

fjcstudio

5 Blue Street, North Sydney
State Significant Development Application - Design Report

Zurich Ltd
26/06/2026

Acknowledgement of Country

We acknowledge the *Cammeragyal people* of the Eora Nation, the Traditional Custodians of the land on which North Sydney now stands. We recognise their enduring connection to Country — to land, waters, and skies — and pay our respects to Elders past, present and emerging.

Project Name	5 Blue Street, North Sydney
Project Code	Z5B
Document Name	Design Report
Document ID	Z5B SSD Design Report
Revision	**E** - for SSDA
Date	26.06.2026
Comment	
Approved	CB

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Design Verification Statement

26th April 2026

NSW Department of Planning & Environment

5 Blue Street, North Sydney
State Significant Development Application

DESIGN VERIFICATION STATEMENT

This **Architectural Design Report** has been prepared by **fjcstudio** as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a mixed use residential development at 5 Blue Street, North Sydney the site). The report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project **(SSD-83076206) on 16 July 2025.**

The site is located adjacent to North Sydney Train Station and sits within the commercial core which has been identified by the NSW Government to support housing delivery.

This report concludes that the proposed mixed use residential development appropriately considers architectural design subject to the implementation of the following mitigation measures:

- Partial demolition of existing commercial building to enable redevelopment;
- Site preparation works, including adaptive re-use and remediation;
- Site infrastructure works, including civil and utility upgrades to support the redevelopment;
- Construction and use of a new mixed-use residential tower, including:
    - Revitalised Blue Street plaza
    - Ground floor retail premises activating Blue Street and the plaza;
    - Ground level lobbies providing access and connectivity from Blue Street and Blues Point Road
    - Podium-level affordable co-living dwellings and building services;
    - Tower floors comprising residential apartments arranged around a central core; and
    - Basement levels incorporating car parking, storage and associated building services.

Pursuant to Clause 29 of the Environmental Planning and Assessment Regulation 2021, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2021.

I directed the overall architectural design, including the design of the residential apartment component of the State Significant Development Application approval as described above, and I confirm that the design achieves the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 as well as Part 3 and 4 of the NSW ADG.



Sean McPeake
Principal

Executive Summary

This Architectural Design Statement has been prepared by fjcstudio to accompany a detailed State Significant Development Application (SSDA) for the housing development at 5 Blue Street, North Sydney. The site is made up of multiple lots. The legal description is outlined in Table 1.

Table 1 - Legal Description of the Site

Property Address	Title Description
5 Blue Street, North Sydney	Lot 4 in DP1134234
Total Site Area (Including easement and public plaza)	3051 m²
Remaining Site Area	1,764 m²

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-86270706) as outlined in Table 2

Introduction

This Design Statement supports the detailed State Significant Development Application (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty.Ltd.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location.
- Deliver a diverse mix of residential apartments, including market housing and co-living dwellings that will enjoy excellent amenity, taking advantage of the site's strategic location, proximity to services and employment opportunities.
- A planning envelope with setbacks to respect the local context and capable of achieving acceptable levels of solar access, wind comfort and daylight in adjoining public places.
- Enhancement of the Blue Street Plaza, contributing to the improved pedestrian amenity, site permeability and access to and around North Sydney Station.
- Enable the development of high-performance buildings in terms of amenity and sustainability.

Overview

The proposed above station adaptive reuse seeks to transform the landmark site into a vibrant mixed-use precinct that integrates residential, retail and public domain enhancements into the broader North Sydney precinct. Specifically, the proposal seeks approval for:

- Adaptive reuse of a mixed-use development, comprising residential and non-residential ground floor uses, including:

- Two levels (plus a mezzanine) of basement car parking, comprising plant, bicycle storage areas and car parking spaces.

- Ground floor retail and residential lobbies.

- Affordable Co-living on Levels 1-3, to be operated as affordable housing by a Community Housing Provider in perpetuity.

- Residential dwellings on Levels 4-14.

· Public domain and landscaping improvements, including the retention and enhancement of Blue Street Plaza at the eastern portion of the site.

· Extension and augmentation of services and infrastructure as required.

· Concurrent amendments to the North Sydney Local Environmental Plan 2013 to facilitate the SSD

Aerial Map of Site



Item	Reference to Section of the Design Statement
5. Design Quality	**Key Design Principles, Designing with Country, Built Form Response, Envelope**
6. Built Form & Urban Design	**Key Design Principles, Built Form Response, Envelope**
7. Environmental Amenity	**Key Design Principles, Compliance and ADG Compliance Table**
14. Trees and Landscaping	**Key Design Principles, Landscape Design**
23. Public Space	**Key Design Principles, Urban Response, Landscape Design**

Table 2 - SEARs Requirements

Project Snapshot

FSR

Total Site Area =3050.8 m²
Proposed FSR = 4.72:1
Proposed GFA = 14,402 m²
Proposed Residential GFA = 13,992 m²
Proposed Affordable Co-living GFA = 2860m²

Max Building Levels: 15 *(Blue Street ground level to Level 14)*
Building Basements: 2.5
Maximum Building Height: 59.95m *(LGF to Roof Parapet)*
Building Max RL to AHD: RL116m

Yield and Mix
Total Apartments: 62
1 Bedroom: 12 (19%)
2 Bedroom: 19 (31%)
3 Bedroom: 29 (47%)
3,4 Bed Penthouses: 2 (3%)

Total Affordable Co-Living Dwellings: 86
Standard dwellings: 40
Premium Dwellings: 41
DDA Dwellings: 5

Communal Open Space: 449sqm internal (Level 9) and 314sqm external (plaza)
Deep Soil Provision: nil, over-station development. Effective deep soil areas proposed for tree planting in the plaza.

Car Parking
Build-to-Sell (BtS)
Resident Car Spaces: 67 *(incl. accessible and adaptable)*
Visitor Car Spaces: 4
Total Car Spaces: 56
Co-living spaces: 17
Co-living and Staff DDA: 2 *(included above)*
Motorbike spaces: 6

Loading Dock
1 x 10.5m Garbage Truck Bay

Bicycle Parking
Resident Bicycle Parking: 62
Visitor Bicycle Parking: 6
Co-Living Bicycle Parking: 29

Design Quality Principles

15.1 Design Quality Principles – Compliance Statement (SEPP Housing 2021, Schedule 9)

Principle 1

Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

The proposed development has been designed to respond appropriately to the evolving urban character of North Sydney, which is undergoing significant transition toward a high-density mixed-use centre. The 15-storey built form, incorporating a fine-grain podium and tower composition, aligns with the desired future character established under the concurrent rezoning framework.

The proposal for the site introduces an adaptive reuse residential and co-living development that responds to the site's location within an evolving context. The built form is shaped in response to the surrounding tower geometry, solar access, public domain relationships, pedestrian movement and key views, while strengthening activation and connectivity along Blue Street and adjoining plaza interfaces.

The integration of retail uses and a publicly accessible plaza at ground level reinforces the established mixed-use character of Blue Street, contributing to activation and pedestrian permeability. The site is appropriately located within a highly accessible urban setting, close to public transport, employment, and services.

Principle 2

Built Form and Scale

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

The proposed built form at 5 Blue Street responds directly to the emerging character of the North Sydney CBD. The scale and massing are carefully calibrated to support the continued evolution of the CBD as a high-density, mixed-use metropolitan centre focused around major transport infrastructure.

The development presents a well-articulated built form that transitions from a human-scaled podium to a tower element. The three levels of co-living accommodation are embedded within the podium levels, providing a suitable interface between active ground floor uses and private residential apartments above.

The overall height and massing responds to the strategic intent of the CBD, ensuring consistency with the LEP height plane. Building separation, articulation, and modulation have been employed to minimise visual bulk and maintain an appropriate relationship with surrounding development. The proposal also strengthens connections to surrounding plaza areas and pedestrian movement corridors, contributing to the broader vision for a more connected, activated and walkable station CBD. Overall, the development delivers a contextually responsive and future-focused built form outcome that supports housing delivery and urban renewal within the North Sydney CBD.

Principle 3

Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

The proposal delivers an appropriate density outcome that reflects the strategic significance and evolving urban character of North Sydney. The development efficiently utilises a highly accessible site within close proximity to public transport, employment, and services, consistent with transit-oriented development principles.

Building orientation and separation have been carefully considered in built form arrangement to ensure good amenity outcomes for residents and support appropriate density for the site location and context. Resident amenity, in each individual apartment and for shared spaces, has informed the position, arrangement and orientation of buildings and the dwelling units within them.

The proposed density supports the concurrent rezoning framework and contributes to housing diversity through the integration of co-living and residential uses within a mixed-use building. Despite the increased scale, the design incorporates appropriate building articulation, communal open space, landscaping, and residential amenity measures to ensure a high-quality living environment for future occupants.

The density is therefore considered appropriate to the site context and aligned with the strategic planning objectives for the CBD.

Principle 4

Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

The proposal incorporates environmentally sustainable design measures, including passive solar design, natural ventilation strategies, and energy-efficient building systems. The inclusion of co-living and residential uses within a transit-oriented CBD supports reduced car dependency and promotes sustainable travel behaviour.

The adaptive built form and efficient use of land resources align with broader sustainability objectives for high-density urban development.

Natural cross ventilation is prioritised throughout the apartment planning strategy, with building orientation and internal layouts enabling effective airflow and thermal comfort. Generous access to daylight across residential levels enhances internal amenity and supports occupant well-being while reducing reliance on artificial lighting and mechanical systems.

These measures not only reduce operational costs for residents and tenants but also contribute to the broader environmental performance of the development. In doing so, the proposal delivers a sustainable urban outcome that balances livability, environmental responsiveness and long-term economic resilience.

Principle 5

Landscape

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

The landscape design enhances both the public domain and residential amenity through the provision of a publicly accessible plaza fronting Blue Street. The plaza incorporates deep soil planting, canopy trees, and integrated seating to create a high-quality, activated environment within the dense urban context of North Sydney.

Landscaping is designed to support the co-living and residential components by providing communal outdoor areas that complement internal shared spaces and encourage social interaction. Upper-level landscaped terraces further contribute to amenity, offering access to sunlight, outlook, and greenery.

Planting selection prioritises durability, low maintenance, and seasonal variation, while Supporting Country principles.

Design Quality Principles

15.1 Design Quality Principles – Compliance Statement (SEPP Housing 2021, Schedule 9)

Principle 6

Amenity

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

A high level of residential amenity is achieved for both co-living and residential components. Co-living units are designed to provide functional private spaces, supplemented by generous communal areas that encourage social interaction and support diverse living arrangements.

All dwellings benefit from appropriate access to natural light, ventilation, and outlook. The inclusion of a ground-level plaza and communal open spaces enhances the amenity for residents and the broader public domain, contributing to a vibrant and livable environment.

Principle 7

Safety

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

Active uses at ground level, combined with transparent façades and clearly defined entries, promote passive surveillance of the public domain. Pedestrian pathways are legible and well-connected, reducing potential conflict points and improving way finding. Appropriate lighting, clear sight-lines, and the separation of public and private zones contribute to a safe and secure environment for residents, workers, and visitors.

Principle 8

Housing Diversity and Social Interaction

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

The proposal includes a diverse mix of apartment types and sizes, accommodating a range of household structures including singles, couples, families, and down sizers. The provision of co-living spaces supports a wider housing diversity within a high-demand location. Communal facilities, including shared open spaces and landscaped terraces, are designed to encourage social interaction and foster a sense of community among residents. The integration of these spaces within the podium and upper levels ensures they are accessible, functional, and well-connected to residential areas.

Principle 9

Aesthetic

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

The architectural expression is defined by a slender, vertically articulated tower rising above a well-resolved podium. The design responds to the site's geometry and prominence, creating a distinctive form that contributes to the evolving North Sydney skyline without overwhelming it. Façade articulation, material variation, and modulation are employed to reduce perceived scale and introduce visual depth.

Introduction

Project Overview

The proposal for **5 Blue Street, North Sydney** has undergone an iterative design development process informed by ongoing consultation with the project team, specialist consultants, and engagement with the Department of Planning, Housing and Infrastructure (DPHI). The scheme has evolved in response to the strategic objectives for the North Sydney Centre, balancing design excellence, housing diversity, and public domain outcomes within a highly constrained urban context.

The proposal seeks approval for a mixed-use development comprising active retail uses and a publicly accessible plaza at ground level, three levels of co-living accommodation, and residential apartments above within a 15-storey built form. The application is accompanied by a concurrent rezoning request intended to facilitate the scale and land use outcomes proposed for the site. The proposal aims at an adaptive reuse of the existing commercial building into residential accommodation, including two additional levels within the current height limit, delivering a sustainable housing outcome above North Sydney Station.

Strategically positioned within the North Sydney CBD and adjacent to major public transport infrastructure, the site is well suited to a high-density mixed-use outcome. Its location within a rapidly evolving commercial and residential precinct supports increased residential intensification while reinforcing the role of North Sydney as a key strategic centre. The proposal leverages this accessibility by delivering a transit-oriented development that integrates housing, retail activation, and high-quality communal spaces.

Key design moves include:

- A reconfigured ground plane incorporating active retail frontages and a landscaped public plaza that enhances pedestrian amenity and activation along Blue Street
- A contemporary podium and tower composition that reduces perceived bulk and contributes positively to the evolving skyline of North Sydney
- Integrated communal and landscaped spaces that support the co-living and residential components while enhancing livability and environmental performance
- A built form and landscape strategy that responds to solar access, wind, and microclimatic considerations to improve comfort within both private and public spaces

The proposal adopts a design-led approach that integrates architecture, landscape, and public domain outcomes to deliver a cohesive and high-quality urban response. Through the inclusion of diverse housing typologies, active uses, and publicly accessible open space, the development contributes to the continued growth and transformation of the North Sydney Centre while aligning with State and local planning objectives.



Rendered View of Proposal

Purpose

This Urban Design Report and Architectural Statement supports the detailed State Significant Development Application (SSDA) (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty. Ltd.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location.
- Deliver a diverse mix of residential apartments, including market housing and co-living dwellings that will enjoy excellent amenity, taking advantage of the site's strategic location, proximity to services and employment opportunities.
- A planning envelope with setbacks to respect the local context and capable of achieving acceptable levels of solar access, wind comfort and daylight in adjoining public places.
- Enhancement of the Blue Street Plaza, contributing to the improved pedestrian amenity, site permeability and access to and around North Sydney Station.
- Enable the development of high-performance buildings in terms of amenity and sustainability.



Massing model of the proposed

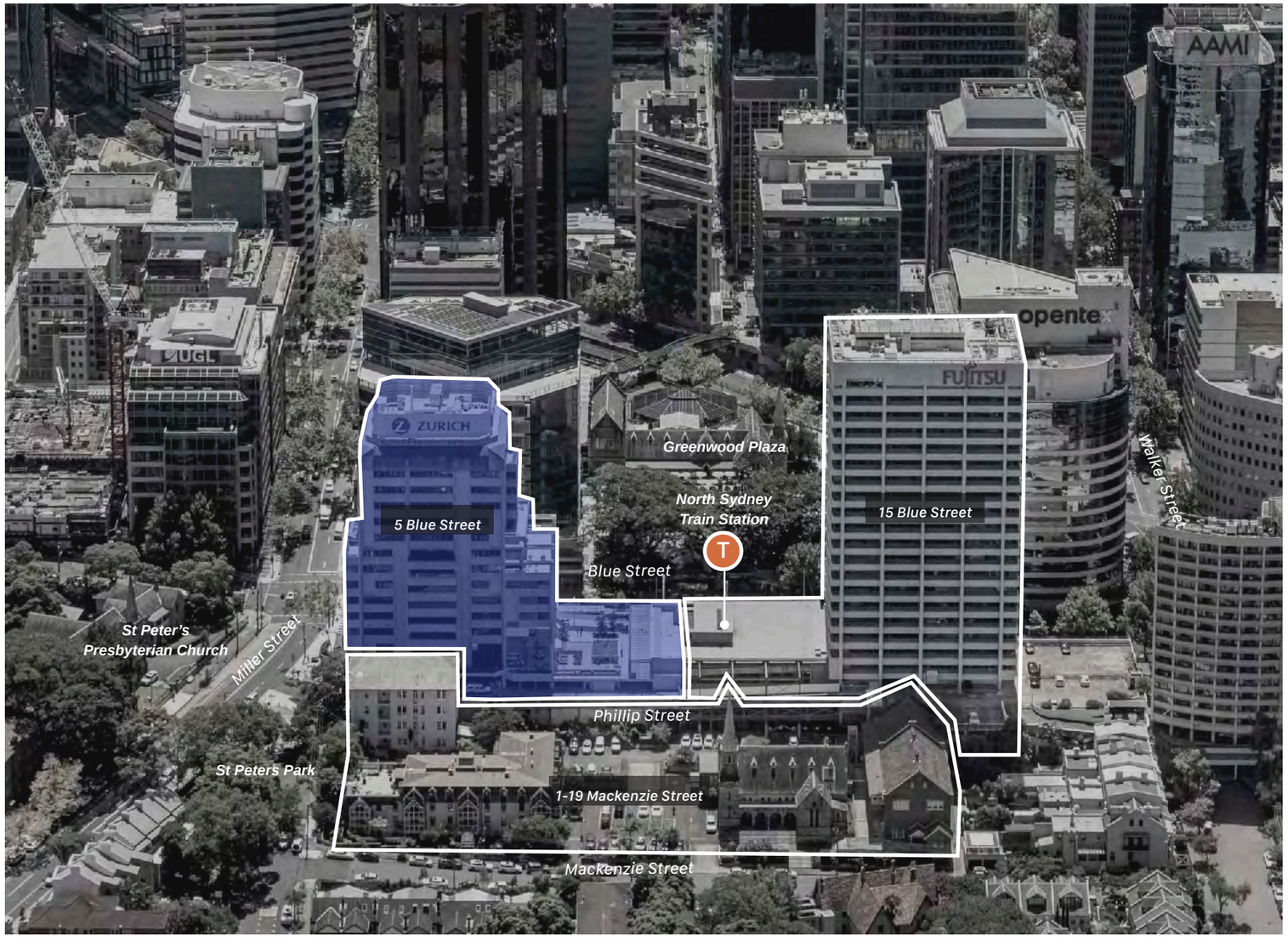
The Site

The site located at 5 Blue Street, North Sydney on a prominent corner of Blue Street and Miller Street and sitting directly above North Sydney Railway Station. The site is situated approximately 2km to the north of the Sydney Central Business District (CBD) within the North Sydney Local Government Area (LGA), and is legally identified as Lot 4 in DP1134234. An aerial map of the side is provided at Figure 1.

The proposed above station adaptive reuse seeks to transform the landmark site into a vibrant mixed-use destination that integrates residential, retail and public domain enhancements into the broader North Sydney CBD. Specifically, the proposal seeks approval for:

- Adaptive reuse of a mixed-use development, comprising residential and non-residential ground floor uses, including:
    - Two levels of basement car parking, comprising plant, bicycle storage areas and car parking spaces.
    - Ground floor retail and residential lobbies.
    - Co-living on Levels 1-3, to be operated as affordable housing by a Community Housing Provider in perpetuity.
    - Residential dwellings on Levels 4-14.

- Public domain and landscaping improvements, including the retention and enhancement of Blue Street Plaza at the eastern portion of the site.
- Extension and augmentation of services and infrastructure as required.
- Concurrent amendments to the North Sydney Local Environmental Plan 2013 to facilitate the SSDA.



Part I
Rezoning Urban Design Justification

2. Context

North Sydney

CBD Level Analysis

Wider Site Context

The site is located on the southernmost edge of the North Sydney Centre, one of Sydney's key strategic commercial and residential areas. The surrounding area is characterised by a dense and evolving urban environment comprising commercial office towers, mixed-use developments, residential apartment buildings, hotels, and active retail uses supported by extensive transport infrastructure.

Blue Street forms part of an important east–west connection within the centre, linking the commercial core to surrounding residential neighbourhood and transport nodes. The area benefits from immediate access to Sydney Metro and rail services, bus networks, and pedestrian connections, reinforcing its role as a highly accessible transit-oriented location.

The wider CBD is undergoing significant transformation through ongoing redevelopment and planning uplift, with emerging built form characterised by increased density, taller building typologies, and enhanced public domain outcomes. This evolution reflects broader strategic planning objectives aimed at accommodating housing and employment growth while improving amenity, connectivity, and activation within the centre.

The site's location within this changing urban context makes it well suited to a mixed-use development that integrates residential, co-living, and retail uses while contributing positively to the activation and vitality of the North Sydney Centre.

North Sydney

Major Centres

Pacific Highway / Main Circulation

Harbour foreshore

North Sydney LGA

T Train Station



Location Map

CBD Level Analysis

North Sydney Character

The North Sydney CBD is characterised by a dense and evolving metropolitan environment that combines a strong commercial core with emerging mixed-use and residential activity. Historically recognised as one of Sydney's principal employment centres, North Sydney has developed a distinct urban character defined by commercial towers, transport infrastructure, active streets and a highly connected public domain.

The area surrounding North Sydney Station forms the civic and transport heart of the CBD, accommodating high pedestrian volumes and a concentration of retail, commercial and public uses. Blue Street, Miller Street and the Pacific Highway operate as key movement corridors, supporting commuter activity and linking surrounding destinations including Greenwood Plaza, Victoria Cross and the wider CBD.

Built form within the area is characterised by a varied skyline of commercial and mixed-use towers, with taller development increasingly concentrated around major transport infrastructure and strategic redevelopment sites. This evolving urban form reflects North Sydney CBD's transition toward a more diverse metropolitan centre incorporating residential, co-living, visitor accommodation and supporting uses alongside its established employment function.

The public domain is highly urbanised and active, comprising plazas, laneways, transport interfaces and streetscape improvements that support pedestrian movement and day-to-day activity. Recent and emerging development has increasingly focused on improving activation, landscape quality and connectivity, particularly within the CBD and surrounding civic spaces.

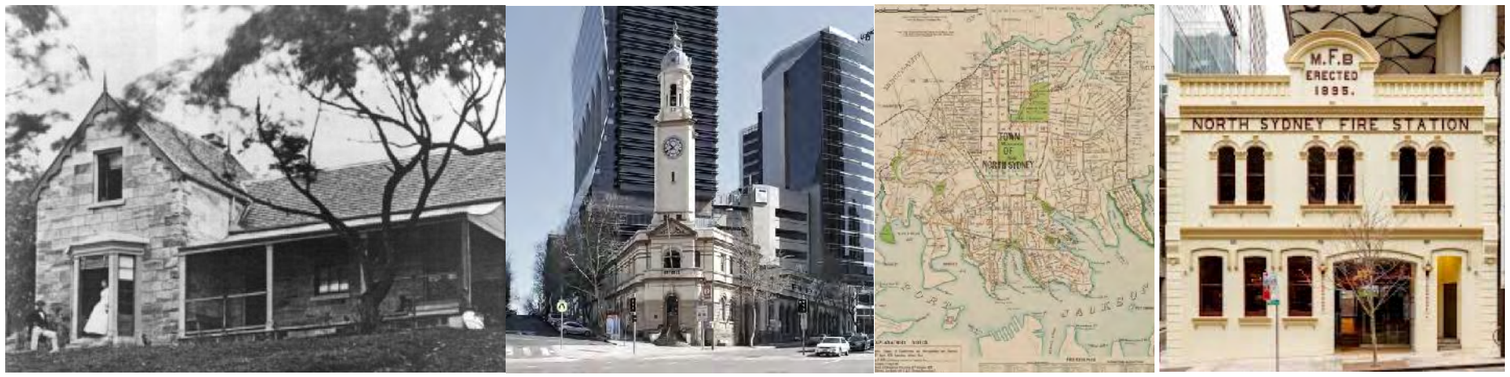
The area also contains important heritage and community elements, including St Francis Xavier Church and surrounding civic institutions, which contribute to the layered identity and character of the area. Changes in topography, views toward Sydney Harbour and the relationship between the CBD and adjoining neighbourhoods further shape the distinct character of North Sydney.

Overall, North Sydney is evolving as a high-density, mixed-use metropolitan CBD where transport accessibility, employment concentration and urban renewal are driving a more activated and residentially diverse CBD environment.

/Place



/Heritage



/Landscape



Reference imagery

CBD Level Analysis

Planning Overview

Land Zoning (MU1)



SP2 Infrastructure

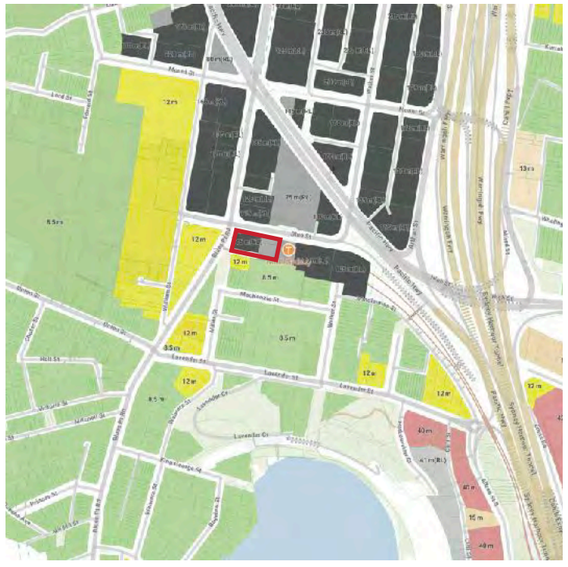
MU1 Mixed use

R3 (Medium Density) Residential

R4 (High Density) Residential

RE1 Recreation

Building Heights



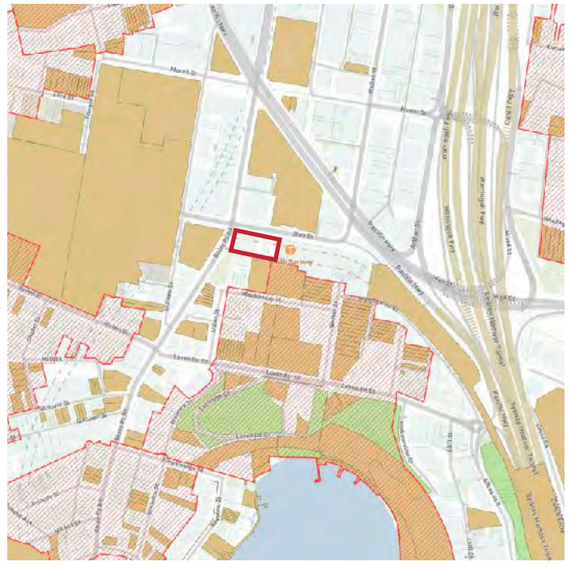
100m RL +

12m

8.5m

40m

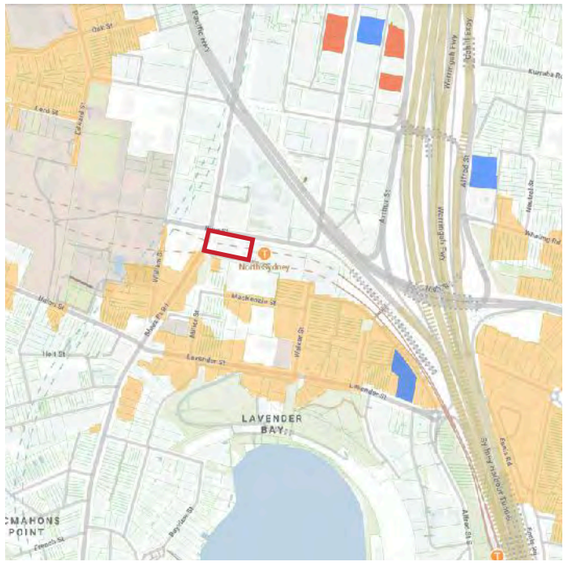
Heritage



Heritage significant sites

Heritage conservation area

LMR Context and SSDA Projects



Low-to Mid rise Housing zone

Subject site

The CBD

Site Surroundings

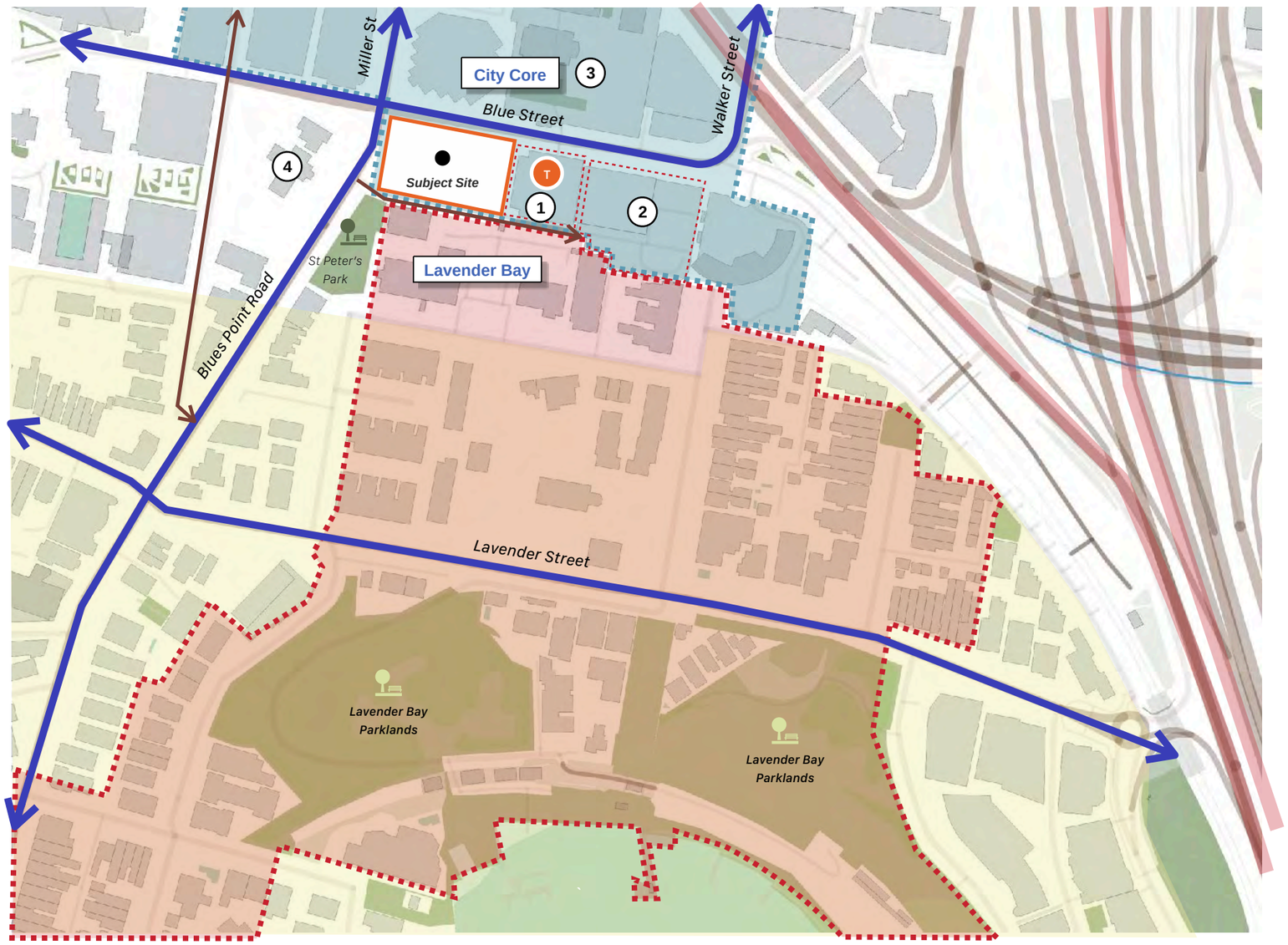
The subject site at 5 Blue Street, North Sydney is located within the ***commercial core of the North Sydney CBD*** and occupies a prominent position in close proximity to North Sydney Station. The site currently contains an existing commercial office building with associated lobby, access and servicing areas, consistent with the established character of the locality.

