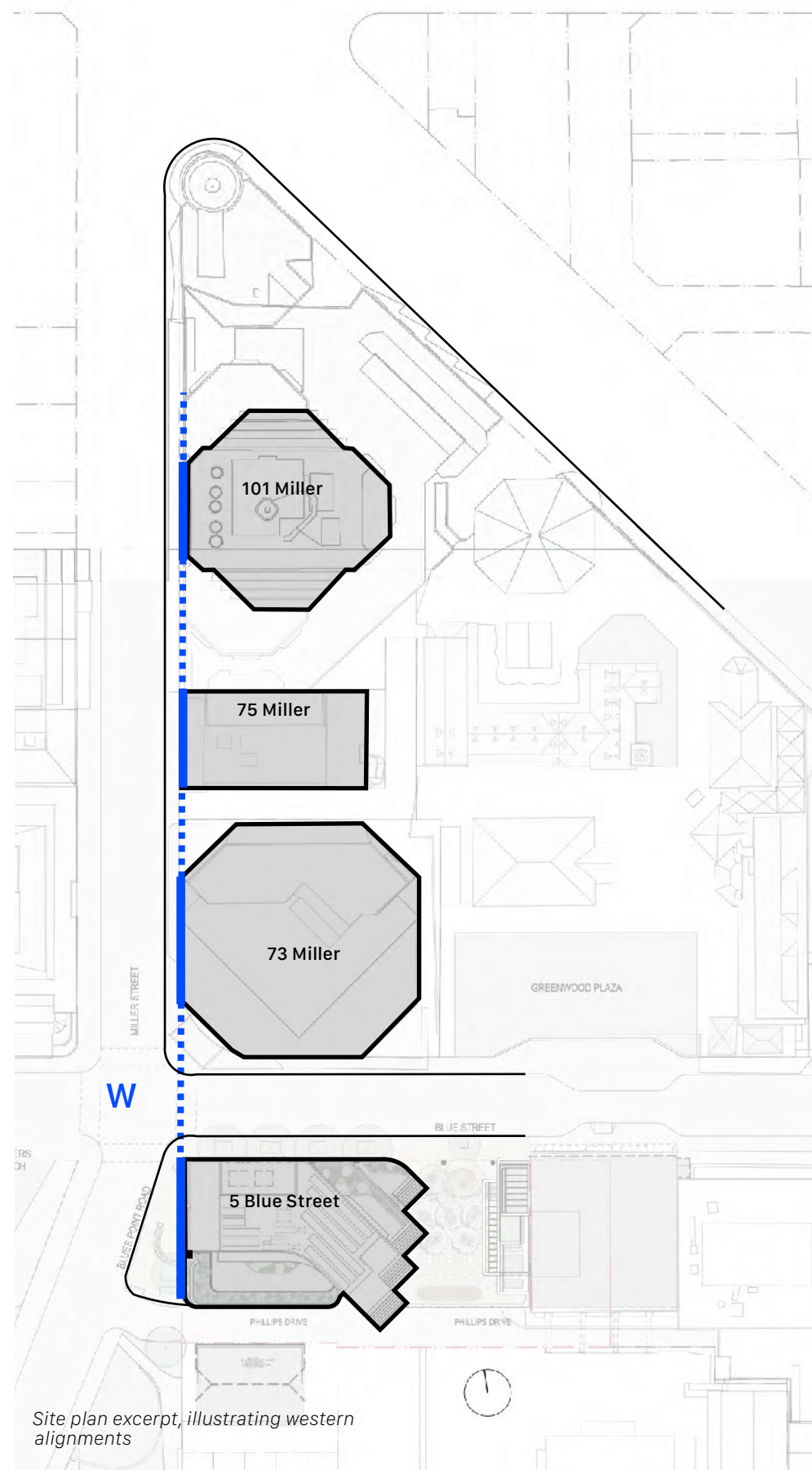
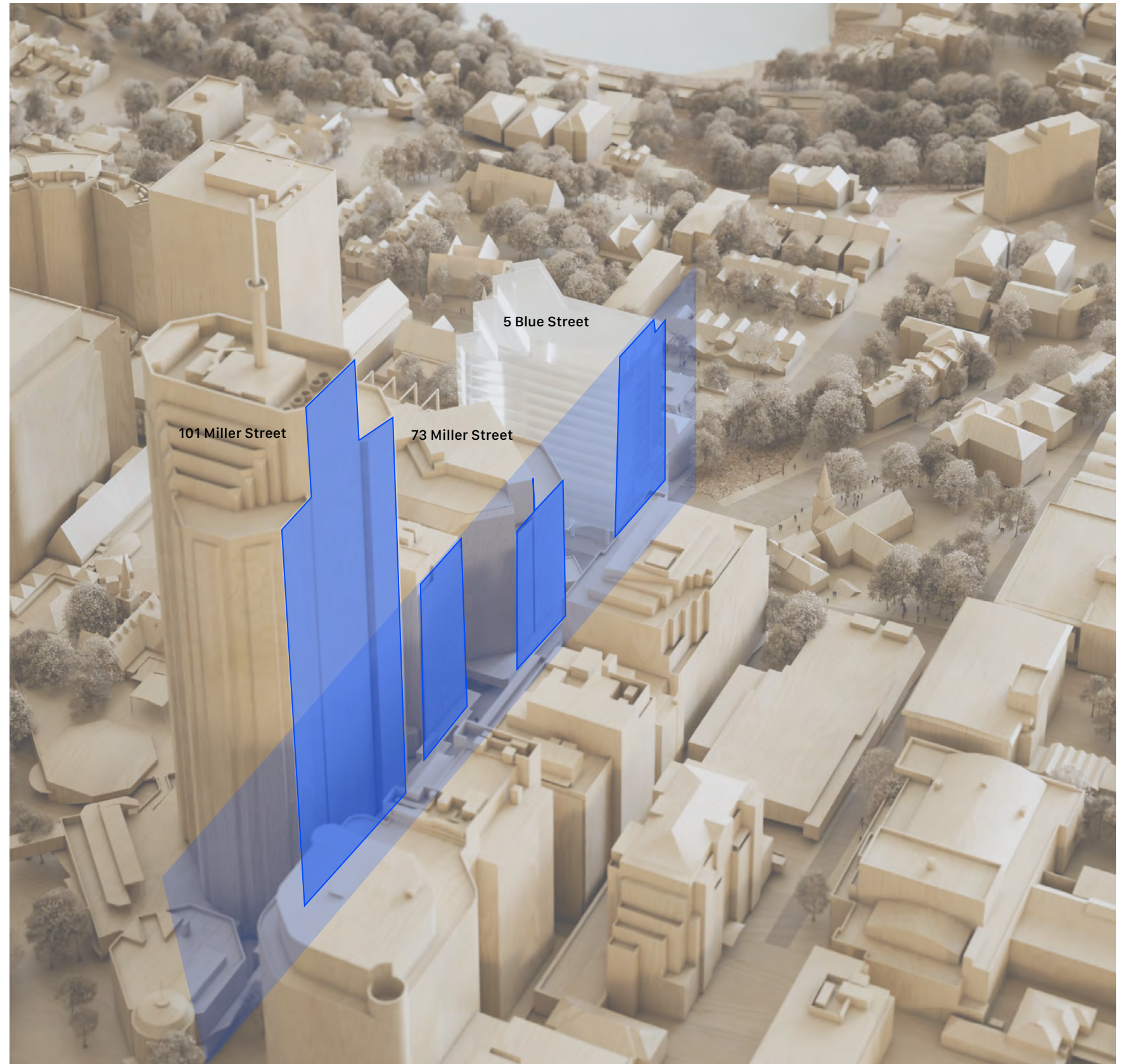


# Built Form Response

Urban Alignments - West



fjstudio / architecture / interiors / landscape / urban / place

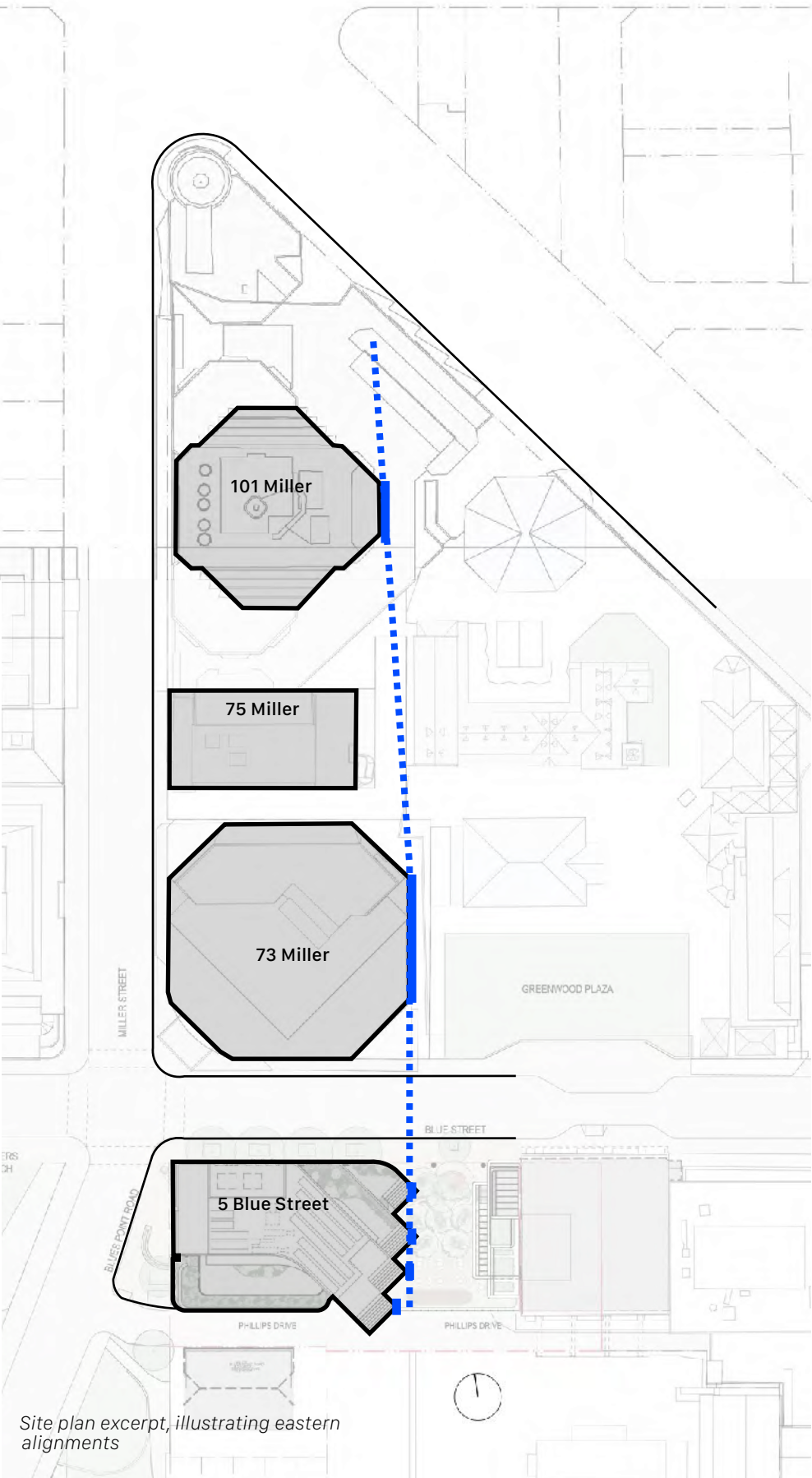


Northwestern aerial perspective depicting the western urban alignment to Miller Street

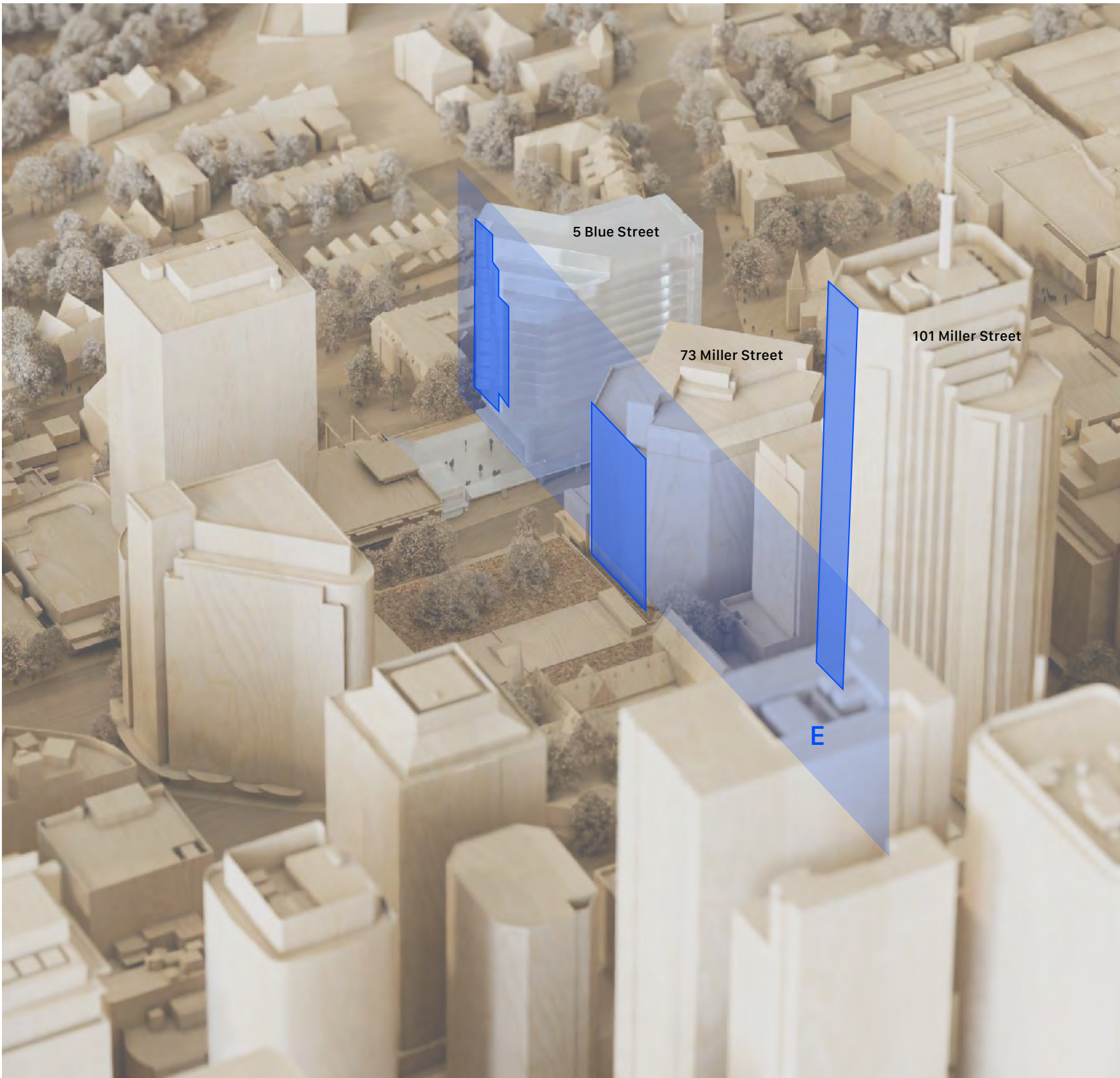


# Built Form Response

Urban Alignments - East



Site plan excerpt, illustrating eastern alignments



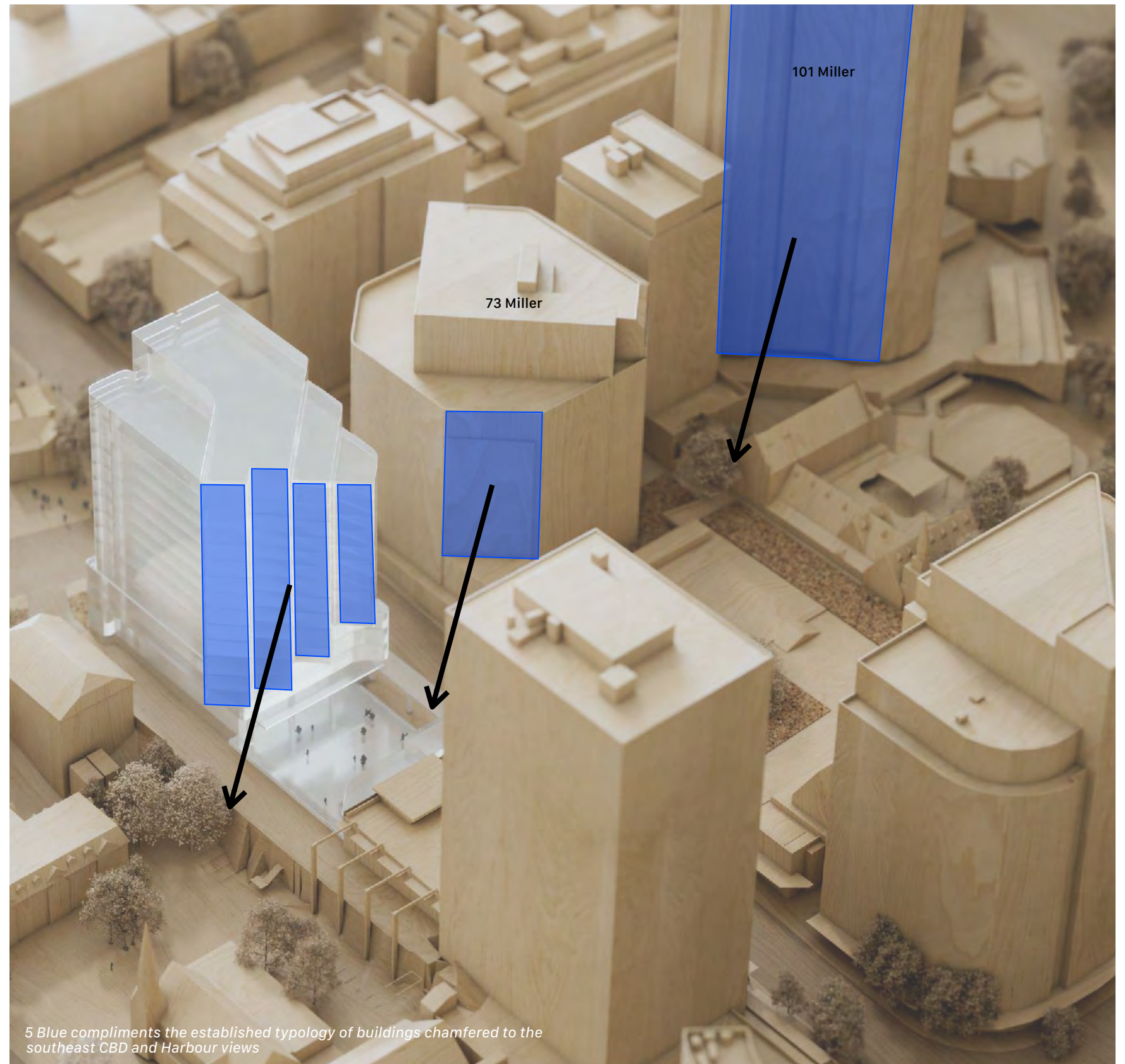
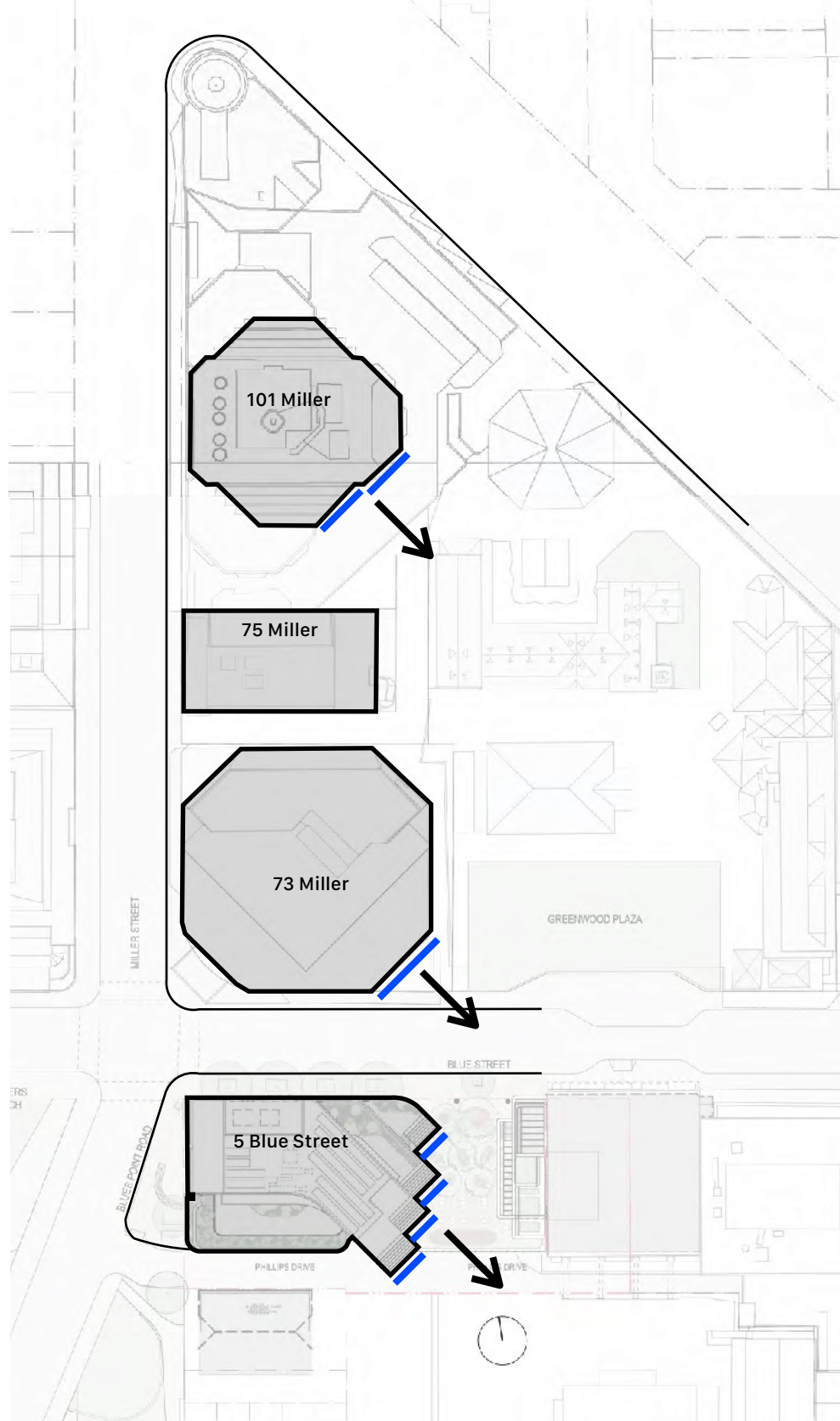
Northeast aerial perspective depicting the eastern urban alignment, framing the Greenwood plaza and Blue Street Plaza



# Built Form Response

## Urban Alignments - Chamfer Typology

The east elevations of 5 Blue Street, 73 Miller Street and 101 Miller Street are highly visible from Greenwood Plaza and the Blue Street Plaza. Together, they form a cohesive urban elevation framing the western edge of this connected public plaza network. The chamfered corner is an established typology that 5 Blue street maintains.



5 Blue compliments the established typology of buildings chamfered to the southeast CBD and Harbour views



# Built Form Response

## Shade & Privacy Blades



### *East aerial perspective*

The eastern apartments are oriented toward the southeast, enhancing apartment amenity two-ways: framing the optimum views and providing privacy from 15 Blue street opposite.



### *Northwestern aerial perspective*

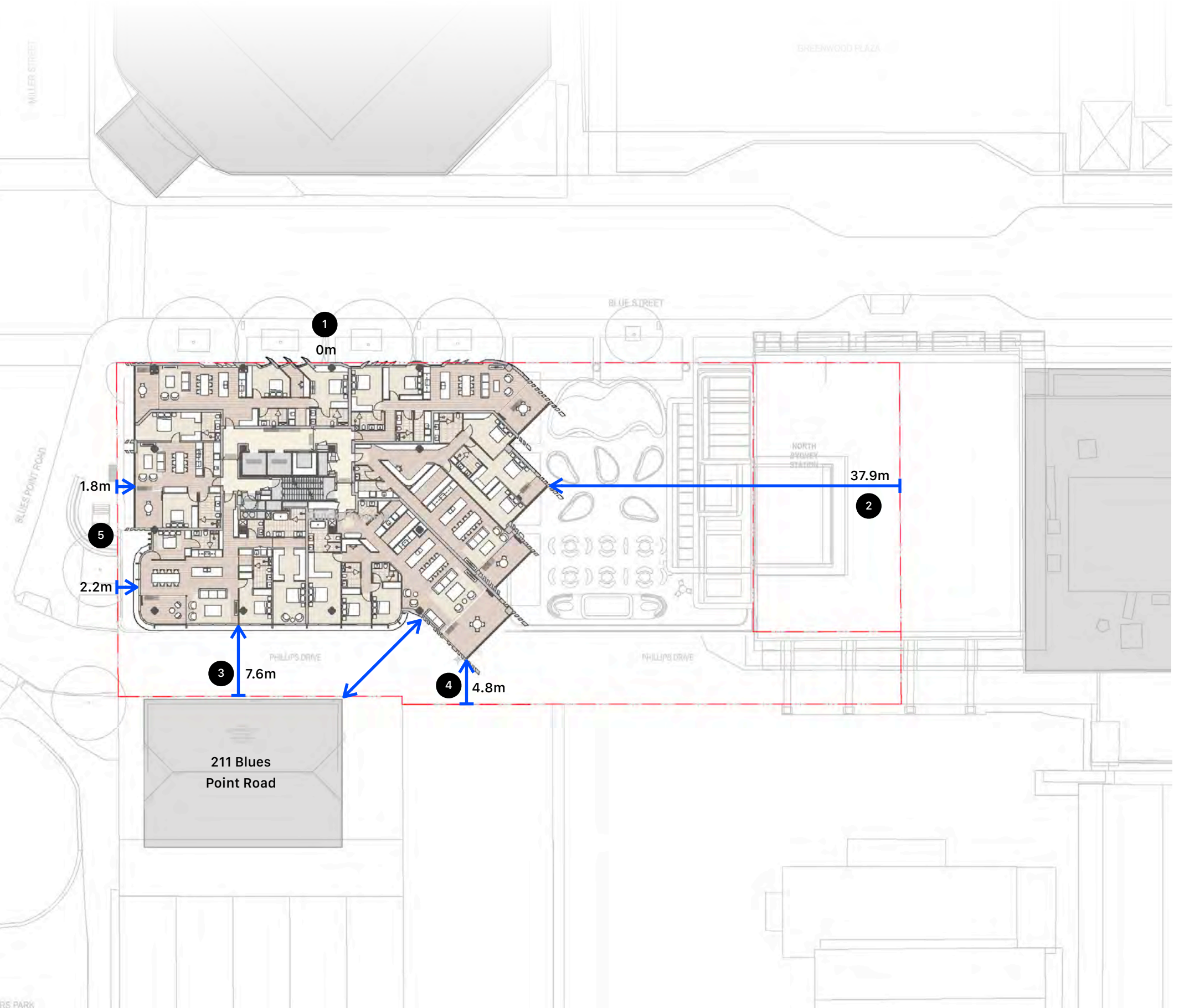
The northern elevation presents a simulated non-habitable condition, responding to the building separation from 73 Miller Street and providing privacy for residents. On the western facade, large portals frame the harbour views to the west, while slender, vertically expressive forms reduce building bulk and echo the widths of the typical Lavender Bay terrace fabric.



# Built Form Response

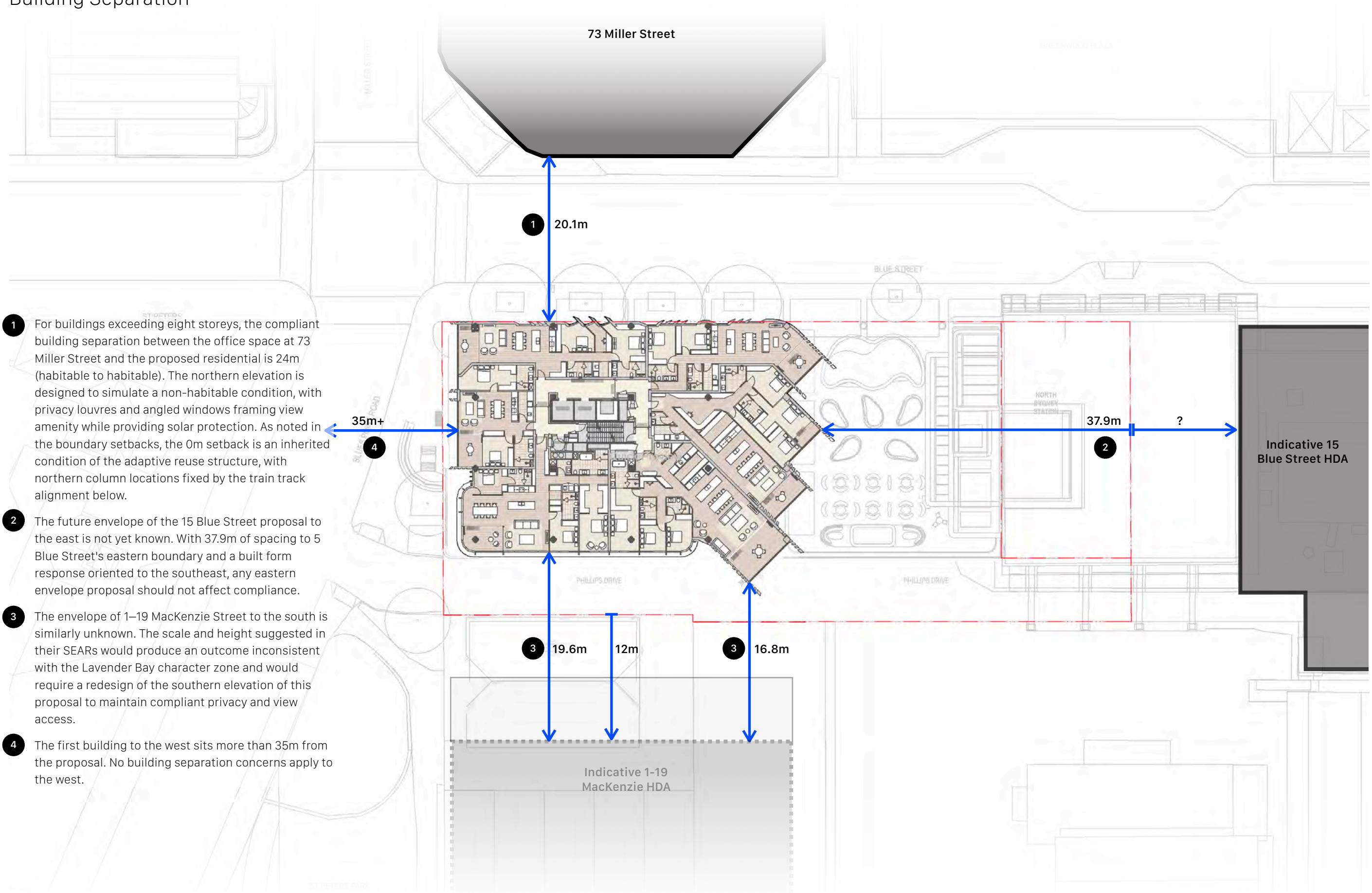
## Boundary Setbacks

- 1 Adapting the existing structure, constrained by the train tracks below, fixes the proposal at a 0m setback to Blue Street — consistent with the existing 5 Blue Street condition. Privacy and solar shades project beyond the boundary by 300–600mm.
- 2 The eastern boundary setback to habitable area is 37.9m, a reduction of 3.6m relative to the existing condition. The eastern cantilevers are essential to project feasibility and allow apartments to be reoriented toward the harbour views rather than directly across to 15 Blue Street.
- 3 To the south, approximately 8m of separation exists between the proposed building and 211 Blues Point Road, a four-storey apartment building. The top floor of 211 aligns with the upper extent of 5 Blue Street's ground floor level. The first residential floor of 5 Blue Street begins three storeys higher, well clear of 211's hip roof.
- 4 The southeast corner of the proposal edges closer to the southern boundary, but sits well above the top level of 211 Blue Street and exceeds the compliant ADG building separation requirement of 12m for buildings up to four storeys.
- 5 Western setbacks range from 1.8m to 2.2m, consistent with the existing condition and aligned with the established street wall set by 73, 75 and 101 Miller Street to the north.





## Building Separation





# Tower Design

## Massing & Articulation

### Articulated Vertical Expression

The building adopts a refined vertical expression that responds to the emerging character of the North Sydney CBD skyline. A series of articulated façade elements and structural rhythms break down the scale of the tower and reinforce a slender, vertically modulated form consistent with contemporary mixed-use and residential tower typologies within the station precinct. Recesses and variations within the façade composition introduce depth, shadow and visual refinement, reducing perceived bulk and enhancing the tower's visual integration within the surrounding urban context.

### Defined Podium and Tower Relationship

A clearly expressed podium establishes a strong street wall relationship to Blue Street and adjoining public domain areas, reinforcing the pedestrian scale and activation of the ground plane. The tower element is recessed above the podium to reduce the perceived scale at street level, improve solar access and maintain a comfortable pedestrian environment while contributing to a coherent urban edge within the CBD setting.

### Responsive Podium Modulation

The podium form is carefully modulated in response to the geometry of the site, surrounding pedestrian movement patterns and adjoining plaza interfaces. Setbacks and articulation at lower levels create opportunities for landscaping, pedestrian circulation and active uses, balancing the intensity of the urban environment with improved amenity and spatial generosity at street level.

### Integrated Landscape and Built Form

Landscape is integrated throughout the ground plane and podium interfaces to soften the highly urbanised station environment and contribute to improved pedestrian amenity. Planting, landscaped edges and integrated public domain elements establish a greener streetscape character along Blue Street and adjoining interfaces, while also contributing to microclimate moderation and visual amenity within the dense CBD context.

### Corner and Gateway Presence

The building form is designed to reinforce the site's prominence within North Sydney and its role as a key gateway site within the CBD. The architectural composition responds to important pedestrian approaches from Blue Street, Greenwood Plaza and surrounding transport infrastructure, creating a clear urban marker and strengthening the legibility of the development within the broader CBD.

### Upper Level Refinement

The upper levels are carefully articulated to provide a refined skyline outcome that integrates architectural expression with communal open space and building services. Variations in the tower form and façade treatment reduce the visual impact of the uppermost levels while contributing to a cohesive and elegant termination to the building within the evolving North Sydney skyline.



*Southeastern aerial perspective*



# Public Domain Strategy

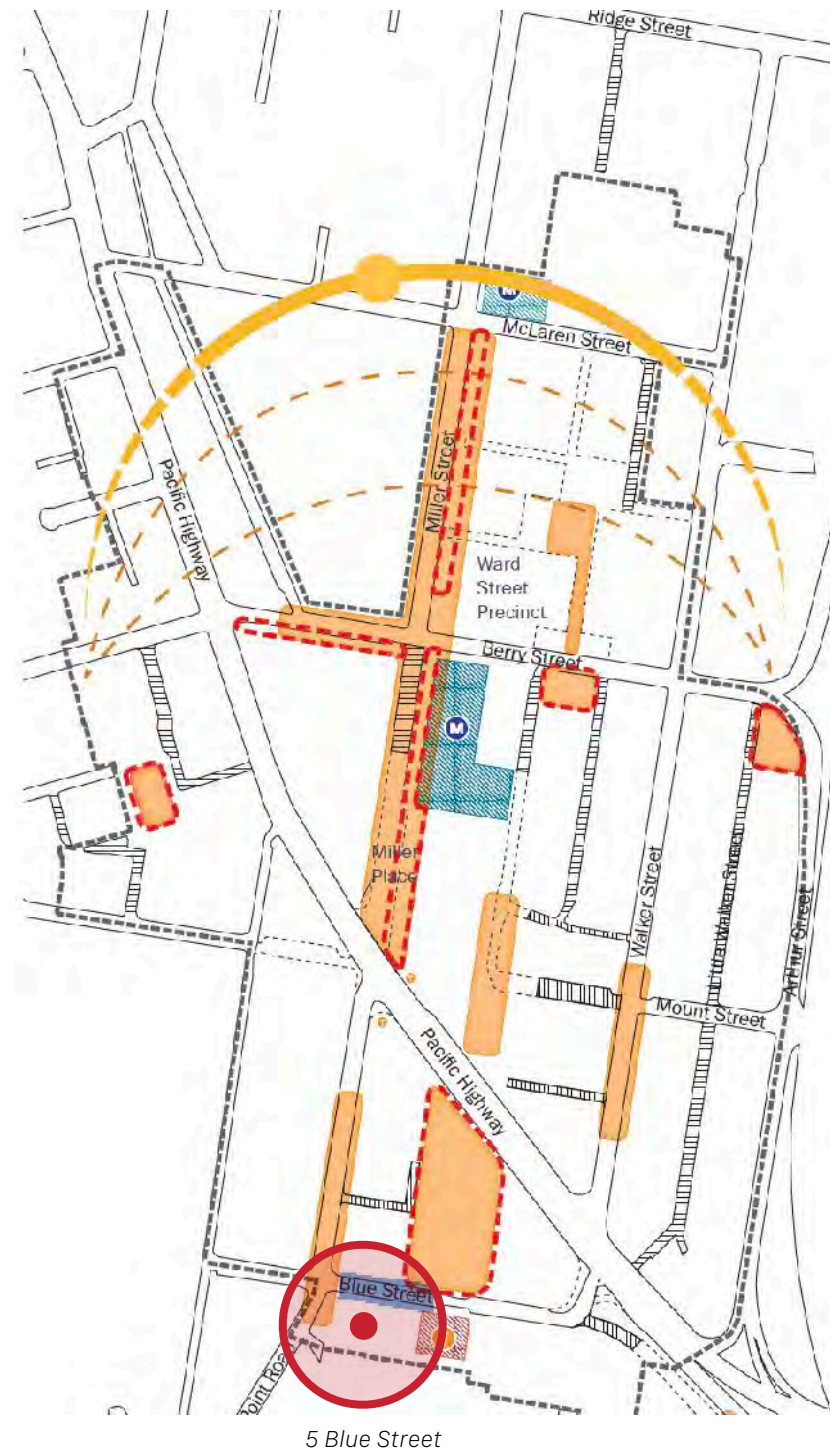
## Council – Public Domain Intent

The proposal has been developed with consideration of the North Sydney CBD Public Domain Strategy and its objectives to enhance pedestrian amenity, improve connectivity and deliver high-quality public spaces within the evolving station area.

A key focus of the Strategy is the strengthening of the public domain around North Sydney Station, including **improvements to Blue Street Plaza and surrounding pedestrian corridors**. The proposal responds to this direction by reinforcing active frontages, improving pedestrian interfaces and supporting increased activation along Blue Street and adjoining plaza areas. Ground level uses are oriented to contribute to a more vibrant and publicly accessible station environment, while clear pedestrian connections strengthen integration with Greenwood Plaza and the wider CBD network.

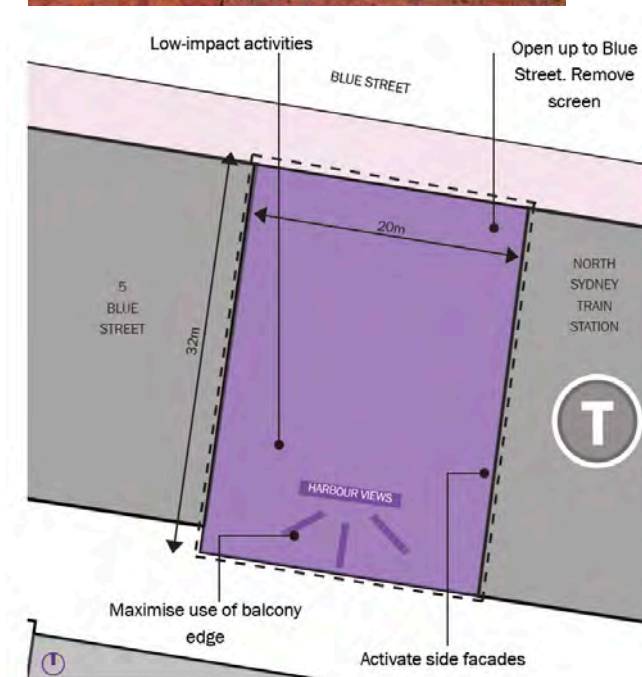
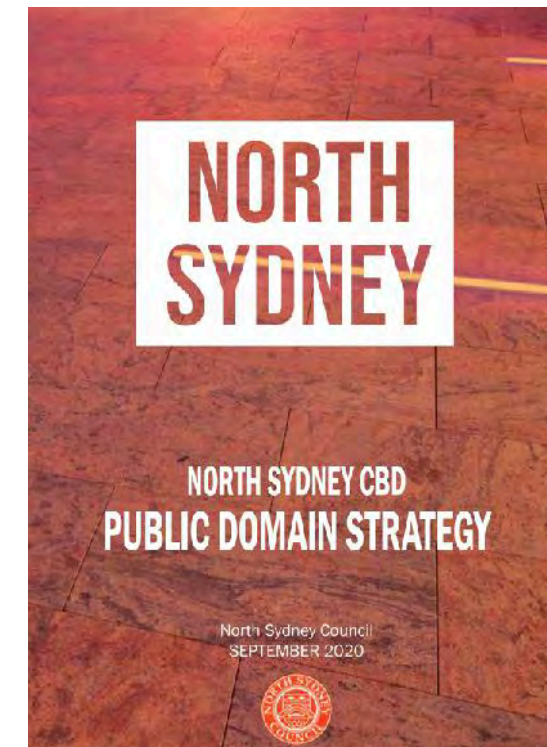
The design also acknowledges the **importance of maintaining solar access to key public spaces** identified within the CBD. Solar protected zones, including areas of Blue Street Plaza and adjoining publicly accessible spaces, have informed the development of the built form and tower geometry. The proposal has been designed to manage overshadowing impacts and balance increased density with the protection of public amenity, particularly during key daytime periods.

