and developer led initiatives

Cultural Themes

Acknowledgement of Cammeraygal Country	Reading the Ridgeline and Topography	Mother Earth – Water as Memory & Gathering	Night Sky Country	Living Legacy







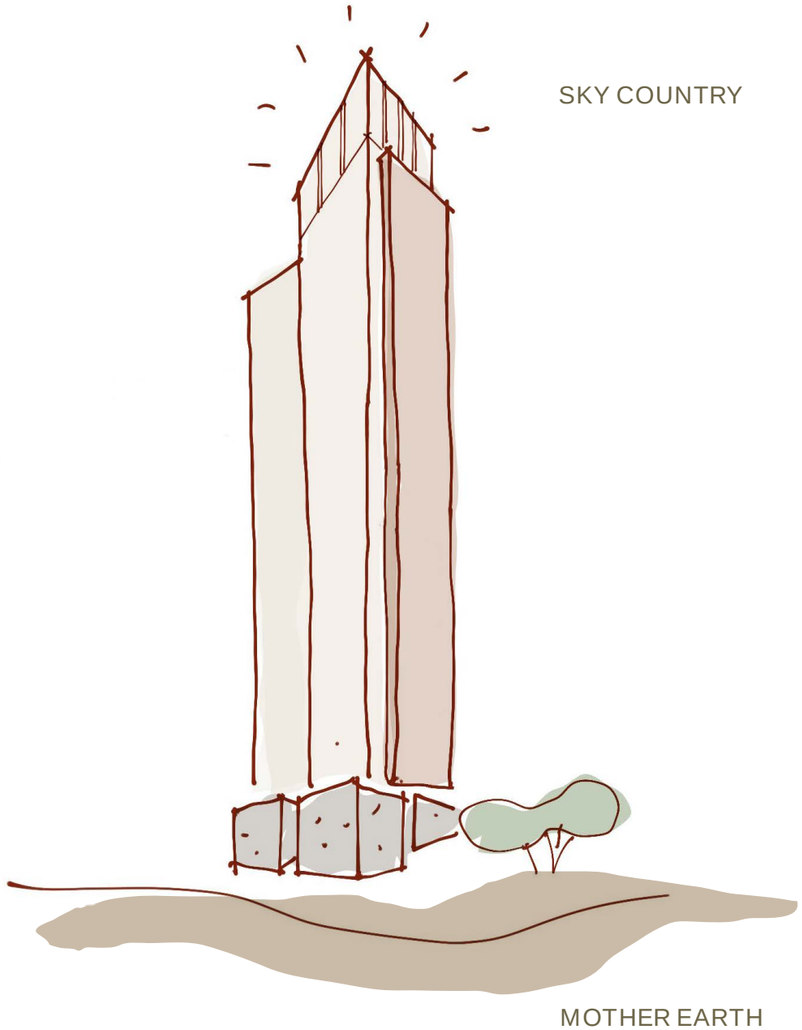
Potential Design & Project Themes	Architecture & Built Form	Ground Plane & Public Realm	Landscape & Planting	Wayfinding & Storytelling	Ongoing Stewardship
	— Podium form reflecting the ridgeline and movement pathways — Tower crown as a “beacon” referencing Night Sky Country and celestial cycles — Materiality and façade treatments inspired by natural palette — Embedded passive environmental design and sustainability principles — Communal amenity spaces for gathering that are connected to outdoor landscaped spaces	— Country acknowledgement signage and cultural interpretation in language — Art opportunities co-developed with Custodians — Design elements referencing lost creeks and water as memory — Native and endemic planting for biodiversity, bush food, and seasonal markers — Yarning and gathering spaces for welcome, rest, and reflection	— Roof gardens and terraces with endemic species from the planting palette (Banksia, Xanthorrhoea, Dianella, Lomandra, etc.) — Raingardens, swales, and water-sensitive design — Bush to Bowl references for food plants and cultural learning opportunities — Habitat trees, pollinator planting, bird nesting zones, and insect hotels to support more-than-human kin	— Pathways, paving, and etched surfaces referencing Songlines and cultural narratives — Interpretive design and stargazing opportunities linked to Cammeraygal astronomical knowledge	— First Nations Working Group to guide implementation and activation — Documentation and knowledge transfer to embed cultural guidance throughout the project’s life cycle

Connection with Country
Architecture & Built Form

Design Response

The design of 601 Pacific Highway is deeply inspired by the natural environment, evoking connections to the earth, horizon, and sky. The podium form reflects the local ridgeline and movement pathways, while the tower crown acts as a “beacon,” referencing Night Sky Country and celestial cycles. Façade tones, materials, and finishes draw from a natural palette, reinforcing the building’s connection to Country. Gathering spaces at the ground plane and within podium amenities are designed to encourage social interaction, with visual links to significant cultural landscapes, the horizon, and the sunrise, creating a meaningful experience for occupants and visitors.

Sustainability is a core Country focus, with strategies aimed at reducing embodied and operational carbon, and incorporating passive environmental design. Water and energy use are minimised, while low-maintenance finishes are prioritised. By integrating cultural values with environmental responsibility, the project delivers a precinct that is both contextually responsive and environmentally sustainable.



Built Form	Connection to Country	
Crown like element to the top of the building ‘Lighthouse’ / Beacon	Connection to ‘Father Sky’ and ‘night sky country’ Roof element visible from Saltwater Valley, Parramatta River, Coal Loader	 
Communal Spaces on Podium Rooftop Indoor and outdoor ‘living’ spaces for gathering, recreation and socialising.	Gathering Connection to Nature	 
Podium Built Form and Ground Plane working with the topography Landscaping	Connection to ‘Mother Earth’ The ridgeline, memory of water, topography	  

Connection with Country
Ground Plane & Public Realm

Potential Design Response

The design will place an emphasis on a strong cultural and environmental framework to enrich the public realm. Acknowledgement of Country signage using the local Cammeraygal language will be integrated, celebrating the custodianship of the land and fostering cultural awareness.

At the ground plane, thoughtfully designed shelter will provide protection from the elements for pedestrians, while external public spaces create opportunities for meeting, gathering, and cultural engagement. These areas are designed to support cultural safety, o□ering spaces where community and storytelling can be shared. The design aims to interpret the significance of water, lost creeks, native topography, and ridgelines, embedding the history and heritage of the site into the experience of the landscape.

Water is further referenced through interpretive finishes, highlighting its cultural importance and connecting visitors to the site's natural history. Planting of new trees will enhance biodiversity and create a green, inviting environment, while opportunities for art will provide cultural expression and visual storytelling throughout the precinct. Collectively, these strategies create a place that is culturally informed, environmentally sensitive, and socially engaging, ensuring the design celebrates both Country and community.

Reference Images

Connection with Country
Landscape and Planting

Potential Design Responses

The landscape design will integrate native gardens and planting across communal terraces to create spaces that are both culturally meaningful and ecologically supportive. Green spaces are designed to encourage biodiversity, attracting insects, birds, and pollinators such as bees, reinforcing the precinct's role as a living, vibrant ecosystem. Street trees and planters along the podium façade contribute to visual softness, improve microclimates, and establish a verdant connection between the building and the surrounding urban environment.

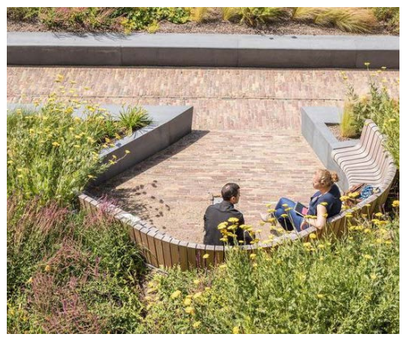
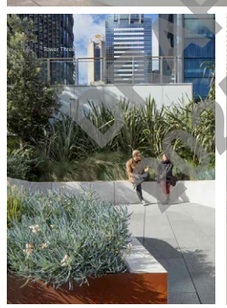
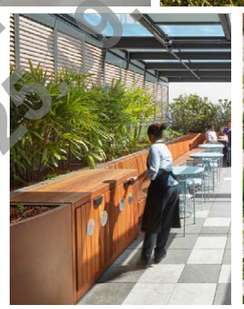
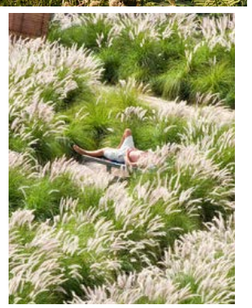
Sustainable water management is central to the landscape strategy, with water-sensitive urban design features such as rainwater reuse, irrigation systems, and raingardens incorporated to respect natural hydrology and reduce environmental impact.

The concept also explores the 'Bush to Bowl' approach, connecting native planting and edible landscapes to cultural traditions and local ecology. Together, these strategies create a resilient, biodiverse, and culturally responsive landscape that strengthens connection to Country.







(Images by Aspect Studios)

4.0
Built Form and Massing

SEPP (Housing) Principle 2: Built form and scale

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

Artist Impression Only

Massing Concept

To determine the ideal built form, a wide range of massing variations have been tested in plan and 3D. These studies were assessed on a range of criteria including built form articulation, acknowledgement of the corner, optimising solar access and views, and floor plate efficiency

The tower massing has been carefully considered to respond to both functional requirements and the surrounding urban context. Several key criteria guided the design approach:

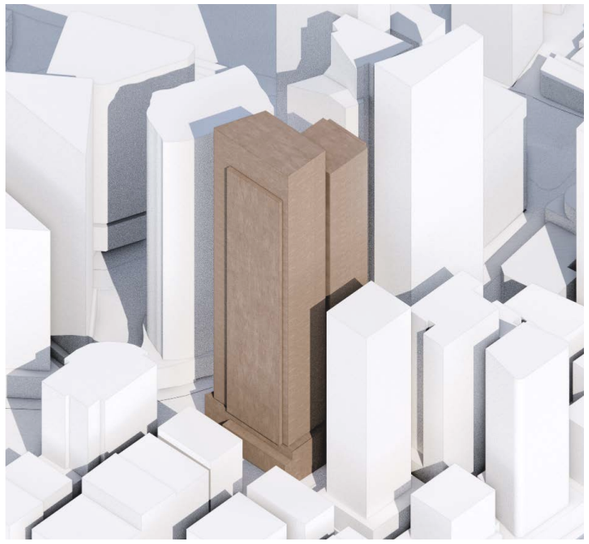
Articulation: The tower is broken into distinct volumes and setbacks to avoid a monolithic appearance, creating visual interest and human-scale streetscape interaction. Modulated facades allow for terraces and landscaped setbacks.

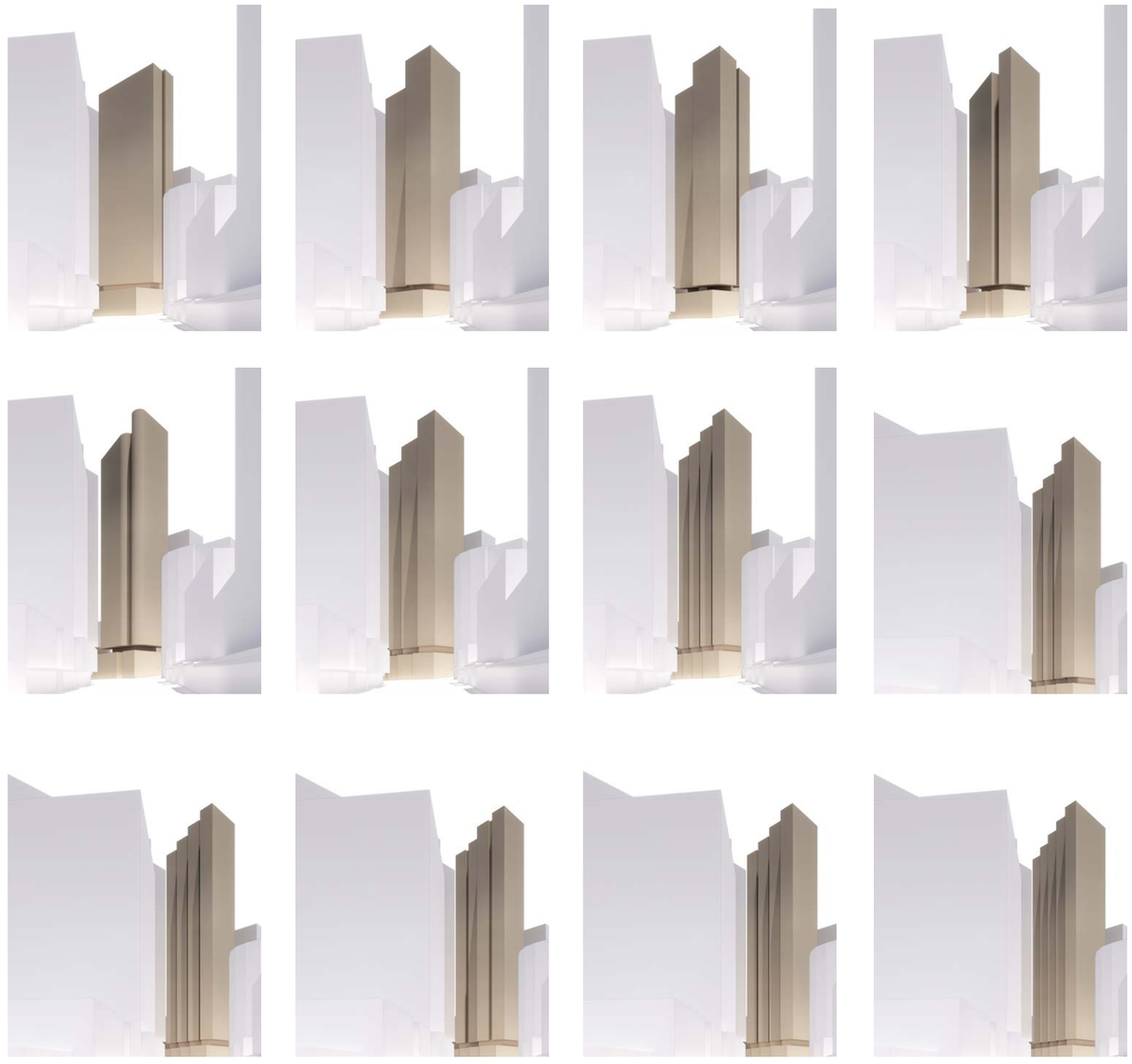
Corner Expression: The prominent intersection corner is treated as a focal point with vertical emphasis, enhancing the tower's presence as a local landmark and reinforcing pedestrian orientation.

Floorplate E□iciency: Optimized floorplates maximise usable space while minimising circulation.

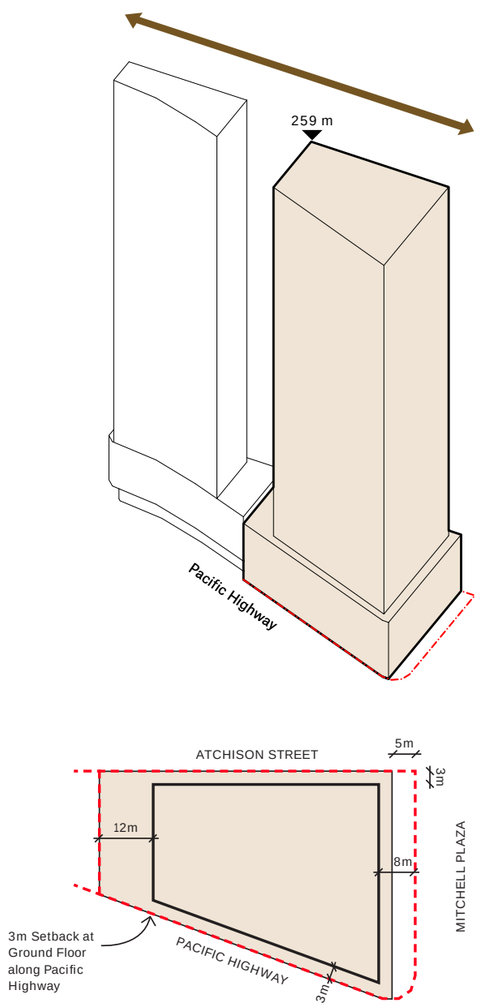
Maximising Views: Setbacks and orientation provide expansive sightlines from multiple levels, connecting occupants to key vistas.

Solar Access: The massing prioritises northern and eastern exposures, delivering natural light, energy e□iciency, and well-lit communal areas, while informing podium setbacks for sunlit public spaces.



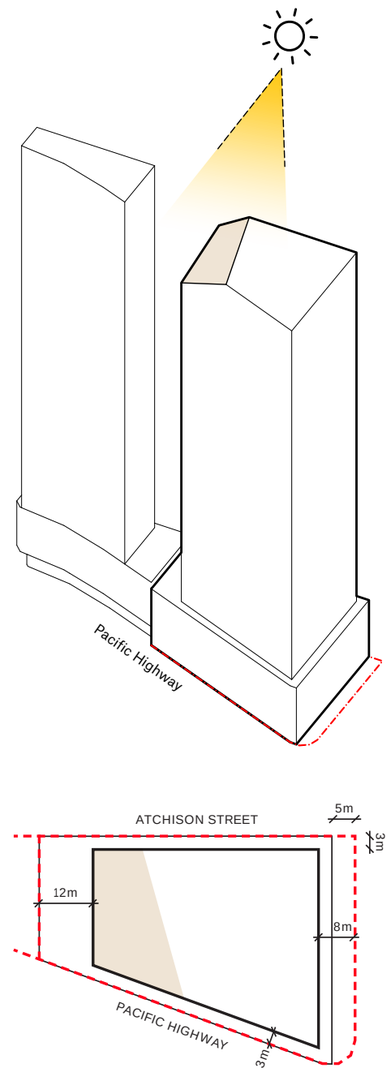


Tower
Developed Built Form



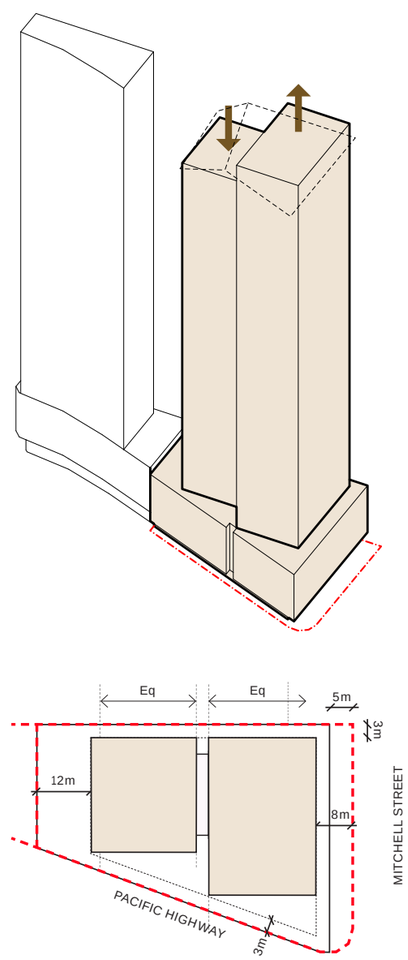
TOD Rezoning Envelope

The LEP sets the maximum height for the tower. A podium massing of 5-6 storeys reinforces the predominant street wall height. The podium is set back 5m from Mitchell Plaza with other sides built to the boundary. The tower is set back 12m from the western boundary and 3m from the podium on all other sides. On the ground level a 3m setback is notched into the massing to create a consistent street wall language with 617-621 Pacific Highway.



Shadow Plane

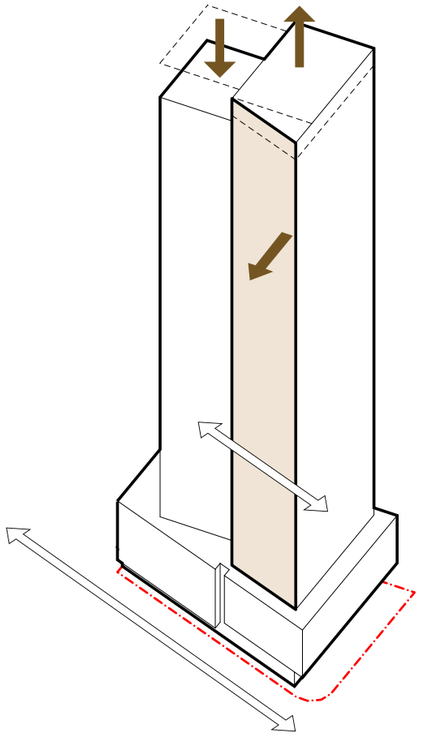
The allowable maximum height envelope is disrupted restricted by a shadow plane to Newlands Park. The form's design responds to the plane, reducing overshadowing which intersects the TOD envelope by creating an angled top and a portion of lower height to the South Western portion of the tower.

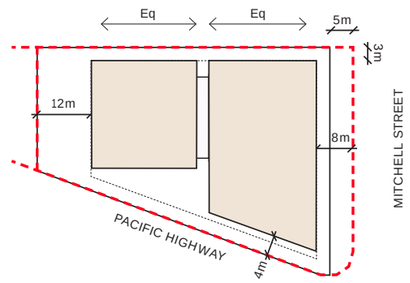


Stepped Dual Volume

To reduce bulk and scale, the tower is articulated into two volumes stepped in height to respond to the sunplane. The volumes are stepped both in elevation and in plane to align with the boundary splay along Pacific Highway. This maximises frontage to the East with premium views.

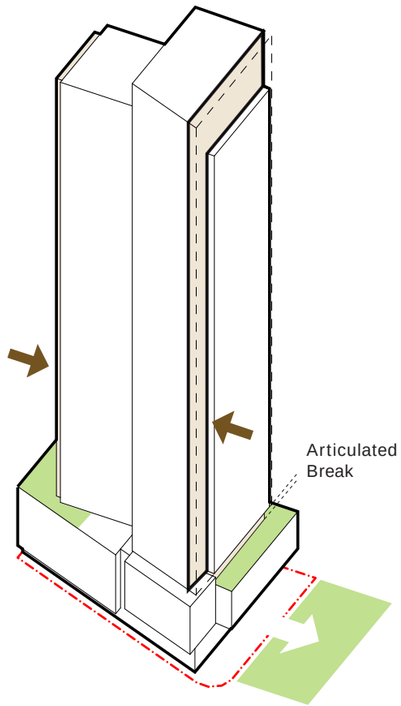
Tower
Developed Built Form

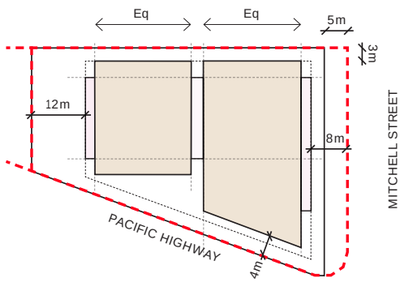




Eastern Volume Splay

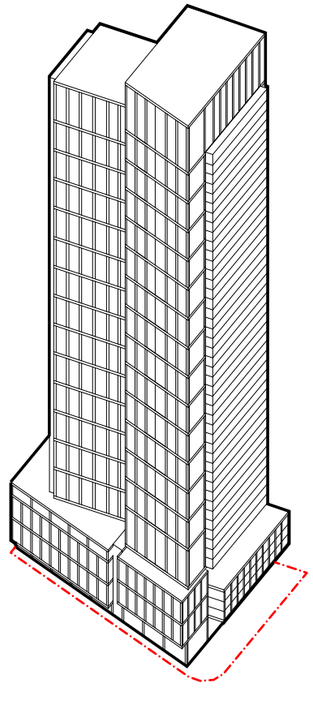
The western volume is kept square to be sympathetic to the massing for 617-621 Pacific Highway while the eastern volume is pushed out to be parallel to Pacific Highway and to accentuate the corner. This lengthening also further increases frontage towards premium views.

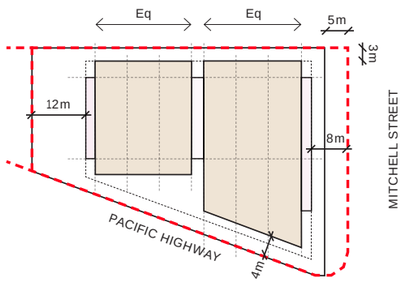




Shoulder Elements

The building volumes are articulated with notched corners, reducing their perceived length along the northern and southern elevations and contributing to a more slender expression within the skyline. Secondary shoulder elements are introduced to the east and west, creating opportunities for di□erent facade expressions. Level 5 is set back to further emphasise the transition between the podium and tower forms, establishing a clear architectural break.





Facade Frames

To further break down the mass of the volumes, a series of triple-height frames are introduced in the tower massing to provide a residential scale. Horizontal bands are expressed every 3-4 floors and each room bay is expressed through a vertical band. This expression is then carried through into the podium at di□erent scales, providing a facade rhythm that is contiguous with the streetscape while relating back to the plan.

Tower
Program & Stacking

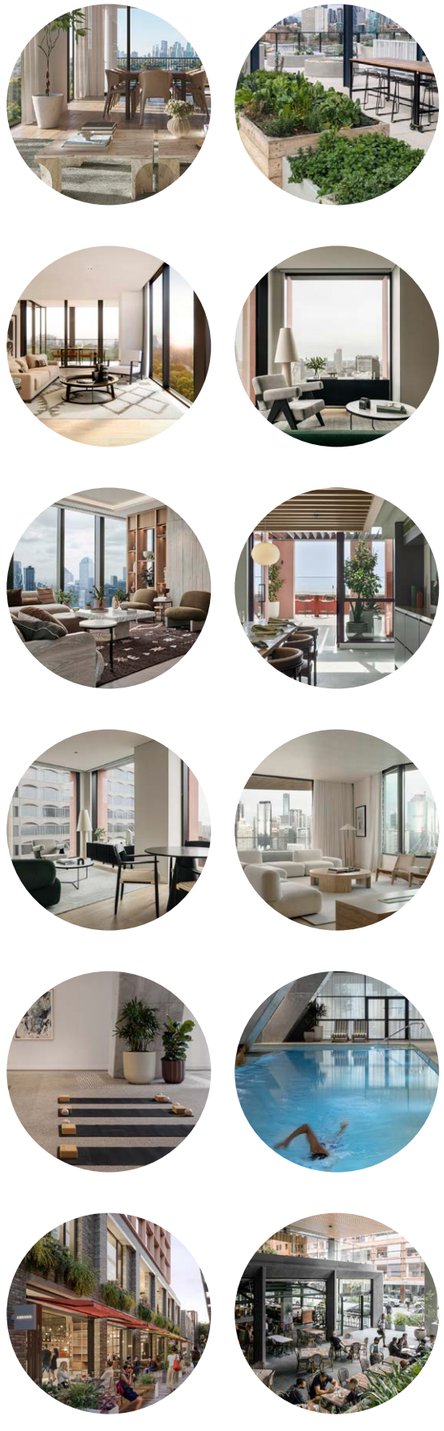
The proposal includes a broad mix of apartment types and sizes

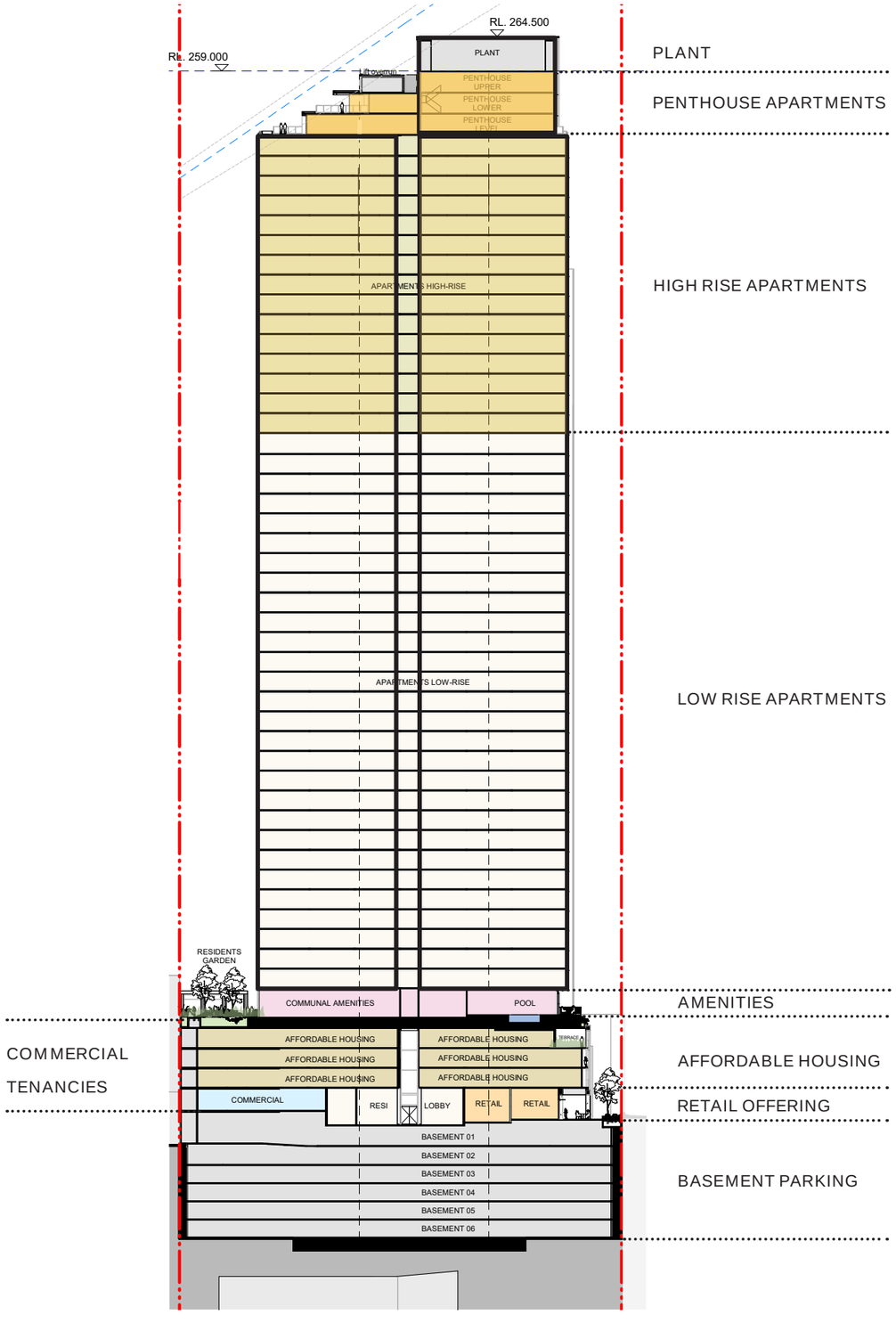
Build-to-Sell Apartments Mix

1 Bed	195	38.4%
2 Bed	185	36.4%
3 Bed	120	23.6%
4 Bed	8	1.6%
Total	508	100%

A□ordable Housing Apartments Mix

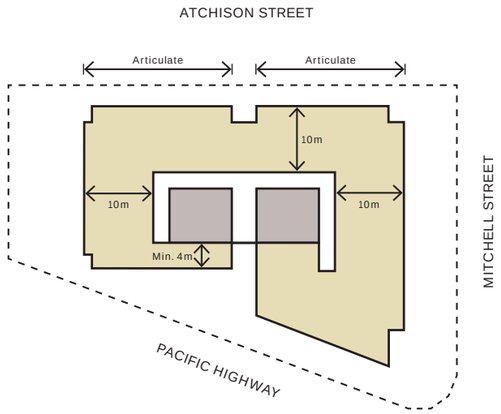
1 Bed	22	73.3%
2 Bed	6	20.0%
3 Bed	2	6.7%
Total	30	100%





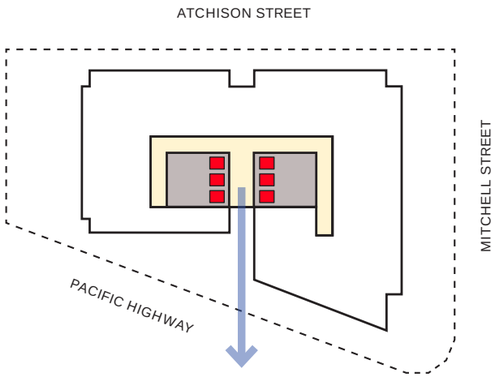
Tower
Floorplate Planning Principles

The tower massing has been designed in tandem with the floorplate planning principles to ensure the built form maximises solar access, views and overall residential amenity



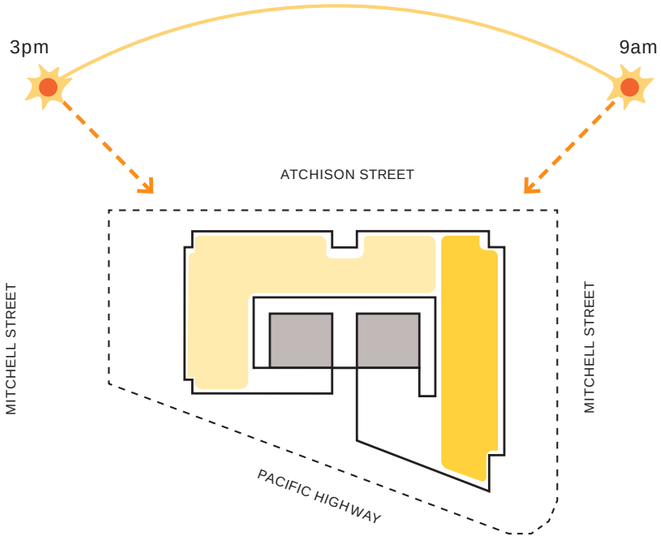
Optimising Building Depth

- Centrally located core for structural e□iciency
- Optimise apartment depths and e□iciency to maximise east, north and west facing floorspace
- Locate services spaces in deeper parts of floorplate



Amenity to Common Corridors

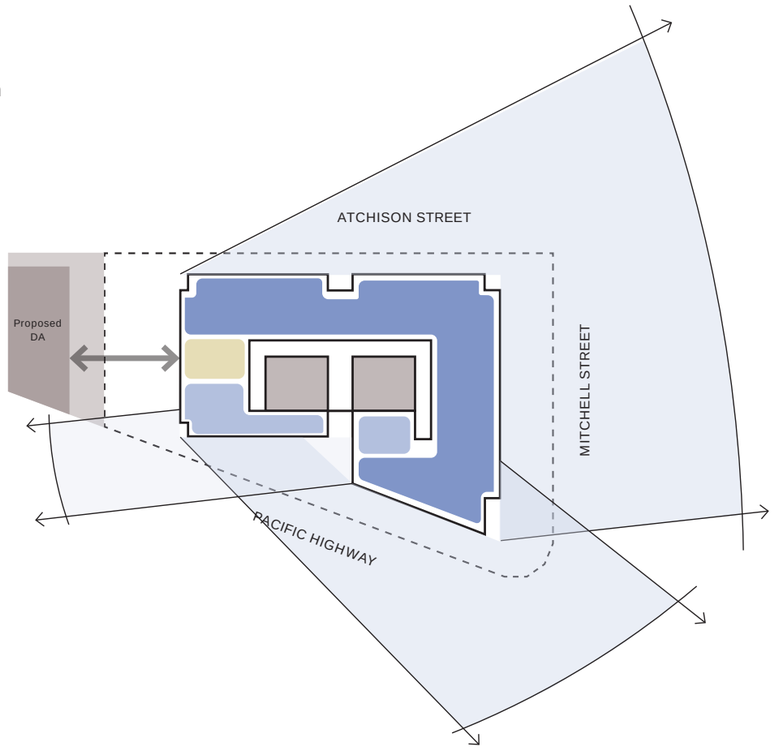
- Glazing to lift lobby for natural light and outlook
- Minimise corridor lengths



Maximising Solar Access

- Maximise number of apartments to north and east for solar access

Solar access to all levels
Solar access from approx Level 21



Maximising Prime Views

- Maximise views to the northeast, east and southeast
- Minimise primary living spaces to west due to neighbouring DA

Views
Outlook
Restricted outlook

Tower
Key Views

View from Pacific Highway

Artist Impression Only

Tower
Key Views

View from Albany Street

Artist Impression Only

Tower
Key Views

View from Darvall Street

Artist Impression Only

Tower
Top of Building Expression

The developed built form proposes to extend the height of the eastern volume to:

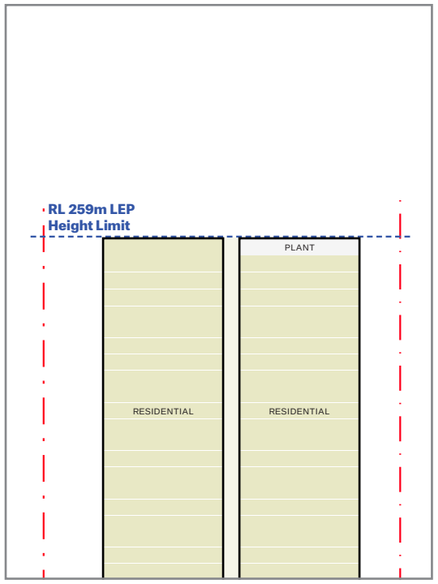
— emphasise verticality and create greater height distinction between the eastern and western volumes, further emphasising the conceptual massing

— create a landmark form on the skyline, reflecting the buildings location at the topographical highpoint of St Leonards

— re-distribute floorspace from the reduced massing along eastern frontage

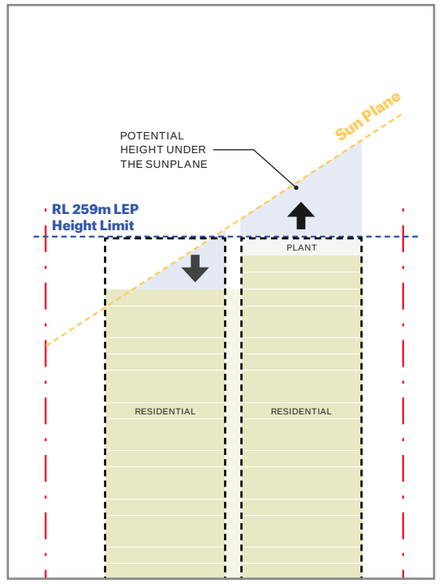
— integrate the roof plant room and lift overrun within the overall tower built form to create a singular architectural roof feature

Only non-habitable floorspace is located above the height limit.