The immediate eastern and northern surrounds are characterised by high-density urban development comprising commercial office towers, mixed-use buildings, hotels, retail premises and transport infrastructure. Blue Street functions as an important east-west connection within the centre, linking the station precinct with surrounding commercial and civic areas. The streetscape is highly urbanised, with active pedestrian movement, footpaths and landscaped public domain elements.

To the south, there is an abrupt drop in height and scale to the leafy Lavender Bay character area, where small-scale residential buildings predominate — terrace homes, walk-up apartment buildings and places of worship set among established landscaping. This abrupt transition from the city core to Lavender Bay is the defining condition at the edge of the North Sydney CBD, and one worth preserving to protect the character of the Lavender Bay area.

The site benefits from excellent accessibility to public transport, employment, retail services, open space and community facilities, making it well suited to future redevelopment. Overall, the site and surrounding context represent a strategic metropolitan centre environment with strong capacity to accommodate residential-led renewal, including co-living and associated uses under the SSDA pathway.

1. **North Sydney Train Station**
2. **15 Blue Street**
3. **Greenwood Plaza**
4. **St. Peters Presbyterian Church**



Map showing percent level analysis

Subject Site
Pacific Highway / Main Circulation
City Core
Train Station
Primary connections
Lavender Bay

CBD Level Analysis

North Sydney Local Planning Statement

The North Sydney CBD Public Domain Strategy provides a strategic framework to guide the planning, design and delivery of high-quality public spaces across the centre. It responds to the continued growth and intensification of the CBD by prioritising a more people-focused, accessible and connected urban environment.

A key objective of the Strategy is to enhance pedestrian amenity and movement throughout the CBD. This includes improving east–west and north–south connections, particularly between around the station, commercial core and surrounding areas such as Lavender Bay. Upgrades to footpaths, laneways and key intersections are identified to support increased pedestrian volumes and improve safety, legibility and way finding.

The Strategy also emphasises the importance of creating a network of diverse and activated public spaces. This includes plazas, pocket parks and through-site links that provide opportunities for passive recreation, social interaction and respite within a dense urban environment. Active ground floor uses are encouraged to enhance street vitality, particularly around key transport nodes such as North Sydney Station.

Within the North Sydney Station CBD, the Strategy identifies opportunities for significant public domain improvements, including upgrades to Blue Street Plaza and better integration of station entries with surrounding development. These interventions aim to support a vibrant, transit-oriented CBD that accommodates high pedestrian flows while providing high-quality urban spaces for workers, residents and visitors.

Overall, the Public Domain Strategy reinforces the role of the North Sydney CBD as a major metropolitan centre, ensuring that public spaces evolve in tandem with increased density and contribute to a more livable, connected and resilient urban environment.



Public Domain Strategy from North Sydney Council (2020)

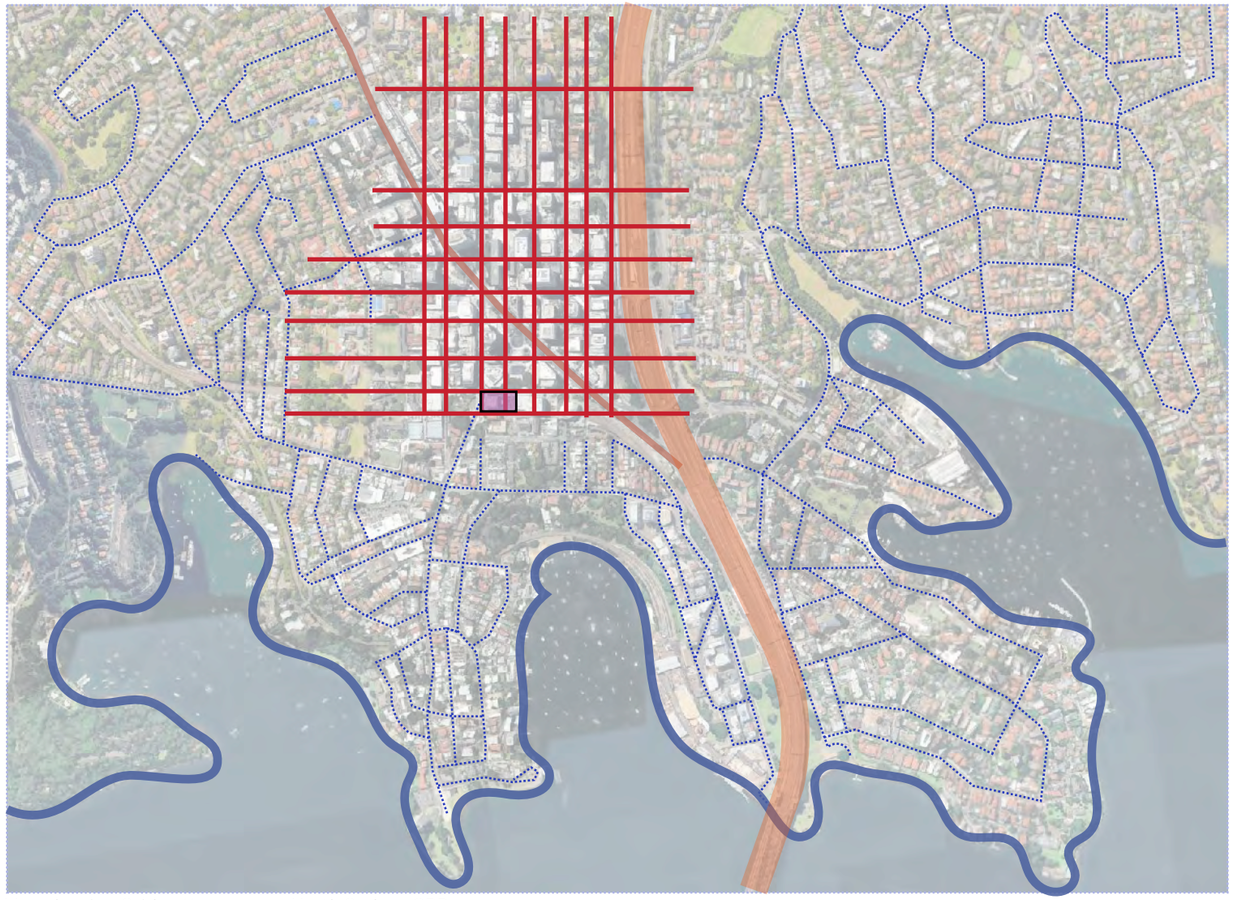
CBD Level Analysis

Topography and City Grid

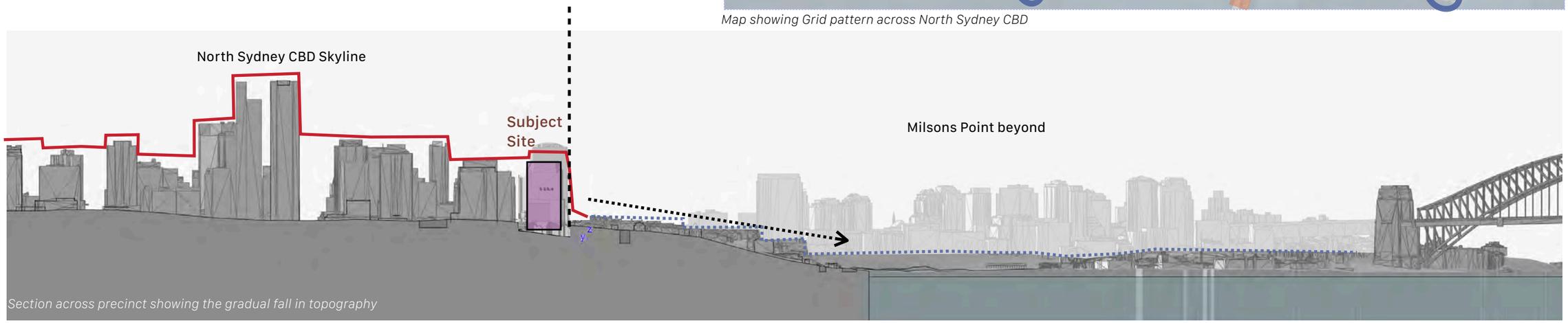
The site at 5 Blue Street is located within the sloping topography characteristic of the North Sydney CBD, where the terrain gradually falls from the commercial core toward Lavender Bay and the harbour foreshore. Changes in level across Blue Street and the surrounding road network influence pedestrian movement, building interfaces and access arrangements throughout the precinct.

The urban grain surrounding the east and north of the site is defined by a combination of large commercial tower footprints, transport infrastructure and finer-grain pedestrian connections associated with North Sydney Station and Greenwood Plaza. While the broader CBD adopts a relatively orthogonal street grid, the station precinct introduces a more complex arrangement of movement corridors, plaza spaces and level changes shaped by the underlying rail infrastructure and topography.

The proposal responds to these conditions through a built form and ground plane strategy that integrates with the existing street alignment, pedestrian circulation patterns and changes in level across the site. This approach supports improved connectivity, activation and public domain integration within the dense urban context of the North Sydney CBD.



Map showing Grid pattern across North Sydney CBD



Section across precinct showing the gradual fall in topography

Future Context

Future Proposed Development

Recent high-density and State Significant Development projects within the North Sydney CBD demonstrate the significant transformation occurring across the centre, with a growing number of mixed-use, residential, and build-to-rent developments contributing to the evolving skyline and urban character.

Notable projects include the proposed redevelopment at 146 Arthur Street, comprising a large-scale build-to-rent tower with retail activation and communal amenity spaces, as well as the emerging proposal at 155 Walker Street for a substantial mixed-use tower incorporating residential, hotel, retail, and commercial uses.

Together with other recent commercial and mixed-use developments associated with the delivery of the Sydney Metro, these projects reflect the strategic direction for North Sydney as a high-density, transit-oriented centre accommodating substantial employment and residential growth. The proposal for 5 Blue Street aligns with this broader pattern of renewal and intensification occurring throughout the CBD.



1. 155 Walker Street, North Sydney



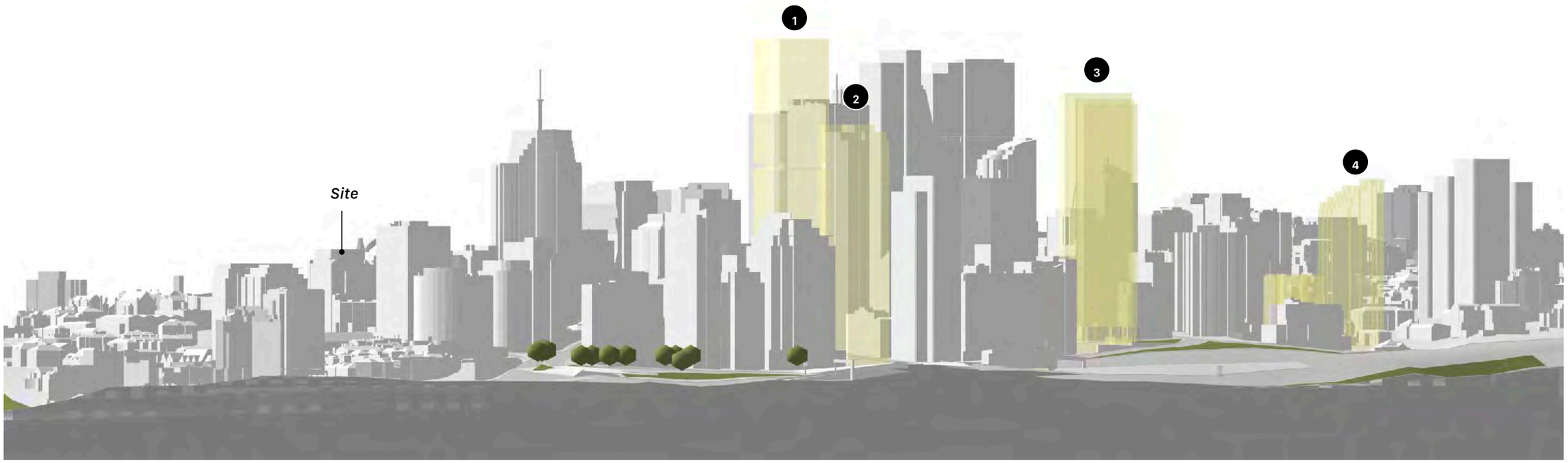
2. 107 Mount Street, North Sydney



3. 146 Arthur Street, North Sydney



4. 173-179 Walker Street, North Sydney



Model showing Future/approved/ DA's

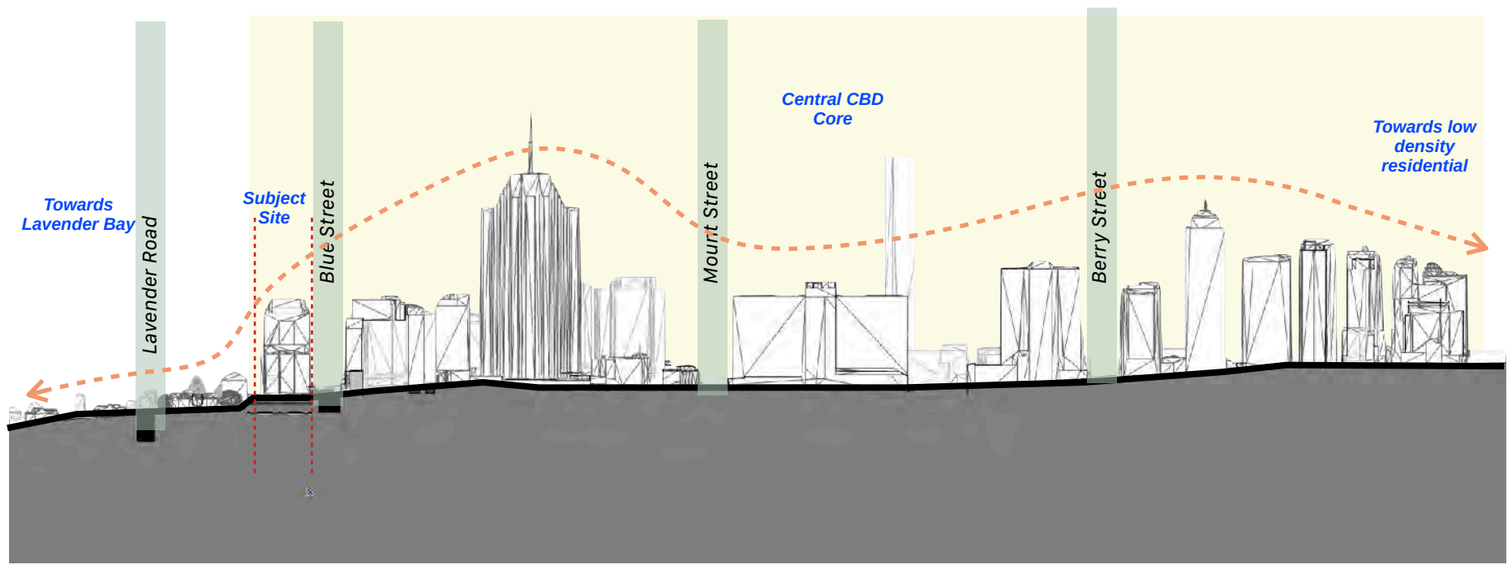
Future Context

This study maps current and emerging development activity across the North Sydney CBD, capturing both recently completed projects, approved schemes and proposals under assessment. Together, these illustrate the scale and future direction of change particularly within the CBD and along key corridors such as the Pacific Highway.

This direction reinforces North Sydney's role as a high-density metropolitan centre, with development consolidating around major transport infrastructure, employment hubs and retail destinations.

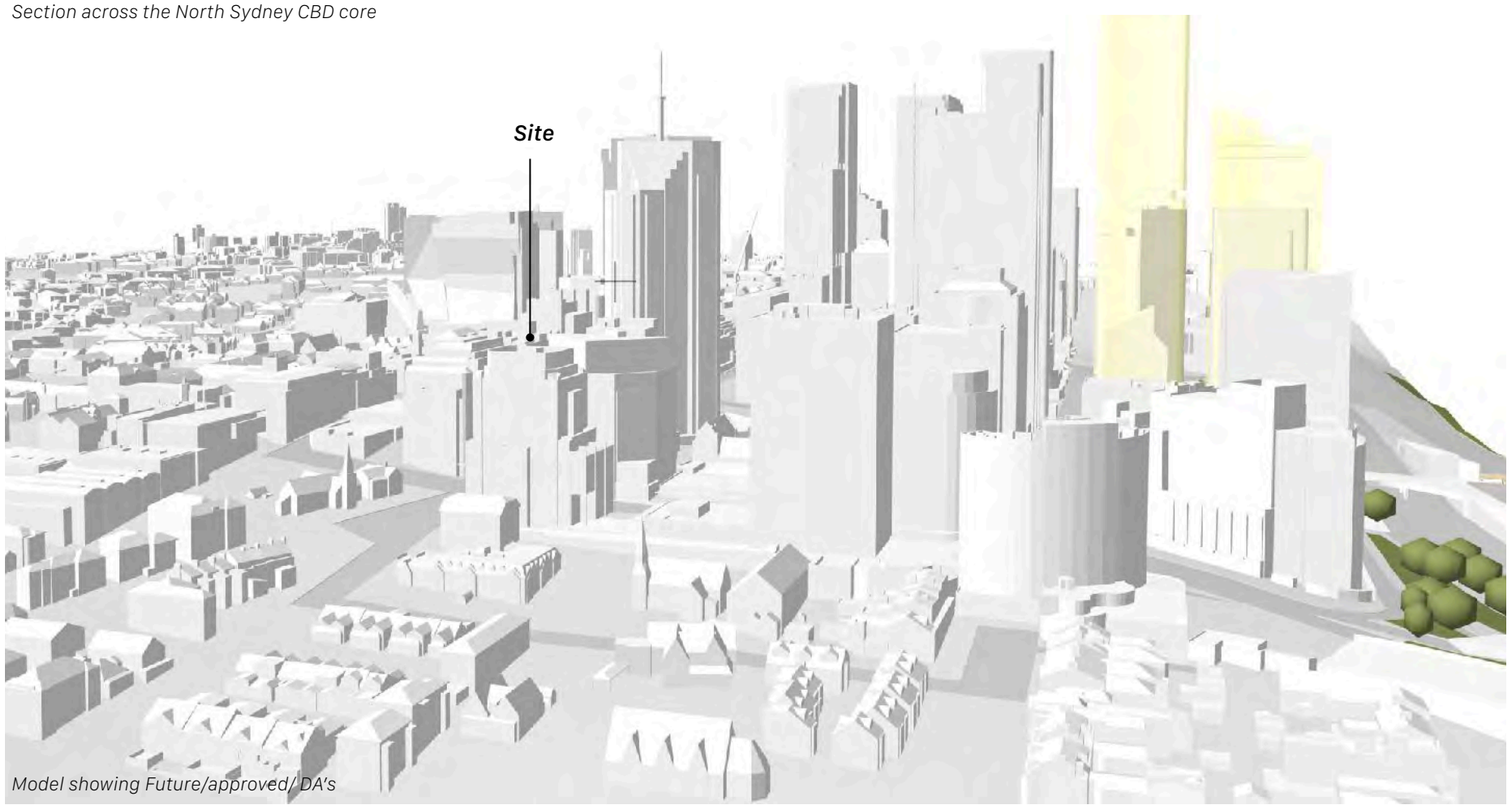
The subject site is immediately adjacent to North Sydney Station, and occupies a highly prominent and strategic position within the CBD. In this context, increased mass is anticipated particularly where development responds to its transit-oriented location and contributes positively to skyline composition, public domain and pedestrian experience.

Importantly, the study demonstrates that the proposal forms part of a broader pattern of coordinated renewal and rezoning rather than an isolated change. The scheme aligns with the evolving urban structure of the North Sydney CBD, supporting its transition to a more mixed-use centre while contributing additional housing supply, including affordable housing, in a location with exceptional access to public transport and services.



Section across the North Sydney CBD core





Model showing Future/approved/ DA's

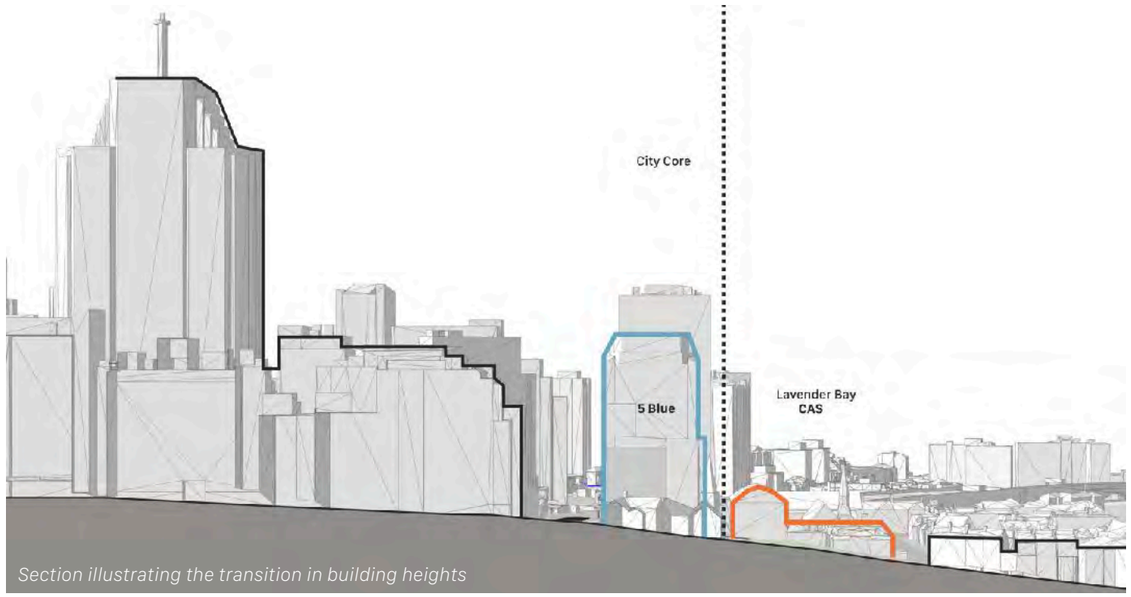
CBD Level Analysis

Height Plane Study

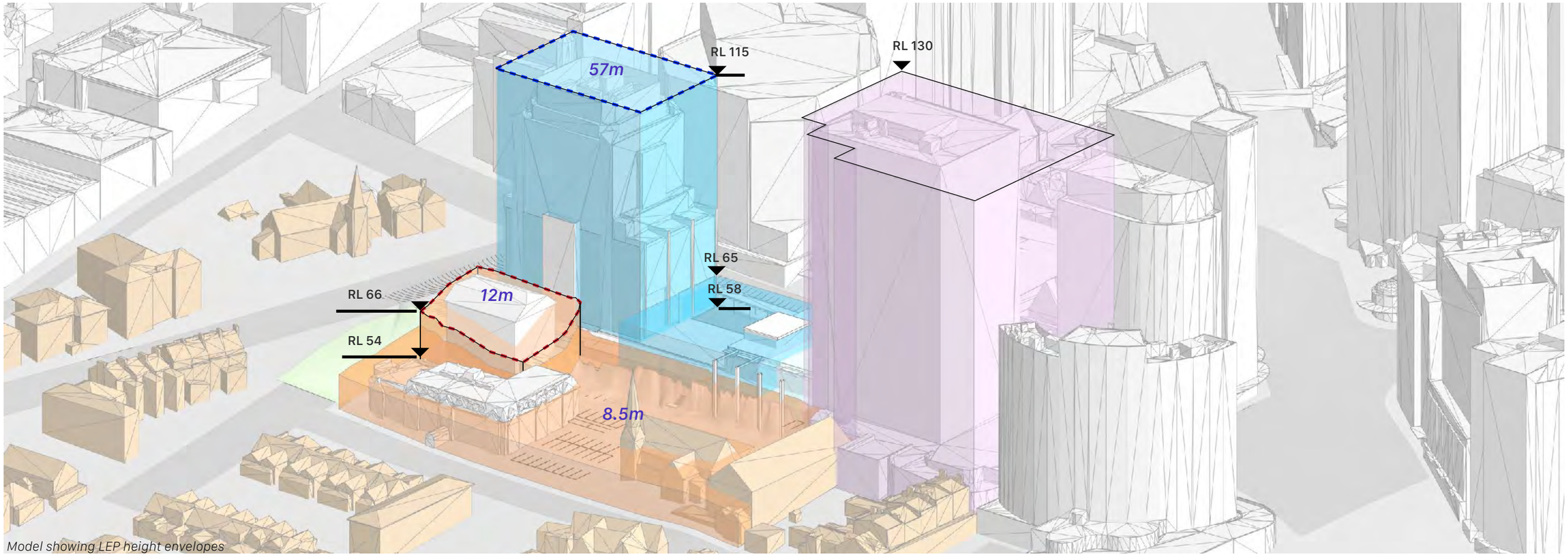
A height plane study has been undertaken to ***assess the site's redevelopment potential*** having regard to the surrounding built form context, existing and approved tower forms, and the strategic role of the North Sydney Station. The study considers how height can be accommodated while responding to key urban design principles including tower separation, view sharing, overshadowing, skyline composition and pedestrian amenity.