Future public domain improvements associated with the Blue Street Plaza area present opportunities for increased landscaping, seating, pedestrian permeability and improved station integration. The proposal supports these long-term precinct objectives by contributing to a more activated, connected and comfortable public realm within the North Sydney CBD.



5 Blue Street

Excerpts from North Sydney Public Domain Strategy 2020



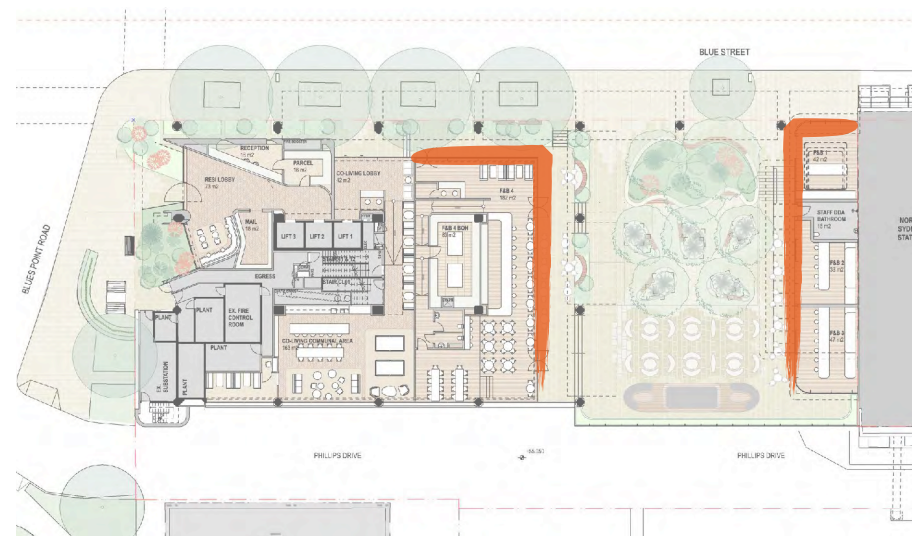


# Blue Street Interface

## Built Form Testing & Refinement

The Blue Street interface has been designed to reinforce the site's role within the active North Sydney Station area, creating a strong and engaging relationship between the development and the public domain. The frontage responds to significant pedestrian movement associated with the station, bus interchange, surrounding commercial uses and connections to Greenwood Plaza, with a ground plane strategy focused on activation, permeability, solar and wind protection, and clear way finding.

Active uses are concentrated along the Blue Street edge and plaza to support street activity and contribute to a vibrant public realm throughout the day and evening. Separate and clearly identifiable entries for the residential and co-living components are integrated into the frontage, providing legible access and a high-quality arrival experience while maintaining activation and passive surveillance along the street edge.



Ground floor plan highlighting retail active frontages



Southeastern aerial perspective of the proposed plaza

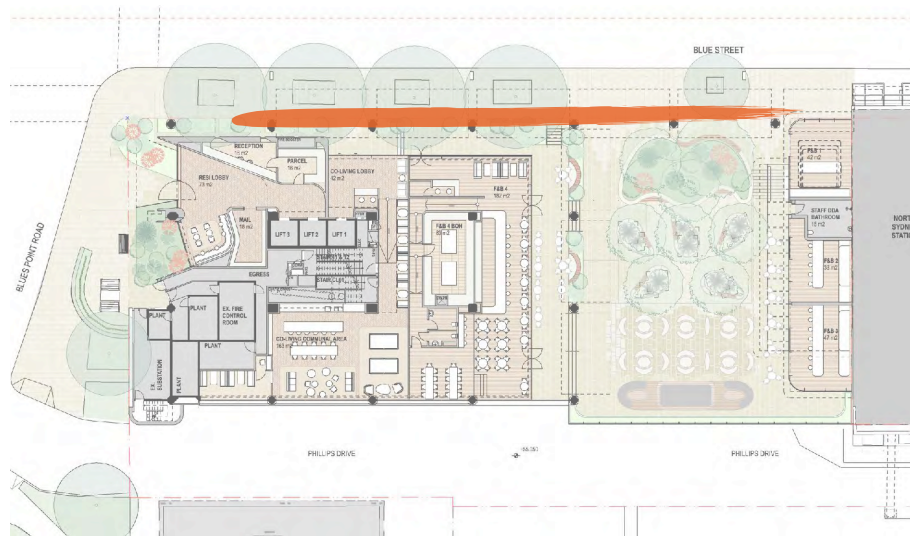


# Blue Street Interface

## Built Form Testing & Refinement

The interface incorporates façade articulation, glazing and fine-grain detailing to enhance pedestrian scale and visual interest within the dense CBD context. Canopies, lighting and landscape elements contribute to pedestrian comfort and support the broader public domain character envisioned for the station and Blue Street interfaces.

The proposal also strengthens connections between Blue Street, adjoining plaza areas and surrounding pedestrian corridors, supporting improved integration with North Sydney Station and the wider CBD network. Overall, the Blue Street interface contributes to a more activated, connected and people-focused urban environment consistent with the evolving character of North Sydney.



Ground floor plan highlighting Blue Street interface





# Blues Point Road Interface

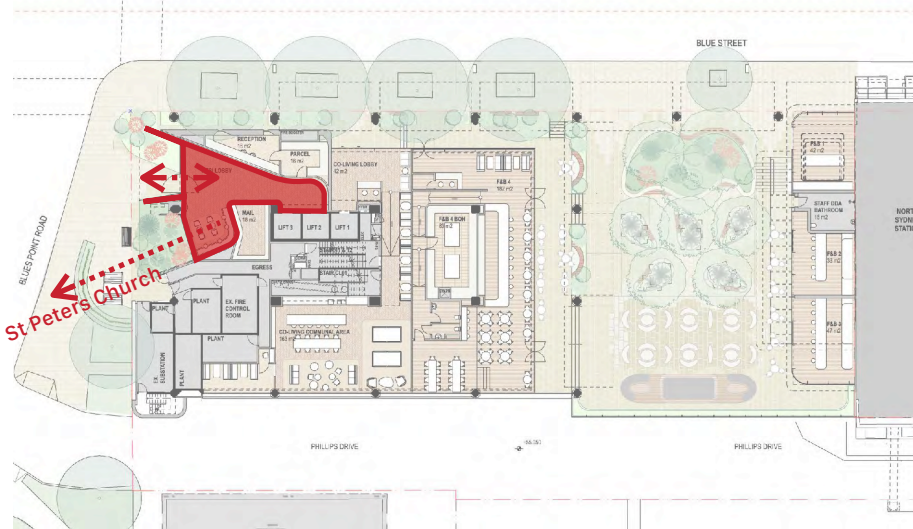
## Built Form Testing & Refinement

The Blues Point Road interface has been designed to establish a refined and identifiable residential address within the CBD context. The residential entry is positioned along this frontage to create a clear focal point and a more intimate arrival experience, distinct from the higher intensity and movement associated with Blue Street and the station environment.

The design response draws on the principles outlined within the Designing with Country framework through a landscape-led approach that acknowledges existing topography, movement patterns and the layered character of the locality. Subtle changes in levels across the site are integrated into the interface design to create a softer transition between the public domain and residential entry sequence, contributing to a more grounded and human-scaled streetscape experience.

The architectural and landscape treatment of the frontage has also been carefully considered in relation to the adjoining church context, with a restrained and respectful interface that avoids direct visual competition while maintaining a contemporary architectural expression. Materials, planting and facade articulation contribute to a calm and cohesive edge condition that complements the surrounding urban fabric.

The interface also strengthens the relationship with the nearby pocket park and landscaped public domain areas, extending the green character of these spaces toward the site and supporting a more connected pedestrian environment. Integrated planting, seating opportunities and improved pedestrian amenity contribute to a softer streetscape outcome within the dense CBD setting while reinforcing the residential character of the entry experience.





# Public Art

## Locations and Themes

The public art will support a number of key themes revealed in the Connecting to Country framework.

### Colours of COUNTRY

The coastal character where the gully's flow into the harbour becomes a rocky sandstone threshold. The colours and patterns of the stone along the edges of Cammeraygal have been shaped and carved by water over thousands of years. It is an ancient and Enduring landscape which existed long before humans arrived and will continue to exist long after.

### NAWI [Bark canoe]: used by Cammeraygal women

Cammeraygal women had extraordinary skills in fishing, swimming, diving and canoeing. On the Nawi, they were so skilled that they could mage fishing, whilst balancing onboard fires, small children and babies even in tough sea conditions

### BURRA HOOKS

Fishing lines were made by twisting together two strands of fibre from the kurrajong trees, cabbage trees or flax plants. Crescent shaped fish hooks [Barra hooks] were honed from the broadest part of the turban shell.

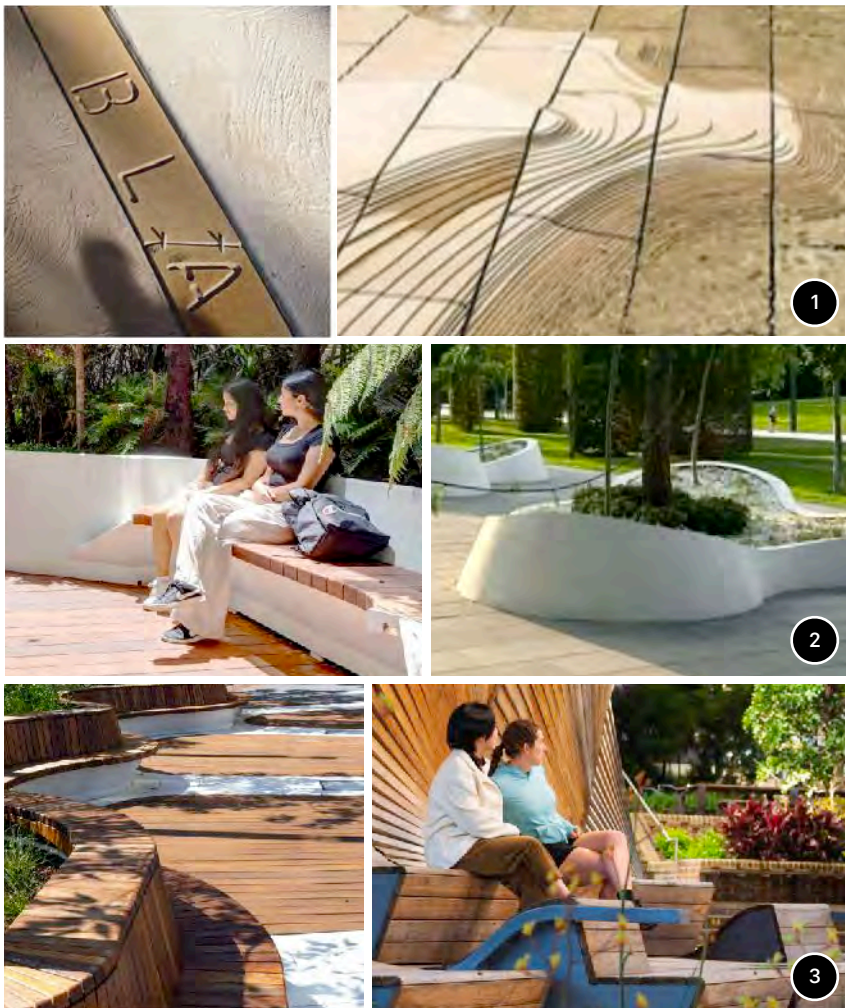
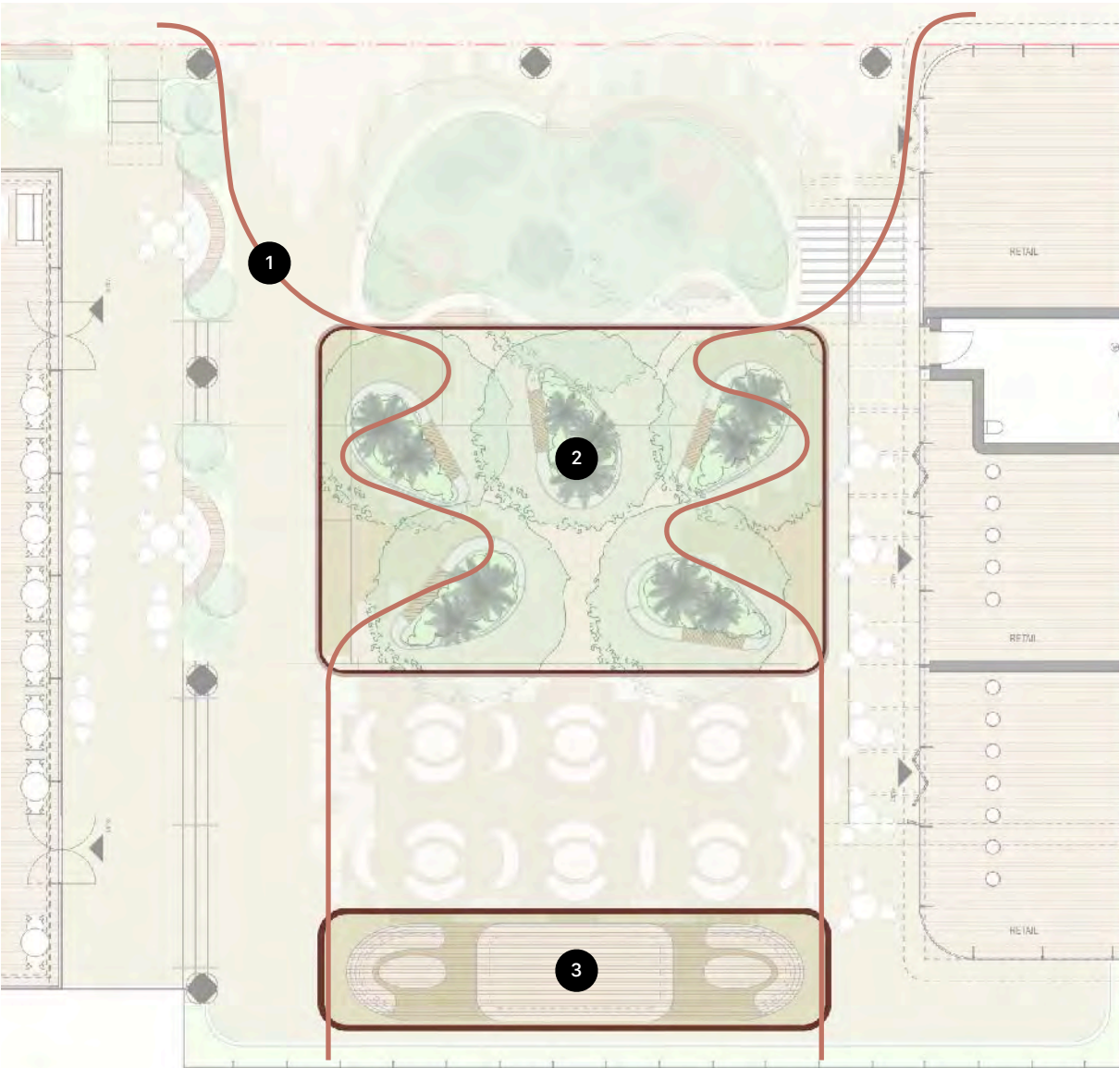
Public art opportunities exist across the site, given the extensive provision of public open space and street interfaces. However, the highest priority works are proposed to relate to the Blue Street plaza.

The richly landscaped plaza features a clearing designed as a natural gathering point and significant visual feature. Its position at the confluence of Blue Street and Blues Point Road, and its relationship to Greenwood Plaza to the north, places it within a well-established network of public open space in the North Sydney CBD. This connectivity, combined with the volume of pedestrian traffic passing through daily, makes the plaza one of the most visible and accessible locations in the precinct. Public art here can be experienced and enjoyed by all — residents, workers and visitors alike — and has the potential to contribute to the cultural identity of the precinct

- The residential lobby also creates an opportunity for meaningful artwork:
- Residents pass through daily, and the lobby is often visible to passers-by, giving artwork a regular audience without requiring a dedicated gallery visit.
  - The lobby is the threshold between public and private life — artwork can establish the character and identity of a building in a way that carries meaning for residents.
  - Using lobby art to signal quality and distinguish the building within its context is an established convention in premium residential development.

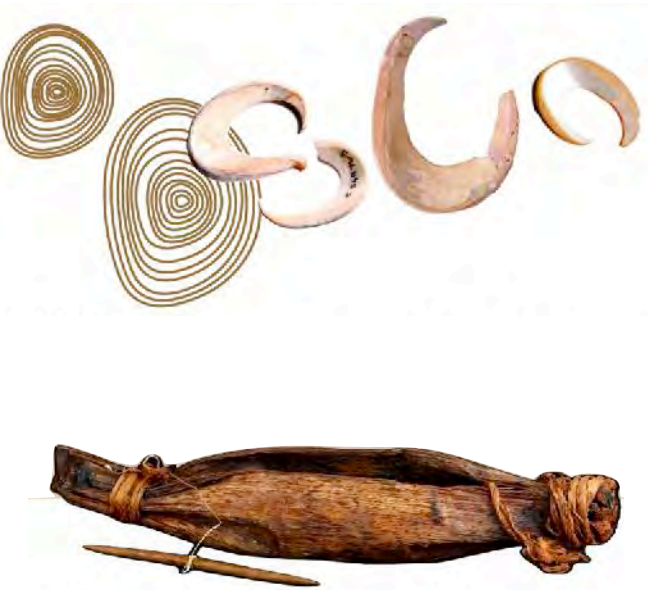
The lobby offers several opportunities for artwork integration, including the entry door, feature walls and ceiling elements. These will be explored and developed in future stages.

Ground floor and Plaza plan excerpt



### Public Art Locations

1. Blue Street Plaza - Stone Inlays
2. Blue Street Plaza - Raised Planters
3. Blue Street Plaza - Nawi canoe
4. Residential Lobby public domain pathways









# Envelope

- Material Palette
- Facade Type Summary
- Facade Types



# Envelope

## Material Palette

The facade composition of 5 Blue Street is defined by layered, vertically articulated elements that respond to the contemporary character of the North Sydney CBD. The material palette combines ceramic tile cladding, dark grey or bronze-toned framing, earth-toned elements and large-format glazing, and is rooted in Cammeraygal Country — drawing from sandstone landscapes, sea Country and Women's Country.

At ground level, the palette references the local sandstone heritage of adjacent St Peters, St Francis Xavier and the Greenwood Hotel, with warm earthy tones, sandstone, bronze and honey jasper stone featured throughout.

The tower palette complements the Sydney icons the form responds to, reflecting the Opera House's white shells and tiles alongside the Harbour Bridge's dark grey metal framing.

The podium draws from both palettes, blending them to add depth and weight, conveying a solid base while providing privacy to the co-living dwellings within.



*Variety of Berry Island coastal sandstone - excerpt from JMP's CtC report*



*Southeastern aerial perspective*





# Envelope

## Facade Type Summary

- FT-01** Solid wall with outstand blades clad in ceramic tiles with glazed slots. Concealed slab edge clad in ceramic tiles.
- FT-01A** As FT-01 without glazed slots.
- FT-02** Vertical louver blades clad in aluminium. Expressed slab edge clad in aluminium panel.
- FT-03** Aluminium framed large format vertical sliding windows with expressed slab edge clad in aluminium.
- FT-04** Aluminium framed full height glazing system with expressed slab edge clad in aluminium.
- FT-05** Solid wall with outstand profiles clad in small format ceramic tiles with glazed slots. Expressed slab edge clad in small format ceramic tiles
- FT-06** Ground Level shop front. Full height glazing
- FT-07** Podium Plant room. Solid spandrels clad with sloping rectilinear and curved aluminium panels. Infill louvers between spandrels.
- FT-08** Entry Portal. Solid sandstone clad wall with outstand blades and canopy clad with bronze-anodised aluminium.
- FT-09** Awnings. Freestanding awning with planter on spine clad top and bottom with large format curved and flat aluminium sheet





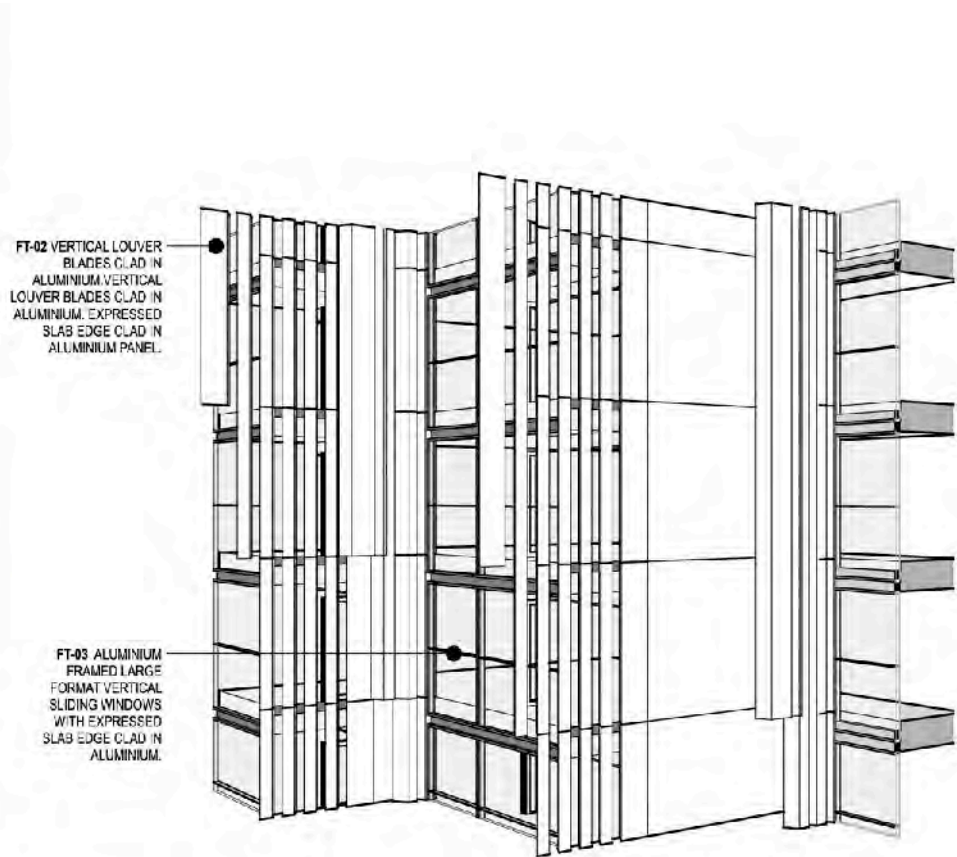
# Envelope

## Facade Types: FT02, FT03, FT04

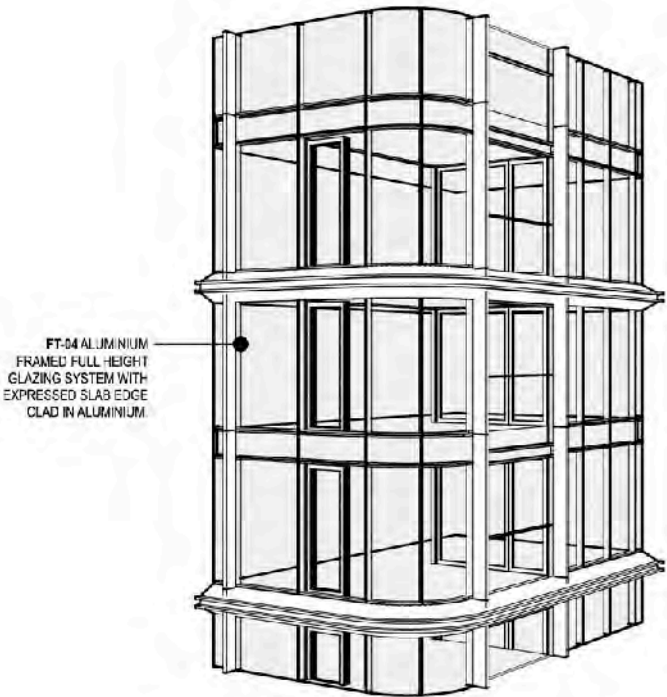
Vertical aluminium louvre blades are integrated throughout the facade to provide solar shading, privacy and depth while strengthening the vertical emphasis of the tower. Large-format aluminium framed sliding windows and full-height glazing systems maximise daylight access and outlook, contributing to residential amenity and a contemporary architectural character.



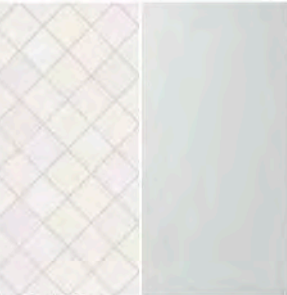
Building Perspective 2  
NTS



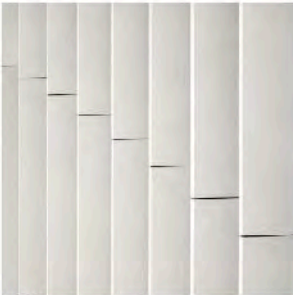
FT 02,03  
NTS



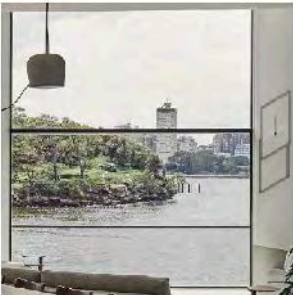
FT 04  
NTS



FT-01 & FT-01A



FT-02



FT-03



FT-04



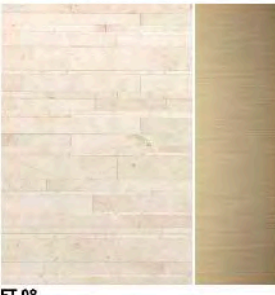
FT-05



FT-06



FT-07



FT-08



FT-09





*FT02 & FT03*



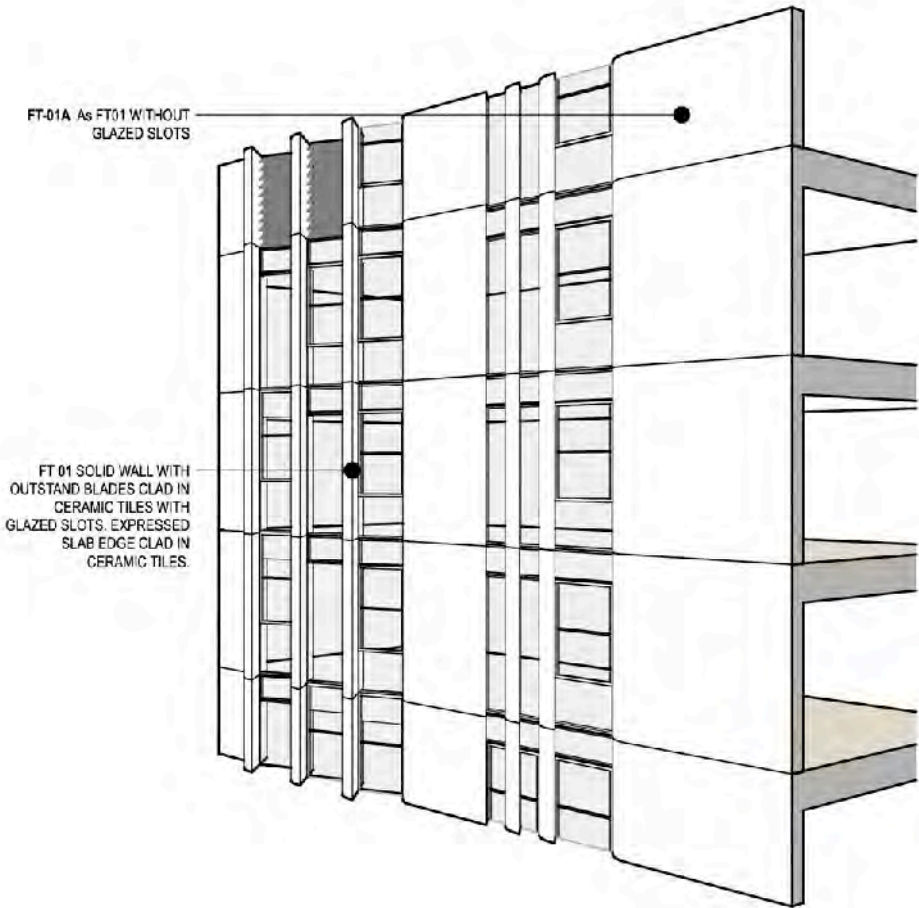
# Envelope

## Facade Types: FT-01A and FT-05

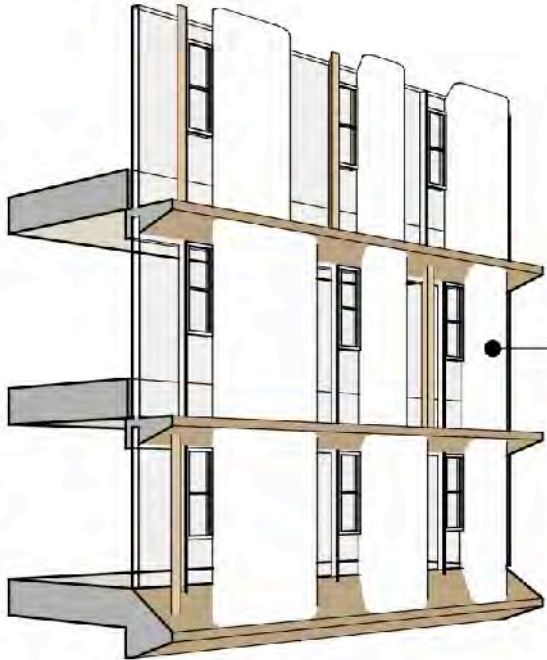
Vertical aluminium louvre blades are integrated throughout the facade to provide solar shading, privacy and depth while strengthening the vertical emphasis of the tower. Large-format aluminium framed sliding windows and full-height glazing systems maximise daylight access and outlook, contributing to residential amenity and a contemporary architectural character.



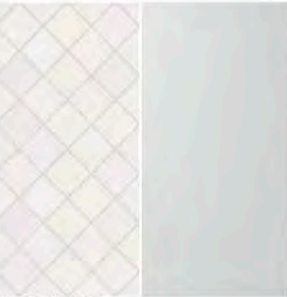
Building Perspective 1  
NTS



FT1 01,01A  
NTS



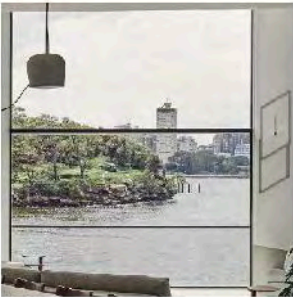
FT 05  
NTS



FT-01 & FT-01A



FT-02



FT-03



FT-04



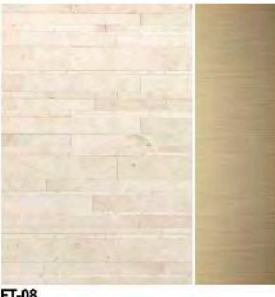
FT-05



FT-06



FT-07



FT-08



FT-09





FT05



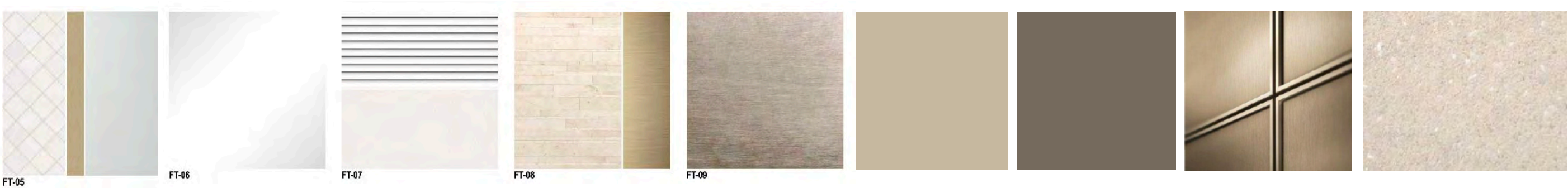
# Envelope

## Facade Types: FT05, FT08

At the podium level, Solid wall elements are articulated with expressed blades and projecting profiles clad in ceramic tiles, incorporating glazed slots that introduce lightness and variation within the facade composition. Expressed slab edges further reinforce the horizontal modulation of the building and are clad in complementary sandstone-toned aluminium mineral finishes.



North elevation, Blue Street







FT05 & FT08



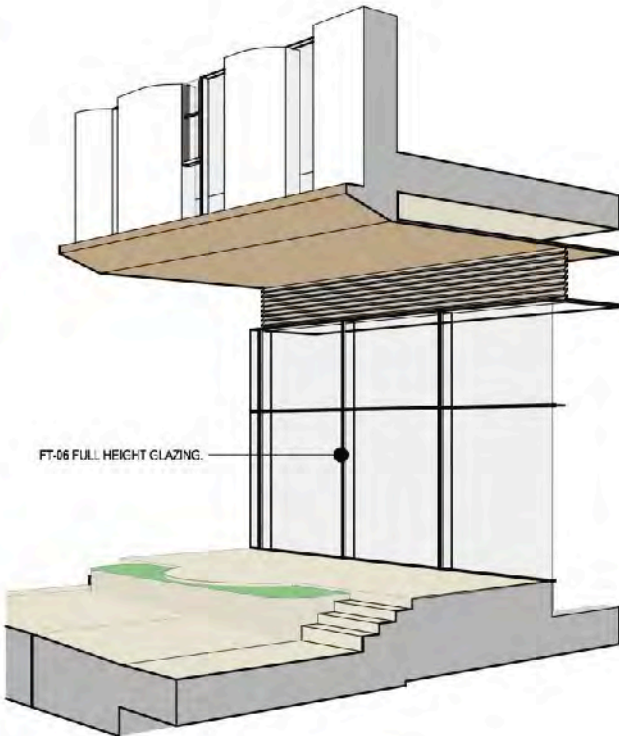
# Envelope

## Facade Types: FT06, FT09

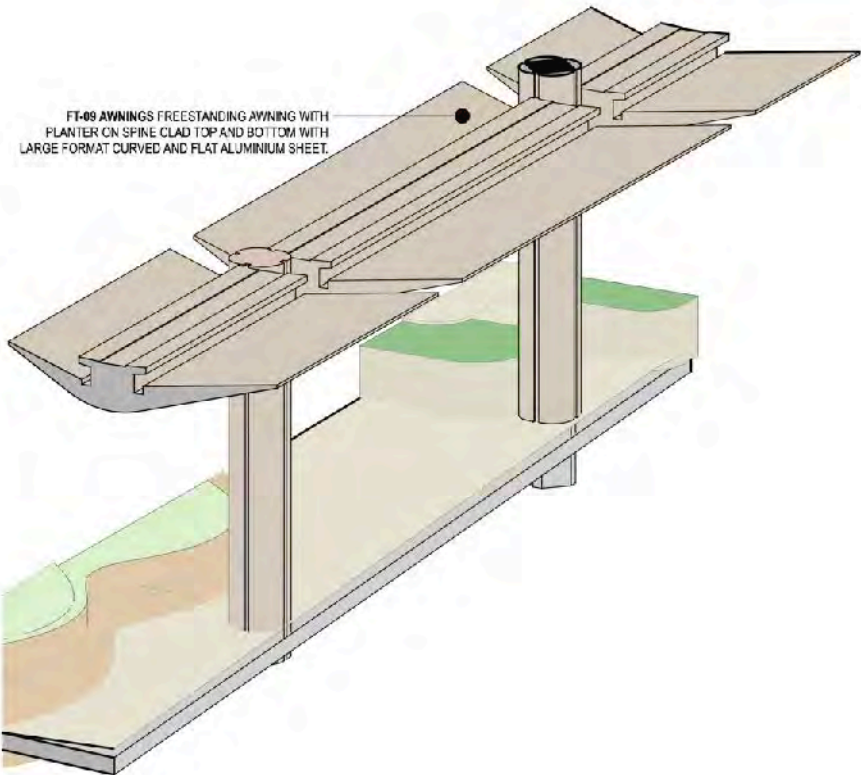
Awning canopies provide wind and rain protection along Blue Street and at the plaza edges. An existing feature of the Blue Street bus interchange, the awning canopies now also extend back into the plaza to address wind downwash from the building.



Building Perspective 3  
NTS



FT-06  
NTS



FT-09  
NTS



FT-09





FT06 & FT09



## 6. Residences & Amenity



# Ground Plane Access

## Retail Circulation

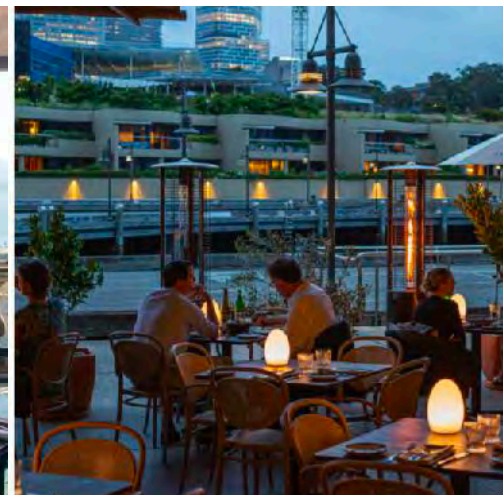
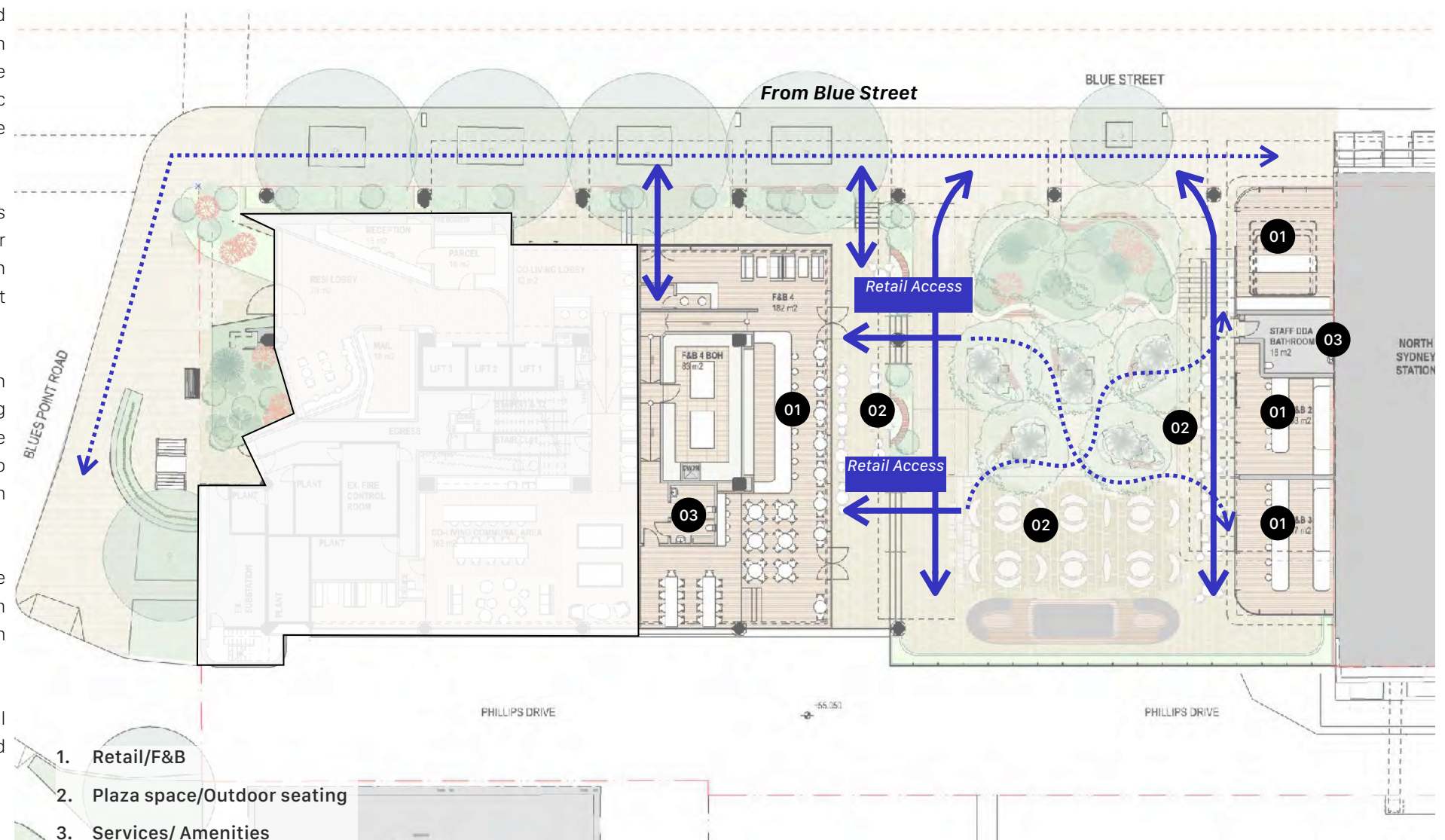
The ground plane strategy has been designed to create a clear, legible and highly connected pedestrian environment that responds to the site's location within the North Sydney CBD. Entry and circulation arrangements prioritise pedestrian movement, activation and integration with surrounding public domain networks while clearly separating residential, co-living, retail and service functions.