LEP Building Height

— LEP Height RL 259

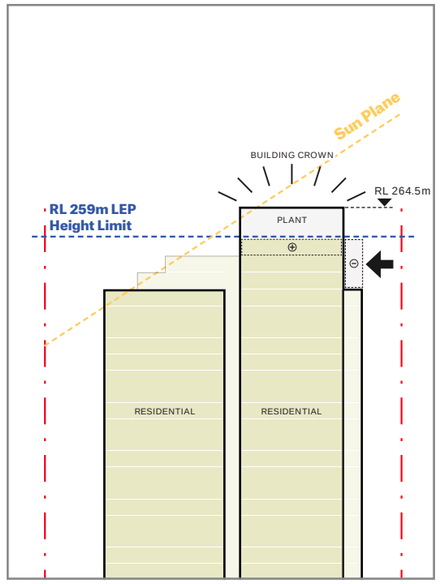


Sun Plane

— Sun plane to limit additional overshadowing to public open spaces identified in the TOD design guide

— Western volume lowered to minimise overshadowing

— Potential height under the sun plane to eastern volume

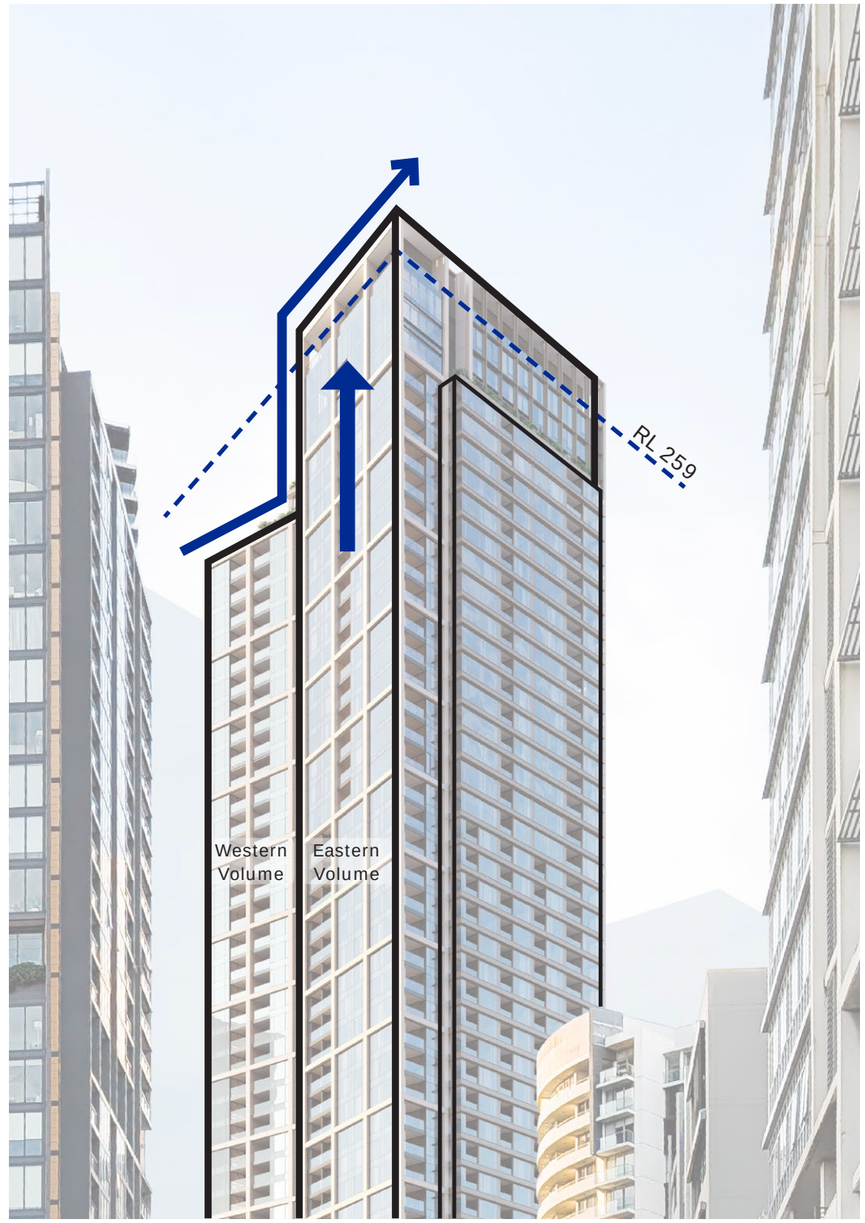


East Articulation and Crown

— Proposed re-distribution of area from the eastern frontage to further articulate the building crown

— No habitable space above the height limit (RL259)

— Roof plant and lift overrun integrated into roof facade feature



Height Di□erentiation

— The greater height di□erentiation emphasises the taller eastern volume as the landmark form on the skyline

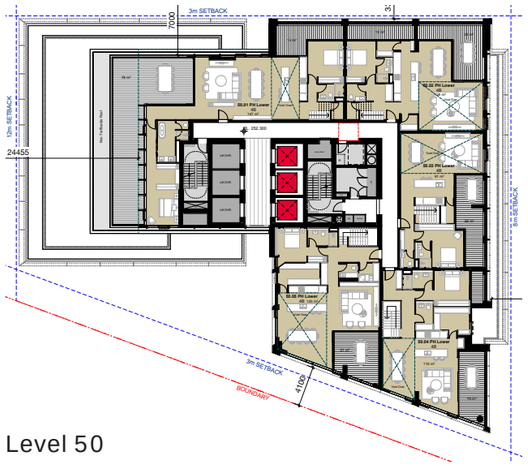
Tower
Top of Building Expression

— Non-habitable plant space located above height limit (RL259) within a roof feature

— The proposed building massing steps in plan and section to minimise additional overshadowing of public spaces between 10am and 3pm within the TOD Design Guide

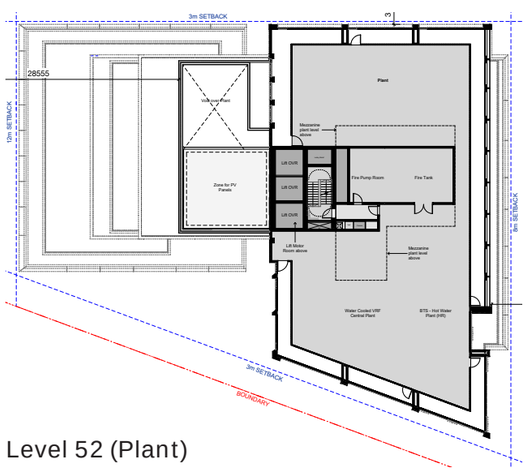
— Roof plant is fully screened

Level 49

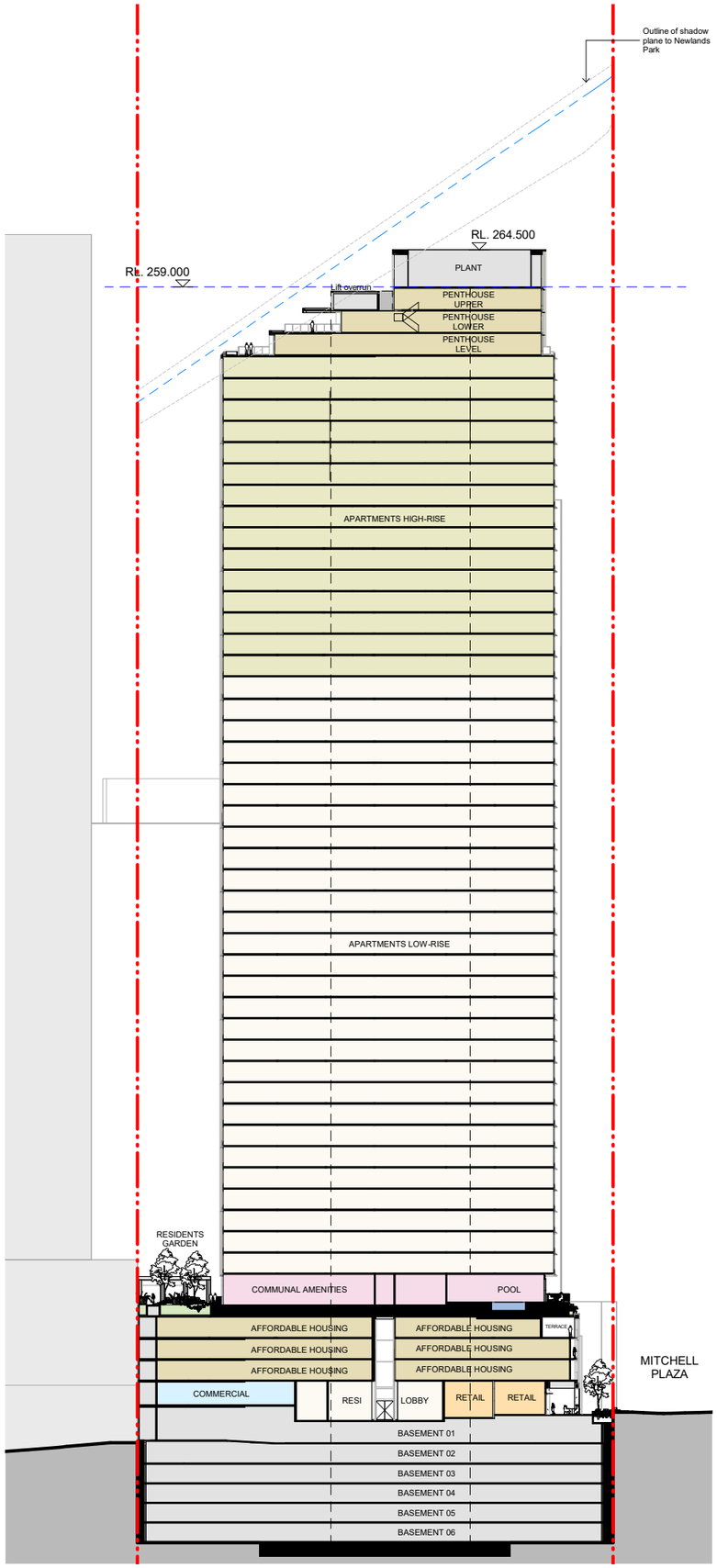


Level 50

Level 51



Level 52 (Plant)



Tower
Top of Building Expression

The proposed massing results in minor additional overshadowing to Newlands Park for a short period of time in mid-winter.

As illustrated by the accompanying diagrams, the additional shadowing occurs for less than seven minutes, between 10:00am and 10:07am at the winter solstice. The area a□ected is the northern tapered portion of the park, which is already substantially overshadowed by the dense canopy of mature existing trees and by neighbouring tower developments between 10:00am and 11:00am during mid-winter.

Given the very limited duration of the additional overshadowing and the fact that it does not impact the primary open-space areas of the park, the e□ect on the amenity and overall quality of Newlands Park is considered negligible.

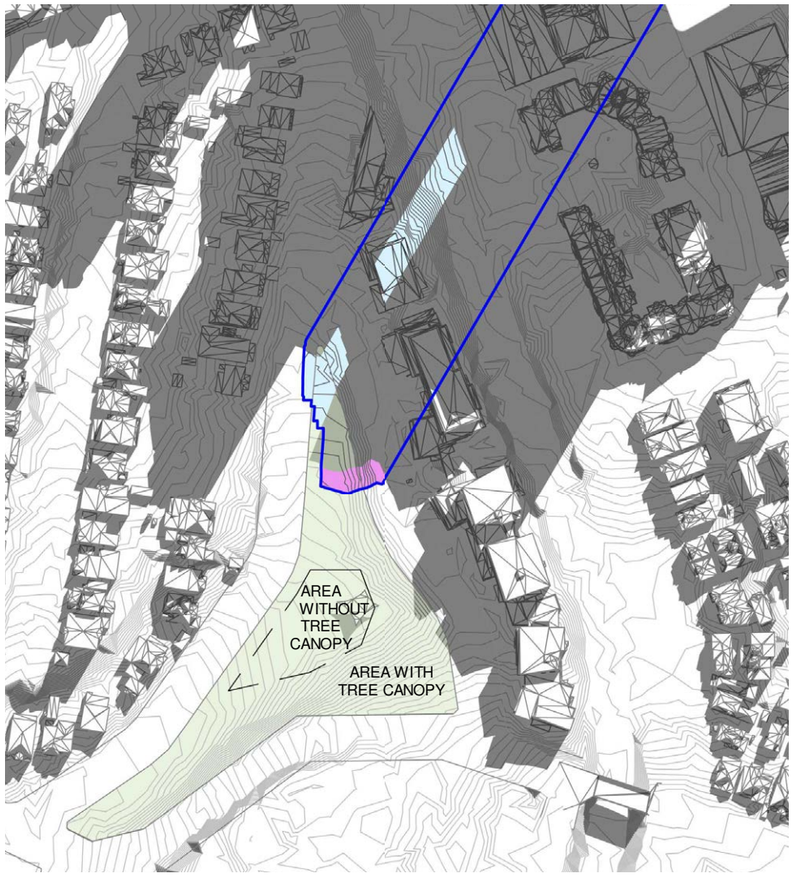
Aerial Photo of Newlands Park

Legend:

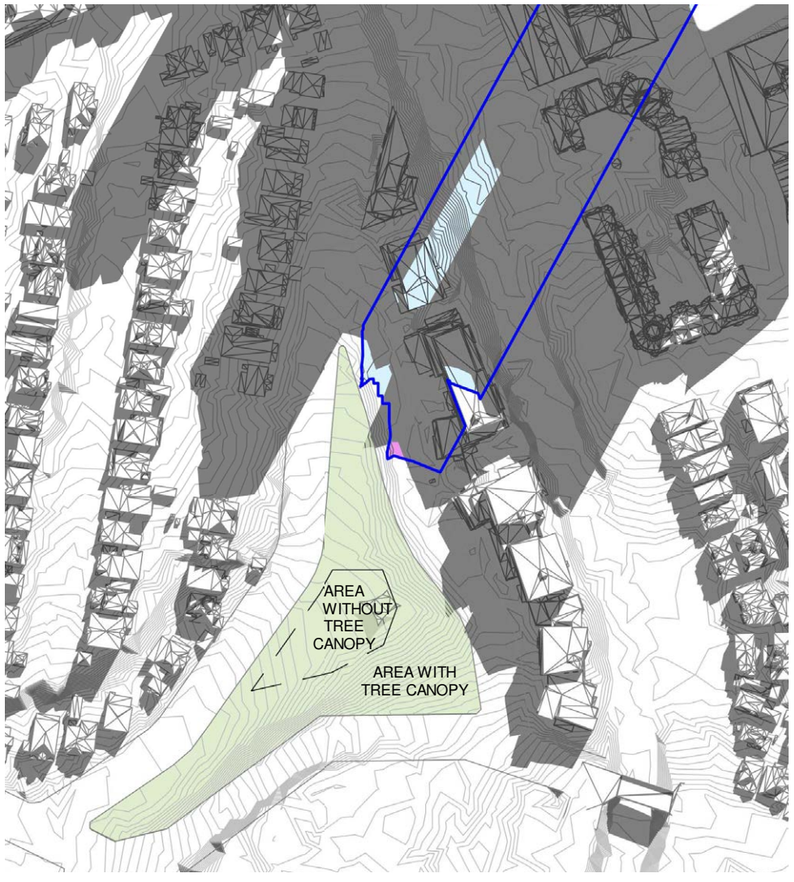
- Site Boundary
- Outline of shadow cast by proposed massing
- Additional shadow cast by proposed massing under RL259
- Additional shadow cast by proposed massing Over RL259

Note: Site context includes approved DAs and known proposed developments including:

- 100 Christie Street (DA Approved)
- 617-621 Pacific Highway (DA Approved)
- Nicholson Place / 46 Nicholson Street and 57 – 67 Christie Street, St Leonards (SSDA Approved)
- Telstra Exchange Site / 524-542 Pacific Highway, St Leonards (SSDA Approved)



10.00am

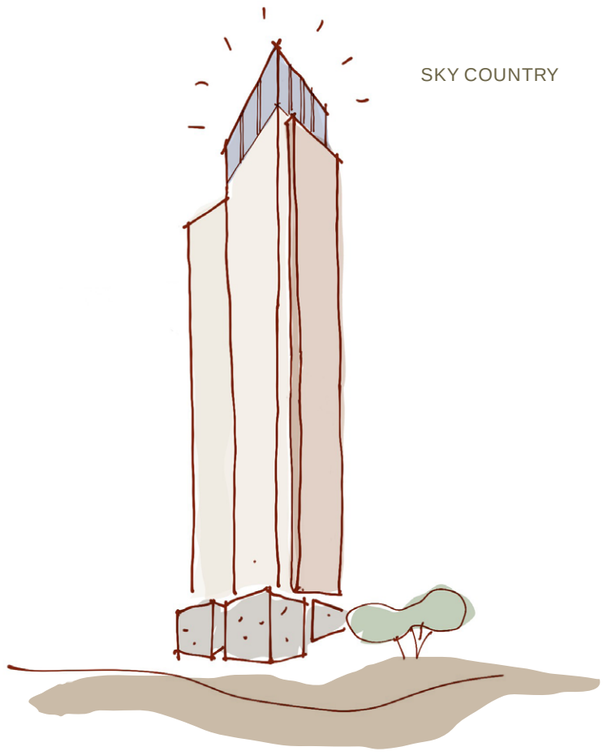


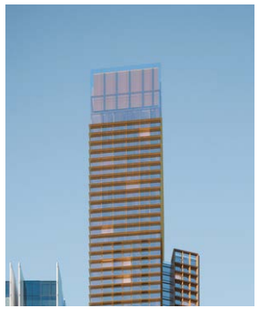
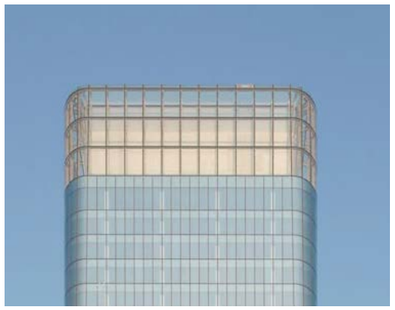
10.07am

Tower
Top of Building Expression

The proposed tower is guided by a project vision that draws on the concept of a lighthouse, acting as a visual marker within the urban landscape. Positioned at the topographical high point of the local area, the building adopts the symbolic role of a beacon—both orienting and anchoring the surrounding neighbourhood. Its vertical form emphasises this metaphor, creating a legible silhouette that contributes to the identity of the precinct and reinforces the tower's role as a landmark within the broader city context. The top-of-building crown is conceived as a light, glazed element that acts as a subtle beacon, drawing inspiration from 'Night Sky Country' and celestial cycles, acknowledging the tower's relationship with the open sky and its presence within the broader cultural and environmental landscape.

At the tower's summit, this distinctive roof feature introduces a lighter, more refined termination to the building, providing a subtle contrast to the consistently articulated facade below. The expression enhances the lighthouse analogy, ensuring the top reads as an elevated, illuminated element when viewed from key vantage points. Given the tower's high visibility from surrounding suburbs and approach routes, this refined crown plays a vital role in defining the building's identity and its contribution to the skyline.




Reference Images

Artists Impression Only

Tower
Top of Building Expression

Southern view
(Artist Impression Only)

South eastern view
(Artist Impression Only)

5.0
Ground Plane & Podium

Principle 5: Landscape

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

SEPP (Housing) Principle 7: Safety

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

Artists Impression Only

Podium & Ground Plane
Design Concepts

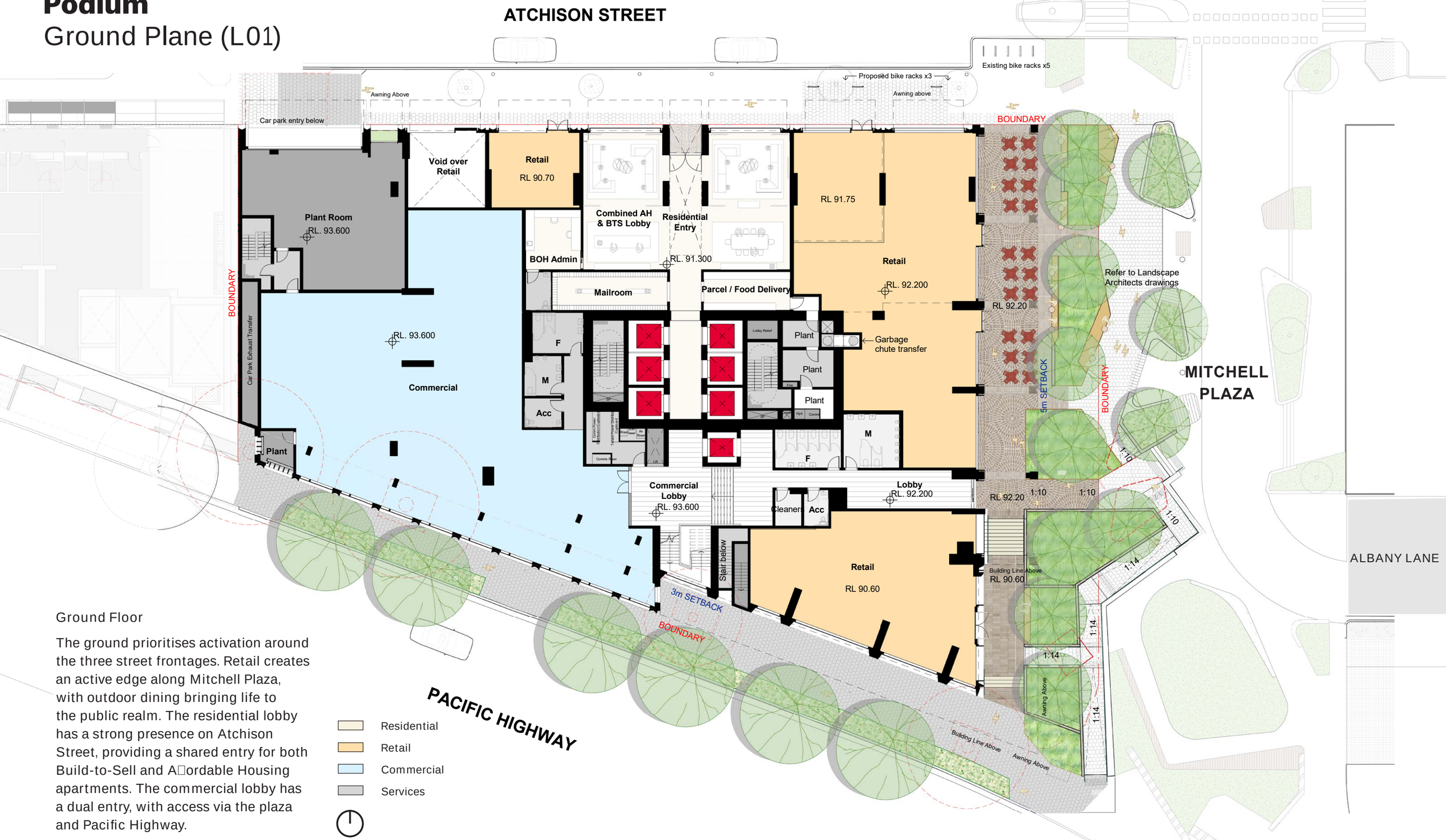
The proposed built form adopts a contextual approach to massing and height, responding sensitively to the surrounding urban fabric and existing character of St Leonards. The design carefully balances podium and tower proportions to create a cohesive street presence while maintaining appropriate transitions to neighbouring buildings. Height and bulk are strategically modulated to protect key view corridors, maximise sunlight access, and ensure an inviting human scale at street level.

At the ground plane, the design prioritises activation along Atchison Street and Mitchell Plaza, creating a vibrant pedestrian environment that encourages engagement and social activity. A covered outdoor retail arcade adjacent to Mitchell Plaza extends the public realm, o□ering sheltered spaces for dining and retail experiences. Residential entries along Atchison Street provide clear street addresses and a sense of identity, enhancing wayfinding and community connection within the urban setting.

The architectural expression is defined by a warm masonry palette, featuring contemporary terracotta and stone (or similar) that reference the site's country, heritage, and geology. These materials lend depth, texture, and authenticity to the façade. Clear sightlines are maintained throughout the ground level, ensuring visual permeability and aligning with CPTED principles to promote safety, comfort, and natural surveillance.

View from the corner of Atchison Street and Mitchell Plaza

Podium
Ground Plane (L01)



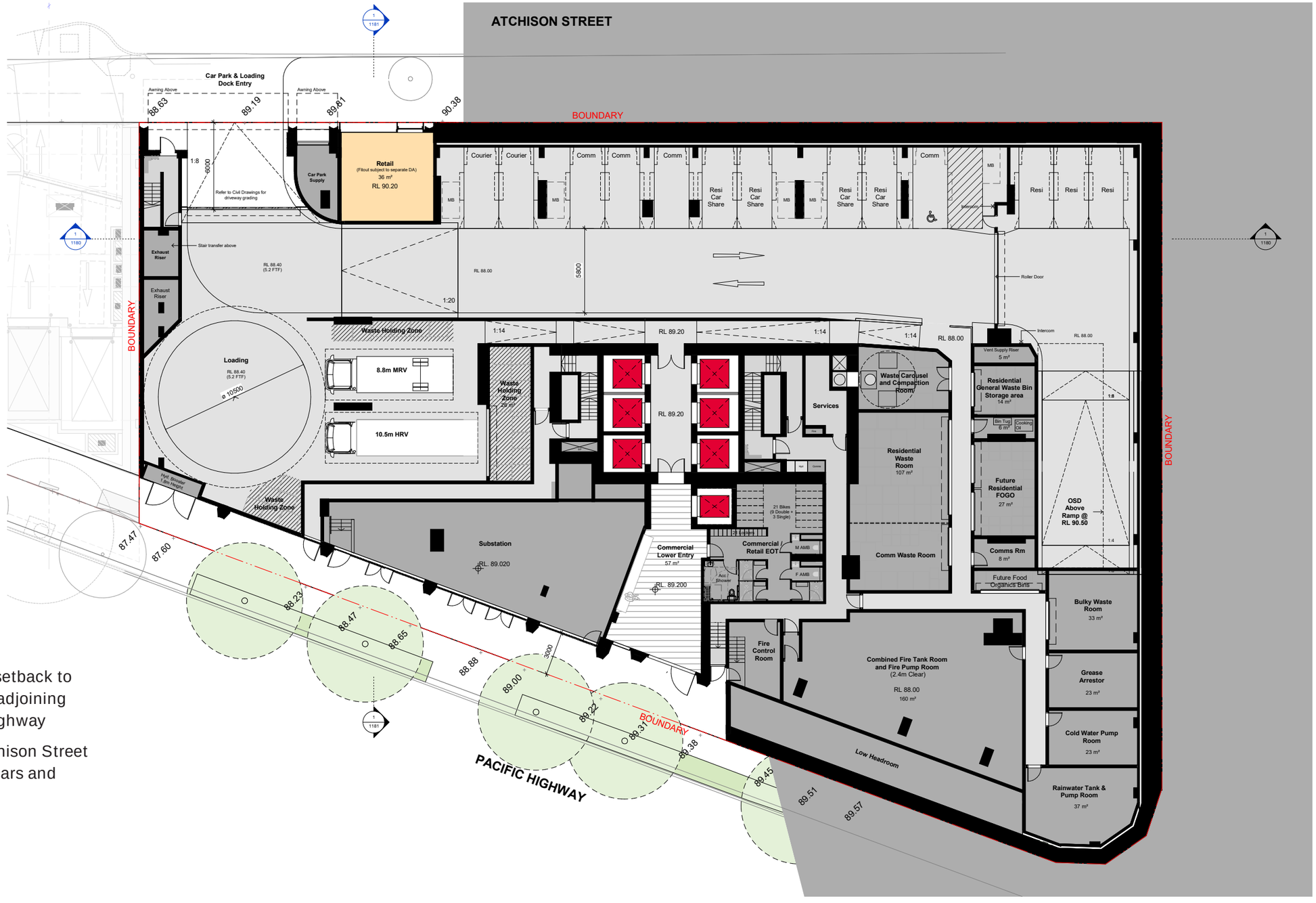
Ground Floor

The ground prioritises activation around the three street frontages. Retail creates an active edge along Mitchell Plaza, with outdoor dining bringing life to the public realm. The residential lobby has a strong presence on Atchison Street, providing a shared entry for both Build-to-Sell and A□ordable Housing apartments. The commercial lobby has a dual entry, with access via the plaza and Pacific Highway.

- Residential
- Retail
- Commercial
- Services

Podium

Lower Ground Floor (B01)



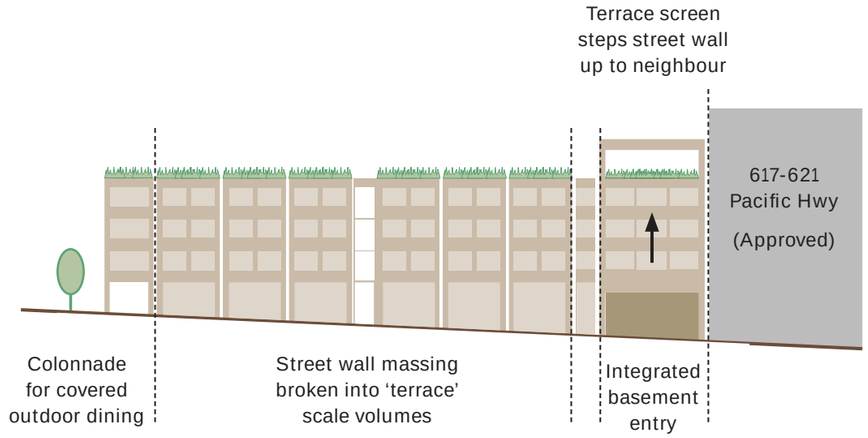
Lower Ground Floor Plan (Level B01)

- Services rooms along Pacific Highway setback to increase footpath width and align with adjoining proposed building at 617-621 Pacific Highway
- Vehicular access from low point on Atchison Street providing shared basement access for cars and service vehicles
- Retail extended along Atchison Street
- Commercial lobby o Pacific Highway

Podium
Atchison Street Elevation

The northern elevation is articulated through a series of distinct frames that establish a finer grain and define the rhythm of shopfront widths along the street. The podium level is visually softened with perimeter planting around the Level 05 amenities, introducing greenery to the built form and enhancing the pedestrian experience. Covered alfresco dining areas are positioned within the arcade adjacent to Mitchell Plaza, activating the public domain and promoting street-level vibrancy. Above, apartment terraces overlook these spaces, contributing to a lively interface between residential and retail uses.

Materially, the terracotta (or similar) frames of the podium transition to robust stone piers at the ground level, creating a sense of solidity and permanence. The residential entry is clearly expressed through a striking triple-height void, signifying arrival and enhancing visual legibility. Retail frontages incorporate seating plinths to manage the steep level changes along Atchison Street, while the basement entry door is seamlessly integrated into the framed architectural language.



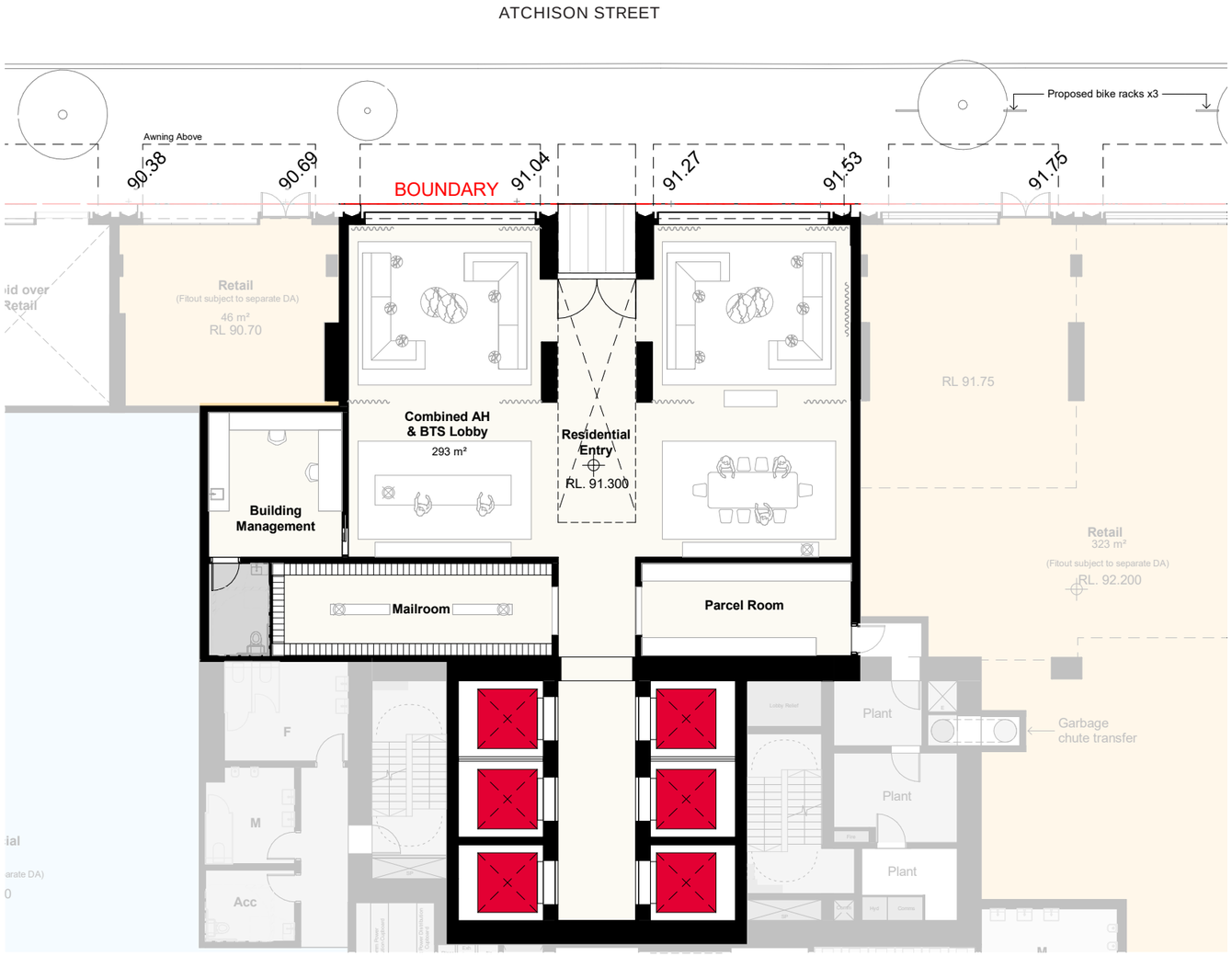
Podium
Residential Address

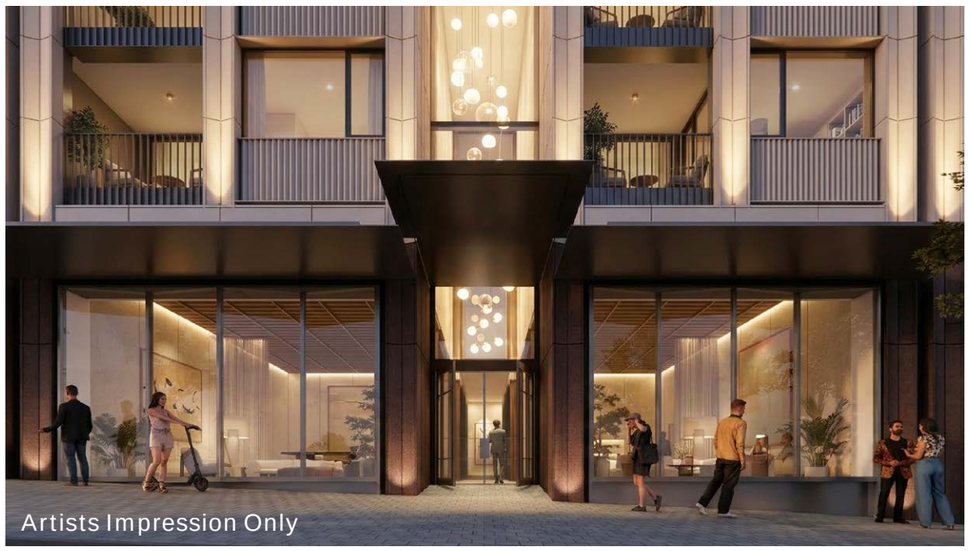
Residential Address

The development presents a strong street address on Atchison Street, with clear visibility from the public realm and convenient drop-o and pick-up opportunities for taxis and ride-share services.

A shared entry and lobby for both BTS and A ordable Housing residents is framed by a triple-height volume that creates a generous and welcoming sense of arrival.

Lounge spaces positioned directly along the street provide amenity for residents while contributing to passive activation and surveillance of Atchison Street. Within the lobby, a concierge desk, large resident mailroom, and dedicated parcel room for oversized deliveries support everyday convenience and functionality.