Its location within the North Sydney CBD is characterised by a range of taller commercial and mixed-use buildings that exceed the scale of traditional lower-rise centres. Existing and approved buildings in the locality establish a varied skyline, with significant height concentrated around transport infrastructure and major commercial corridors.

Accordingly, an appropriate scale is considered to align the planning framework with the site's strategic significance, surrounding built form character and capacity to support future residential-led redevelopment under the SSDA pathway.



Section illustrating the transition in building heights



Model showing LEP height envelopes

CBD Level Analysis

Ground Plane Relationship

The site at 5 Blue Street occupies a highly connected position within the North Sydney Station area, with a direct relationship to surrounding pedestrian movement corridors, station entry points and the Greenwood Plaza retail centre. At ground level, the site forms part of the broader network of publicly accessible spaces linking Blue Street, North Sydney Station and the surrounding CBD.

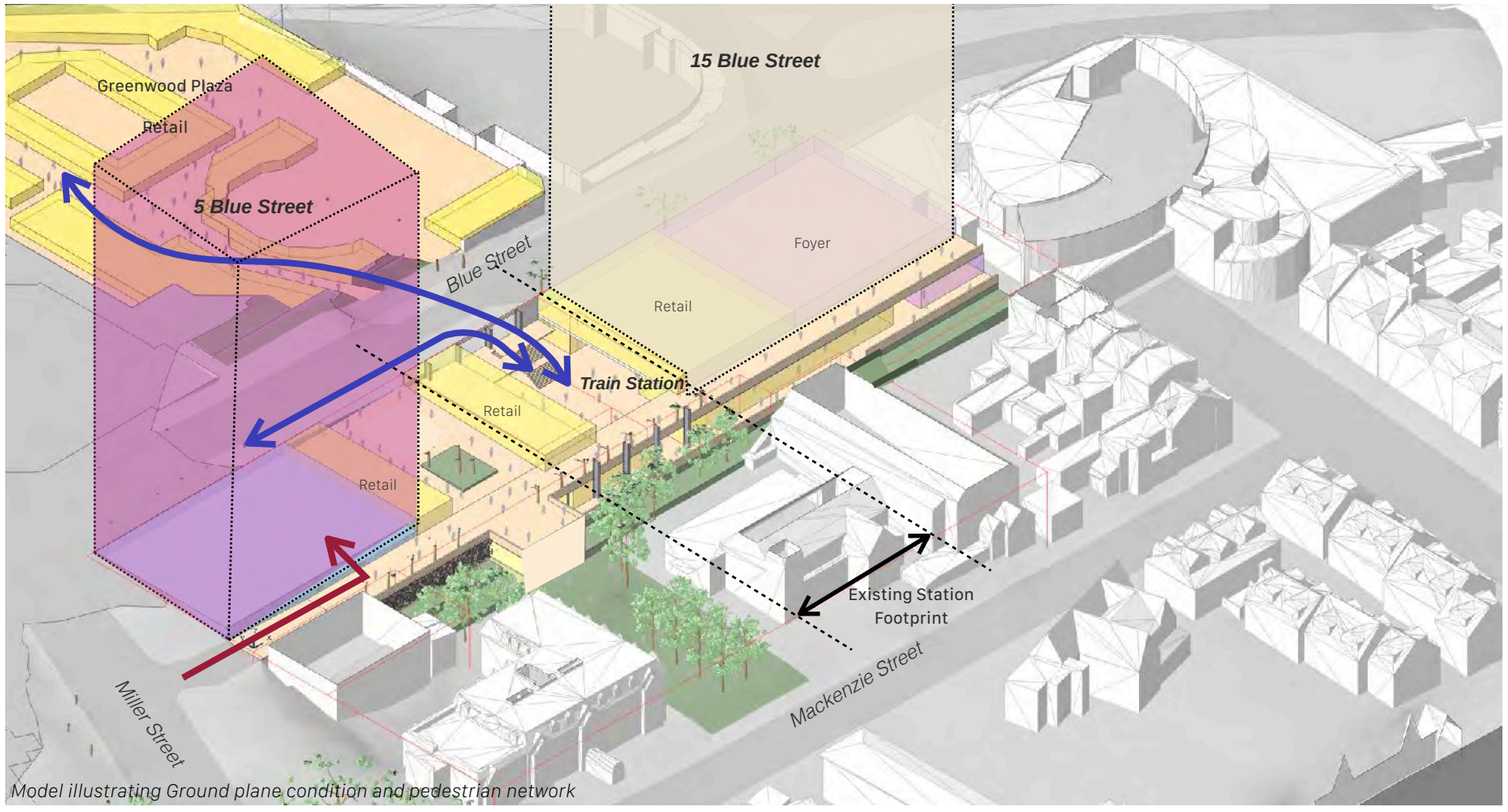
Primary pedestrian movement occurs along Blue Street, which provides direct access to station entrances and surrounding commercial uses. The site also benefits from immediate proximity to entries into Greenwood Plaza, reinforcing strong connections to retail, food and service offerings within the centre. High pedestrian volumes are experienced throughout the day due to commuter activity and the site's location above the station.

The existing ground plane is characterised by a predominantly hard landscaped urban environment with footpaths, plazas and station-related access points. Building interfaces within the locality generally support active frontages, sheltered pedestrian movement and clear way finding connections between transport infrastructure and surrounding land uses.

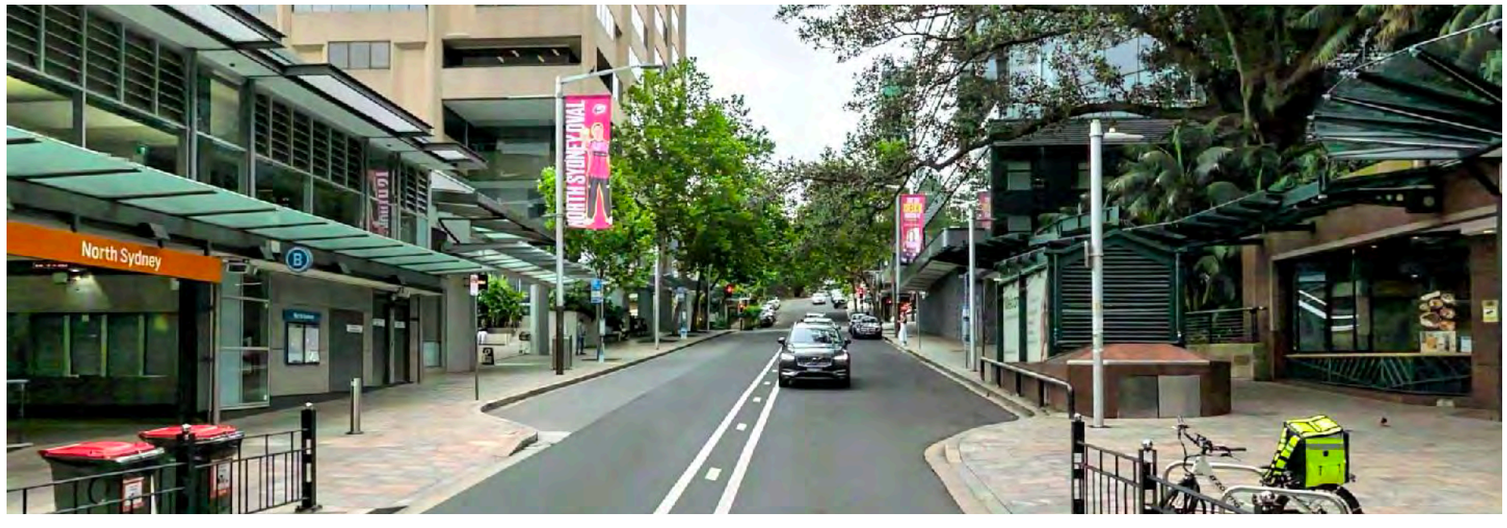
Given its strategic location, the site has significant potential to improve the public domain through enhanced pedestrian permeability, upgraded streetscape treatment, active uses at ground level and stronger integration with station and Greenwood Plaza access points. Future redevelopment can contribute to a more legible, vibrant and connected ground plane environment within the North Sydney CBD.



Map illustrating pedestrian links and active edges

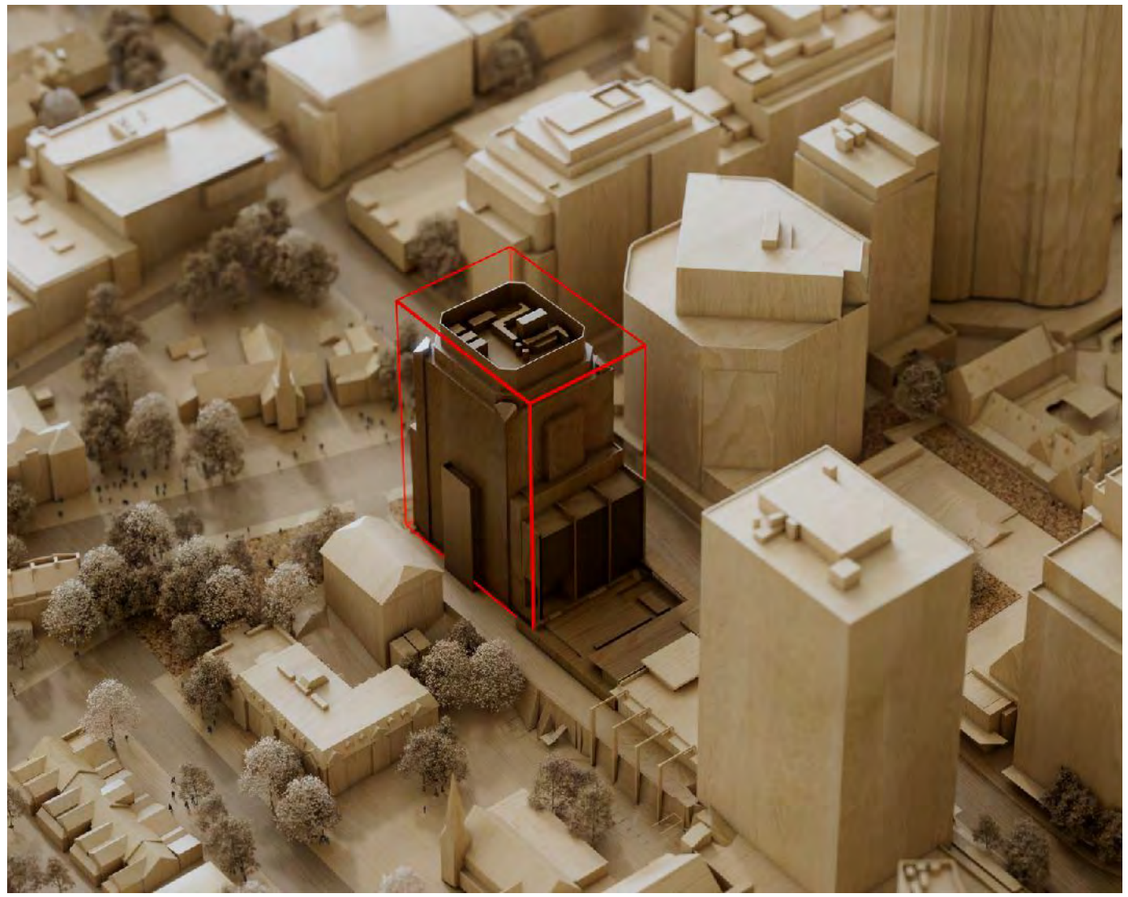


Model illustrating Ground plane condition and pedestrian network



CBD Level Analysis

LEP Height Analysis



Existing Model showing LEP height envelopes



Proposed Model showing LEP height envelopes

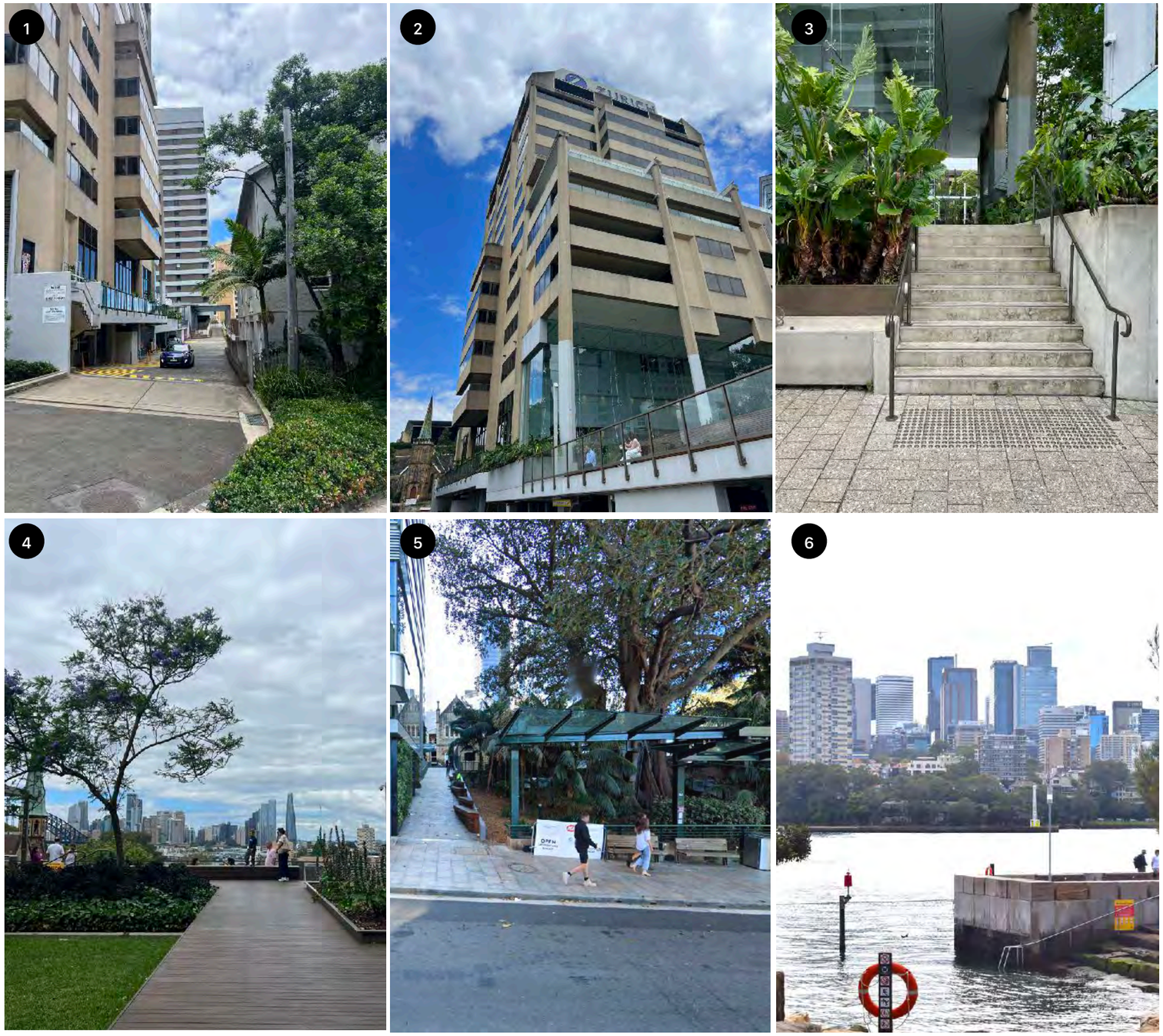
Site Analysis

The Site

Existing Site Condition

A site visit was undertaken to document the existing conditions of the site and its surrounding context. The photographs illustrate the site's strategic location, its relationship to Blue Street, surrounding commercial development, public domain areas and key pedestrian movement corridors. The observations informed the design response, particularly in relation to built form, access, activation and integration with the broader North Sydney CBD.

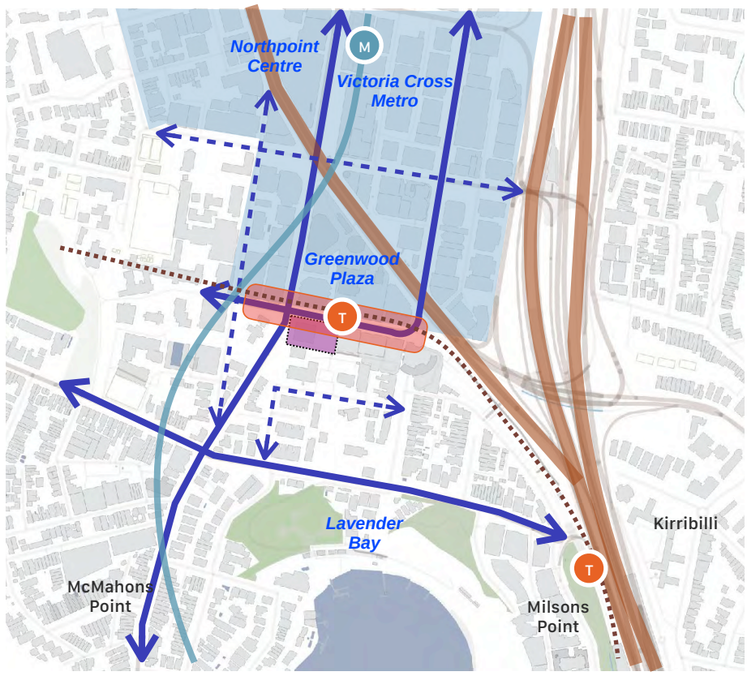
1. ***Blues Point Road frontage and service lane access***
2. ***View of 5 Blue street from Phillips Lane***
3. ***Existing access from Blue street Plaza.***
4. ***Blue Street Plaza and station forecourt environment***
5. ***Interface with Greenwood Plaza and surrounding retail uses***
6. ***View of the existing building from Barangaroo showing the commercial cluster in North Sydney***



Site images with current condition

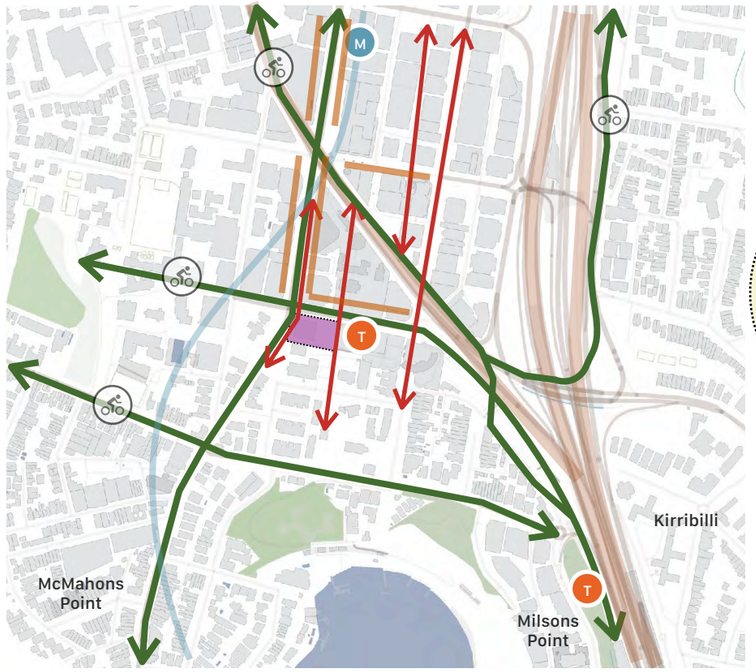
Site Analysis

Urban Context



The site is in a highly strategic, transit-oriented urban location within the North Sydney CBD, positioned immediately above North Sydney Station and characterised by intense surrounding commercial and mixed-use development, strong pedestrian activity, and direct connectivity to key employment, retail and transport infrastructure.

Active links



The site benefits from strong active links to the surrounding urban environment, with direct and highly permeable pedestrian connections to North Sydney Station, Greenwood Plaza and the broader CBD network via Blue Street and adjoining public domain areas. These connections support high levels of daily foot traffic and reinforce the site's integration within the wider transport, retail and employment core of North Sydney.

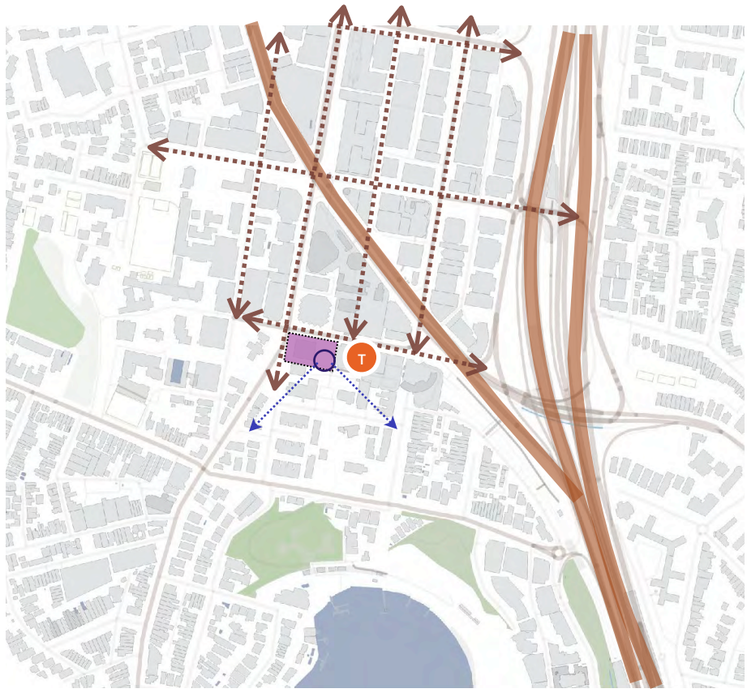
Green Connections



The site has access to a limited but strategically important network of green connections within the broader North Sydney CBD, with nearby access to landscaped public domain areas, street tree planting and key open space destinations such as Berry Street Park and the Lavender Bay foreshore. These green links are primarily experienced through pedestrian routes connecting Blue Street to surrounding streets and contribute to the incremental greening of the otherwise highly urbanised station area.

Site Analysis

Urban Grid



Subject Site

Pacific Highway / Main Circulation

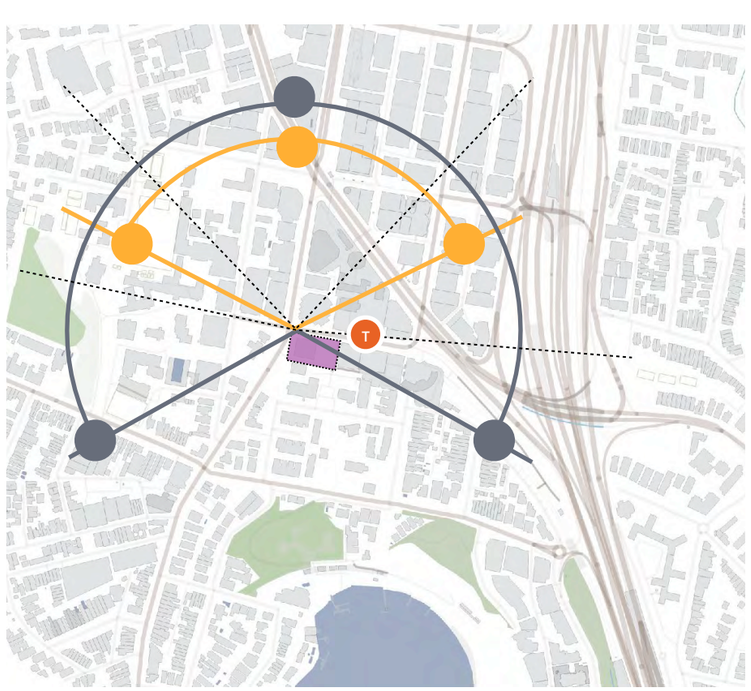
Train Station

Grid pattern

Primary views

The site occupies a prominent location within the North Sydney Station CBD and has significant capacity to contribute to public domain activation through improved pedestrian interfaces, active ground floor uses and enhanced connectivity to surrounding transport and retail destinations. Its direct relationship to Blue Street Plaza, station entry points and Greenwood Plaza supports high levels of pedestrian movement throughout the day, creating opportunities for a vibrant and activated ground plane that contributes to the evolving mixed-use character of the North Sydney CBD.

Solar Amenity



Subject Site

Pacific Highway / Main Circulation

Parks/Reserves

Winter Sun (Jun 21)

Summer Sun (Dec 21)

The site's solar amenity conditions are defined by its dense CBD context and surrounding tall built form, which results in a highly variable overshadowing environment throughout the day. Given the scale and proximity of neighbouring northern developments, the site experiences periods of reduced direct solar access, particularly at lower levels. Future built form has been designed to respond to these conditions by optimising solar access to key residential and communal areas while managing overshadowing impacts on surrounding public spaces in accordance with relevant planning controls and urban design principles.

Views



Harbour/City view

TowardsLane Cove

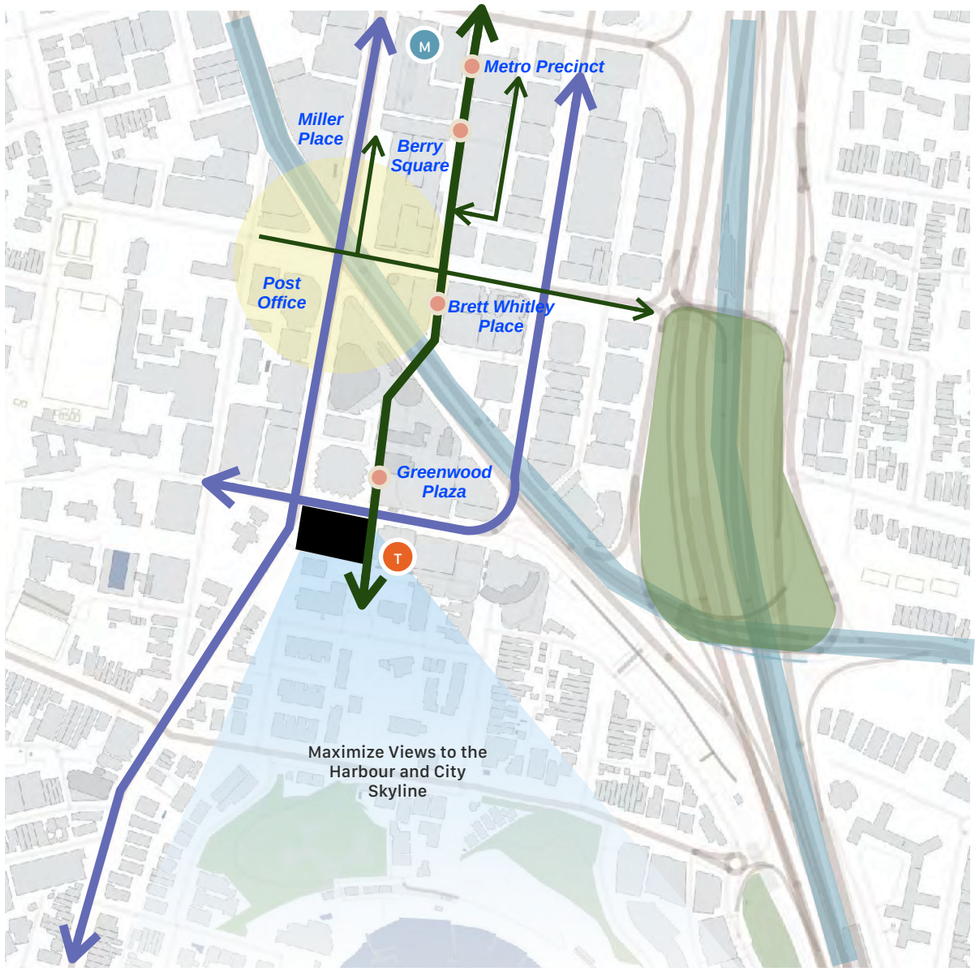
Middle Harbour views

Chatswood

The site benefits from a highly urbanised visual context, with view corridors primarily defined by surrounding commercial towers, transport infrastructure and the broader North Sydney skyline. Elevated levels within the proposed development have the potential to obtain longer-distance outlooks towards Sydney Harbour, the CBD skyline and surrounding districts, subject to built form configuration. At lower levels, views are more contained and framed by adjacent buildings and street-level activity, reflecting the dense CBD character. The design responds to these conditions by optimising view sharing, maintaining visual permeability between towers, and ensuring outlook is appropriately distributed across residential and co-living units.