Primary access points are oriented toward Blue Street, where separate entries for the residential and co-living components provide distinct identities and clear way finding for occupants and visitors. These entries are integrated within active frontages that contribute to the vibrancy and permeability of the street environment and reinforce the strong pedestrian character of the area.

Retail and publicly accessible uses are positioned to engage directly with adjoining plaza areas and key pedestrian movement corridors, strengthening activation and encouraging interaction with the surrounding public domain. The ground plane also supports strong visual and physical connections to Greenwood Plaza, North Sydney Station and the broader CBD pedestrian network.

Vehicle servicing and basement access are consolidated to the rear of the site via the service lane from Blues Point Road, minimising conflicts with pedestrian circulation and allowing the primary Blue Street frontage to remain focused on pedestrian activity, activation and landscape integration.

Overall, the ground plane and circulation strategy supports a highly functional and people-focused urban environment that enhances connectivity, safety and public domain quality within the evolving North Sydney CBD.





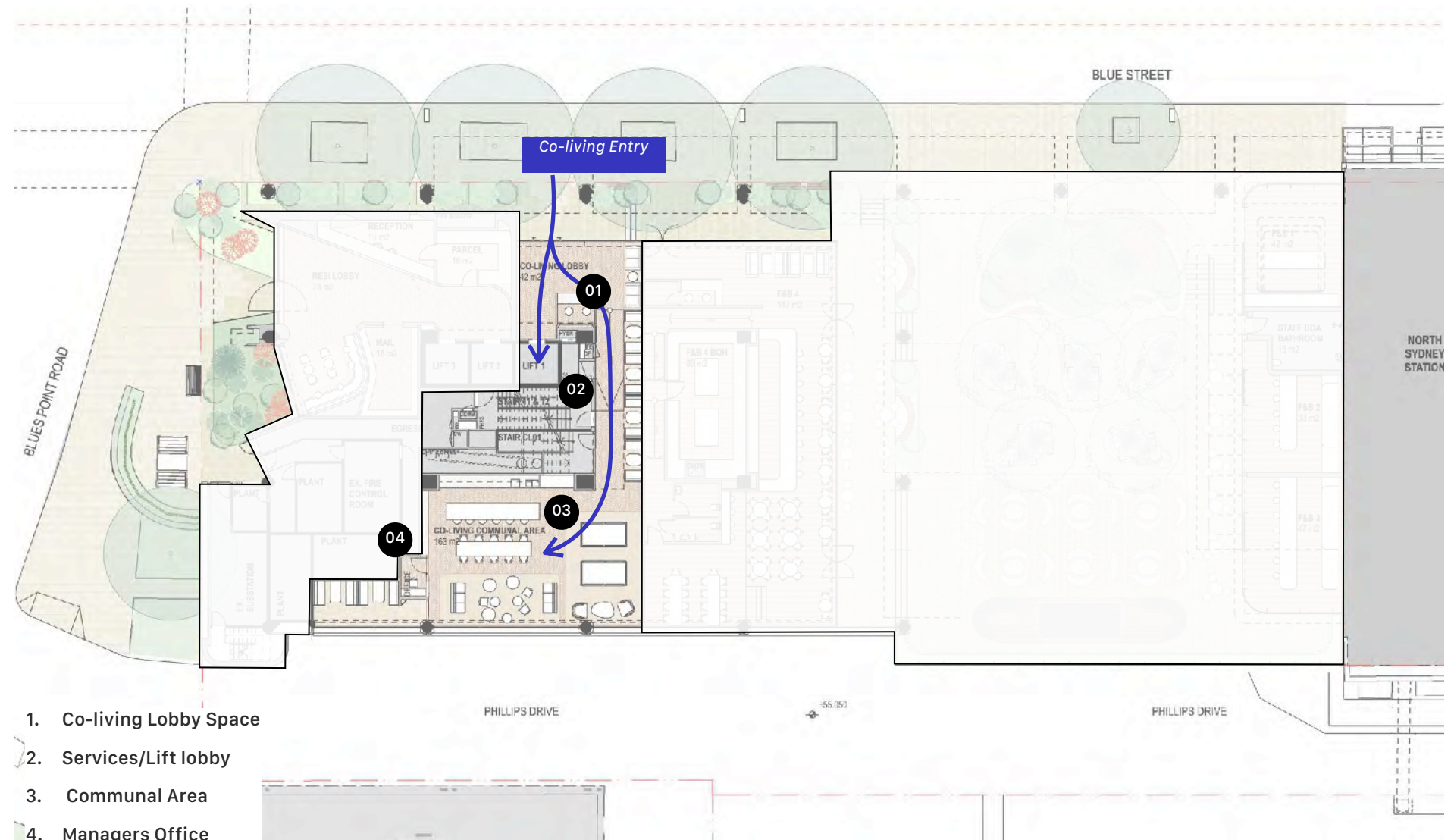
# Ground Plane Access

## Affordable Co-Living

The lobby sits discreetly off Blue Street, set apart from the bus stops to create a calm point of arrival. A bronze-toned portal marks the entry, and glazing to the street provides passive surveillance while drawing light into the space.

Inside, a compact lift lobby connects to a through corridor leading to a dedicated ground-level communal area for residents of the affordable co-living. The space looks out to the Harbour and Bridge, and brings together a large kitchen and bar, living area, podcast studio, meeting booths, pool tables and a TV area. These communal facilities are central to the co-living model, offering residents a social setting for everyday connection and networking.

A stair links all floors alongside the lift, threading through the co-living levels and encouraging movement as part of daily life.



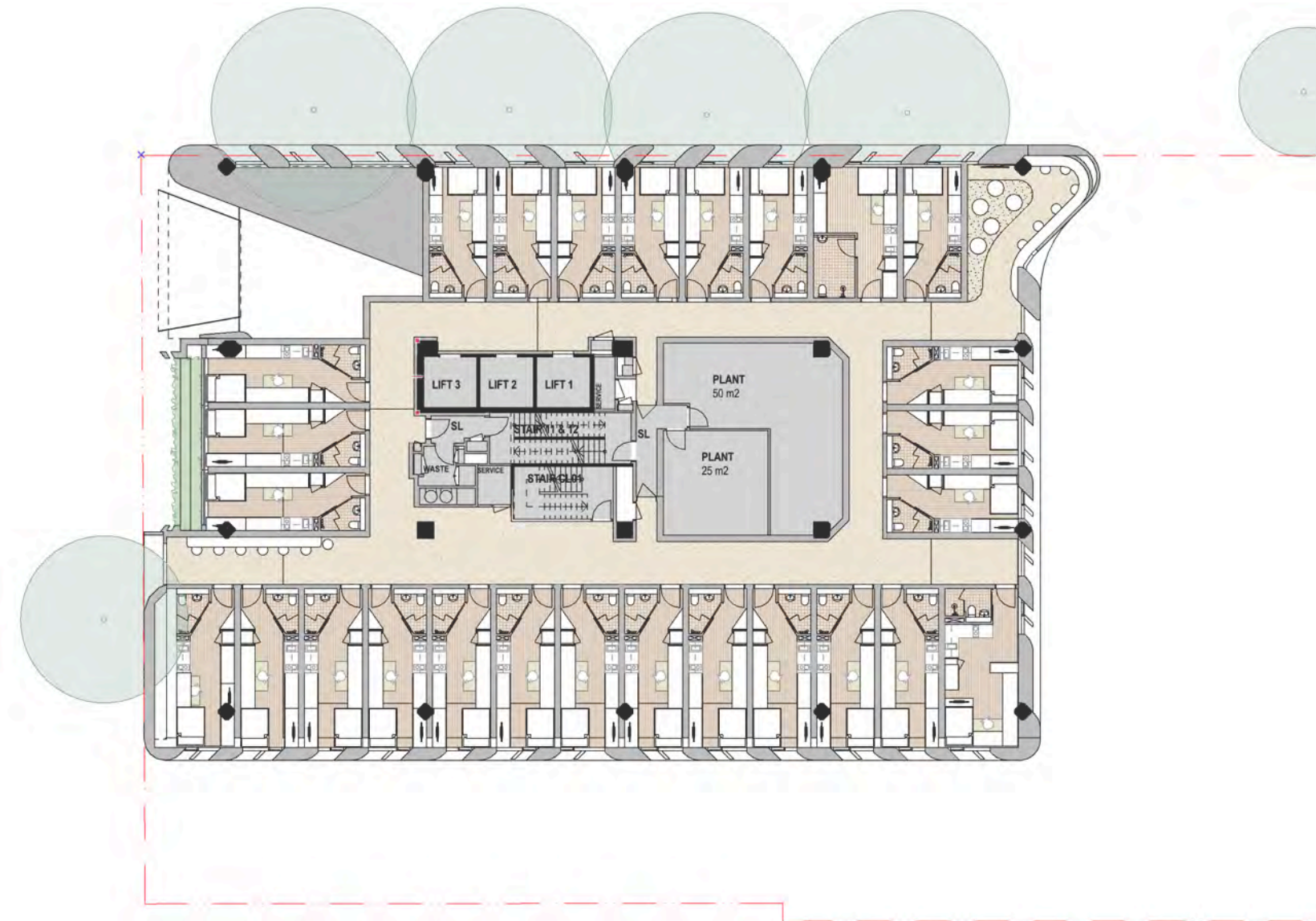


# Affordable Co-Living

## Co-Living Residences Level 1

The first three levels of the tower house the affordable co-living component. Floor plates are efficient and well-resolved, with perimeter dwellings, well-lit corridors that borrow views, and social breakout and study spaces distributed across each level.

The tight grain of the dwellings carries through to the facade, where deep, angled solid forms modulate the elevation, directing views outward and providing privacy to each dwelling.



Level 1 Plan

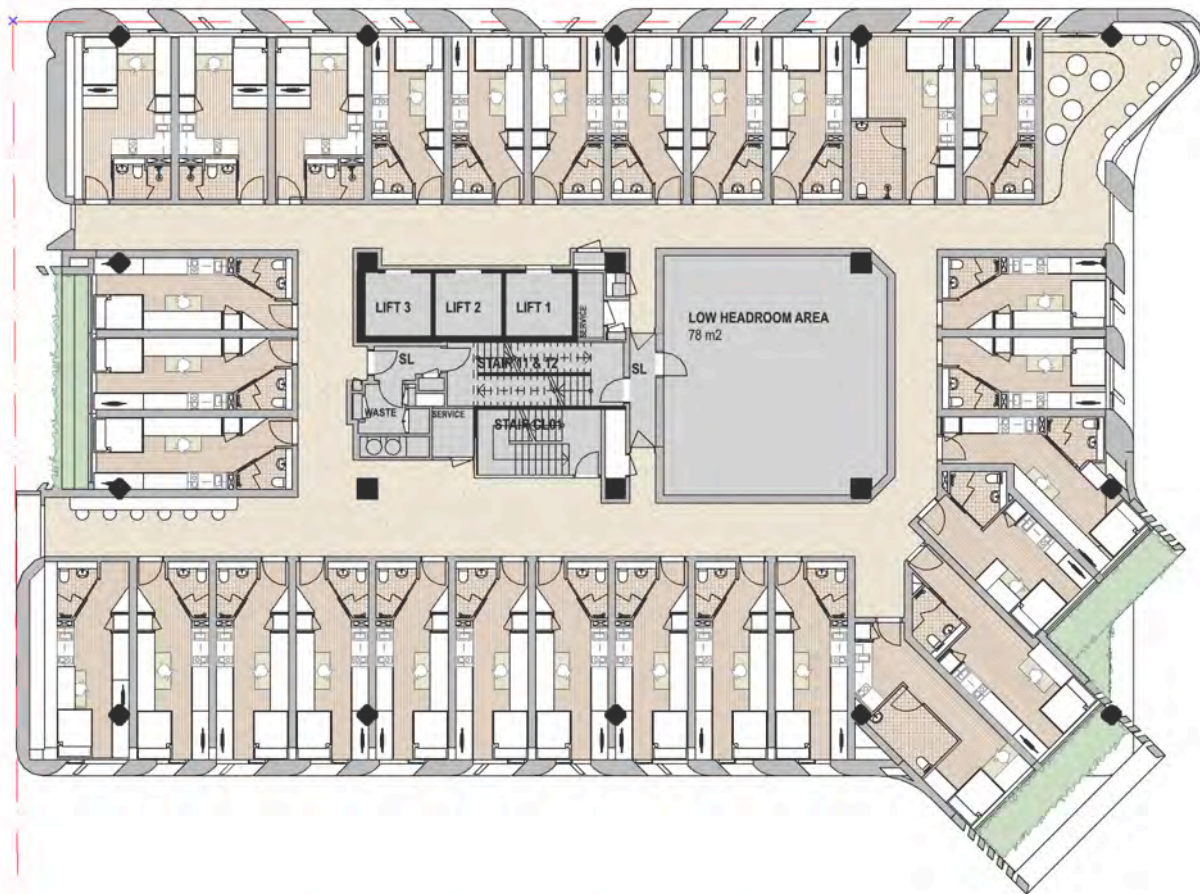


# Affordable Co-Living

## Co-Living Residences Levels 2, 3

Each affordable co-living dwelling includes a bathroom, laundry, kitchenette, study desk, robe, storage and bed. Three dwelling types are offered:

- Standard rooms, ranging from 16–19 sqm
- Premium rooms, up to 25 sqm
- DDA-compliant rooms (no greater than 25sqm)



Level 2 Plan



Level 3 Plan



# Ground Plane Access

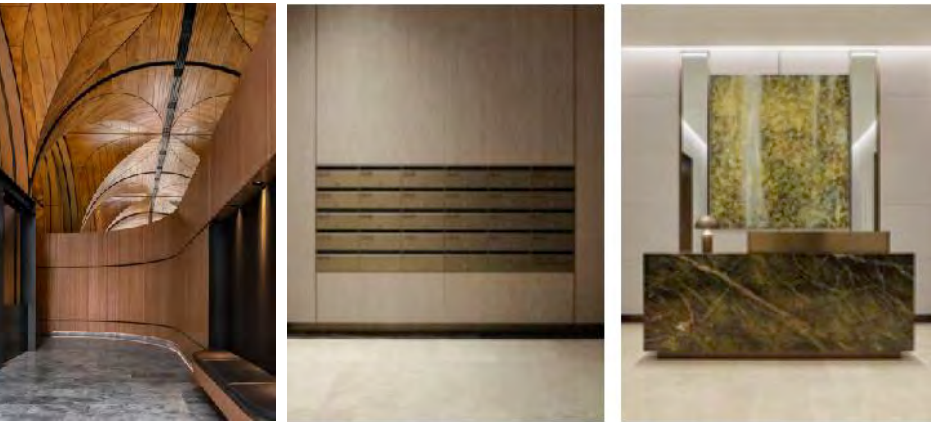
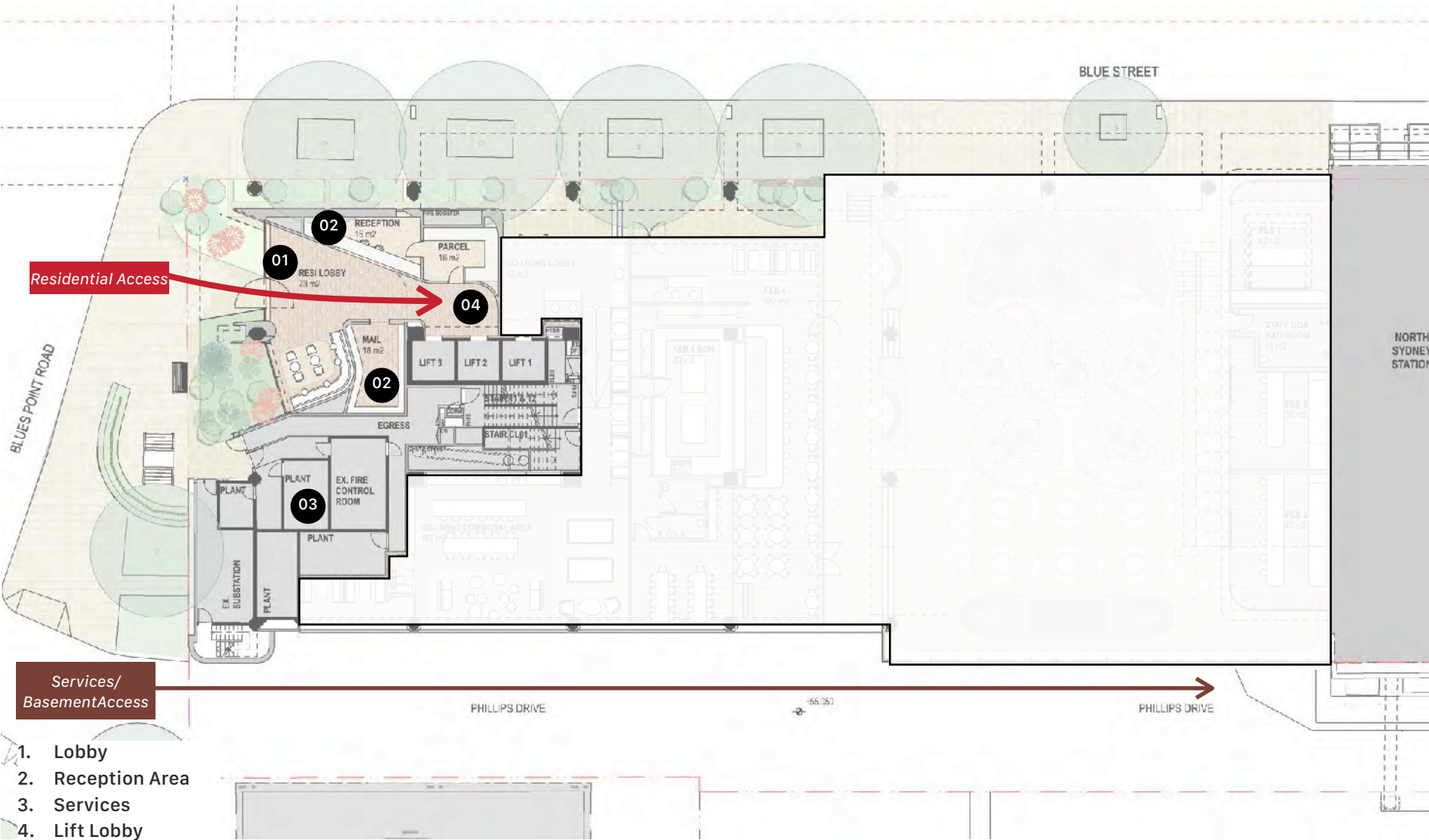
## Residential

The residential lobby addresses Blues Point Road, a quieter, more residential-centric street than the public transport and commercially oriented Blue Street. A grand two-storey bronze-toned portal frames the entry, sheltering residents from rain and wind. A planter at the Blue Street and Blues Point Road corner reinforces this protection and softens the corner.

A bronze relief entry door marks the threshold — an opportunity for public art and a detail befitting the quality of the apartments above. Inside, a concierge desk sits adjacent to the lobby, with a bulky delivery room and resident mail room nearby. Two lifts serve the basement and apartment levels to a premium standard.

Opposite the lobby, St Peters Church lends the streetscape a quiet dignity. In acknowledgement, a seating area is framed within a smaller bronze portal, oriented toward the church steeple. Sandstone tones within the lobby interior echo the warmth of the church's historic fabric.

The proposal marks a significant improvement to the existing condition, where plant rooms, back-of-house functions and services louvres currently occupy an unactivated Blues Point Road frontage.



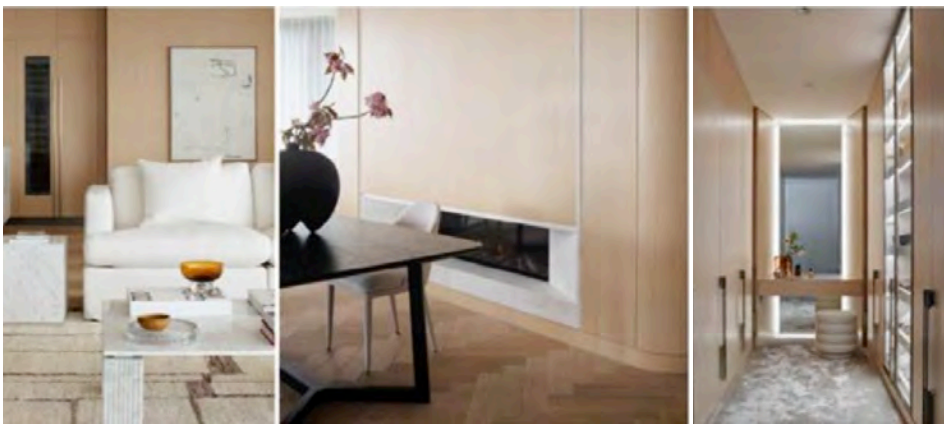
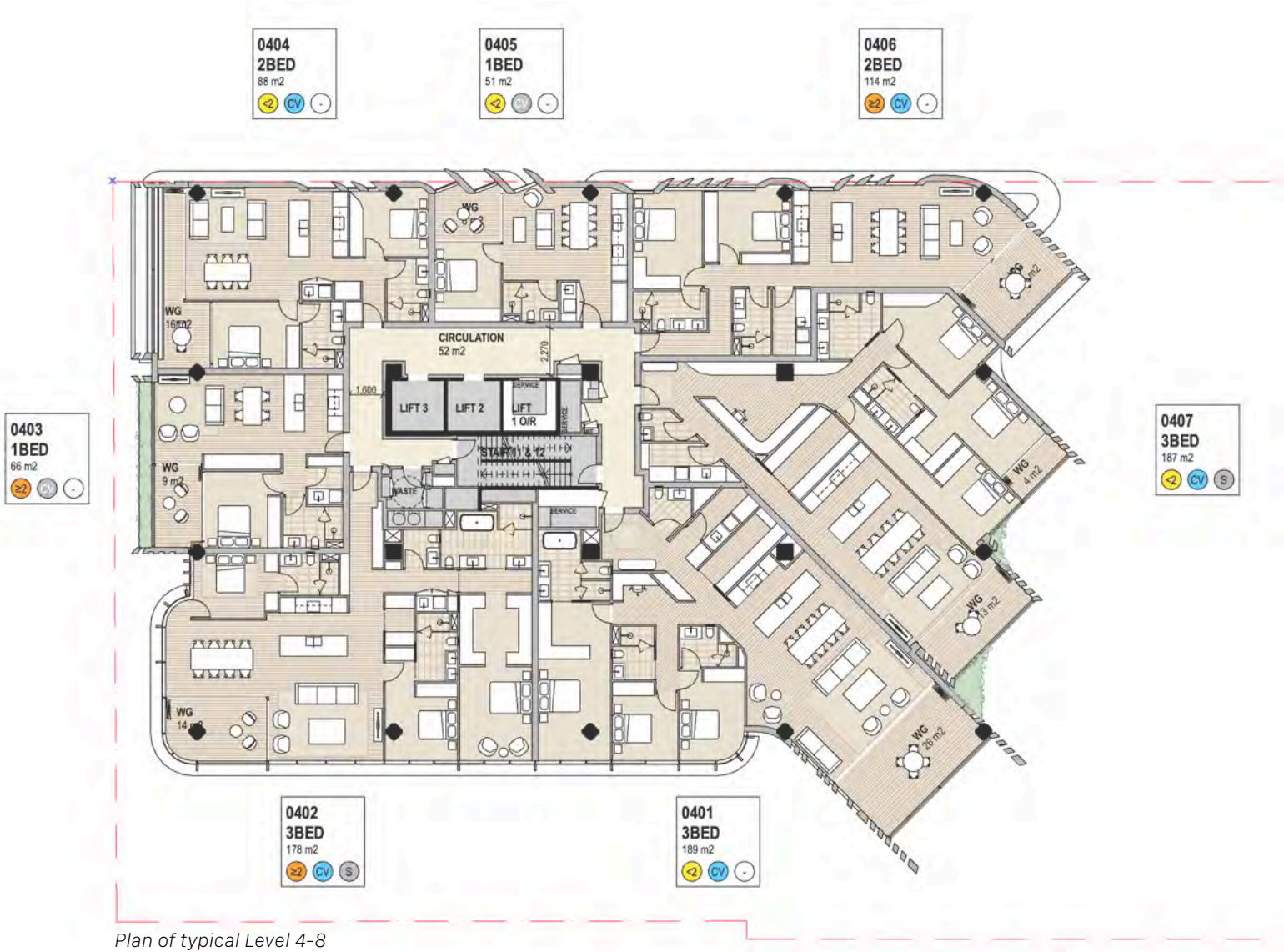


# Tower Residences

## Typical Plan Level 4-8

Apartments are organised around the central adaptive reuse core, giving all residents equitable access to natural light, ventilation and outlook. The plan geometry supports a balanced distribution across the floor plate, with careful orientation to maximise view amenity while maintaining privacy and solar protection in a CBD setting.

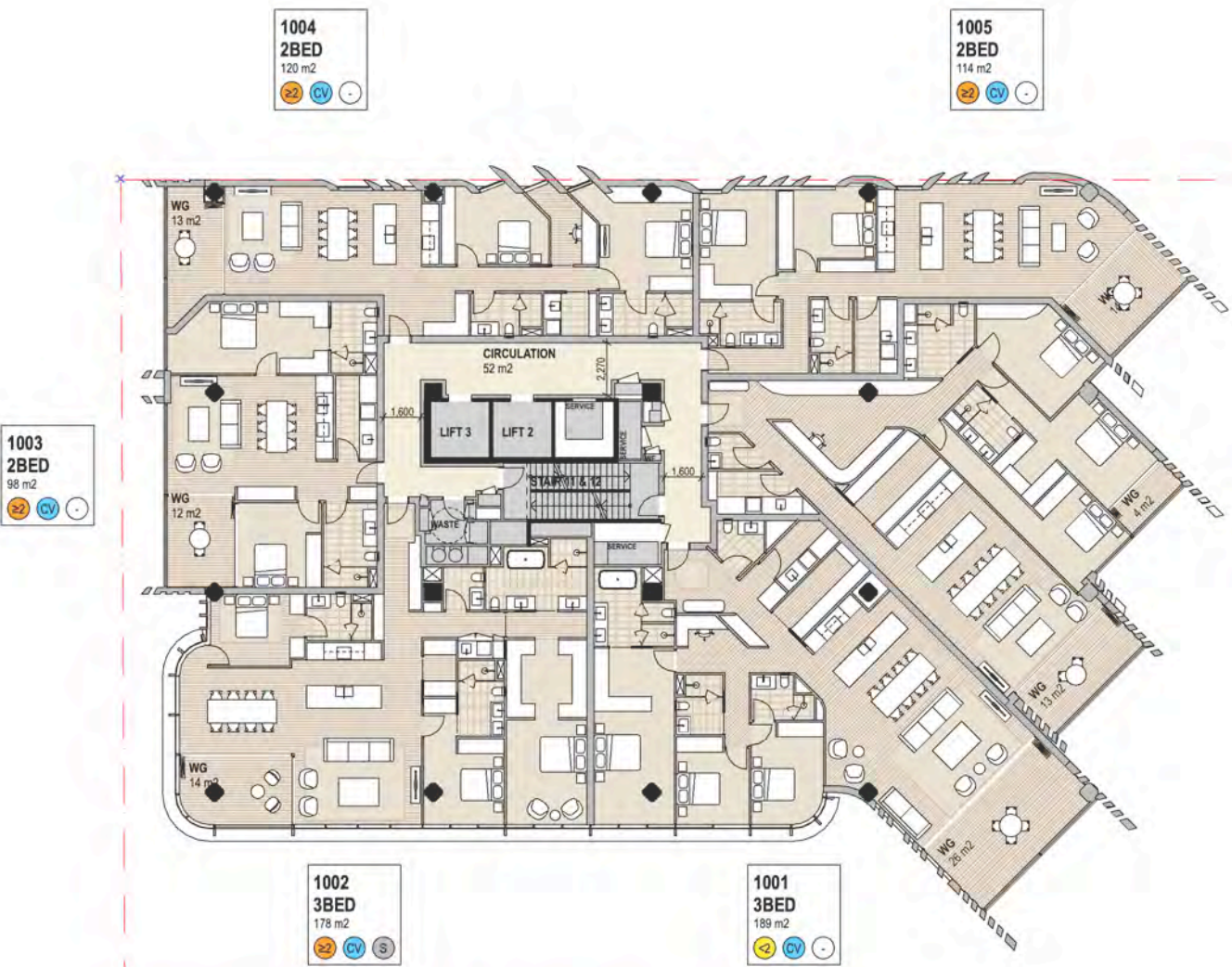
Apartment sizes are calibrated to view amenity. The largest apartments face south and southeast, where the greatest plate depth to core naturally occurs. All dwellings offer generously sized bedrooms and wider living rooms suited to the premium market. The proposed mix reflects this positioning, with 50% of dwellings comprising three bedrooms.



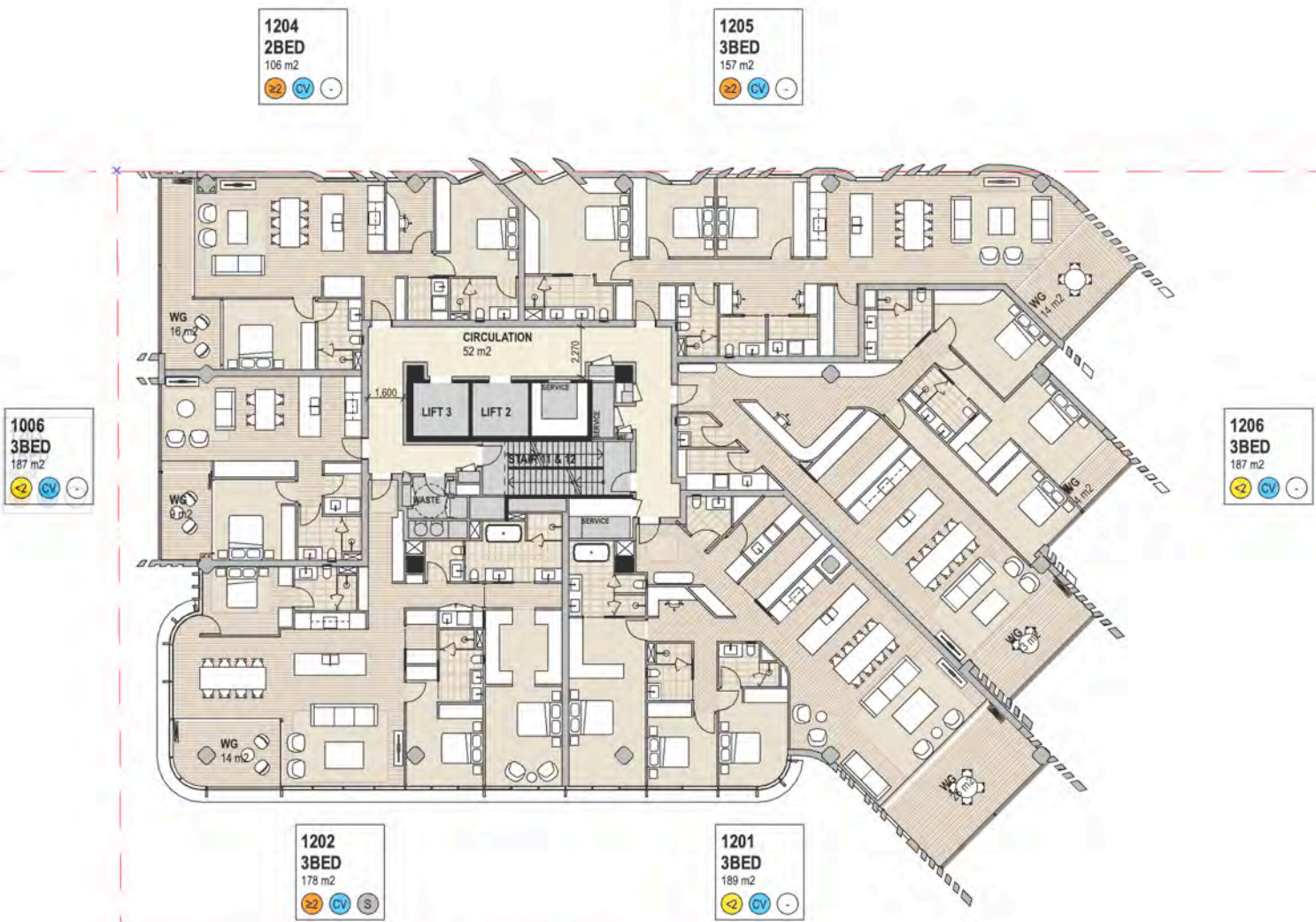


# Tower Residences

Typical Plan Level 10-12



Plan of Level 10-11



Plan of Level 12



# Tower Residences

## Typical Plan Level 13-14

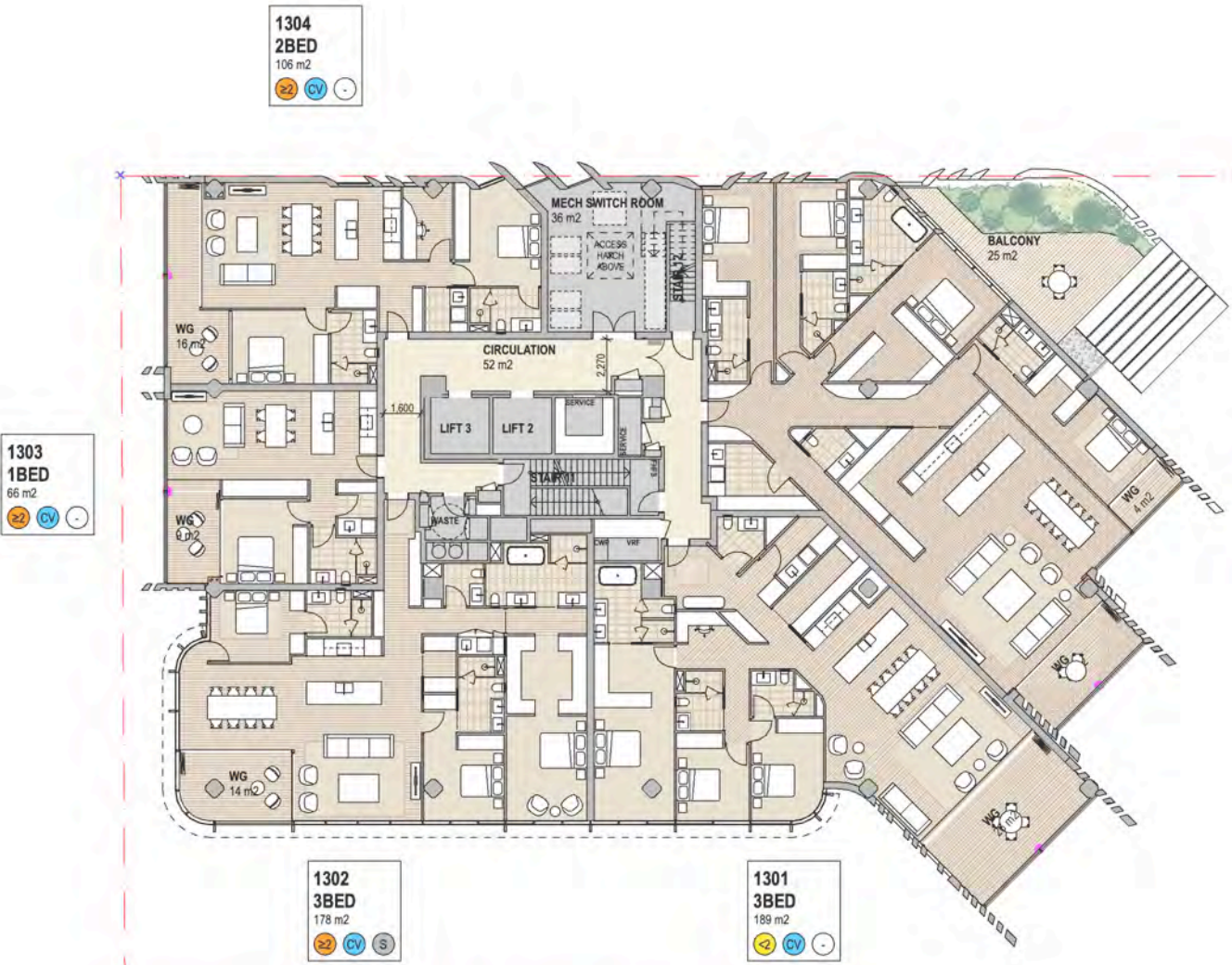
Two penthouses crown the tower: a sub-penthouse on Level 13 and a penthouse on Level 14 with panoramic views across Sydney.

The Level 14 level is double height from the exterior, with tall living spaces oriented to the CBD and Harbour. Ceilings sweep down to the principal

rooms, with 3m clearances throughout the remainder of the dwelling. Rooftop plant and photovoltaic panels sit above, recessed below the parapet line and fully concealed from view.



Section excerpt illustrating the double height parapet concealing rooftop plant and PV's



Plan of Level 13



Plan of Level 14







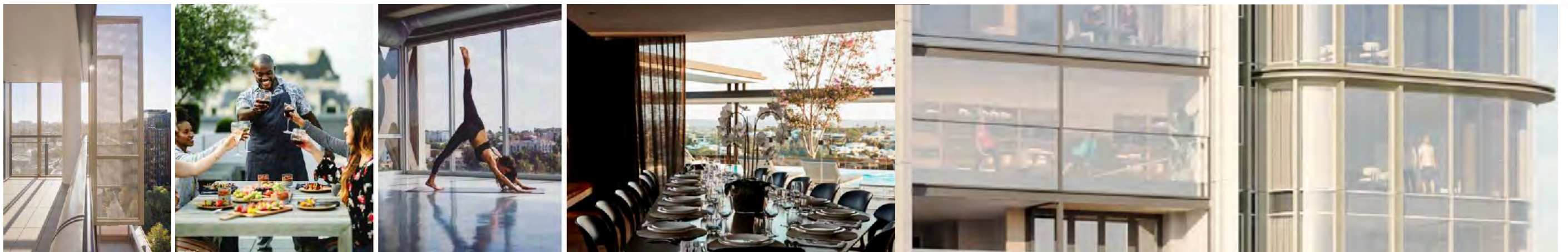
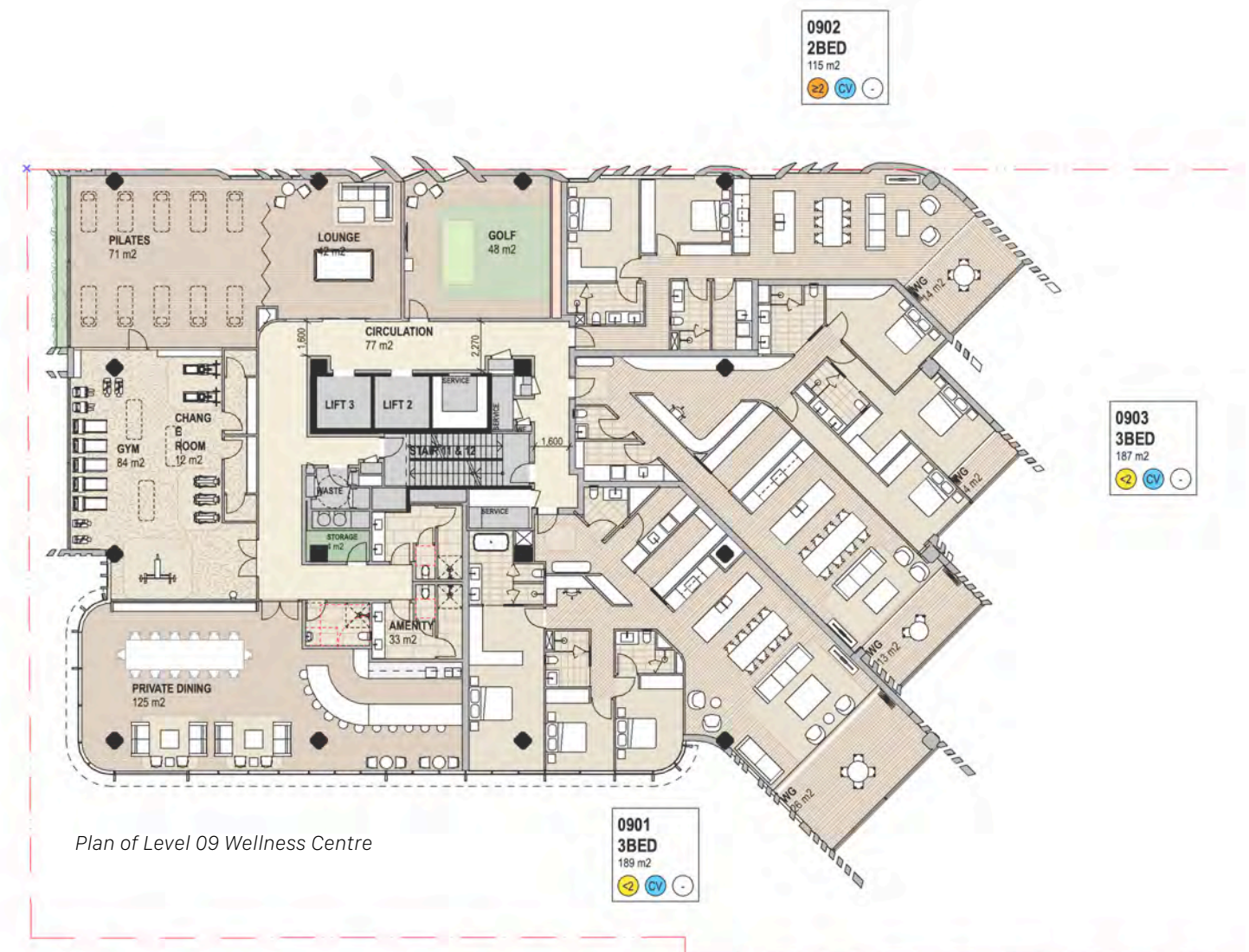
# Communal Open Space

## L9 - Residential Amenities

Resident communal open spaces occupy Level 9, offering broad views, privacy and convenient access from all apartments.