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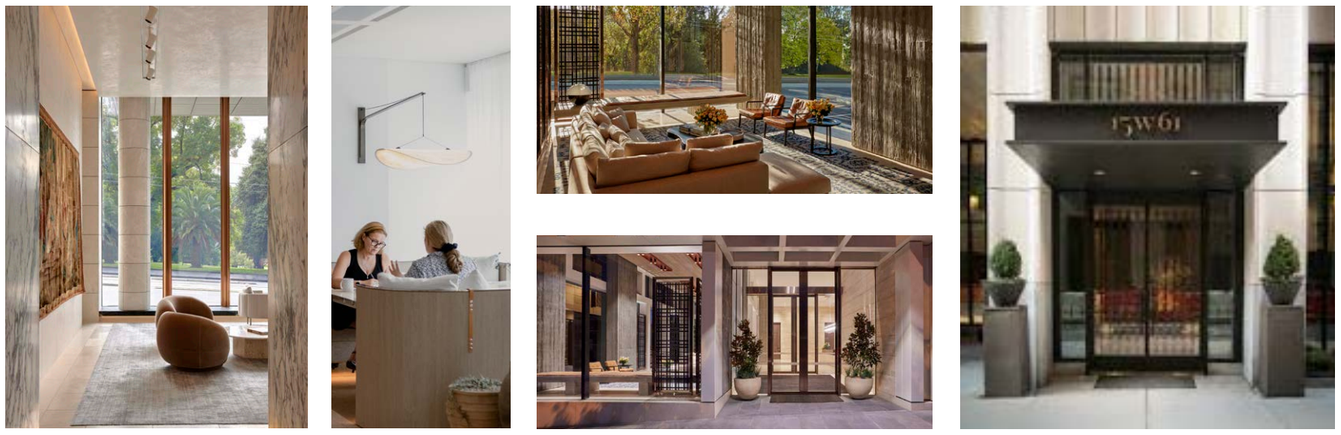
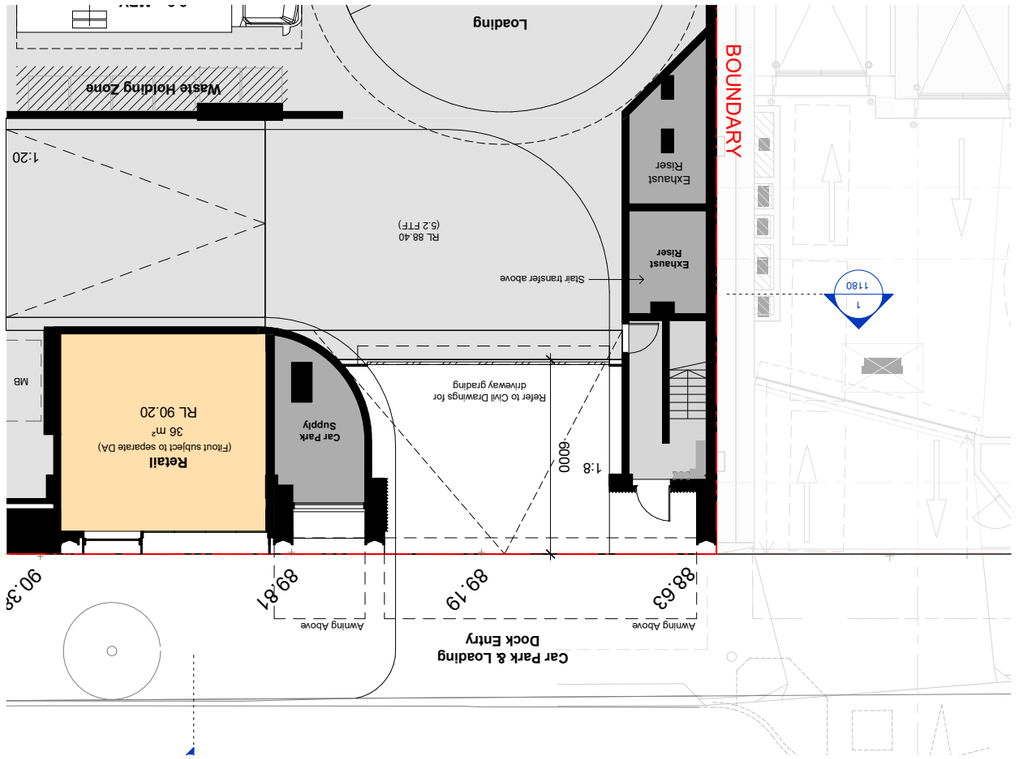

Reference Images

Podium
Vehicular Entry

Vehicular Entry

Vehicle access is provided from Atchison Street at the low point of the site, with a discreet, combined entry for both cars and service vehicles to minimise footpath crossovers and maximise active frontages along the street.

The width of the entry has been carefully integrated into the framing language of the podium architecture, ensuring a cohesive and unobtrusive streetscape presence.



B01 Plan

Atchison Street Elevation

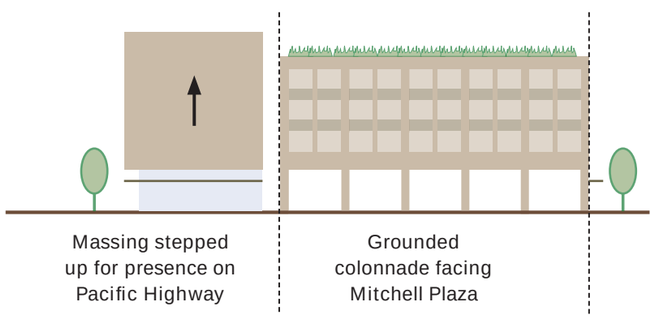
Podium
Mitchell Plaza Elevation

Mitchell Plaza Elevation

The podium heights are staggered to respond sympathetically to the surrounding context, with a lower landscaped podium at Level 05 addressing Mitchell Plaza and a taller commercial volume positioned at the corner of Pacific Highway.

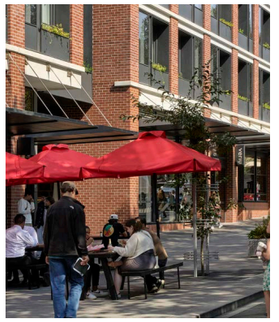
The frame expression is continued down to the ground level to form a generous colonnade facing the plaza, while the ground floor glass line is set back to provide shading for alfresco dining.

The Level 5 amenity terraces incorporate battened so□its that visually connect with the surrounding landscape, and the podium top is further softened with integrated planting to enhance the building's relationship with its public setting.



Reference Images





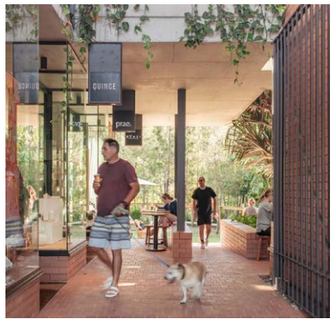

Podium
Mitchell Plaza Activation

Mitchell Plaza Colonnade

Fine-grain retail tenancies with alfresco spaces create flexible indoor–outdoor settings that activate the street edge. A planting bu□er provides privacy for diners within the colonnade while maintaining clear sightlines into Mitchell Plaza. These neighbourhood-style retail spaces o□er a direct connection to the public plaza, enhancing vibrancy and supporting a lively, community-focused ground plane.

View of colonnade fronting onto Mitchell Plaza

Reference Images



Podium
South East Corner

The podium massing at the south-east corner is set back an additional 4.3 metres from the eastern boundary (9.3 metres in total), enhancing the generosity of public circulation between Pacific Highway and Mitchell Plaza while improving visibility into this key public space. This corner condition is constrained by existing solid metal walls built hard up to the boundary; the increased setback therefore alleviates the resulting spatial bottleneck and creates a more open, legible pedestrian experience.

At ground level, a prominent corner retail tenancy establishes an active and highly visible presence from the south-east approach. A wrap-around awning provides continuous weather protection and helps draw pedestrians into the site via a covered retail arcade. Above, podium-level terraces contribute to a more open and engaging corner expression, with integrated planters softening the built form. Glazing set behind the terrace is angled to mitigate reflectivity from low morning sun.

View of the south east podium corner from Pacific Highway

Podium
Pacific Highway Elevation

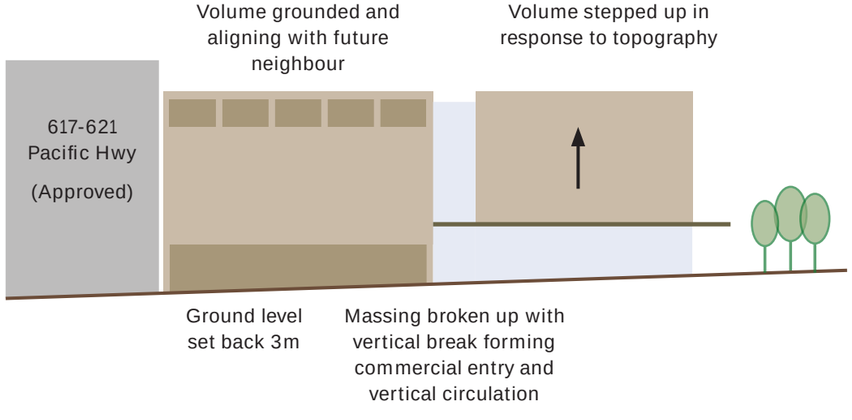
Pacific Highway Elevation

The staggered massing expression elevates the building entry at the corner of Pacific Highway and Mitchell Plaza, with the stepped corner volume responding naturally to the site's topography.

A consistent framed façade language reinforces street rhythm and human scale across all elevations.

The massing is further broken down by a central vertical glazed recess that highlights the main entry and delineates the vertical circulation between the commercial floors.

View of the podium from Pacific Highway



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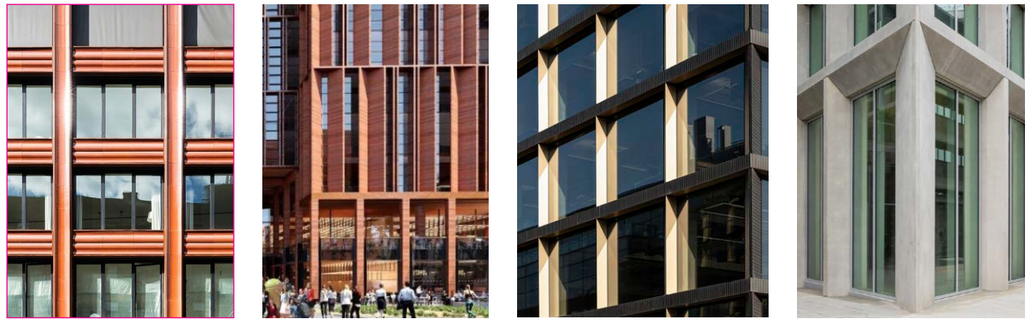


Podium
Pacific Highway Elevation

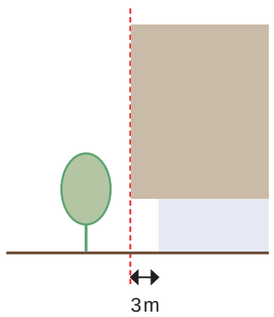
Pacific Highway Elevation

A ground floor setback establishes a continuous pedestrian walkway aligned with the frontage of the approved 617–621 Pacific Highway development, reinforcing a consistent and legible streetscape. The massing above is designed to cantilever over this zone without supporting columns, improving sightlines and enhancing visibility to support CPTED principles while maintaining a generous, unobstructed public realm. New street tree planting along the frontage further contributes to pedestrian amenity, strengthening the green edge and supporting a more comfortable and walkable environment.

Essential services, including the substation and hydrant booster, are consolidated along the western portion of this frontage, allowing the primary edges to Mitchell Plaza and Atchison Street to prioritise active uses. Along this elevation, vertical piers are introduced at regular intervals to articulate the façade and reduce the visual extent of metal louvres, contributing to a more refined and human-scaled streetscape expression.

TOD Design Guide

The Pacific Highway ground floor is setback 3m, aligning with the TOD recommended setbacks.



View of the Pacific Highway elevation

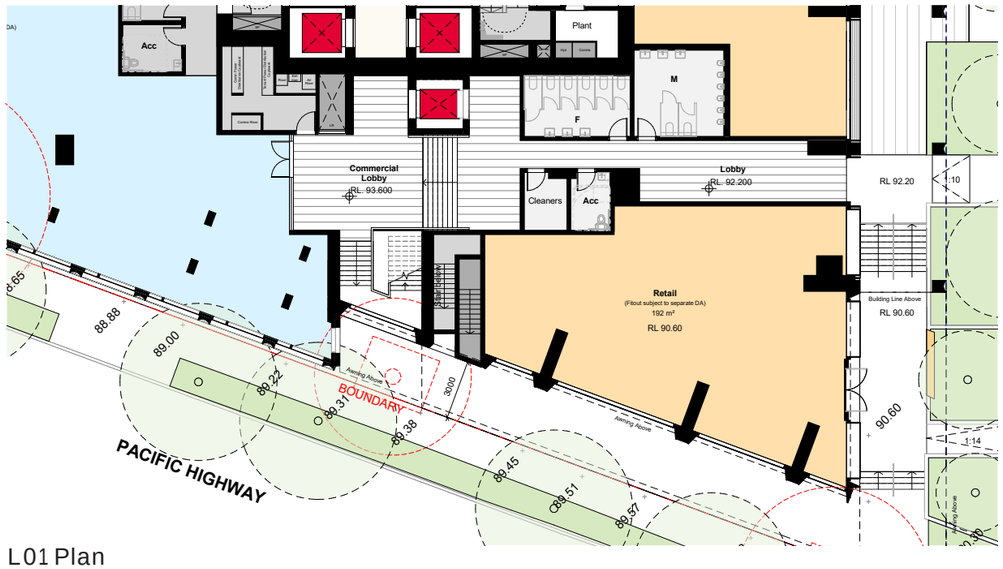
Podium
Commercial Lobby

Commercial Lobby

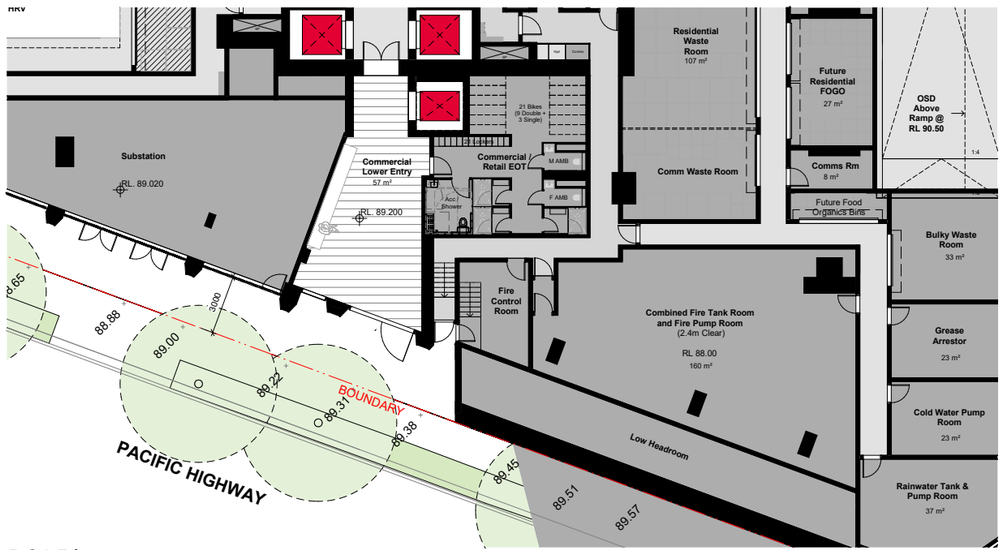
The commercial lobby features a dual-entrance arrangement, with a south-facing entry providing the commercial spaces with a clear street address and strong visibility along Pacific Highway, while an east-facing entry o□ers convenient alternate access from Mitchell Plaza.

A solid awning extends across the Pacific Highway frontage and wraps around the southeast corner, delivering continuous weather protection and maintaining clear sightlines for pedestrians arriving from the Metro station.

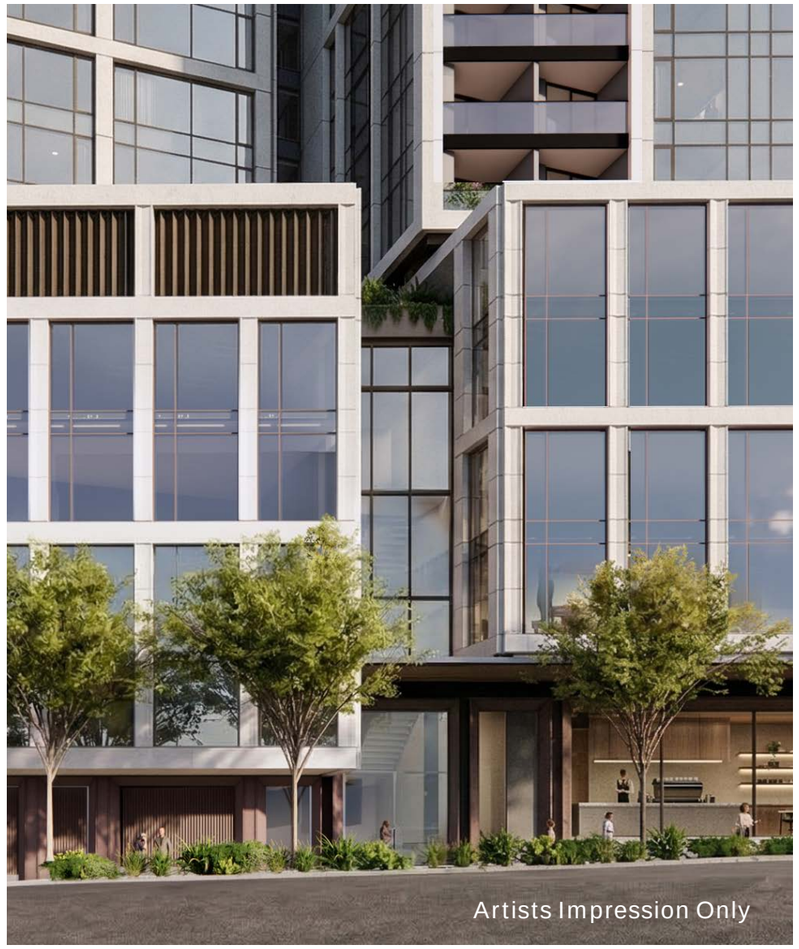
The lobby itself forms a glazed break in the Pacific Highway elevation, with an open internal stair o□ering a visually connected circulation experience between Levels 01 and 04.



L01 Plan



B01 Plan



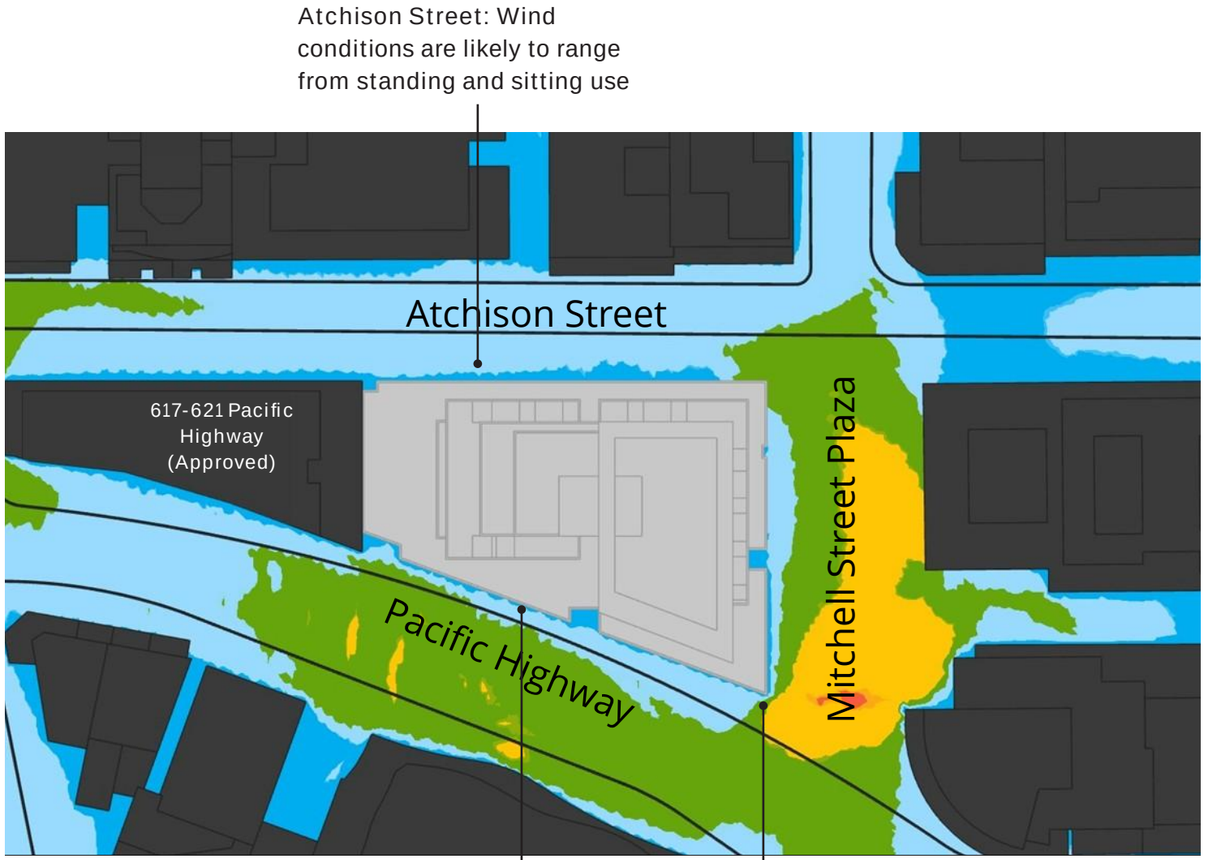
Podium
Wind Assessment (Pedestrian Comfort)

Annual Wind Comfort Conditions of Ground Level

(Modelling by RWDI)

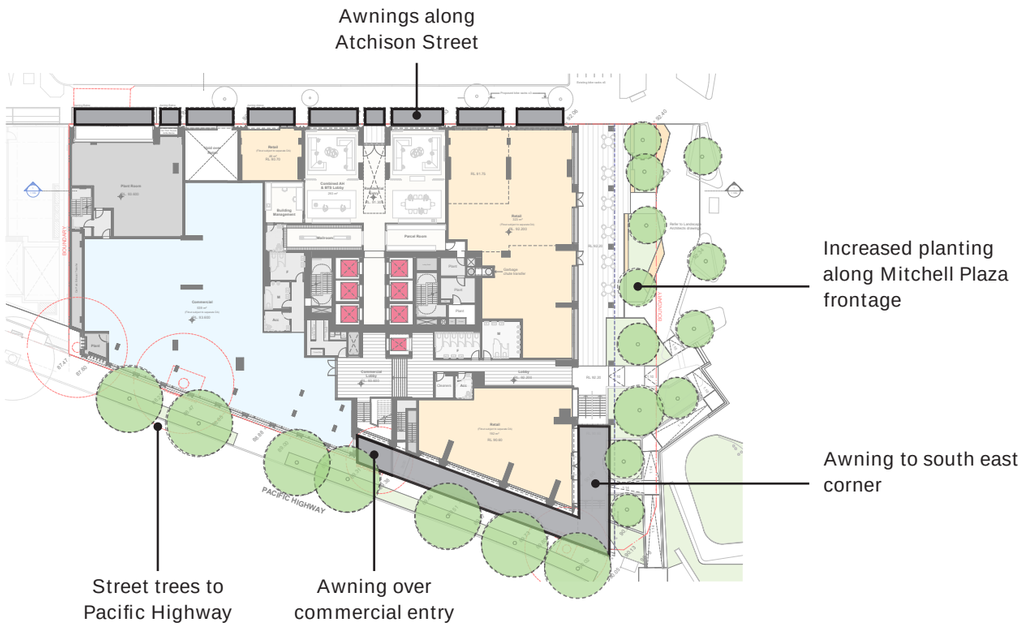
KEY - WIND COMFORT RATING

Sitting	Standing	Strolling	Walking	Uncomfortable



Ground Level Mitigation Measures

Whilst wind speeds are not expected to exceed the target comfort thresholds, a number of wind mitigation measures have been utilised to improve wind comfort.



Awning to south east corner

Awnings along Atchison Street

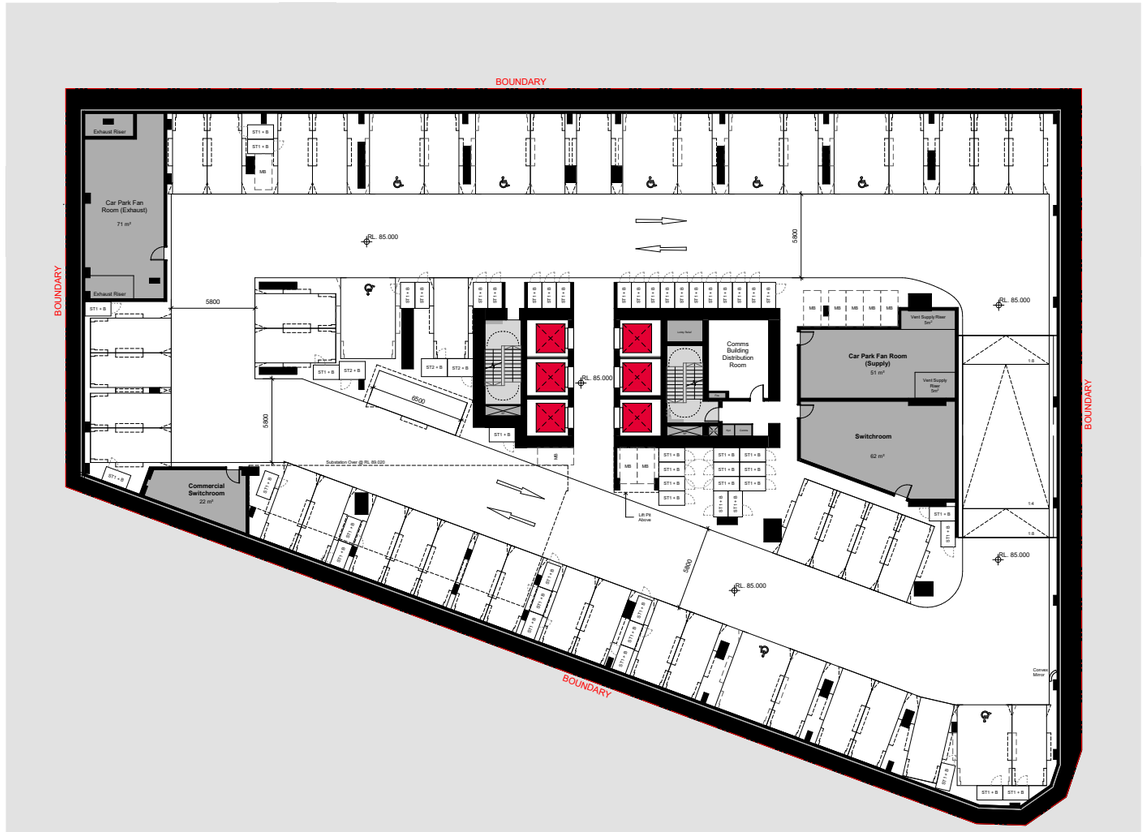
Podium
Basement Levels

The basement car park exists over 6 levels, with Resident car parking accommodated from Level B02-B06. Each parking level accommodates standard car spaces, larger car spaces for adaptable apartments and resident storage cages.

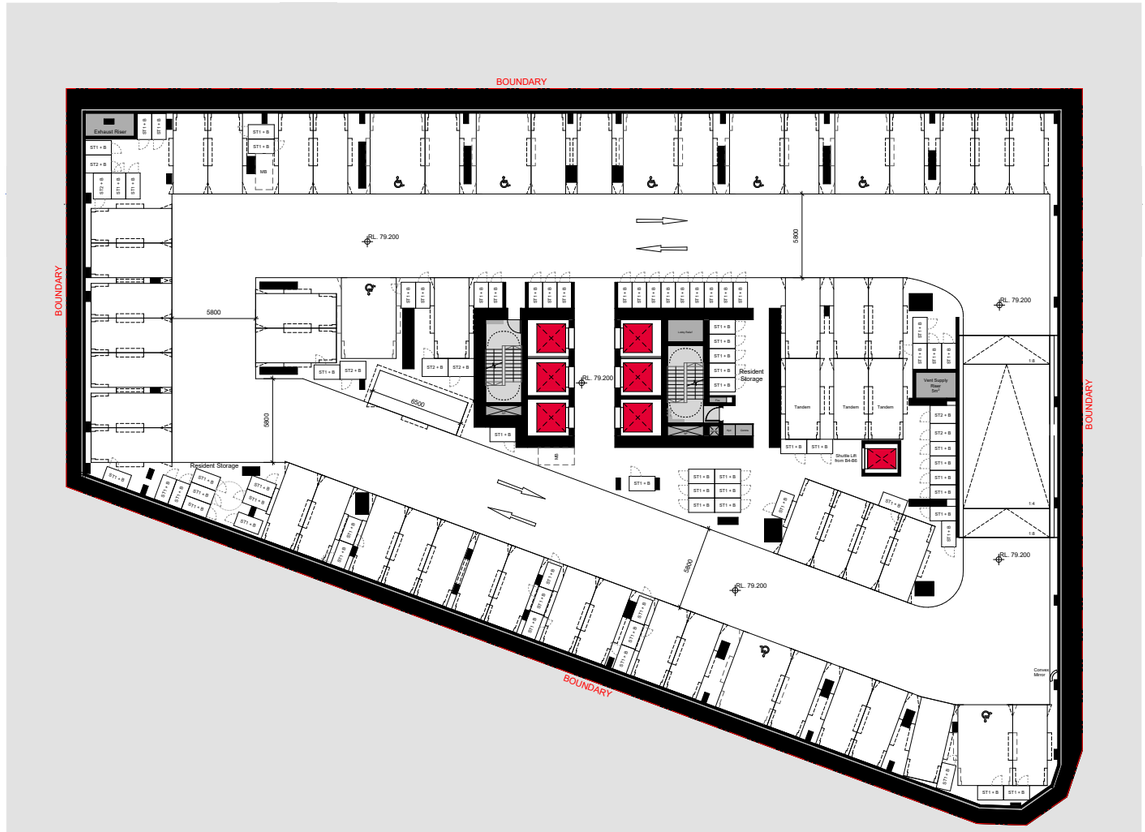
Basement Level B02 accommodates additional plant rooms.

Parking

	Residential	Commercial	Courier	Total
Standard	254	3	2	259
Accessible		1		1
Adaptable	40			40
Total Spaces	294	4	2	300
Motorbikes				30



Basement Level B02



Typical Basement Level

6.0
Residential Levels

SEPP (Housing) Principle 6: Amenity

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

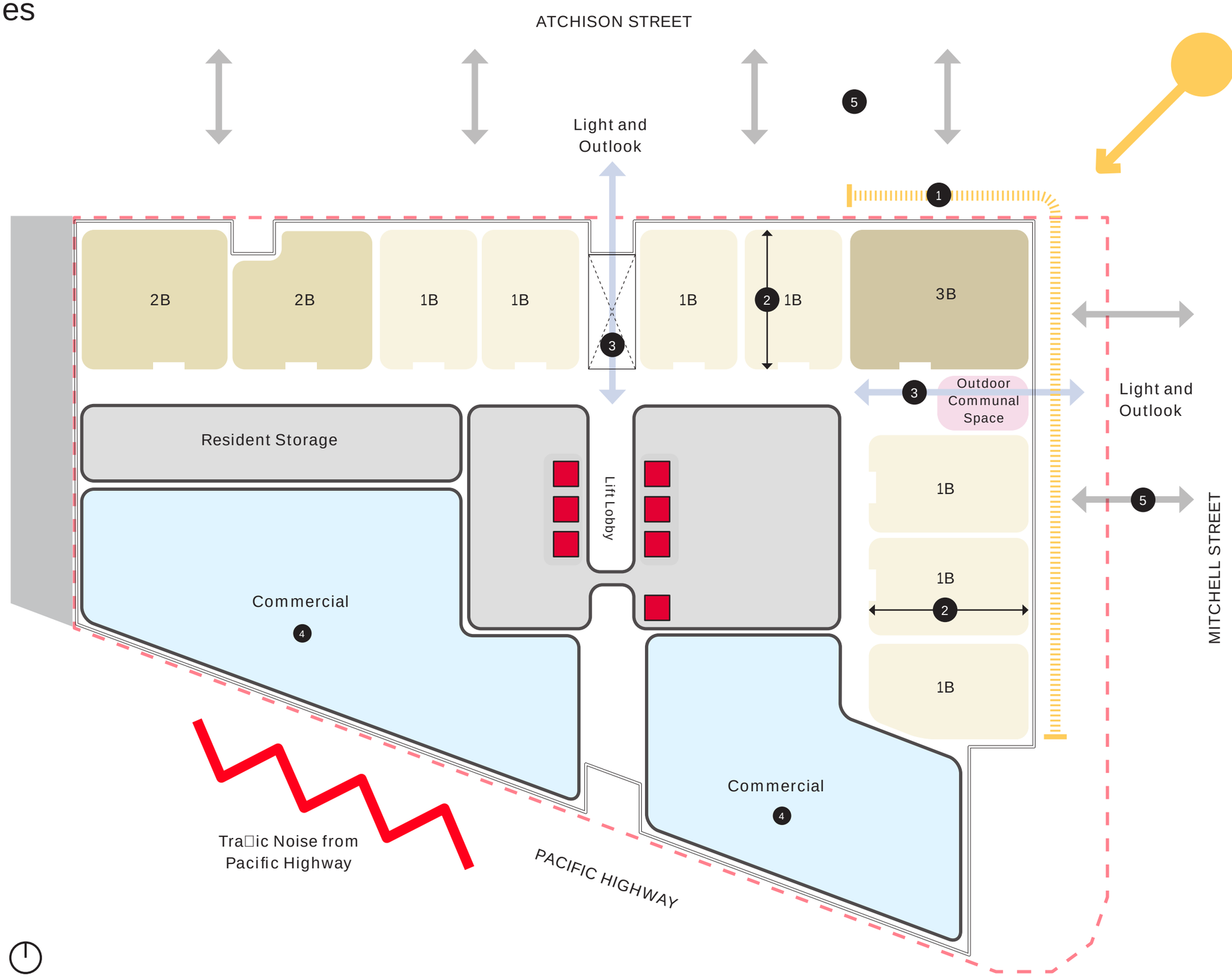
Artist Impression Only

Podium
Floorplate Planning Principles

Levels 2, 3 and 4 accommodate a mix of A□ordable Housing apartments and commercial floorspace, with the two uses vertically arranged and oriented to respond appropriately to site conditions and environmental context. The A□ordable Housing apartments are positioned to the north and east to maximise access to sunlight while avoiding exposure to tra□ic noise along Pacific Highway.

Residential corridors are punctuated with glazed openings that draw natural light deep into the interior and provide outlooks, improving amenity and spatial legibility. At the eastern end of the corridor, a resident breakout space opens onto a terrace overlooking Mitchell Plaza, o□ering opportunities for neighbourly interaction and access to sunlight throughout the year.

Commercial floorspace is located along the Pacific Highway frontage, making e□ective use of the elevation most a□ected by tra□ic noise while maintaining an active and visible presence to the street.



1. Maximise apartments to north and east for solar access and views
2. Optimised apartment depths
3. Natural light and outlook to common corridors
4. Commercial uses fronting Pacific Highway
5. Residential uses contribute to neighbourhood quality of Atchison Street and Mitchell Plaza

Podium
Levels 2, 3 & 4

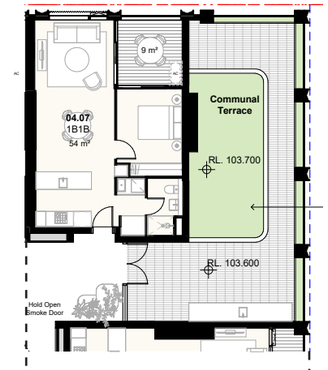
The a□ordable housing levels accommodate a mix of apartment types and sizes.

	1 Bed	2 Bed	3 Bed	Total
Level 04	8	2		10
Level 03	7	2	1	10
Level 02	7	2	1	10
Total	22	6	2	30

Open-ended corridors allow natural light to reach common circulation areas, enhancing amenity and visual connection. At the eastern end of the corridor, a communal space opens onto a terrace overlooking Mitchell Plaza, providing opportunities for social interaction and outdoor access.

On Level 4, this terrace expands into a larger communal area with northern and easterly aspects, maximising sunlight exposure.

In addition to these on-floor spaces, A□ordable Housing residents have shared access to all communal amenities throughout the building, promoting inclusivity and a sense of community.

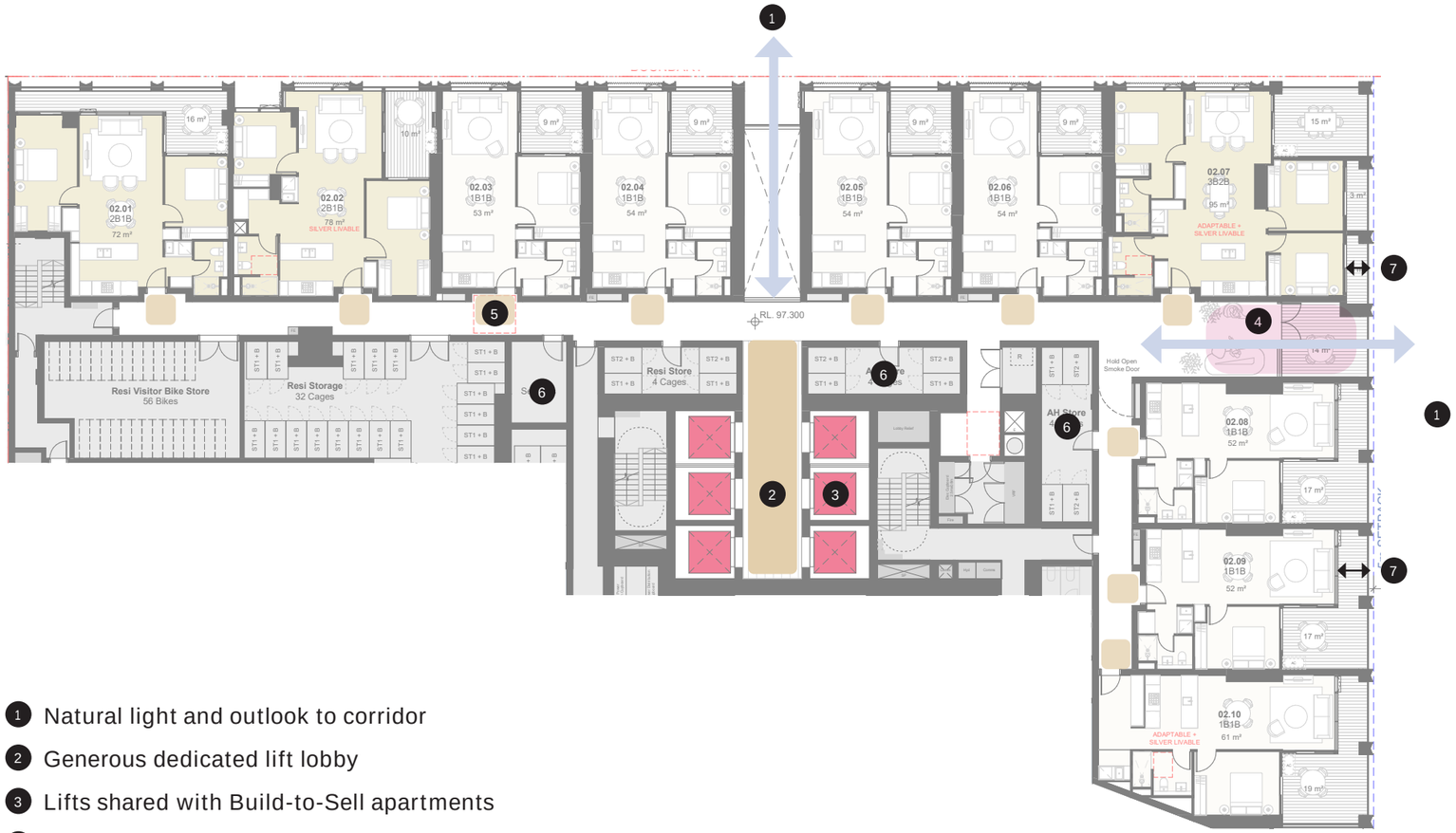


Communal Terrace to Level 4

Podium
A□ordable Housing

The residential corridors have been treated as essential communal spaces to encourage interactions between neighbours and to create a sense of address to each apartment.