Opportunities and Constraints

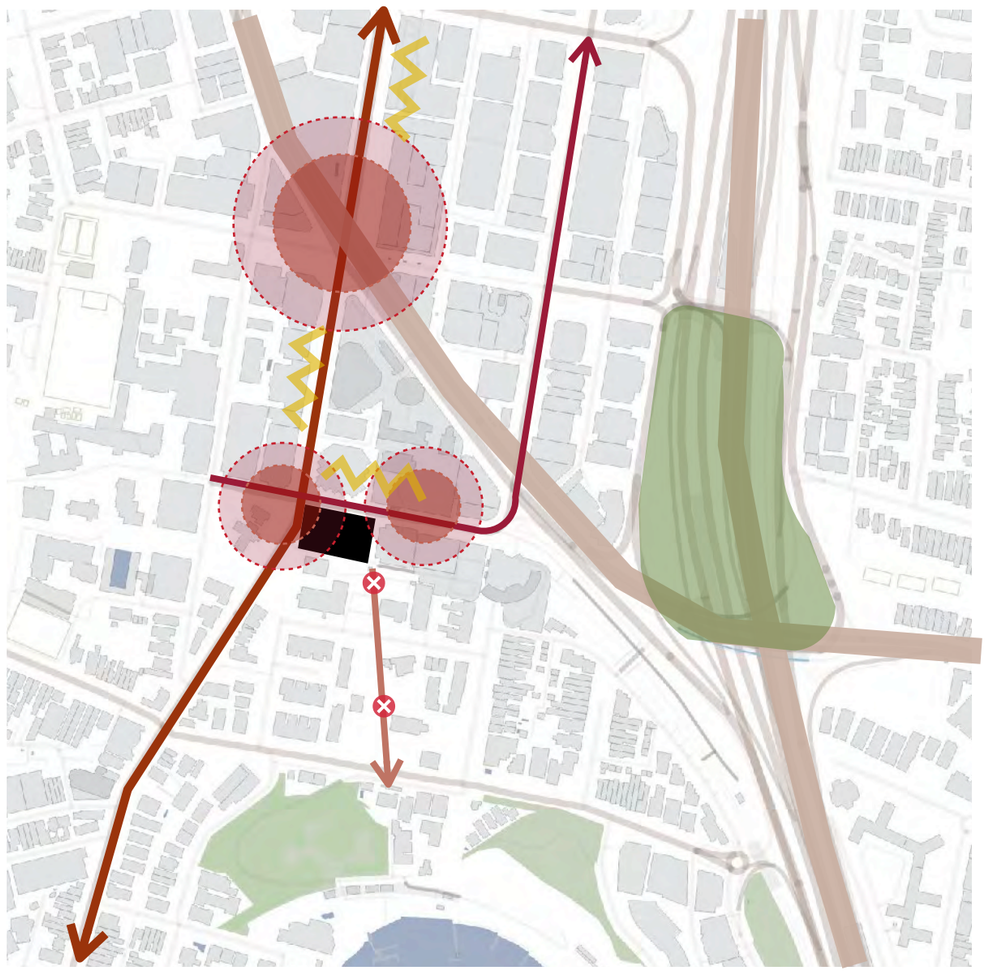
Site opportunities



Subject Site
Pacific Highway / Main Circulation
High Growth area
Secondary links
Primary connections
T
Train Station

The site presents a significant opportunity for transit-oriented residential and co-living redevelopment given its highly strategic location immediately above North Sydney Station. Its position within the CBD supports increased height and density, enabling substantial housing delivery in a highly accessible metropolitan centre. Strong pedestrian movement along Blue Street and connections to Greenwood Plaza and surrounding commercial areas provide opportunities for active ground floor uses, improved public domain interfaces and enhanced permeability through the site.

Site Constraints



Subject Site
Pacific Highway / Main Circulation
High Growth area
Secondary links
Primary connections
T
Train Station

The site is constrained by its dense CBD context, including proximity to existing and emerging high-rise buildings which necessitates careful consideration of separation, amenity and view sharing. Overshadowing impacts on surrounding public spaces and sensitive interfaces must be carefully managed in the design response. Existing transport infrastructure and underground station operations also introduce structural, servicing and construction interface considerations. In addition, the site sits within a highly active pedestrian and vehicular environment, requiring careful coordination of access, safety, and operational logistics during both construction and future use.

Connecting With Country







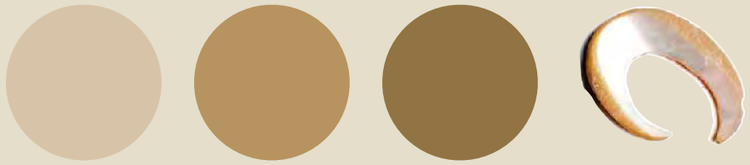




fjcstudio
formerly fjmtstudio

Z5B Country First Discovery

Cammeraygal Country



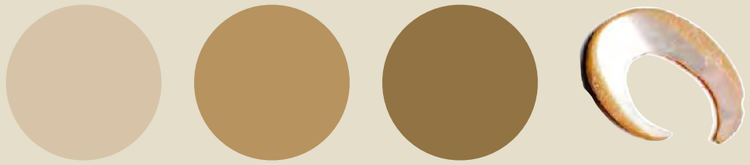
Project Name	Z5B Blue Street
Document Name	Country First Discovery
Revision	Date
1	03.06.2026



Acknowledgement of Country

Cammeraygal Country

fjcstudio acknowledges the traditional custodians of Cammeraygal Country. We pay our respect to all Elders, past, present and emerging and extends that respect to all First Nations peoples. fjcstudio acknowledges the connection and custodianship that First Nations peoples have to the land, sea and sky, and wish to celebrate their ongoing connection to Country



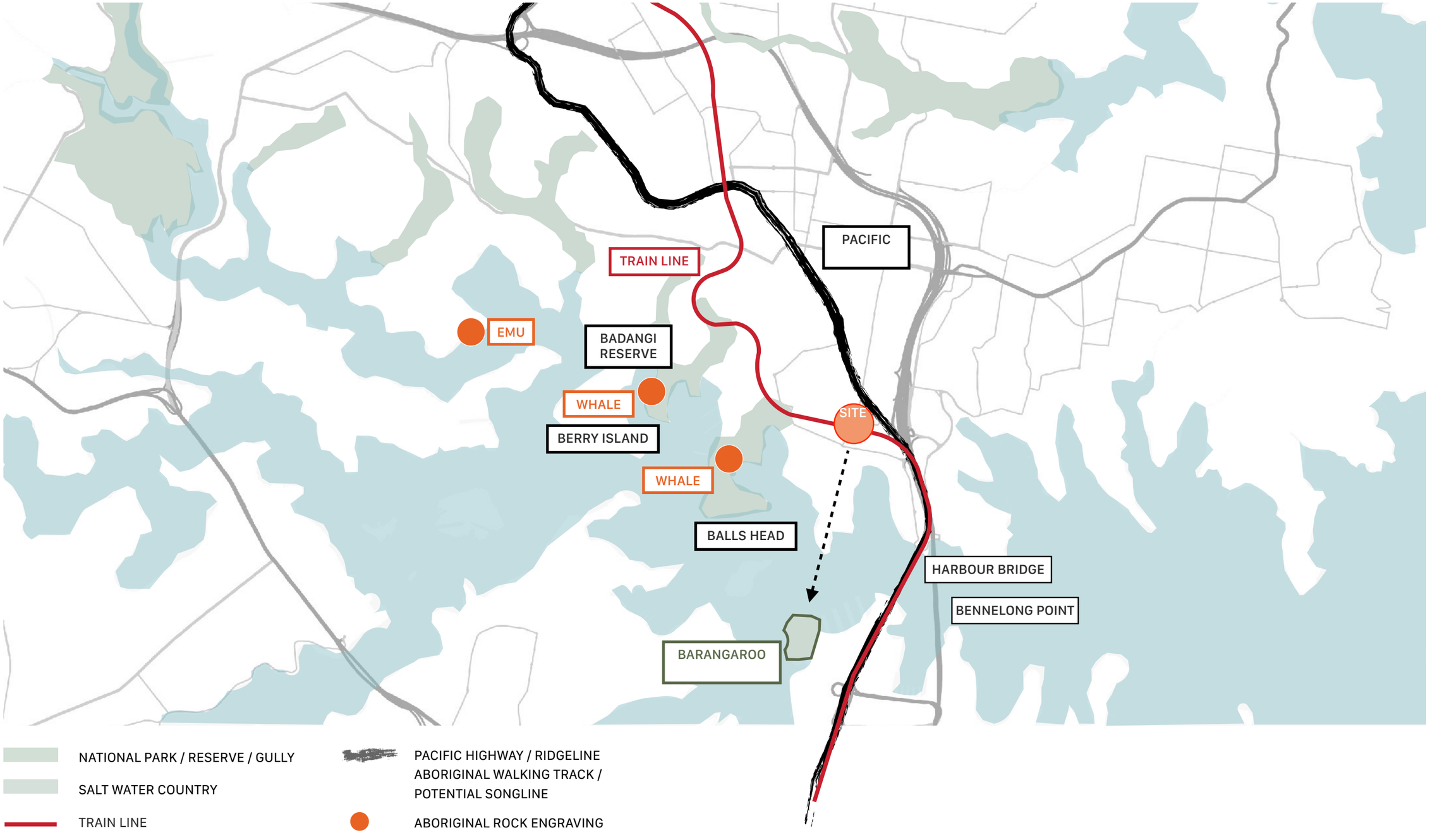


Contents

- Mapping Country - Cammeraygal Country
- Traditional Custodians
- Cammeraygal Women
- Barangaroo Country
- Carved Coastal Country

Designing with Country

Mapping Cammeraygal Country



Designing with Country

Cammeraygal -Traditional Custodians



FISHING

Cammeraygal women were skilled at fishing and using the nawi [canoe]



WARRIOR TRIBE

Cammeraygal men were said to be the most skilled and fearsome warriors in the region]



SHIELDS AND SPEARS: used by the Cammeraygal



NAWI [canoe]: used by the Cammeraygal



BARA HOOKS: Fishing hooks made from shell

Designing with Country

Cammeraygal Women - Salt Water Experts



SALT WATER WOMEN: Showing the skilful ability to fish from the Nawi whilst taking care of her baby



EORA WOMEN: Ceremony showing ochre body paint, feathers and shells



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



FISH HOOKS + CASSOWARY FEATHER

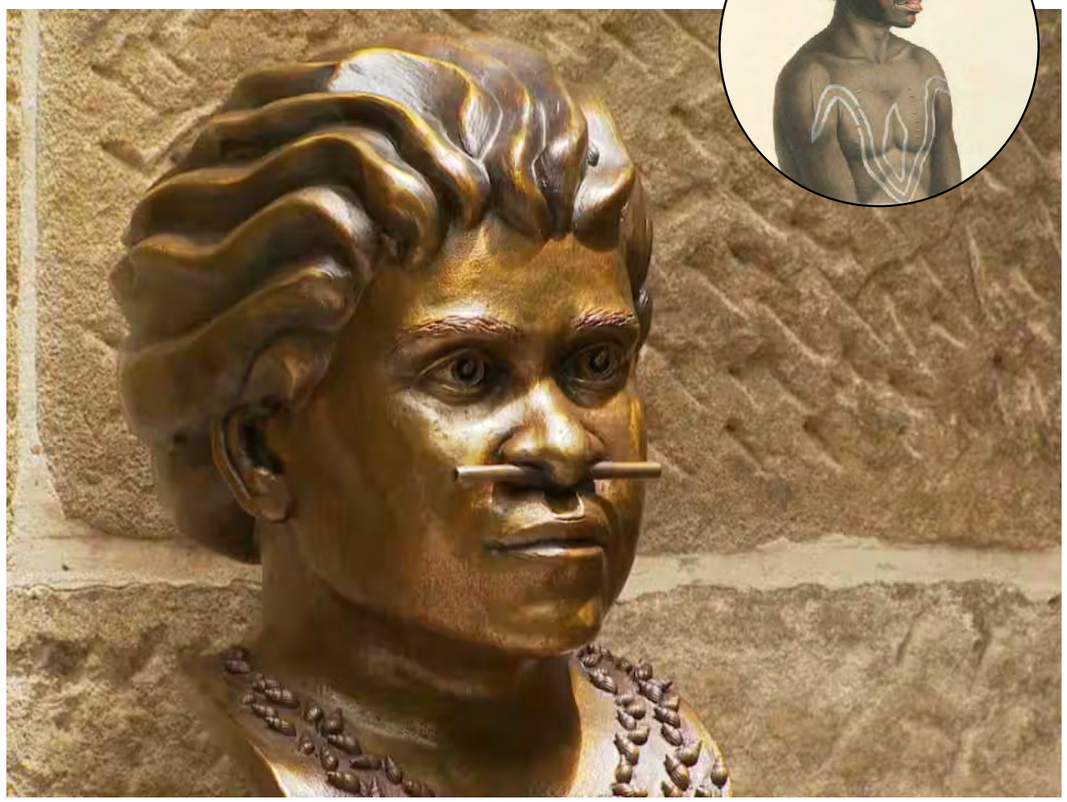
Fishing lines were made by twisting together two strands of fibre from the kurrajong trees, cabbage trees or flax plants. Crescent shaped fish hooks [Barra hooks] were honed from the broadest part of the turban shell.

Designing with Country

Barangaroo - Cammeraygal Leader



BENNELONG [Husband]



BARANGAROO STATUE - Showing her famous nose piercing, which signified her importance as an Eora leader.



ABORIGINAL WOMAN: Of Coastal NSW



SALT WATER FAMILY: Cemmeraygal women were experts at fishing, whilst men were experts at hunting

BARANGAROO COUNTRY

Barangaroo was an important figure of her time. The bone through her nose [and also of her famous husband Bennelong], indicated that they were leading figures of high standing in the greater Eora nation. Karskens [2014] tells us that Barangaroo was one of the powerful figures in Sydney's early history and part of the largest and most influential group in the Sydney coastal region. Karskens [2014] also suggests that Barangaroo wold have been present at the first meeting between the white newcomers and Cammeraygal women at Manly in 1788 [the event was captured by William Bradleys watercolour painting]. Officers at the time described Barangaroo as striking but also frightening, observing her position as one of status, wisdom and influence. Unlike then younger women, Barangaroo refused to wear clothing or conform the colonial ideals.

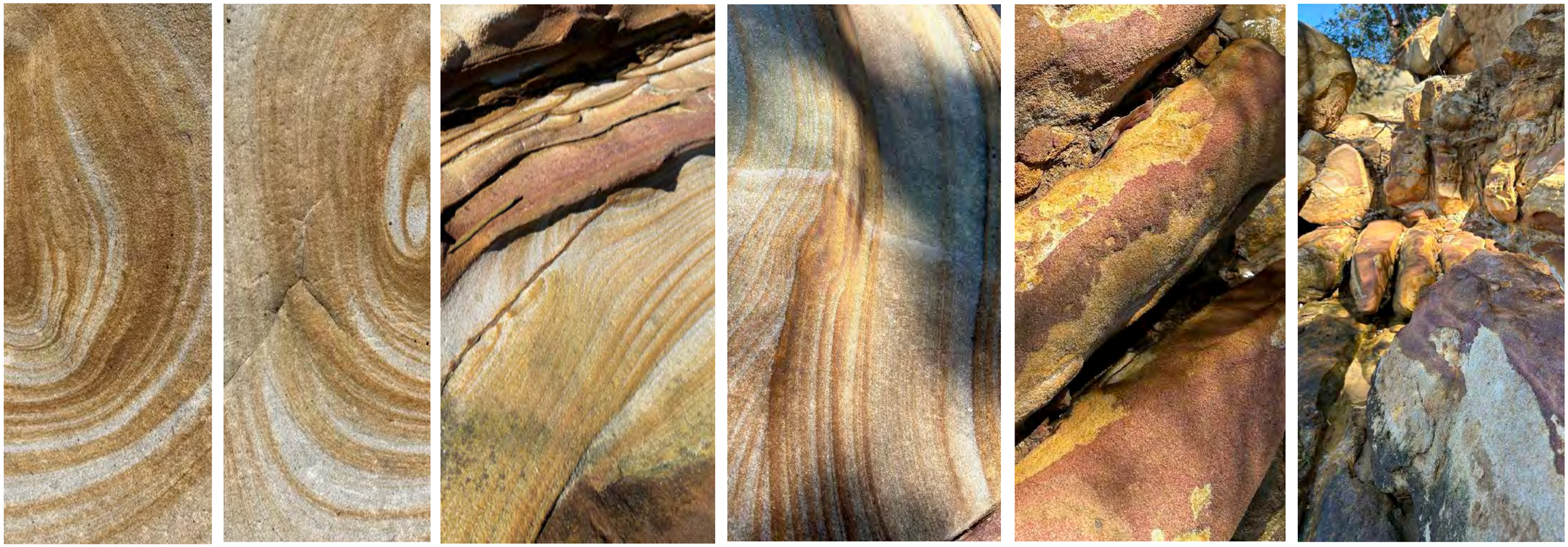
Barangaroo was a leading figure of the Camerraygal clan who fiercely defended her culture and way of life. She was married Bennenolng who was a leader of the Gadigal mob, who is perhaps one of the most famous Eora men due to his diplomatic role and close friendship with Governor Phillip. Bennelong was of such high standing with the Governor that he was taken to London and presented to King George III.

"Barangaroo was independent, strong and wise - a proud statement of her spirituality and culture."

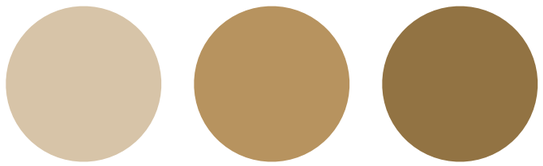
- Theresa Ardler, Eora woman [Interview on SBS news, 2021]

Designing with Country

Cammeraygal Country - Carved Coastal Landscape



BERRY ISLAND COASTAL SANDSTONE



What Does Country Want To Be?

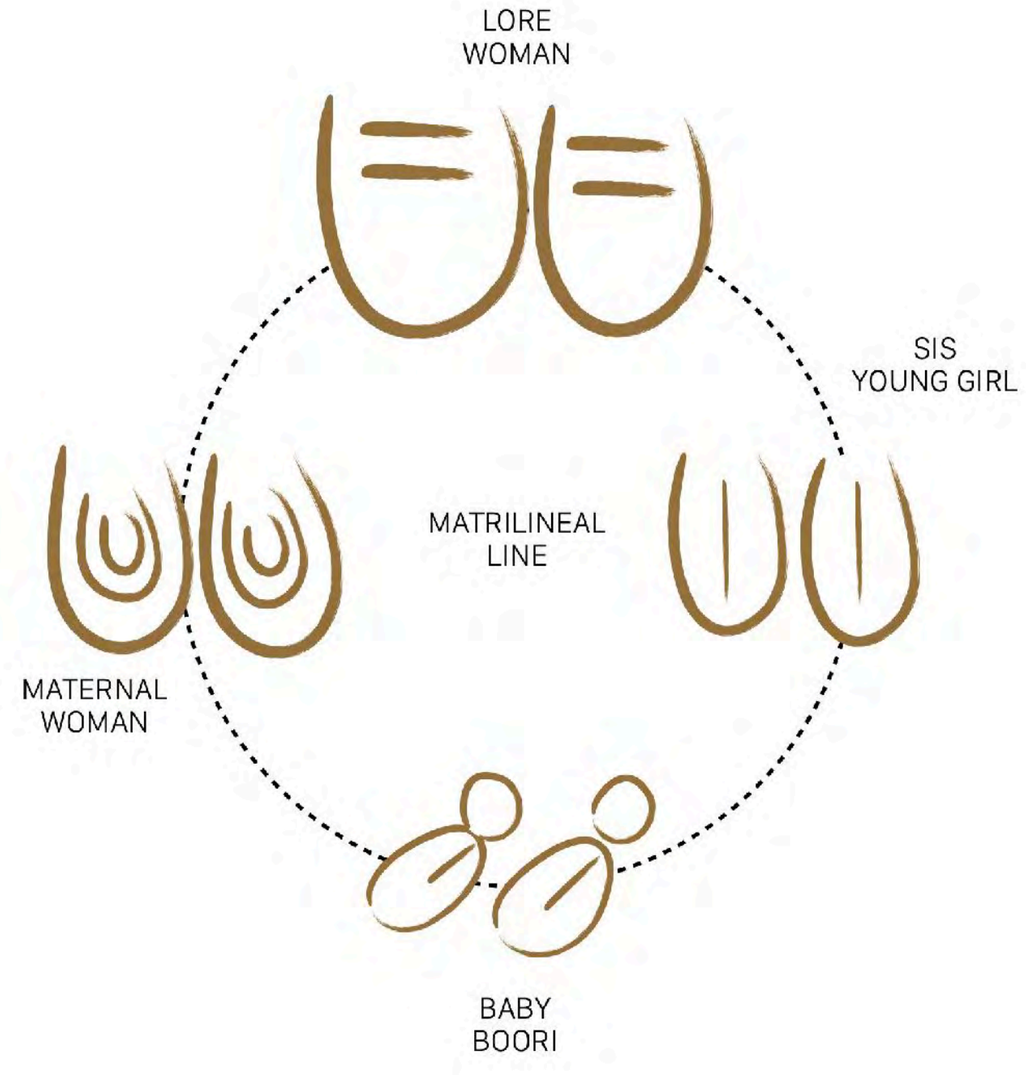
The coastal character where the gully's flow into the harbour becomes a rocky sandstone threshold. The colours and patterns of the stone along the edges of Cammeraygal have been shaped and carved by water over thousands of years. It is an ancient and Enduring landscape which existed long before humans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

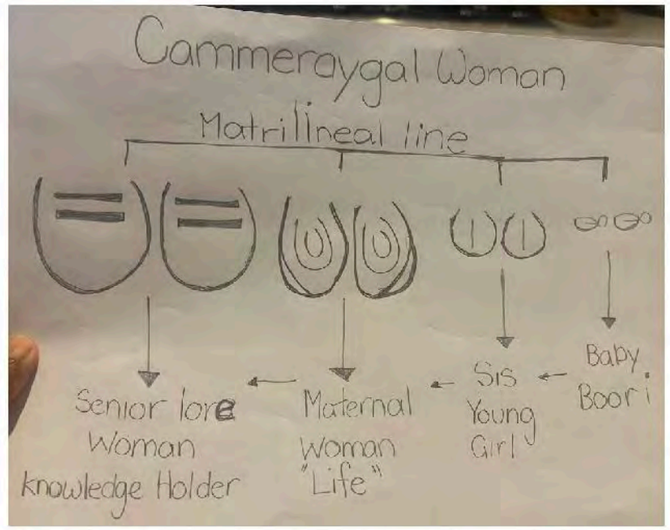


Shells and middens are Characteristic of the Cammeraygal coastline

Designing with Country

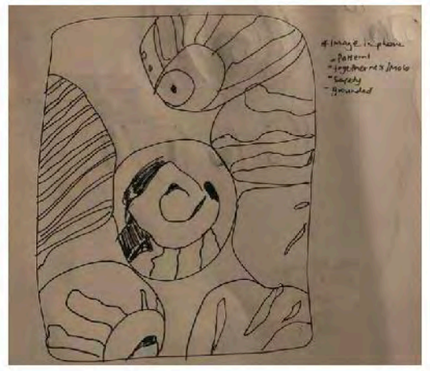
Barangaroo Country - Matriarchal Country

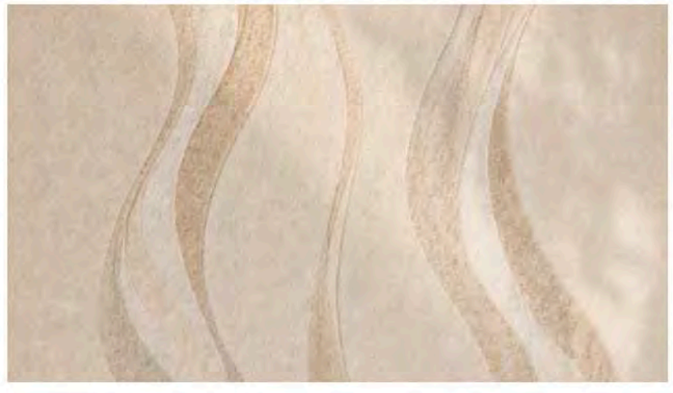


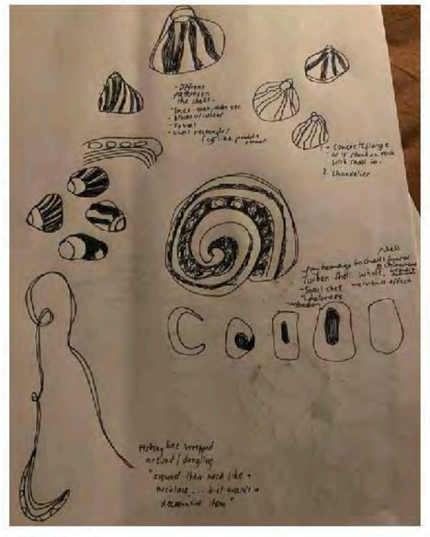






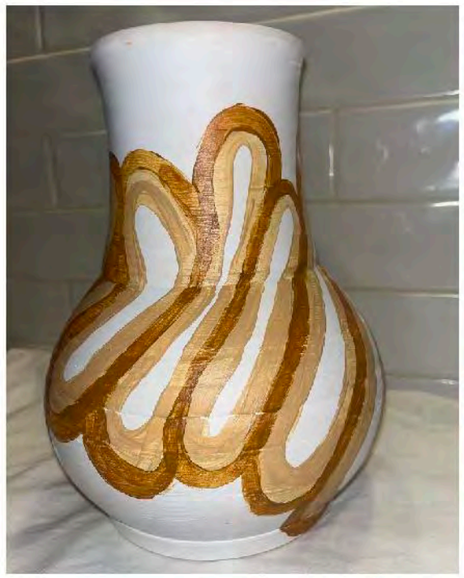






Designing with Country

Barangaroo Country - Matriarchal Country



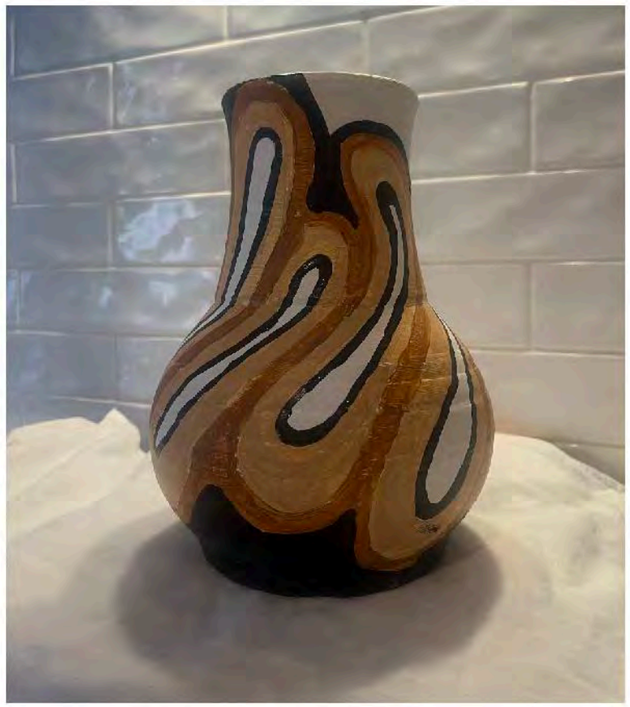














Designing with Country

Barangaroo Country - Design Opportunities



NAWI

Stringy Bark Eucalypt

Grass tree [binding]

Materials + construction

Techniques



BURRA HOOKS

Turban Shell

Colour, Pattern, shape



FISHING LINE + HOOKS



OCHRE BODY PAINT

Cammeraygal Women

Colour, Pattern, Texture



SALT WATER COUNTRY

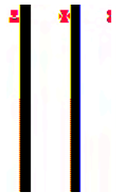
Coastal Sandstone

Pattern, Materialty, Color

Design Principles

fjcstudio / architecture / interiors / landscape / urban / place

NSW *Better Placed* Objectives



Better Fit

Contextual, local and of its place

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

The proposal responds to the established and evolving character of the North Sydney CBD by introducing increased height and density in a highly accessible, transit-oriented location immediately above North Sydney Station. The tower and podium form is carefully modulated to integrate with the surrounding skyline while responding to adjoining interfaces through appropriate setbacks, separation and articulation. The design acknowledges the fine grain pedestrian environment at street level while contributing to the broader commercial and mixed-use context of the precinct.