The facilities are oriented around wellness and include a gym, flexible studio space suitable for pilates or private functions, lounge areas, a golf simulator, and a private dining suite with show kitchen at the southeast corner, looking out across the Harbour and CBD. Amenities for everyday resident convenience are provided alongside.

Together with the Blue Street Plaza, these spaces are integrated into the architecture of the building, offering usable, meaningful amenity that supports residential quality and long-term liveability.



Reference imagery





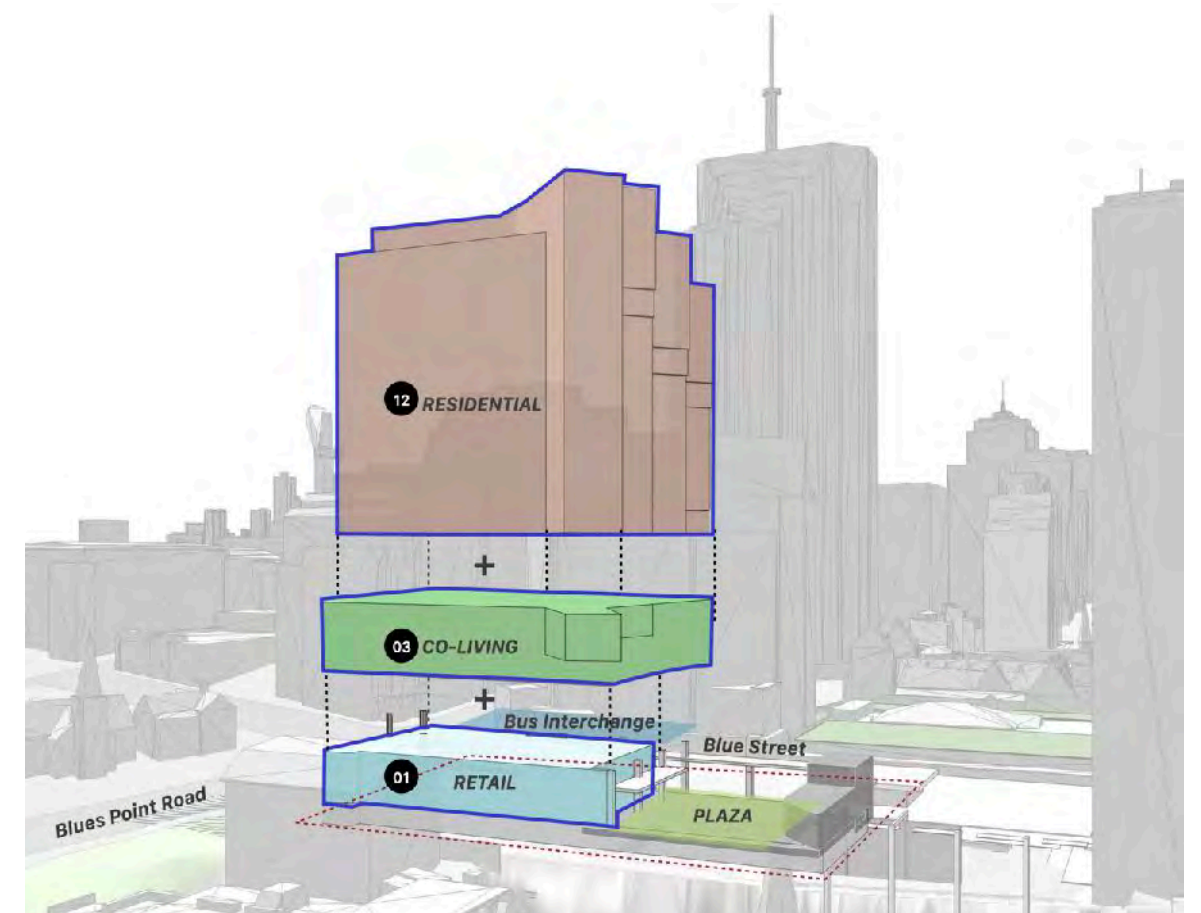


## 7. Compliance

- Apartment Yield & Mix Schedules
- Key Plans
- GFA
- Adaptable Apartments
- Liveable Housing Australia Apartments
- ADG Solar and No Solar
- ADG Cross Vent
- ADG Communal Open Space
- Overshadowing Diagrams
- Basement Car Parking
- Waste, Loading Dock and Service Vehicles
- Wind
- ADG Compliance Table



SSD Yield

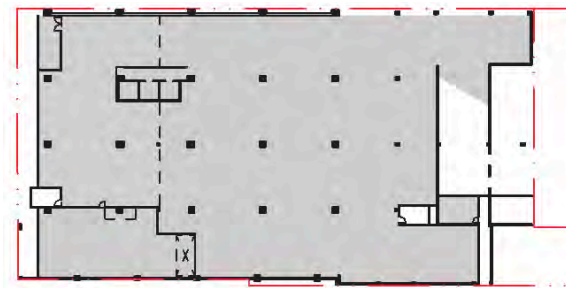


| No.                  | Level                              | Use                         | FFL        | Floor To Floor | GBA    | BTS GFA | Co-Liv. GFA | Retail GFA | Total GFA | GLAR | BTS NSA | BTS POS (Winter Garden) | BTS POS (Balcony) | Co-Liv NLA |
|----------------------|------------------------------------|-----------------------------|------------|----------------|--------|---------|-------------|------------|-----------|------|---------|-------------------------|-------------------|------------|
|                      |                                    |                             | RL         | (mm)           | (m2)   | (m2)    | (m2)        | (m2)       | (m²)      | (m²) | (m2)    | (m2)                    | (m2)              | (m2)       |
|                      |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
|                      |                                    | Top Of Parapet              | RL 116,000 |                |        |         |             |            |           |      |         |                         |                   |            |
| 15                   | Level 14                           | BTS                         | RL 109,150 | 5,850          | 571    | 490     |             |            | 490       |      | 404.4   | 49.2                    | 167.8             |            |
| 14                   | Level 13                           | BTS                         | RL 105,620 | 3,530          | 1088   | 957     |             |            | 957       |      | 789.2   | 83.1                    | 24.7              |            |
| 13                   | Level 12                           | BTS                         | RL 102,290 | 3,330          | 1146   | 1061    |             |            | 1061      |      | 867.7   | 97.4                    |                   |            |
| 12                   | Level 11                           | BTS                         | RL 98,960  | 3,330          | 1146   | 1061    |             |            | 1061      |      | 871.4   | 96.4                    |                   |            |
| 11                   | Level 10                           | BTS                         | RL 95,630  | 3,330          | 1146   | 1061    |             |            | 1061      |      | 871.4   | 96.4                    |                   |            |
| 10                   | Level 09                           | BTS                         | RL 92,300  | 3,330          | 1146   | 1068    |             |            | 1068      |      | 482.5   | 57.6                    |                   |            |
| 9                    | Level 08                           | BTS                         | RL 88,970  | 3,330          | 1146   | 1060    |             |            | 1060      |      | 857.9   | 105.3                   |                   |            |
| 8                    | Level 07                           | BTS                         | RL 85,640  | 3,330          | 1146   | 1060    |             |            | 1060      |      | 857.9   | 105.3                   |                   |            |
| 7                    | Level 06                           | BTS                         | RL 82,310  | 3,330          | 1146   | 1060    |             |            | 1060      |      | 857.9   | 105.3                   |                   |            |
| 6                    | Level 05                           | BTS                         | RL 78,980  | 3,330          | 1146   | 1060    |             |            | 1060      |      | 857.9   | 105.3                   |                   |            |
| 5                    | Level 04                           | BTS                         | RL 75,650  | 3,330          | 1146   | 1060    |             |            | 1060      |      | 857.9   | 105.3                   |                   |            |
| 4                    | Level 03                           | Affordable Co-Living        | RL 72,320  | 3,330          | 1055   |         | 876         |            | 876       |      |         |                         |                   | 557.4      |
| 3                    | Level 02                           | Affordable Co-Living        | RL 68,990  | 3,330          | 1116   |         | 936         |            | 936       |      |         |                         |                   | 613.9      |
| 2                    | Level 01                           | Affordable Co-Living        | RL 65,660  | 3,330          | 1024   |         | 846         |            | 846       |      |         |                         |                   | 534.3      |
| 1                    | Ground Floor - Blue Street Plaza   | Retail, Lobbies, Misc Plant | RL 59,000  | 6,660          | 973    | 133     | 202         | 410        | 745       | 393  |         |                         |                   |            |
| 0                    | Lower Ground Floor - Philips Drive | Basement                    | RL 55,050  | 3,950          | 1459   |         |             |            |           |      |         |                         |                   |            |
| -1                   | Basement Mezz                      | Basement                    | RL 53,800  | 1,250          | 552    |         |             |            |           |      |         |                         |                   |            |
| -2                   | Basement                           | Basement                    | RL 51,300  | 2,500          | 1990   |         |             |            |           |      |         |                         |                   |            |
|                      | Station Platform                   |                             | RL 46,740  | 4,560          |        |         |             |            |           |      |         |                         |                   |            |
|                      | Totals                             |                             |            |                | 20,137 | 11,132  | 2,860       | 410        | 14,402    | 393  | 8,576   | 1,006                   | 192               | 1,706      |
| 20%                  |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| Total Mix            |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| 46.5% 47.7% 5.8%     |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| 19.4% 30.6%          |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| 50.0%                |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| Co-Living + BTS SOU  |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| 148                  |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |
| Site area: 3050.8 m² |                                    |                             |            |                |        |         |             |            |           |      |         |                         |                   |            |

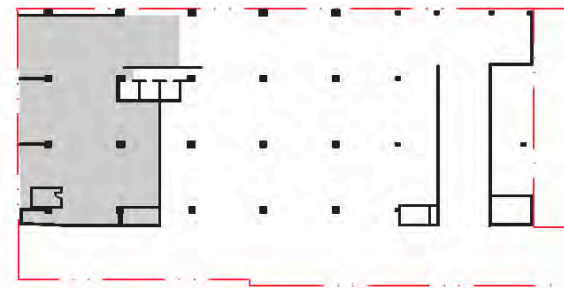


# Key Plans

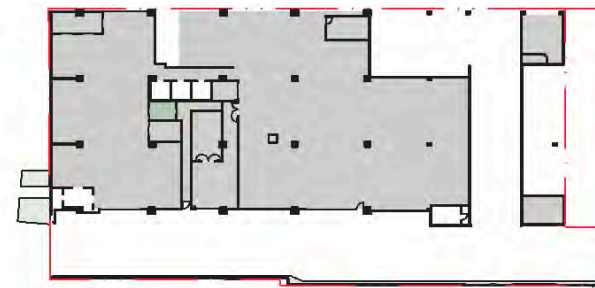
Affordable Co-Living and Apartment Yield



[Ex. L02] Basement  
1:1000



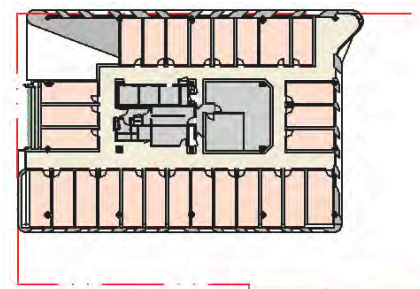
[Ex. L03] Basement Mezz  
1:1000



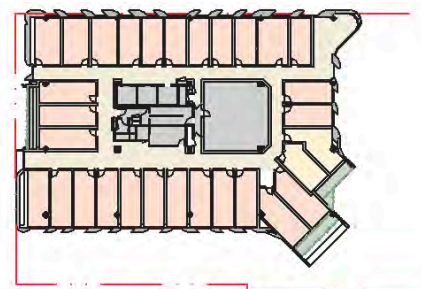
[Ex. L04] Phillips Dr Lower Ground  
1:1000



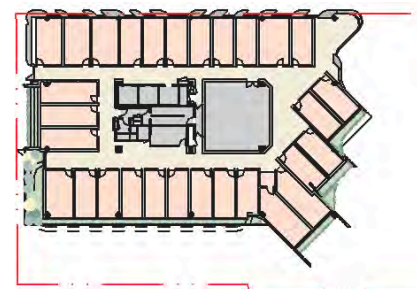
[Ex. L05] Blue St Ground Floor  
1:1000



[Ex. L06] Level 01  
1:1000



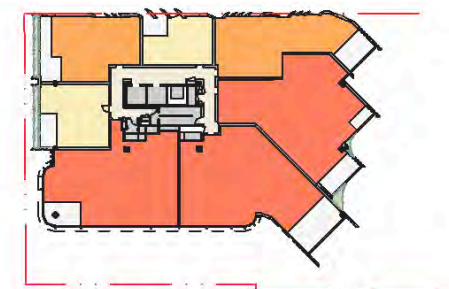
[Ex. L07] Level 02  
1:1000



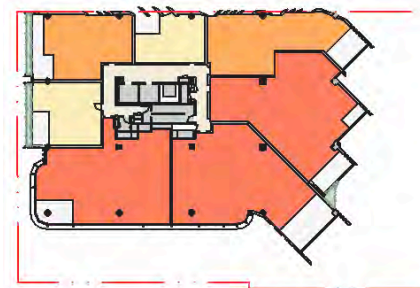
[Ex. L08] Level 03  
1:1000



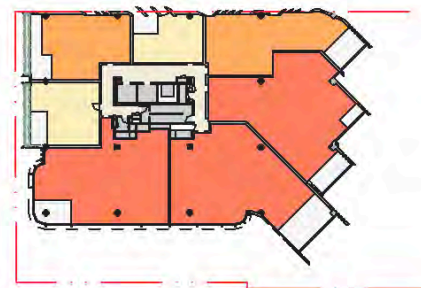
[Ex. L09] Level 04  
1:1000



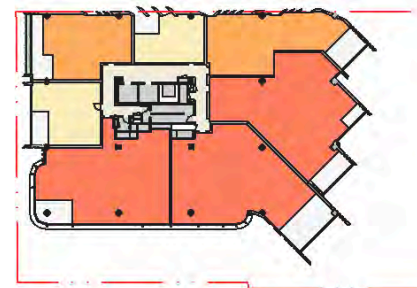
[Ex. L10] Level 05  
1:1000



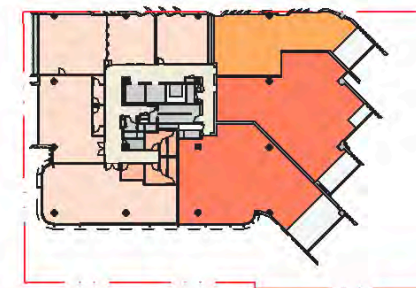
[Ex. L11] Level 06  
1:1000



[Ex. L12] Level 07  
1:1000



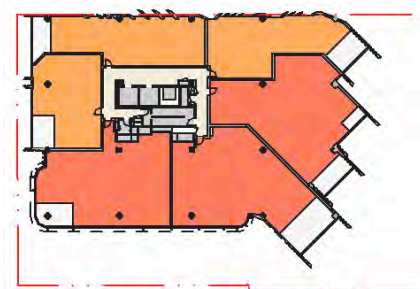
[Ex. L13] Level 08  
1:1000



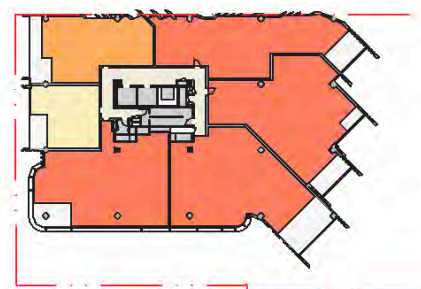
[Ex. L14] Level 09  
1:1000



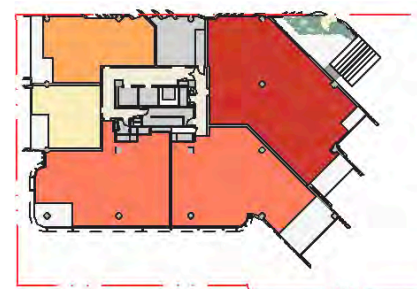
[Ex. L15] Level 10  
1:1000



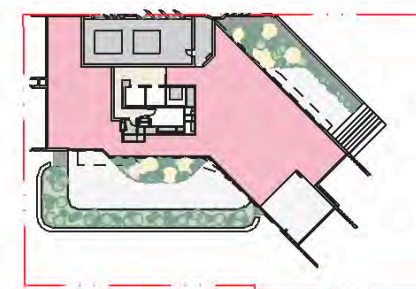
[Ex. L16] Level 11  
1:1000



[Ex. Plant] Level 12  
1:1000



[New] Level 13  
1:1000



[New] Level 14  
1:1000

- 1 Bed
- 2 Bed
- 3 Bed
- Sub Penthouse
- Penthouse
- Communal Open Space
- Plant
- Private Open Space
- Co-Living Lobby
- Co-Living Rooms
- Retail



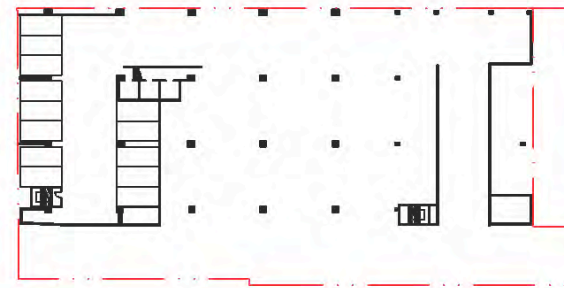
# Key Plans

## GFA Diagrams

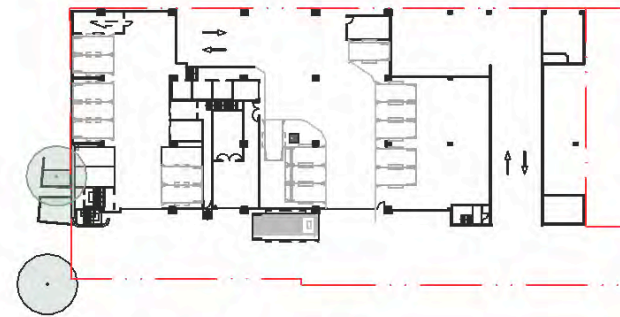
- Residential GFA
- Retail GFA
- Affordable Co-living GFA



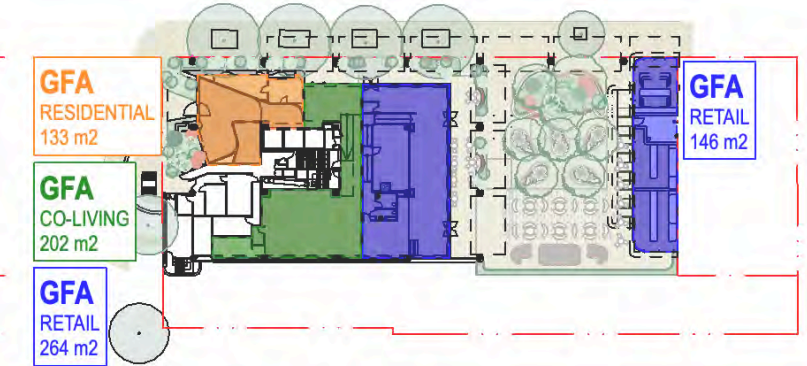
[Ex. L02] Basement  
1:1000



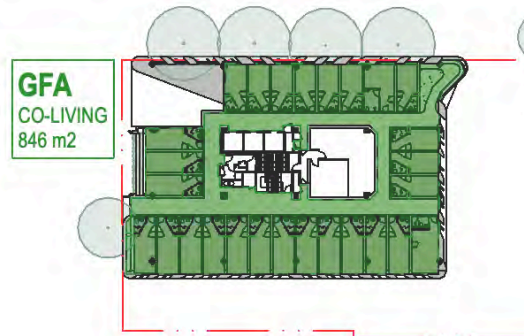
[Ex. L03] Basement Mezz  
1:1000



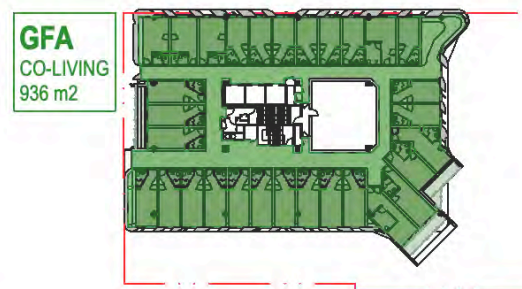
[Ex. L04] Phillips Dr Lower Ground  
1:1000



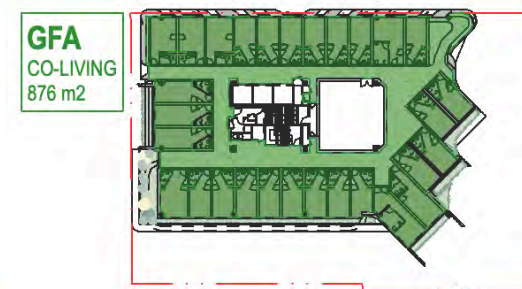
[Ex. L05] Blue St Ground Floor  
1:1000



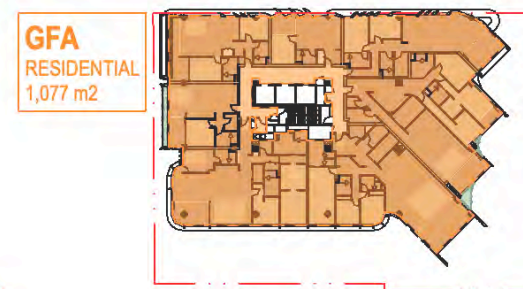
[Ex. L06] Level 01  
1:1000



[Ex. L07] Level 02  
1:1000



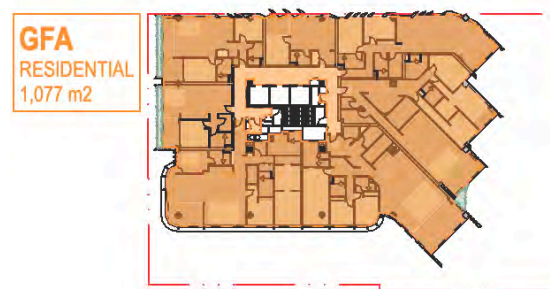
[Ex. L08] Level 03  
1:1000



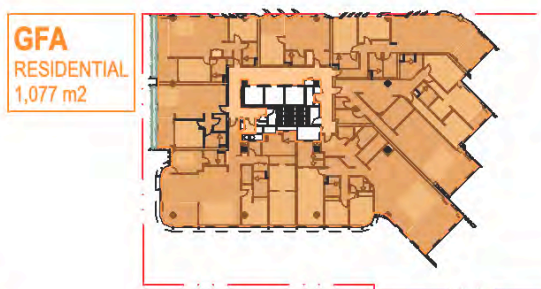
[Ex. L09] Level 04  
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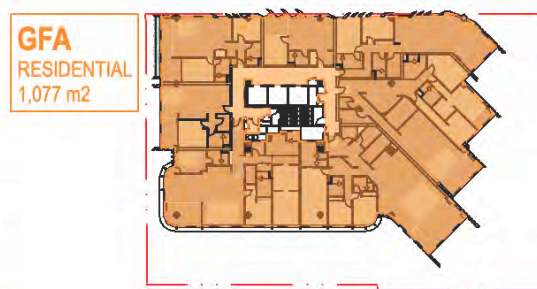
[Ex. L10] Level 05  
1:1000



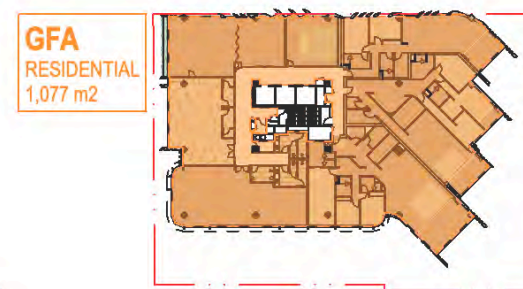
[Ex. L11] Level 06  
1:1000



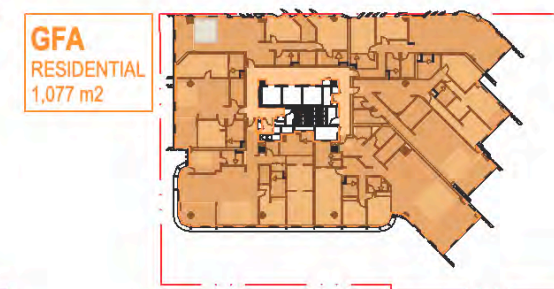
[Ex. L12] Level 07  
1:1000



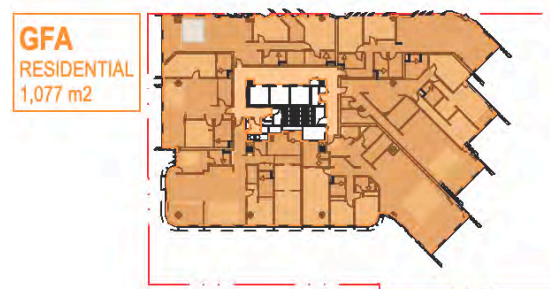
[Ex. L13] Level 08  
1:1000



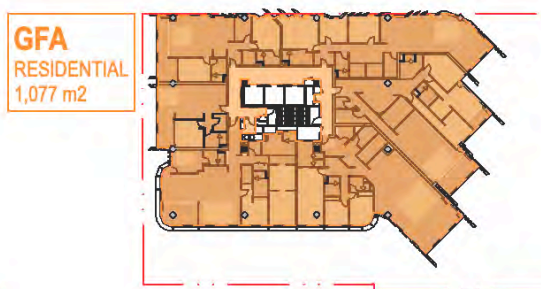
[Ex. L14] Level 09  
1:1000



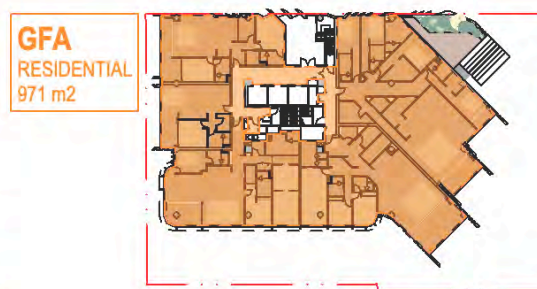
[Ex. L15] Level 10  
1:1000



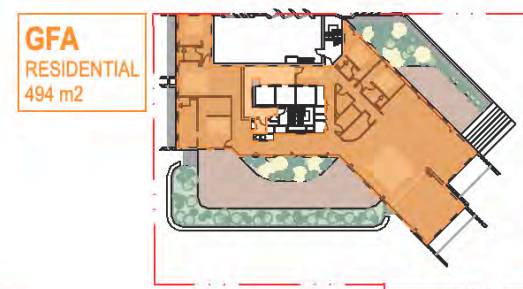
[Ex. L16] Level 11  
1:1000



[Ex. Plant] Level 12  
1:1000



[New] Level 13  
1:1000



[New] Level 14  
1:1000

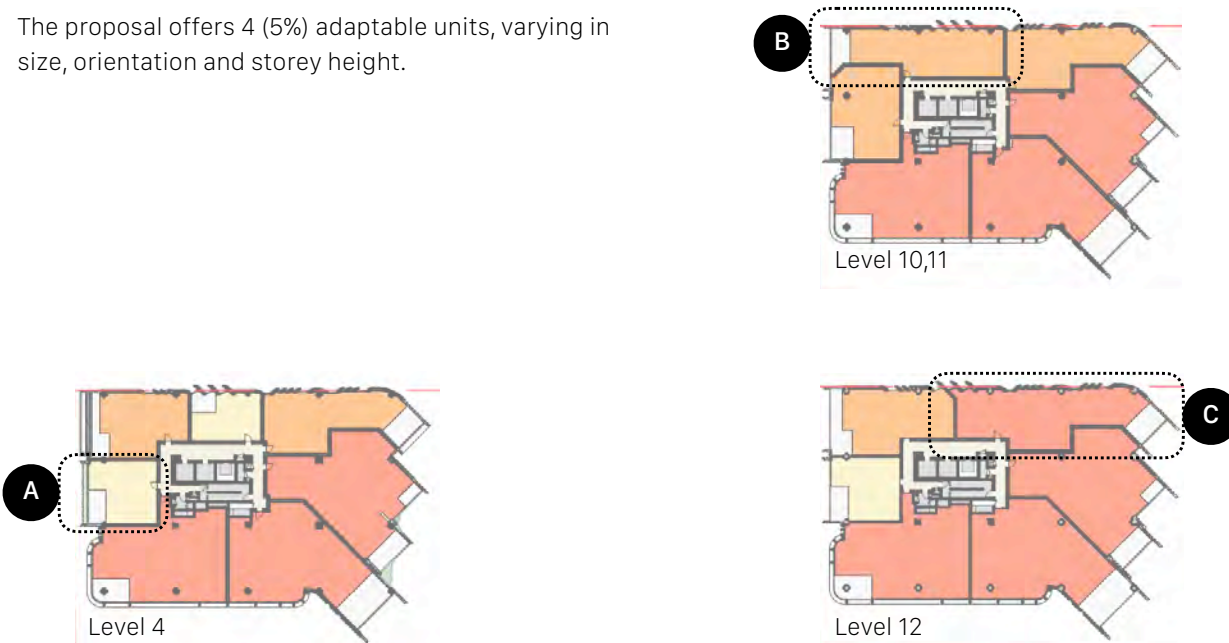
**Method of Measurement – Gross Floor Area**  
“gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:  
(a) the area of a mezzanine, and  
(b) habitable rooms in a basement or an attic, and  
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:  
(d) any area for common vertical circulation, such as lifts and stairs, and  
(e) any basement:  
(i) storage, and  
(ii) vehicular access, loading areas, garbage and services, and  
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and  
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and  
(h) any space used for the loading or unloading of goods (including access to it), and  
(i) terraces and balconies with outer walls less than 1.4 metres high, and  
(j) voids above a floor at the level of a storey or storey above.”



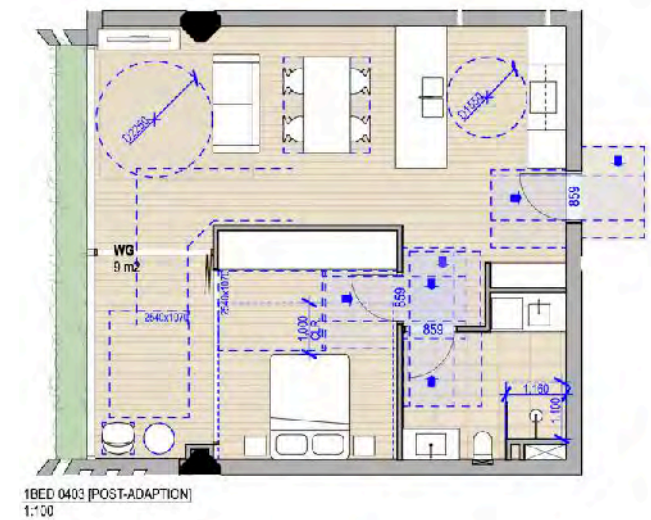
# Adaptable & Liveable Apartments

## Plans

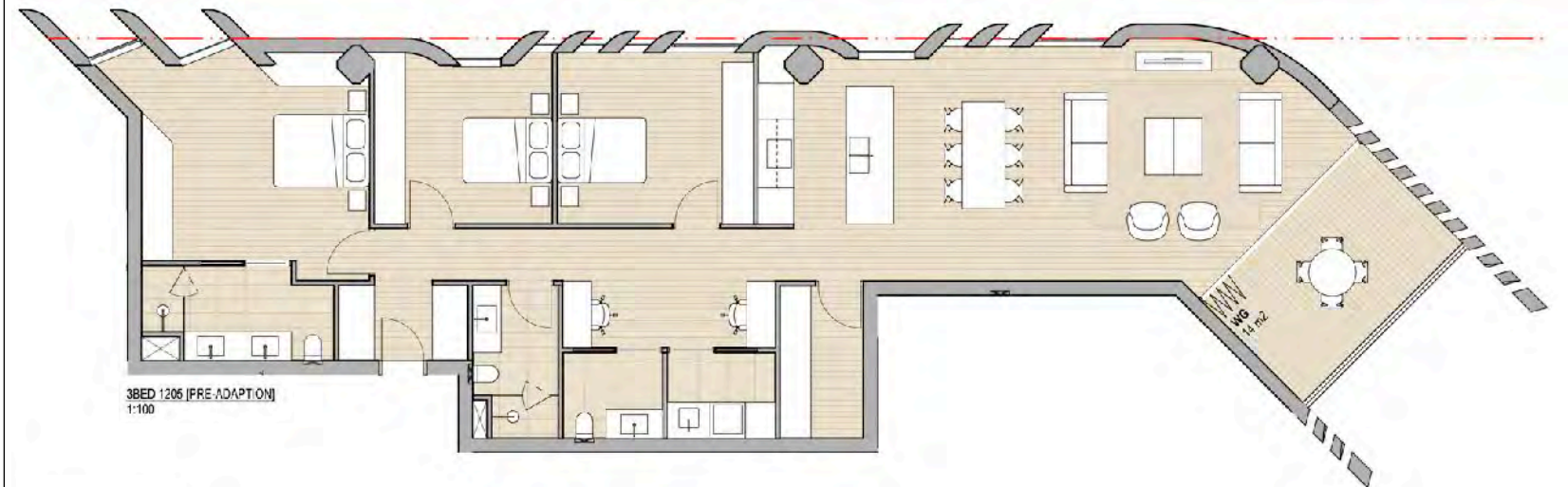
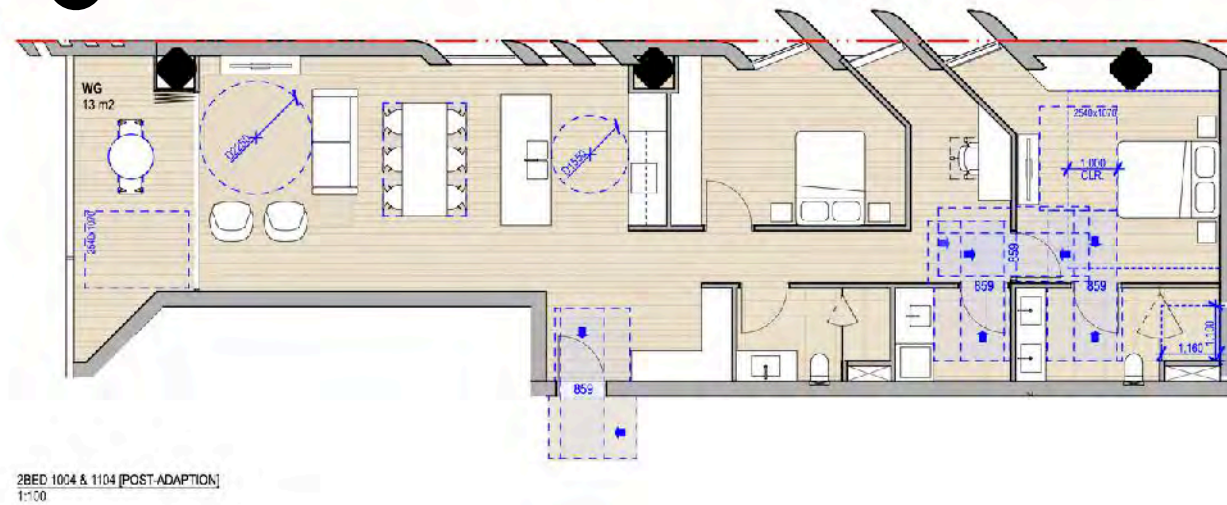
The proposal offers 4 (5%) adaptable units, varying in size, orientation and storey height.