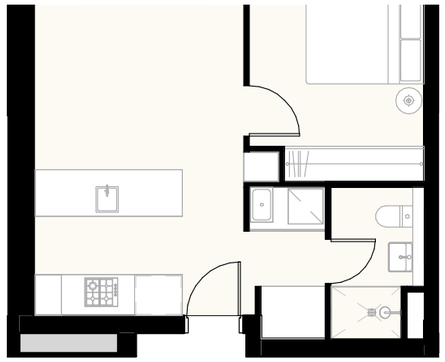
Common Spaces



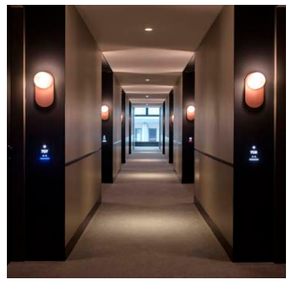
1. Natural light and outlook to corridor
2. Generous dedicated lift lobby
3. Lifts shared with Build-to-Sell apartments
4. On-floor communal spaces
5. Apartment entry niches
6. On-floor residents storage
7. Eastern apartments setback to provide greater privacy to Mitchell Plaza

Apartment Entries

Entry niches to apartments creates a sense of address to each dwelling, whilst helping to visually break up the corridor length.



Indicative view of common corridor

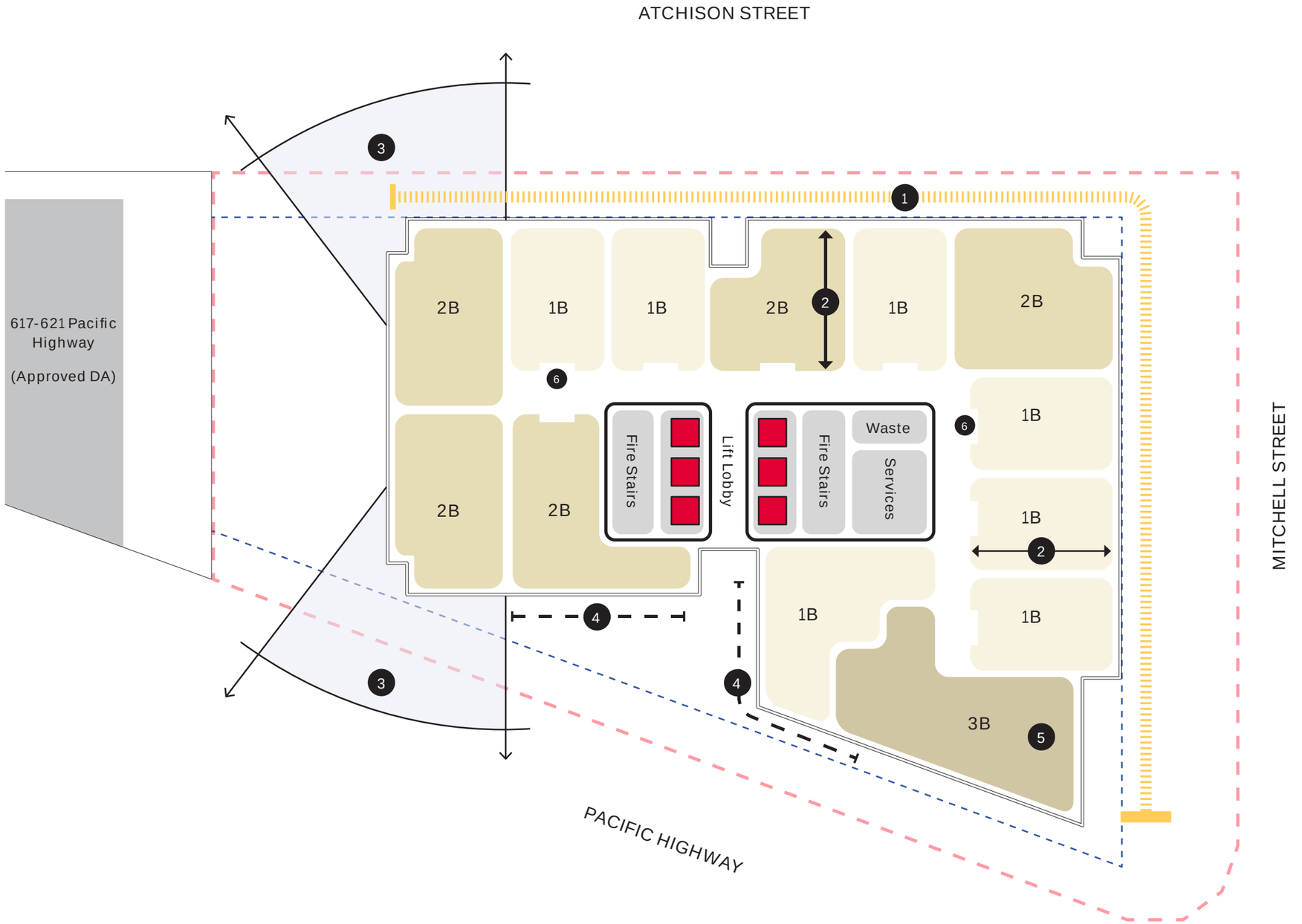


Reference images

Tower
Floorplate Planning Principles

The tower floorplate has been carefully coordinated with the overall built form and façade expression. A centrally located core provides an e□icient structural arrangement, with apartments organised according to the following planning principles:

1. Maximise apartments to north and east for solar access and views
2. Optimised apartment depths
3. Avoid single aspect apartments facing west
4. Maximise frontages to south facing apartments to enhance natural light and outlook
5. Larger apartments on corners to take advantage of dual aspect and views
6. Entry niches to all apartments



Tower
Typical Low Rise Level

The typical low rise floorplate includes 13 apartments per level in a mix of sizes and types:

— 7 x 1 Bed

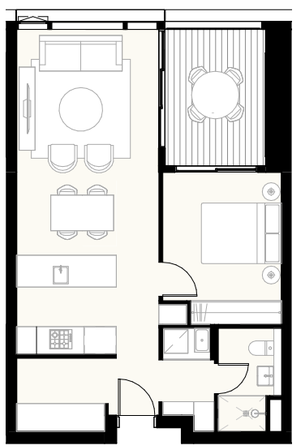
— 5 x 2 Bed

— 1 x 3 Bed

A large picture window adjacent to the lift lobby brings natural light into the corridors, enhancing outlook and amenity.

Entry niches at each apartment door help to break up the length of the corridor while providing a sense of arrival and privacy for residents.

Services and vertical circulation are strategically located in the deepest parts of the floorplate, while all apartments feature outboard living rooms, optimising access to daylight and external views.



Entry niches to all apartments

Tower
Relationship with Approved 617-621 Pacific Highway DA

To the west of the site at 617-621 Pacific Highway is an approved residential tower which does not achieve the required ADG 12m setback from its boundary. The neighbouring tower design has sought to manage privacy concerns via the use of screened balconies and windows orientated to the north and south.

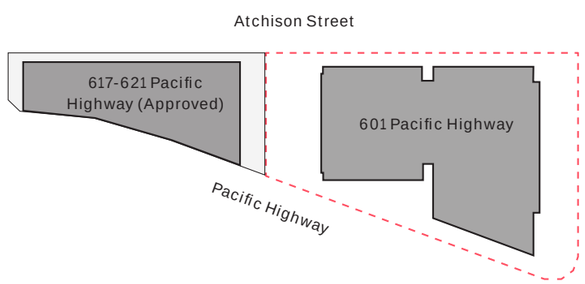
The tower floorplate of the proposed 601 Pacific Highway tower has been designed to further manage privacy concerns, including:

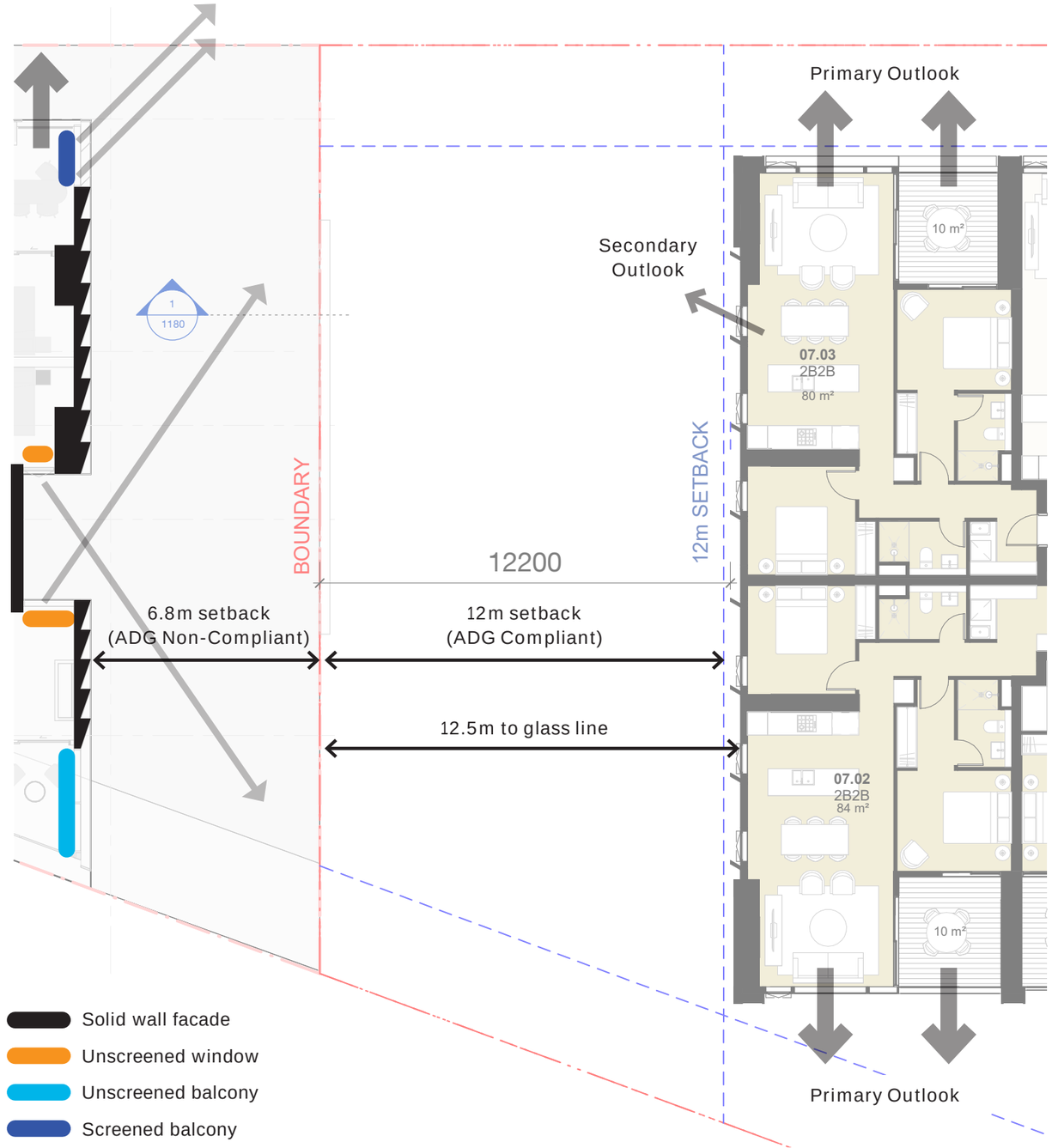
— applying a compliant 12m setback from the shared boundary (12.5m to glass line)

— configuring the floorplate to avoid single aspect west facing apartments

— designing dual aspect corner apartments to have their primary outlook from living rooms and balconies orientated north or south, away from the neighbouring building

— incorporating angled vertical and horizontal sunshades to the western facade to help direct views out from the floorplate, whilst limiting views to and from the unscreened balconies of the neighbouring tower.





Tower
Typical High Rise Level

The typical high rise floorplate includes 9 apartments per level in a mix of sizes and types:

— 3 x 2 Bed

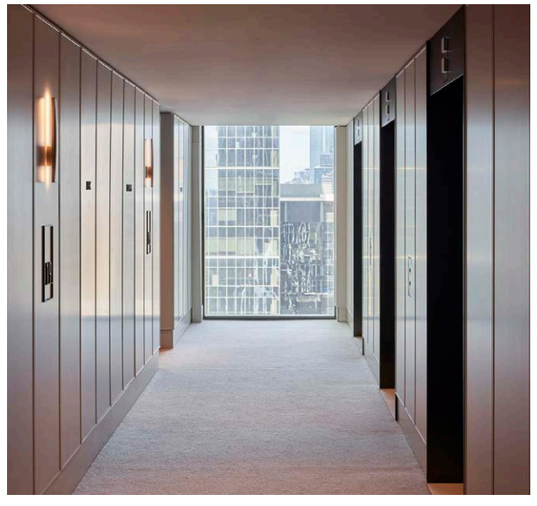
— 6 x 3 Bed

Larger three-bedroom apartments are positioned on the north and eastern sides of the floorplate to capture expansive views in these directions.

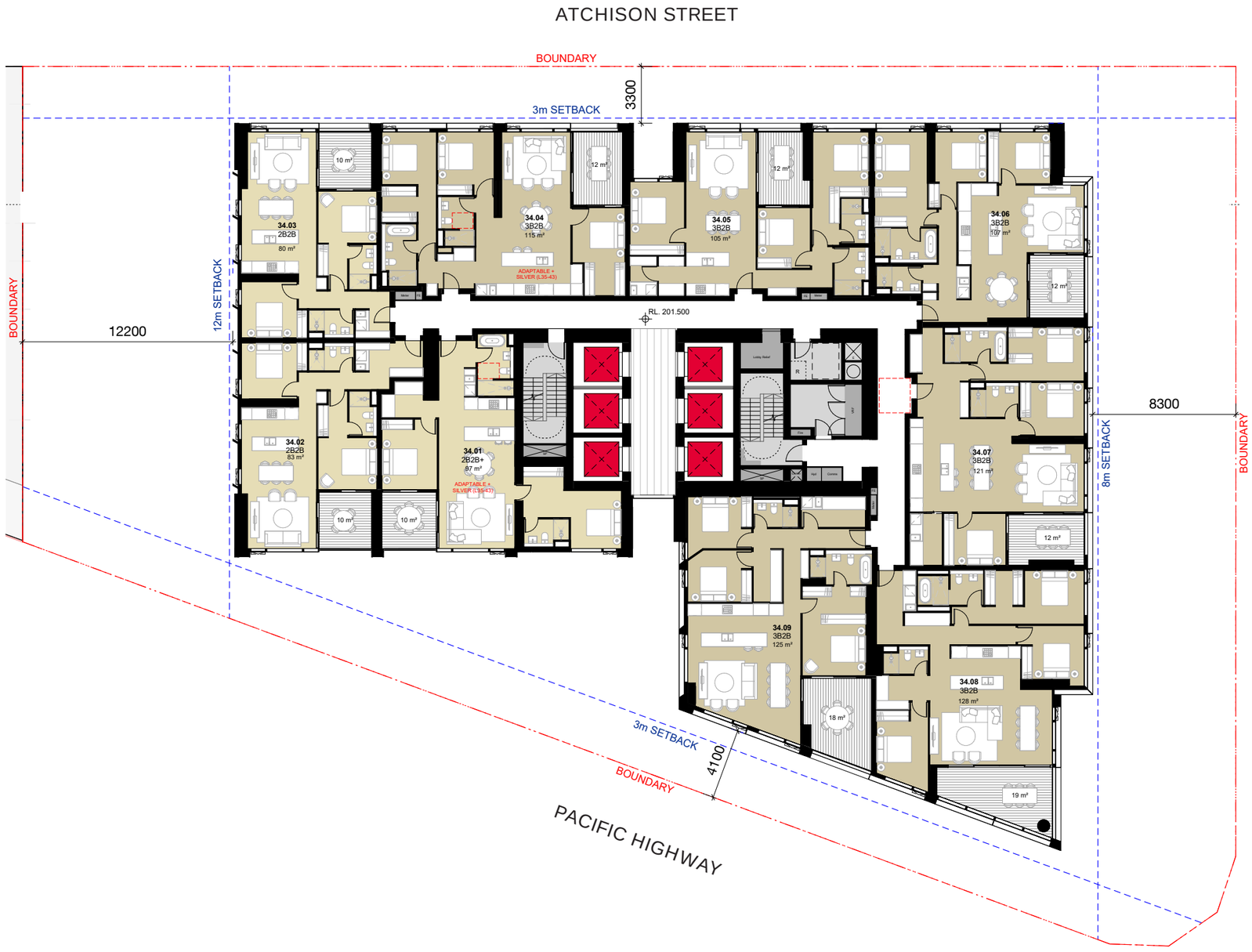
A large picture window adjacent to the lift lobby introduces natural light into the corridors, enhancing amenity and outlook.

Entry niches at each apartment door break up the length of the corridor and provide a clear sense of arrival for residents.

Services and vertical circulation are located in the deepest parts of the floorplate, while all apartments feature outboard living rooms, optimising access to daylight and external views.



Reference image of lift lobby

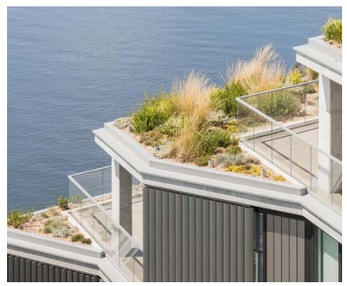


Tower
Penthouse Levels

Level 49 Plan

At the top of the tower, three levels are dedicated to larger apartments, comprising a mix of three- and four-bedroom dwellings that o□er generous internal layouts and high levels of amenity.

To the west, the building steps in plan, creating a series of generous landscaped residential terraces.



Tower
Penthouse Levels

The two uppermost habitable floors of the tower contain five two-storey apartments. These larger four bed apartments have living spaces on the lower level, with bedrooms accommodated on the upper level.

Positioned at the top of the tower, these apartments benefit from expansive, panoramic views in all directions, maximising amenity and the sense of openness for residents.

Level 50 Plan

(Penthouses Lower Level)

Level 51 Plan

(Penthouses Upper Level)

Apartments
Accessibility

Adaptable Apartments

The proposed development provides 81 adaptable apartments comprising 15.1% of the total development. These adaptable apartments are provided in a broad mix of apartment types and sizes across both the podium and tower levels.

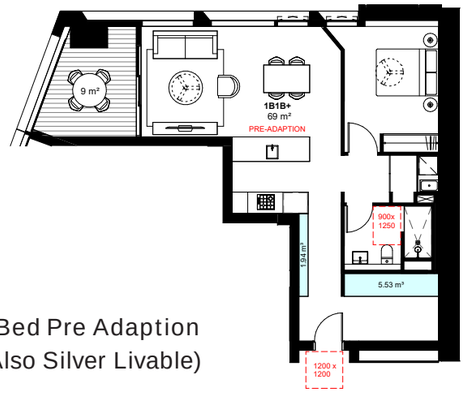
	BTS	AH	Total
1 Bed	27	2	29
2 Bed	38	2	40
3 Bed	10	1	11
4 Bed	1	-	1
Total	76	5	81
	15.0%	16.7%	15.1%

Livable Housing Design

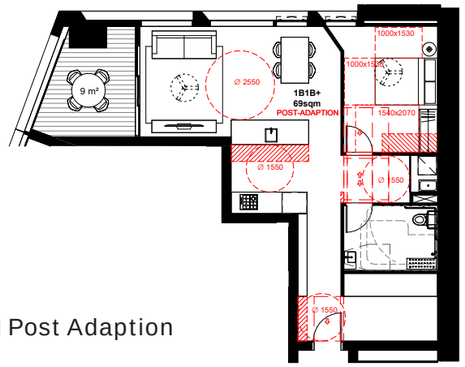
The proposed development provides 108 apartments designed to meet the ‘Silver’ level of the Livable Housing Design Guidelines, comprising 20.1% of the total development. These ‘Silver Livable’ apartments are provided in a broad mix of apartment types and sizes across both the podium and tower levels.

	BTS	AH	Total
1 Bed	27	2	29
2 Bed	38	3	41
3 Bed	36	1	37
4 Bed	1	-	1
Total	102	6	108
	20.1%	20.0%	20.1%

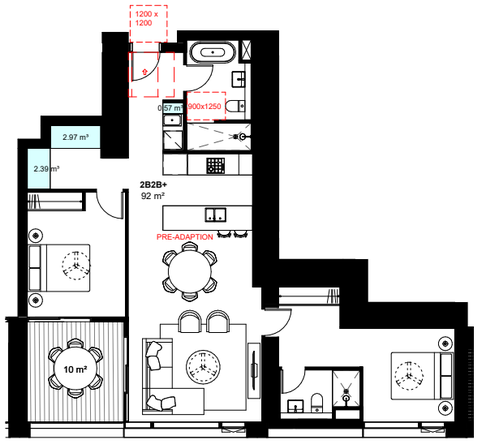
BTS Adaptable Apartments



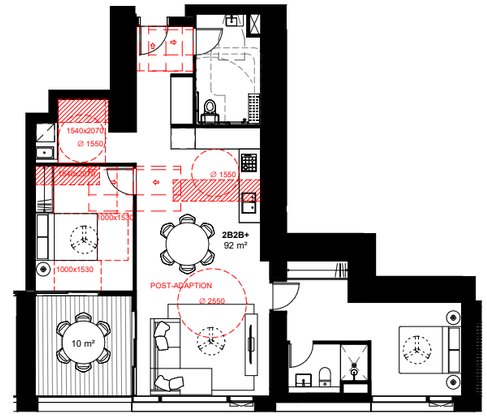
1 Bed Pre Adaption
(Also Silver Livable)



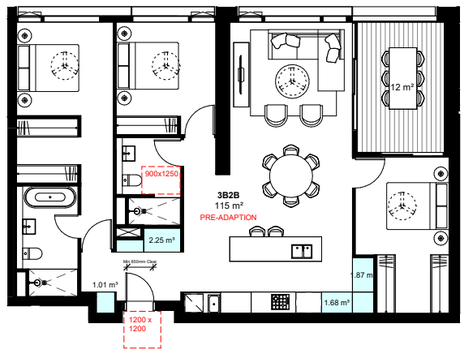
1 Bed Post Adaption



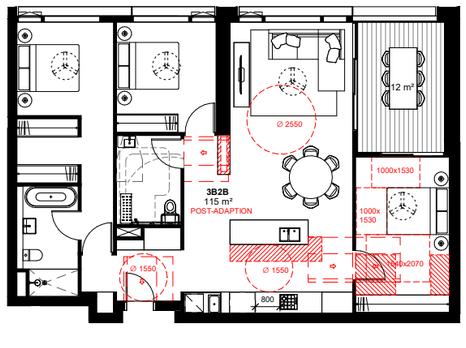
2 Bed Pre Adaption
(Also Silver Livable)



2 Bed Post Adaption



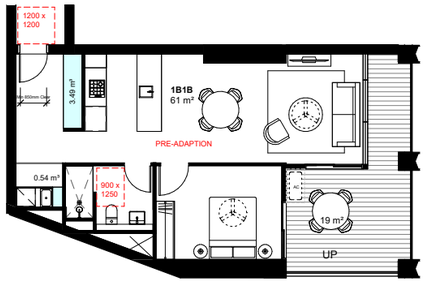
3 Bed Pre Adaption
(Also Silver Livable)



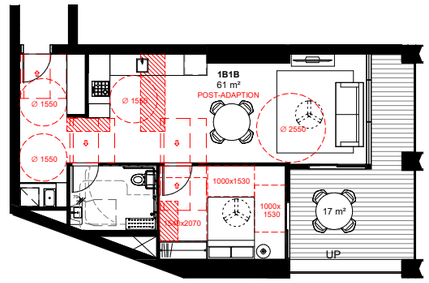
3 Bed Post Adaption

Apartments
Accessibility

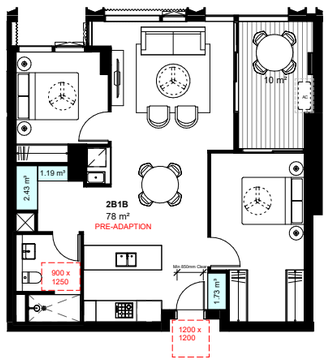
AH Adaptable Apartments



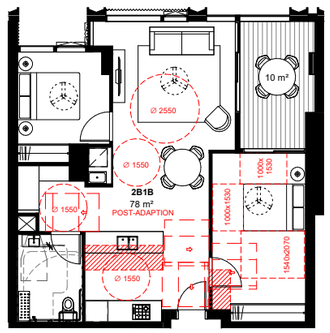
1 Bed Pre Adaption
(Also Silver Livable)



1 Bed Post Adaption

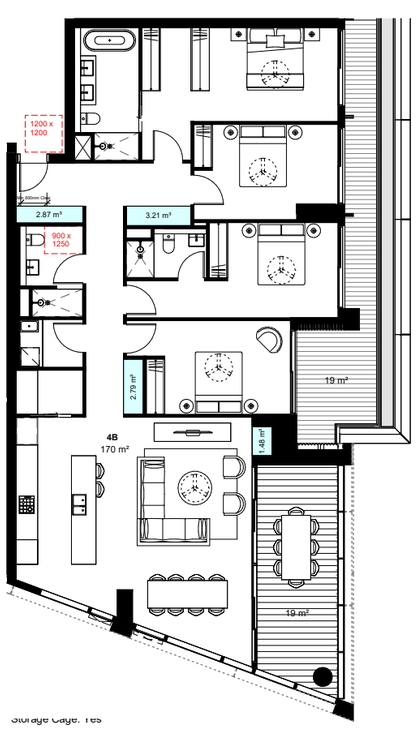


2 Bed Pre Adaption
(Also Silver Livable)

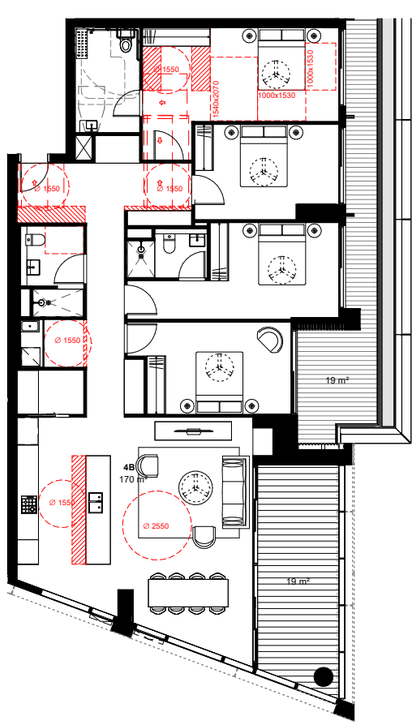


2 Bed Post Adaption

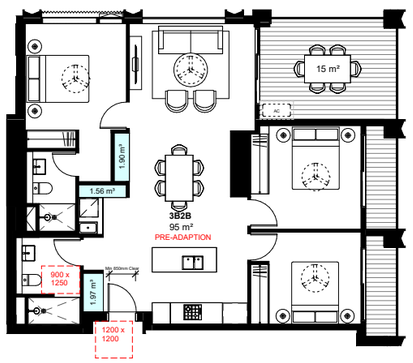
BTS Adaptable Apartments



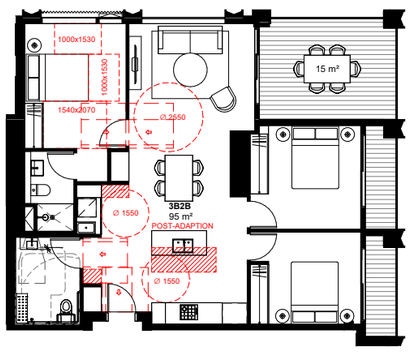
4 Bed Pre Adaption
(Also Silver Livable)



4 Bed Post Adaption



3 Bed Pre Adaption
(Also Silver Livable)



3 Bed Post Adaption

Apartments
Residential Floor Heights

The residential levels have been designed around a typical 3.15m floor-to-floor height, achieving the following:

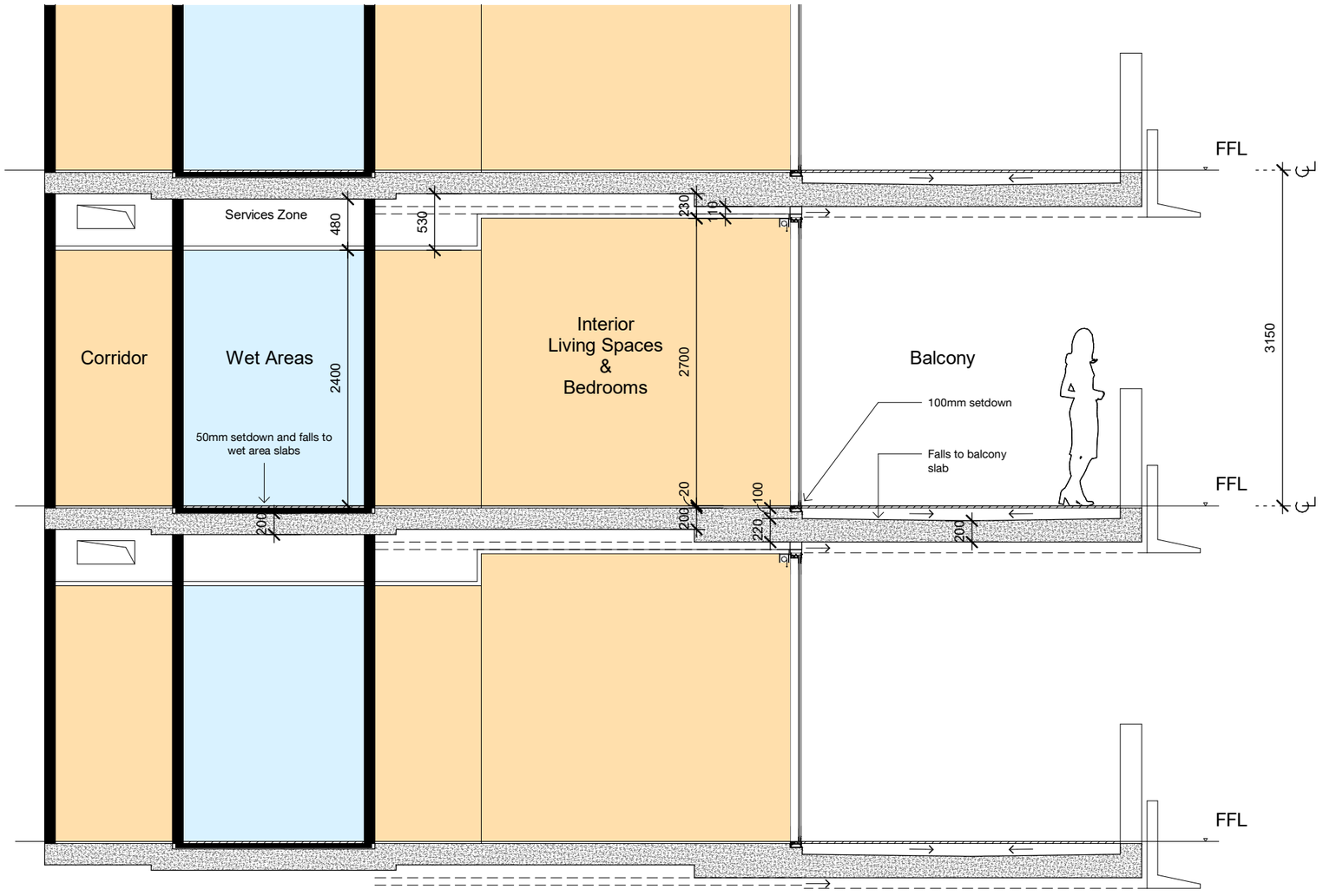
- Living room and bedroom ceilings are 2.7m high

- Bathrooms and wet area ceilings are 2.4m high

- Internal corridor ceilings are typically 2.4m high

- Setdowns to balconies with level thresholds between internal and external floor finishes

An additional 200mm in floor-to-floor height has been allowed for where apartments are located below larger terraces levels, or where there is a change in apartment stacking.



Indicative section through a typical residential floor

(Details and dimensions are indicative subject to further design development prior to construction)

Apartments
Solar Access

Receives at least 2 hours direct sunlight between 9am-3pm

9am - 3pm

Total 79.9%

Receives 0hrs direct sunlight between 9am-3pm

9am - 3pm

Total 15.8%

Receives less than 2 hours direct sunlight

Podium (L02-L04)

Existing Context + Approved DA's (617-621 Pacific Highway and 100 Christie Street)

1. 100 Christie Street (DA Approved)
2. 617-621 Pacific Highway (DA Approved)
3. Nicholson Place / 46 Nicholson Street and 57 – 67 Christie Street, St Leonards (SSDA Approved)
4. Telstra Exchange Site / 524-542 Pacific Highway, St Leonards (SSDA Approved)

Typical Low Rise (L06-L33)

Typical High Rise (L34-L48)

The site achieves excellent solar access. In the current built context, and allowing for approved development to 617-621 Pacific Highway and 100 Christie Street, the proposal achieves 79.9% of apartments receiving 2 hrs sunlight between 9am and 3pm.

The tower floorplate has been carefully designed to maximise solar access to the east and north-facing elevations. Whilst the western elevation receives good solar access in mid-winter, the floorplate has been intentionally configured to avoid apartment balconies directly facing west. This approach helps manage privacy to the neighbouring approved tower, but limits the south western apartments on this elevation receiving sunlight to their balcony.

The quantity of south-facing apartments has been minimised, with the proportion of apartments receiving no direct sunlight in midwinter being marginally above 15%. These south-facing apartments have been design with generous frontages to optimise daylight and natural ventilation, whilst upper level apartments benefit from excellent view amenity.

Penthouse L49

Penthouse L50

Apartments
Cross Ventilation

A total of 60% of apartments achieve cross ventilation. At podium level, apartments have been located on the north and east elevations to avoid apartments fronting directly onto Pacific Highway. Whilst improving the outlook and solar amenity of these apartments, this configuration has limited the potential for corner, or dual aspect, apartments.

To encourage air movement and cooling within all apartments, all living rooms and bedrooms have a ceiling fan, whilst living rooms have both a sliding door and a secondary operable window to increase the air movement through the apartment.

Whilst not all apartments are cross ventilated, every resident benefits from access to quality communal spaces that provide a high level of amenity. Refer to section 7.0 Communal Amenity for further detail.