Better Performance

Sustainable, adaptable and durable

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

The development is designed to achieve strong environmental and functional performance outcomes within a dense urban setting. Residential and co-living layouts are configured to optimise access to daylight, outlook and natural ventilation where possible, while the building envelope incorporates shading and energy-efficient façade treatments. Separate entries for residential and co-living uses along Blue Street improve operational efficiency and legibility, while servicing is consolidated via the rear lane to minimise conflicts with pedestrian activity and enhance overall site functionality.

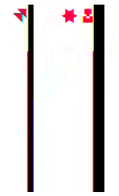


Better For Community

Inclusive, connected and diverse

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

The proposal contributes to broader community outcomes through the delivery of housing diversity, including co-living and affordable housing opportunities, within a highly accessible metropolitan centre. It supports increased activation of the North Sydney CBD beyond standard business hours through a mix of residential, retail and supporting uses. Improved public domain interfaces and pedestrian connections enhance accessibility and encourage greater use of surrounding public spaces, reinforcing the precinct's role as a vibrant and inclusive urban centre.



Better For People

Safe, comfortable and liveable

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

The proposal prioritises pedestrian experience and public domain activation through active frontages, improved permeability and clear connections to surrounding transport and retail infrastructure. Retail uses are oriented toward the plaza interface to support street life and vibrancy, while residential entries along Blue Street are designed to provide clarity, safety and ease of access. The development also contributes to improved communal amenity through shared spaces and enhanced connections to the broader CBD pedestrian network.

NSW *Better Placed* Objectives

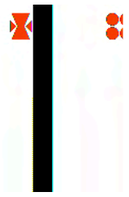


Better Working

Functional, efficient and fit for purpose

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

The proposal is structured to function efficiently within a highly active CBD and station environment, with clear separation between residential, co-living, retail and service functions. Dedicated entries along Blue Street support legible and efficient access for different user groups, while servicing is consolidated via the rear lane off Blues Point Road to minimise conflicts with pedestrian movement. The building is designed to integrate seamlessly with surrounding transport infrastructure, supporting high levels of accessibility and operational efficiency.



Better Value

Creating and adding value

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

The development maximises the value of a highly strategic, transit-oriented site by delivering increased housing supply, including co-living and affordable housing, in a location with exceptional access to jobs, services and transport. The proposal supports broader economic and social value creation through intensified land use within an established metropolitan centre, while contributing to the activation and ongoing renewal of the North Sydney CBD. Efficient use of land above existing infrastructure ensures long-term value generation for both the area and the wider city.



Better Look and Feel

engaging, inviting and attractive

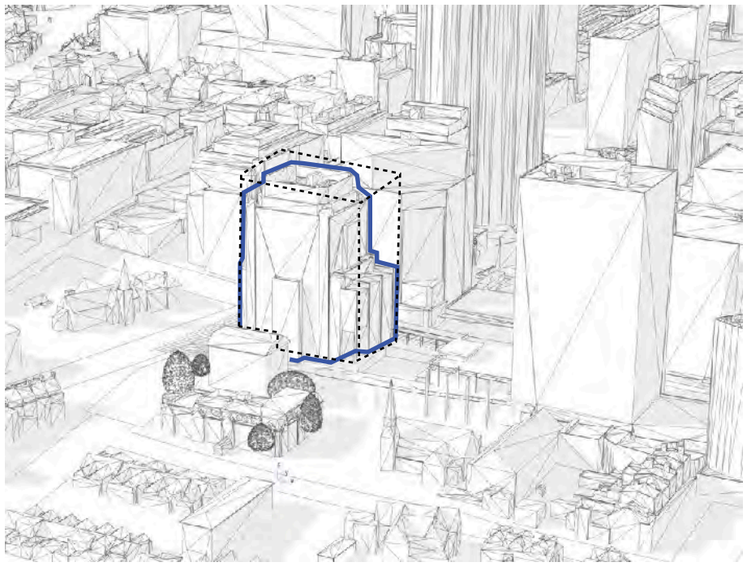
The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute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

The design responds to the evolving North Sydney skyline with a contemporary tower and podium form that integrates with the surrounding built context. At street level, active frontages, transparent interfaces and a well-defined plaza connection create a vibrant and engaging public domain experience. The architectural expression is articulated to reduce perceived bulk, improve visual interest, support skyline diversity and compliment the scale adjustment down to the Lavender Bay character area while high-quality materials, landscaping and lighting contribute to a refined and pedestrian-friendly urban environment.



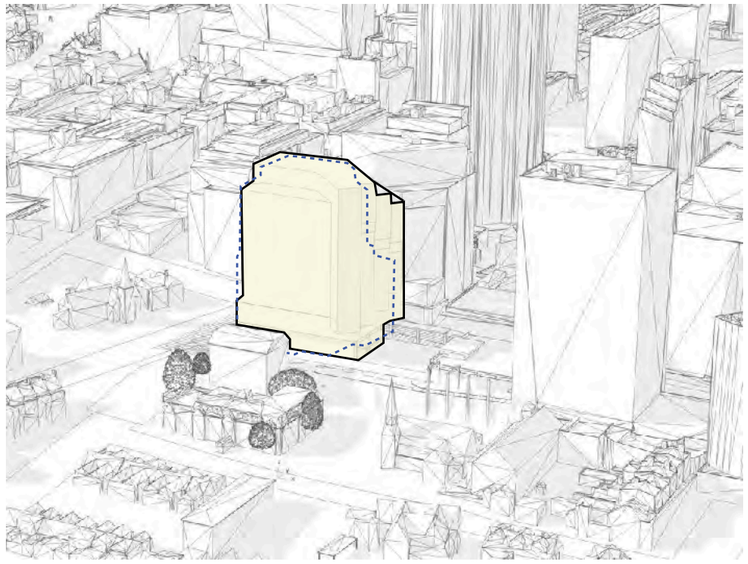
Key Design Principles

Existing Development



The site is currently occupied by a commercial building comprising office uses with ground-level interface to Blue Street. The existing development presents a limited contribution to the public domain and does not fully realise the strategic potential of the site within the evolving North Sydney Centre.

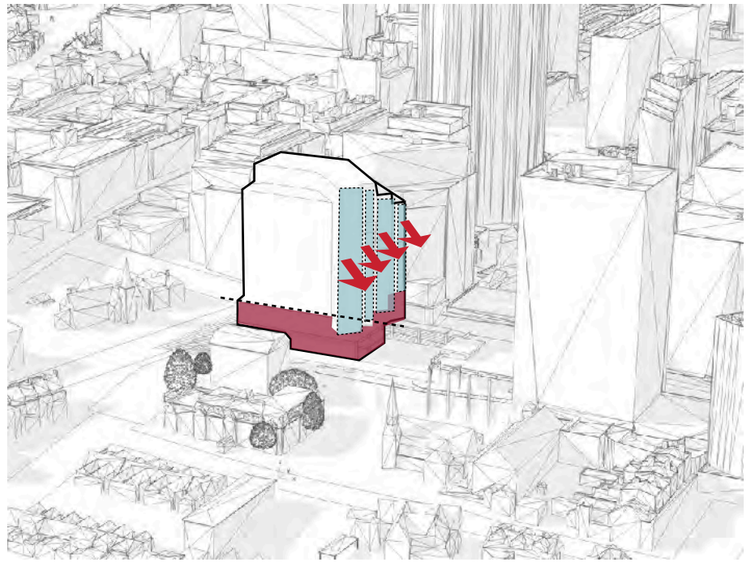
Adaptive Reuse



The proposed built form comprises a 15-storey mixed-use development with a podium and tower composition incorporating retail, co-living, and residential uses. The development envelope has been carefully designed to respond to the site context, surrounding built form, and public domain interface, while achieving an appropriate balance between density, amenity, and urban design outcomes.

The proposal sits within the applicable maximum building height control of RL 115m under the relevant planning framework, ensuring consistency with the anticipated scale and character of the evolving North Sydney Centre.

Form Articulation

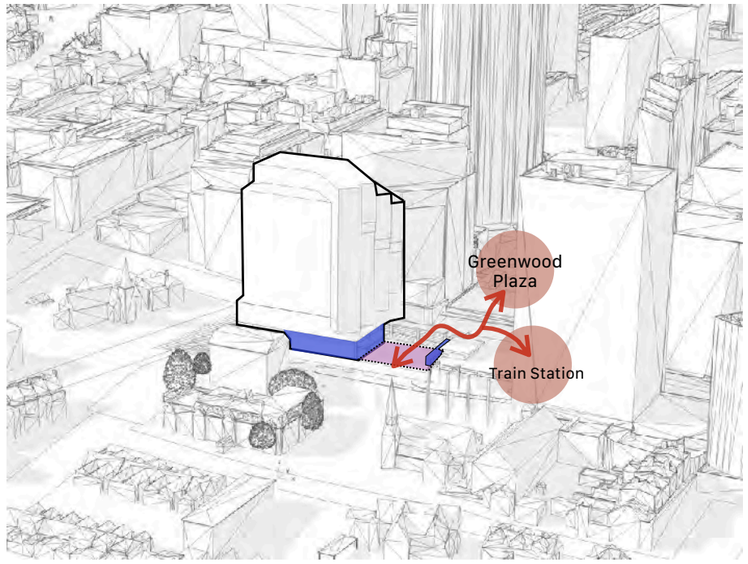


The architectural expression of the development is defined by a contemporary podium and tower composition with articulated built form elements that reduce perceived bulk and enhance visual interest. A key design feature is the extended cantilevered mass oriented toward the harbour view corridor, which responds to the site's prominent urban context while maximising outlook and residential amenity.

The cantilever element contributes to a distinctive skyline presence and reinforces the vertical expression of the tower, while modulation, material variation, and recessed elements provide further articulation across the façade. Together, these design moves create a refined built form outcome that responds to both the immediate streetscape and the broader character of the area.

Key Design Principles

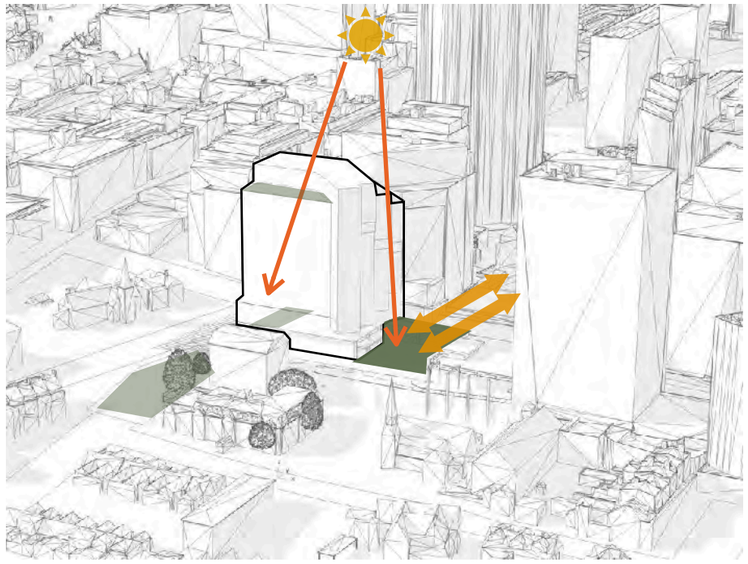
Activated Edge and Public Domain



The proposal delivers an activated ground floor interface comprising retail uses and a publicly accessible landscaped plaza that enhances pedestrian activity and amenity along Blue Street.

The ground plane strengthens connectivity to the broader North Sydney CBD core by improving pedestrian permeability and contributing to the evolving network of active public spaces within the area.

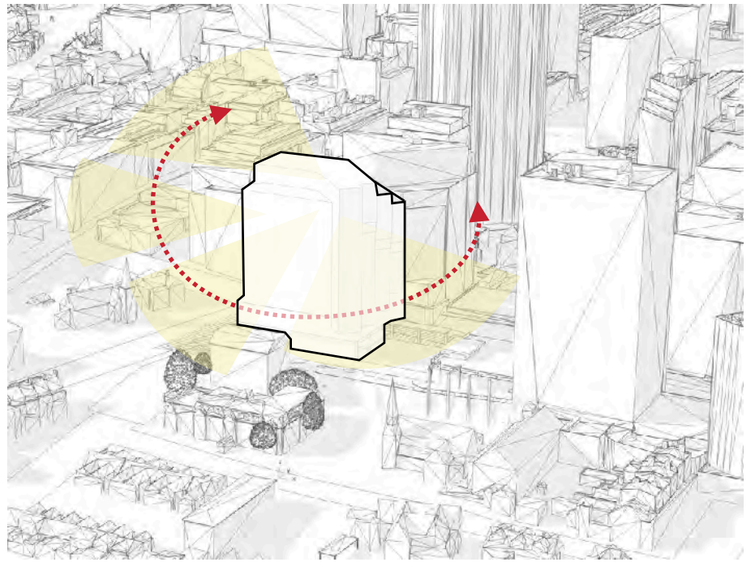
Green Connections



The proposal incorporates a landscaped public plaza and viewing deck oriented toward harbour views, contributing to the network of green links and public domain spaces emerging across the North Sydney Centre.

Together, these elements enhance pedestrian amenity, provide opportunities for passive recreation and outlook, and support the broader public domain strategy focused on improving connectivity, urban greening, and the quality of publicly accessible open space within the CBD.

Views



The proposal has been designed to maximise opportunities for views and outlook through the articulation and orientation of the built form. The tower configuration and cantilevered elements take advantage of the site's elevated position within the North Sydney Centre, enabling expansive outlook toward Sydney Harbour and the broader metropolitan skyline.

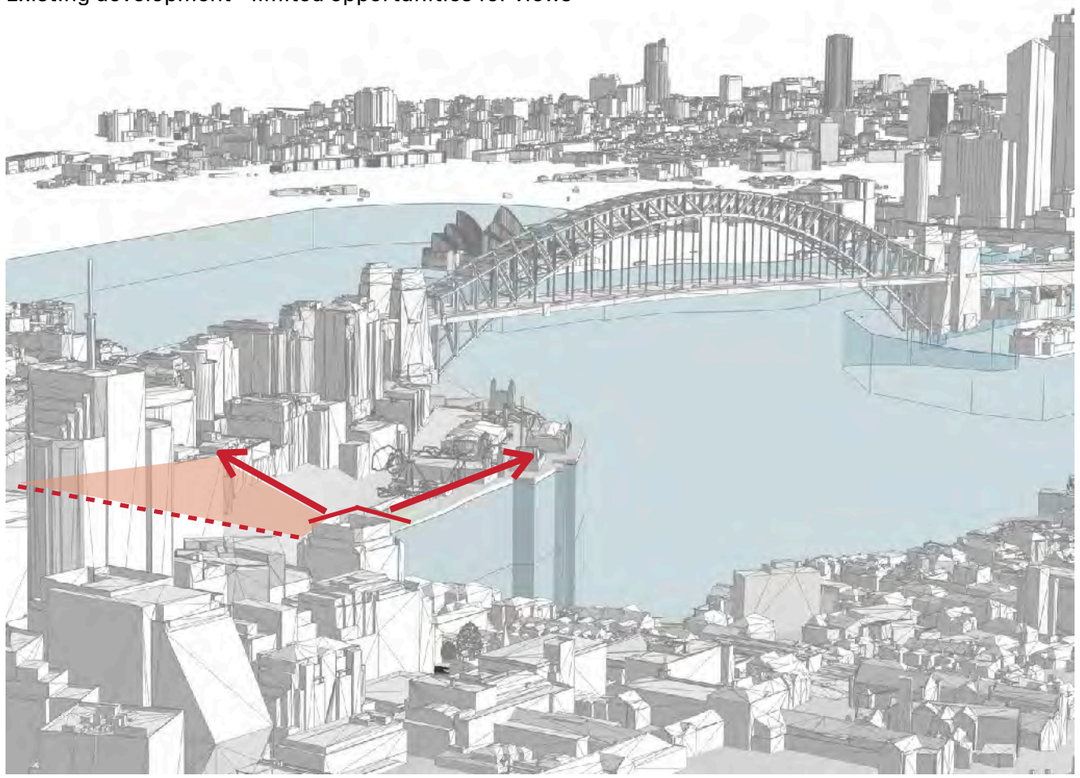
The development also maintains strong visual connections to the surrounding urban context through appropriately scaled setbacks, façade articulation, and carefully positioned communal and residential spaces. These design measures contribute to a high level of amenity for future occupants while reinforcing the building's relationship with the evolving CBD skyline.


aurecon

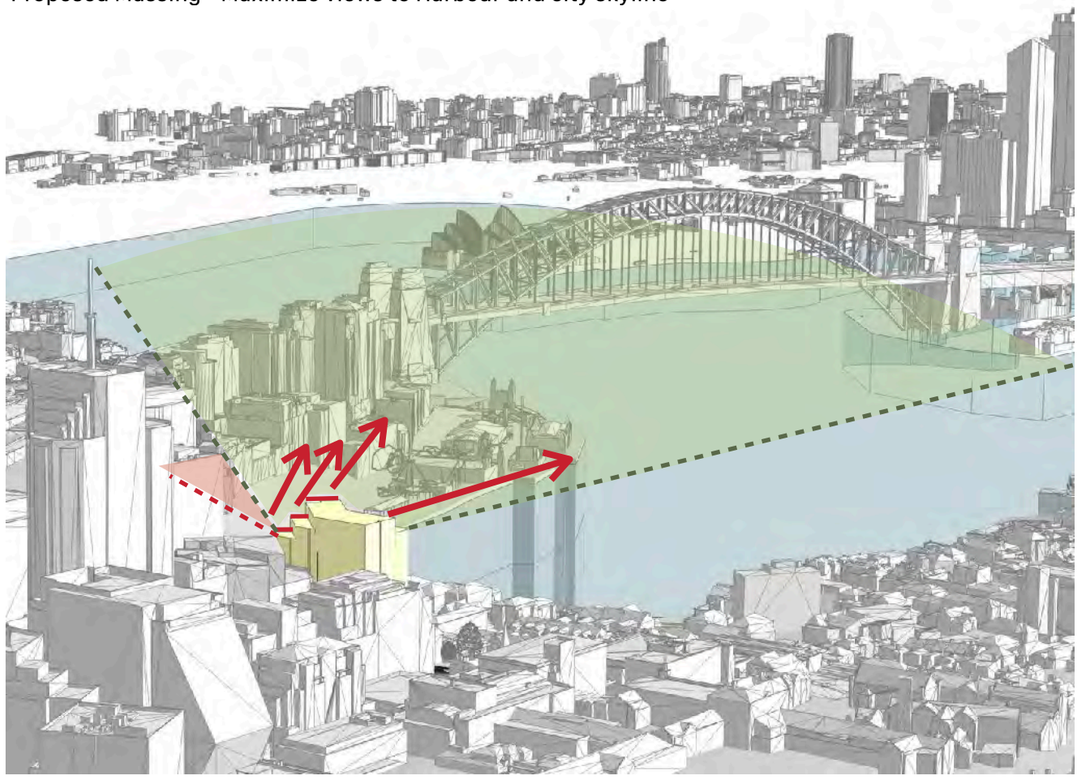

B
Bus Stop Name

Key Design Principles

Existing development - limited opportunities for views



Proposed Massing - Maximize views to Harbour and city skyline



The proposal has been designed to optimise outlook and visual amenity for future residents by carefully configuring built form to maximise view opportunities towards key city and harbour outlooks where available. Tower placement and articulation are used to reduce visual obstruction between buildings, enabling a higher proportion of units to benefit from longer-distance views and improved visual openness. At lower levels, outlook is framed by the surrounding CBD context, with emphasis on daylight, street activity and landscaped interfaces. The design also considers view sharing and ensures that impacts on surrounding properties and public spaces are appropriately managed.

Maximising Outcomes with the New Proposal

The proposal maximises the development potential of a highly strategic site immediately above North Sydney Station by concentrating density in a transit-rich location. The scheme optimises the site through an efficient podium-tower typology that enables a significant uplift in housing delivery, including co-living and affordable housing, while maintaining high levels of residential amenity. The arrangement of uses, circulation and open space is structured to support activation at ground level and improved connections to the surrounding CBD network. Overall, the proposal ensures that the site's strategic advantages are fully realised while delivering a balanced outcome between density, amenity and public benefit.



Urban Logic

Urban Logic

The proposed built form responds directly to the transit-oriented location of the site above North Sydney Station and within the core of the CBD. The urban logic is driven by the intent to maximise housing delivery in a highly accessible metropolitan centre while reinforcing strong relationships with surrounding public transport infrastructure, pedestrian networks and adjoining commercial uses.

The form is organised to support a clear distinction between an activated ground plane and more refined upper-level residential/co-living environments. At street level, the design prioritises permeability, legibility and active interfaces, strengthening connections between Blue Street, the station entries and the broader CBD pedestrian network, including links toward Greenwood Plaza and Miller Street.

The tower and podium arrangement is structured to respond to surrounding built form patterns, reinforcing the emerging cluster of taller buildings around the station while stepping down where appropriate to respect adjoining interfaces. The scheme is also designed to contribute to future public domain upgrades, supporting a more connected and pedestrian-focused CBD environment.

Height

The proposed height of RL 116m has been informed by the strategic role of the site within the North Sydney CBD and its immediate relationship to North Sydney Station. It sits within the LEP height envelope applicable for the site. The height responds to the site's designation as a highly accessible, transit-rich location capable of accommodating significant uplift in density.

The tower form is designed to integrate within the evolving skyline of North Sydney, where taller built forms are concentrated around key transport infrastructure. The proposed height maintains appropriate separation from surrounding buildings and is articulated to reduce perceived bulk, with slender tower proportions and setbacks that support view sharing and skyline permeability.

The height also enables efficient housing delivery, including co-living accommodation and affordable housing outcomes, in a location that aligns with state and local planning objectives for growth within metropolitan centres.



South West Aerial Perspective

Strategic Alignment

The proposal at 5 Blue Street, North Sydney demonstrates strong alignment with the strategic planning framework governing the North Sydney CBD and broader metropolitan objectives for urban consolidation, housing delivery and transit-oriented development.

At a metropolitan level, the site is located within one of Sydney's most significant transport and employment hubs, immediately above North Sydney Station and in close proximity to the Sydney Metro network. This positioning directly supports the objectives of concentrating higher-density residential development within highly accessible centres, consistent with the intent of the relevant State planning policies and growth strategies.

At a district and local level, the proposal aligns with the ongoing transition of the North Sydney CBD from a predominantly commercial centre to a more diverse mixed-use precinct incorporating residential, co-living, employment and supporting services. This evolution is strongly supported by recent strategic work undertaken by State and local authorities, which identifies the CBD as a key location for increased housing supply and improved activation outside traditional business hours.

The proposal also responds to the objectives of renewal throughout North Sydney, where uplift in height and density is intended to support improved public domain outcomes, enhanced pedestrian connectivity and better integration between transport infrastructure and surrounding development sites.

Importantly, the introduction of residential and co-living accommodation within this context supports broader housing diversity objectives, including the delivery of affordable housing in highly accessible locations. This aligns with strategic priorities to increase housing supply in well-serviced urban centres, reduce travel demand and improve access to jobs, services and amenities.

Overall, the proposal is consistent with the strategic direction for North Sydney as a growing metropolitan centre, supporting its continued intensification while contributing to a more balanced, active and resilient CBD environment.



Aerial View of Proposed Massing

Key Design Principles

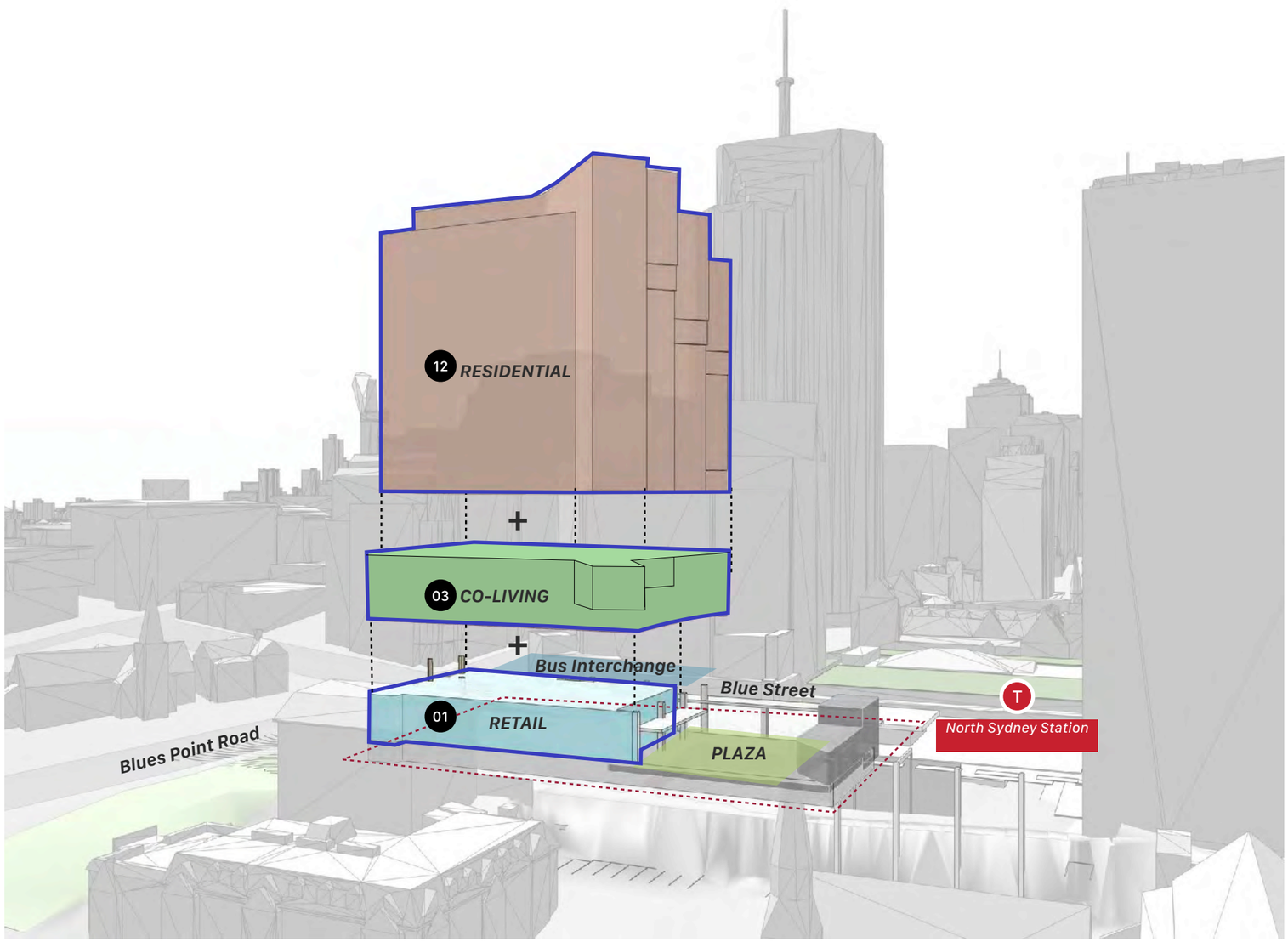
Massing and Functions

The proposal adopts a **clear podium and tower composition** that responds to the surrounding North Sydney CBD context while efficiently accommodating a mix of residential, affordable co-living and active ground floor uses. The massing has been shaped to balance increased density with appropriate articulation, setbacks and tower proportions to reduce perceived bulk and maintain visual permeability.