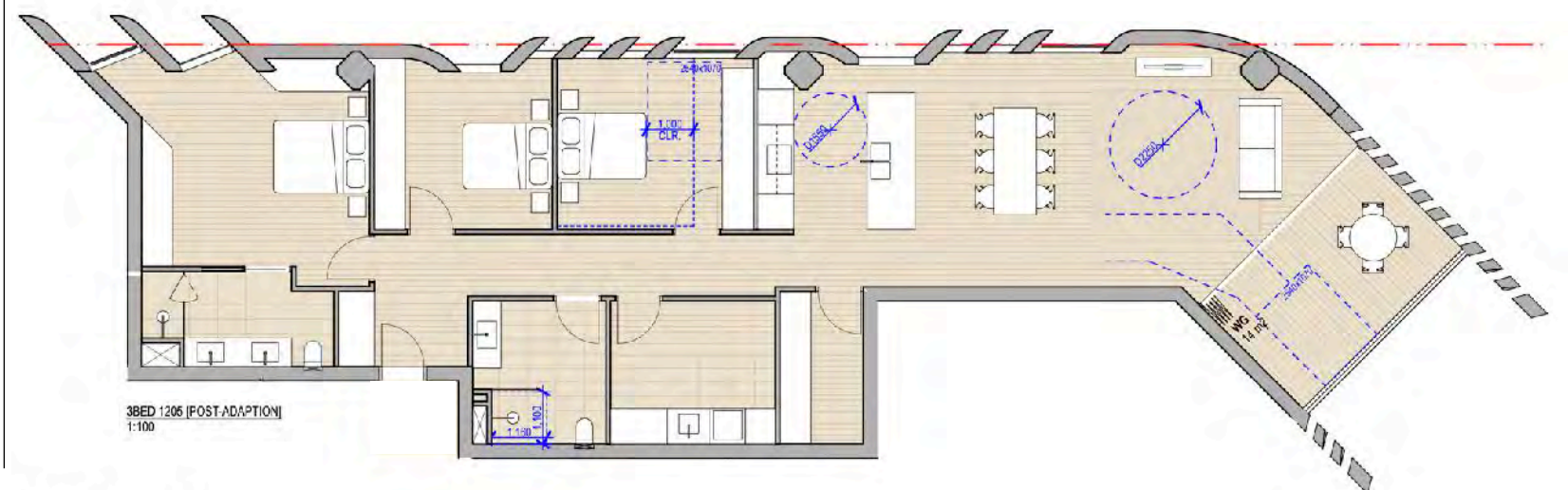
**A** 1 Bedroom Unit



**B** 2 Bedroom Unit



**C** 3 Bedroom Unit



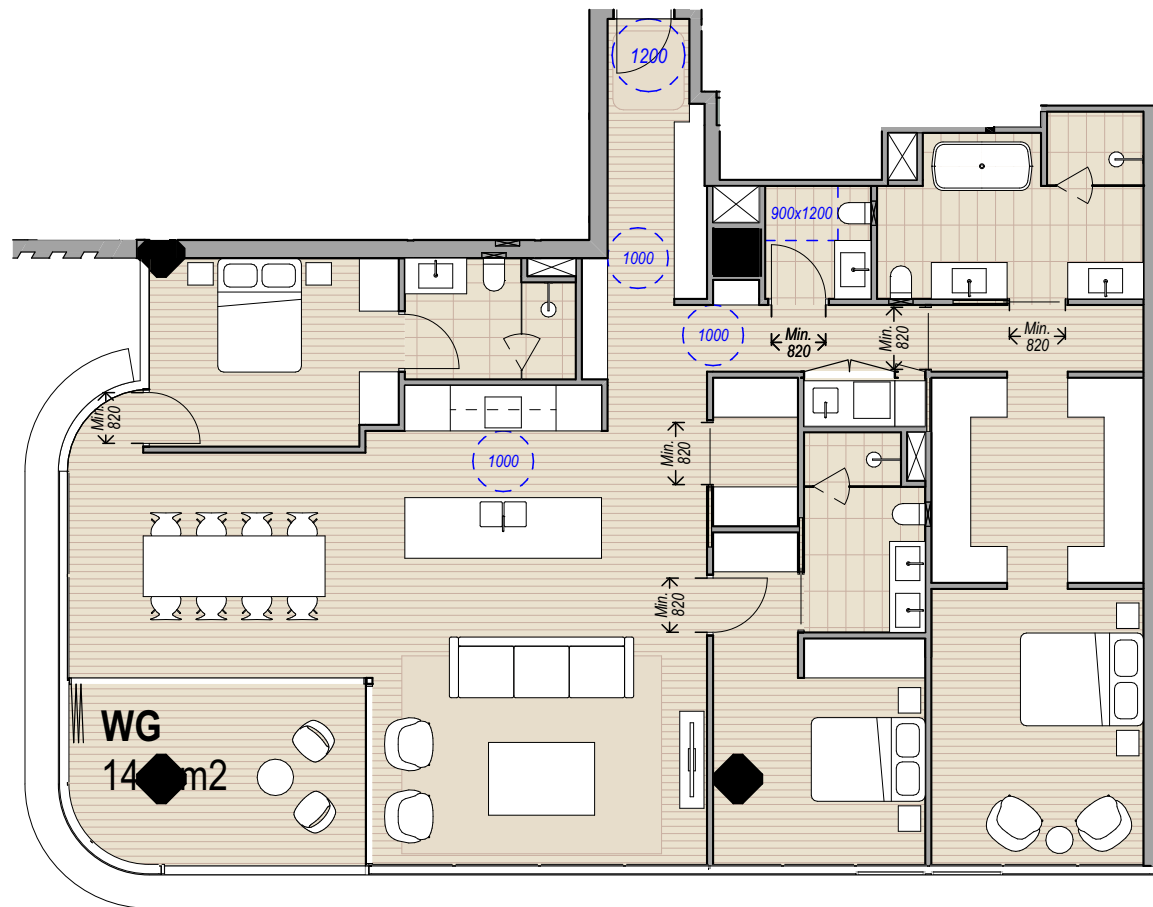


# Liveable Housing Apartments

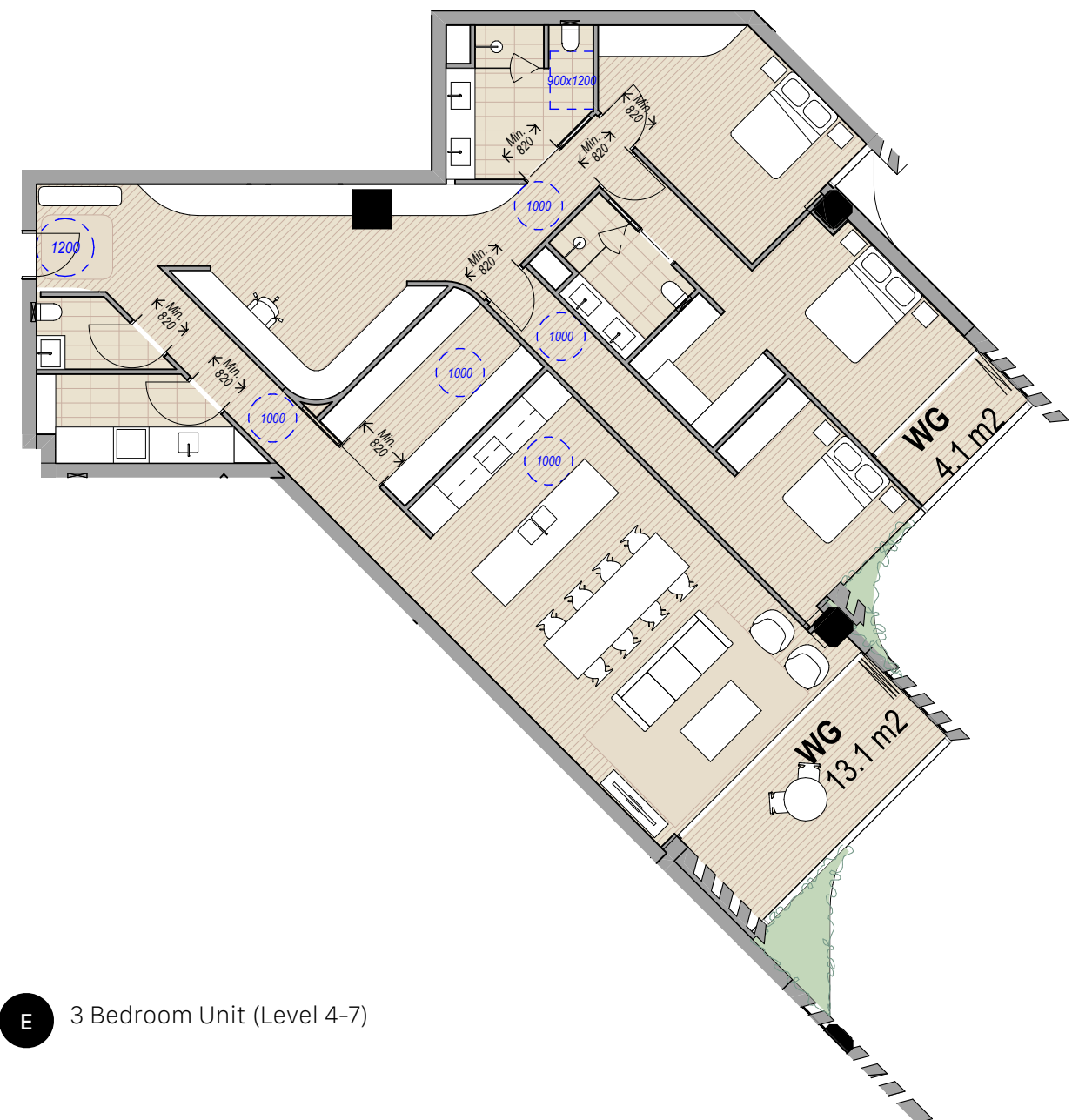
## Plans

The proposal offers 13 (20%) Silver Livable Housing Guideline apartments, including:

- Compliant path of travel from the allotment boundary to an entrance that is step free (already covered by the Premises Standards)
- Entrance door achieves 820mm clear opening (AS4299 and AS1428.1 require 850mm for the Adaptable Housing)
- Doors within the apartment to achieve 820mm opening and corridors should achieve a minimum 1000mm (AS4299 and AS1428.1 require 850mm for the Adaptable Housing)
- Toilet to achieve 900mm x 1200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door, and located in the corner of the room to enable the installation of grab rails
- One bathroom to achieve a slip resistant hob-less shower and located in the corner of the room (also required of AS4299)
- Reinforcement in walls around shower, bath if provided and toilet (if walls are not masonry)
- Handrail to one side of stairs if there are stairs



**D** 3 Bedroom Unit (Levels 4-8 and 10-13)



**E** 3 Bedroom Unit (Level 4-7)



# ADG Compliance

## Solar Access

The site sits within a predominantly low rise neighbourhood and therefore does not receive any shadow from surrounding developments. 50% of apartments offer at least a double aspect.

### Objective 4A-1: Design Criteria

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in Sydney Metropolitan Area.

**Does Not Comply :** 62.9% of the apartments receive more than 2 hours of direct sunlight between 9am and 3pm during the winter solstice.

A maximum of 15% of apartments in a building receives no direct sunlight between 9am and 3pm at mid-winter.

**Does not Comply :** 32.2% of apartments receive no direct sun

LEGEND  
■ ≥ 2 HRS  
□ < 2HRS



[Ex. L09] Level 04  
1:500



[Ex. L10] Level 05  
1:500



[Ex. L11] Level 06  
1:500



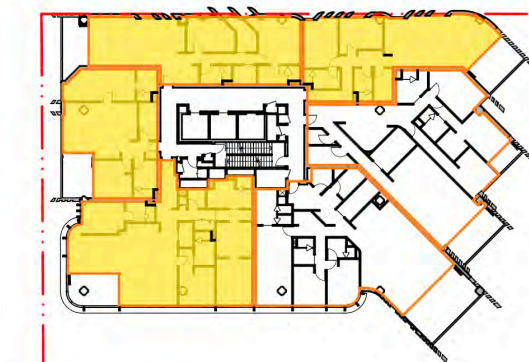
[Ex. L12] Level 07  
1:500



[Ex. L13] Level 08  
1:500



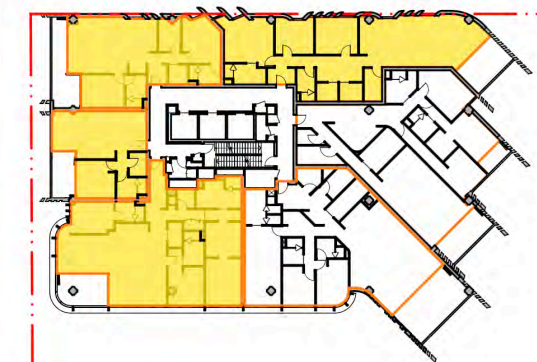
[Ex. L14] Level 09  
1:500



[Ex. L15] Level 10  
1:500



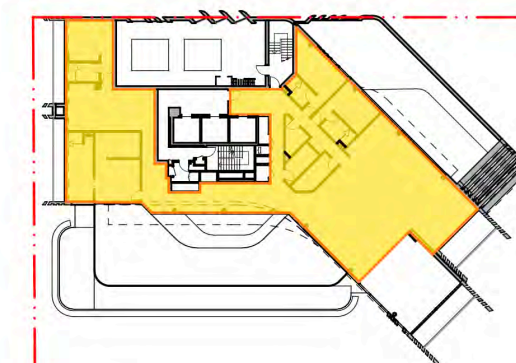
[Ex. L16] Level 11  
1:500



[Ex. Plant] Level 12  
1:500



[New] Level 13  
1:500



[New] Level 14  
1:500

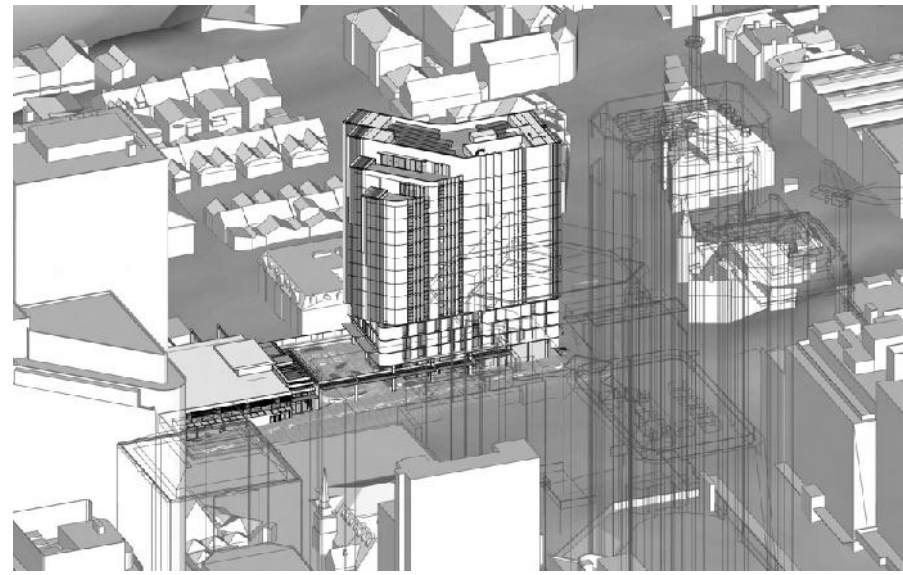


# ADG Compliance

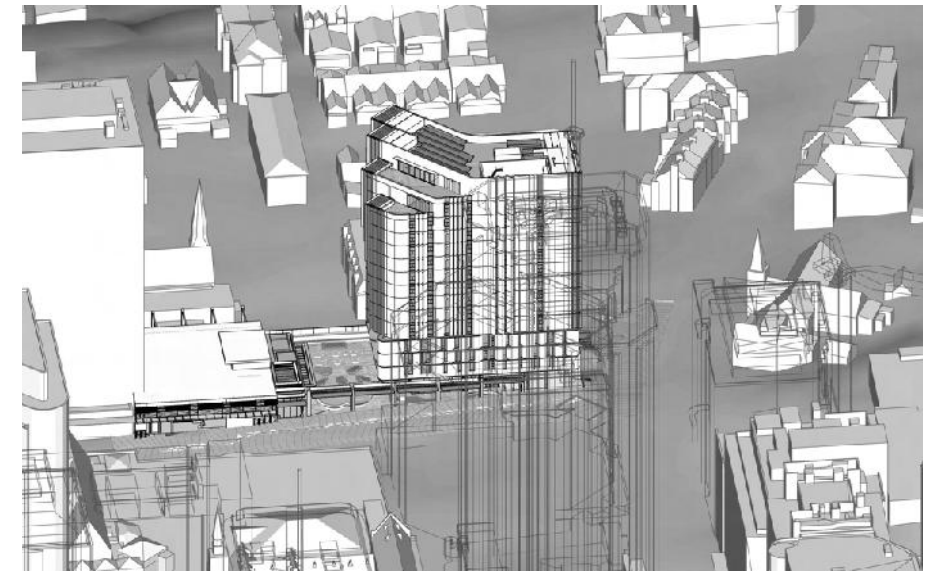
## Sun Eye Views



21 June/ 9am



21 June/ 10am



21 June/ 11am



21 June/ 12 noon



21 June/ 1pm



21 June/ 2pm



21 June/ 3pm



# ADG Compliance

## Cross Ventilation

### Objective 4B-3: Design Criteria

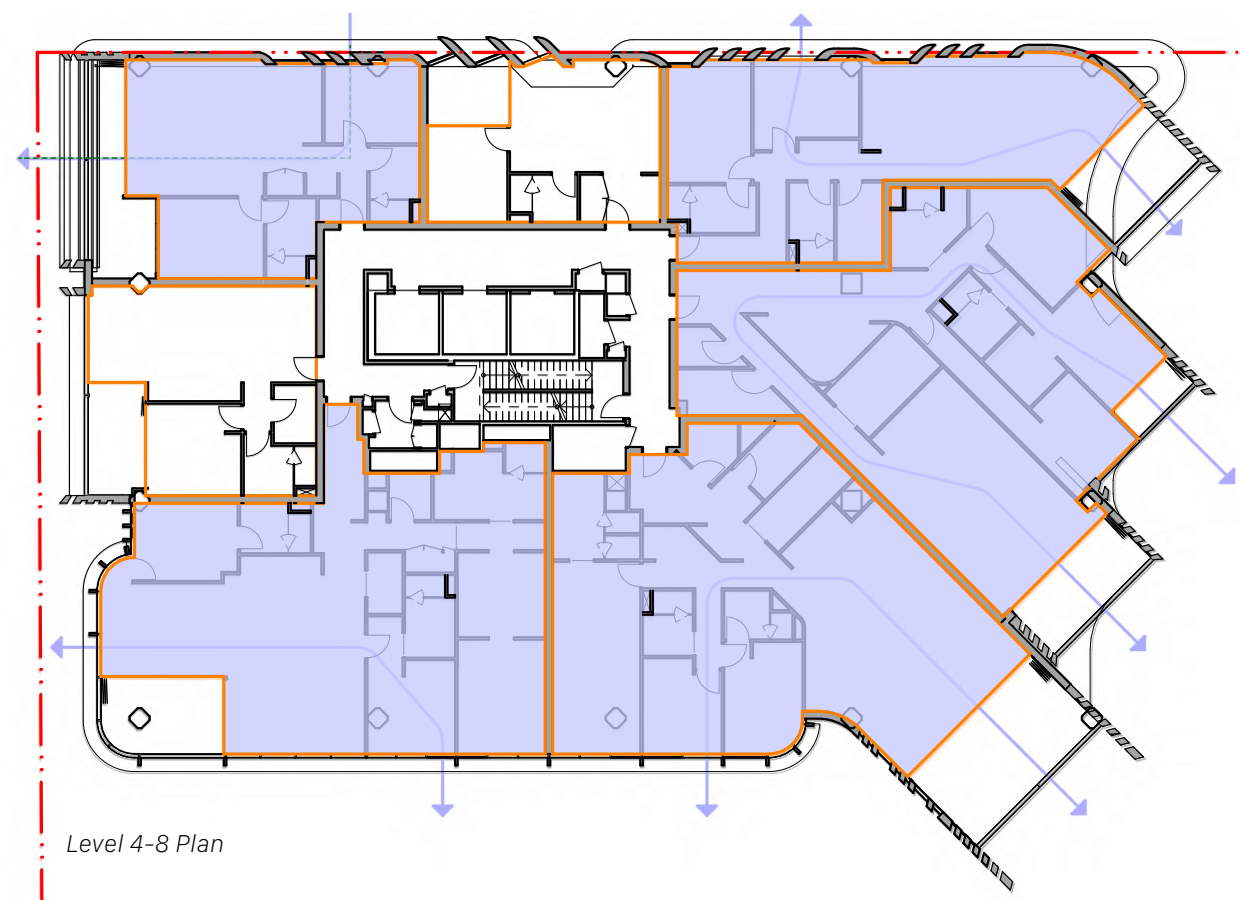
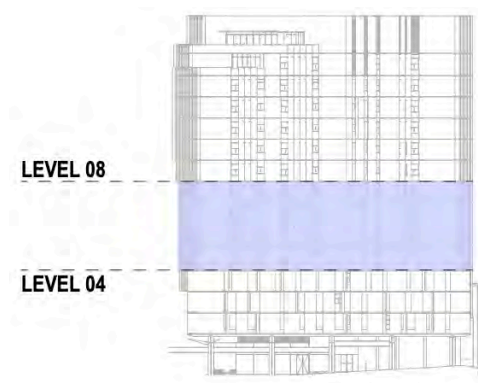
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows for adequate natural ventilation and can not be fully enclosed.

Number of apartments with natural cross ventilation: 25 (71.4%)

| Cross Ventilation Compliance              |       |
|-------------------------------------------|-------|
| ADG Requirements (Minimum)                | 60%   |
| Total Apartments (GF-L8)                  | 35    |
| Apartments with natural cross-ventilation | 25    |
| Total Achieved                            | 71.4% |

2. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line.

Not applicable



# ADG Compliance

## Communal Open Space

### 3D- Communal and public open space

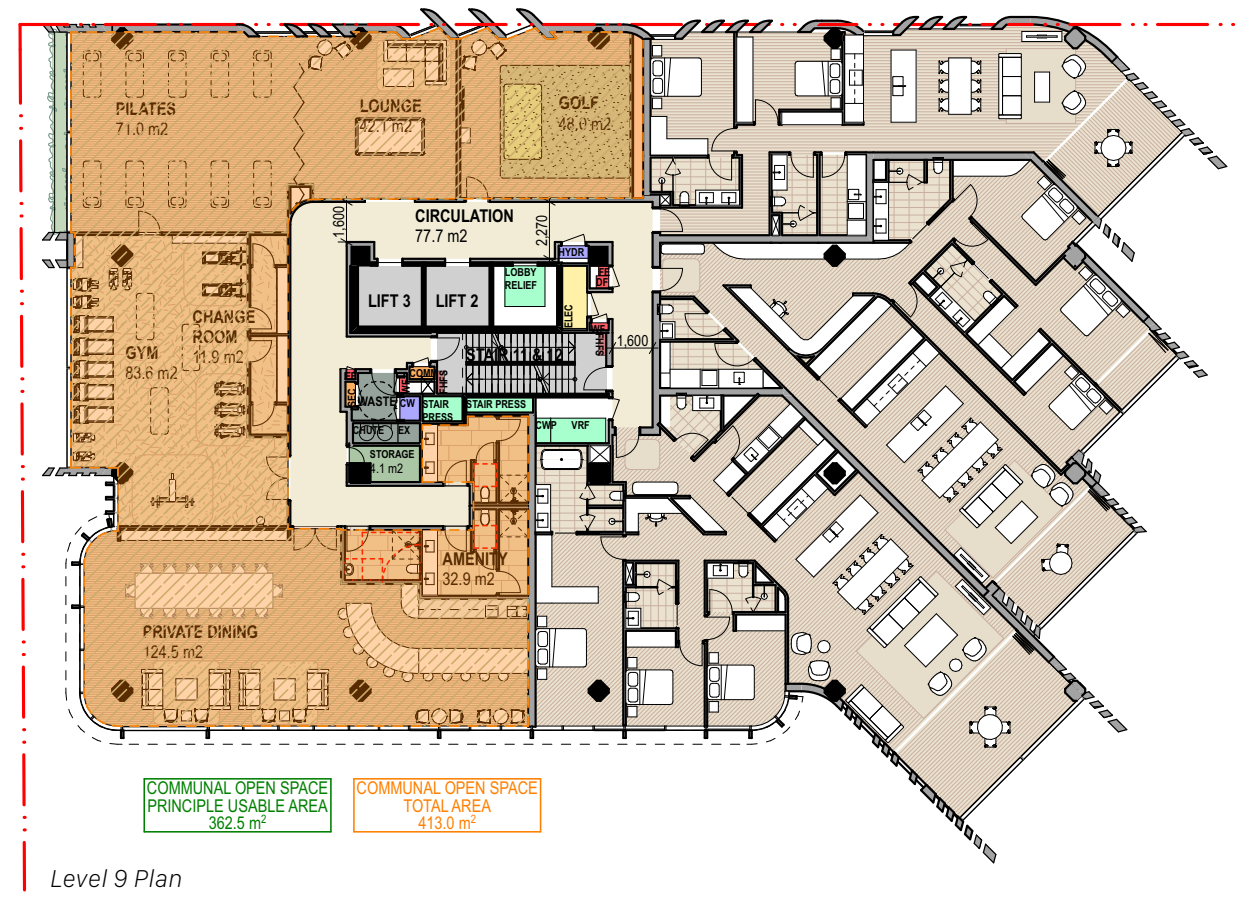
1. Communal open space has a minimum area equal to 25% of the site.

Principle communal space: 362.5 m2 (17.8%)  
Communal Open Space: 413 m2 (30%)

Complies

2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

17.8% of the level 9 communal open space receives 2 hrs of sunlight between 9am to 3pm





# ADG Compliance

## Overshadowing Diagrams



21 June/ 9am



21 June/ 10am



21 June/ 11am



21 June/ 12 noon



21 June/ 1pm



21 June/ 2pm



21 June/ 3pm

### Legend

- Existing Shadows
- Existing 5 Blue Street Shadows
- Proposed 5 Blue Street Shadows



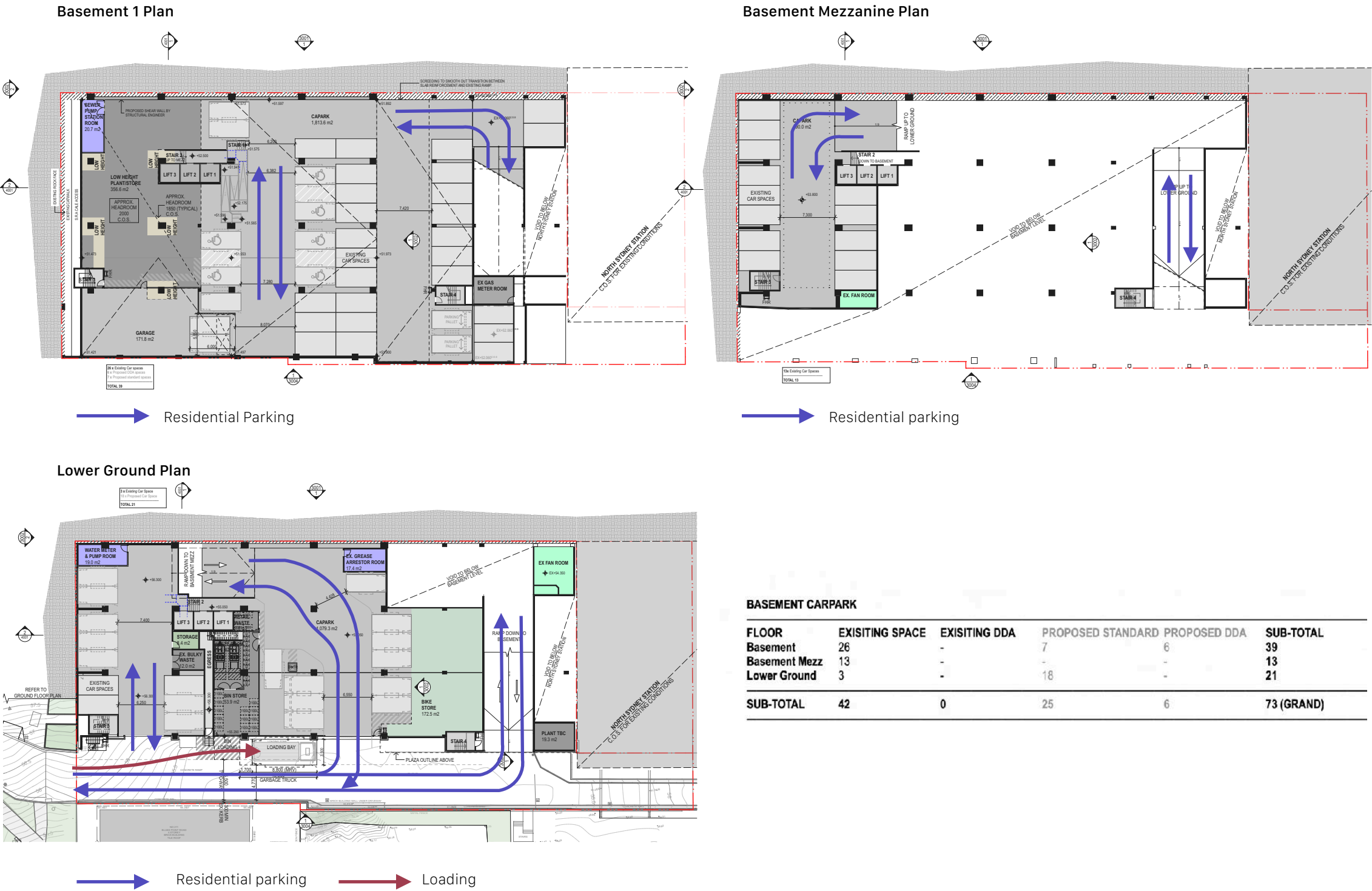
# ADG Compliance

## Parking and Services

### Vehicular Entry and Car-parking

Vehicular access to the basement parking and loading facilities are to be provided via a Phillips Drive accessed from Blues Point Road. A dedicated loading zone is proposed along the service lane on the ground floor level, adjacent to the bin holding rooms and will be secured by lockable/foldable bollards.

There are three existing car parks, all retained, with access via the southern service vehicle easement (Philips Lane). The car parks are secure with access directly to the residential lifts. The service vehicle easement, though accommodating some on-grade car parking, is under the plaza, out of sight, and is not a pedestrianised environment.





# Wind Mediation

## CPP

The proposal's wind response has been developed in consultation with CPP, the appointed wind consultant for the project. Workshops were held throughout the design process and wind tunnel testing was conducted to verify and refine mitigation measures.

The site occupies the southern edge of the North Sydney CBD and is exposed to demanding wind conditions, particularly the prevailing southerlies that travel up from the harbour with little obstruction. The existing Blue Street Plaza and its interface with Blue Street are significantly affected, with the northwest corner at the Blue Street and Blues Point Road intersection also requiring targeted wind mitigation.

Plaza mitigation strategies include:

1. A staggered eastern building form to minimise downdraft
2. Plaza canopies that intercept facade downwash before it reaches the ground plane

3. A concentration of canopies and podium overhangs at the northeast corner to protect the plaza and footpath
4. A 2m glazed balustrade to the southern plaza edge, redirecting southerly winds up and over the space
5. Denser planting along Blue Street to block wind flow at the footpath zone and plaza edges, again pushing winds up and over
6. A tree canopy that pressurises the plaza and deflects southerly winds upward.

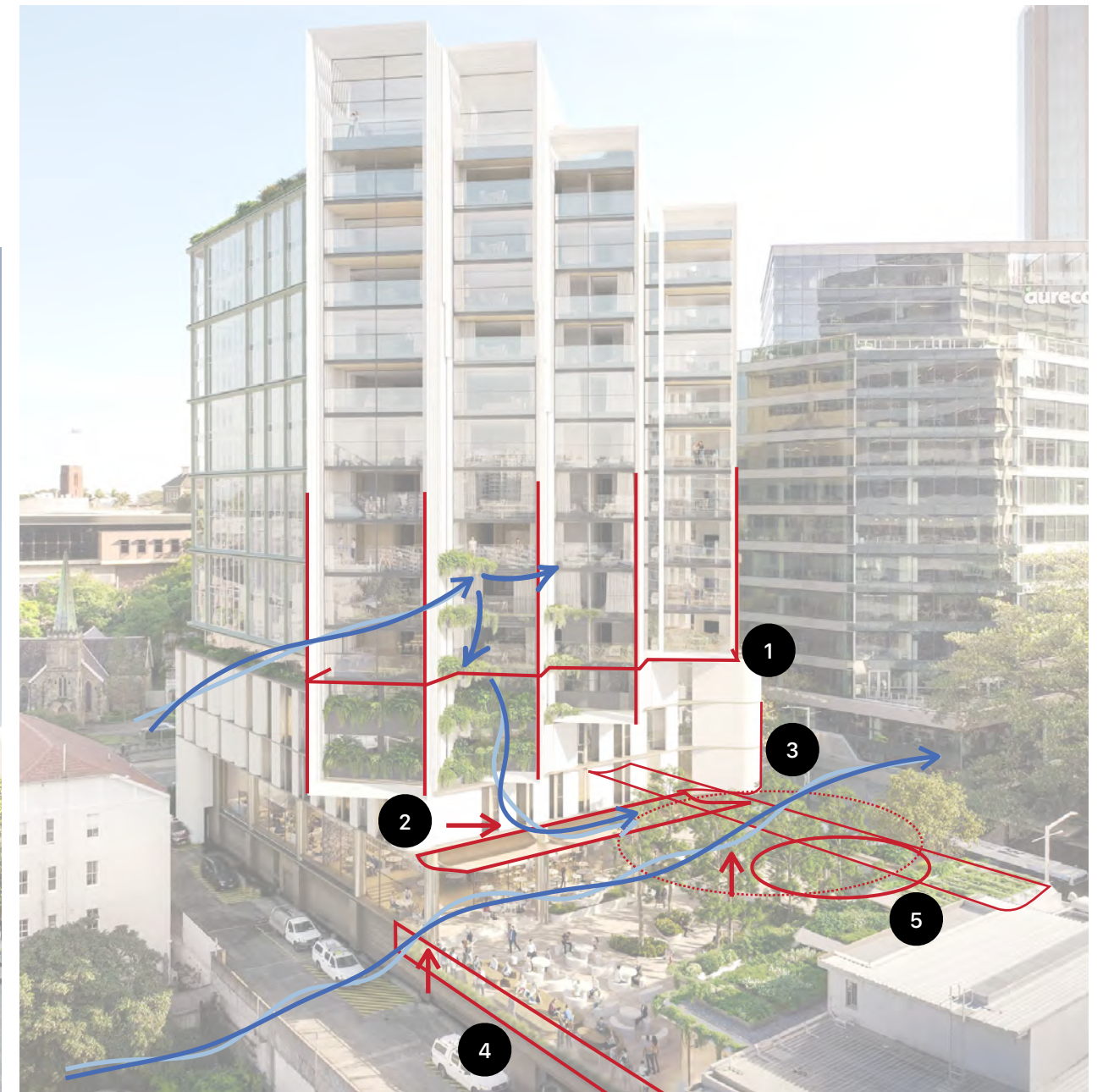
At the Blue Street intersection:

- A. The entry portal and corner planter protect the residential lobby, which opens only to the west, preventing accelerated corner flow
- B. The southwest corner is more exposed, though this is a vehicle access point and a vegetation buffer limits pedestrian movement to the street edge, where wind conditions are not experienced.

Apartment private open spaces are all recessed into the building form, with winter gardens proposed to provide additional protection from wind (and acoustic) conditions of the site.



Northwestern perspective, from the intersection of Blue St and Blues Point Rd



Southeastern aerial perspective



# ADG Compliance Schedule

| ADG Reference Number                   | Title                          | Objective                       | Design Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | fjcstudio Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------|--------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------|--------|---|----|----------------------------------------|----|----|---------------------|----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PART 03 - SITING THE DEVELOPMENT       |                                |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        | Site Analysis                  | 3A-1                            | Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"><li>Design decisions are informed by a detailed site analysis, responding to the site's constraints and opportunities, including the site's own plaza to the east, anticipated neighbours to the south, and commercial developments to the north. Refer to the Design Report for details.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                                | 3B-1                            | Building types and layouts respond to the streetscape and site while optimising solar access within the development                                                                                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"><li>Building types and layouts respond to streetscape and site, however, incredible views are to the south and southeast and the apartments are accordingly oriented to those world class views. View orientation has been prioritised optimised solar access. Refer to the Design Report for details.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        | Orientation                    | 3B-2                            | Overshadowing of neighbouring properties is minimised during mid winter                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"><li>The built form is arranged to minimise overshadowing to neighbouring properties during mid winter through extensive analysis methods, refer to shadow diagrams for detailed analysis.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        | Public Domain Interface        | 3C-1                            | Transition between private and public domain is achieved without compromising safety and security                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"><li>The residential lobby entry on Blues Point road provides new address, illumination and passive surveillance to an important frontage not recognised by the existing commercial building. The lobby enjoys extensive glazing to the west with concierge attendance for resident safety and security.</li><li>The affordable co-living lobby faces Blue Street and is highly visible, well-lit, and internally activated for safety and security.</li><li>Retail to the plaza edges, as well as overlooks affordable co-living and residents will provide 24 hour animation of the plaza.</li></ul>                                                                                                                                                                                                                                                                                                                                   |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                                | 3C-2                            | Amenity of the public domain is retained and enhanced                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"><li>The public domain has undergone extensive R&amp;D alongside our Connecting with Country consultants, enhancing the public domain by bringing inspiration from First Nations and the surrounding natural context.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        | Communal and Public Open Space | 3D-1                            | An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping <ol style="list-style-type: none"><li>Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)</li><li>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)</li></ol>                                                                                       | <p>1.The total site area is 3051sqm, however, 606sqm is used as a service road easement to 5 and 15 Blue street, 456sqm is unusable and over the station, and 615sqm is taken by the public Plaza. The remaining site area is 1,374sqm. The proposed communal open space area for residents is 414.2sqm (located on level 9), which is 30% of the revised site area.</p> <p>The plaza is a wonderful amenity for North Sydney and residents. If we include the plaza in Communal Open Space calculations and relative to the total site area, inclusive of easements and the station, 33.8% of the site can be considered Communal Open Space (1,029sqm of 3,051sqm).</p> <p>2. Given the development is adaptive re-use, the site area deductions noted above and the public plaza, dispensation is sought for sun access to the proposed communal open spaces. The proposal currently achieves 64.6sqm (17.8%) of 2hr+ sunlight to the level 9 communal open space.</p> |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                                | 3D-2                            | Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting                                                                                                                                                                                                                                                                                                                                                                                                                        | Communal open space is provided on level 9 and has been positioned as a “wellness centre” with a focus on gym and exercise spaces. Accompanying the wellness facilities are a golf simulator, an acoustically de-coupled multi-purpose lounge room, bookable large dining room and show kitchen, and supporting amenities. All facilities are co-located on level 9, and enjoy stunning views south and to the west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                                | 3D-3                            | Communal open space is designed to maximise safety                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Passive surveillance and CPTED principles are embedded throughout the communal open space, supported by glazing to common lobbies, clear sight-lines and CCTV coverage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                                | 3D-4                            | Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood                                                                                                                                                                                                                                                                                                                                                                                                                                               | The site enjoys convenient proximity to a plethora of public and membership pools, and external gardens (including the site's own Plaza, and Lavender Bay Parklands). The communal areas reflect the CBD location and intend to complement market expectations with useable internal facilities, rather than compete with the wonderful external amenities abounding North Sydney CBD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
|                                        | Deep Soil Zone                 | 3E-1                            | Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality<br>Deep soil zones are to meet the following minimum requirements: <table><tr><td>Site area</td><td>Min. Dim.</td><td>Deep Soil zone (% of site area)</td></tr><tr><td>&lt;650m2</td><td>-</td><td>7%</td></tr><tr><td>650m<sup>2</sup>- 1500m<sup>2</sup></td><td>3m</td><td>7%</td></tr><tr><td>&gt;1150m<sup>2</sup></td><td>6m</td><td>7%</td></tr></table> | Site area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Min. Dim. | Deep Soil zone (% of site area) | <650m2 | - | 7% | 650m <sup>2</sup> - 1500m <sup>2</sup> | 3m | 7% | >1150m <sup>2</sup> | 6m | 7% | <p>There is no opportunity for deep soil, as 100% of the site’s footprint sits above the North Sydney Train Station.</p> <p>While not containing traditional deep soil zones, the public plaza area provides green and tree planting area to allow for tree pits and adequate soil volumes creating a tree canopy.</p> <p>Refer to Landscape report.</p> |
| Site area                              | Min. Dim.                      | Deep Soil zone (% of site area) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
| <650m2                                 | -                              | 7%                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
| 650m <sup>2</sup> - 1500m <sup>2</sup> | 3m                             | 7%                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |
| >1150m <sup>2</sup>                    | 6m                             | 7%                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                 |        |   |    |                                        |    |    |                     |    |    |                                                                                                                                                                                                                                                                                                                                                          |



# ADG Compliance Schedule

| ADG Reference Number             | Title                                       | Objective | Design Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | fjcstudio Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | Site Amenity - Visual Privacy               | 3F-1      | Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy<br>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room <ul style="list-style-type: none"><li>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:<br/>Building Height<br/>Up to 12m (4 storeys) Up to 12m (5-8 storeys) Up to 25m (9+ storeys)<br/>Habitable Room &amp; Balcony<br/>6m 9m 12m<br/>Non Habitable Room &amp; Balcony<br/>3m 4.5m 6m</li></ul>                            | <ul style="list-style-type: none"><li>The north and west conditions of the site are to boundaries, with no adjacent developments within ADG separation applicable distances.</li><li>The east elevation borders the plaza, with the next development over 40m away (15 Blue)</li><li>To the south currently there is a 4 storey apartment building with non-compliant setbacks to their northern/side boundary (property precedes SEPP65). Across the full height of that development, there is no residential proposed on the subject site.</li></ul> |
|                                  |                                             | 3F-2      | Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The building is designed to increase privacy to the north and east elevations, sensitive to the dense CBD setting. Building articulation reduces overlooking from neighbouring properties, while living areas and private open spaces are oriented towards the southeast, south, and west to maximise outlook.                                                                                                                                                                                                                                         |
|                                  | Site Access - Pedestrian Access and Entries | 3G-1      | Building entries and pedestrian access connects to and addresses the public domain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Building entries are clearly defined and address Blues Point Road and Blue Street, with pedestrian access integrated with surrounding footpaths, retail frontages and landscape. The lobby on Blues Point Road enhances presence, amenity and passive surveillance while providing a clear and welcoming arrival. The lobby entrance on Blue Street provides a discrete, private entry to the premises.                                                                                                                                                |
|                                  |                                             | 3G-2      | Access, entries and pathways are accessible and easy to identify                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | All lobbies have on-grade accessible access and contrasting colours for vision impairment. Signage to entrances are provided in addition to site wide way-finding strategies.                                                                                                                                                                                                                                                                                                                                                                          |
|                                  |                                             | 3G-3      | Large sites provide pedestrian links for access to streets and connection to destinations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                  | Vehicle Access                              | 3H-1      | Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Vehicle access is preserved off Blues Point Road, positioned away from the lobby entries and the intersection corner. This location responds to both traffic safety and site civil conditions, minimising pedestrian conflict while maintaining a clear and safe streetscape.                                                                                                                                                                                                                                                                          |
|                                  | Bicycle and Car Parking                     | 3J-1      | Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.<br>1. For development in the following locations: <ul style="list-style-type: none"><li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li><li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre<br/>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less<br/>The car parking needs for a development must be provided off street.</li></ul> | Refer to the Design Report and Transport Impact Assessment for details of car parking provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                  |                                             | 3J-2      | Parking and facilities are provided for other modes of transport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Bicycle parking is provided within the basement and for all residents. Refer to Design Report and Traffic Report for details.                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  |                                             | 3J-3      | Car park design and access is safe and secure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | There are three existing car parks, all retained, with access via the southern service vehicle easement (Philips Lane). The car parks are secure with access directly to the residential lifts.                                                                                                                                                                                                                                                                                                                                                        |
|                                  |                                             | 3J-4      | Visual and environmental impacts of underground car parking are minimised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The basement carparks front on to the rear service vehicle easement, with no impact to street or plaza frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  |                                             | 3J-5      | Visual and environmental impacts of on-grade car parking are minimised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The service vehicle easement, though accommodating some on-grade car parking, is under the plaza, out of sight, and is not a pedestrianised environment.                                                                                                                                                                                                                                                                                                                                                                                               |
|                                  |                                             | 3J-6      | Visual and environmental impacts of above ground enclosed car parking are minimised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PART 04 - DESIGNING THE BUILDING |                                             |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