KEY

- Cross ventilated
- Cross ventilated via a duct in the common corridor ceiling

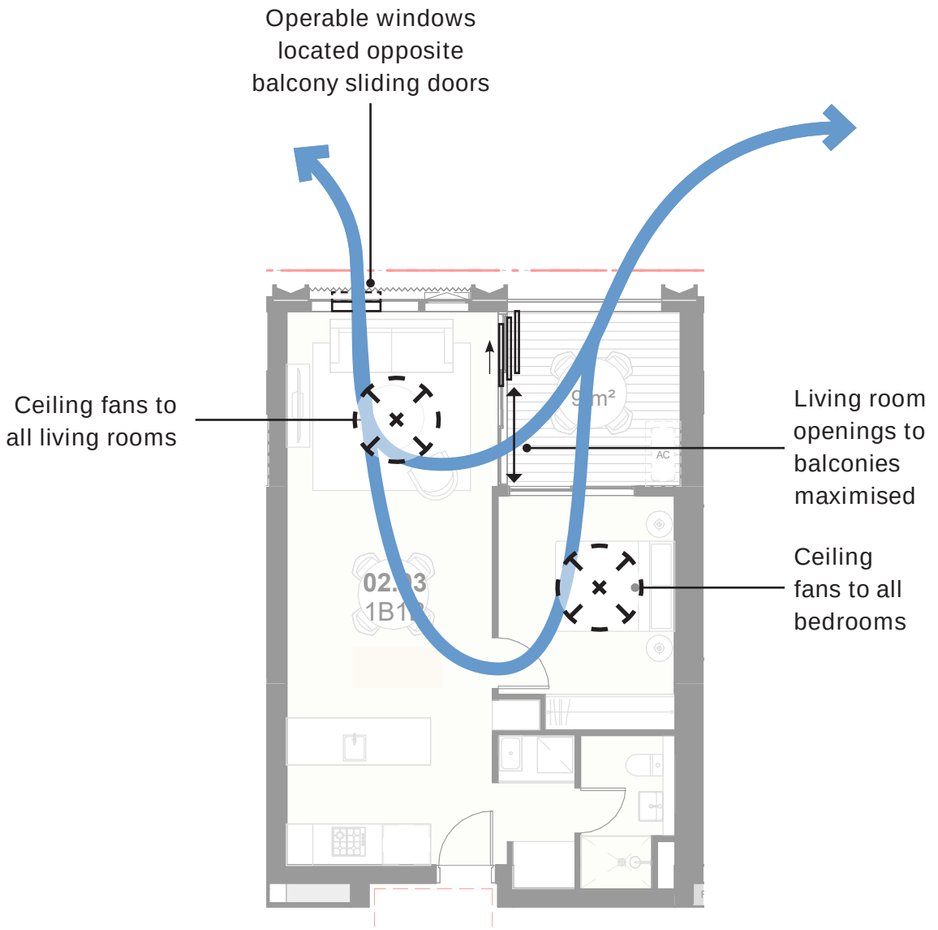
Note: All living rooms and bedrooms to include ceiling fans

Podium (L2-3)

Podium (L4)

Typical Low Rise (L6 - L9)

	Apartments per level	Cross Vent per level
Level 9	13	7
Level 8	13	7
Level 7	13	7
Level 6	13	7
Level 5	-	-
Level 4	10	7
Level 3	10	7
Level 2	10	7
Level 1	-	-
Total	82	49
		60%



Example single aspect podium apartment

7.0 Communal Amenities

Principle 5: Landscape

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

SEPP (Housing) Principle 6: Amenity

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

Artists Impression Only

Residential Amenity

The proposal includes an extensive offering of high-quality communal amenities, establishing a strong benchmark for shared facilities within a residential development.

The resident amenity spaces are designed to be accessible to all residents, promoting inclusivity and encouraging a sense of community.

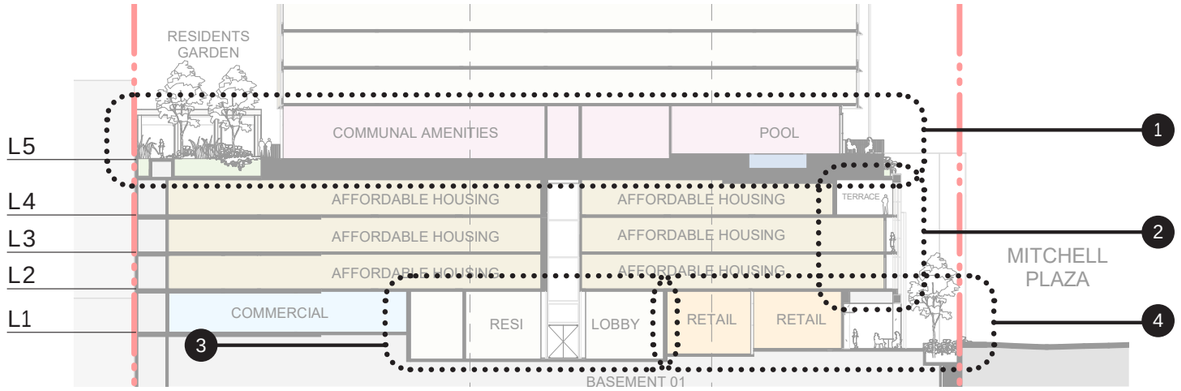
Level 5 forms the primary focus of the communal amenity provision, comprising a dedicated full floor of shared spaces. This level consolidates the majority of facilities in a single, convenient location, creating a cohesive and highly accessible hub for social, recreational, and everyday use. Generous landscaped areas at Level 5 are designed to maximise access to sunlight, fresh air, and views, while maintaining a strong visual connection to the ground plane.

Outdoor areas are strategically positioned, with terraces generally oriented to the north and east to optimise environmental performance and amenity. At ground level, a range of retail o□erings further enhances the resident experience, providing convenient access to services and contributing to a vibrant, activated streetscape.

Communal Areas

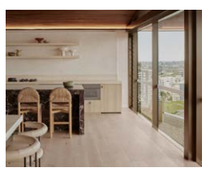
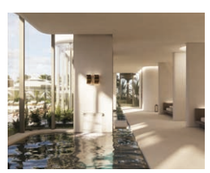
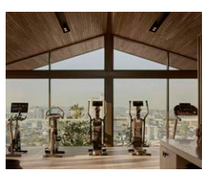
	Internal Communal Space	External Communal Space	Total
Level 5	1,079 m²	667 m²	1,746 m²
Level 4	-	79 m²	79 m²
Level 3	-	14 m²	14 m²
Level 2	-	14 m²	14 m²
Level 1	270 m²	-	270 m²
Total	1,349 m²	774 m²	2,137 m²

The proposal provides 774 m² of external communal space, equating to 27.2% of the site area.



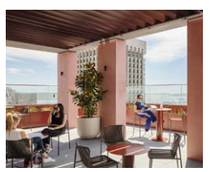
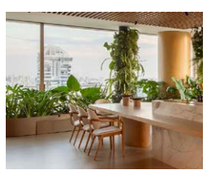
1 L5 Amenity Floor

Level 5 is conceived as the central hub of resident amenity, bringing together a diverse range of recreational and social spaces within a dedicated full-floor environment. Facilities include a pool and gym, alongside multi-purpose lounges, bookable rooms, and private function spaces that support both individual and group use. These internal areas extend to external landscaped spaces that maximise access to natural light, fresh air, and views, creating a high-quality setting that promotes wellbeing and encourages community interaction.

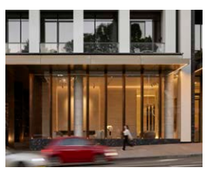
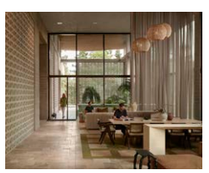
2 L2, 3 & 4 Terraces

Communal terraces on Levels 2, 3, and 4 provide accessible outdoor spaces for residents, o□ering elevated views over Mitchell Plaza. Designed as informal extensions of the residential environment, these terraces support passive recreation and social interaction while benefiting from favourable orientation and outlook, contributing to a distributed network of communal amenity throughout the building.

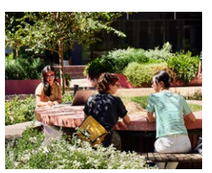
3 Ground Floor Lobby

The ground floor lobby establishes a welcoming and functional arrival experience, anchored by a concierge and security desk that supports resident services and building management. Adjacent lounge areas provide flexible spaces for working or relaxation, while integrated facilities such as the mailroom and parcel room ensure convenience and respond to contemporary residential needs.

4 Ground Plane

The ground plane is activated by a range of on-site retail o□erings that contribute to a vibrant streetscape and support both residents and the wider community. Landscaped public spaces are integrated throughout, creating a cohesive interface between the development and its surroundings while providing opportunities for gathering, movement, and respite.

Podium
Level 5 Amenity Floor

A Full Floor of Amenities

Positioned between the podium and tower, the Level 5 amenity floor establishes a clear transition within the building's massing, creating a distinct visual break that reduces the perceived scale of the overall form. This separation reinforces the architectural composition, clearly expressing the relationship between base and tower while highlighting the communal nature of this level within the development.

The amenity floor is further defined by outdoor spaces that wrap around the east, north and west, providing a continuous interface with light, air, and surrounding views. These landscaped edges enhance the quality and usability of the communal areas, while warm timber so□its introduce a refined material expression that contributes to a welcoming, human-scaled environment that is visible from the surrounding streets

Mitchell Plaza Elevation

Atchison Street Elevation

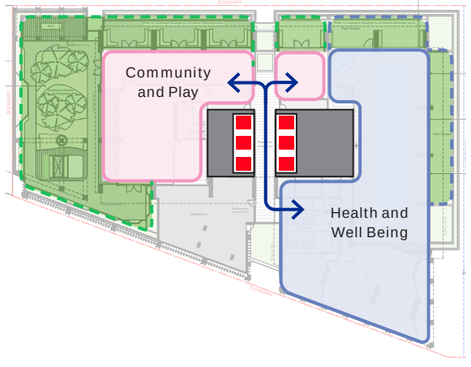
Podium
Level 5 Amenity Floor

Health, Well Being and Social

The communal o□ering has been based on Stocklands customer research. The customer profile is expected to include renters and owner occupiers – mainly anticipated to be young professions as well as some mature couples and a small proportion of families.

Located on the rooftop of the podium, Level 5 accommodates an extensive range of internal and external communal spaces and facilities.

These spaces are organised into two zones either side of the central core. On the eastern side, health and wellbeing facilities include a pool, gym, and landscaped relaxation terraces. The western side comprises multipurpose communal areas designed to accommodate residents of all ages, o□ering flexible spaces for socialising, gathering, and leisure.

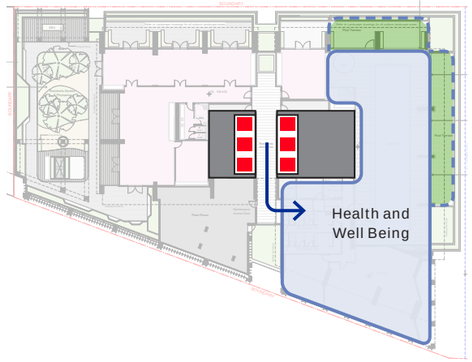


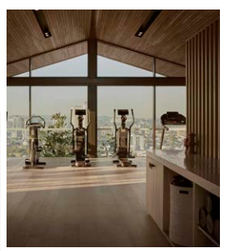
Podium
Level 5 Amenity Floor

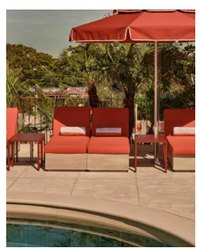
Located on the eastern side of the floorplate, the health and wellbeing communal spaces provide residents with areas for fitness, relaxation, and well being.

Full-height glazing around the pool area floods the space with natural light, whilst operable glazing allows the pool to be opened up to the elements during the warmer months. A pool terrace on the north and eastern sides provide relaxation spaces that are bathed in morning sunlight.

On the south-east corner, a spacious gym and fitness studio provides a range of facilities for residents to maintain strength and wellbeing, with floor-to-ceiling glazing maximising natural light and o□ering expansive views along the Pacific Highway corridor.





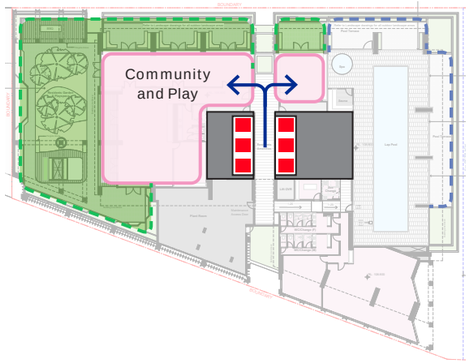


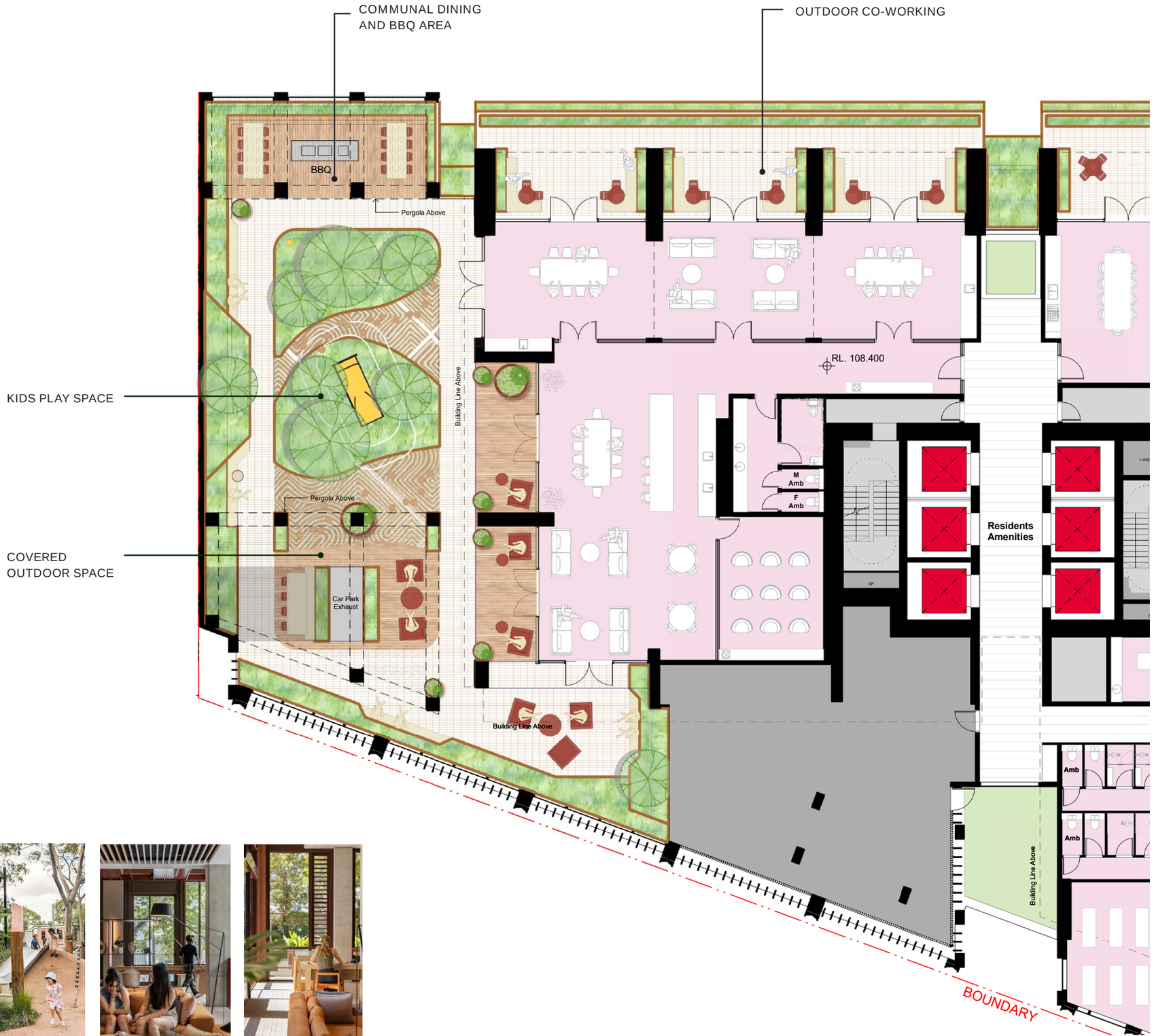
Reference images

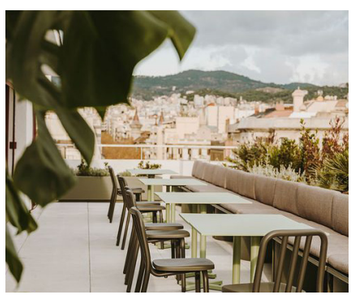
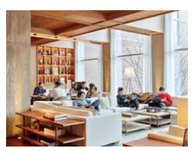
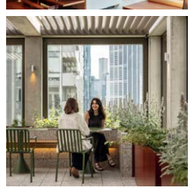
Podium
Level 5 Amenity Floor

The western communal zone comprises an open-plan residents' lounge and flexible, bookable rooms designed for gatherings, meetings, study, or gaming. These spaces are intended to accommodate residents of all ages, including families with children.

The internal areas seamlessly open onto an external communal terrace that wraps around the northern and western edges of the podium rooftop. These outdoor spaces support a diverse range of activities, including a BBQ area, a small children's play zone, communal dining, and a stage area for play and performance, providing residents with engaging and versatile recreational opportunities.






Reference images

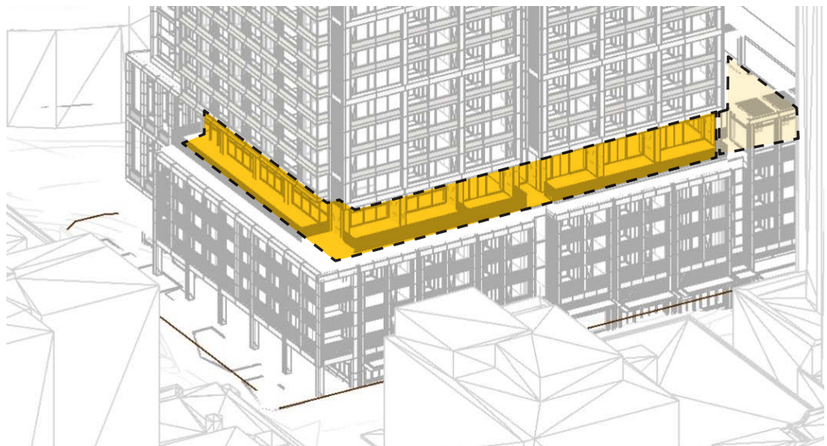
Residential Amenity
Level 5 - Solar Access

Communal terraces on the podium levels ensure that all residents have access to sunlight during midwinter.

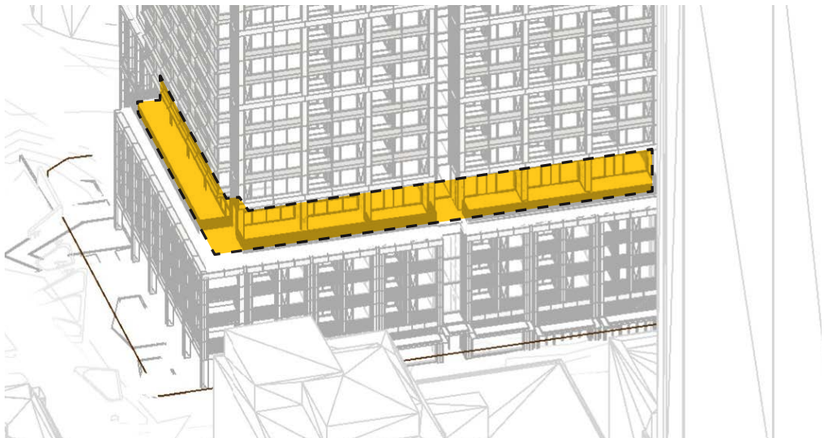
On Level 5, a swimming pool is located on the north-east corner, with operable glazing open to outdoor deck, overlooking Atchison Street and Mitchell Plaza. The eastern pool terrace receives approximately 3 hours of sunlight between 9.00am and 12.00pm, whilst the northern terrace receives approximately 4 hours of sunlight between 9:00 am and 1:00pm in midwinter.

The western parts of the Level 5 terrace receives intermittent sunlight (less than 2hrs) during the early morning and late afternoon.

Winter June 21 | 9AM



Winter June 21 | 10AM



Winter June 21 | 11AM

Winter June 21 | 12PM

KEY

- ≥ 2Hrs
- 1-2 Hrs
- 0-1 Hrs

Solar Access to External Communal Areas

	External Communal Space	Area achieving 2hrs Sunlight in Midwinter (9am-3pm)
Level 5	667 m²	227 m²
Level 4	79 m²	34 m²
Level 3	14 m²	1 m²
Level 2	14 m²	1 m²
Level 1	-	-
Total	774 m²	263 m²
		34.0%

34.0% of external communal areas receive 2hrs or more sunlight in midwinter between 9am - 3pm.

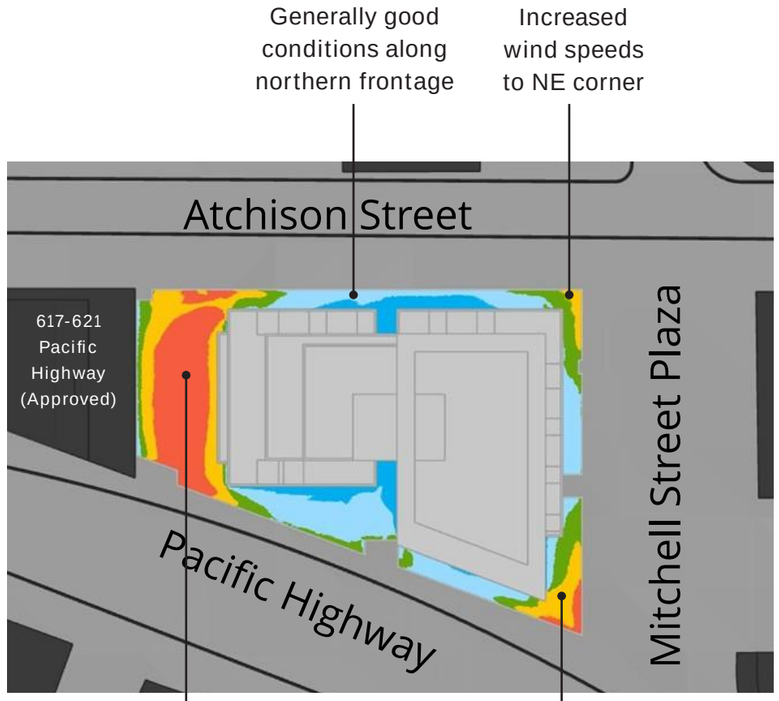
Podium
Level 5 - Wind Comfort

Annual Wind Comfort Conditions of L5 Rooftop

(Modelling by RWDI)

KEY - WIND COMFORT RATING

Sitting	Standing	Strolling	Walking	Uncomfortable



Level 5 Mitigation Measures

The design of the Level 5 roof terrace integrates a number of mitigation measures to improve the wind comfort of users.

Fixed pergola structures added to western terrace to mitigate high wind speeds

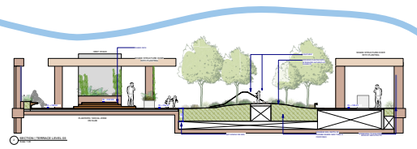
Habitable terraces setback from NE corner to avoid higher wind speeds

Habitable terraces setback from SE corner to avoid higher wind speeds

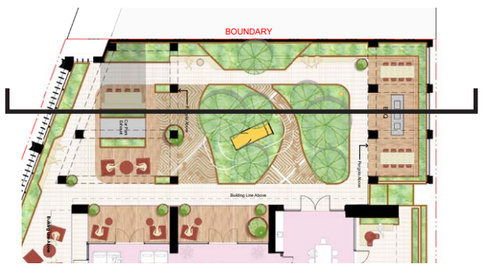
Level 5 Western Pergola

Pergola structures to the north and south of the western terrace help to channel winds up and over the outdoor space, improving wind conditions.

Screening to the north and a semi permeable roof further protects the courtyard interior from the prevailing winds



Section



Plan

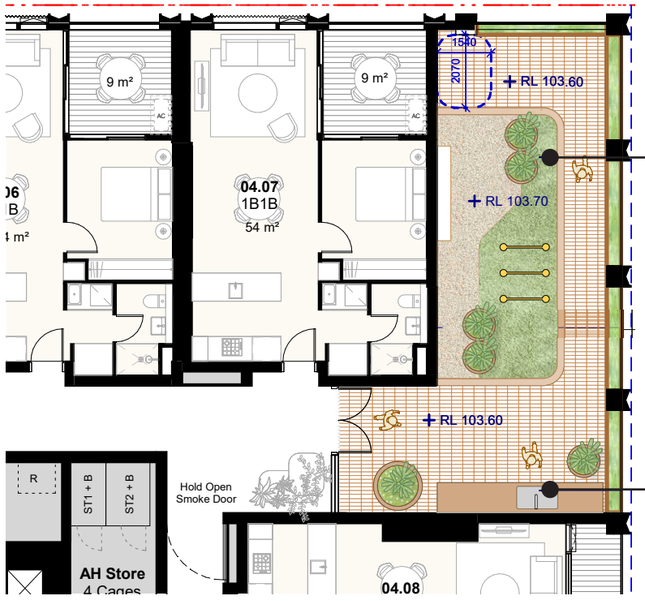
Screen with slot openings at top and bottom for localised ventilation

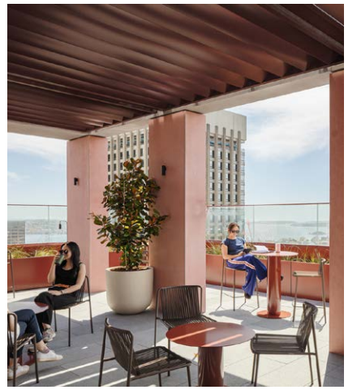
3D view from the north
(Artist Impression Only)

Podium
Level 4 - Communal Terrace

Communal terraces on the podium levels ensure that all residents have access to sunlight during midwinter.

On Level 4, a communal terrace is located on the north-east corner, overlooking Atchison Street and Mitchell Plaza. This landscaped space receives approximately 2 hours 45minutes of sunlight between 9:00 am and 11.45 am in midwinter and is designed to provide residents with a high-quality outdoor environment for relaxation, social interaction, and recreation.

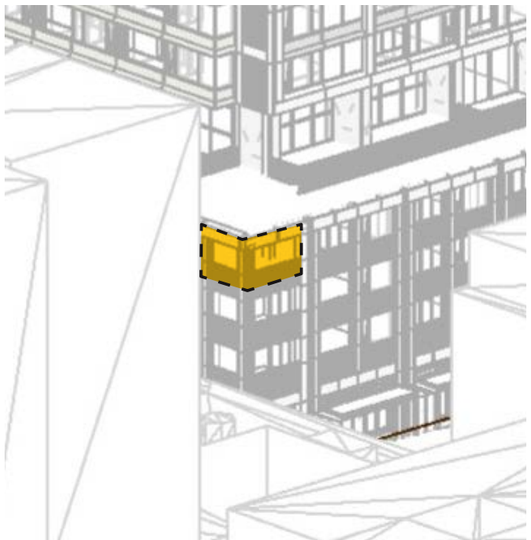




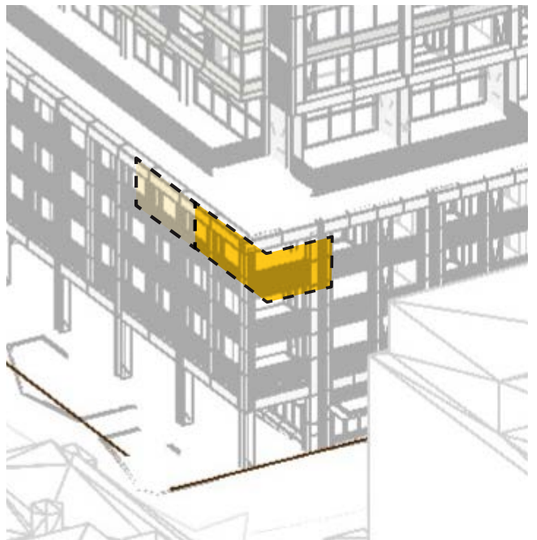
Reference images

KEY

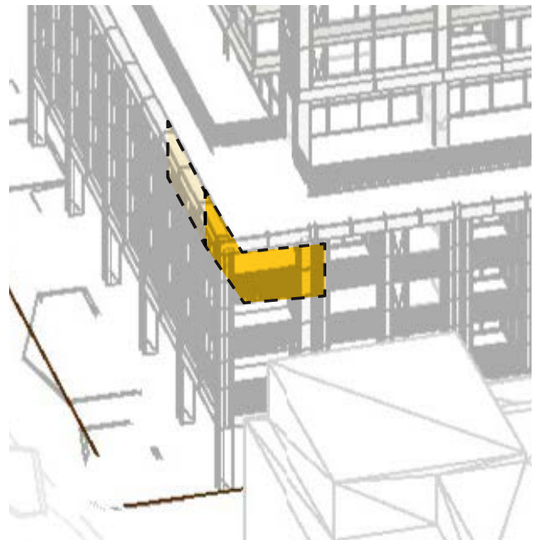
- ≥ 2Hrs
- 1-2 Hrs
- 0-1 Hrs



Winter June 21 | 9am



Winter June 21 | 10am

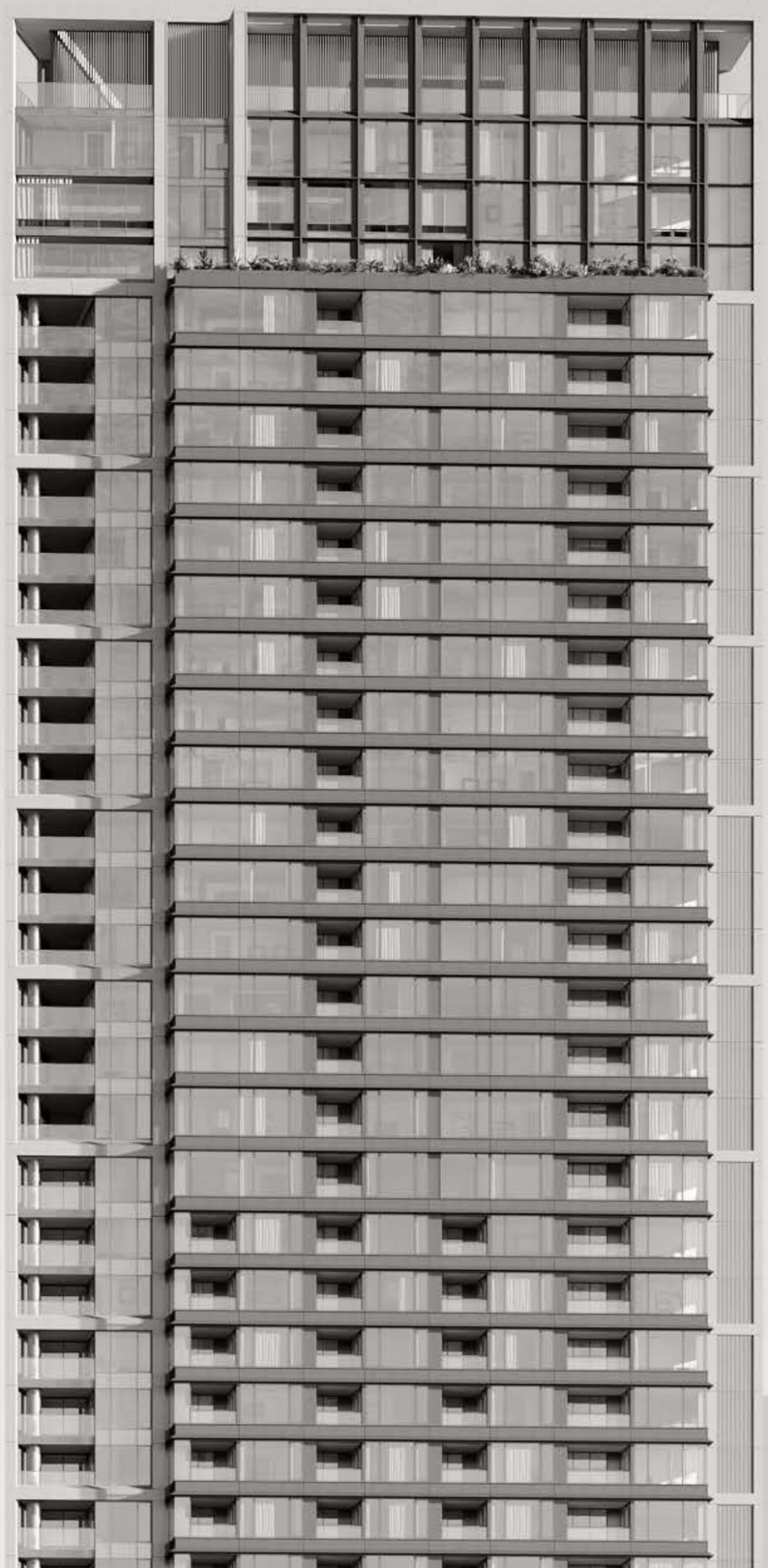


Winter June 21 | 11am

8.0
Facade and Materiality

Principle 9: Aesthetics

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



Artists Impression Only

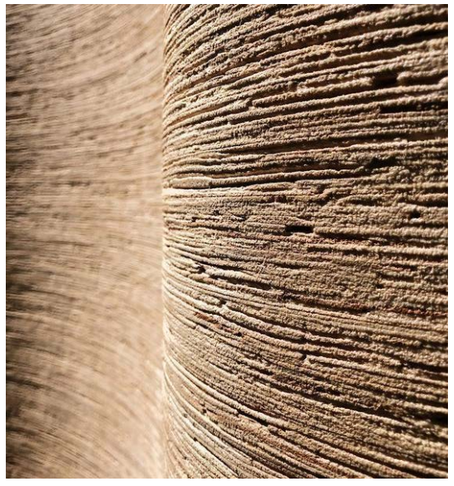
Facade
Design Concept

Our aim is to craft a contextually responsive collection of building forms that weave together interpretations of country and established built character.

The design is articulated into a series of smaller, interrelated sub-forms —reflecting the rhythm of existing streetscapes and setbacks. This fragmentation of massing allows the development to sit gently within the local context, promoting a sense of familiarity and scale.

Materiality is aimed to be drawn directly from Country, with the palette and textures being informed by our walk on country at Mount Ku-Ring-Gai. In doing so, the design expresses a deeper natural heritage—one shaped by seasonal cycles, ecological layers, and enduring connections to place.





Facade
Materiality Concept

A combination of contemporary masonry and metal work creates an elegant composition that is sympathetic to its context while creating a new timeless and elegant addition to the skyline.

Materials Concept

With a palette drawn from country and its immediate geology, a mix of earthy tones in hardwearing materials are proposed.

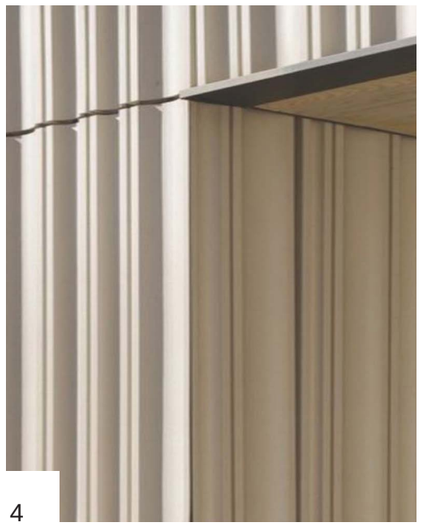
Durable masonry materials grounds the building while providing a durable material within the public domain. Terracotta (or similar) in the upper podium levels is a contemporary adaptation of the masonry history of the site as part of the brick manufacturing heritage.

Lightweight aluminium is profiled in various depths and scales to break down the mass of the tower while providing a lightweight economical facade. Every facade element and material has been designed to balance aesthetics with function.


1

2


3


4


5 6

Pictured

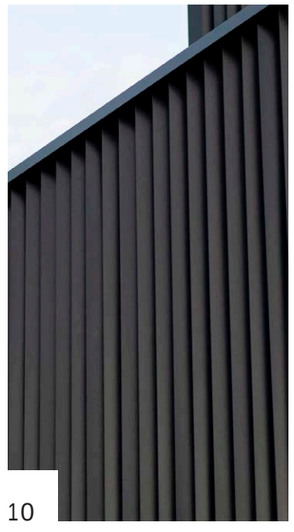
1. Custom ‘smooth’ terracotta (or similar) cladding in a light grey/beige matte glazed finish
2. Aluminium curtain wall cladding with a powdercoat finish in light grey/beige
3. Solid aluminium curtain wall cladding panels
4. Custom ‘profiled’ cladding in a light grey/beige matte glazed finish
5. Vision glazing
6. Colourback glazing
7. Custom profiled stone (or similar) cladding
8. Powdercoated palisade balustrade
9. Aluminium curtain wall cladding with a powdercoat finish in (A) light bronze & (B) dark bronze
10. Powdercoated V-shaped pleated profiled aluminium cladding
11. Dark grey extruded aluminium vertical chevron louvres


7


8


9A


9B


10


11

Podium Facade
Residential

An elegant composition of smooth and textured terracotta (or similar), bronze metalwork and stone creates an elegant and calming backdrop to Mitchell Plaza and Atchison Street.

Excerpt of East Elevation
(Artist Impression Only)

Excerpt of North Elevation
(Artist Impression Only)

Reference images

Podium Facade
Residential

Podium Residential Facades

The major frames are profiled inward diagonally to accentuate the edges as the shadows change throughout the day.

Spandrel extrusions with a finer grain diagonal texture provides depth and scale that aims to break up the length of the elevation.

Balustrades facing Mitchell Plaza are dark bronze palisades profiled to balance privacy and visibility.

Reference images

Podium Facade
Commercial

Podium Commercial Facades

The commercial façades fronting Pacific Highway are articulated through a grid of masonry frames, varying between one- and two-storey proportions to create a legible scale along the streetscape. This modulation introduces rhythm and depth to the elevation, reinforcing the fine-grain character of the podium.

Floor-to-ceiling glazing maximises natural light penetration into the tenancies, enhancing internal amenity and visibility. Plant spaces at the ground floor and uppermost level are screened with dark bronze metallic louvres, allowing these service areas to read as visually recessive elements within the overall elevation.

Excerpt of South Elevation
(Artist Impression Only)

Reference images

Tower Facade
Facade Types and Design Principles

The following are the key architectural and environmental drivers for the tower facades:

— Each facade is designed in response to its orientation, microclimate, and site-specific constraints and opportunities.

— Integrated shading devices reduce heat loads, particularly on north, east, and west elevations.