The lower levels are dedicated to active uses - cafe, F&B and building interfaces that engage with the public domain, including retail and lobby functions addressing Blue Street and the adjoining plaza areas. These levels support activation, pedestrian movement and integration with the surrounding station environment.

Separate entries are provided for the residential and co-living components, allowing for clear operational distinction and identity for each use. The upper levels accommodate the primary residential and co-living uses, organised to maximise outlook and residential amenity within the constraints of the CBD setting.

Servicing and back-of-house functions are consolidated toward the rear of the site and accessed via the service lane from Blues Point Road, ensuring minimal disruption to the activated Blue Street frontage and maintaining a high-quality pedestrian environment.



Part II
Built Form Response

Landscape Design



Introduction

Design Report

This report has been prepared to support the proposed public domain and landscape works associated with the redevelopment at 5 Blue Street, North Sydney, on Cammeraygal Country.

The report outlines the landscape design intent and public domain approach for the proposed plaza and surrounding pedestrian areas. The design responds to the highly urbanised context of North Sydney CBD and aims to provide a welcoming and functional civic space that supports movement, gathering, and day-to-day residential use.

This report has been prepared with consideration of the relevant planning controls and public domain objectives applicable to the project, including:

- North Sydney Development Control Plan (DCP)
- North Sydney Public Domain Strategy
- Relevant accessibility and public domain design guidelines
- Pedestrian and transport interface considerations associated with North Sydney Station and the adjacent bus stop network.
- JMP Aboriginal Consultancy Report.

The site occupies a prominent position between North Sydney Station, the adjacent retail pavilion, and the evolving mixed-use residential context surrounding Blue Street. The plaza is expected to support daily activity generated by office workers, commuters, visitors, and future residents associated with the Zurich residential redevelopment.

The landscape proposal responds to the site's dual role as a key pedestrian connection and a pocket park within the dense urban fabric of North Sydney CBD. The design provides for circulation, pause, informal gathering, and everyday activation.

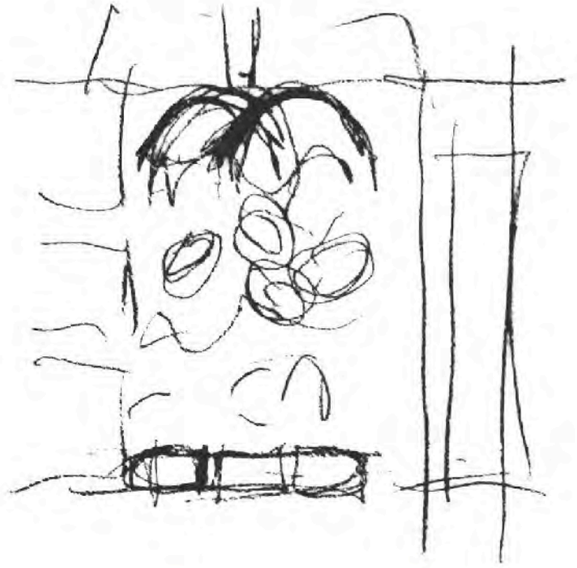
The site's most significant underutilised asset is the outlook towards Sydney Harbour and the surrounding skyline. The design establishes a clear, direct pedestrian approach to this outlook, opening sightlines and strengthening connections across the site and towards Greenwood Plaza.

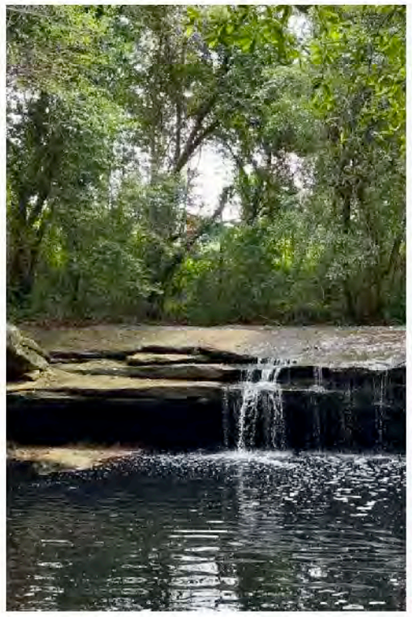
The layout prioritises open space at the outlook, creating a generous, accessible public setting. Planting, seating, open circulation, and flexible gathering zones balance movement with pause.

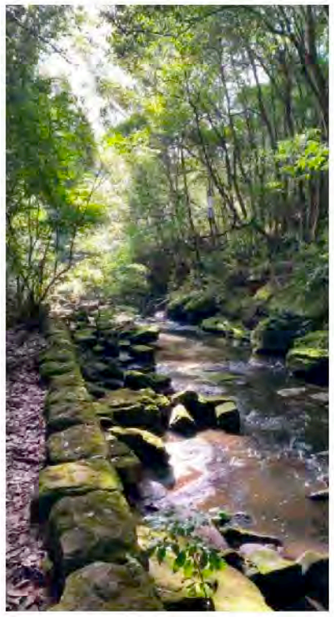
The design language draws from the layered topography, shoreline conditions, and movement patterns of Sydney Harbour and the North Sydney escarpment. Paving geometry, seating forms, planting strategy, and spatial arrangement reflect the identity of Cammeraygal Country within a contemporary urban public domain.

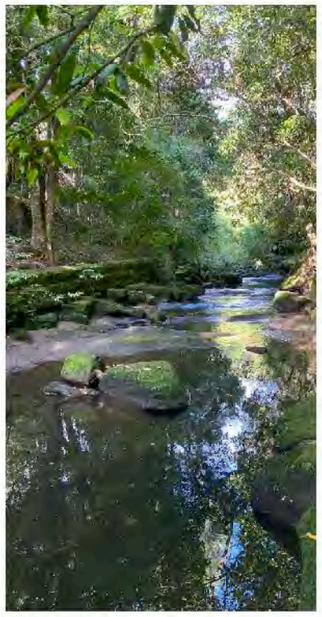


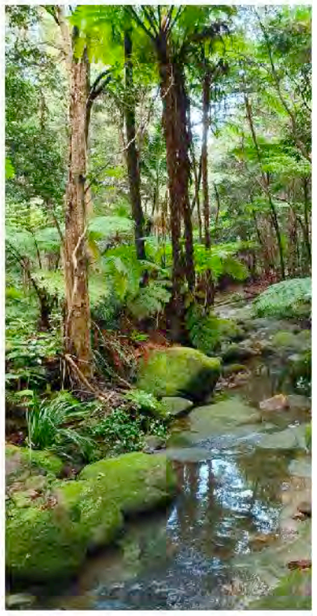
Early concept sketch











Cammeraygal Country is an ancient carved out landscape, deep, narrow gully's with steep sides are carved out by water and flow out to the harbor

Landscape Methodology

Emerging Design Language

The First Nations themes have been developed through the Walk on Country undertaken with Traditional Owner Aunty Jeanie Moran and Maree Walford together with site investigation and analysis. This process has informed an integrated landscape expression grounded in the site's identification as Cammeraygal Country, establishing Country as the primary framework for the design.

he site occupies a prominent ridge line above Sydney Harbour, flanked by the gullies and harbour systems that define the broader landscape of North Sydney. The Pacific Highway follows this elevated landforms; the rail corridor traces the principal movement paths through the area.

The landscape design responds to the relationship between ridge, water, and movement across Country. The site sits above the harbour edge, directly connected to the escarpment and the harbour landscape. The design draws from the layered landforms and shoreline conditions of the North Sydney escarpment, expressing spatial qualities shaped by topography, movement, and the threshold between city and harbour.





NAWI

Stringy Bark Eucalypt

Grass tree [binding]

Materials + construction

Techniques



BURRA HOOKS

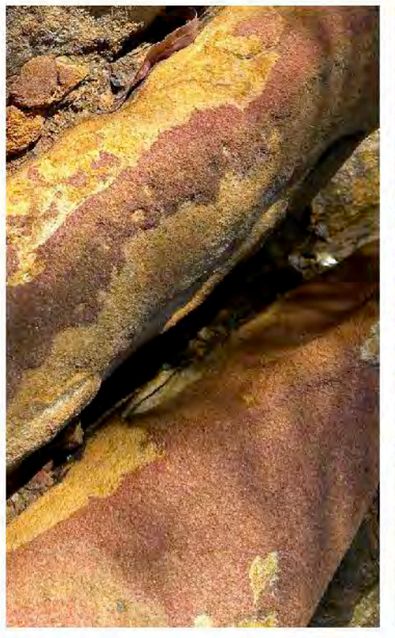
Turban Shell

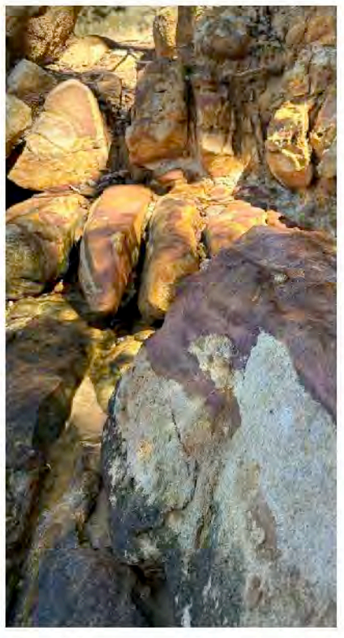
Colour, Pattern, shape

The First Nations themes link between Cammeraygal country and life cycle from birth to nurturing .









Landscape Methodology

Cammeraygal Country

Cammeraygal Country
The site sits along the ridgelines above Sydney Harbour, within the broader sandstone landscapes and harbour escarpments of Cammeraygal Country. The relationship between ridge, harbour, and movement corridors informs the landscape approach and spatial character of the public domain.

The landscape design responds to the threshold between the dense urban environment and the harbour landscape. The design organises open space, planting, and circulation to reflect the spatial qualities of outlook, movement, and pause inherent to this elevated harbour setting.

Planted Edge and Gathering
Along the primary street frontage, terraced planting and integrated seating create a softer edge within the highly urbanised streetscape of North Sydney CBD. The landscape introduces moments of pause and informal gathering, establishing a pocket park character for workers, commuters, residents, and visitors.
Planting draws from the vegetation of Sydney's harbour edge and coastal sandstone landscapes, introducing texture, shade, and seasonal variation. Species selection reflects plants of cultural significance to Cammeraygal People.

Sandstone and Ground Plane
The material palette draws from the tones, textures, and qualities of sandstone Country and the Cammeraygal harbour edge. Shells, middens, and Nawi construction traditions of the Cammeraygal coastline inform colour, pattern, materiality, and spatial expression throughout the public domain. The design creates a contemporary civic space grounded in the character of Sydney Harbour and the evolving public domain of North Sydney CBD.



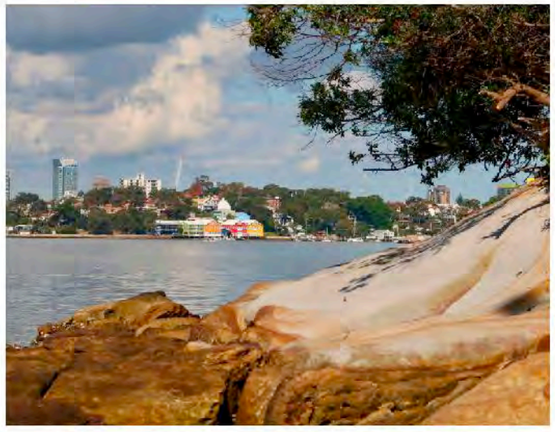
Harbour Shoreline shaped by water, sandstone, native vegetation



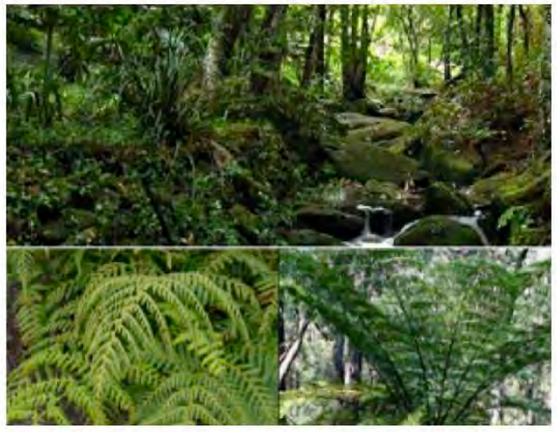
Layers of landscape water edge



Layers of landscape sandstone escarpment



Sandstone country shaped by water movement and shaded planting layers.



Gully planting layers that derive close to water in shady more rich soils



Sandstone rocky ledges with shallower soils that support grass trees, native grasses, ground covers

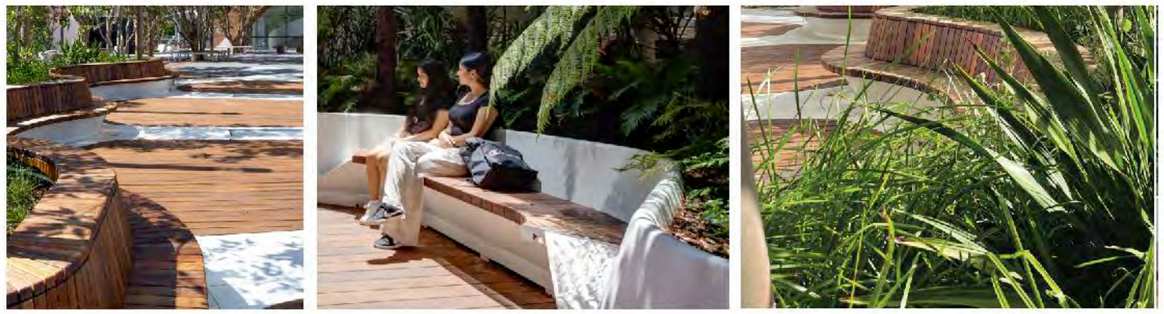
Landscape Concept

Ground Floor

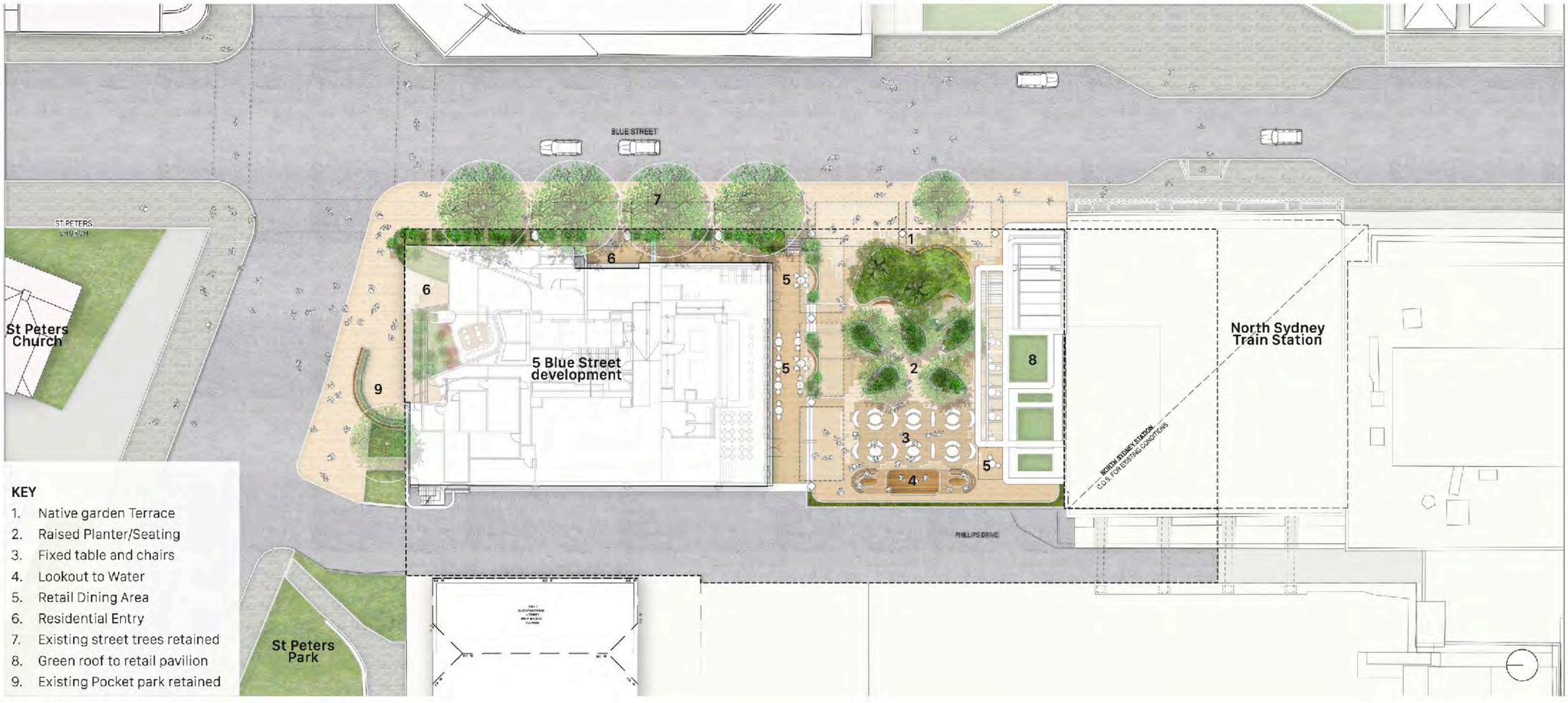
The ground plane is activated through pedestrian connections between the retail pavilion, commercial interfaces, residential lobby, surrounding streets, and the The ground plane is activated through a network of pedestrian connections linking the retail pavilion, commercial tenancies, residential lobby, surrounding streets, and the harbour outlook beyond. Together, these elements create a cohesive and inviting public realm that draws people into the site and encourages movement through the space.

A terraced pocket park along the primary street frontage provides a moment of respite within the highly urbanised public domain. Integrated seating, layered planting, and native grasses soften the street edge, supporting informal gathering, lunchtime use, and spill-out activity associated with the adjacent retail frontages.

Planting draws from the vegetation qualities associated with Sydney's harbour edge and coastal sandstone landscapes, introducing texture, shade, and seasonal variation into the public realm while maintaining openness towards the harbour outlook.



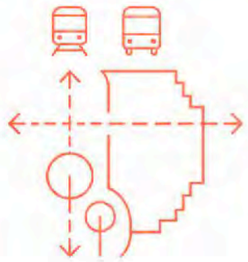
Pocket park seating Fjc project



Landscape Concept

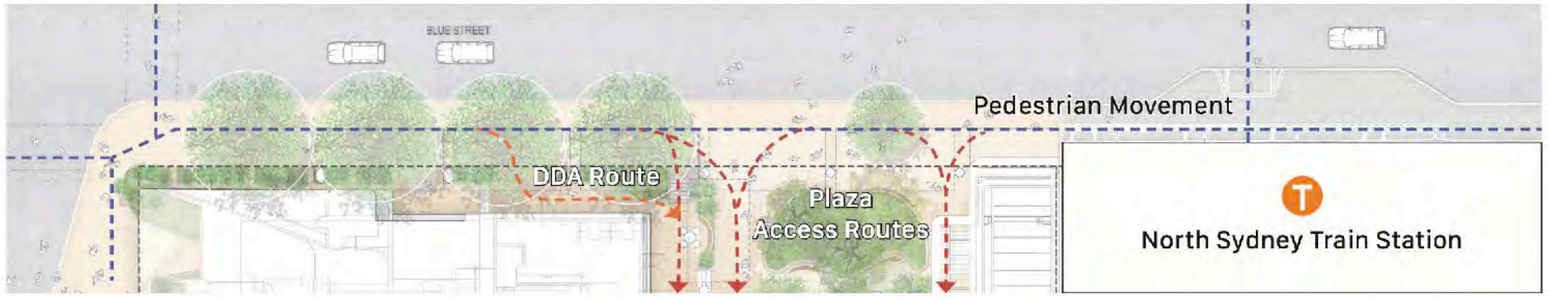
Consistency with North Sydney Council Public Domain Strategy

The proposed landscape design has been developed in accordance with the North Sydney CBD Public Domain Strategy, responding to its key public domain objectives for connectivity, amenity, activation and material consistency.



1. Permeability & Connectivity

The landscape design improves pedestrian permeability through clear and legible circulation routes, strengthens connections between Blue Street, North Sydney Station and the surrounding public domain in line with the Strategy's vision for a better-connected CBD.

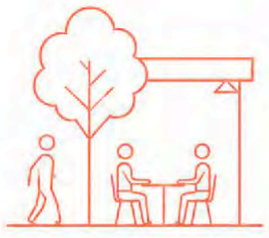




2. Public Amenity

Tree planting, generous landscaped areas and integrated seating provide a comfortable and attractive public environment, supporting the Strategy's objective of creating a comfortable and green CBD.

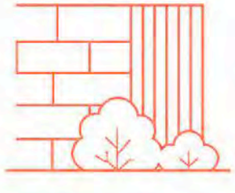




4. Street Activation

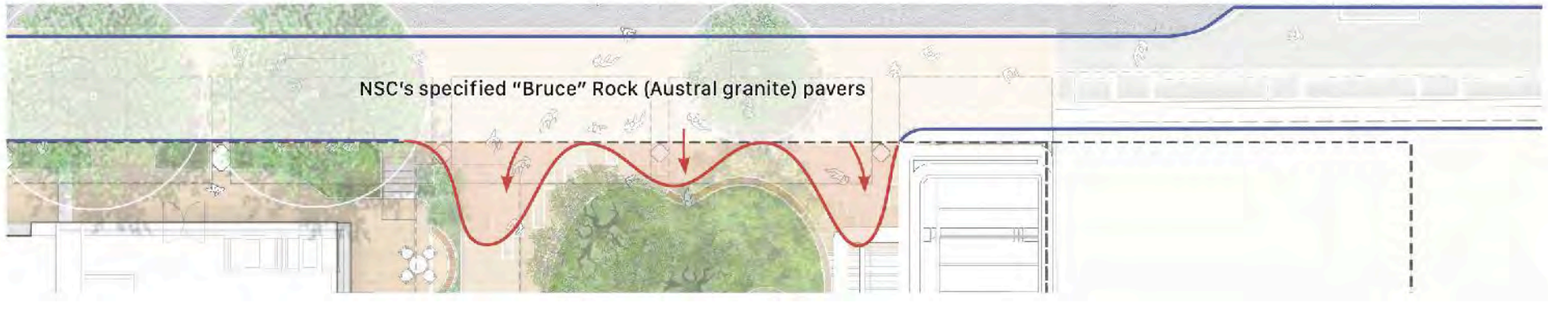
The proposal encourages activity along the Blue Street frontage through attractive spaces for pause, dining and informal occupation, supporting an active and vibrant public realm.





5. Public Domain Integration

The proposal maintains consistency with the surrounding public domain through the North Sydney CBD paving palette and responds to the Strategy's materiality and wayfinding principles.



Landscape Concept

Indicative materials - Design Approach

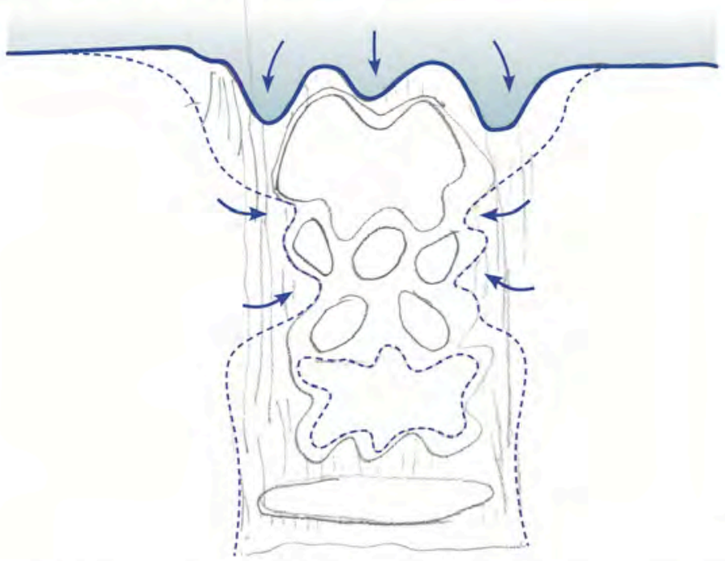
Paving Pattern

The paving palette draws on the tones and textures of Sydney's coastal sandstone landscapes and harbour edge environments. Materials have been selected to complement the surrounding North Sydney public domain while introducing a warmer, more tactile landscape character within the plaza.

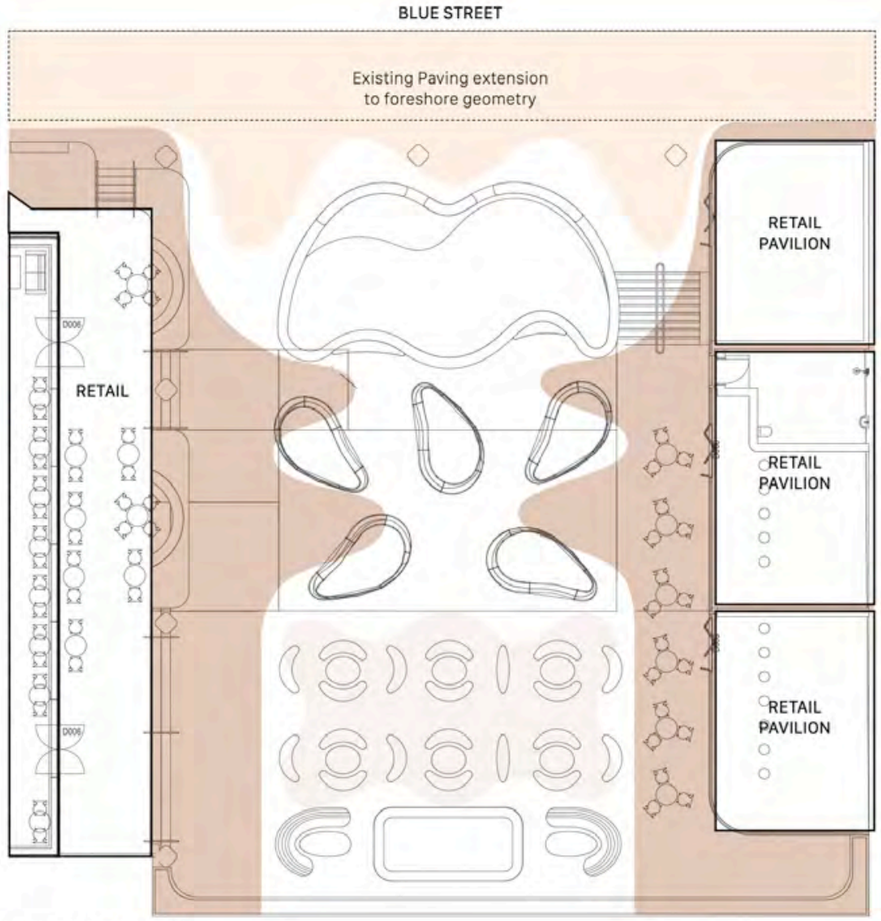
Paving patterns are inspired by the form of harbour bays across Country, creating curved inlays and flowing geometries that guide pedestrian movement into and through the site. Variations in paving finishes help define circulation routes, gathering spaces, and moments of pause throughout the public domain. Natural stone paving, sandstone inlays, and timber seating elements contribute texture, durability, and material richness, while reinforcing the site's connection to the sandstone character of Sydney Harbour.