# ADG Compliance Schedule

| ADG Reference Number | Title                     | Objective | Design Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | fjcstudio Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|---------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | Solar and Daylight Access | 4A-1      | To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <ul style="list-style-type: none"> <li>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas</li> <li>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter</li> <li>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</li> </ul>                                                                                | 35 of 62 apartments achieve 2 hours of winter sun access, 56.5%.<br>0 of 62 apartments receive no direct sunlight. There are no southern single aspect apartments.<br><br>7 apartments on levels 4 and 5 are overshadowed by CBD density from the north.<br><br>A stack of 11 apartments on the east are oriented to the southeast to frame primary views and shield the apartment from direct incoming views from 15 Blue street to the east. Views and privacy have been prioritise over sun access. If these apartments had prioritised sun access, the scheme is capable of achieving 74%, despite the dense urban environment and adaptive re-use strategy. |
|                      |                           | 4A-2      | Daylight access is maximised where sunlight is limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Where the sunlight is limited, frontage is maximised and additional glazing added.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                      |                           | 4A-3      | Design incorporates shading and glare control, particularly for warmer months                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Shading and glare control are integrated through facade design. The north has a high proportion of wall to window, with privacy screens integrated to all northern windows due to commercial neighbour north. The west elevation features vertical aluminium louvers and ventilated winter gardens protecting primary living spaces.                                                                                                                                                                                                                                                                                                                             |
|                      | Natural Ventilation       | 4B-1      | All habitable rooms are naturally ventilated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>All habitable rooms have operable windows with compliant open areas</li> <li>All balconies have sliding/swing doors opening into the living spaces to maximise ventilation</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      |                           | 4B-2      | The layout and design of single aspect apartments maximises natural ventilation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The proposal minimises single-aspect apartments, which represent only 22.5% of all apartment stock. Facade articulation and internal planning have been considered to maximise natural ventilation.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      |                           | 4B-3      | The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. <ol style="list-style-type: none"> <li>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.</li> <li>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</li> </ol>                                                                                                                                                                                                                       | <p>The development includes a combination of single aspect apartments and dual aspect apartments. 25 of 35 (71.4%) apartments are cross ventilated in the first 9 storeys, measured from Level 4 to 8 (ground, levels 1-3 contain no apartments).</p> <p>There are no cross-over or cross-through apartments.</p>                                                                                                                                                                                                                                                                                                                                                |
|                      |                           | 4C-1      | Ceiling height achieves sufficient natural ventilation and daylight access<br>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br>Minimum ceiling height for apartment and mixed use buildings <ul style="list-style-type: none"> <li>* Habitable Rooms</li> <li>* Non-Habitable Rooms</li> <li>* Two Storey Apartments</li> </ul> - 2.7m<br>- 2.4m<br>- 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. <ul style="list-style-type: none"> <li>* Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope.</li> <li>* If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use.<br/>These minimums do not preclude higher ceilings if desired</li> </ul> | <p>The adaptive re-use strategy is predicated on retaining existing commercial buildings basements, columns, slabs and core. There may be discrete instances where existing structure (eg drop panels by the core), or structural issues as yet unknown, will strain the proposals ability to meet the minimums set by the ADG. The proposal endeavours that:</p> <ul style="list-style-type: none"> <li>All habitable rooms have a minimum ceiling height of 2.7m</li> <li>All non-habitable rooms have a minimum ceiling height of 2.4m</li> </ul> <p>There are no attic spaces, two storey apartments or ground or first floor apartments proposed.</p>       |
|                      |                           | 4C-2      | Ceiling height increases the sense of space in apartments and provides for well proportioned rooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The proposal endeavours that:</p> <ul style="list-style-type: none"> <li>All habitable rooms have a minimum ceiling height of 2.7m</li> <li>All non-habitable rooms have a minimum ceiling height of 2.4m</li> <li>All ceiling mounted services are located in 2400 ceilings over wet areas.</li> <li>Bulkheads do not protrude into habitable spaces</li> </ul>                                                                                                                                                                                                                                                                                              |
|                      |                           | 4C-3      | Ceiling heights contribute to the flexibility of building use over the life of the building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>The apartment ceiling heights endeavour to comply with Objectives 4C1 and 2. The existing floor to floors are 3.33m, so, where opportunities present, additional ceiling height will be provided.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                              |



# ADG Compliance Schedule

| ADG Reference Number | Title                                   | Objective   | Design Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | fjcstudio Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|-----------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                         | <b>4D-1</b> | <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p>1. Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> <li>* 1 Bedroom 50m<sup>2</sup></li> <li>* 2 Bedroom 70m<sup>2</sup></li> <li>* 3 Bedroom 90m<sup>2</sup></li> </ul> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup></p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</p> | <p>1. All apartments conform to the required minimum internal areas.</p> <p>2. All habitable rooms have windows which represent more than 10% of the floor area of the room.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      |                                         | <b>4D-2</b> | <p>Environmental performance of the apartment is maximised</p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>1. All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.</p> <p>2. No apartments combined living areas exceed 8m depth from window or POS.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                      |                                         | <b>4D-3</b> | <p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p>1. Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> <li>* 3.6m for studio and 1 bedroom apartments</li> <li>* 4m for 2 and 3 bedroom apartments</li> </ul> <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>                                                                                                                                                                   | <p>1. All apartments comply with the minimum ADG master bedroom sizes.</p> <p>2. All apartments comply with the minimum ADG bedroom sizes.</p> <p>3. All apartments comply with the minimum ADG living room widths.</p> <p>There are no cross-over or cross-through apartments.</p> <p>The brief for the apartments exceed ADG minimums, with all bedrooms and living spaces over-sized relative to the ADG.</p>                                                                                                                                                                                                                                                                                                                                                                                 |
|                      | <b>Private Open Space and Balconies</b> | <b>4E-1</b> | <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <ul style="list-style-type: none"> <li>* 1 Bedroom 8m<sup>2</sup> - min 2m depth</li> <li>* 2 Bedroom 10m<sup>2</sup> - min 2m depth</li> <li>* 3 Bedroom 12m<sup>2</sup> - min 2.4m depth</li> </ul> <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3m.</p>                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>All of the proposed private open space (POS) areas and depth satisfy the ADG objectives. The scheme results in the following minimum POS sizes: <ul style="list-style-type: none"> <li>* 1 Bed : External Area - 8m<sup>2</sup></li> <li>* 2 Bed : External Area - 10m<sup>2</sup></li> <li>* 3 Bed : External Area - 12m<sup>2</sup></li> </ul> </li> </ul> <p>Given the site's exposure to winds and surrounding acoustic sources (Greenwood Plaza, Pacific Highway, Shore school, train line), with the exception of rooftop balconies on levels 13 and 14, all POS' are winter gardens and calculated as GFA. The external glazing is operable for ventilation and automated for weather protection.</p> <p>There are no ground level apartments.</p> |
|                      |                                         | <b>4E-2</b> | Primary private open space and balconies are appropriately located to enhance liveability for residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | POS' are located off living areas to maximise sunlight and views.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                      |                                         | <b>4E-3</b> | Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | POS' are integrated within the building envelope as part of the overall form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      |                                         | <b>4E-4</b> | Private open space and balcony design maximises safety                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The proposed development satisfies the requirements of the objective. The handrail and balustrade design is consistent across all balconies, with heights compliant with the relevant Australian Standards and NCC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



# ADG Compliance Schedule

| ADG Reference Number | Title                         | Objective | Design Criteria                                                                                                                                                                                                                                                                                                                            | fjcstudio Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------|-------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | Common Circulation and Spaces | 4F-1      | Common circulation spaces achieve good amenity and properly service the number of apartments <ol style="list-style-type: none"><li>The maximum number of apartments off a circulation core on a single level is eight</li><li>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</li></ol> | <ol style="list-style-type: none"><li>There are no floors exceeding the maximum number of apartments</li><li>The existing central core is retained with no daylight proposed to common circulation spaces. Common circulation spaces rightly hug the retained core, with any daylight impractical given existing slabs are also retained and the depth from the facades to the central core is prohibitive for daylight penetration to the common circulation. This is considered an acceptable loss relative to the environmental benefit of recycled embodied carbon.</li><li>Alternatively, the common circulation spaces will be designed to achieve excellent amenity, with integrated feature ceilings and specialist lighting to enhance resident experience.</li><li>The apartments are serviced by 2 lifts.</li></ol> |
|                      |                               | 4F-2      | Common circulation spaces promote safety and provide for social interaction between residents                                                                                                                                                                                                                                              | <ul style="list-style-type: none"><li>Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                      | Storage                       | 4G-1      | In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"><li>* 1 Bedroom 6m3</li><li>* 2 Bedroom 8m3</li><li>* 3 Bedroom 10m3</li></ul> <p>At least 50% of the required storage is to be located within the apartment</p>                                          | <ul style="list-style-type: none"><li>The proposed development satisfies the storage requirements within apartments, with a minimum of 50% of required storage provided internally. Additional storage to ADG requirements is accommodated within the basement car parks.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      |                               | 4G-2      | Additional storage is conveniently located, accessible and nominated for individual apartments                                                                                                                                                                                                                                             | <ul style="list-style-type: none"><li>Large storage cages are provided in the basement</li><li>On grade accessible access is provided to storage facilities</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | Acoustic Privacy              | 4H-1      | Noise transfer is minimised through the siting of buildings and building layout                                                                                                                                                                                                                                                            | Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      |                               | 4H-2      | Noise impacts are mitigated within apartments through layout and acoustic treatments                                                                                                                                                                                                                                                       | Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | Noise and Pollution           | 4J-1      | In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings                                                                                                                                                                                              | The design is wholly predicated on creating homes of wonderful amenity notwithstanding its position on the edge of a CBD, neighbouring a school, a beer garden, a highway and a train station. The North and Northwest facades shield the apartments, with preferred view lines celebrated and protected by winter gardens.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      |                               | 4J-2      | Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission                                                                                                                                                                                | Insulation will be provided to the facade walls to minimise noise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | Apartment Mix                 | 4K-1      | A range of apartment types and sizes is provided to cater for different household types now and into the future                                                                                                                                                                                                                            | A range of apartment sizes and types are provided across the entire development, including 1 beds, 2 beds and 3 beds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      |                               | 4K-2      | The apartment mix is distributed to suitable locations within the building                                                                                                                                                                                                                                                                 | The mix is distributed across the floors with the premium/larger apartments taking up the southern end aligned with premium views, with smaller apartments to the north.<br>The proposed mix is calibrated to local market data:<br>19%, 12x 1B<br>31%, 19x 2B<br>50%, 31x 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | Ground Floor Apartments       | 4L-1      | Street frontage activity is maximised where ground floor apartments are located                                                                                                                                                                                                                                                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      |                               | 4L-2      | Design of ground floor apartments delivers amenity and safety for residents                                                                                                                                                                                                                                                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | Facades                       | 4M-1      | Building facades provide visual interest along the street while respecting the character of the local area                                                                                                                                                                                                                                 | The facades have been studied in detail in terms of local materials, view landmark materials, environmental response, enhancement of the public domain and modulation of scale and residential rhythm. Refer to design report for details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      |                               | 4M-2      | Building functions are expressed by the facade                                                                                                                                                                                                                                                                                             | Refer to facade information in Design Report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | Roof Design                   | 4N-1      | Roof treatments are integrated into the building design and positively respond to the street                                                                                                                                                                                                                                               | <ul style="list-style-type: none"><li>The roof feature is an integral design component of the building; tailored to minimise overshadowing, housing the penthouse and concealing rooftop plant.</li><li>Given the exposure of the roof, extensive consideration has been taken into account to shape the overall envelope and design expression.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      |                               | 4N-2      | Opportunities to use roof space for residential accommodation and open space are maximised                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"><li>Opportunities to utilise roof space for balconies are maximised. Though, the footprint is small and the PV requirements are not insignificant.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      |                               | 4N-3      | Roof design incorporates sustainability features                                                                                                                                                                                                                                                                                           | The roof level incorporates solar PV design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | Landscape Design              | 4O-1      | Landscape design is viable and sustainable                                                                                                                                                                                                                                                                                                 | Selected plants provide visual interest through form, texture and variations in seasonal colour. Stormwater is to be harvested and retained on site for re-use in the planter bed irrigation system. A high percentage of drought tolerant species are considered. Refer to Landscape design report,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



# ADG Compliance Schedule

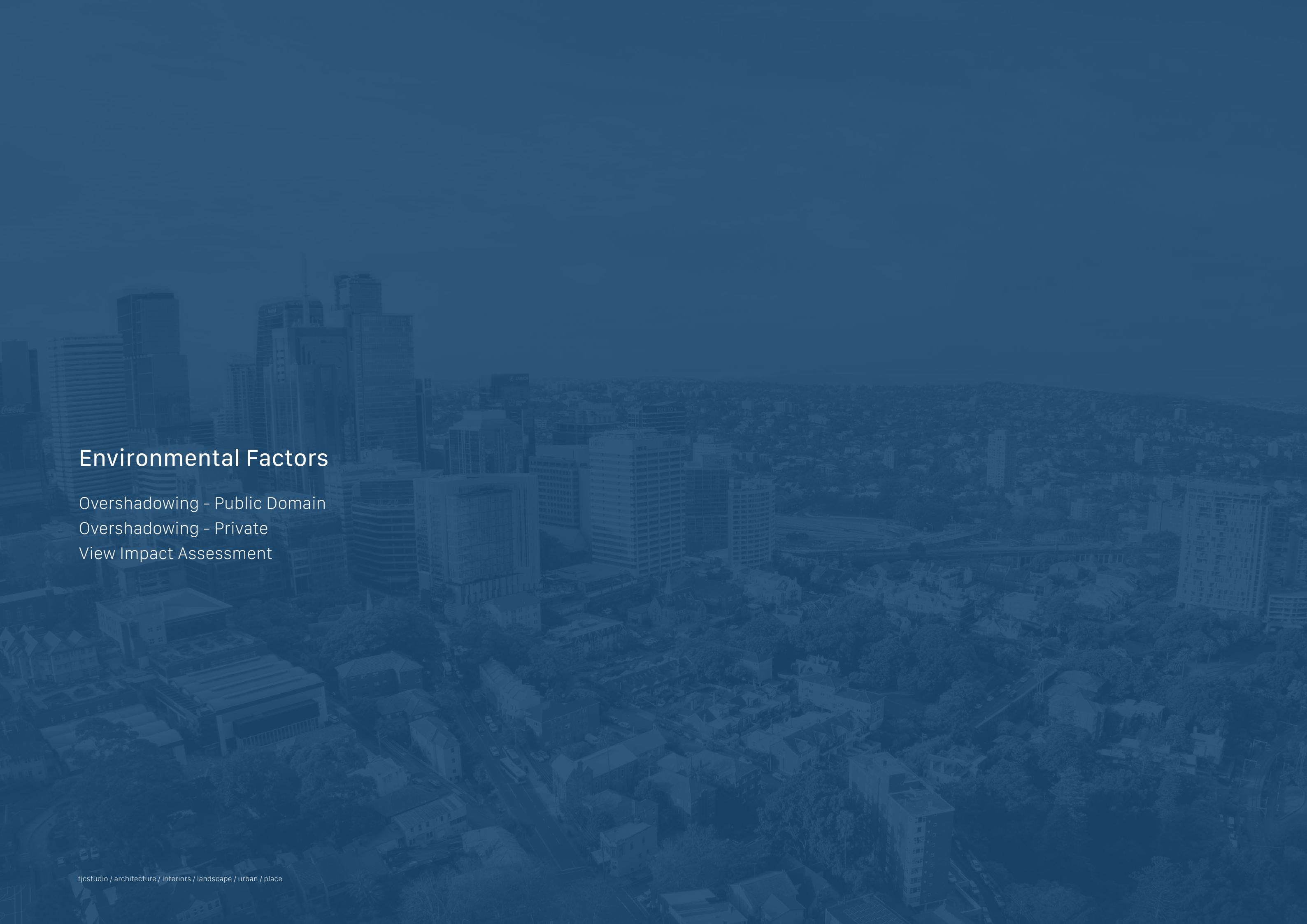
| ADG Reference Number | Title                             | Objective | Design Criteria                                                                                                                                                                                                                                                                       | fjcstudio Commentary                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|-----------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                   | 4O-2      | Landscape design contributes to the streetscape and amenity                                                                                                                                                                                                                           | Landscape design contributes positively to the streetscape and overall amenity which enhance the public domain, soften the built form, and provide opportunities for planting, seating and informal use.<br><br>Refer to Landscape Report for details.                                                                                                                                                                                      |
|                      | Planting on structures            | 4P-1      | Appropriate soil profiles are provided                                                                                                                                                                                                                                                | Refer to landscape report.                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      |                                   | 4P-2      | Plant growth is optimised with appropriate selection and maintenance                                                                                                                                                                                                                  | Refer to landscape report.                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      |                                   | 4P-3      | Planting on structures contributes to the quality and amenity of communal and public open spaces                                                                                                                                                                                      | Refer to landscape report.                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | Universal Design                  | 4Q-1      | Universal design features are included in apartment design to promote flexible housing for all community members<br>• Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features           | The proposed scheme achieves the minimum 20% Silver Level requirement.                                                                                                                                                                                                                                                                                                                                                                      |
|                      |                                   | 4Q-2      | A variety of apartments with adaptable designs are provided                                                                                                                                                                                                                           | <ul style="list-style-type: none"><li>• There are 4 adaptable apartments provided, 5%.</li><li>• One 1B, two 2Bs and a 3B, spread across different orientations and building storeys.</li></ul>                                                                                                                                                                                                                                             |
|                      |                                   | 4Q-3      | Apartment layouts are flexible and accommodate a range of lifestyle needs                                                                                                                                                                                                             | <ul style="list-style-type: none"><li>• Equitable access is provided to all apartment doors in accordance with relevant Australian Standards</li></ul>                                                                                                                                                                                                                                                                                      |
|                      | Adaptive Reuse                    | 4R-1      | New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place                                                                                                                                                              | Proposal complies, refer to the Built Form chapter of the Design Report.                                                                                                                                                                                                                                                                                                                                                                    |
|                      |                                   | 4R-2      | Adapted buildings provide residential amenity while not precluding future adaptive reuse                                                                                                                                                                                              | Proposal complies, refer to the Built Form chapter of the Design Report.                                                                                                                                                                                                                                                                                                                                                                    |
|                      | Mixed Use                         | 4S-1      | Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement                                                                                                                                                   | Mixed use development is provided in appropriate locations, with active retail frontages on either side of the plaza and addressing Blue Street.                                                                                                                                                                                                                                                                                            |
|                      |                                   | 4S-2      | Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents                                                                                                                                                           | Residential levels are carefully integrated within the development, with building layout, and amenity provisions ensuring a high level of safety, privacy and living quality for residents.                                                                                                                                                                                                                                                 |
|                      | Awning and Signage                | 4T-1      | Awnings are well located and complement and integrate with the building design                                                                                                                                                                                                        | Awnings are provided along Blue Street, both affordable co-living and residential lobbies, and both the east and west sides of the plaza to enhance weather and wind protection and the overall streetscape.                                                                                                                                                                                                                                |
|                      |                                   | 4T-2      | Signage responds to the context and desired streetscape character                                                                                                                                                                                                                     | Signage to be developed under separate application.                                                                                                                                                                                                                                                                                                                                                                                         |
|                      | Energy Efficiency                 | 4U-1      | Development incorporates passive environmental design <ul style="list-style-type: none"><li>• Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)</li><li>• Well located, screened outdoor areas should be provided for clothes drying</li></ul> | <ul style="list-style-type: none"><li>• Adequate natural light is provided to all habitable rooms in accordance with NCC and ADG requirements</li><li>• All apartments have internal drying facilities and where indicated.</li></ul>                                                                                                                                                                                                       |
|                      |                                   | 4U-2      | Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer                                                                                                                                                                   | The proposed development satisfies the requirements of the objective. Refer to the design report for the facade design.                                                                                                                                                                                                                                                                                                                     |
|                      |                                   | 4U-3      | Adequate natural ventilation minimises the need for mechanical ventilation                                                                                                                                                                                                            | Natural ventilation is provided to minimise the need for mechanical ventilation. Additionally, 77.5% of apartments are dual aspect cross ventilated.                                                                                                                                                                                                                                                                                        |
|                      | Water Management and Conservation | 4V-1      | Potable water use is minimised                                                                                                                                                                                                                                                        | The proposed development satisfies the requirements of the objective.                                                                                                                                                                                                                                                                                                                                                                       |
|                      |                                   | 4V-2      | Urban storm water is treated on site before being discharged to receiving waters                                                                                                                                                                                                      | The proposed development satisfies the requirements of the objective. Refer to Water Management Plan.                                                                                                                                                                                                                                                                                                                                       |
|                      |                                   | 4V-3      | Flood management systems are integrated into site design                                                                                                                                                                                                                              | Flood management is integrated into the site design, minimal PMF requirements for site.                                                                                                                                                                                                                                                                                                                                                     |
|                      | Waste Management                  | 4W-1      | Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents                                                                                                                                                                 | The waste holding facilities are located in a dedicated and enclosed area adjacent to the core on Lower Ground Floor. A direct link between the waste holding area and the external vehicle collection bay is provided to ensure efficient waste collection.<br><br>Due to constraints of the adaptive re-use structure, internal waste collection and internal waste vehicle turn circles are not achievable. Refer to the Traffic Report. |



# ADG Compliance Schedule

| ADG Reference Number | Title                                       | Objective | Design Criteria                                                                                                                                                                                                                            | fjcstudio Commentary                                                                                                                                                                                                                                                          |
|----------------------|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                             | 4W-2      | Domestic waste is minimised by providing safe and convenient source separation and recycling                                                                                                                                               | The general waste and recycling systems are provided via two separate chutes, enabling safe, convenient and efficient source separation.                                                                                                                                      |
|                      | Building Maintenance                        | 4X-1      | Building design detail provides protection from weathering                                                                                                                                                                                 | Building design and detailing provide protection from weathering, with material selection and construction aligned with the building typology, durability requirements and expected building life.                                                                            |
|                      |                                             | 4X-2      | Systems and access enable ease of maintenance                                                                                                                                                                                              | All facades are accessible for cleaning and maintenance via rope access.                                                                                                                                                                                                      |
|                      |                                             | 4X-3      | Material selection reduces ongoing maintenance costs                                                                                                                                                                                       | Materials have been selected to require minimum ongoing maintenance.<br>Facade integrated planters will be maintained by the body corporate and via rope access.                                                                                                              |
|                      | Building Configuration - Safety of Children |           | <ul style="list-style-type: none"><li>Windows have safety screens, window locks or other safety devices to prevent falls.</li><li>Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades</li></ul> | All windows located at fall height are fitted with restrictors that limit openings to 125mm in accordance with NCC, including those adjacent to bed heads, and room layouts are arranged to minimise the placement of climbable furniture adjacent to windows or balustrades. |



An aerial photograph of a city skyline, likely Johannesburg, with a blue overlay. The image shows a dense urban area with various building heights, from low-rise residential structures to tall commercial skyscrapers. The text is overlaid on the left side of the image.

## Environmental Factors

Overshadowing – Public Domain

Overshadowing – Private

View Impact Assessment



## Overshadowing - Public Plaza



# Comparison of 5 Blue St. Built Form to Blue St. Plaza Solar Access

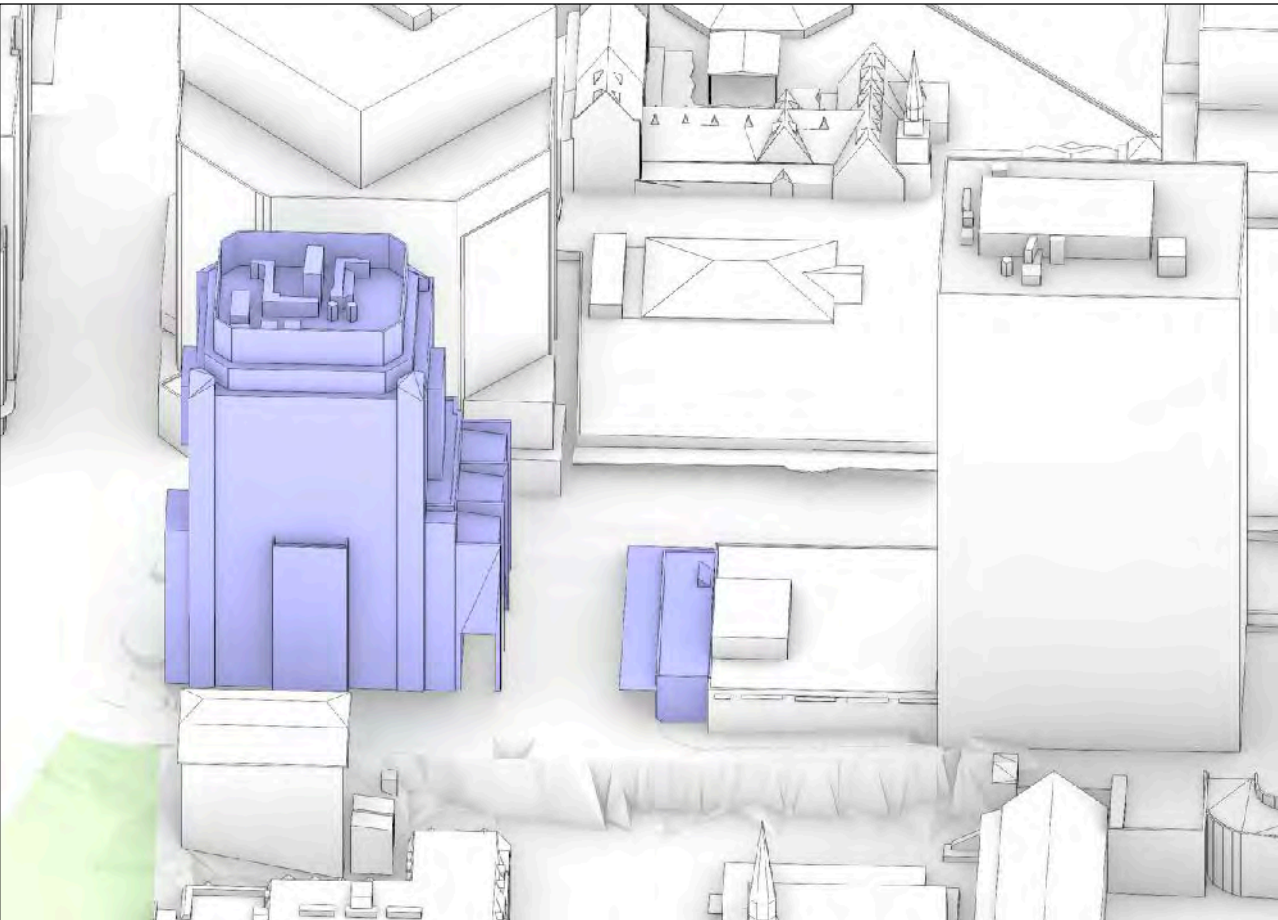
**Methodology**

Solar access to Blue Street Plaza was assessed using Rhino and Grasshopper. The analysis models both existing conditions and the proposed design, allowing direct comparison of solar performance across the plaza.

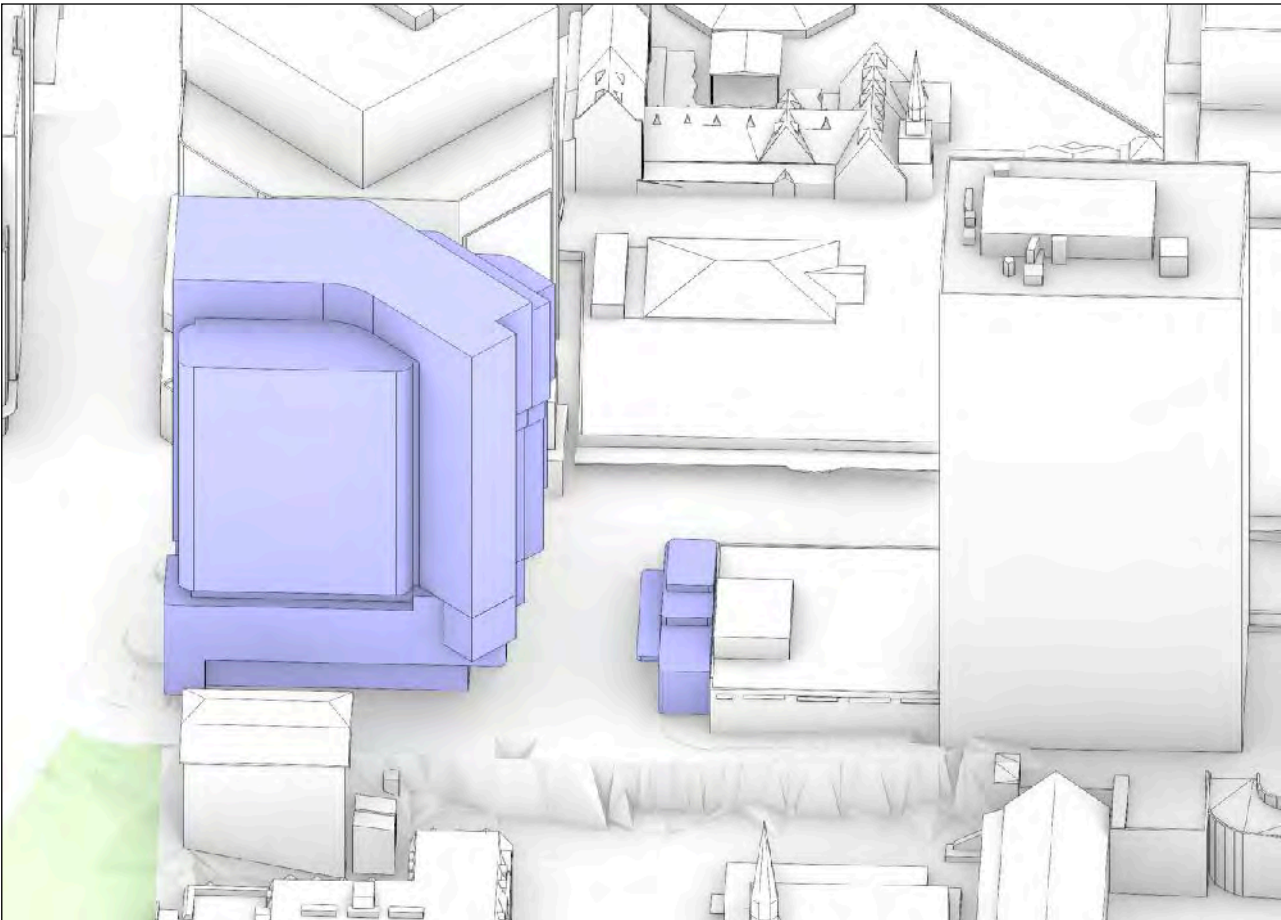
Two diagram types were produced for each scenario. Solar threshold diagrams identify areas receiving more than two hours of direct sunlight and areas receiving less than two hours, providing a clear picture of compliant and deficient zones. Solar accumulation heat maps show the cumulative hours of direct sunlight received across the plaza surface between 9:00 am and 3:00 pm.

Both diagram types were run for the winter solstice (21 June), representing the worst-case solar condition for the site. This date is commonly used as the benchmark for solar access assessment in public open space design. Sun's eye views have been included to verify the modelled results.

Existing Blue St. Building



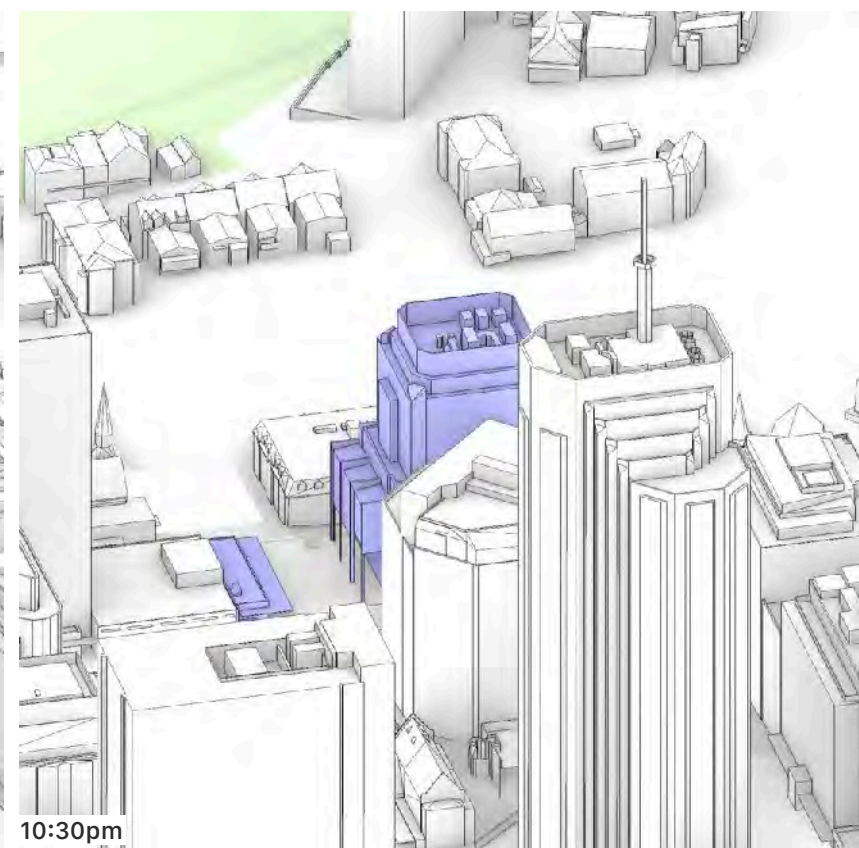
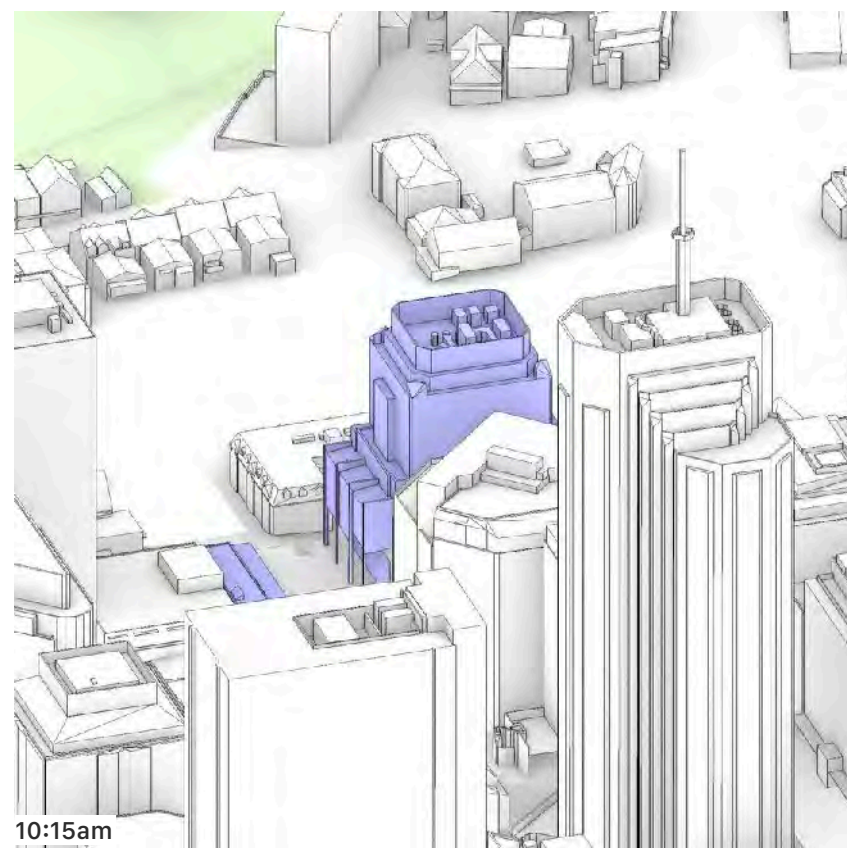
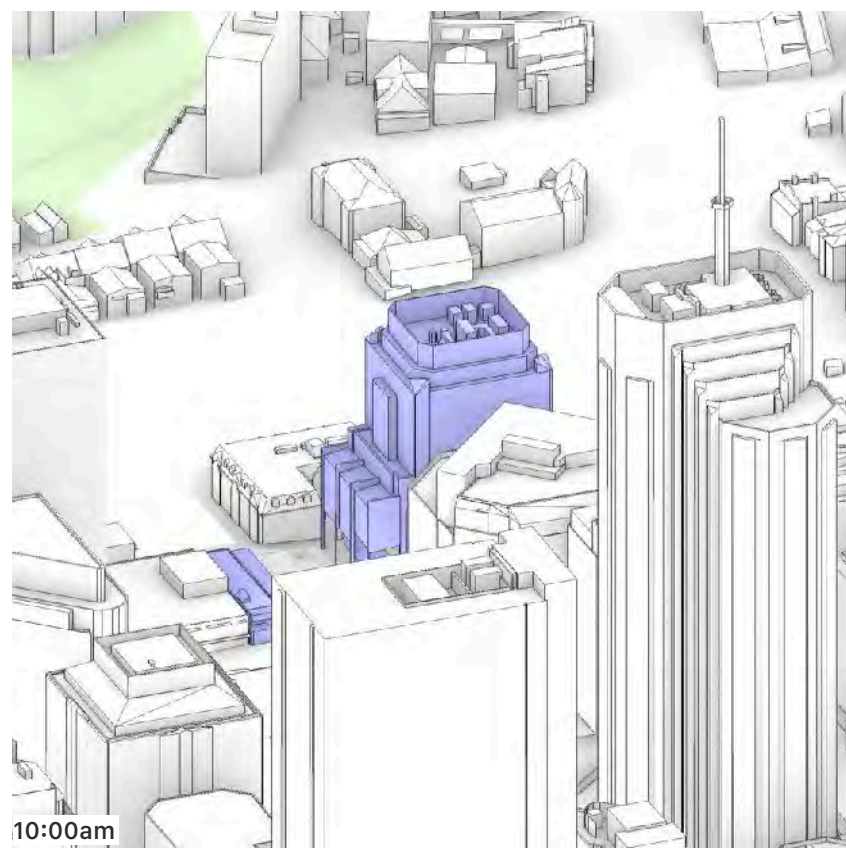
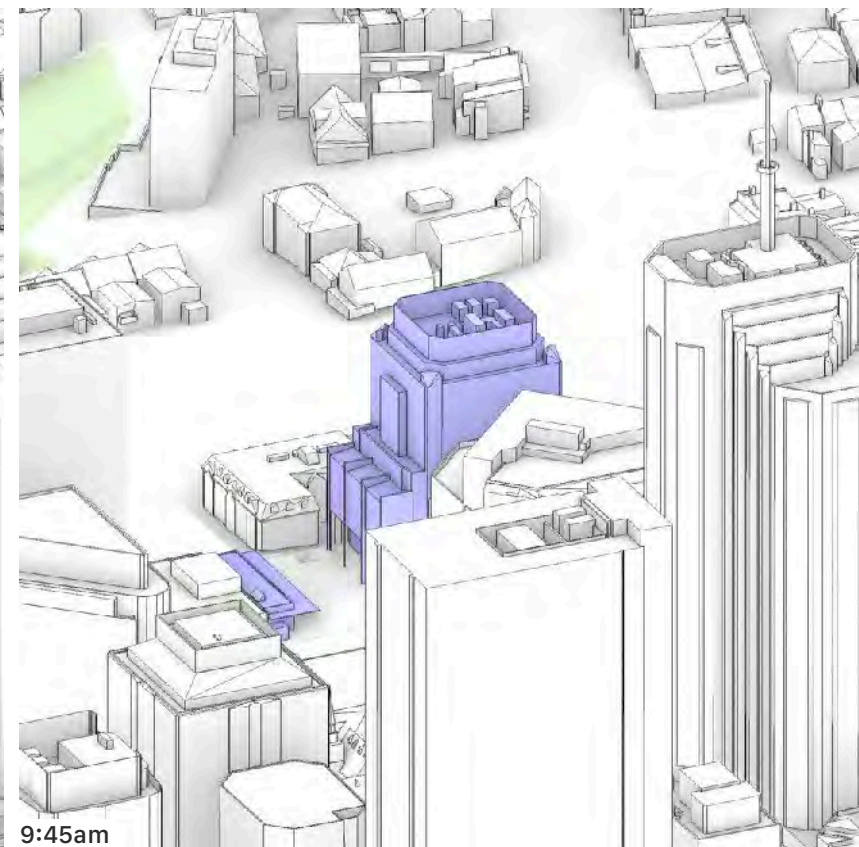
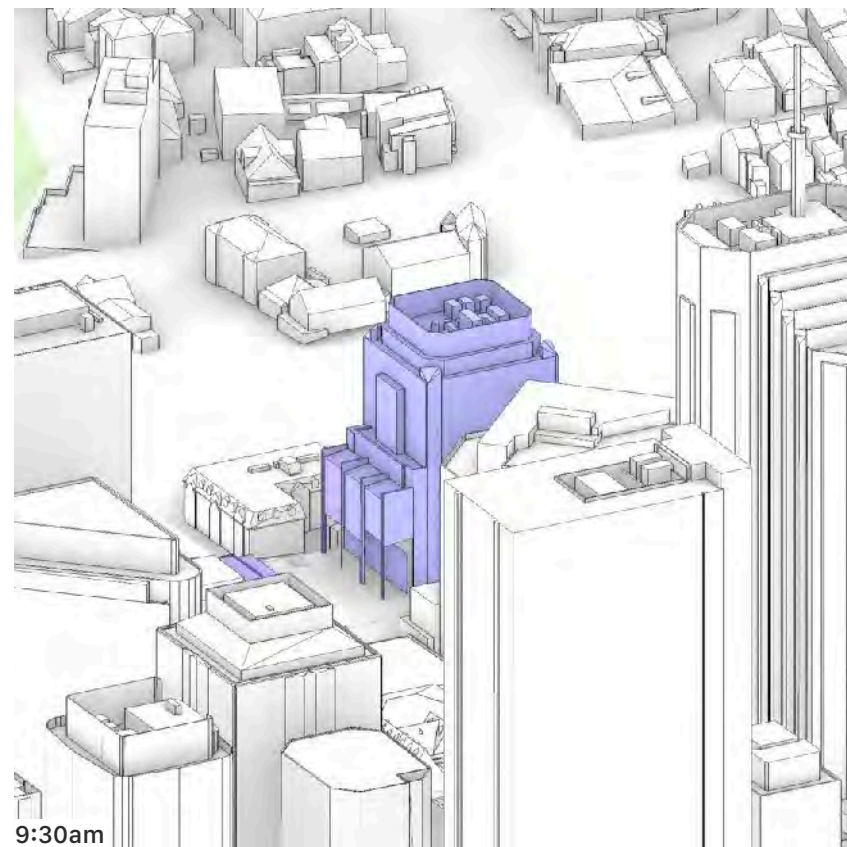
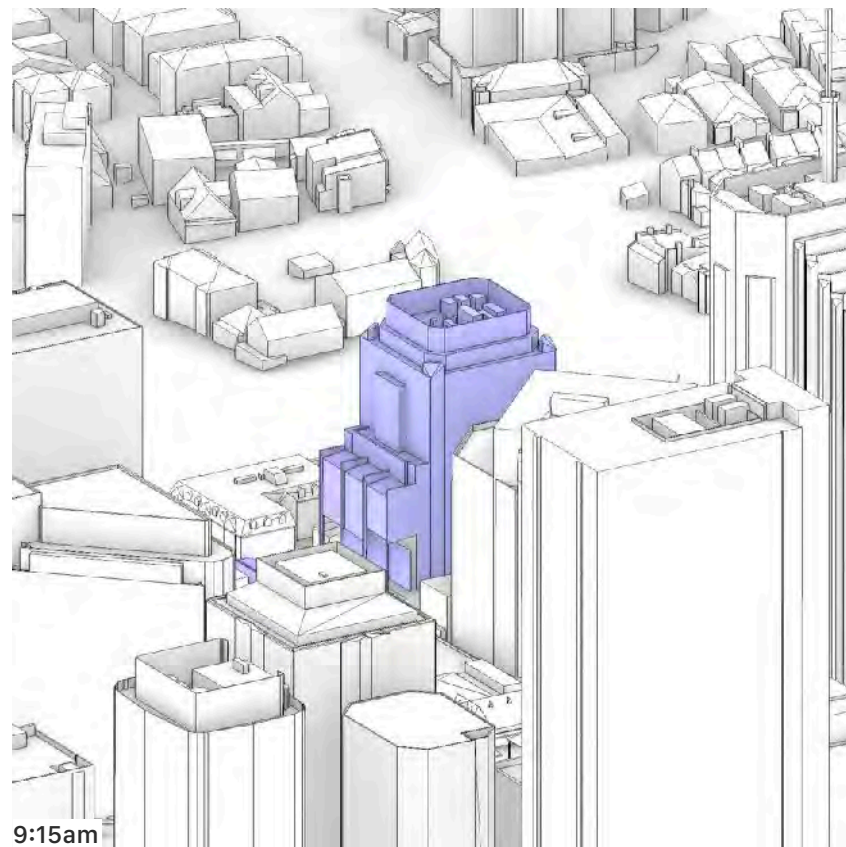
Proposed Blue St. Building