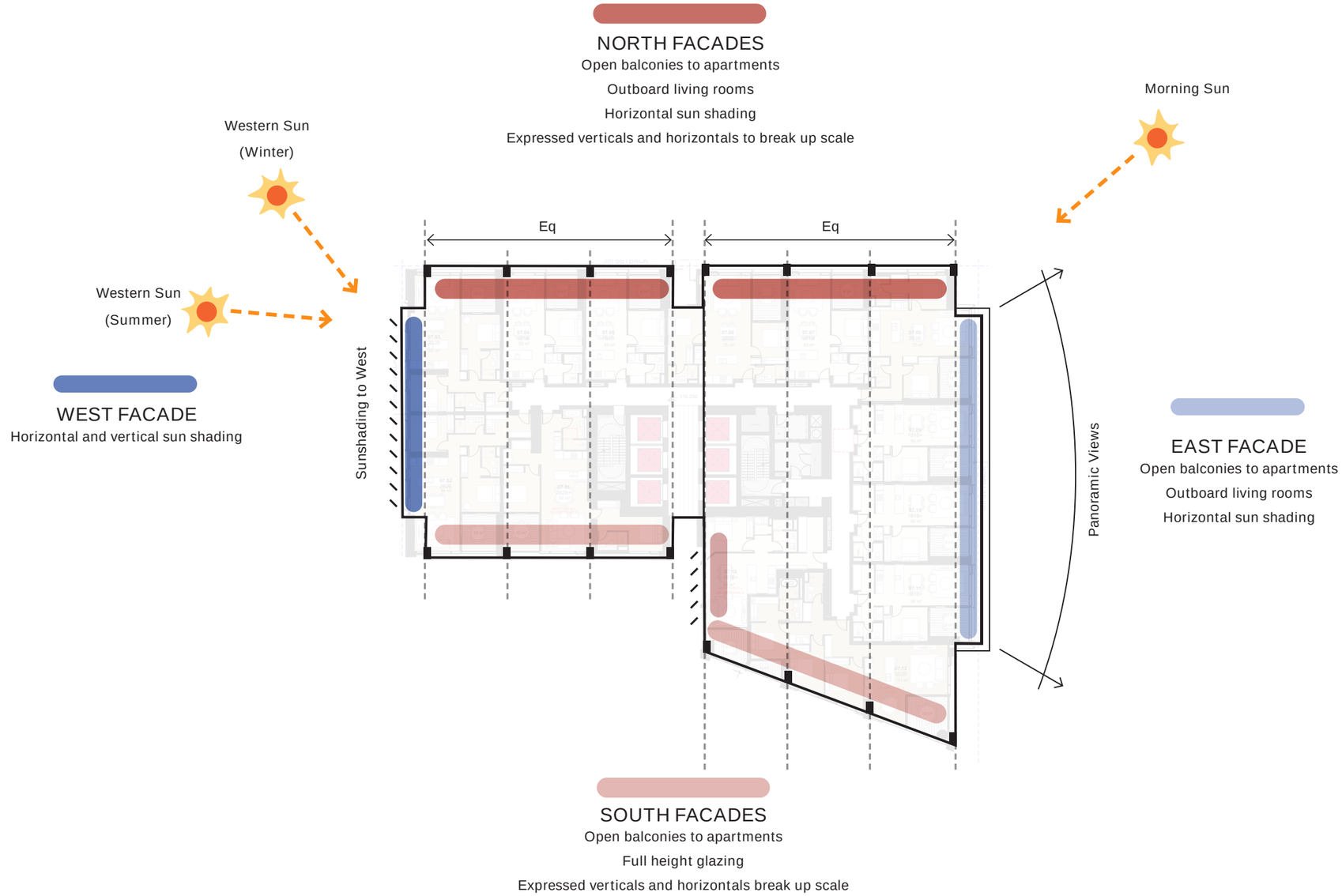
— The structural grid and internal planning are expressed in the facade, creating a clear connection between form and function.

— Horizontal and vertical facade elements are used to di□erentiate volumes and provide visual interest.

— Panel sizes, cladding, upstands, and sunshading elements are rationalised and standardised to simplify construction and maintain consistency.

— Functional facade elements are prioritised, avoiding redundant shading or decorative components.

— Colours and tones are inspired by a natural palette, complemented by an expressive roof feature to enhance the tower's architectural identity.



KEY
- North Facade
- West Facade
- South Facade
- East Facade

Tower Facade
Facade Composition

The façade composition is designed to break down the tower's overall massing through a light-coloured framed expression that divides the built form into a series of three-storey volumes, creating a finer grain and more human-scaled appearance.

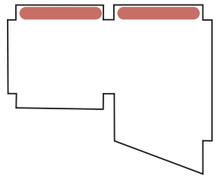
A strong horizontal expression is introduced on the east elevation to provide contrast with the predominantly vertical emphasis of the north and south façades, enhancing visual di□erentiation across the tower.

The building culminates in an expressive architectural top, contributing to a distinctive skyline presence. Throughout the composition, shared geometries, forms, and tonal qualities establish a coherent relationship between the tower and podium, ensuring a unified and integrated architectural language.


Reference Images

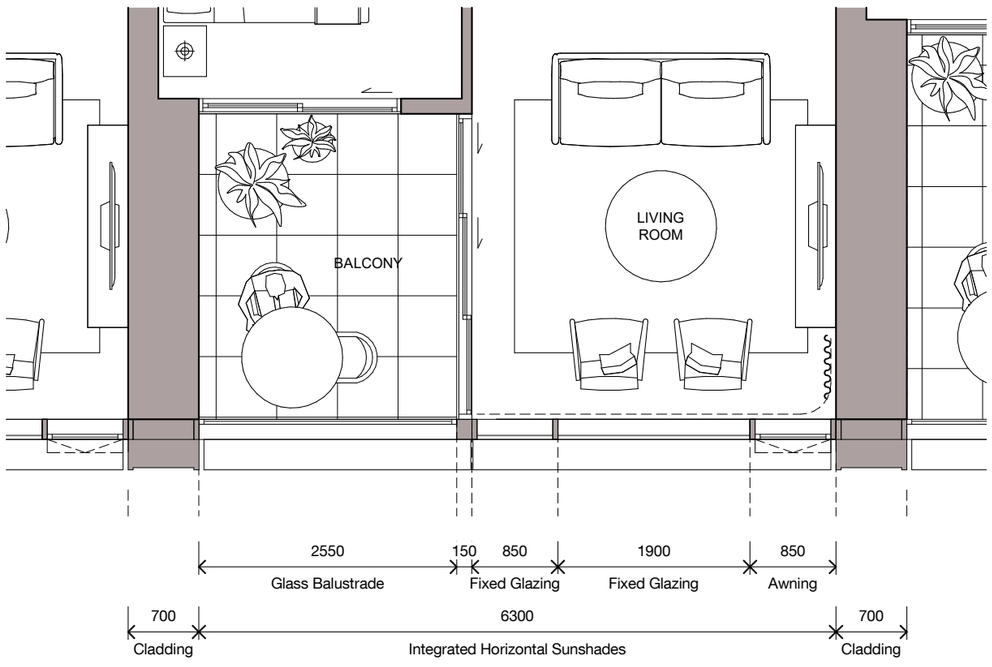
Artists Impression Only

Tower Facade
North Elevation

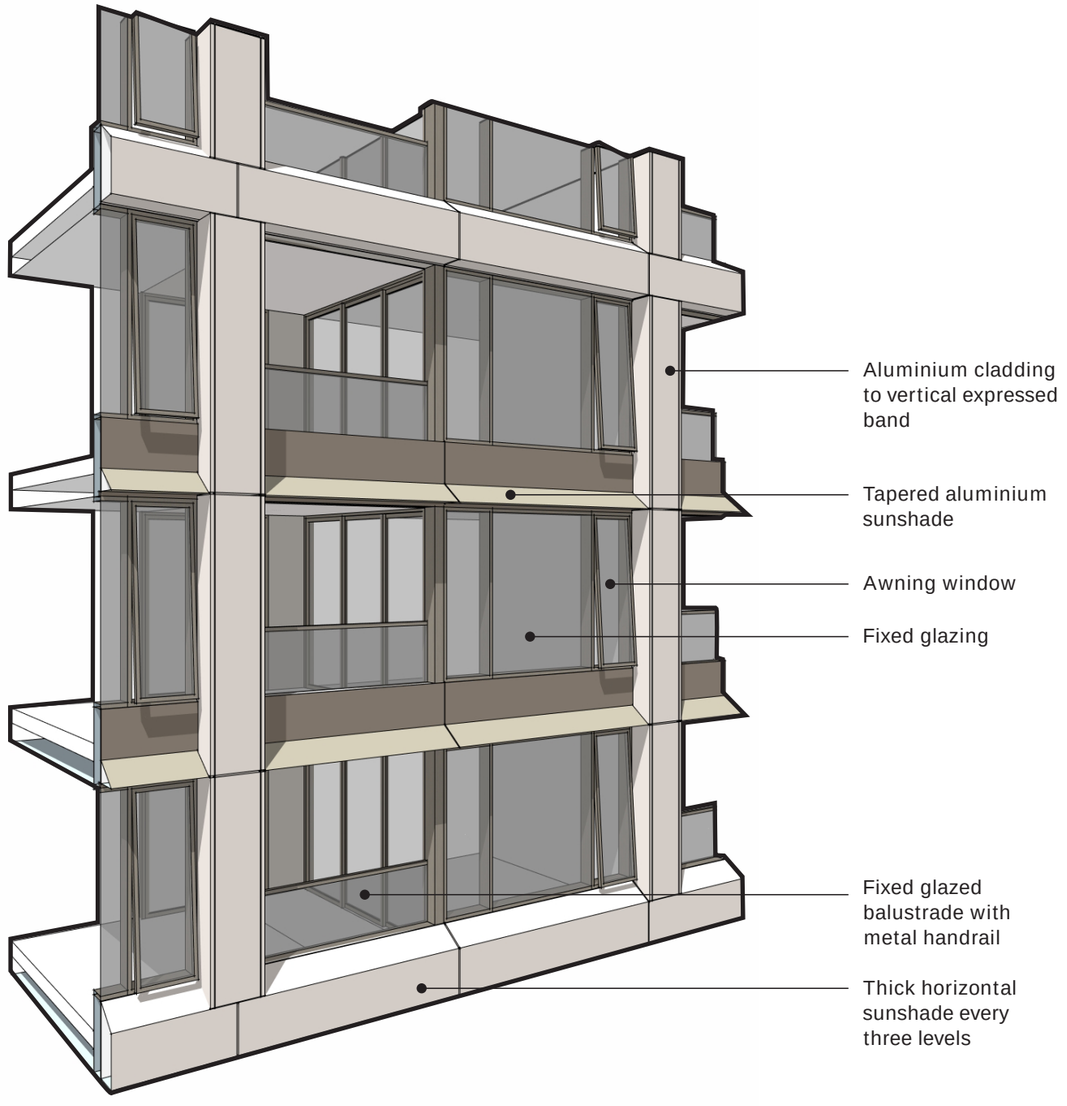


— Vertical metal clad framed expression to each apartment bay
— Awning windows to living rooms
— Integrated horizontal sunshades

Reference Images

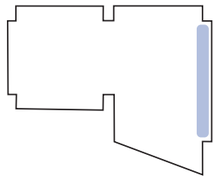


North Facade Type - Plan



North Facade Type - 3D

Tower Facade
East Elevation

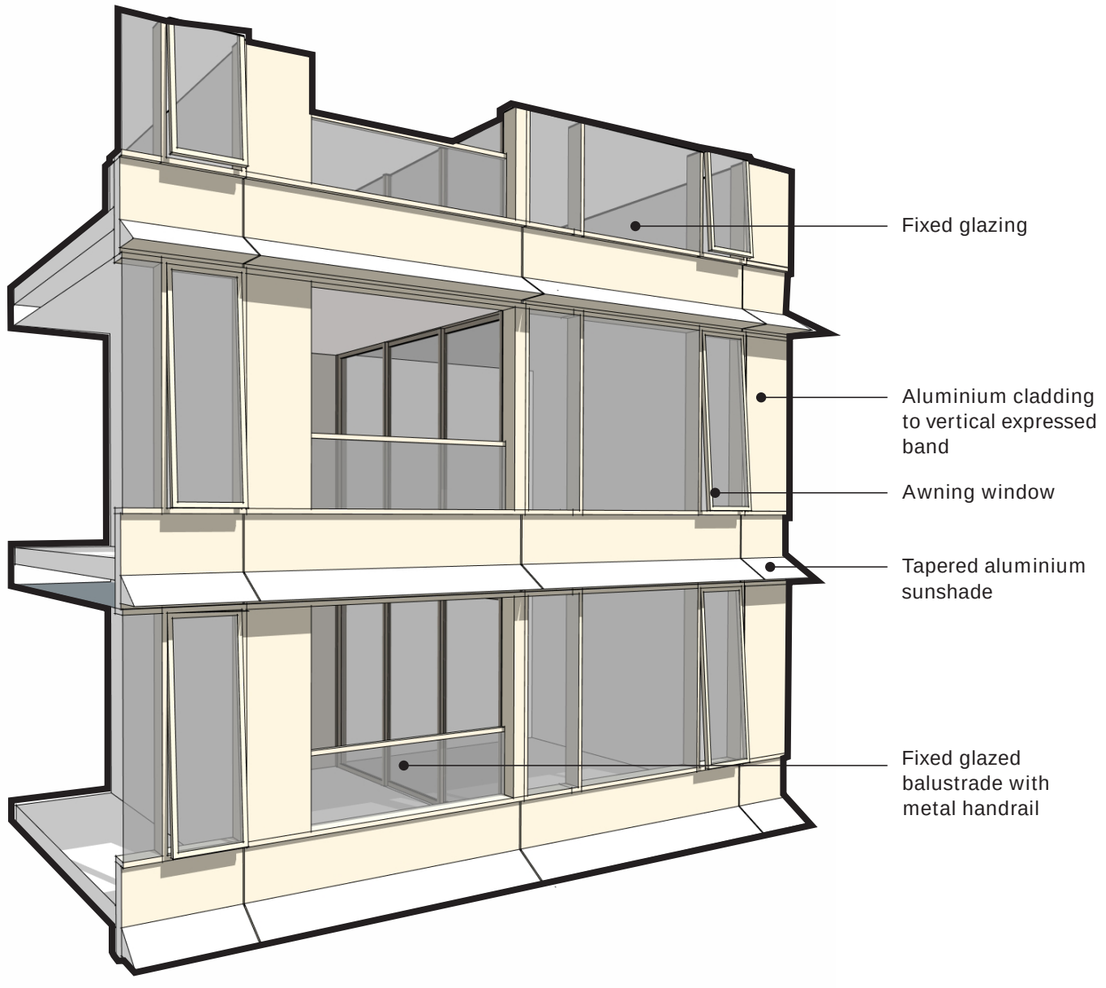


— Awning windows to living rooms

— Integrated horizontal sunshades

Reference Images

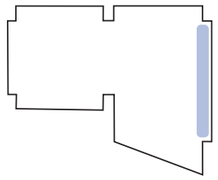
East Facade Type - Plan



East Facade Type - 3D

Tower Facade
East Elevation

Solar analysis demonstrates that the horizontal sunshades is most effective of the east facade

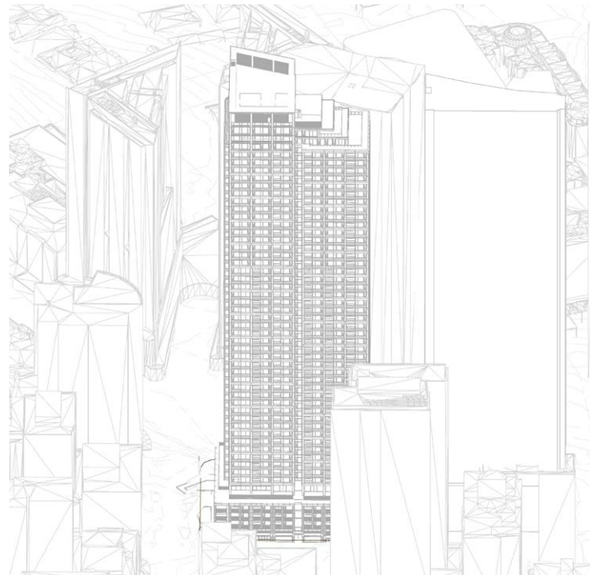


Winter

9AM

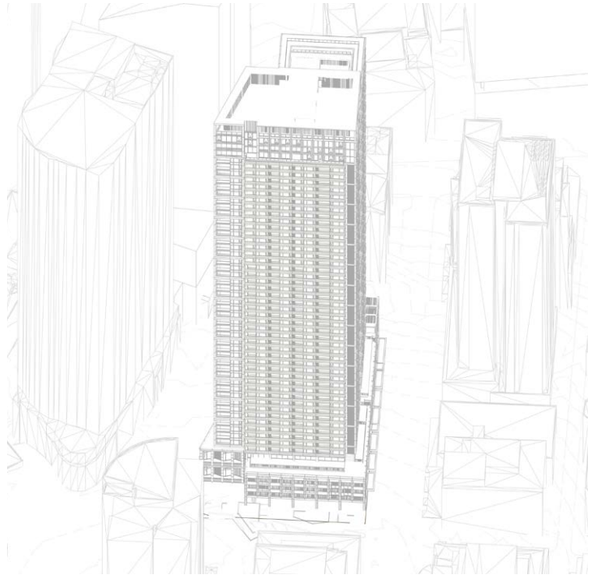
10AM

11AM

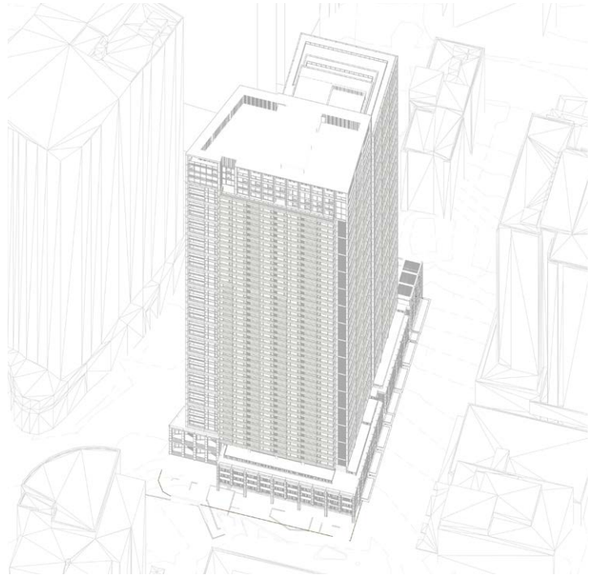


12PM

Summer



9AM



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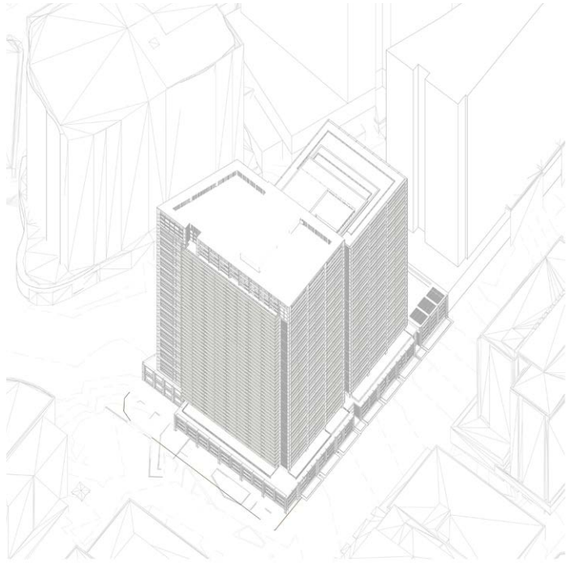

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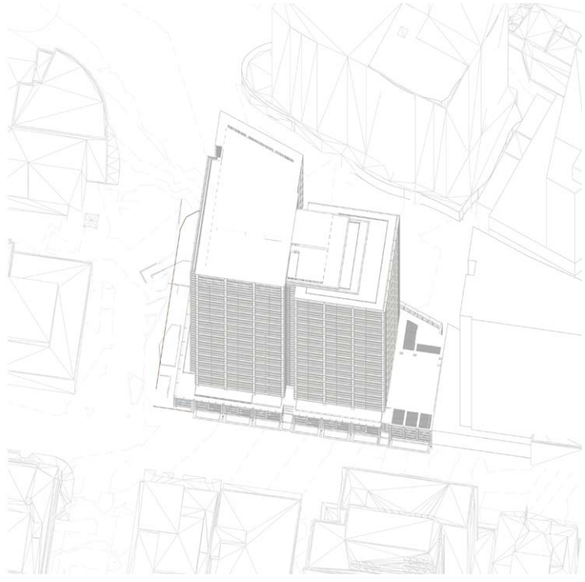
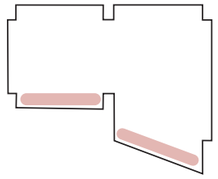


12PM

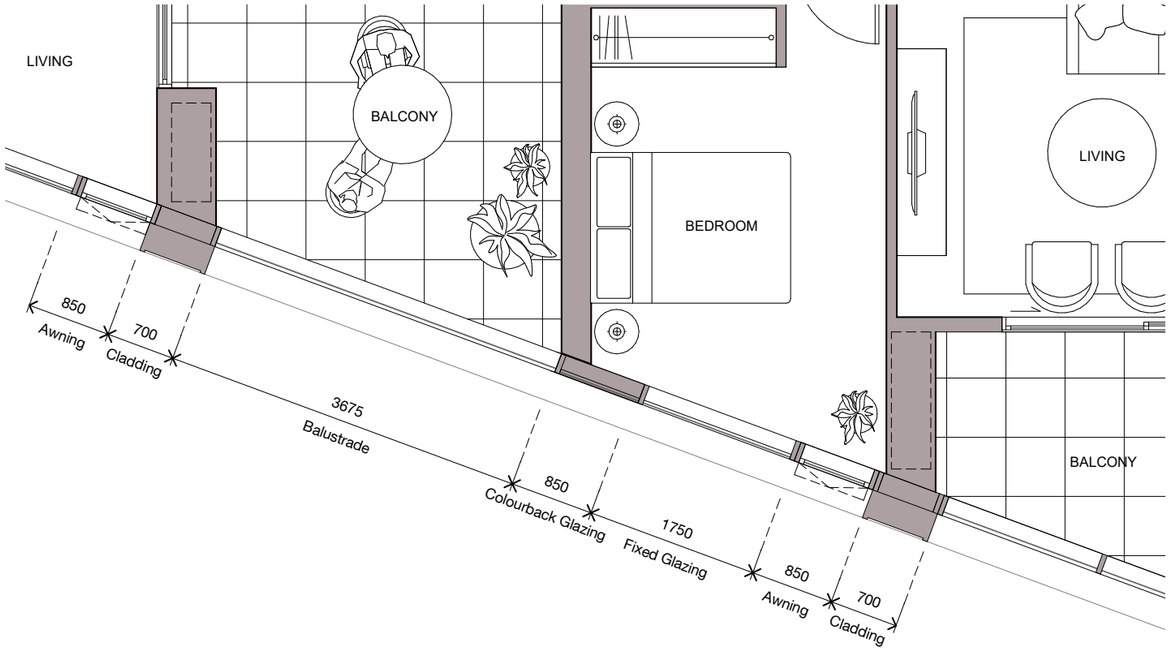
Tower Facade
South Elevation



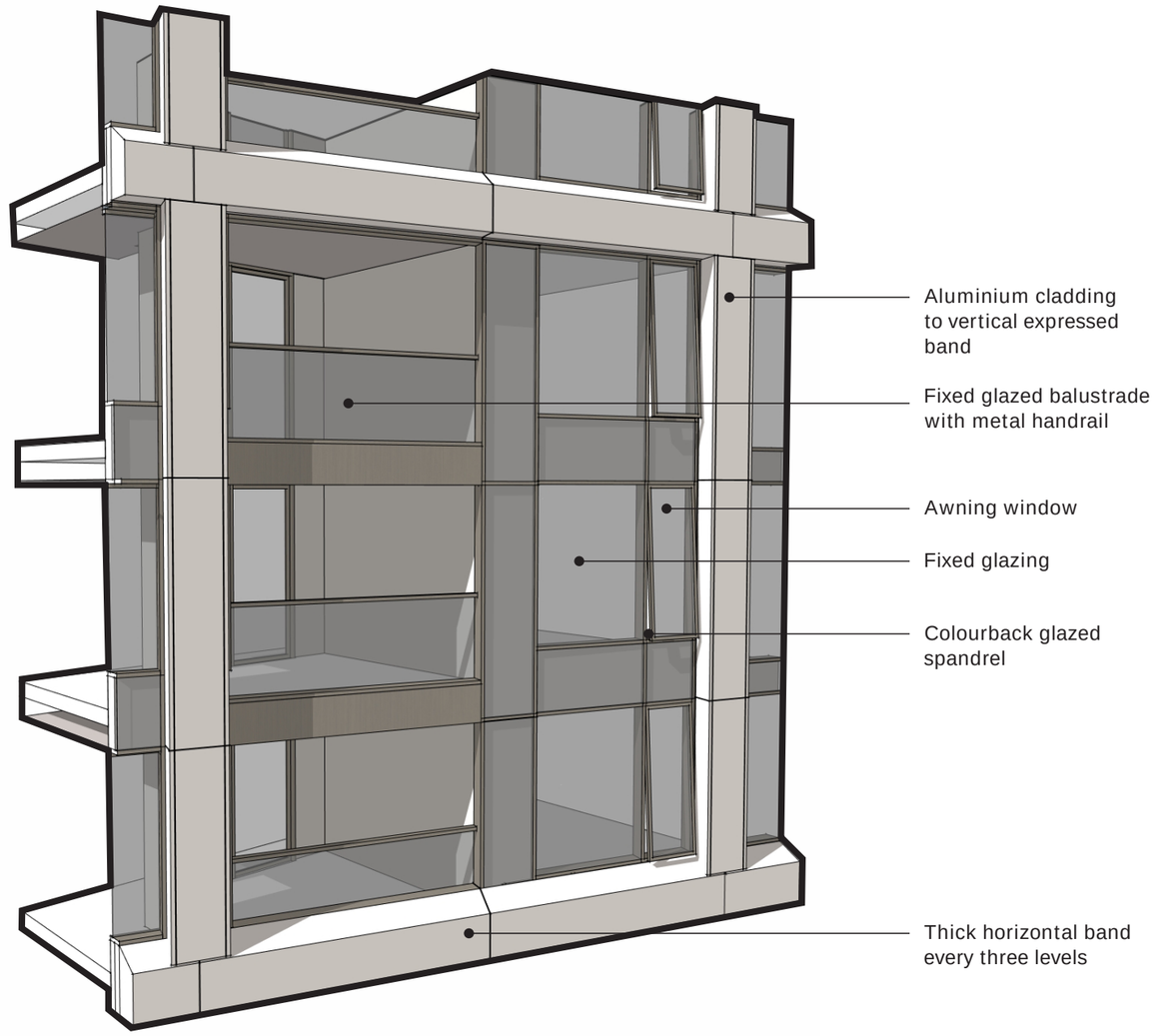
— Vertical metal clad framed expression to each apartment bay

— Awning windows to living rooms and bedrooms

Reference Images

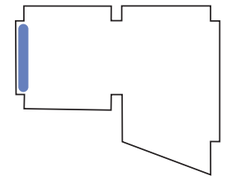


South Facade Type - Plan



South Facade Type - 3D

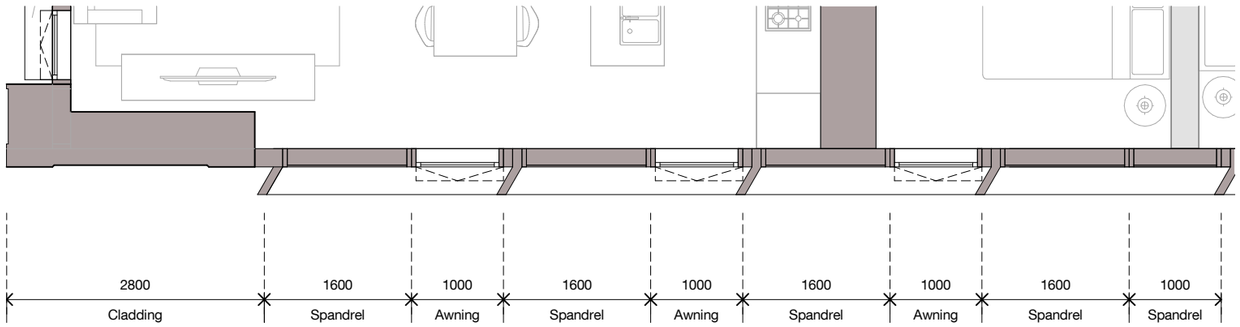
Tower Facade
West Elevation



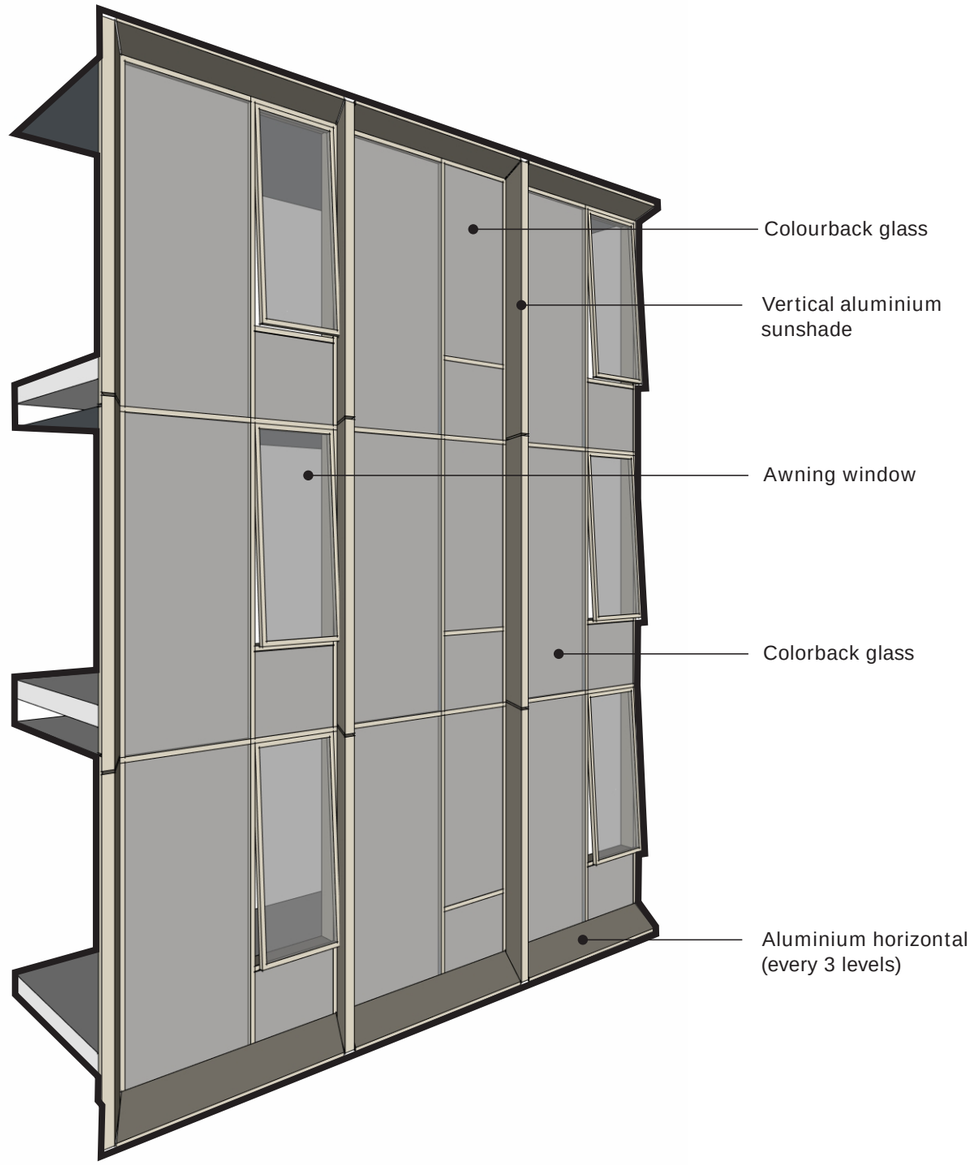
— Thin vertical expressed metal clad frames with angled vertical metal spandrels to each window bay

— Awning windows

Reference Images



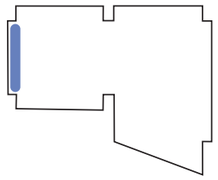
West Facade Type - Plan



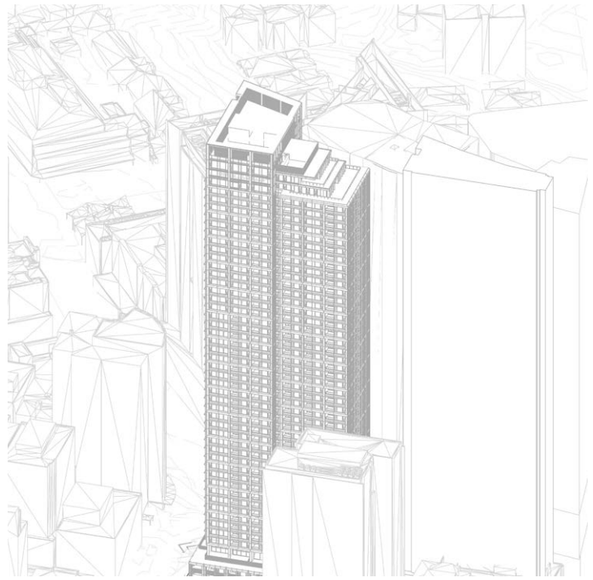
West Facade Type - 3D

Tower Facade
West

Solar analysis demonstrates that the vertical sunshades is most effective of the west facade, particularly in the mid-late afternoon sun in summer



Winter



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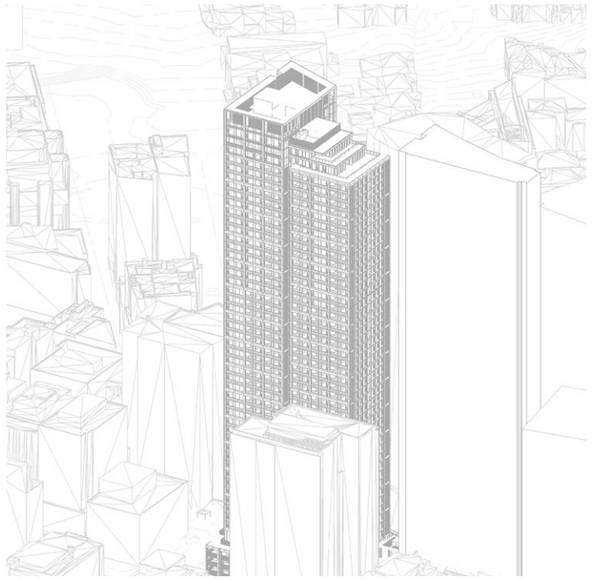
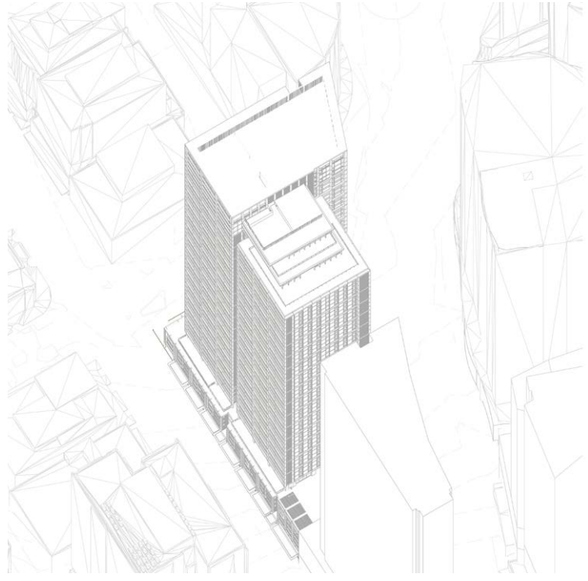


2PM

3PM

Summer



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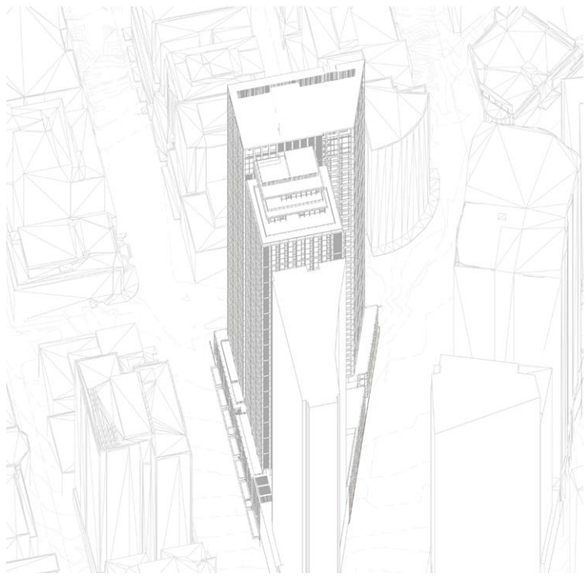

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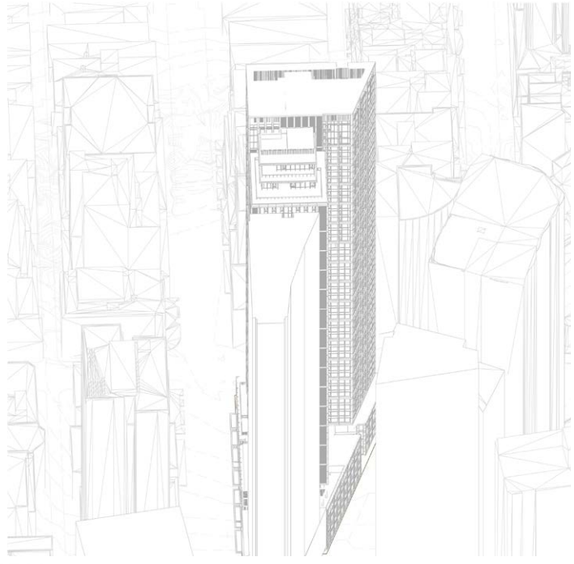


3PM

Tower Facade
Penthouse Facade

The penthouse levels are expressed as a distinct architectural element, subtlety di□erentiated from the tower form below. This transition establishes a refined upper termination to the building, allowing the upper levels to read as a cohesive and sophisticated crown within the skyline.

A combination of floor-to-ceiling glazing at Levels 50 and 51 maximises access to expansive views and natural light, while maintaining a high level of enclosure and environmental performance.