Harbour Shoreline Geometry



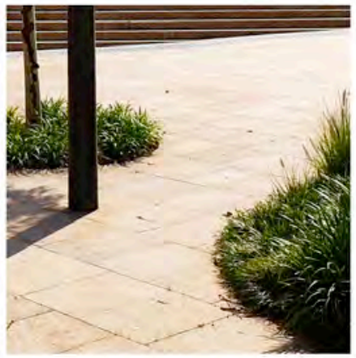
Bringing movement of water across Country into and through the site



Variations in paving finish



Honey jasper granite

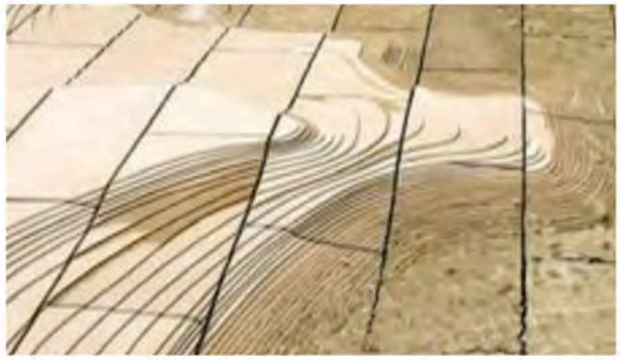




Bruce Rock Juparana granite (NSC typical paving, 50*400*600mm)



Sandstone inlays



Landscape Concept

Native Terrace - Design Approach

The frontage terrace creates a planted threshold between Blue Street and the plaza environment beyond. Terraced planting and integrated bleacher seating provide opportunities for pause, waiting, and informal occupation along the busy pedestrian corridor and adjacent bus stop network.

The design draws inspiration from the shoreline geometries and escarpment conditions characteristic of Sydney Harbour, using soft, flowing forms to guide movement into the site and soften the highly urbanised street edge. The planting palette combines native grasses, groundcovers, and canopy trees associated with Sydney's coastal sandstone landscapes, introducing texture, shade, and seasonal variation into the public realm. Layered planting softens the streetscape while maintaining openness and supporting passive surveillance across the plaza.

KEY THEMES

- Integrated bleacher seating and terraced planting
- Pause, waiting, and informal occupation
- Native grasses and coastal sandstone planting character
- Softened public domain edge within a dense urban setting



Harbour edge to Gully Landscape



Sydney Sandstone Escarpments





Terraced planting and integrated seating at bus stop





Grass Tress Garden Planting



Weaving plants lomandra spec.

Landscape Concept

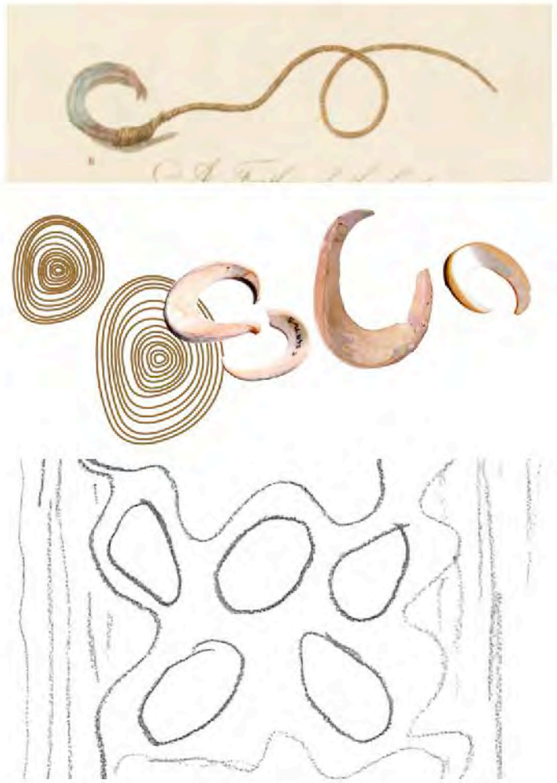
Raised Planter/Seating - Design Approach

The raised planter and seating elements create informal gathering spaces within the centre of the plaza, supporting retail lunchtime activity, short-term seating, and everyday residential use within the active public domain environment. The spaces also provide quieter areas for residents to relax, read, and spend time outdoors during weekends.

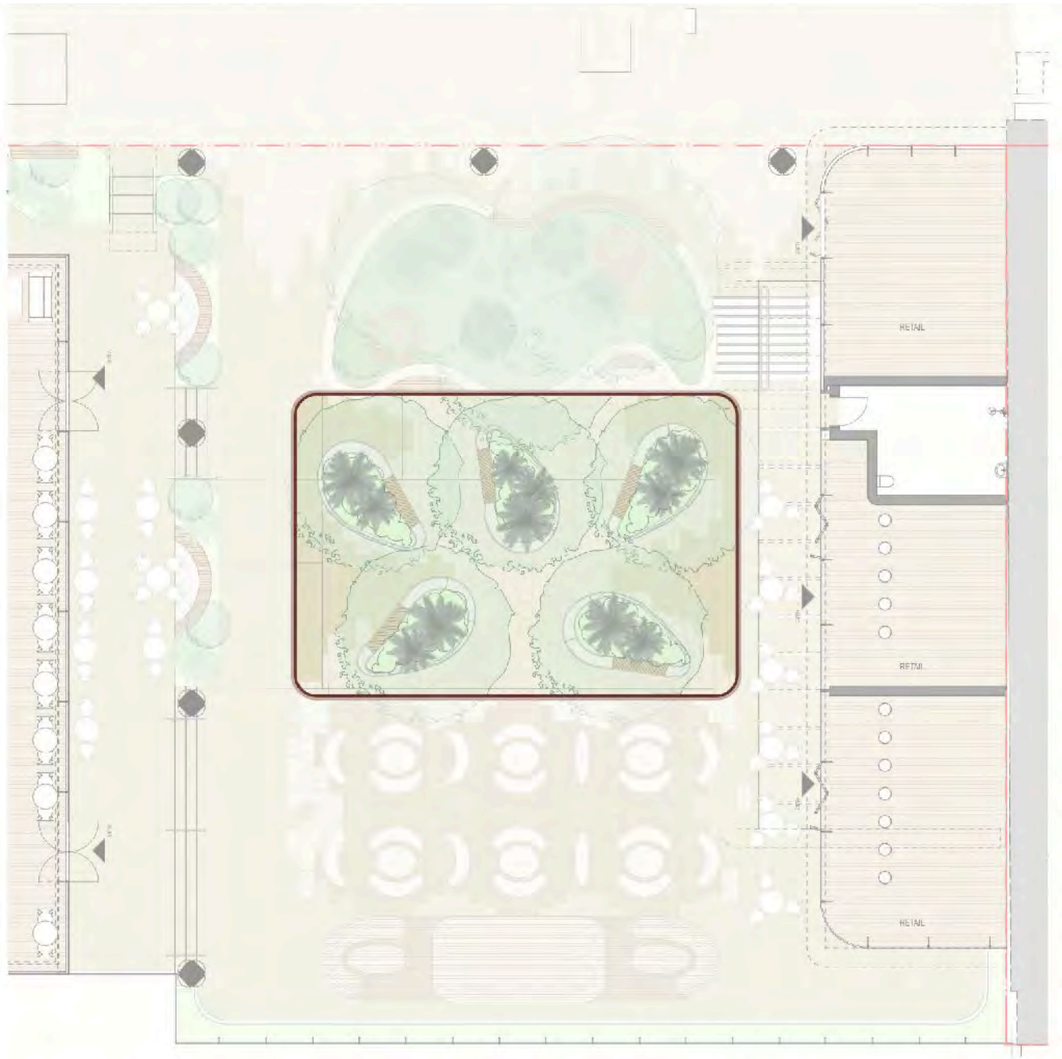
The design incorporates soft, organic curved forms inspired by Bara fish hooks, referencing local cultural patterns associated with Cammeraygal Country and the Sydney Harbour foreshore. These forms introduce a more fluid landscape language within the surrounding urban setting. Curved seating edges help define smaller gathering spaces while maintaining openness across the plaza. The arrangement of the raised planters also enables flexible pedestrian movement between the retail frontages, residential lobby, and adjoining public spaces.

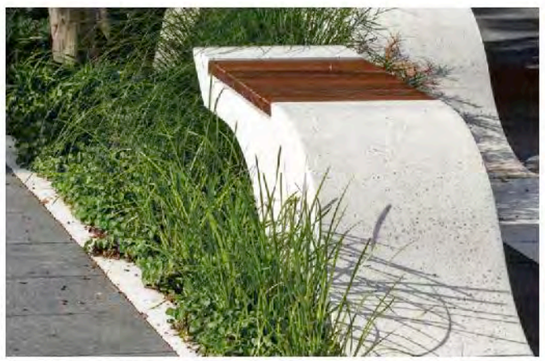
KEY THEMES

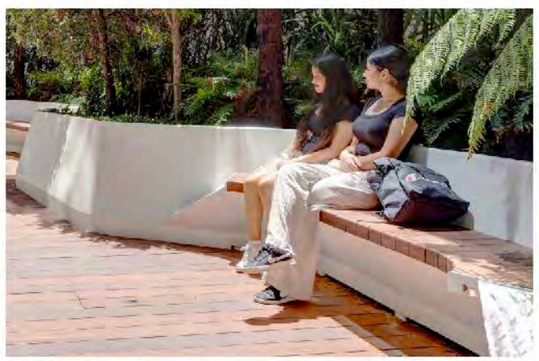
- Informal gathering and flexible seating
- Raised planting integrated with seating edges
- Organic forms inspired by Bara fish hooks
- Flexible pedestrian circulation through the plaza
- Smaller gathering spaces within an open plaza setting
- Softened landscape forms within the urban environment



Bara Fish Hooks - Indigenous cultural tools







Raised planter and seating sculptural forms expressing indigenous cultural fishing tools





Polished concrete embedded with shells

Landscape Concept

Lookout to Water - Design Approach

The design carefully maintains and enhances key views and sightlines from Greenwood Plaza, while reinforcing visual connections from Blue Street towards the harbour. Lookout seating "Nawi" creates a destination space along the edge of the plaza, providing a relaxed setting for rest, gathering, and enjoyment of the harbour outlook.

The design draws inspiration from the form and materiality of Nawi water craft traditionally associated with Cammeraygal Country. Curved seating elements subtly reference the shape and construction of Nawi through timber detailing and crafted joinery elements.
Timber seating and decking materials introduce warmth and texture to the lookout space while maintaining openness towards the harbour views. The arrangement supports a variety of informal seating opportunities and encourages a slower pace of occupation within the active urban environment.

KEY THEMES

- Harbour outlook and rest space
- Seating inspired by Nawi water craft
- Timber materiality and curved forms
- Relaxed and informal seating
- Open views towards Sydney Harbour
- Warm and tactile public domain character



NAWI Canoe



Stringy Bark

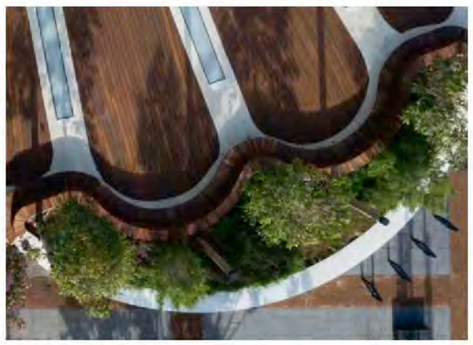


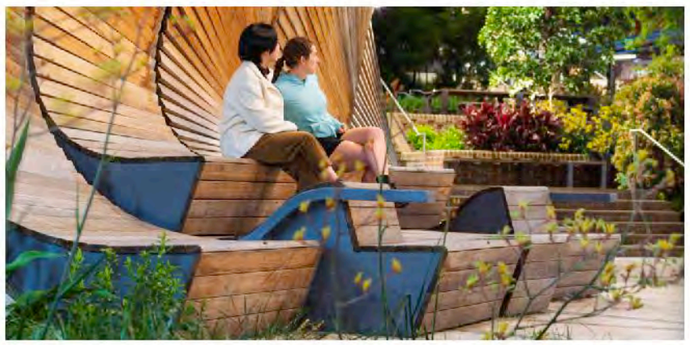


Timber platform that form into Seating



Hardwood timber sculptural batten seating Fjc project





Curved Seating Forms wind protection

Ground floor sections

East-West and Blue Street Sections

Section 01 (East-West)



Section 02 (Blue Street)

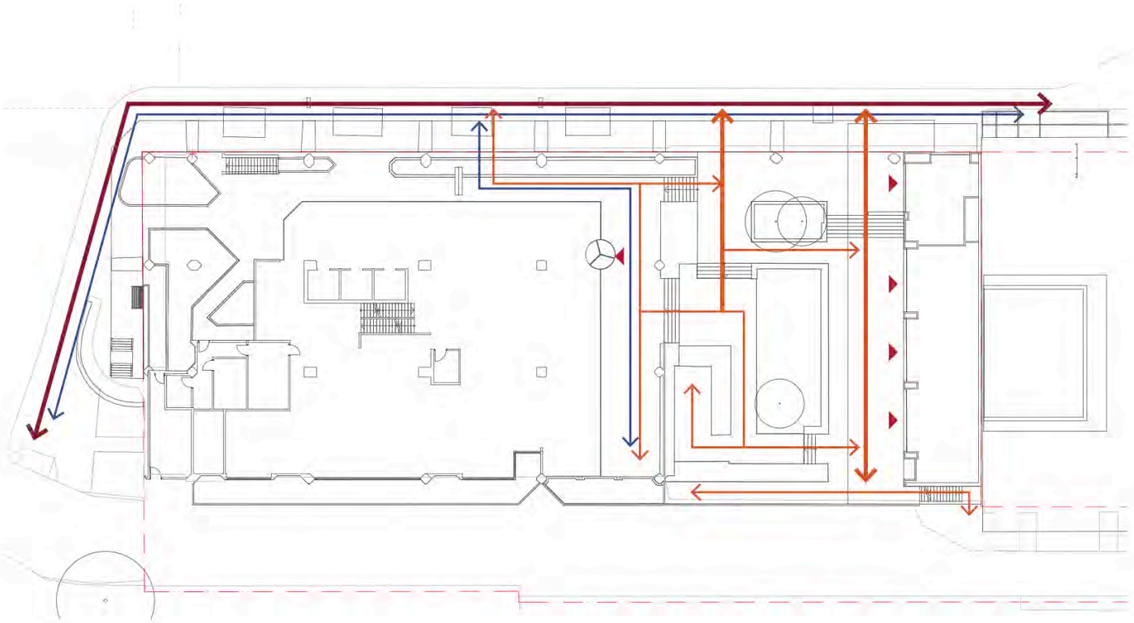


Landscape Strategy Diagrams

Accessibility

Existing

Fragmented circulation prioritises perimeter movement, with limited accessible connections through the site.

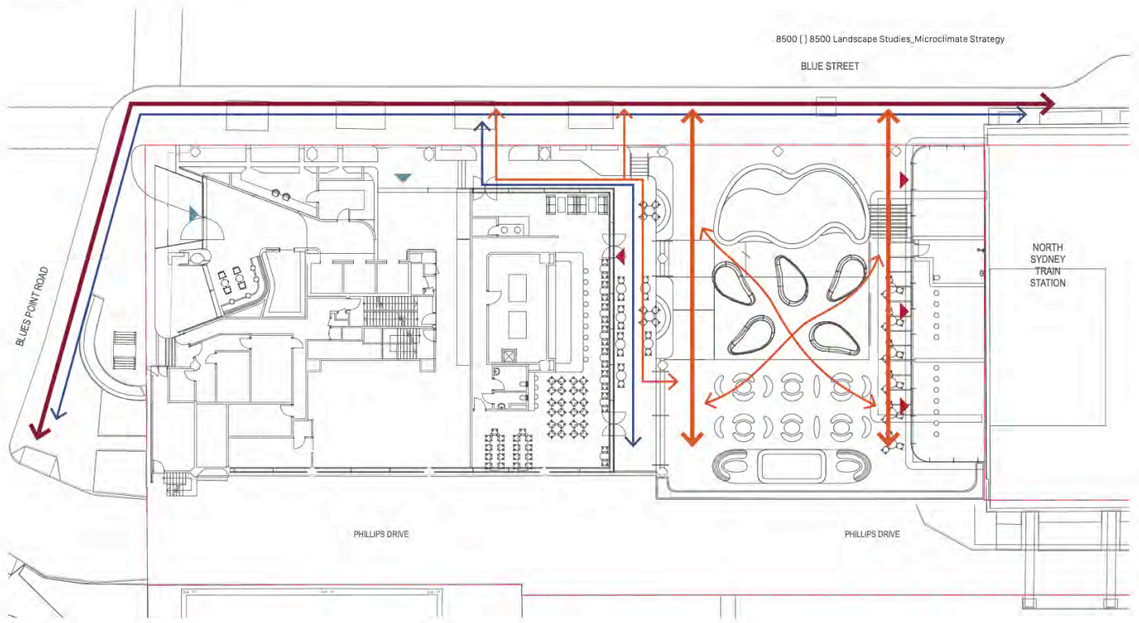


Primary Pedestrian route
Secondary Pedestrian Circulation
Pedestrian Movement (Streetscape)
Site Boundary

DDA Route
Commercial Entry

Proposed

A connected and legible circulation network improves accessibility, linking key entries, public spaces, and DDA routes from Blue street straight alignment of the plaza and retail spaces .



Primary Pedestrian route
Secondary Pedestrian Circulation
Pedestrian Movement (Streetscape)
Site Boundary

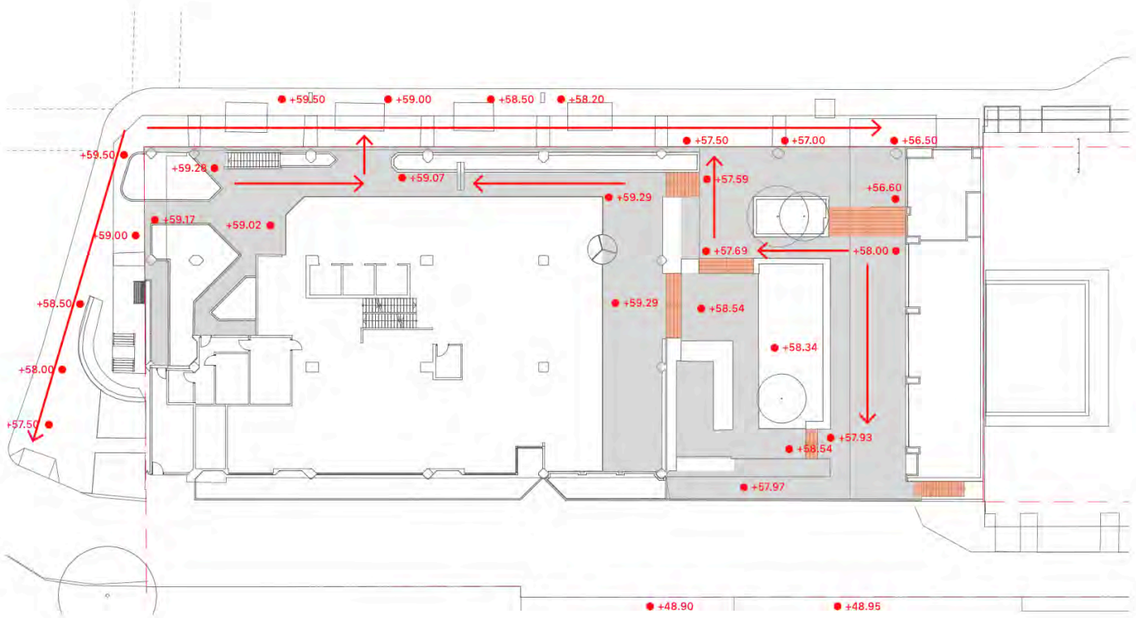
DDA Route
Residential Entry
Commercial Entry

Landscape Strategy Diagrams

Structure and Levels

Existing

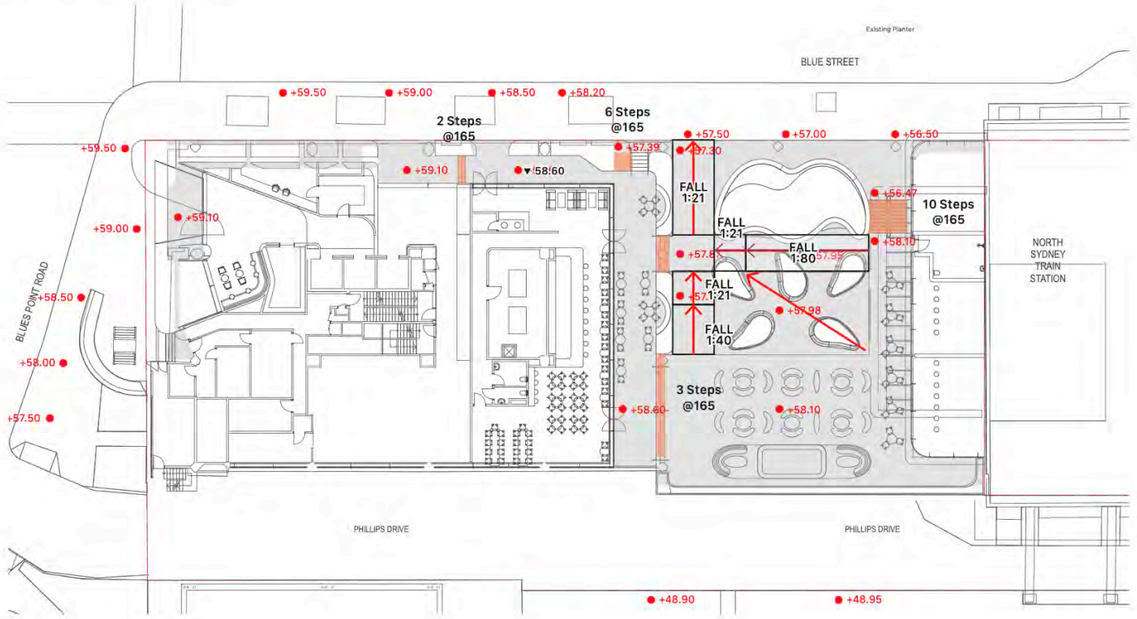
Existing level changes and fragmented circulation create indirect movement and limited accessible connections across the site.



Stairs
Fall Arrows
Ground Plane
Site Boundary

Proposed

The diagram below shows the key levels and accessibility strategy for the proposal. Integrated level transitions and rationalised circulation improve accessibility and strengthen pedestrian connections across the public domain.



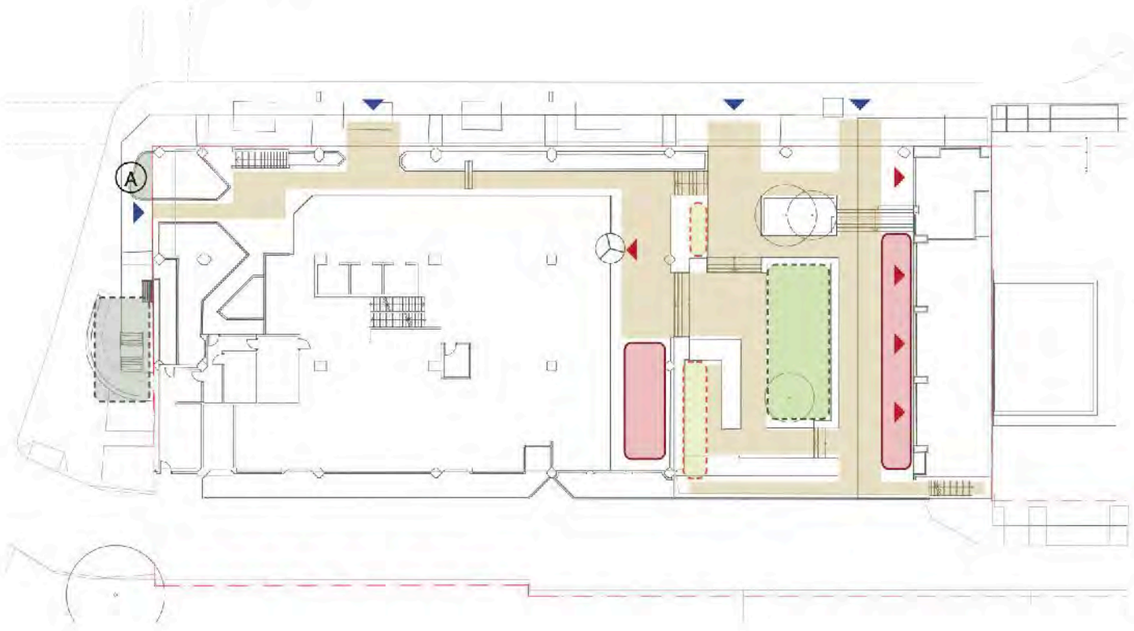
Stairs
Fall Arrows
Ramps
Ground Plane
Site Boundary

Landscape Strategy Diagrams

Zones

Existing

Fragmented and undefined outdoor spaces provide limited opportunities for varied public use and gathering.



Retail Potential Outdoor Dining
Open Lawn Area
Respite Zones
Existing Pocket Park
Site Boundary

Pedestrian Zone
Commercial Entry
Pedestrian Entry Point

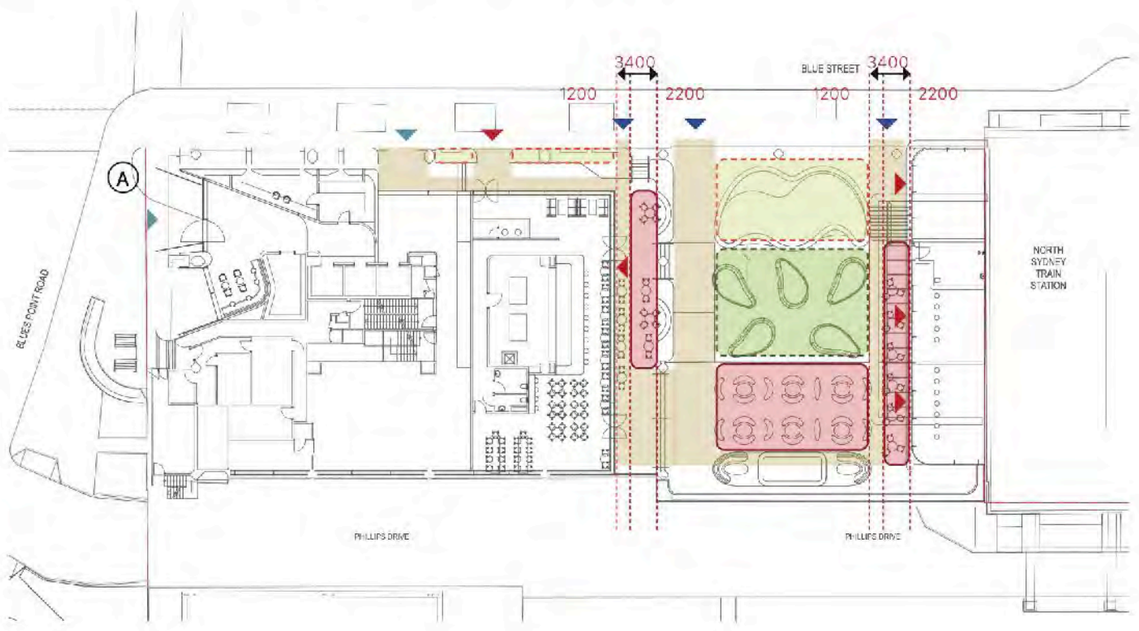
A Existing Planter



NOTE: The existing planter located outside boundary to be re built to new geometry and paving made good. It will be updated at no cost to council

Proposed

The design enhances accessibility and establishes a series of connected landscape spaces that support active edges, informal gathering, dining, and everyday respite throughout the public domain.