# Existing 5 Blue St. Sun's Eye Views

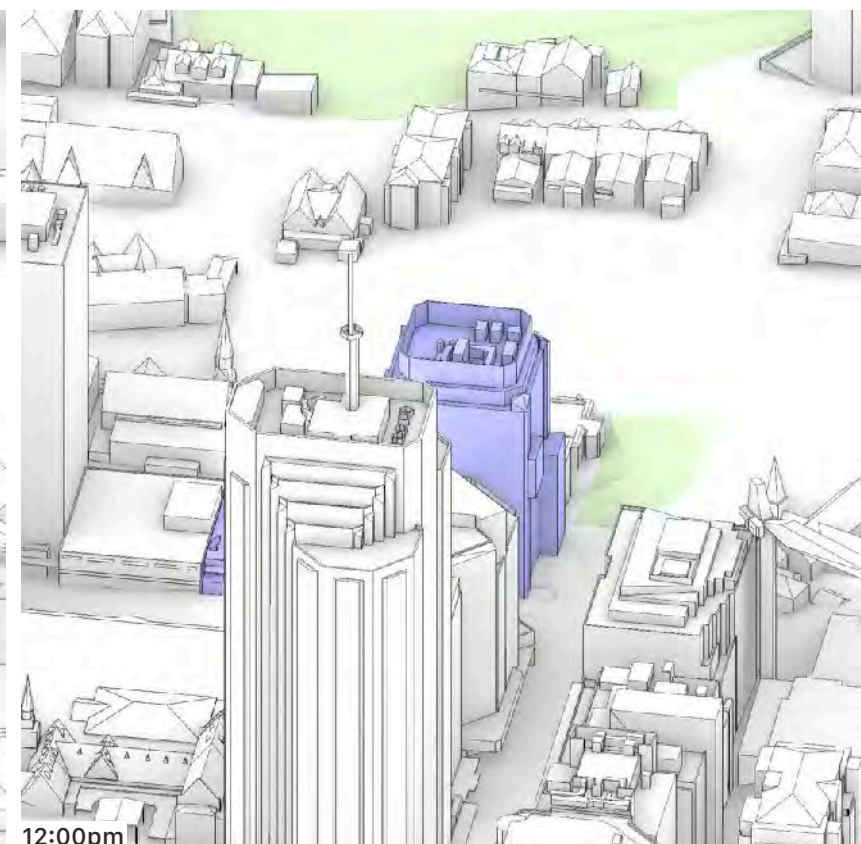
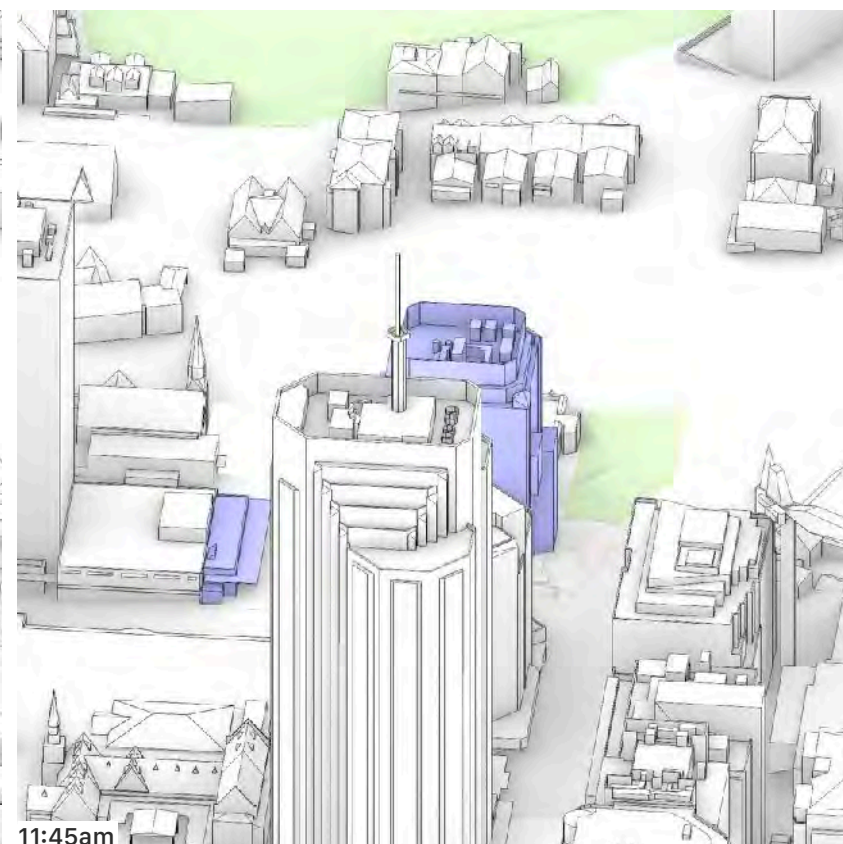
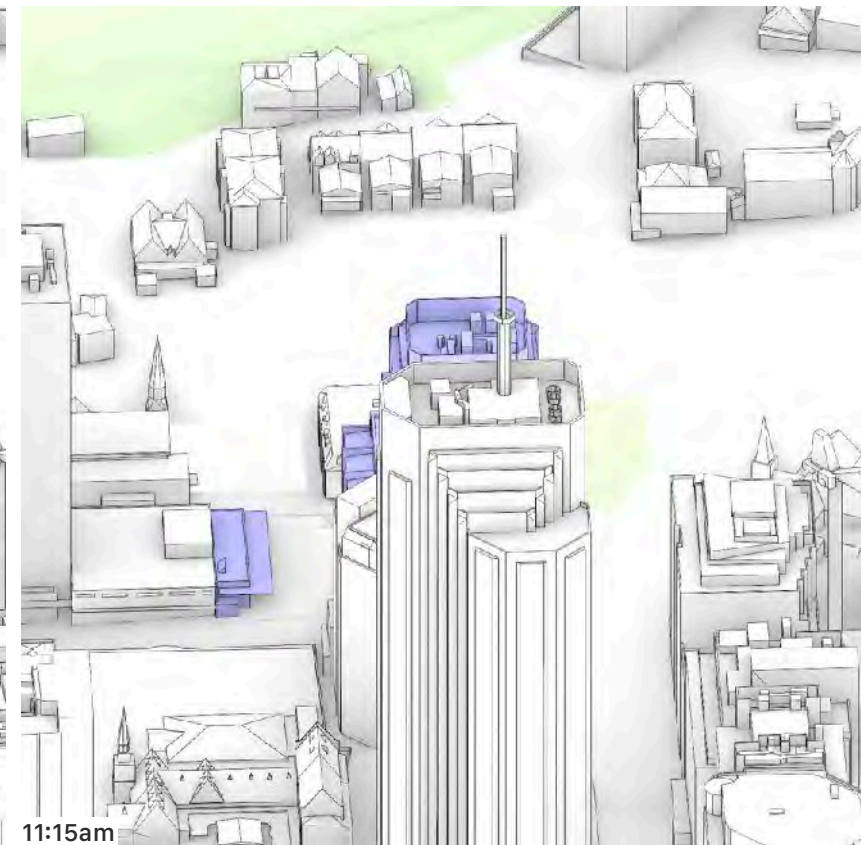
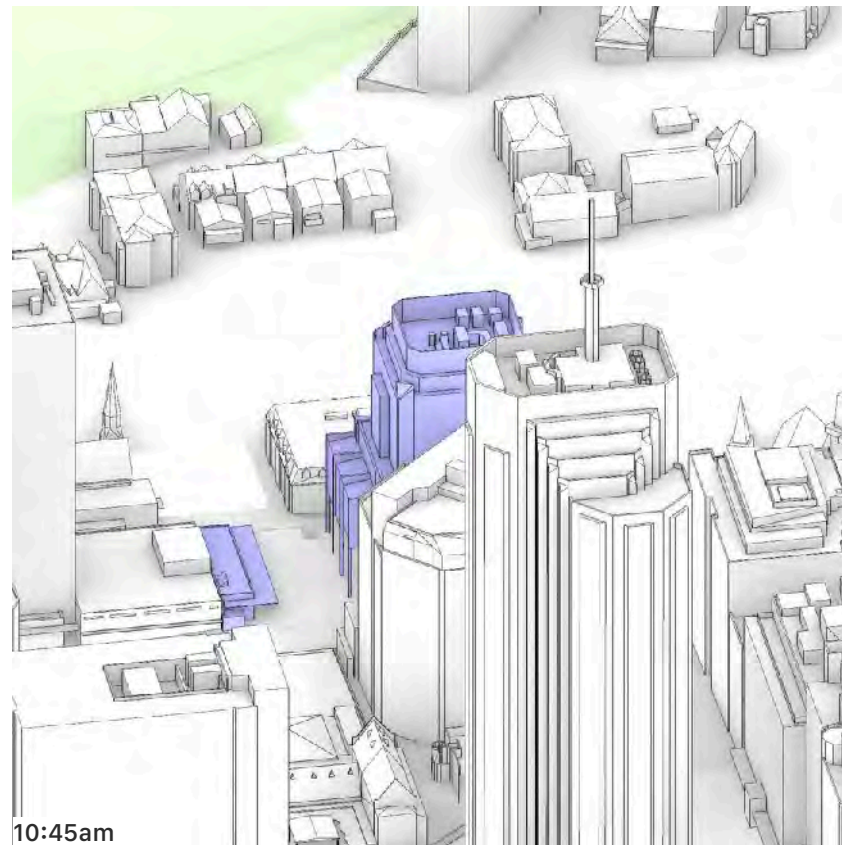
9:15am to 10:30pm, 21 June, at 15 Minute Intervals





# Existing 5 Blue St. Sun's Eye Views

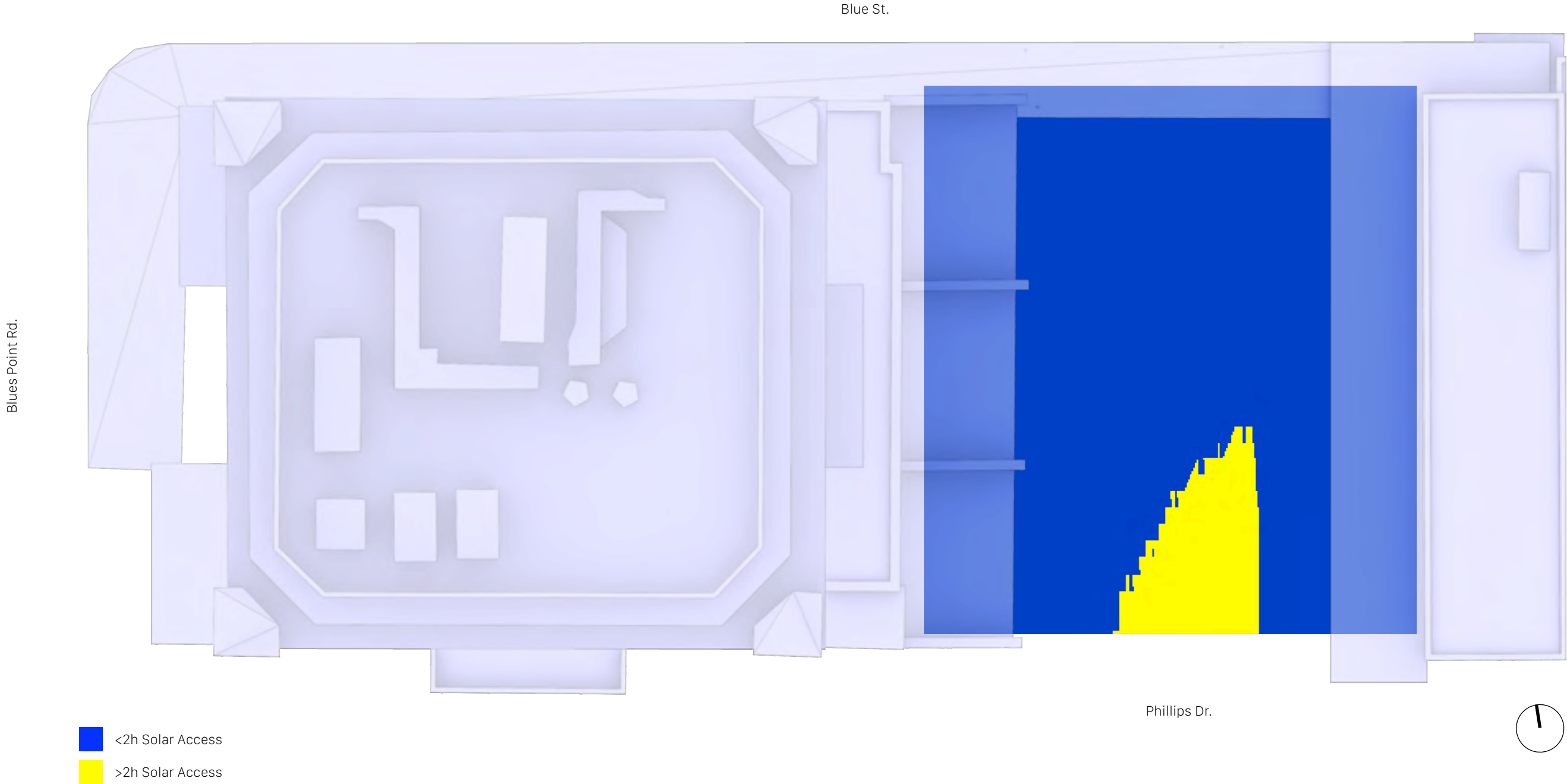
10:45am to 12pm, 21 June, at 15 Minute Intervals





# Existing 5 Blue St. Plaza Solar Threshold Diagram

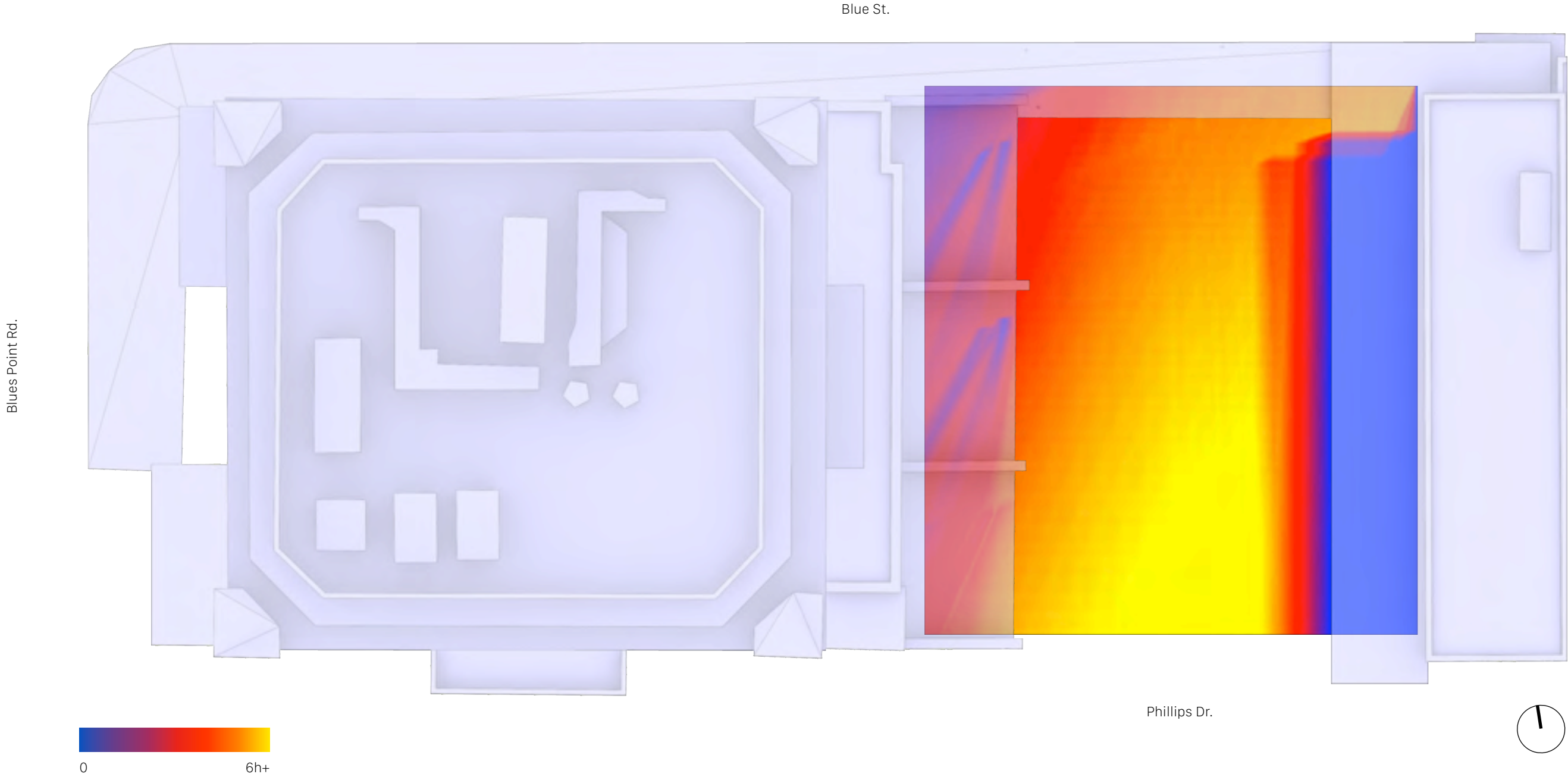
9am - 3pm, 21st June





# Existing 5 Blue St. Plaza Solar Heat Map Diagram

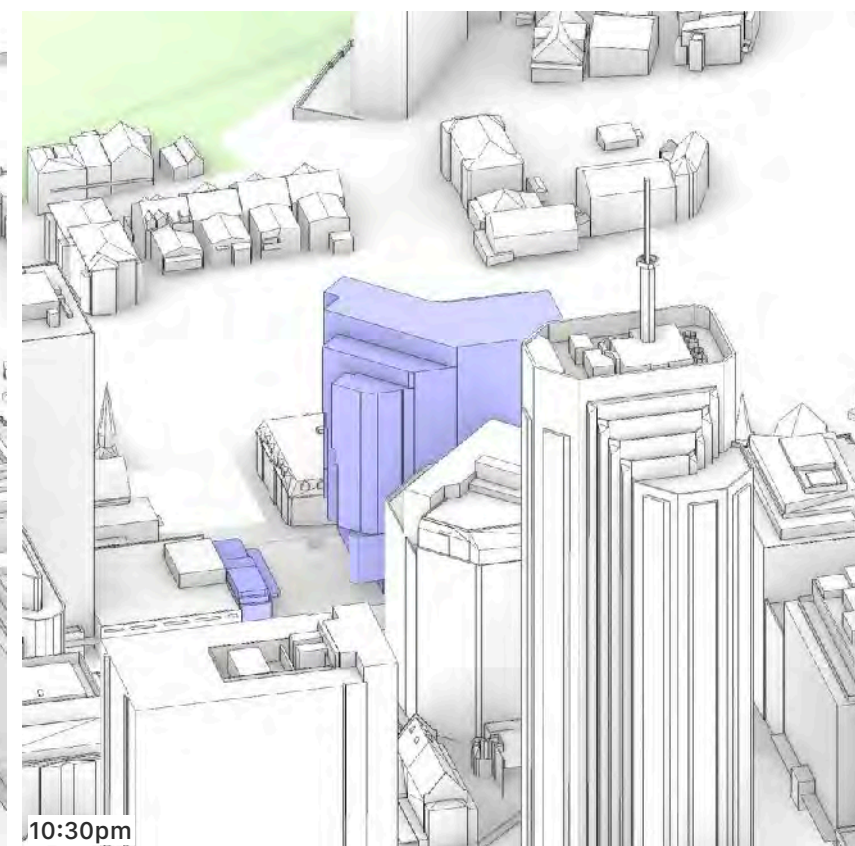
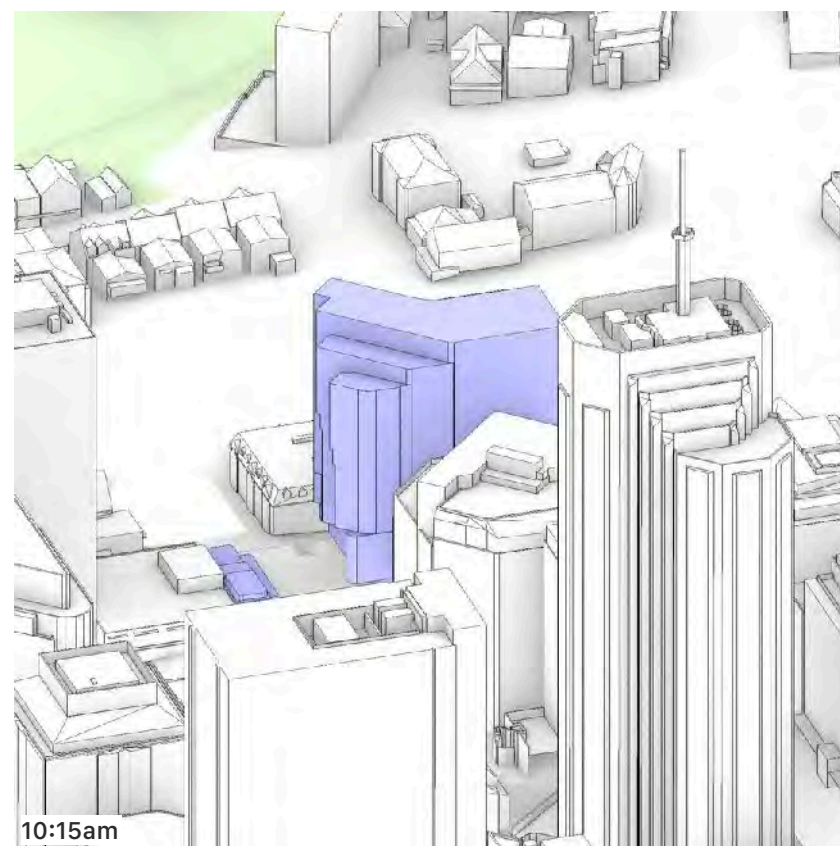
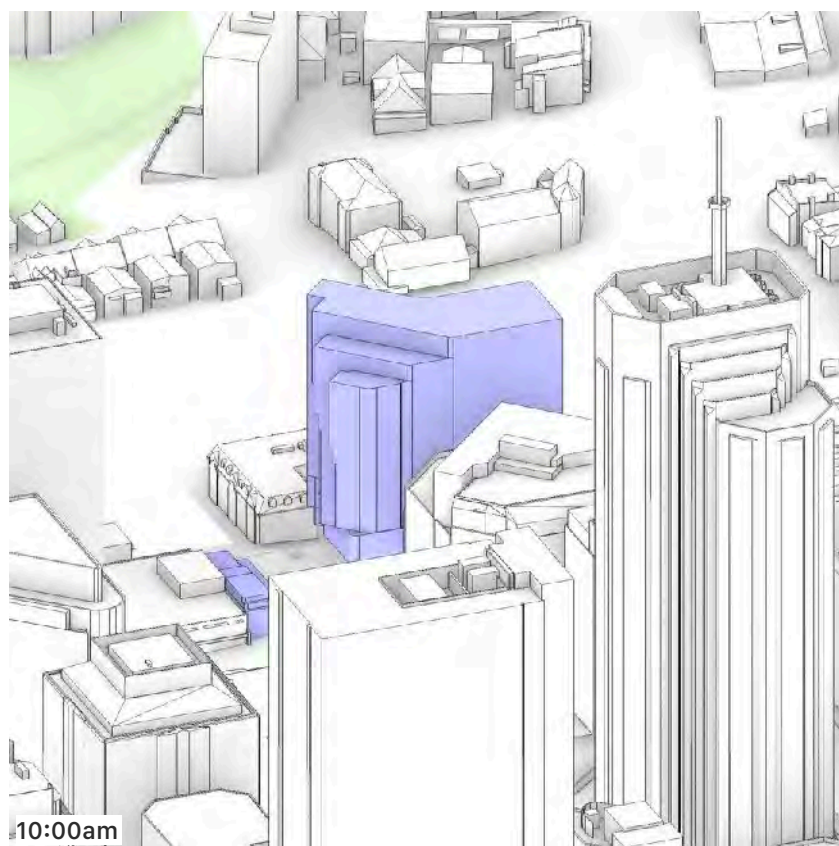
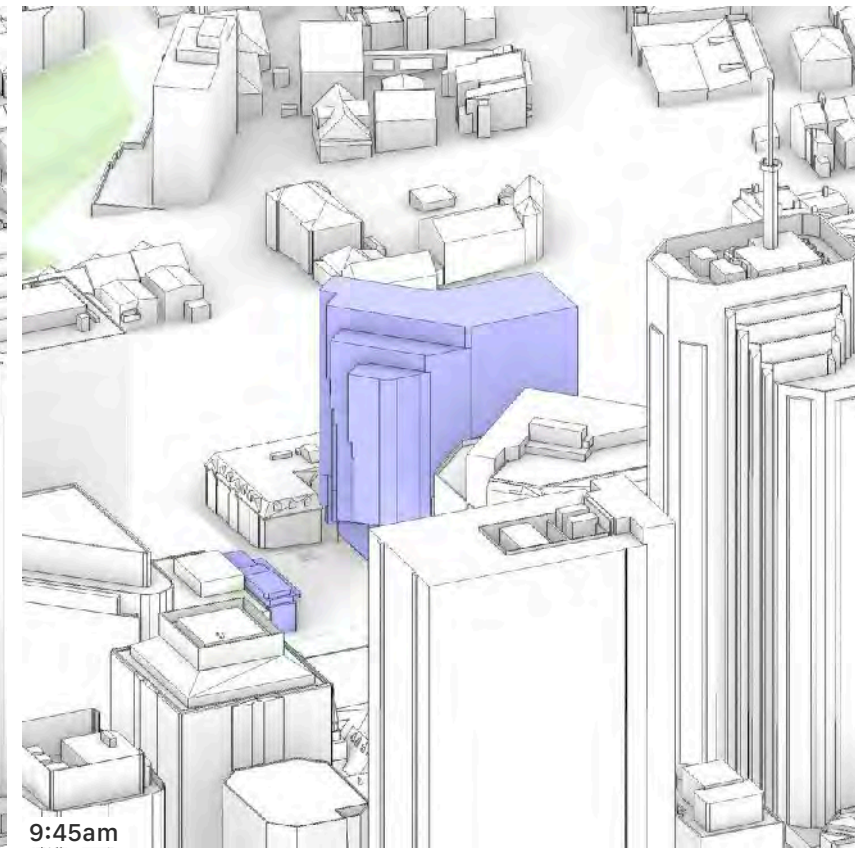
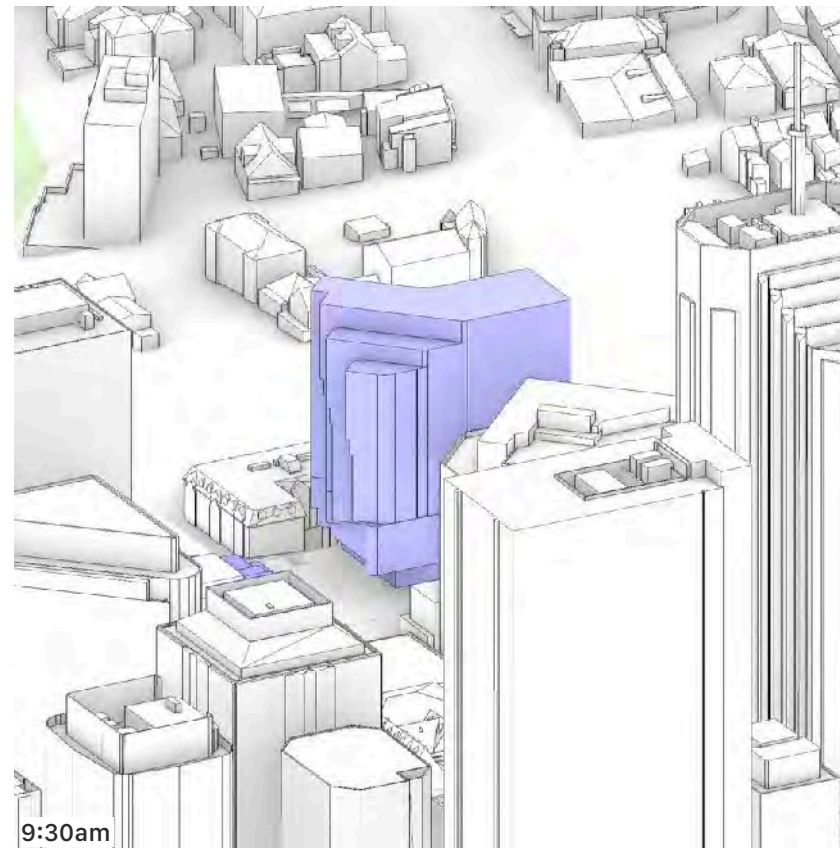
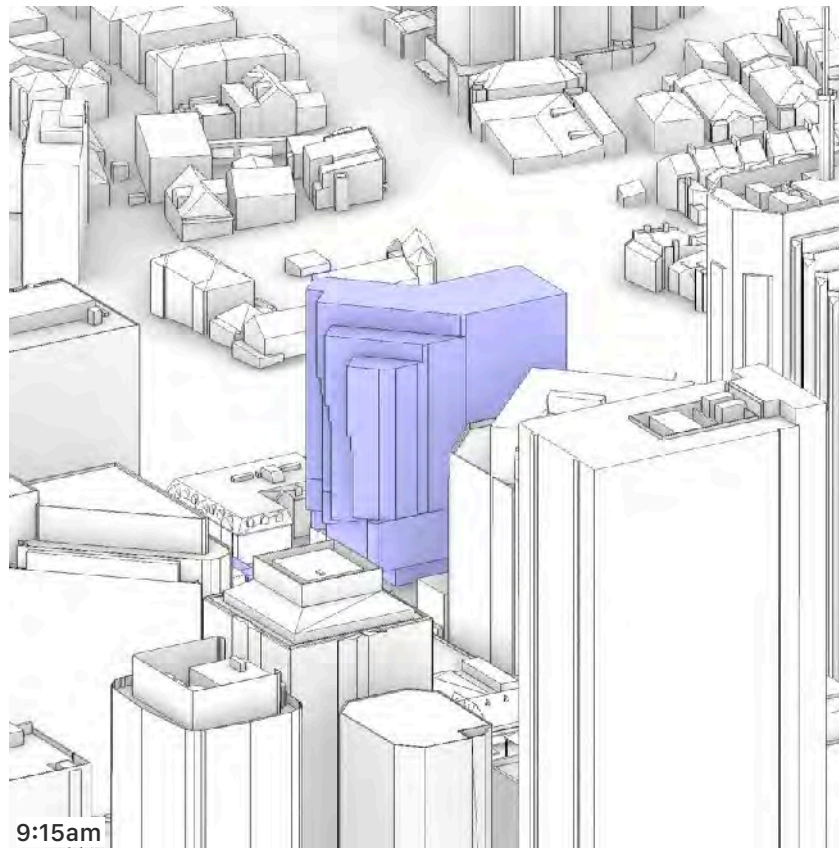
9am - 3pm, 21st June





# Proposed 5 Blue St. Sun's Eye Views

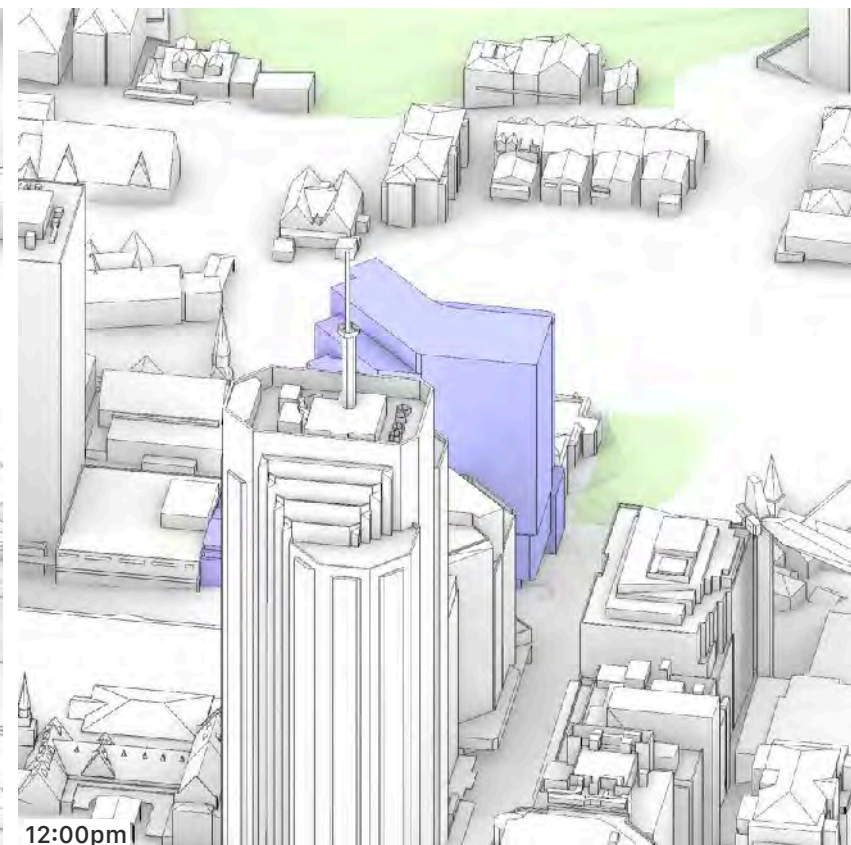
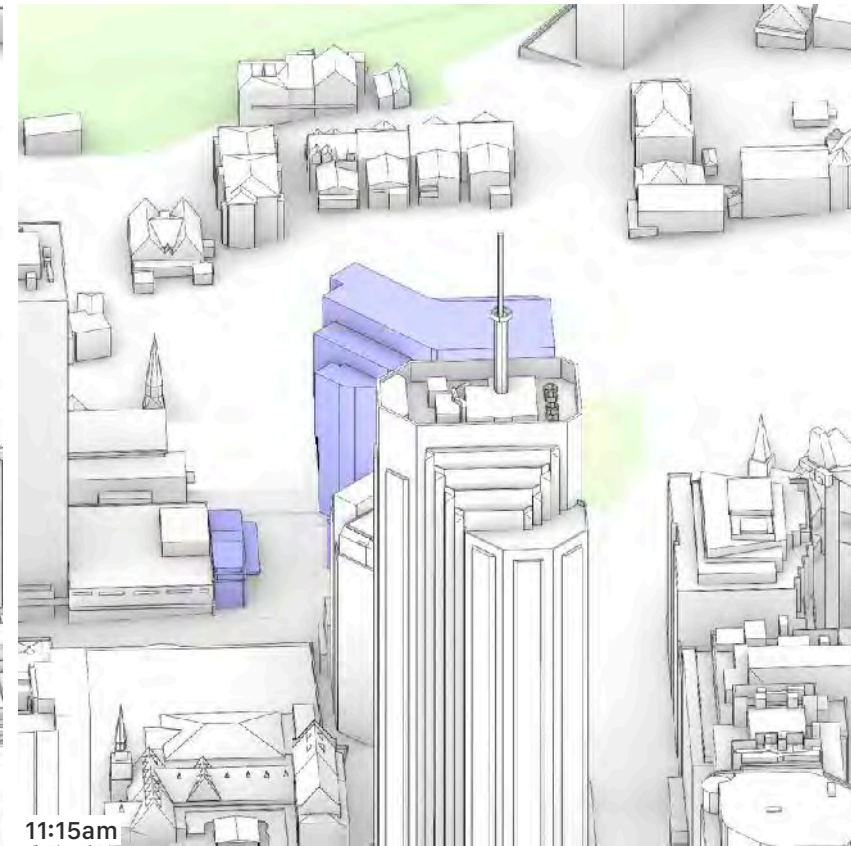
9:15am to 10:30pm, 21 June, at 15 Minute Intervals





# Proposed 5 Blue St. Sun's Eye Views

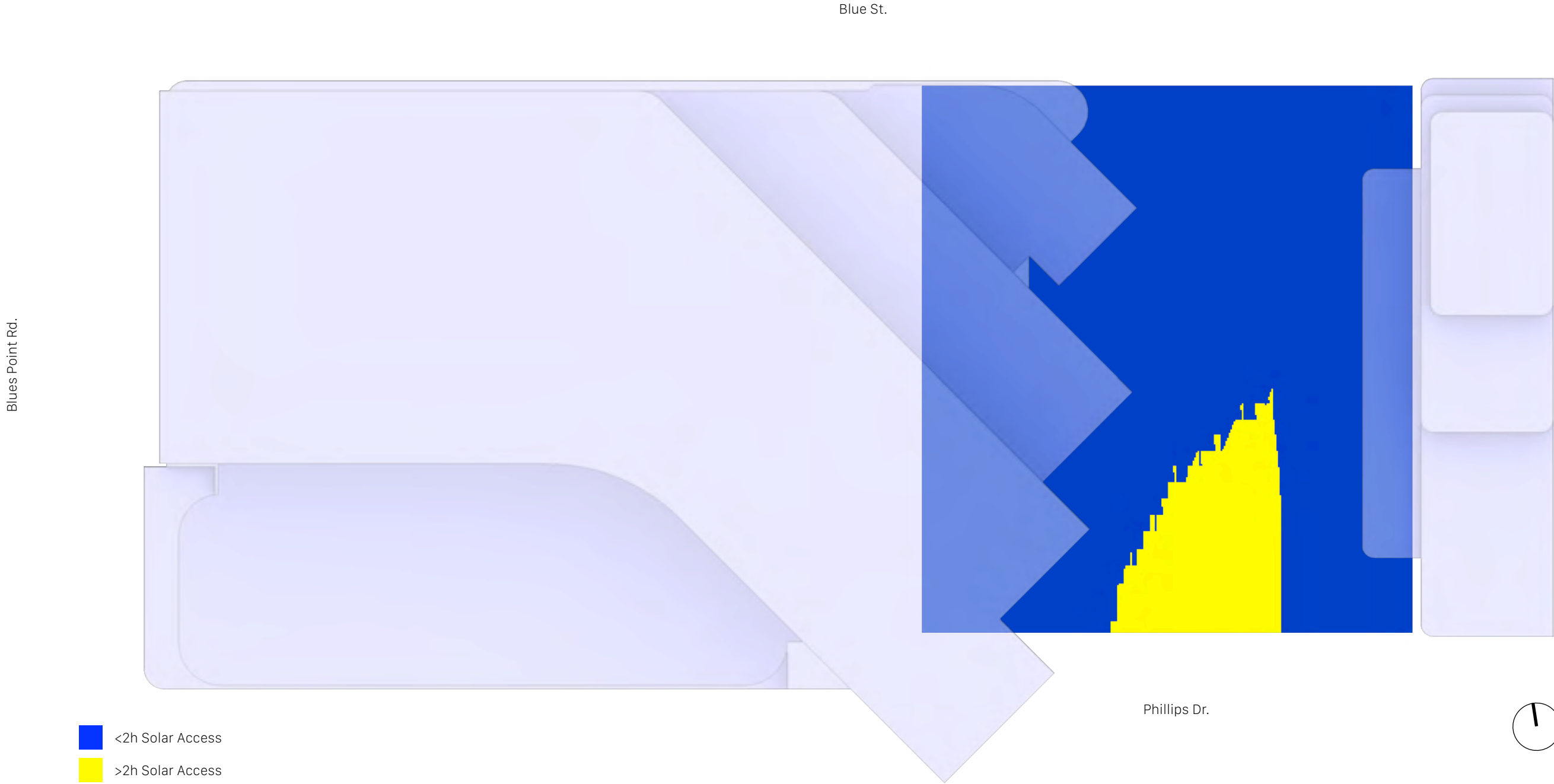
10:45am to 12pm, 21 June, at 15 Minute Intervals





# Proposed 5 Blue St. Plaza Solar Threshold Diagram

9am - 3pm, 21st June





# Proposed 5 Blue St. Plaza Solar Heat Map Diagram

9am - 3pm, 21st June

Blue St.