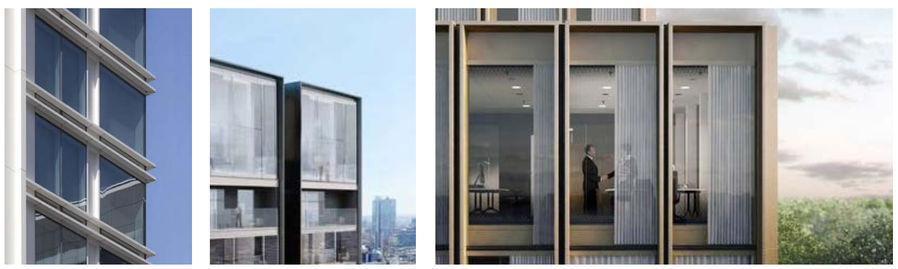
At these elevated levels, increased wind exposure can limit the usability of conventional open balconies. In response, balconies are designed with integrated weather protection to enhance functionality and ensure year-round usability. This approach allows the penthouse residences to achieve a careful balance between openness and comfort, delivering high-quality living environments that respond thoughtfully to their elevated position.

Artist Impression Only

South East

Artist Impression Only

North East



Reference Images

Tower Facade
Penthouse Balconies

The Design Challenge:

In tall residential towers, traditional open balconies with standard balustrades often experience usability limitations due to high wind exposure and the overwhelming sense of openness and height, which can deter use (for example, for those with acrophobia). The design challenge is to provide a protected, functional outdoor space that enhances usability without being considered an enclosed wintergarden that would attract Gross Floor Area (GFA) implications.

The ‘Weather Protected Balcony’

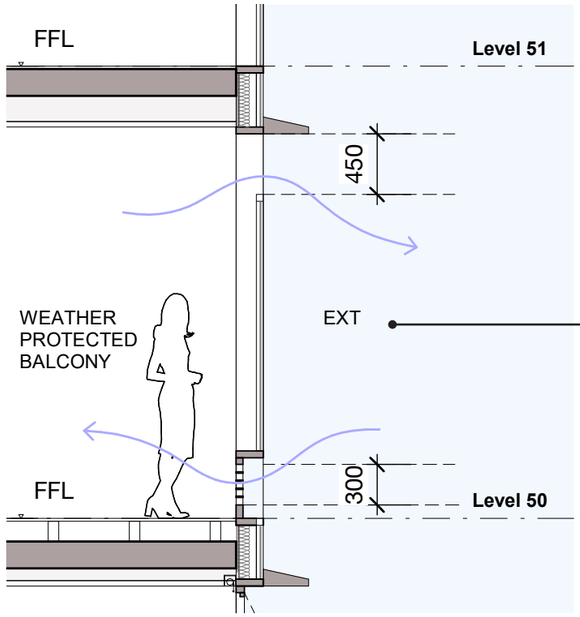
The proposed weather-protected balcony design responds directly to these challenges, providing a carefully controlled outdoor environment that remains visually and physically connected to the elements. Key features include:

Natural ventilation: Clear openings at the top and bottom of the glazed screen maintain airflow, allowing the space to remain connected to external elements such as wind and rain, albeit in a moderated way.

Unsealed, unconditioned environment: The balcony remains an outdoor space, avoiding classification as internal floor area while still providing protection.

Enhanced usability: A more controlled external environment allows for year-round use of the balcony, improving comfort and functionality.

Material and functional consistency: External floor finishes and drainage are consistent with those of other balconies across the building, ensuring continuity in design and performance.



Facade Section Through Balcony

Overall Balcony Height	2850mm
Top Opening	450mm
Bottom Opening (grille)	300mm
Total Ventilation Opening	750mm (26%)

The penthouse balcony features a taller 2,250 mm glazed balustrade, with the upper framing positioned above the user’s eye line to maximise unobstructed views. This increased height provides enhanced protection from higher wind speeds and rain at these elevated levels.

A metal grille at the base, combined with a clear opening at the top of the glazing, allows for natural airflow and maintains a direct connection to the outdoors, ensuring the balcony remains a comfortable and usable external space throughout the year.

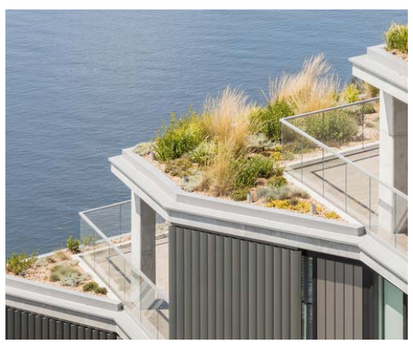
Indicative Internal View

Tower Facade
Penthouse Terrace Apartments

The façade to the terrace apartments is designed as a recessive, simple architectural expression that sits comfortably within the broader tower composition.

Materials are consistent with the remainder of the tower to ensure visual cohesion, while horizontal bands with integrated planting soften the built form and reinforce the terrace character.

Glass balustrades are set back to provide additional wind protection and create a more sheltered edge condition. Covered outdoor spaces further enhance usability and comfort, o□ering residents high-quality private open space that is integrated into the overall architectural language.



Reference Images

9.0
ESD Strategy

Principle 4: Sustainability

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

In preparing this design proposal Bates Smart have worked closely with sustainability advisors LCI Consultants

LCI ARTELIA GROUP

Artists Impression Only

ESD Strategy
Summary

Environmentally Responsive Design

601 Pacific Highway will target best practice outcomes for sustainability and environmental design. Its function as a home for around 1,000 residents and as a workplace hundreds of workers will be underpinned by;

— Healthy and comfortable spaces with access to clean air, daylight and no toxic materials.

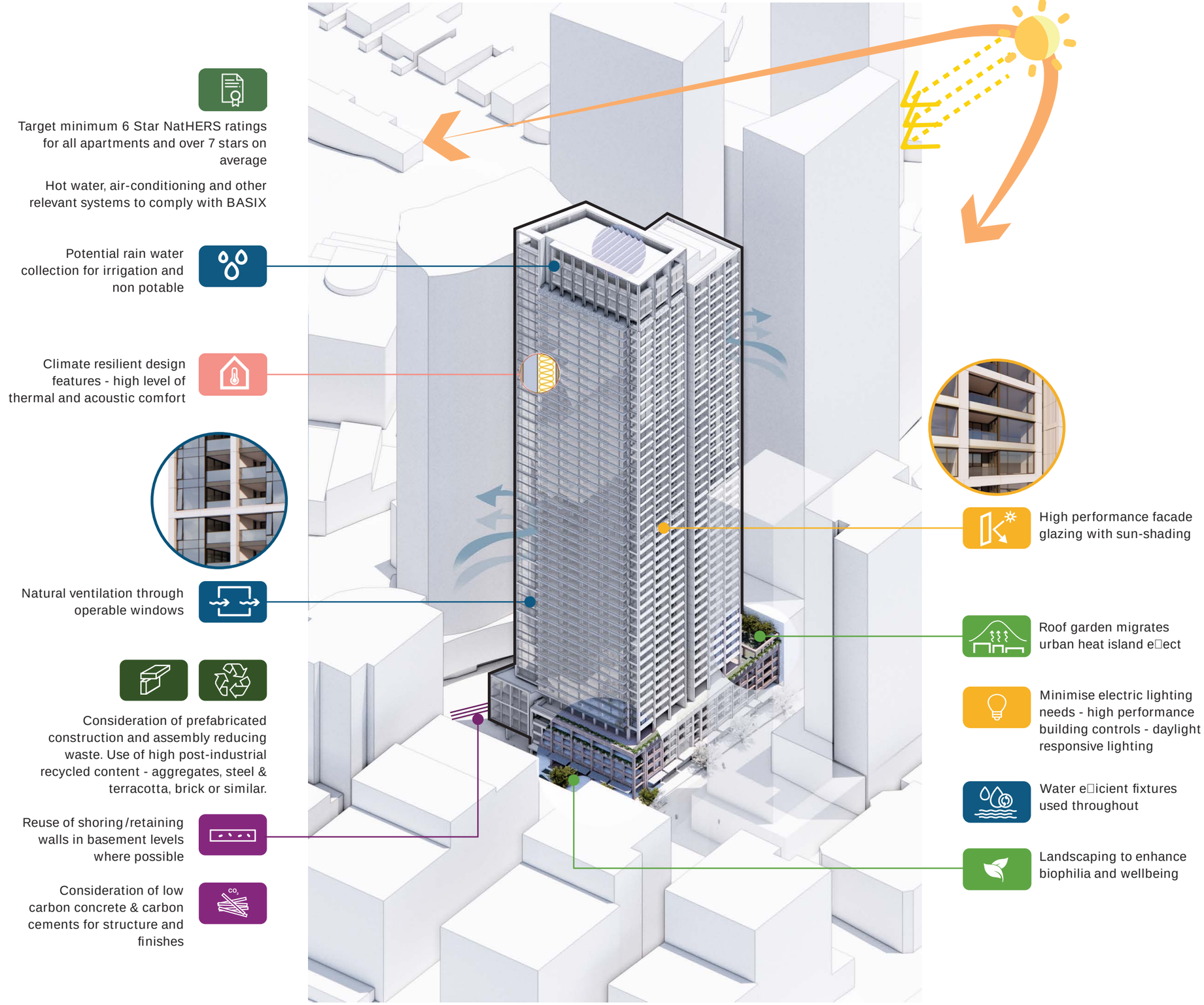
— All electric operation with e□icient, clean appliances and low energy bills

— Nurturing surroundings with connection to nature, native landscaping and beautiful views

The apartments will target NatHERS ratings of at least 6 Stars for all apartments and over 7 Stars on average. The Hot water, air Conditioning and other relevant systems will comply with BASIX requirements.

The commercial tenancies will target 5.5 Star NABERS Energy and 3 Star Water ratings.

For further detail, refer to the ESD report prepared by LCI.



ESD Strategy

Responsible

The development is proposed to be built in a responsible way with contractors that;

— Have a healthy workforce

— Commission and handover systems to operate well.

— Manage waste e□ectively

— Procure subcontracts and materials responsibly

— Focus on environmentally friendly structural and finishes

Healthy

The apartments and workspaces will be healthy for residents and workers, including

— Additional fresh air

— High quality light fittings and plenty of natural light

— Good acoustic performance between units and to outside

— Low toxicity finishes

— Shared amenities including fitness facilities.

Resilient

A resilient design that includes consideration of changing climate, increased heat island e□ects and operational and community impacts.

Positive

The development will be environmentally positive by;

— Reducing the upfront carbon of new materials and retaining, reusing or recycling as much demolition material as possible.

— Minimising energy use in the apartments and commercial spaces through BASIX and NABERS targets

— Sourcing renewable energy initially and encouraging residents to continue

— Using water e□icient fittings

Places

The development will be a place that is well accessible by public transport, bike and car.

We welcome the opportunity to review the design and art, culture and heritage interpretation to create an enduring and loved place

People

The developer and head contractor will strive to establish a delivery team with people from;

— Diverse cultures

— Social enterprises and other under-represented groups

— Aboriginal and Torres Strait Islander people

Nature

The development will reduce negative impact on nature through;

— Elimination of light spill upwards and to neighbours

— Provision of native landscaping and street trees

— Filtration and reuse of stormwater and rainwater

Leadership

The development will demonstrate leadership by;

— Achieving all requirements of the climate positive pathway

— Engaging with the initial Strata Committee to hand over the building in an e□ective way

10.0
Density and Yield

Principle 3: Density

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

Principle 8: Housing diversity and social interaction

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

Artists Impression Only

Density and Yield

9.1 Density

The overall density of the proposal is 20.0:1, proposing 56,880m² of floorspace within a site area of 2,844m².

The proposal delivers 53,368m² residential floorspace including 1,079m² of communal facilities, in addition to 3,512m² of non-residential floorspace comprising of commercial and retail space.

9.2 Dwelling size and mix

The development contains a total of 538 dwellings comprising the following mix of dwelling types.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Market	195	185	120	8	508
A□ordable	22	6	2	-	30
Total	217	191	122	8	538
Mix	40.3%	35.5%	22.7%	1.5%	

The mix provides a range of unit sizes and types to meet the needs of a diverse range of future residents.

The buildings will contain a broad range of apartment types and sizes aiming to create a socially diverse neighbourhood.

To cater for single occupiers, couples, sharers, downsizers and families, the apartment mix includes 1, 2, 3 and 4 bedroom units.

9.3 A□ordable Housing

In accordance with the HDA EOI submission, 5% of the total residential GFA is allocated to A□ordable Housing. The proposal includes 30 a□ordable housing dwellings located within Levels 2-4.

9.4 Accessibility and Adaptable Housing

Accessibility has been well considered. All lobbies have a level threshold to the street. The residential component has step free access to all uses including the landscape podium and communal facilities.

Within the residential component 15.1% of apartments are proposed to be Adaptable (totaling 81 dwellings). These are spread across the building in a range of unit types; 29 x 1 beds, 40 x 2 beds, 11 x 3 beds and 1 x 4 bed.

9.5 Apartment Storage

A minimum 50% of the ADG storage requirements are provided within each apartment. The remaining storage requirements are provided in storage cage located in either the basement or podium levels.

Every storage cage is sized to fit a bicycle.

9.6 Communal space provision

Generous communal amenities is a key aspect of the proposal. Internal communal facilities for the residents have been provisioned at a rate of 2.5m² per apartment.

A total of 1,349m² of internal communal space on Level 1 and Level 5 is supported by 774m² of communal external space in a combination of spaces programmable for di□erent group sizes and uses.

9.7 Retail

The retail has been carefully arranged at ground level to maximise activation to Atchison Street, Mitchell Plaza and Pacific Highway and provide amenity and facilities for both the building residents and the boarder neighbourhood. Outdoor seating is proposed within the site boundary along the eastern frontage on Mitchell Plaza.

9.8 Parking

The scheme proposes a total 300 basement parking spaces across 6 basement levels.

The building loading dock on Level B01 accommodates two service vehicles, with two courier spaces also being provided.

Parking

	Residential	Commercial	Courier	Total
Standard	254	3	2	259
Accessible		1		1
Adaptable	40			40
Total Spaces	294	4	2	300
Motorbikes				30

Apartment Storage Cage Summary

	Total Storage Cages
Level 04	61
Level 03	61
Level 02	44
Level 01	
Level B01	
Level B02	53
Level B03	79
Level B04	77
Level B05	80
Level B06	83
Total Storage Cages	538

Refer to the yield schedule for further detail

Appendices

A1 Materials Sample Board

A2 ADG Compliance Schedule

A3 SDRP Response Schedule

A4 GANSW Better Placed

Digital Materials Board

Pictured

Podium

1. Custom ‘smooth’ terracotta (or similar) cladding in a light grey/beige matte glazed finish
2. Custom ‘profiled’ cladding in a light grey/beige matte glazed finish
3. Glazing (A) vision glass and (B) Colourback glass spandrels
4. Custom profiled stone (or similar) cladding
5. Timber (or timber look) battens to L5 so□its
6. Dark bronze powdercoat window framing, balustrades and metal work
7. Powdercoated palisade metal balustrade to residential balconies and communal areas

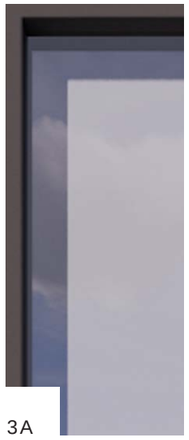
Tower

1. Solid aluminium curtain wall cladding panels to tower facade
2. Powdercoat finish in (A) light bronze & (B) dark bronze to aluminium curtain wall cladding, sun shades and spandrels
3. Tapered, horizontal extruded aluminium sun shades to East and North facades
4. Powdercoat finish in light grey/beige to aluminium curtain wall cladding
5. Glazed balustrades with metal handrail
6. Glazing with (A) vision glass and (B) colourback glass spandrels
7. Dark bronze extruded aluminium vertical chevron louvres to plant areas

Podium


1


2


3A


3B


4


5

Tower


1

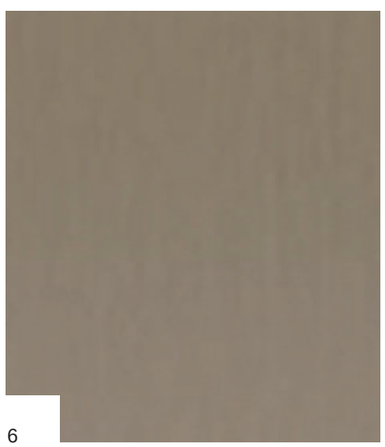

2A


2B


3

4


5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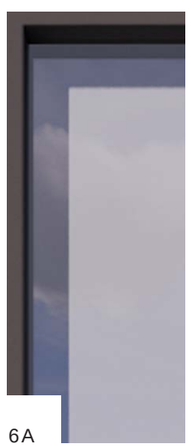
6A


6B


7

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.	-	Detailed site analysis included in section 2.0 Site & Context	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development	-	The tower massing and floorplates have been arranged to maximise solar access, with apartments primarily concentrated along the north and east elevations which receive the most sunlight. Dwellings in the podium have been located away from the vehicle dominated Pacific Highway frontage, with apartments orientated towards the north and east to maximise amenity.	Yes
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.	-	The proposed tower is located within a dense urban setting with a number of existing and proposed towers overshadowing one another. The proposed design is consistent with setbacks of the previously approved planning envelope for the site. The proposed additional height at the top of the tower has a minimal impact to overshadowing, due to the increased setback from the southern boundary compared to the planning envelope.	-
3C Public Domain Interface			
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.	-	The residential lobby is highly legible from the public domain, with lobby lounges providing passive surveillance to maximise safety and security. The proposal does not include any dwellings at ground level.	Yes
Objective 3C-2: Amenity of the public domain is retained & enhanced.	-	The proposal greatly improves on the amenity of the public domain including: - Active frontages along Atchison Street, Mitchell Plaza and a significant part of Pacific Highway. - Upgraded landscape design including new planting to Mitchell Plaza and Pacific Highway	Yes

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	The site area is 2,844 sqm. 774 sqm of communal open space is provided across the podium and tower. This equates to 27.2% of the site area. Refer to section 7.0 Communal Amenity for details	Yes
	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)	The external open spaces on Levels 2-5 are primarily orientated towards the north and east to maximise the sunlight to these spaces. Allowing for the approved (but un-built) developments to 617-621 Pacific Highway and 100 Christie Street, the external open space achieves 2 hours sunlight in midwinter to 34% of the total external area. This shortfall is in part due to the provision of the larger western terrace on Level 5, which is overshadowed in mid-winter by the taller buildings to the north and west (including the aforementioned 617-621 Pacific Highway approved DA) in the mid-late afternoon. Despite being a high-rise development in a dense urban location, the proposal provides a generous provision of outdoor spaces across multiple levels, ensuring residents have opportunities to access sunlight throughout the day. Locating the full floor of communal amenities on Level 5 provides residents with a single, highly convenient location for all communal areas ensuring ease of access for all residents. Refer to section 7.0 Communal Amenity for details.	No
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting	-	A broad range of communal open spaces allow for a range of activities appropriate to many age groups and uses. These activities include swimming, exercising, entertaining, kids play, quiet zones, reading areas and socialising.	Yes
Objective 3D-3: Communal open space is designed to maximise safety.	-	The amenities are access controlled for resident use. Entertaining and gathering rooms & spaces will be managed via a booking system to ensure use of facilities are appropriately managed.	Yes
Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.	-	The upgraded public domain responds the current and future uses of the neighbourhood. The public spaces along the eastern frontage work with, and extend the Mitchell Plaza public space into the site creating an improved amenity for the local neighbourhood.	Yes

ADG Compliances

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td>3E Deep Soil Zones</td><td></td><td></td><td></td></tr>
<tr><td>Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.</td><td>Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site Area (sqm)</th><th>Minimum Dim.</th><th>Deep Soil Zone</th></tr><tr><td>Less than 650</td><td>-</td><td rowspan="4">7% of site area</td></tr><tr><td>650-1500</td><td>3m</td></tr><tr><td>Greater than 1500</td><td>6m</td></tr><tr><td>>1500 with significant existing tree cover</td><td>6m</td></tr></table></td><td>The site is located in a high density urban location, limiting opportunities for deep soil within the site.

Despite the constraints, the proposal seeks to improve the extent of planting and canopy coverage when compared to the existing condition. Planting along the eastern frontage to Mitchell Plaza is located with a 1m setdown to allow su□icient soil depth for the proposed planting over structure. Additional street trees are proposed along Pacific Highway, further improving access the green space.

The proposal includes on-site OSD.</td><td>No</td></tr>
<tr><td>3F Visual Privacy</td><td></td><td></td><td></td></tr>
<tr><td>Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.</td><td>Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:
<table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td><td>Minimum separation requirements to the site boundaries are achieved</td><td>Yes</td></tr>
<tr><td>Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.</td><td>-</td><td>The tower floorplate has been designed to avoid any single aspect west facing apartments to manage privacy with the approved neighbouring site at 617-621 Pacific Highway. The western apartments have their living spaces orientated north and south to avoid direct overlooking to the western neighbour. Refer to section 6.0 Residential Levels for further detail.</td><td>Yes</td></tr>
<tr><td>3G Pedestrian Access and Entries</td><td></td><td></td><td></td></tr>
<tr><td>Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.</td><td>-</td><td>The residential lobby is located directly o□ Atchison Street, with lobby lounge spaces overlooking the footpath.</td><td>Yes</td></tr>
</table>

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.	-	All lobbies will be glazed and therefore clearly identifiable. Increased floor to floor heights on the ground floor will allow internal lobby elements to be visible from the street.	Yes
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.	-	The proposal includes a 9m ground level setback along the eastern frontage to allow for a pedestrian link connecting Atchison Street and Pacific Highway.	Yes
3H Vehicle Access			
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.	-	Vehicular access to the site is located at the western end of Atchison Street, as far away from the public spaces of Mitchell Plaza as possible. To minimise conflicts and maximise active frontages, the vehicular entry is a combined entry for both service vehicles and cars, with the entry roller door set back from Atchison Street to allow a car to wait within the site boundary, therefore miminsing conflict with pedestrians. Upon entering the basement, service vehicles and cars are separated to minimise conflicts.	Yes
3J Bicycle and Car Parking			
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.	For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents & visitors is set out in the Guide to Tra□ic 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 o□ street.	Parking is consistent with the maximum parking rates required by the North Sydney DCP.	Yes
Objective 3J-2: Parking & facilities are provided for other modes of transport.	-	Motorcycle and resident bike storage spaces are provided in accordance with the requirements of the North Sydney DCP.	Yes
Objective 3J-3: Car park design & access is safe and secure.	-	The car park layout is secured and designed in accordance with AS2890.1. Commercial parking and residential parking are clearly defined and separated.	Yes
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.	-	The car park is wholly below ground	Yes
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.	-	No on-grade parking is proposed	N/A

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.	-	No above-grade parking is proposed.	N\A
Part 4 Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	Within the current built context, the site achieves excellent solar access. The tower floorplate has been carefully designed to maximise solar access to the east and north-facing elevations. In the current built context, and allowing for approved development to 617-621 Pacific Highway and 100 Christie Street, the proposal achieves 79.9% of apartments receiving 2 hrs sunlight between 9am and 3pm.	Yes
	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter		N/A
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	Whilst the floorplate has been designed to minimise the quantity of south facing apartments, the proposal falls marginally short at 15.8% of apartments receiving no direct sunlight between 9 am - 3 pm at mid winter. These south facing apartments have been designed to generous frontages to maximise natural light. At the upper levels of the tower, the south facing apartments benefit from extensive views across Sydney Harbour.	No
Objective 4A-2: Daylight access is maximised where sunlight is limited.	-	South facing apartments having generous windows and balconies to maximise solar access and outlook.	Yes
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.	-	Each facade has been considered based on orientation, with sunshades to east, north and west facades.	Yes
4B Natural Ventilation			
Objective 4B-1: All habitable rooms are naturally ventilated.	-	Every habitable room has a window or is open plan connected with a living space.	Yes
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation.	-	Ventilation within single side apartments is maximised by positioning operable windows at the further most extremes of the layouts. Openings to balconies have been maximised, whilst ceiling fans to living rooms and bedrooms of all apartments in creates further air movement.	Yes

ADG Compliances

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.</td><td>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</td><td>49 out of 82 apartments (60%) of apartments are cross ventilated in the first nine storeys of the building. Air movement within single aspect apartments has been maximised with the strategies noted in Objective 4B-2, including the use of ceiling fans in all living rooms and bedrooms. Refer to section 6.0 Residential Levels for further detail.</td><td>Yes</td></tr>
<tr><td></td><td>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</td><td>-</td><td>N/A</td></tr>
<tr><td colspan="4">4C Ceiling Heights</td></tr>
<tr><td>Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<table><tr><th colspan="2">Minimum Ceiling Height for apt and mixed-used buildings (m)</th></tr><tr><td>Habitable rooms</td><td>2.7</td></tr><tr><td>Non-habitable rms</td><td>2.4</td></tr><tr><td>For 2 storey apts</td><td>2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area</td></tr><tr><td>Attic spaces</td><td>1.8 at edge of room with 30deg minimum ceiling slope</td></tr><tr><td>Mixed-used areas</td><td>3.3 for ground and first floor to promote future flexibility of use</td></tr></table>These minimums do not preclude higher ceilings if desired</td><td>Typical apartment floor to floors are 3.15m allowing a 2.7m ceiling in habitable rooms and a 2.4m ceiling for non habitable rooms.</td><td>Yes</td></tr>
<tr><td>Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.</td><td>-</td><td>-</td><td>Yes</td></tr>
<tr><td>Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td>-</td><td>-</td><td>Yes</td></tr>
<tr><td colspan="4">4D Apartment Size and Layout</td></tr>
<tr><td>Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.</td><td>Apartments have the following minimum internal areas:<table><tr><th>Apartment Type</th><th>Minimum Internal Area (sqm)</th><th rowspan="5">The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each</th></tr><tr><td>Studio</td><td>35</td></tr><tr><td>1 Bedroom</td><td>50</td></tr><tr><td>2 Bedroom</td><td>70</td></tr><tr><td>3 Bedroom</td><td>90</td></tr></table></td><td>All apartments meet or exceed the minimum required internal areas.</td><td>Yes</td></tr>
<tr><td></td><td>Every habitable room has 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 & air is not borrowed from other rooms</td><td></td><td>Yes</td></tr>
</table>

ADG Compliances

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td rowspan="2">Objective 4D-2: Environmental performance of the apartment is maximised.</td><td>Habitable room depths are limited to a maximum of 2.5 x ceiling height</td><td></td><td>Yes</td></tr>
<tr><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>There are some single aspect apartments where, due to the open plan nature of the living room, the rear of the kitchen is greater than 8m from a window. However, all kitchens have island benches with the islands facing directly towards a window for natural light. With the exception of 14 (2.6%) high rise apartments, the rear of all kitchen islands are within 8m of a window.

Refer to the plans for further detail.</td><td>No</td></tr>
<tr><td rowspan="4">Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.</td><td>Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)</td><td></td><td>Yes</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td></td><td>Yes</td></tr>
<tr><td>Living rooms or combined living/dining rooms have a minimum width of:

— 3.6m for studio & 1 bedroom apartments
— 4m for 2 & 3 bedroom apartments</td><td></td><td>Yes</td></tr>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>-</td><td>N/A</td></tr>
<tr><td colspan="4">4E Private Open Space and Balconies</td></tr>
<tr><td rowspan="2">Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.</td><td>All apartments are required to have primary balconies as follows:

<table><tr><th>Apartment Type</th><th>Minimum Area (sqm)</th><th>Minimum Depth (m)</th></tr><tr><td>Studio</td><td>4</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8</td><td>2</td></tr><tr><td>2 Bedroom</td><td>10</td><td>2</td></tr><tr><td>3+ Bedroom</td><td>12</td><td>2.4</td></tr></table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td></td><td>Yes</td></tr>
<tr><td>For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m</td><td></td><td>N/A</td></tr>
<tr><td>Objective 4E-2: Primary private open space & balconies are appropriately located to enhance livability for residents</td><td>-</td><td>Generally, apartment balconies have been located to maximise usability and views from the apartment. In the tower, most balconies are inboard to mitigate high wind speeds and maximise user comfort.</td><td>Yes</td></tr>
</table>

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building	-	All balconies have been located in-board (i.e. not projecting beyond the facade) to integrate the balcony into the overall architectural form of the podium and tower.	Yes
Objective 4E-4: Private open space & balcony design maximises safety	-	Balconies are designed free of climbable hazards with compliant balustrade heights	Yes
4F Common Circulation and Spaces			
Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments	The maximum number of apartments o□ a circulation core on a single level is eight	Owing to the larger floorplates, the podium (10) and low rise tower (13) floorplates have more than 8 apartments on a single core. Given the highrise nature of the tower, having multiple cores is not an e□icient means of servicing the building. Equally, the A□ordable Housing and Build-to-Sell apartments share the same circulation core, as opposed to being separated. In the podium, the core is centrally located with glazed breaks to the north and east drawing natural light into the common corridors. In the low rise tower, a generous lift lobby sits adjacent to a large full height glass window. The floorplate is divided into two halves, with 8 apartments to the eastern wing, and 5 apartments to the western wing. Corridors are generously proportioned, with apartment entry niches providing a distinctive sense of address to all residents.	No
	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40	The proposed design has 6 lifts serving all apartments. As is typical of a highrise tower, the quantity of lifts has been based on providing good service to all levels. This analysis is based on providing reasonable waiting and travel times during peak periods.	No
Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents	-	Common circulation spaces are generously sized, with entry alcoves to each apartment creating further width as well as a defined address for each apartment. Similarly, lift lobbies are generously sized and have access to natural light. Within the podium, a common external terrace is available for all residents at each podium level.	Yes

ADG Compliances

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td colspan="4">4G Storage</td></tr>
<tr><td>Objective 4G-1: Adequate, well designed storage is provided in each apartment</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Apartment Type</th><th>Storage Size Volume (m3)</th></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>6</td></tr><tr><td>2 Bedroom</td><td>8</td></tr><tr><td>3+ Bedroom</td><td>10</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>As demonstrated in the detail drawings of each apartment in the A13 series, each apartment has at least 50% of the storage requirement in their apartment and they will be allocated one of the storage cages in the basement or podium to make up any additional storage required.</td><td>Yes</td></tr>
<tr><td>Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments</td><td>-</td><td>Secure storage cages are located in the basement or podium</td><td>Yes</td></tr>
<tr><td colspan="4">4H Acoustic Privacy</td></tr>
<tr><td>Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout</td><td>-</td><td>Podium apartments are located on the east and north elevations to minimise impact of noise from Pacific Highway</td><td>Yes</td></tr>
<tr><td>Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments</td><td>-</td><td>All internal walls, floors and ceilings will meet the noise insulation requirements of the BCA.</td><td>Yes</td></tr>
<tr><td colspan="4">4J Noise and Pollution</td></tr>
<tr><td>Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout</td><td>-</td><td>Podium apartments are located on the east and north elevations to minimise impact of noise from Pacific Highway</td><td>Yes</td></tr>
<tr><td>Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission</td><td>-</td><td>All internal walls, floors and ceilings will meet the noise insulation requirements of the BCA.</td><td>Yes</td></tr>
<tr><td colspan="4">4K Apartment Mix</td></tr>
<tr><td>Objective 4K-1: A range of apartment types & sizes is provided to cater for di□erent household types now & into the future</td><td>-</td><td>A broad range and mix of apartments are proposed including 1-bed, 2-beds, 3-beds and 4-beds.</td><td>Yes</td></tr>
<tr><td>Objective 4K-2: The apartment mix is distributed to suitable locations within the building</td><td>-</td><td></td><td>Yes</td></tr>
</table>

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
4L Ground Floor Apartments			
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located	-		N/A
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents	-		N/A
4M Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area	-	Refer to section 8.0 Facade and Materiality for details	Yes
Objective 4M-2: Building functions are expressed by the facade	-	Refer to section 8.0 Facade and Materiality for details	Yes
4N Roof Design			
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street	-	Refer to section 4.0 Built Form and Massing for details	Yes
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised	-	The roof of the podium has been utilised by communal terraces. The top of the tower steps in height creating a series of stepped planes that accommodate apartment terraces, PV zones and the roof plant	Yes
Objective 4N-3: Roof design incorporates sustainability features	-	The podium roof features landscaped areas for biodiversity and biophilic design. PV zones are incorporated into the tower roof.	Yes
4O Landscape Design			
Objective 4O-1: Landscape design is viable & sustainable	-	Plant species have been selected to be hard wearing and appropriate to the location, orientation and soil conditions. Refer to the Landscape Design Report for detail.	Yes
Objective: 4O-2 Landscape design contributes to streetscape & amenity	-	Refer to the Landscape Design Report for detail.	Yes
4P Planting on Structures			
Objective 4P-1: Appropriate soil profiles are provided	-	Refer to the Landscape Design Report for detail.	Yes
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance	-	Refer to the Landscape Design Report for detail.	Yes

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces	-	Refer to the section 7.0 Communal Amenities and the Landscape Design Report for detail.	Yes
4Q Universal Design			
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members	-	20% of apartments will comply with the requirements for Silver Livable housing.	Yes
Objective 4Q-2: A variety of apartments with adaptable designs are provided	-	15% of apartments will be 'adaptable' with post-adapted layouts in line with AS4299. Adaptable apartments are provided in both the A□ordable Housing and Build-to-Sell components in a range of 1, 2, 3 and 4 bed (BTS only) apartments.	Yes
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs	-	The proposal includes a broad range of apartment types and sizes to suit a variety of residents needs. A□ordable Housing component includes 1, 2 and 3 bed apartments, whilst the Build-to-Sell component includes 1, 2, 3 & 4 bed apartments.	Yes
4R Adaptive Reuse			N/A
4S Mixed Use			
Objective 4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Mixed use development should be concentrated around public transport and centres	In addition to the apartments, the proposal includes a mix of non-residential uses including commercial and retail. The site is well served by public transport being located in close proximity to Crows Nest metro station, St Leonards train station and numerous bus connections. A short walk from the site is the bustling neighbourhood of Crows Nest to the east and the shops and restaurants of St Leonards to the west	Yes
	Mixed use developments positively contribute to the public domain. Design solutions may include: development addresses the street, active frontages are provided, diverse activities and uses, avoiding blank walls at the ground level, live/work apartments on the ground floor level, rather than commercial	The proposed development seeks to maximise active frontages and includes a number of retail tenancies at the ground level.	Yes
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Residential circulation areas should be clearly defined. Design solutions may include: residential entries are separated from commercial entries and directly accessible from the street; commercial service areas are separated from residential components; residential car parking and communal facilities are separated or secured; security at entries and safe pedestrian routes are provided; concealment opportunities are avoided	The residential entry is separated from the commercial entry and is directly accessible from the street. In the basement, residential parking is separated from the commercial parking.	Yes
	Landscaped communal open space should be provided at podium or roof levels	The podium roof incorporates extensive landscaped communal open spaces.	Yes

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
4T Awnings and Signage			
Objective 4T-1: Awnings are well located and complement & integrate with the building design.	-	Awnings provide coverage to all the proposed entries.	Yes
Objective 4T-2: Signage responds to context & desired streetscape character.	-	All signage will be designed to assist with site navigation and wayfinding while responding to the context and streetscape character.	Yes
4U Energy E□iciency			
Objective 4U-1: Development incorporates passive environmental design.	-	The building facade has been detailed with consideration of orientation, with overhangs or horizontal sunshades to all windows (except those facing south). The extent of glass to insulated spandrels has been designed to optimise heat gain and heat loss. Refer to section 9.0 ESD Strategy for further detail.	Yes
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.	-	Refer to response above	Yes
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.	-	All habitable rooms will have operable windows and all balconies will have full height glazed sliding doors to maximise natural ventilation into the apartments.	Yes
4V Water Management and Conservation			
Objective 4V-1: Potable water use is minimised.	-	Water conservation requirements can be met and will be addressed at the detailed design stage.	Yes
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.	-	The proposal includes on-site OSD	Yes
Objective 4V-3: Flood management systems are integrated into site.	-	The site is not identified as being flood prone	Yes
4W Waste Management			
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.	-	Waste storage is accommodated within the building, with waste collection being managed internally via the loading dock.	Yes
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.	-	Waste is separated into di□erent streams, including recycling, to minimise domestic general waste. Refer to Waste Management Report for further detail.	Yes
4X Building Maintenance			

ADG Compliances

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4X-1: Building design detail provides protection from weathering.	-	Materials have been selected to be durable, robust and minimal maintenance to provide protection from weathering.	Yes
Objective 4X-2: Systems & access enable ease of maintenance.	-	The building is capable of incorporating appropriate building maintenance strategies. Specialist input from building access consultants will be incorporated during the detailed design phase.	Yes
Objective 4X-3: Material selection reduces ongoing maintenance costs.	-	Materials have been selected to be durable, robust and minimal maintenance to provide protection from weathering. The use of applied finishes has been minimised.	Yes

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

KEY

SDRP 2 Response:

Responses to the SDRP1 advice and recommendations were provided at SDRP2. These responses reference the relevant sections of the SDRP2 Briefing Pack provided to the SDRP panel prior to SDRP2.

Updated SSDA Response:

Where relevant, additional updates and clarifications have now been incorporated based on the developed SSDA proposal.