Blues Point Rd.

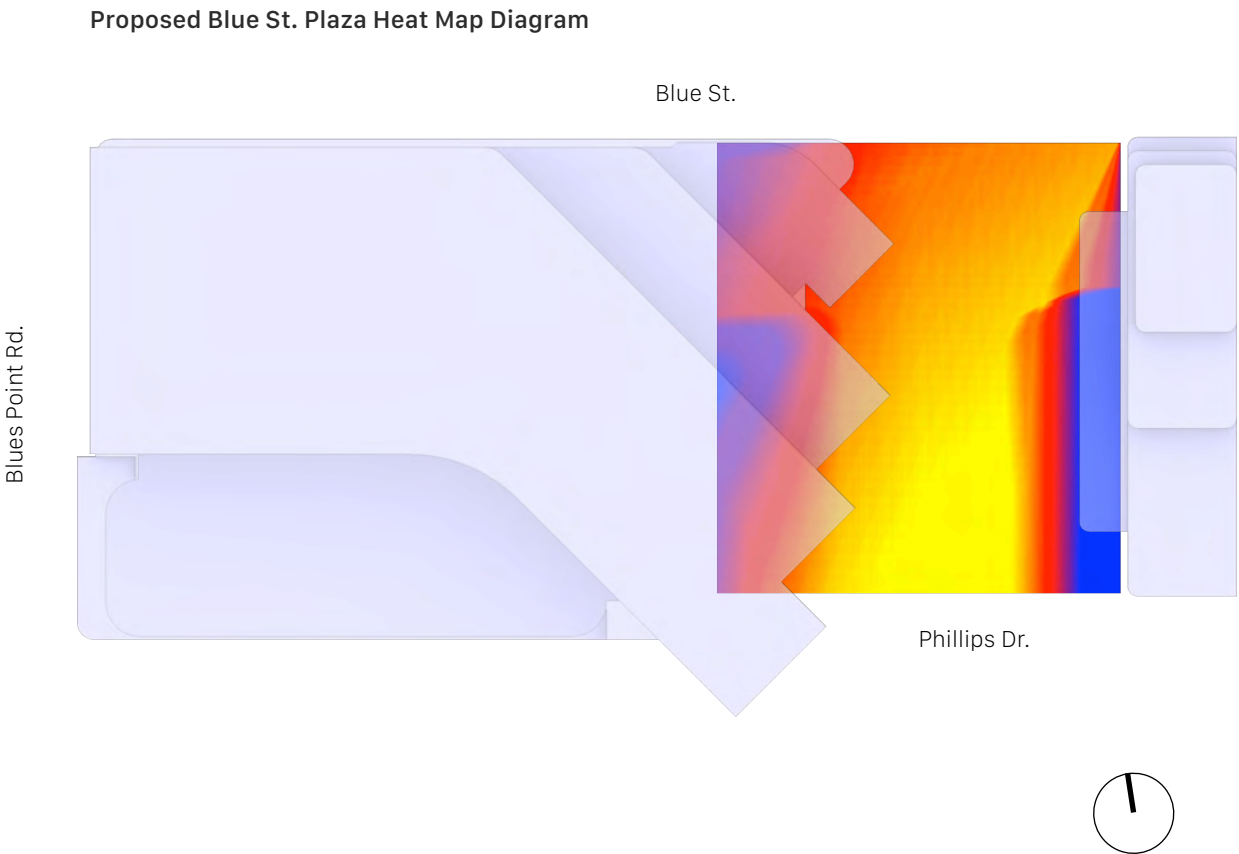
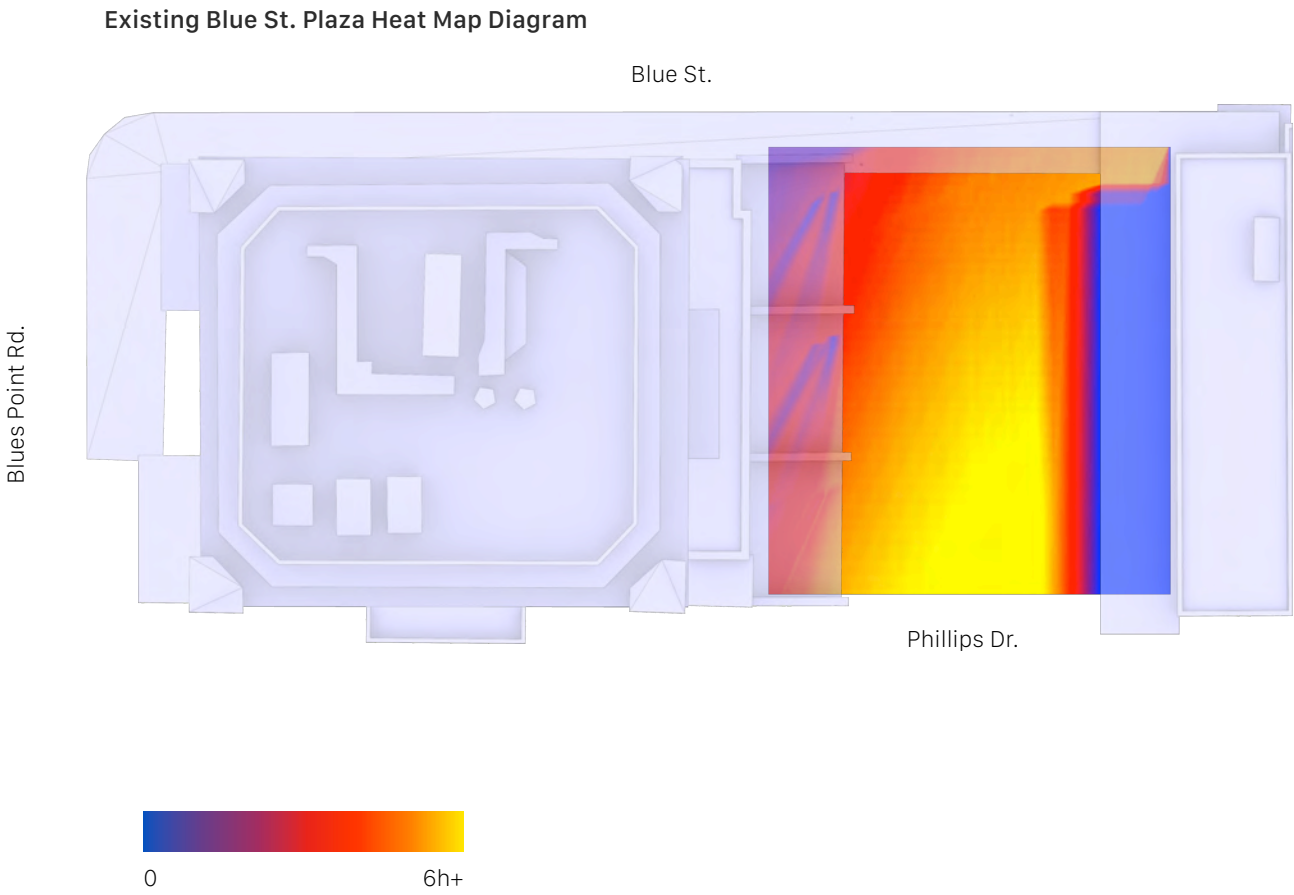
Phillips Dr.





# Summary Slide Existing Vs Proposed

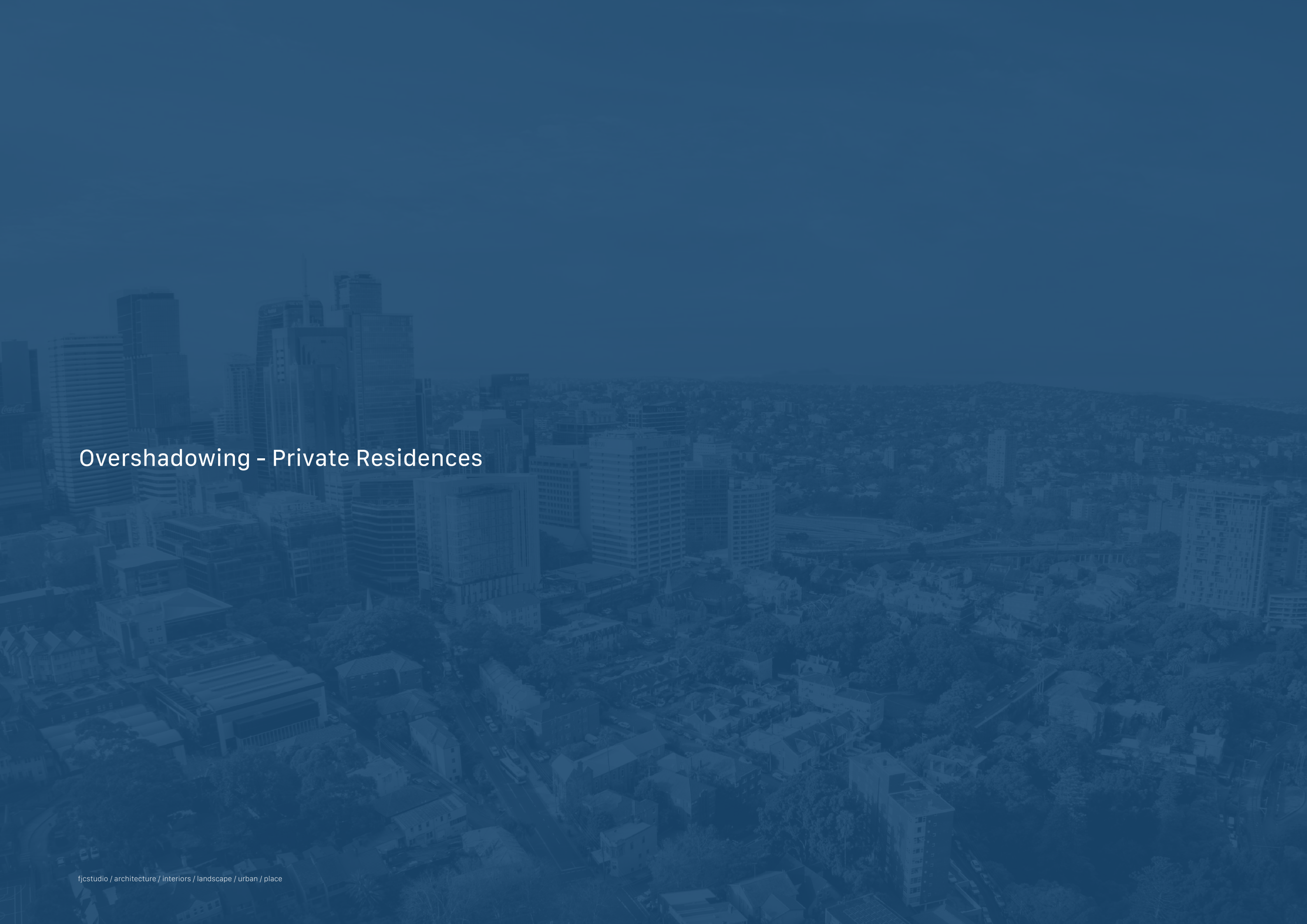
9am – 3pm, 21st June



## Results

The solar threshold and heat map diagrams demonstrate that the proposed design maintains solar access to Blue Street Plaza consistent with existing conditions on the winter solstice (21 June). The area of plaza receiving more than two hours of direct sunlight between 9:00 am and 3:00 pm is comparable between the existing and proposed scenarios, with the southern portion of the plaza continuing to receive the greatest solar accumulation. Overall, the proposed scheme performs at least as well as the existing condition across both threshold and accumulation measures.



An aerial photograph of a city, likely Sydney, Australia, showing a dense urban landscape. The foreground is filled with a mix of low-rise residential buildings and greenery. In the middle ground, several mid-rise commercial buildings are visible. The background features a prominent skyline of tall skyscrapers, including the Sydney Tower Eye. The entire image is overlaid with a semi-transparent blue filter.

## Overshadowing – Private Residences



# Solar Access Controls

Clause 6.3(3A) of the North Sydney Local Environmental Plan 2013 sets the solar access standard for private open space and windows to living areas located outside the North Sydney Centre. Where a proposed building exceeds the maximum height shown on the Height of Buildings Map, any additional overshadowing must not result in:

- a property currently receiving 2 hours or more of direct sunlight between 9am and 3pm on 21 June receiving less than 2 hours, or
- a property currently receiving less than 2 hours of direct sunlight on 21 June receiving any further reduction in sunlight.

## Excerpt from North Sydney Local Environmental Plan 2013

6.3 Building heights and massing

(1) The objectives of this clause are as follows—

(a) (Repealed)

(b) to promote a height and massing that has no adverse impact on land in Zone RE1 Public Recreation in the North Sydney Centre or land identified as "Special Area" on the North Sydney Centre Map or on the land known as the Don Bank Museum at 6 Napier Street, North Sydney,

(c) to minimise overshadowing of, and loss of solar access to, land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone RE1 Public Recreation or land that is located outside the North Sydney Centre,

(d) to promote scale and massing that provides for pedestrian comfort in relation to protection from the weather, solar access, human scale and visual dominance,

(e) to encourage the consolidation of sites for the provision of high grade commercial space.

(2) Development consent must not be granted for the erection of a building on land to which this Division applies if:

(a) the development would result in a net increase in overshadowing between 12 pm and 2 pm from the March equinox to the September equinox (inclusive) on land to which this Division applies that is within Zone RE1 Public Recreation or that is identified as "Special Area" on the North Sydney Centre Map, or

(b) the development would result in a net increase in overshadowing between 10 am and 2 pm from the March equinox to the September equinox (inclusive) of the Don Bank Museum, or

(c) the site area of the development is less than 1,000 square metres and any building resulting from the development would have a building height greater than 45 metres.

(3) A building on land in the North Sydney Centre may have a height that exceeds the maximum height of buildings shown for the land on the Height of Buildings Map.

(3A) Subclause (3) does not apply unless the consent authority is satisfied that any increase in overshadowing caused by the part of the building that would exceed the maximum height of buildings shown for the land on the Height of Buildings Map will not result in any private open space, or window to a living area, located outside the North Sydney Centre receiving—

(a) if it received 2 hours or more of direct sunlight between 9am and 3pm during the winter solstice immediately before the commencement of North Sydney Local Environmental Plan 2013 (Amendment No 23)—less than 2 hours of direct sunlight, or

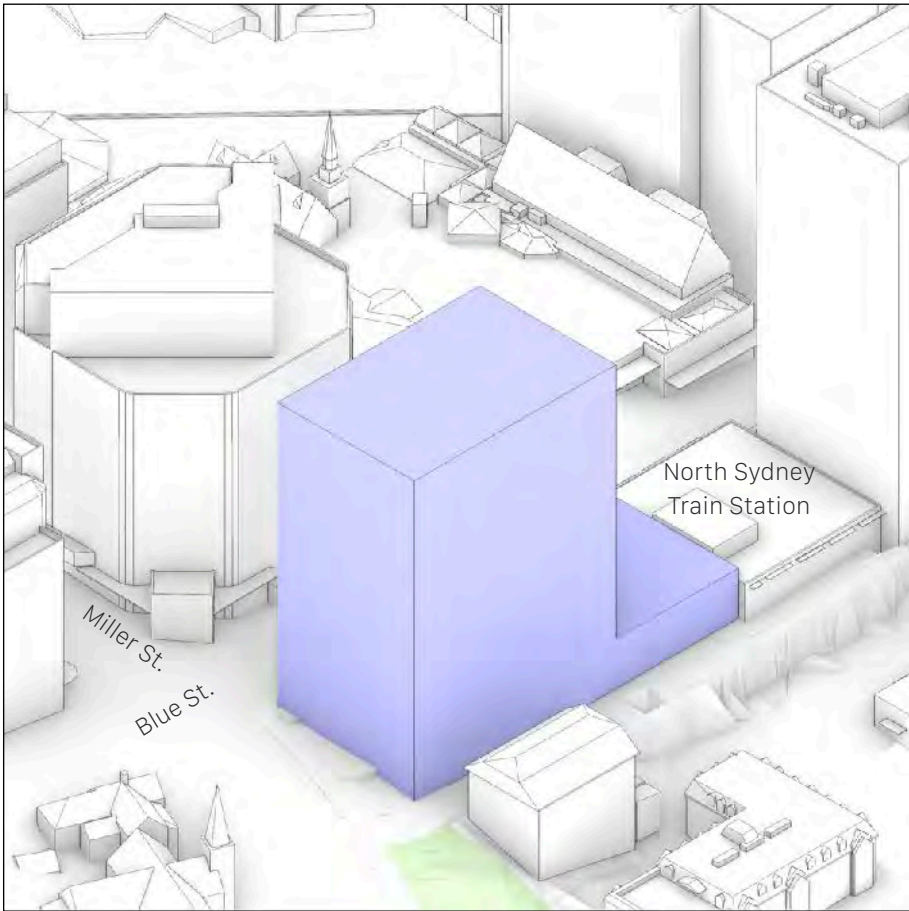
(b) if it received less than 2 hours of direct sunlight between 9am and 3pm during the winter solstice immediately before the commencement of North Sydney Local Environmental Plan 2013 (Amendment No 23)—less direct sunlight than it did immediately before that commencement.

# Massing Scenarios Tested

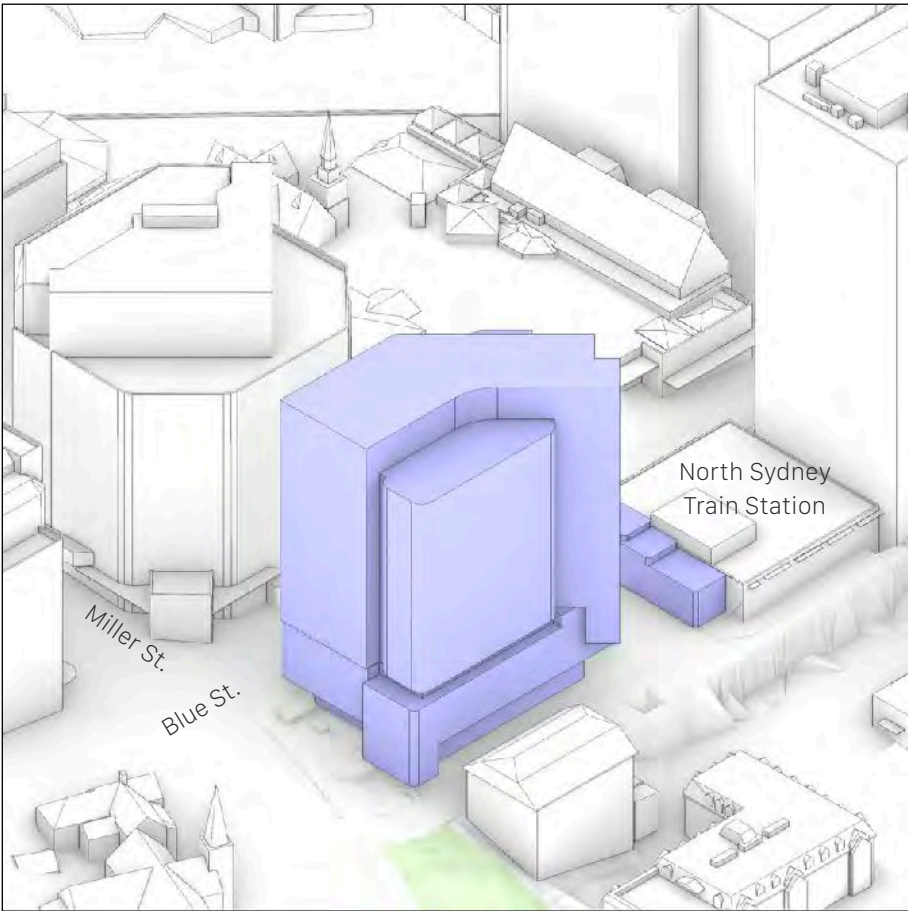
Two envelopes were modelled for the comparison: the existing LEP envelope, and the proposed building. Compliance with Clause 6.3(3A) of the North Sydney Local Environmental Plan 2013 is assessed by comparing the proposed building against the LEP envelope. Testing was undertaken on 21 June between 9am and 3pm, as stipulated in the clause.

5 Blue St. Massing

LEP Envelope 5 Blue St.



Proposed 5 Blue St. Building





# Sun's Eye Views

## Identifying Potentially Impacted Properties

To identify which residential properties to include in the overshadowing study, sun eye views were taken at hourly intervals between 9am and 3pm on 21 June. Any residential property (shown in brown) that fell within the shadow path of the proposed building at 5 Blue Street was included in the analysis.

9am



10am



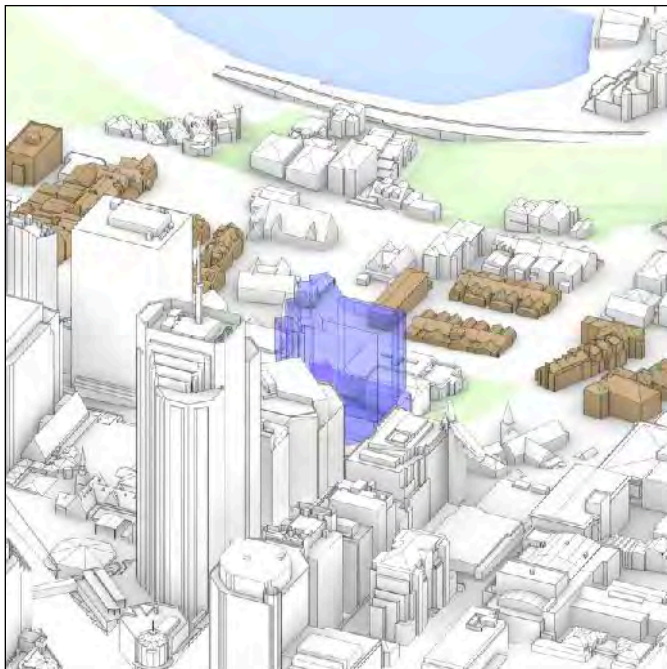
11am



12pm



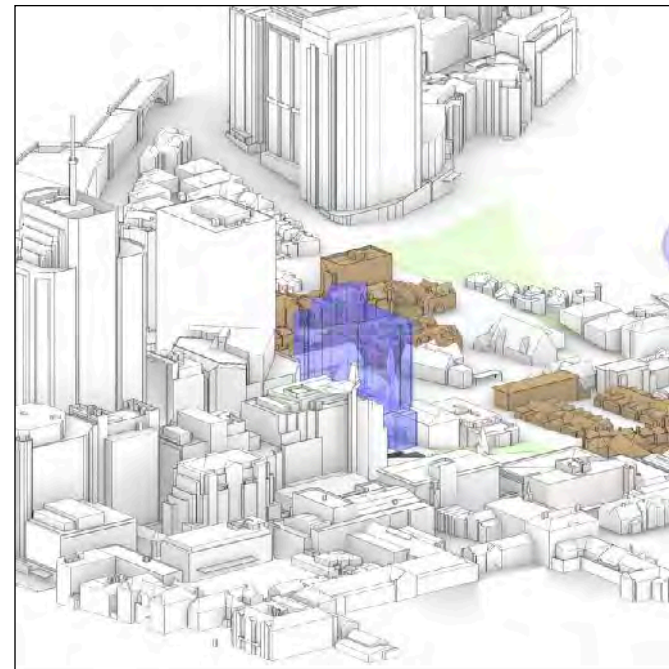
1pm



2pm



3pm



- 5 Blue St. Massing
- Shadow Affected Neighbours



# Shadow Testing Methodology

Sample Threshold Diagram



Shadow analysis was modelled in Rhino and Grasshopper across each scenario on 21 June between 9am and 3pm. Two outputs were produced: a threshold test identifying areas receiving above or below 2 hours of direct sunlight (blue = below 2 hours, yellow = above), and a heat map showing cumulative sun exposure across the 6-hour period.

The analysis is divided into two parts. First, the surrounding terrain is tested to assess the impact to private open space at ground level. Second, the neighbouring buildings are tested to assess the impact to living area windows and upper-level private open space. Both tests compare the proposed building against the LEP envelope across the 21 June testing period. Vegetation is excluded from the shadow model; where significant trees are identified as contributing to existing overshadowing conditions, these are noted separately in the analysis.

Sample Heat Map Diagram





# 5 Blue St. LEP Envelope Terrain Impact Diagram

9am - 3pm, 21st June

Threshold Diagram



- <2h Solar Access
- >2h Solar Access

Heat Map Diagram





# 5 Blue St. Proposed Building Terrain Impact Diagram

9am - 3pm, 21st June

Threshold Diagram



- <2h Solar Access
- >2h Solar Access

Heat Map Diagram



- 0
- 6h+



# 5 Blue St. LEP Envelope vs. Proposed Building Terrain Impact Diagram

9am - 3pm, 21st June

Threshold Diagram



- <2h Solar Access
- >2h Solar Access
- Solar Improvement
- Solar Reduction

Areas in green represent parts of the surrounding context that receive more direct sunlight as a result of the proposed development at 5 Blue Street. Areas in red represent parts that receive a reduction in direct sunlight. It is noted that Clause 6.3.3(a) and (b) apply only to private open space and windows to living areas located outside the North Sydney Centre.



# 5 Blue St. LEP Envelope vs. Proposed Building Neighbour Impact Diagram

9am - 3pm, 21st June

North-West View



North-East View



- <2h Solar Access
- >2h Solar Access
- 6.3.3(a) Solar Reduction
- 6.3.3(b) Solar Reduction
- Solar Improvement resulting from proposed building



# 5 Blue St. LEP Envelope vs. Proposed Building Neighbour Impact Diagram

9am - 3pm, 21st June, North-West View





# 11-21 Walker St. Townhouses Overview

9am - 3pm, 21st June



**One detached dwelling, and 6 townhouses impacted along Walker St.:**

- 9 Walker St.: No impact, only area impacted is garage
  - 11 Walker St.: Minor impact to ground floor front room, primary living space to the rear of the property
  - 11a. Walker St.: No impact to living areas
  - 15 Walker St.: No impact to living areas
  - 17 Walker St.: No impact to living areas
  - 21 Walker St.: No impact to living areas
- 19 Walker St.: The submitted DA plans for 19 Walker Street demonstrate that the primary living area of the dwelling will be the lower ground light-filled rumpus room, which will connect directly to the kitchen and dining area above via a stairwell, forming an integrated living hub oriented away from the activity of Walker Street. The front lounge room, separated from this arrangement and oriented toward the street, will function as a secondary space, and overshadowing of its window therefore does not engage the solar access standard for living areas under Clause 6.3(3A) of the North Sydney Local Environmental Plan 2013.

- 6.3.3(a) Solar Reduction
- 6.3.3(b) Solar Reduction
- Window into Secondary Living Area



# 22 MacKenzie St. Townhouses Overview

9am - 3pm, 21st June



**22 MacKenzie Street is a complex of 15 three-storey townhouses**

Most areas of impact are to the roof or blank walls  
Areas 1 and 2 are windows in to bedrooms  
Areas 3 and 4 are alfresco terrace private open space that are accessed of the kitchens of the respective apartments. The alfresco areas are subject to significant existing overshadowing from a large evergreen tree located immediately to the west on the adjoining 20 MacKenzie Street property, as evidenced by Nearmap imagery captured in mid-winter confirming the tree retains its canopy year-round.

While the solar access studies submitted with this application do not account for vegetation, the size and proximity of this tree means the existing solar access to these alfresco areas is already materially compromised, and any additional overshadowing attributable to the proposed building represents a marginal contribution to a condition that exists independently of the development.



- 6.3.3(a) Solar Reduction
- 6.3.3(b) Solar Reduction
- Window into Bedroom
- Window into Kitchen/Dining



# 16 MacKenzie St. Apartments Overview

9am - 3pm, 21st June



**16 MacKenzie St. is a 3-storey apartment building with 4 apartments per storey**  
The proposed building improves solar access to the western elevation of this property, and there is no adverse impact.

 Solar Improvement resulting from proposed building



# 5 Blue St. LEP Envelope vs. Proposed Building Neighbour Impact Diagram

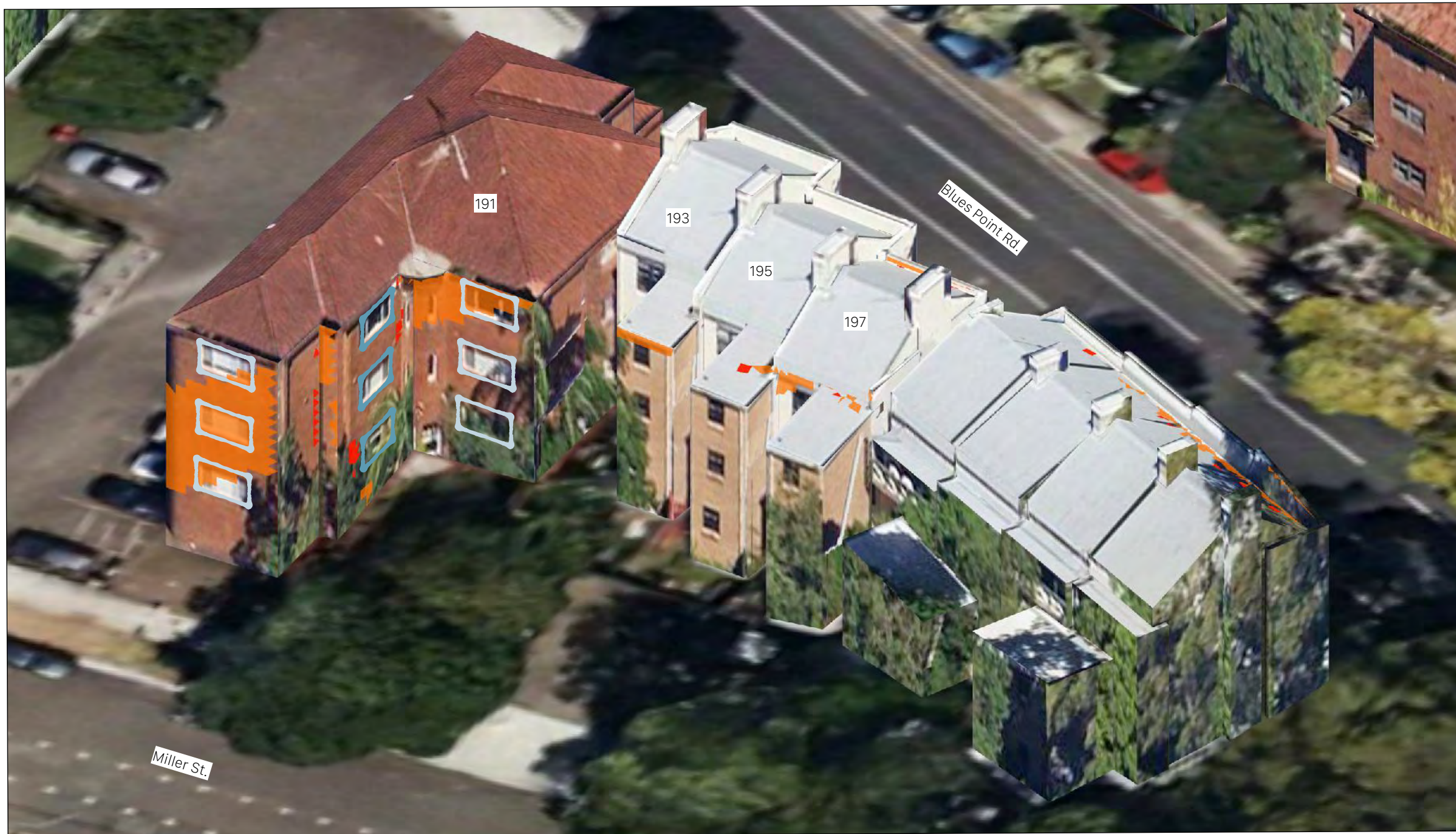
9am - 3pm, 21st June, North-East View





# Blues Point Rd. Impacted Buildings

9am - 3pm, 21st June



**The Blues Point Rd. impacted buildings consists of an apartment building, and townhouses**

191 Blues Point Road is a 3-storey apartment building with 3 apartments per floor; no living areas are impacted

193 to 205 Blues Point Road are single-dwelling townhouses; no impact

Living area windows are identified in pink

- 6.3.3(a) Solar Reduction
- 6.3.3(b) Solar Reduction
- Window into Living Area
- Window into Bedroom



# Summary Of Impact of 5 Blue St. Proposed vs. LEP Envelope

|                       | Living Room Impact |                | POS Impact     |                | Total Impact   |                |             |
|-----------------------|--------------------|----------------|----------------|----------------|----------------|----------------|-------------|
| Property              | 6.3.3.a Impact     | 6.3.3.b Impact | 6.3.3.a Impact | 6.3.3.b Impact | 6.3.3.a Impact | 6.3.3.b Impact | Total Total |
| 11 Walker St.         | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 11a Walker St.        | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 15 Walker St.         | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 17 Walker St.         | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 19 Walker St.         | 0                  | 1              | 0              | 0              | 0              | 1              | 1           |
| 21 Walker St.         | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 1-17/22 MacKenzie St. | 1                  | 0              | 1              | 0              | 2              | 0              | 2           |
| 16 MacKenzie St.      | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 2A William St.        | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 2 William St.         | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 191 Blues Point Rd.   | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 193 Blues Point Rd.   | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 195 Blues Point Rd.   | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| 197 Blues Point Rd.   | 0                  | 0              | 0              | 0              | 0              | 0              | 0           |
| Total                 | 1                  | 1              | 1              | 0              | 2              | 1              | 3           |

Two properties constitute breaches under Clause 6.3.3 of the NSLEP 2013. 22 MacKenzie Street records breaches under Clause 6.3.3(a) to one living room and one area of private open space. 19 Walker Street records one breach under Clause 6.3.3(b) to a living room. All remaining properties tested remain compliant with the clause.



# Visual Impact Assessment

## Colliers

### Summary of the Visual Impact Assessment

The visual Impact Assessment prepared by Colliers provides a detailed and methodical review of the visual effects associated with the proposed redevelopment of 815 Pacific Highway. The assessment considers both the existing visual character of the locality and the anticipated change introduced by the proposal.

On the balance of relevant matters, the proposal has an acceptable view and visual impact for the following key reasons:

### Visual Impact

- The proposal has a scale, form, and architecture that is visually compatible with the existing and desired future character of its North Sydney CBD context.
- Although the proposal introduces a change to built form around the Blue Street Plaza and podium levels, the stepped design of upper levels retain visual permeability at a pedestrian level, with the open public plaza and glazing continuing to panoramic views toward Sydney Harbour and the CBD skyline from the Plaza.
- The proposal continues to be read within the established North Sydney skyline context, where taller commercial buildings already form a prominent urban backdrop.

### View impact

- Views from nearby commercial office buildings, including 73 Miller Street, 40 Miller Street, 101 Miller Street and 80 Pacific Highway, constitute the key private views in close proximity to the site. These views are considered less sensitive than those from residential developments, reflecting the differing nature of use. In particular, the internal amenity of residential living spaces is generally regarded as more sensitive than that of commercial office environments.
- Furthermore, as the concurrent rezoning seeks to amend the existing planning controls, they have less relevance and weight than would otherwise be the case. Instead, merit assessment should be undertaken guided by the strategic planning framework with regard given as appropriate to the aims and objectives of the North Sydney LSPS, LEP, DCP and other planning guidance.
- The proposal is consistent with relevant planning priorities to support the growth and development of the North Sydney CBD, whilst ensuring an appropriate scale and density of development through skilful design, promoting the retention and sharing of existing views where reasonably possible. Noting that view sharing becomes increasingly difficult within an area of existing or anticipated high density.
- While the proposal introduces a change to built form within a number of private view corridors, the assessment demonstrates that iconic elements, including Sydney Harbour, the Sydney Harbour Bridge, the Sydney CBD skyline generally remain visible from these commercial properties. The proposal therefore retains views to these iconic elements.
- Other design measures such as retaining appropriate lower level setbacks to Blue Street Plaza, continue to allow for building separation that ensures private views from surrounding commercial developments to the harbour are retained.
- In this regard, the proposal is considered to represent a reasonable planning outcome within the context of an evolving high-density commercial area.

As such it can be supported on view and visual impact grounds.



Viewpoint 05



Map illustrating viewpoint locations

- Viewpoint 01:  
Blue Street Plaza (within plaza)
- Viewpoint 02:  
Greenwood Plaza
- Viewpoint 03:  
MacKenzie Street (Miller Street bend)
- Viewpoint 04:  
MacKenzie Street
- Viewpoint 05:  
Blue Street East  
(near road bend towards Pacific Hwy)
- Viewpoint 06:  
Clark Park (Wendy Whiteley's Secret Garden)







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