General Feedback	Comment / Response
The following elements of the proposal are supported and should be retained: — Recognition of the site's prominent location and the ambition to be a landmark to the surrounding area. — The general approach to articulation the tower with both vertical and horizontal massing breaks, subject to the below advice. — Provision of a□ordable housing in perpetuity, subject to below advice. — Prioritizing activation of Mitchell Plaza and Atchinson's road. — The intent to provide significant street trees along Pacific Highway. — Minimising the provision of parking.	SDRP 2 Response: Noted

Connecting with Country		Comment / Response
As the massing, architecture and landscape designs progress there is a strong opportunity to deeply embed Country narratives through the development. Consider Country as an underlay that informs all aspects of the design and not an overlay applied to limited areas of the design.		SDRP 2 Response: Noted. Since SDRP 1, the project team have undertaken a Walk on Country, Cultural Opportunities Workshop and Validation Workshop. Updated SSDA Response: The architecture and landscape design has been further developed to embed Country narratives. Refer to section 3.0 Connection with Country
1	Continue to integrate knowledge from the local Knowledge Holders into the built form, landscape and experience of using the building.	SDRP 2 Response: Refer to Section 2.0 Connection with Country for an overview. Our design response is integrated in the built form, ground plane and landscape design Updated SSDA Response: The architecture and landscape design has been further developed to embed Country narratives. Refer to section 3.0 Connection with Country
a)	Demonstrate how an understanding of Country informs the design response.	SDRP 2 Response: As above Updated SSDA Response: Refer to response for Item 1
b)	Demonstrate how the site relates to the wider cultural narratives of the area, noting that the Pacific Highway was once and Aboriginal walking track.	SDRP 2 Response: As above Updated SSDA Response: Refer to response for Item 1
c)	Ensure that landscaping is endemic, climate resilient and will thrive in the proposed locations, noting overshadowing, potential wind conditions and soil volumes on structure.	SDRP 2 Response: Refer to Section 2.0 Connection with Country and Section 5.0 Podium and Ground Plane and Section 6.0 Podium Planning (SDRP2 Briefing Pack) Updated SSDA Response: Refer to response for Item 1

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

	Site strategy and Massing	Comment / Response
	The development occupies a particularly prominent location, positioned both at the top of the ridgeline and situated on a highly visible bend of the Pacific Highway. The tower form needs to be considered from all angles to ensure the massing is su□iciently broken up.	SDRP 2 Response: Refer to Section 3.0 Tower (SDRP2 Briefing Pack) Updated SSDA Response: Refer to section 4.0 Built Form and Massing for further detail.
3	Provide visual impact analysis from key vantage points, such as sightlines along Pacific Highway and Mitchell Road but also more distant vantage points from where the tower will be visible.	SDRP 2 Response: Refer to Section 3.0 Tower and Section 5.0 Podium and Ground Plane for 3D images from key views Updated SSDA Response: Refer to section 4.0 Built Form and Massing for further detail.
4	Test and provide options for: a) additional vertical breaks, providing more access to light, views and ventilation to the internal corridors b) additional or double height mid-level breaks c) articulating the south-east corner of both the podium and tower so that it better relates to the approach from Pacific Highway	SDRP 2 Response: Refer to Section 3.0 Tower and Section 5.0 Podium and Ground Plane for developed massing and articulation. Updated SSDA Response: Following the SDRP, the built form has been further developed. The communal amenities have been consolidated onto a single full floor at Level 5. The mid level break has been removed to reflect the revised function to this level. Refer to section 4.0 Built Form and Massing for further description of the massing.
5	Demonstrate how the proposed development relates to the proposed residential building to the west, noting the cumulative impact of massing, overshadowing and the privacy concerns related to separation distances below those outlined in the Apartment Design Guide (ADG)	SDRP 2 Response: Refer to Section 3.0 Tower and Section 5.0 Podium and Ground Plane. The appendix in this pack includes shadow diagrams at mid winter. Updated SSDA Response: Refer to section 6.0 Residential Levels for further detail.
a)	Consider the proposed podium heights and street awning design in relation to the planning outcomes of adjacent development.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane. Updated SSDA Response: Refer to section 5.0 Ground Plane and Podium for further detail.
6	Provide an analysis of the proposed impacts to neighbouring developments and the public domain. For example:	SDRP 2 Response: Refer to Section 3.0 Tower and Section 5.0 Podium and Ground Plane & Appendix Updated SSDA Response: Refer to section 4.0 Built Form and Massing and Shadow Diagrams contained within the SSDA drawings for further detail.
a)	Wind impacts and any resulting design modifications to ensure a safe and comfortable public domain and communal open spaces.	SDRP 2 Response: Wind analysis has been undertaken by RWDI to review pedestrian comfort at the ground plane, communal terraces and apartment balconies. Updated SSDA Response: Further testing has been undertaken by RWDI to include the approved neighbouring building at 617-621 Pacific Highway. Refer to DA Pedestrian Wind Assessment Report.
b)	Overshadowing analysis, demonstrating the impacts to neighbouring residential buildings, limitations on future development and any impacts to the public domain, noting the Crows Nest Precinct Design Guide identifies Mitchell Street and Nelsons Park as areas to be protected from overshadowing.	Updated SSDA Response: Refer to DA shadow diagrams

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

Ground Plane		Comment / Response
	There is a strong opportunity to improve the sites relationship with Mitchell Plaza and Pacific Highway to realise the strategic intent of the Crows Nest Precinct Design Guide.	SDRP 2 Response: Noted. Section 5.0 Podium and Ground Plane for further detail of the architectural and landscape design response to these interfaces. Updated SSDA Response: The massing and facade design of the south east corner have been further developed. The podium massing has been set back further to improve the visual connection, whilst the public domain has been developed to include an accessible path between Pacific Highway and Mitchell Plaza. Refer to section 5.0 Ground Plane and Podium and the Landscape Design drawings for further detail.
7	Avoid unnecessary fragmentation of the ground plane by liaising with Council to achieve gentle transitions between final onsite levels and the public domain.	SDRP 2 Response: Section 5.0 Podium and Ground Plane. The proposed public domain ties in with the existing Mitchell Plaza. Internal levels are stepped where possible to enable flush threshold to entries. Updated SSDA Response: The public domain design has been further developed to include an accessible path between Pacific Highway and Mitchell Plaza and a flush transition to the existing public domain. Refer to section 5.0 Ground Plane and Podium and the Landscape Design drawings for further detail.
8	Test and provide analysis of alternative solutions to the south-east corner to allow for comfortable pedestrian movement between Mitchell Plaza and Pacific Highway.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane Updated SSDA Response: South east corner has been developed to open up more to the Pacific Highway footpath, noting this area is constrained by the existing Plaza landscape built hard up against the boundary and the challenging level changes between Pacific Highway and the Plaza.
9	Provide further analysis of the scale and character of Mitchell Plaza and how the proposed podium scale, under crofts and ground plane relate to and reinforce this character.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane Updated SSDA Response: Refer to section 5.0 Ground Plane and Podium and the Landscape Design drawings for further detail.
10	Demonstrate how the proposal improves the interface with Pacific Highway, noting that while the existing character has some hostile elements there are opportunities to improve this with redevelopment.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane Updated SSDA Response: The ground floor is setback 3m in accordance with the TOD Design Guide. New street trees and ground cover planting are proposed along the length of Pacific Highway. Refer to section 5.0 Ground Plane and Podium and the Landscape Design drawings for further detail.

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

a)	Test the extent of services located along this frontage and whether more areas of activation could be provided.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane. Given the optimal location of the loading dock and turntable (outside of the tower structure) and substation (street frontage), opportunities for a viable retail presence to the western end of Pacific Highway are limited. The design has been developed to maximise activation including: / Lowering the floor level of the SE corner retail to better engage with the Pacific Highway frontage / Locating a commercial entry o□ Pacific Highway / Locating commercial space on Upper Ground Floor overlooking the Pacific Highway footpath. Updated SSDA Response: In addition to the SDRP 2 Response, the commercial lobby frontage on Pacific Highway has been increase to provide improved activation.
b)	Propose design solutions to enliven this frontage, such as ensuring that the design of services is integrated with the architecture and providing artworks to be experienced by pedestrians and vehicles passing by.	SDRP 2 Response: Facade treatments are still being developed Updated SSDA Response: Following SDRP2, the colonnade to Pacific Highway has been removed to open up the footpath to allow a more generous experience. Art is not currently being considered for this facade, noting that Ausgrid have restrictions for the substation frontage.
c)	Demonstrate that Crime Prevention Through Environment Design (CPTED) outcomes are achieved, such as passive surveillance.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane. Active frontages have been maximised to all three frontages. Entries are clearly legible. Updated SSDA Response: Refer to updated response to 10b)
11	Ensure successful activation of Atchinson Street and an engaging and permeable ground plane by: a) providing a well-designed and inviting residential lobby that could be set back from the façade b) foregrounding retail spaces to enhance street level vibrancy c) integrating ground levels with the adjacent footpath to support equitable pedestrian movement.	SDRP 2 Response: Refer to Section 5.0 Podium and Ground Plane for further details. The double height residential entry is set back from the street edge and has a level threshold with the Atchison Street footpath. The entry is flanked by retail is maximise activation along Atchison Street.
Amenity		Comment / Response

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

12	Demonstrate that the proposal meets the amenity objectives of the ADG, such as solar access, natural and cross ventilation, communal open space and common circulation spaces.	SDRP 2 Response: Refer to Section 3.0 Tower and Section 6.0 Podium Planning Updated SSDA Response: Refer to the ADG compliance schedule within the appendices of the Design Report. Where compliance is not achieved in the solar access to communal open space (ADG 3D-1), alternative design strategies have been implemented to maintain a high standard of residential amenity. This includes a generous provision of communal amenities that includes an extensive range of internal facilities and external landscaped spaces. The internal o□ering includes a large pool and spaces suitable for fitness (e.g. gym, yoga etc.), socialising and/or work (e.g. lounge, bookable rooms). The external landscaped spaces are intended to complement this internal o□ering, with a sun-filled terrace wrapping around the pool area, multi-purpose terraces along the north for work, socialising and gathering, and a large family friendly terrace to the west incorporating spaces suitable for outdoor dining, kids play and quiet relaxation and reflection.
13	Provide a variety of high-quality communal spaces that o□set any deficiencies in the above, ensuring that all residents have access to amenity such as solar access, natural air and views.	SDRP 2 Response: Refer to Section 6.0 Podium Planning for residential communal spaces. These spaces provide residents with access to solar access, natural ventilation, views and outdoor space. Updated SSDA Response: The proposal includes an extensive communal amenity o□ering. Refer to response to Item 12 and section 7.0 Communal Amenities for further detail.
a)	consider greater ceiling heights of double height spaces for the communal areas to increase light penetration, to ensure proposed planting can thrive and optimise access to views.	SDRP 2 Response: Refer to Section 6.0 Podium Planning. Additional height is provided to amenity levels to optimise natural light and views. Updated SSDA Response: The proposal includes an extensive communal amenity o□ering. Refer to response to Item 12 and to section 7.0 Communal Amenities for further detail.
b)	ensure that common circulation spaces are generous, articulated and have ample access to natural ventilation/ daylight	SDRP 2 Response: Refer to Section 3.0 Tower and Section 6.0 Podium Planning. Updated SSDA Response: Common circulation spaces and corridors typically have glazed ends to maximise natural light. Refer to section 6.0 Residential Levels and 7.0 Communal Amenities for further detail.
14	Ensure that the proposed floor to floor height is consistent with the Crows Nest Transport Oriented Design Guide in order to meet NCC requirements and to achieve level access to all balconies.	SDRP 2 Response: The design is in keeping with the Crows Nest TOD Design Guide Section 3.4, which identifies maximum floor heights. The design is also consistent with the minimum ceiling heights stipulated within the ADG. Level access is provided to all balconies. Updated SSDA Response: Refer to the typical residential floor section in Section 6.0 Residential Levels.

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

Note	The current proposal presents a high degree of separation between a□ordable and market housing. To support equitable living conditions and avoid spatial and social stratification, the design should ensure that a□ordable housing residents have comparable access to key amenities, including solar access, natural ventilation, and outlook.	SDRP 2 Response: Ongoing discussions are being had between the proponent, North Sydney Council and CHPs to understand requirements in relation to design, operation and maintenance requirements. Meeting with Council on Friday 12th September identified areas of focus for Council in relation to A□ordable Housing that the proponent is considering. Council will provide further feedback on the preferred compliance with AH contributions, be it monetary or stock once they discuss further with their preferred CHP (Link Wentworth). Updated SSDA Response: A□ordable and market housing now share the same lobby, lifts and communal facilities.
15	Test consolidating the two residential lobbies into a single entry in order to: a) support an integrated and inclusive entrance b) increase retail frontage and street activation c) improve ground plane e□iciency.	SDRP 2 Response: Refer to Section 5.0 Ground Plane and Ground Plane. The two lobbies are accessed o□ a single double height shared entry o□ Atchison Street. This arrangement has allowed for greater retail frontage and street activation. Updated SSDA Response: A□ordable and market housing now share the same entry and lobby.
16	Ensure that the communal open space provided to the a□ordable housing is: a) not perceived as segregated b) comparable to that of the market dwellings c) well positioned to receive solar access, nothing that the proposed a□ordable units have minimal solar access.	SDRP 2 Response: Refer to Section 6.0 Podium Planning. The A□ordable Housing communal terrace has been located on the eastern frontage to ensure optimal solar access. The terrace is generously sized and overlooks the plaza. A flexible communal room provides internal communal space. Updated SSDA Response: A□ordable and market housing now share the same communal amenity.
17	Provide a diverse mix of apartment types and configurations and demonstrate that the quantity is based on 5% of the Gross Floor Area (GFA).	SDRP 2 Response: Refer to Section 6.0 Podium Planning. A range of 1, 2 and 3 bed apartments are provided. Updated SSDA Response: The A□ordable Housing component contains a mix of 1, 2 and 3 bed apartments. The total A□ordable Housing GFA equates to 5% of the total GFA. Refer to the GFA diagrams and Development Summary within the DA architectural drawings for further detail.
18	Investigate providing the a□ordable units controlled access to some of the communal amenity, such as the pool.	SDRP 2 Response: Ongoing discussions are being had between the proponent, North Sydney Council and CHPs to understand requirements in relation to design, operation and maintenance requirements. Updated SSDA Response: A□ordable and market housing now share the same communal amenity.
Sustainability		Comment / Response
	The proposed demolition of a large existing building would result in a significant loss of embodied carbon. In light of this, the design response must demonstrate a clear commitment to sustainability. Delivery of a high performing building that minimises environmental impact is a key component in achieving design excellence.	SDRP 2 Response: Noted. Since SDRP1, Stockland have engaged LCI to developed a comprehensive sustainability plan. Updated SSDA Response: Refer to the ESD report by LCI

SDRP1 Response Schedule

SDRP 1 Advice and Recommendations

19	Ensure that passive design principles are incorporated into the architectural expression. For example:	SDRP 2 Response: Refer to Section 4.0 Tower Facade Concept and Section 7.0 Sustainability Updated SSDA Response: Residential floorplates are orientated and configured to maximise solar access. All facades to the north, east and west include shading. Refer to section 8.0 Facade and Materiality and section 9.0 ESD Strategy for further detail.
a)	High window to wall ratios that control heat gain and minimise thermal loss	SDRP 2 Response: Refer to Section 4.0 Tower Facade Concept and Section 7.0 Sustainability. The design seeks to balance view amenity with thermal performance. Further analysis will be undertaken by LCI in the coming weeks to optimise the design in this respect. Updated SSDA Response: LCI have undertaken thermal modelling to achieve a minimum 6 star NATHERs and average 7 star NATHERs, with necessary adjustments made to the facade design.
b)	Passive shading of glazing, particularly to the large eastern facing façade	SDRP 2 Response: Refer to Section 4.0 Tower Facade Concept and Section 7.0 Sustainability. Extensive shading is provided to the north, east and west facades. Updated SSDA Response: All facades to the north, east and west include shading. Refer to section 8.0 Facade and Materiality for further detail.
c)	Increased opportunities for natural ventilation, such as high-level windows that do not require restricted openings	SDRP 2 Response: Refer to Section 4.0 Tower Facade Concept and Section 7.0 Sustainability. The design of window types is still being explored. Updated SSDA Response: High level windows were explored, but not included in the final design . All apartment windows are manually operated awning windows.
d)	Providing low energy climate control methods like ceiling fans, reducing the need for mechanical heating and cooling.	SDRP 2 Response: Ceiling fans are currently allowed for in A□ordable Housing apartments, however further investigation is required into the Build-to-Sell units or common areas. Updated SSDA Response: Ceiling fans have been allowed for in the living rooms and bedrooms of all apartments.
20	Explore pursuing the Green Star Buildings Apartment Pathway as part of meeting the design excellence requirements related to sustainability.	SDRP 2 Response: Currently being explored with the ESD consultant Updated SSDA Response: Green Star Buildings Apartment Pathway is not being pursued. The project is being benchmarked against Green Star Building requirements, however a Green Star rating is not being pursued. Refer to the ESD Report for further detail
21	Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1:2020-2030' for further information.	SDRP 2 Response: Currently being explored with the ESD consultant Updated SSDA Response: Refer to the ESD Report for further detail

SDRP2 Response Schedule

SDRP 2 Advice and Recommendations

General Feedback		Comment / Response
	The project retains the potential to demonstrate design excellence, contingent on the project team addressing the recommendations and design advice outlined below and items not addressed in the previous letter. In addition to items noted in the previous letter, the following elements of the proposal are supported and should be retained in order to demonstrate design excellence: — The general massing strategy, subject to the below advice. — The engagement with local Knowledge Holders and the general approach to integrating a Country response within the design, subject to the below advice. — The western setback and the configuration of apartments to manage privacy concerns with the adjacent development approval at 617-621 Pacific Highway. — The intent for each façade to be informed by orientation, microclimate and site constraints and opportunities, subject to the below advice. — The intent to integrate solar panels within the tower façade design, subject to further environmental analysis. — Integrating the ground plane with Mitchell Street Plaza, subject to the below advice. — Providing a sensitively designed play space onsite. — The generous ceiling height provided to the a□ordable housing communal space.	Noted. Refer to additional responses in SDRP response schedule.
Connecting with Country		Comment / Response
	The consideration given to engagement with local Knowledge Holders and the response to Country is developing in a positive direction.	Noted.
1	Continue to develop a material pallet which responds to Country, including elements of colour in addition to the earth tones.	Refer to Section 3.0 Connection with Country and Section 8.0 Facade and Materiality.
2	Deliver a high level of architectural detail and expression, particularly within the podium and other areas where people interact with the architecture up close. Include this detail within the submission to ensure the design intent is realised.	Refer to Section 5.0 Podium and Ground Plane and Section 8.0 Facade and Materiality
	As noted through the engagement process, the significance of Pacific Highway as an indigenous ridgeline pathway provides opportunities for Country. While this was discussed, it is unclear how this is being realised in the design.	Following SDRP2, the colonnade to Pacific Highway has been removed, opening up the footpath to allow a more generous experience The significance of the indigenous ridgeline pathway is interpreted within the landscape design of the Mitchell Plaza interface. Refer to Landscape Architects design report for further detail.
3	Provide clarity on how this cultural narrative is being interpreted within the design, noting the opportunity identified below in item 15.	Refer to Section 3.0 Connection with Country

SDRP2 Response Schedule

SDRP 2 Advice and Recommendations

Site Strategy and Massing		Comment / Response
	The general approach to the massing of the tower and podium is supported but requires further refinement in response to the approved neighbouring development at 617–621 Pacific Highway.	Noted. Refer to response to Item 4
4	Ensure that the podium height and expression is informed by the adjoining podium.	On the Pacific Highway elevation, the podium height is six storeys at the interface with 617-621 Pacific Highway. This height is consistent with the TOD Design Guideline and creates a gentle stepping of podium heights along this frontage.
5	Ensure that the colonnade aligns with and is informed by the adjoining colonnade.	Following SDRP2, we have removed the colonnade from the proposed design in lieu of an overhanging podium. The revised design remains consistent with the TOD objectives, whilst improving on the following: - a more open ground plane and improved pedestrian experience along Pacific Highway - eliminating dark and/or hidden areas in response to CPTED - better access to daylight and compliant servicing access to the substation. The ground floor setback continues to align with the neighbouring ground floor setback to ensure consistency between the sites.
6	Provide updated wind analysis that considers the approved building and outline any refined massing or articulation required to ensure safe and comfortable wind conditions, particularly for pedestrians using Pacific Highway and Mitchell Plaza, and for occupants using the podium communal open spaces.	Following the SDRP2, the wind analysis has been updated to include the approved neighbouring building. The inclusion of this building resulted in increased wind conditions to the L5 western outdoor terrace. Wind speeds increased around the SE corner of the podium and Mitchell Plaza. In response to this updated analysis, pergola structures have been added to the L5 western terrace, and an awning has been added to the SE podium corner. Refer to the Wind Report by RWDI for further detail.
	The location of the mid-level break, for the plant and communal space, should be tested further to determine whether it is in the optimal position for articulating the tower massing.	Following the SDRP2, the location of communal spaces has been reconsidered and amended. Communal amenities are now consolidated on a single level at Level 5, creating a cohesive and convenient hub accessible to all residents. This arrangement enhances usability and legibility, while maintaining a generous provision of internal communal space. Including the Ground Floor lobby and associated spaces, this equates to approximately 2.5 m² per apartment. As a result of this reconfiguration, the previously proposed mid-level expression on the eastern façade has been removed, as it no longer corresponds to a change in use within the building.

SDRP2 Response Schedule

7	Test locating the mid-level break at higher levels. Provide visual analysis of: a. views towards the building from the surrounding area b. the impact on views available from the communal spaces	Refer to response above. Refer to Section 7.0 Communal Amenities for further detail.
Ground Plane		Comment / Response
	There remains a concern that the proposal overly limits the pedestrian connectivity between Mitchell Plaza and the Pacific Highway and that the southwest corner lacks generosity at ground level.	The ground floor facade has a 9.4m setback from the eastern boundary. Following the SDRP, the south east corner of the podium (above ground level) has been setback a further 3m from the east, to improve the sense of openness. The site is constrained by the existing metal clad wall structures which are located hard up against the eastern site boundary, limiting the space available to address the accessibility between Pacific Highway and Mitchell Plaza. Refer to Section 5.0 Ground Plane and Podium for further detail.
8	Setback the retail at ground to make the pedestrian connection more inviting and demonstrate that this corner can accommodate future demand for pedestrian movement.	The ground floor facade has a 9.4m setback from the eastern boundary, in excess of the 5m setback required by the TOD setback controls. The cumulative width of the pedestrian connection between Pacific Highway and Atchison Street (within the site) is 4.9m. A further existing pedestrian connection is located on the eastern side of Mitchell Plaza.
9	Investigate locating the entrance to the retail at the corner or along Pacific Highway to provide activation to Pacific Highway.	We investigated moving the entry to the Pacific Highway frontage, however this had the following impacts: - lowering the internal retail floor level by approximately 1m resulted in unusable room heights to the plant rooms on B01. - loss of an active entry on the eastern frontage which we considered important to draw people through the site. Having considered the feedback we have determined the optimal entrance location to be the east elevation, however we have moved the entry approximately 3m closer to the corner. The retail will feature floor to ceiling glazing along Pacific Highway, providing activation.
10	Adjust landscaping levels to allow for gentler transitions in elevation. For example, terraced steps rather than long flights of stairs.	Refer to the Landscape Design Report for further detail
	The street level elevation to Pacific Highway is dominated by services, particularly where adjacent to the colonnade. This inactive frontage is worsened by its adjacency to the services component of the recently approved 617–621 Pacific Highway. While the need for services is understood, there are still opportunities to improve activation along Pacific Highway.	Refer to response to Items 11 & 14

SDRP2 Response Schedule

SDRP 2 Advice and Recommendations

11	Reduce the extent of inactive frontage by locating services not requiring street level access elsewhere within the basement.	The Pacific Highway frontage contains critical infrastructure and services such as the substation, fire control room and booster assembly. Through further coordination of the substation, the commercial lobby has been widened to provide a greater presence along this frontage. Following SDRP2, we have improved the pedestrian experience along this frontage by removing the colonnade from the proposed design in lieu of an overhanging podium. The revised design remains consistent with the TOD setbacks, whilst improving on the following: - a more open ground plane and improved pedestrian experience along Pacific Highway - eliminating dark and/or hidden areas in response to CPTED - better access to daylight and compliant servicing access to the substation. - to provide more visual interest, the extent of louvred facade is broken up by profiled masonry piers at regular spacings - external lighting will ensure the footpath is sensitively lit for safety - widened the commercial lobby frontage to improve activation and passive surveillance. Active uses account for approximately 50% of the Pacific Highway frontage
12	Provide a more generous commercial lobby to Pacific Highway and test alternative arrangements that increase the sense of activation and passive surveillance. For example: a. Setback the services and foreground the lobby. b. Setback the ground level commercial space to align with the services below. c. Locate more active uses, such as the end of trip facilities, on the façade.	Following SDRP2, the commercial lobby frontage has been widened to improve activation and passive surveillance.
13	Provide a high quality of finish and detailing to any services façades, screens or openings and ensure that the zone is sensitively lit for safety.	Refer to response to Item 11
	The Pacific Highway is primarily a fast-moving context defined by vehicle use. There are opportunities to explore this within the blank façade of the services.	Refer to response to Item 11
14	Integrate art/design to give this otherwise blank façade a purpose. A Country response may be appropriate.	Art is not currently being considered for this facade, noting that Ausgrid have restrictions for the substation frontage. The facade is intended to present as a calm, ordered backdrop within the fast moving context of Pacific Highway Design responses to Connection with Country have been incorporated into other components of the proposal. Refer to Section 3.0 Connection with Country for further detail.

SDRP2 Response Schedule

SDRP 2 Advice and Recommendations

	Amenity	Comment / Response
	The building does not meet the solar access criteria of the Apartment Design Guide (ADG). While the constraints of a dense city neighbourhood are acknowledged, to achieve design excellence, alternatives must be explored to demonstrate how access to sunlight can be made available to all residents.	Within the current built context, the site achieves excellent solar access. The tower floorplate has been carefully designed to maximise solar access to the east and north-facing elevations. In the current built context, and allowing for approved development to 617-621 Pacific Highway and 100 Christie Street, the proposal achieves 79.9% of apartments receiving 2 hrs sunlight between 9am and 3pm. Refer to Section 6.0 Residential Levels for further detail.
15	Test how Objectives 4A-1 and 4A-2 of the ADG can be met and demonstrate how the shortfall can be compensated in other areas within the development.	Notwithstanding the compliant solar access referred to above, the provision and extent of communal spaces in the proposal will set a new benchmark for shared amenities in a build-to-sell residential development, delivering approximately 2.5m^2 of internal communal area per apartment. Accessible by all residents, these facilities have been designed to appeal to broad range of customers and provide all residents with excellent access to sunlight, natural ventilation and outlook. The majority of internal communal spaces are orientated to the north and east, with full height glazing maximising sunlight penetration into these spaces. Refer to Section 7.0 Communal Amenity for further detail.
	The main communal open space, located on the podium, receives very little direct sunlight and is likely to experience adverse wind conditions. The other external areas are under cover with compromised access to daylight throughout the day.	The proposal includes a range of outdoor communal spaces in the podium. On Level 5, indoor and outdoor spaces running along the north and eastern frontages achieve excellent solar access, recieving between 2-4 hours of sunlight in midwinter. The wind report has identified areas of higher wind conditions, in particular the eastern corners, and the western terrace. The eastern pool terrace on L5 has been set in from the corners, where the most adverse wind conditions occur. On the western side, fixed pergola structures shelter the outdoor landscaped spaces from the wind passing between the proposal and the future neighbouring building at 617-621 Pacific Highway. Refer to Section 7.0 Communal Amenity for further detail of solar access and the wind mitigation measures incorporated into the design.
16	Improve communal open space with direct access to sunlight, and demonstrate how the proposal meets objective 3D-1 of the ADG. For example, locate communal open space at roof level.	Refer to response above. Refer to Section 7.0 Communal Amenity for further detail.
17	Provide area calculations that clearly demonstrate the provision of internal and external communal space.	Refer to Section 7.0 Communal Amenity for further detail.
18	Provide more opportunities for residents to access daylight at the edge of the terraces, in lieu of landscaped planters to the entire perimeter.	The location of perimeter planters has been considered to balance the following: / maintain a green bu□er around the perimeter / to allow visibility of the planting from street level and the surrounding area In response to the feedback the perimeter planters to the L5 terraces have been setdown so they are flush with the floor surface, allowing more sunlight to reach the terraces.

SDRP2 Response Schedule

SDRP 2 Advice and Recommendations

19	Increase the diversity of exterior spaces provided, noting that the majority of communal open space is currently devoted to seating.	The proposal includes a variety of external communal spaces throughout the building o□ering di□erent spatial experiences, views and uses. The largest external space on L5 has been developed to include a range of landscaped spaces accommodating di□erent uses. The eastern terraces are relaxation spaces associated with the pool and sauna. Refer to the Landscape Design Report for further detail
	The proposal has a high number of apartments on each floor with amenity impacts further exacerbated by long common circulation spaces with poor access to natural light and ventilation. The quality of these spaces is particularly important, noting the reduced sunlight and lack of cross ventilation to a number of apartments.	The low rise tower floorplate has 13 apartments on each floor. Given the highrise nature of the tower, having multiple cores is not an e□icient means of servicing the building. In the low rise tower, a generous centrally located lift lobby sits adjacent to a large full height glass window. The floorplate is divided into two halves, with 8 apartments to the eastern wing, and 5 apartments to the western wing. Corridors are generously proportioned, with apartment entry niches providing a distinctive sense of address to all residents.
20	Provide a high level of design amenity within the common circulation spaces in accordance with the design guidance of the ADG. For example, improved lift lobbies, ample daylight and natural ventilation, breakout spaces with seating, greater articulation and width to apartment entrances, and higher ceilings to the communal circulation spaces.	In response to the feedback, the design has been developed to include the following: Build-to-Sell: - Entry alcoves have been added to all apartments providing each apartment with a greater sense of address. Cumulatively, these alcoves create greater articulation along the common corridors, helping to break up their perceived length. A□ordable Housing: - Entry alcoves have been added to all apartments providing each apartment with a greater sense of address. Cumulatively, these alcoves create greater articulation along the common corridors, helping to break up their perceived length. - Removal of dedicated AH lifts has improved separation between the lift lobby and apartment entries - Addition of the triple height void over the main lobby introduces di□used natural light into the centre of the AH common corridor - The eastern end of the corridor has been opened up further with the glassline being pulled inwards to create more usable communal spaces for interaction and socialising. On all levels this corridor opens onto a communal outdoor space that receives 2hrs of sunlight in midwinter. Further explanation of the design strategies can be found in Section 6.0 Residential Levels.
21	Alternative corridor arrangements, that reduce the length of travel, should be tested for their improved amenity. For example, accessing the eastern apartments from the south of the core.	The proposed tower floorplate balances the area e□iciency expected of a high-rise building with design strategies that enhance amenity within the common circulation spaces. These strategies are outlined in the response to Item 20 and detailed further in Section 6.0 Residential Levels of the design report.

SDRP2 Response Schedule

SDRP 2 Advice and Recommendations

	The current separation between the a□ordable and market housing is not consistent with the North Sydney LEP that requires a□ordable housing to be of a standard consistent with the rest of the development. Acknowledging that it is not the proponent's intent to segregate the a□ordable and market housing:	Refer to responses below
22	Combine the entrance lobbies to avoid segregation of the a□ordable housing component.	Following the SDRP2 feedback, the Build-to-Sell and A□ordable Housing now share the same entrance lobby.
23	If the separated lobby is retained, ensure that the a□ordable housing lobby has similar amenity to the market housing. For example, access to daylight.	N/A. Refer to response to Item 22
24	Ensure generous spacing for the lift lobbies to the a□ordable housing floors, for circulation and movement of furniture, and avoid lifts opening directly across from apartment entrances.	Following the SDRP feedback, the A□ordable Housing now shares the same lifts as the Build-to-Sell. The A□ordable Housing lift lobby is the same size and proportions as the Build-to-Sell lobby, and receives natural light from the triple height slot to the north. This update avoids lifts opening directly across from apartment entrances.
	Locating the a□ordable housing units and communal open space within the podium reduces the amenity available to them, particularly due to overshadowing from adjacent development. As the design develops there is also a risk that the amenity of communal spaces could be reduced in response to structural and mechanical requirements associated with the pool.	Refer to response to Item 25
25	Retain, and seek to improve, the amenity provided to the a□ordable housing communal area.	The A□ordable Housing residents now share the same communal amenities as the Build-to-Sell residents. As a result the Level 4 terrace has been reduced in size to provide more A□ordable Housing apartments. This L4 terrace has a north and eastern frontage to maximise sunlight, and an outlook across Mitchell Plaza
26	Provide a□ordable housing residents access to some or all of the market communal spaces, particularly health and wellbeing spaces.	Refer to response to Item 25
Architecture		Comment / Response
27	Demonstrate how the western façade manages privacy concerns with the approved development at 617–621 Pacific Highway.	Refer to Section 6.0 Residential Levels
28	Demonstrate within the approval drawings that the proposed floor to floor height is su□icient to accommodate NCC requirements while providing level access to the balconies.	Refer to Section 6.0 Residential Levels
Sustainability		Comment / Status
	The advice provided in the previous letter is reiterated. There is a concern that the extent of glazing proposed for the eastern façade is excessive and may require high performance and tinted glazing that would be inappropriate for the use and context.	The eastern facade has been developed to maximise the expansive views to the east, whilst optimising the shading strategy. Further testing has demonstrated that horizontal sunshades are significantly more e□ective than vertical sunshades, particularly in the warmer summer months. Refer to Section 8.0 Facade and Materiality for further detail A VLT range of 60-70% is proposed for the tower glass. Refer to the ESD report for further detail.
29	Demonstrate that the proposed horizontal shading performs better than vertical shading for the eastern façade. Provide an environmental impact analysis of di□erent shading options and improved window to wall ratios to support the proposed façade treatment.	Refer to Section 8.0 Facade and Materiality and the ESD report for further detail

Better Placed
Design Responses

Better Placed is an integrated design policy for the built environment of NSW. It seeks to capture our collective aspiration and expectations for the places where we work, live and play.

(https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/better-placed)

The following outlines the design responses to the GANSW 'Better Placed' design policy.

Better Fit

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

Design Response

The development responds to its existing and future context and character, ensuring it feels authentically local and of its place. A well-scaled podium aligns with neighbouring buildings to reinforce a consistent human-scale streetscape while respecting the area's heritage qualities. The tower is sensitively setback to reduce visual bulk and protect important view corridors.

Materiality and façade articulation draw from local character while o□ering a contemporary identity. At street level, enhanced ground plane activation and active frontages create a vibrant interface that strengthens the activation of Mitchell Plaza as a key public space. Site-responsive planning minimises overshadowing, improves solar access, and supports seamless integration with the surrounding public domain.

Better Performance

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

Design Response

The building is designed to exceed minimum expectations, delivering a high-performance, sustainable, and resilient outcome. Core passive design principles—including natural ventilation, optimal orientation, and thermal e□iciency—reduce energy demand and enhance indoor comfort. Sunshading to all façades, high-performance glazing, and durable materials support long-term environmental performance.

Extensive landscaped spaces for biodiversity, including rooftop and podium planting, contribute to urban cooling, habitat creation, and stormwater management. The development targets an average NatHERs 7 stars and is designed as an all-electric building, supporting a low-carbon, future-ready outcome. Together, these systems ensure the building is adaptable, e□icient, and sustainably robust across its lifecycle.

Better for Community

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

Design Response

The proposed development creates an inclusive, connected, and diverse environment that is both welcoming and engaging. Mixed-use podium functions—active frontages, retail, and accessible public spaces—promote equality of access and foster community vibrancy.

A broad range of apartment types and sizes, including dedicated A□ordable Housing, supports varied housing types and o□ers opportunities for a diverse demographic to live locally. Communal amenities for well-being, such as shared terraces and social spaces, promote interaction and support mental and physical health.

Enhancements to the public domain—wider footpaths, lighting, and landscaping—strengthen neighbourhood identity, encourage walkability, and build a connected and resilient community fabric.

Better Placed
Design Responses

Better for People

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

Design Response

The development prioritises a safe, comfortable and livable environment for residents, visitors, and the wider community. Apartments maximise daylight, cross-ventilation, and privacy, ensuring long-term comfort and usability. Circulation and communal spaces are intuitive and accessible for people of all ages and abilities.

At ground level, human-scaled spaces and welcoming public spaces enhance safety and comfort, creating a pedestrian-friendly interface. High-quality landscaped spaces throughout the site provide opportunities for rest, social interaction, and connection with nature.

A well-considered public domain, including shaded areas, accessible routes, and active frontages, contributes to a high-quality, enjoyable living environment and supports the health and wellbeing of the community.

Better Working

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

Design Response

The development is functional, e□icient and fit for purpose, with planning that clearly responds to program requirements, the project brief, and identified community and market needs. Service areas and circulation are logically organised to ensure smooth daily operation for residents, visitors, and sta□.

As a mixed-use development, the project delivers commercial and retail spaces designed for flexibility, enabling them to be adaptable for future uses and evolving economic conditions. Well-planned layouts ensure spaces are well utilised and remain valuable over time.

Service functions—including waste management, loading, and vertical transport—are discreetly integrated to minimise impacts on the public realm and maintain a comfortable streetscape experience.

Better Value

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

Design Response

The development is focused on creating and adding value for the community, occupants, and industry. The use of durable materials and low-maintenance systems minimises costs over time, ensuring sustained performance and reduced operational expenses.

By improving amenity, elevating public interface quality, and embedding integrated sustainability, the project contributes to the shared value of place and enhances the quality of life for residents and visitors. These outcomes support a strong return on investment for industry, demonstrating the benefits of prioritising longevity and community benefit.

The built form is enduring, with flexible internal layouts and durable materials ensuring continued relevance and capability to adapt over time.

Better for Look and Feel

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

Design Response

The architectural design is engaging, inviting and attractive, contributing positively to the feel of the place. A refined podium and tower built form establish appropriately scaled massing that sits comfortably within the context.

High-quality materials, façade articulation, and quality materials and finishes create visual interest and elevate the public experience. The design emphasises enduring architecture, ensuring the building maintains its character and performance long into the future.

Inviting retail edges, thoughtful lighting, and integrated landscaping create a lively and enjoyable streetscape, encouraging communities to use and enjoy local spaces and strengthening the identity and vibrancy of the precinct.