Retail Potential Outdoor Dining
Open Lawn Area
Respite Zones
Site Boundary

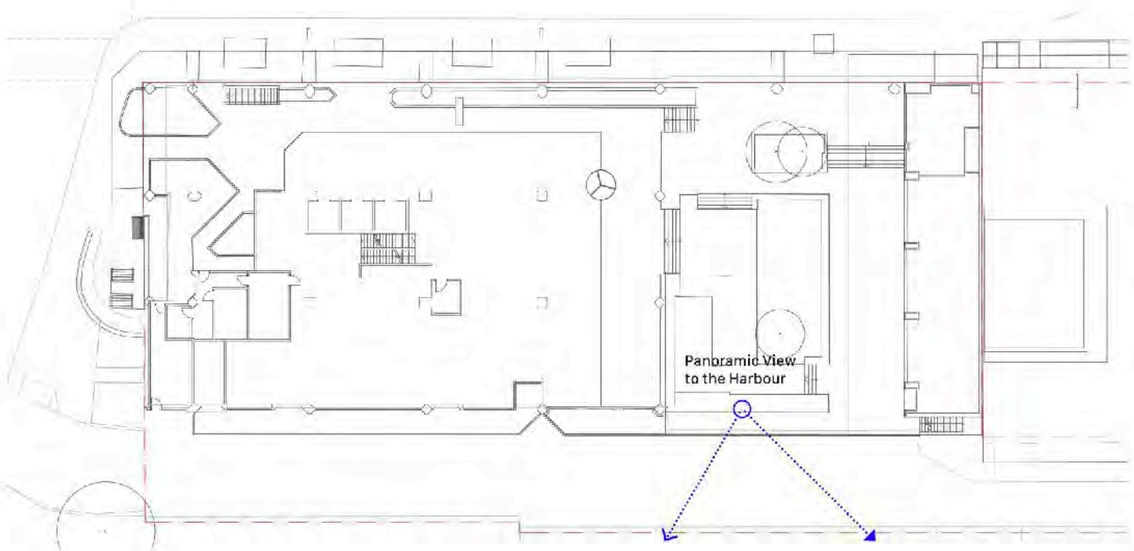
Pedestrian Zone
Commercial Entry
Residential Entry
Pedestrian Entry Point

Landscape Strategy Diagrams

View Outwards

Existing

Existing built form and spatial arrangement limit visual connections to the Blue Street and the harbour.

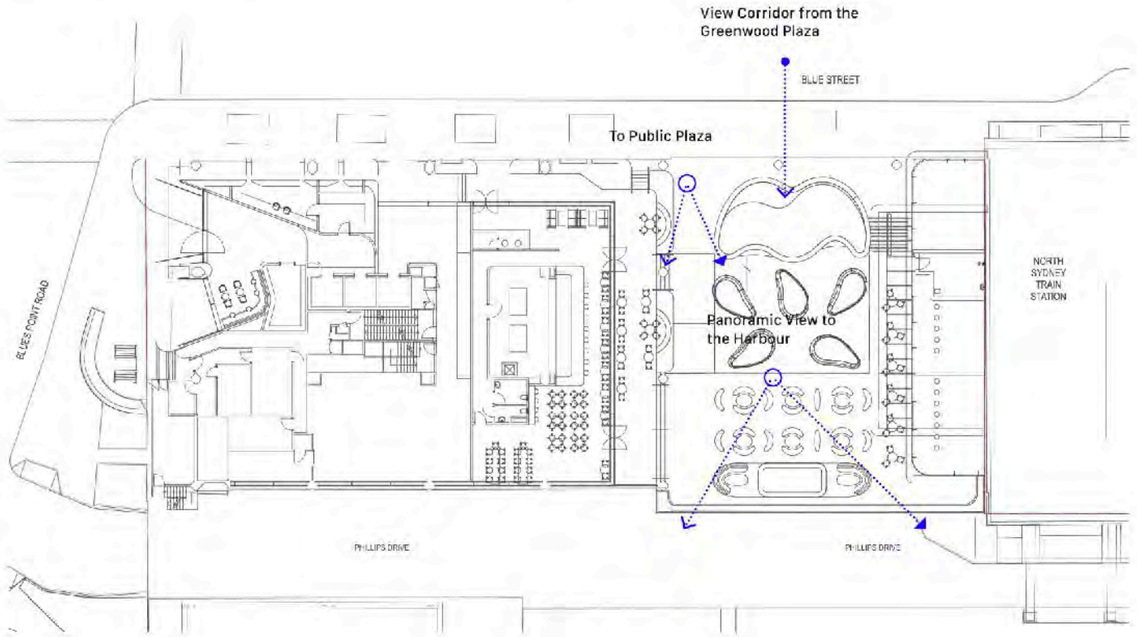


Views / Orientation

Site Boundary

Proposed

The landscape frames key outward views and strengthens visual connections between the Greenwood public plaza, Blue street streets, and the harbour.



Views / Orientation

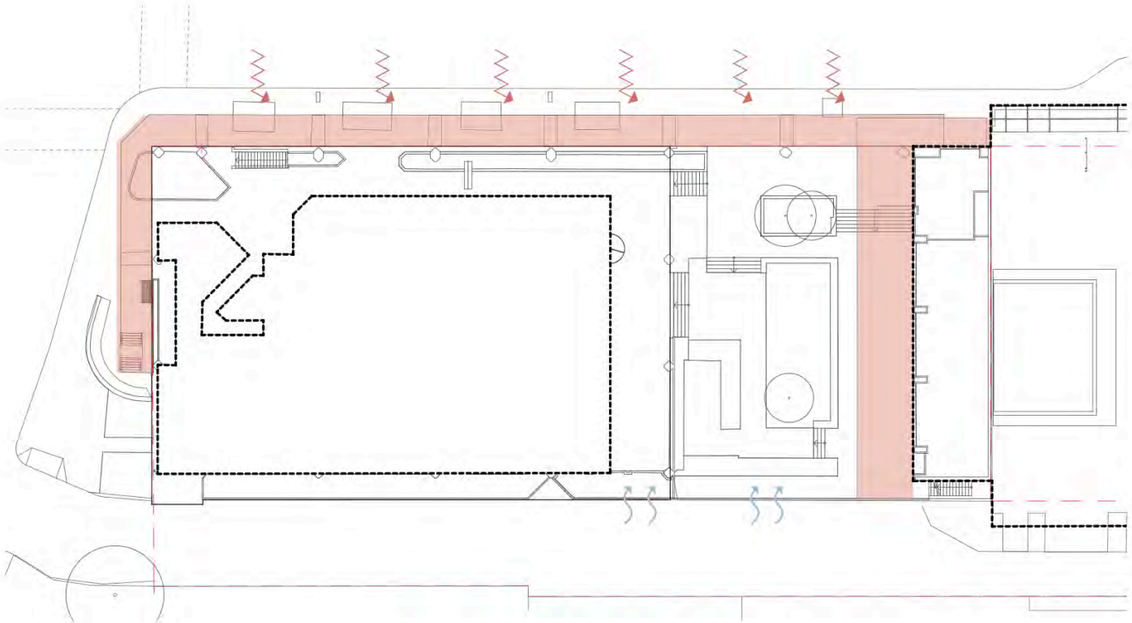
Site Boundary

Landscape Strategy Diagrams

Microclimate

Existing

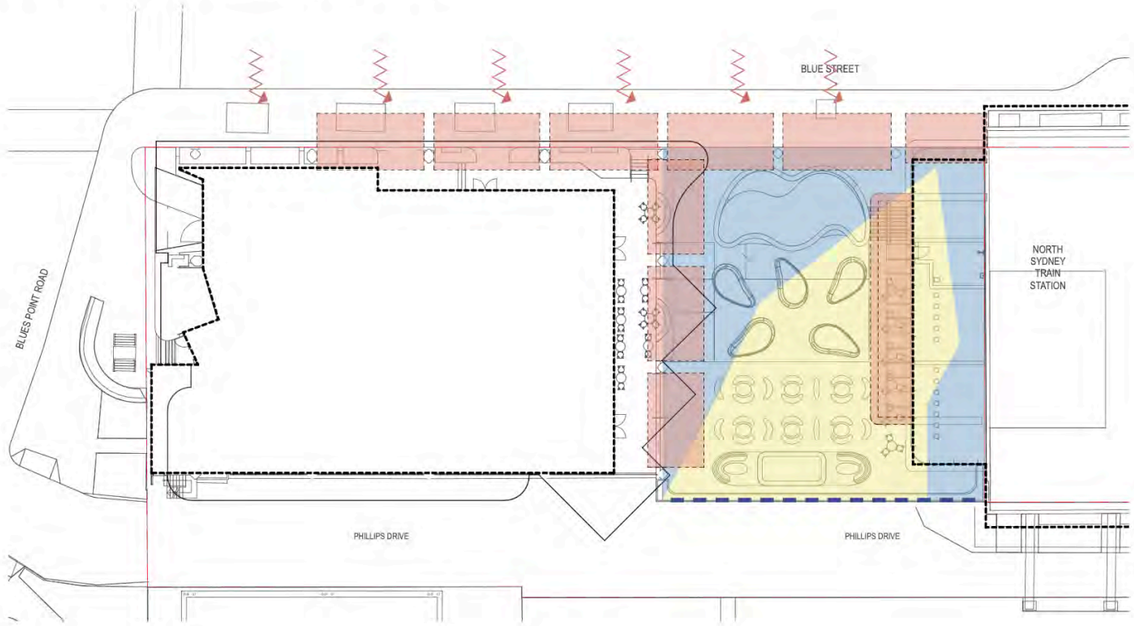
The existing public domain has limited weather protection and is exposed to wind and street noise along the frontage.



Awning
Facade - Full Height
Facade - Ground Floor
Site Boundary
Wind Direction
Noise Distraction

Proposed

The proposed landscape improves comfort through increased shade, wind protection from integrated glass screens and balustrades, and planted frontage areas that help buffer surrounding street noise.



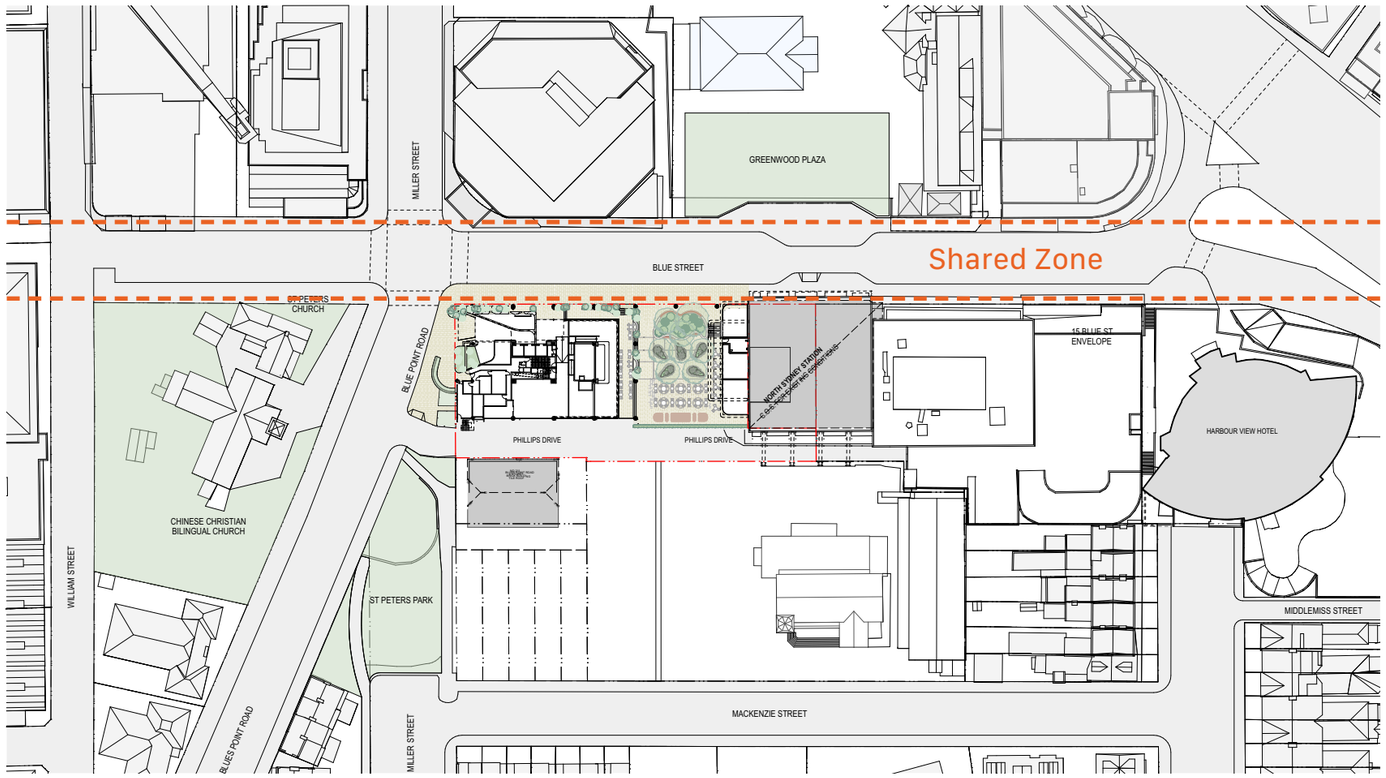
Awning
Facade - Full Height
Facade - Ground Floor
Balustrade
Site Boundary
Wind Direction
Noise Distraction
>2hr Solar
<2hr Solar

Active Transport Connections

Future alignment

Proposed strategy

1. Improve connections between bus stops, the station, and surrounding public spaces.
2. Deliver a new publicly accessible plaza that prioritises pedestrian movement and passive occupation.
3. Enhance site permeability through intuitive and universally accessible circulation.
4. Provide accessible level transitions throughout the plaza.
5. Maintain clear sightlines and wayfinding to support intuitive movement through the precinct.
6. Minimise potential conflicts between vehicles, cyclists, and pedestrians.
7. All works outside the site boundary are subject to separate approval and are shown for indicative purposes only.



Refer to the 'NSC BIKE ACTION PLAN 2025 – 2045'

Shared Zone: Mixed traffic environment with pedestrians, bicycles and motorised traffic. Shared zones have speed limits of 10km/hr.



Indicative Materials and Finishes Palette

Approach and Selections



Angophora country with mid story Banksia scrub inspiration images materiality

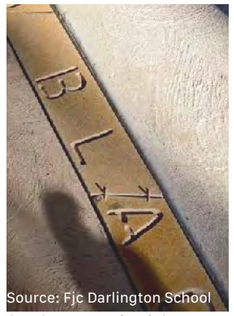






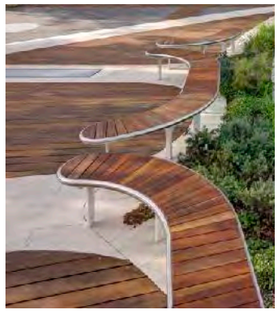
Sydney sandstone escarpment inspiration images materiality



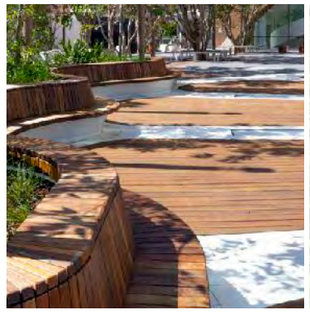


Source: Fjc Darlington School

Sandstone paving inlay



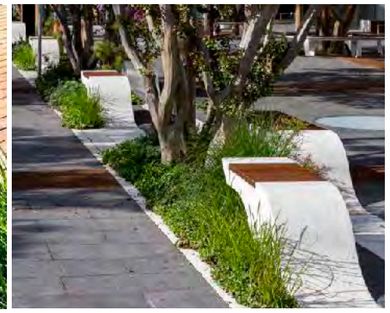
Hardwood custom bench seats



Hardwood Decking



Permeable soft edges



folded groundplane precast / stone

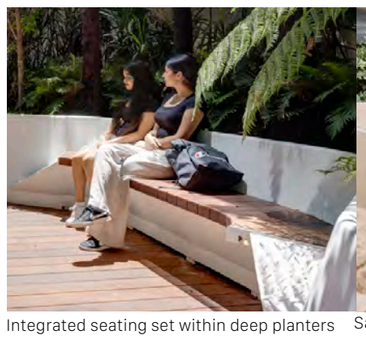




Sculptural pool roof



Sinuous groundplane within City Grid Forms



Integrated seating set within deep planters



Sandstone clad planters

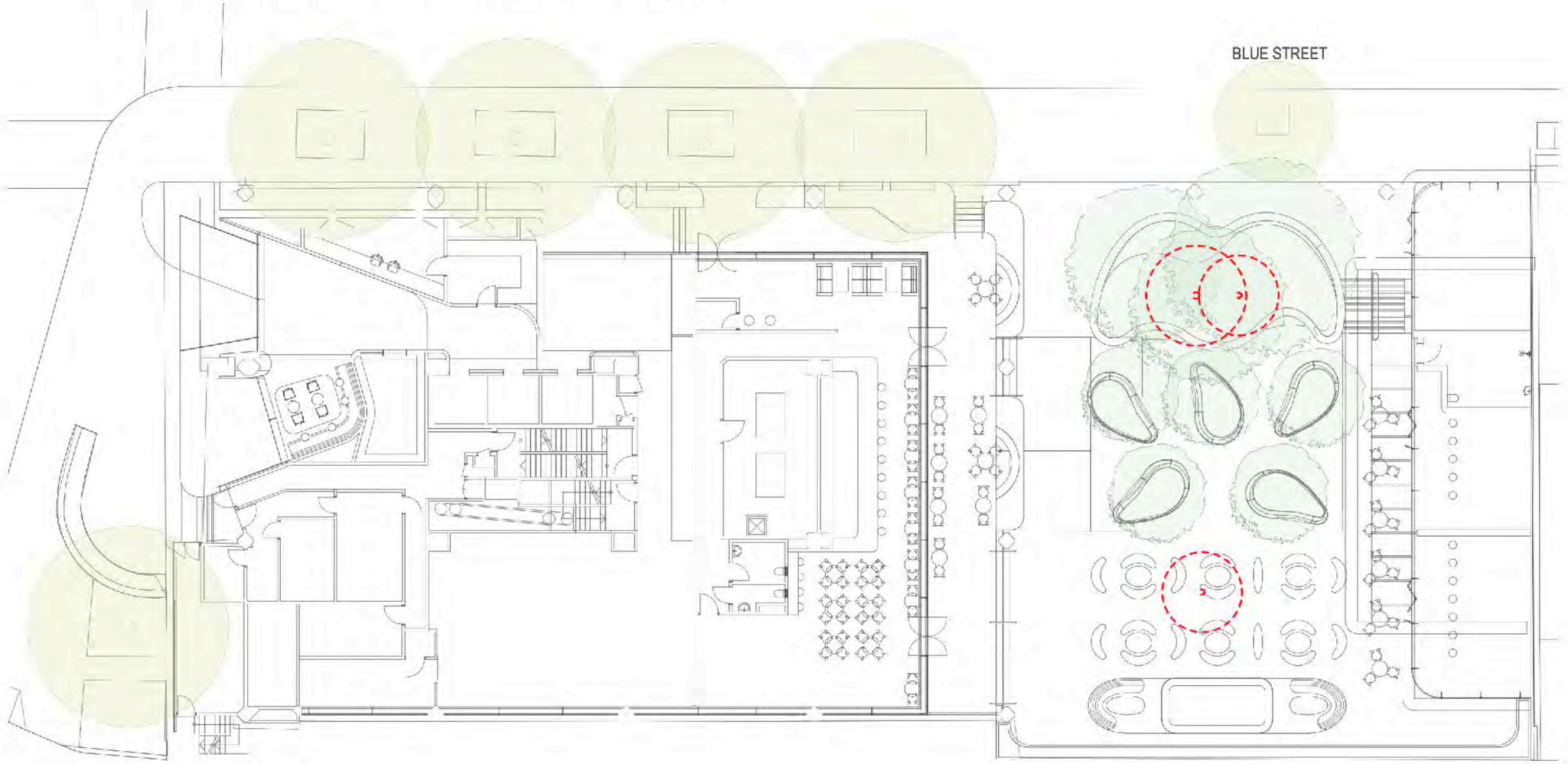
The landscape material palette is inspired by the unique natural character of Sydney. The ground plane is proposed as a light-toned granite, complemented by timber decking, sandstone accents, and sandstone-coloured precast elements that create eroded edges and finer-grained landscape spaces. The furniture palette comprises a combination of precast concrete and Australian hardwood battens, to be developed in collaboration with First Nations partners. These elements are integrated within the landscape and ground plane, defining edges and reinforcing key interfaces with planting, seating areas, and the adjoining park.

The communal terrace adopts a similar palette of granite and timber decking; however, the material selection and detailing are expressed in a more residential character. The pool and dining areas are designed to provide a welcoming and comfortable environment while creating a sense of enclosure and privacy within these shared spaces.

Planting Diagrams

Tree Strategy

Existing Blue Street street trees are retained as part of the surrounding urban canopy. The proposal introduces additional tree planting within the site, including new deep soil zones at the plaza entrance, increasing canopy cover, shade provision, and landscape amenity across key public domain spaces.



Proposed small trees

Existing Plane trees retained Small

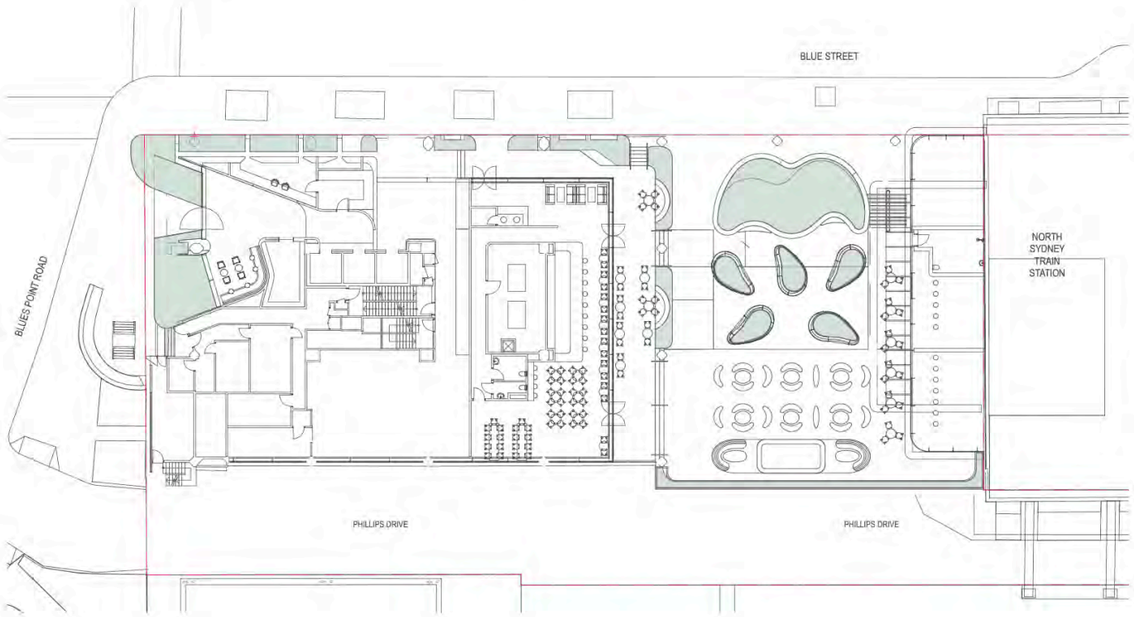
trees and large shrubs removed

Planting Diagrams

Landscape Area and Deep Soil

Landscape Area

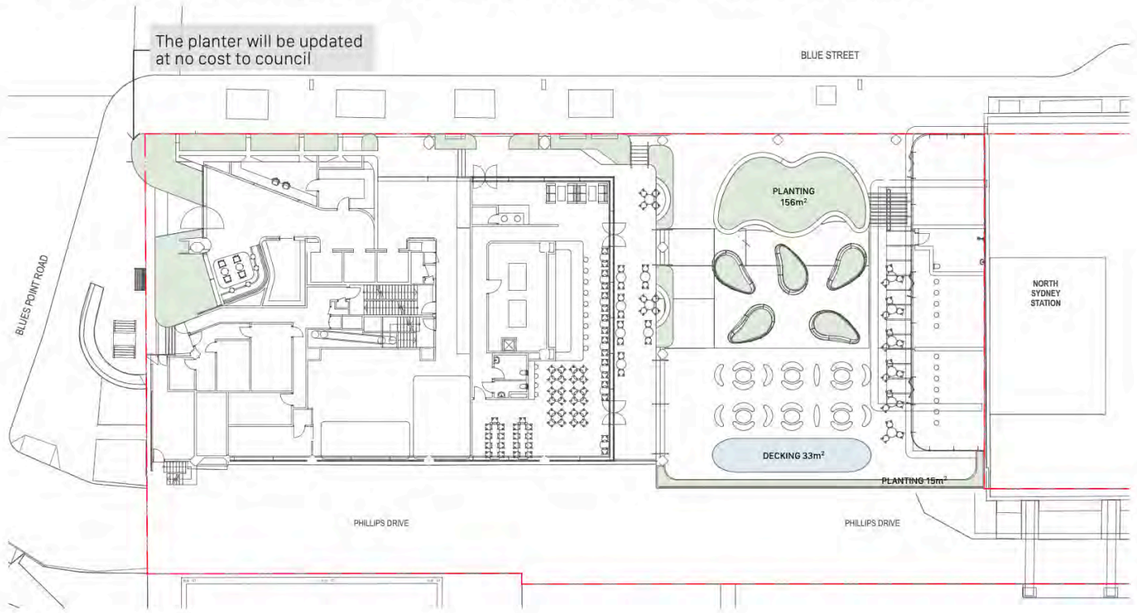
The landscaped area has been increased and maximised to soften edges and create a welcoming entry, while maintaining circulation, sightlines, and key views.



fjc LA Landscape Area Schedule	
Level	**Area**
Ground Plane	202
Communal Terrace	299
	501 m²

Deep Soil

The project involves the adaptive reuse of the existing building and retains the existing footprint and structural slabs. As there is no access to natural ground soil, strict compliance with the NSW Apartment Design Guide (ADG) soil volume requirements is not applicable. Soil volumes on structure have been maximised within the constraints of the existing structure and are sufficient to support the proposed tree planting.



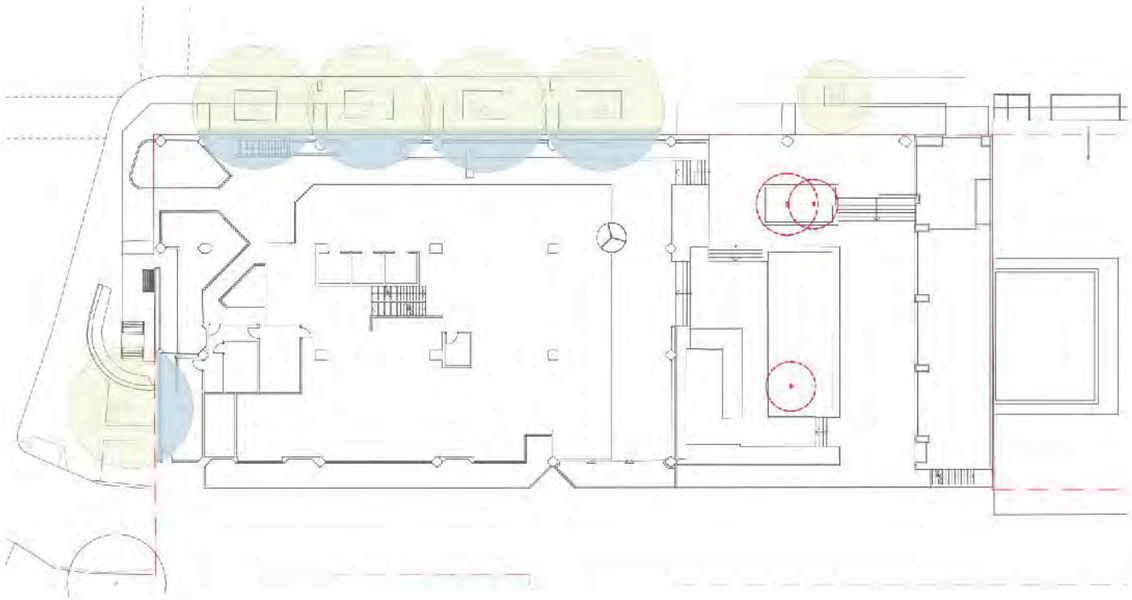
fjc LA Landscape Area Schedule	
Level	**Area**
Decking Permeable	33
Planting	156
	189 m²

Planting Diagrams

Tree Canopy Coverage

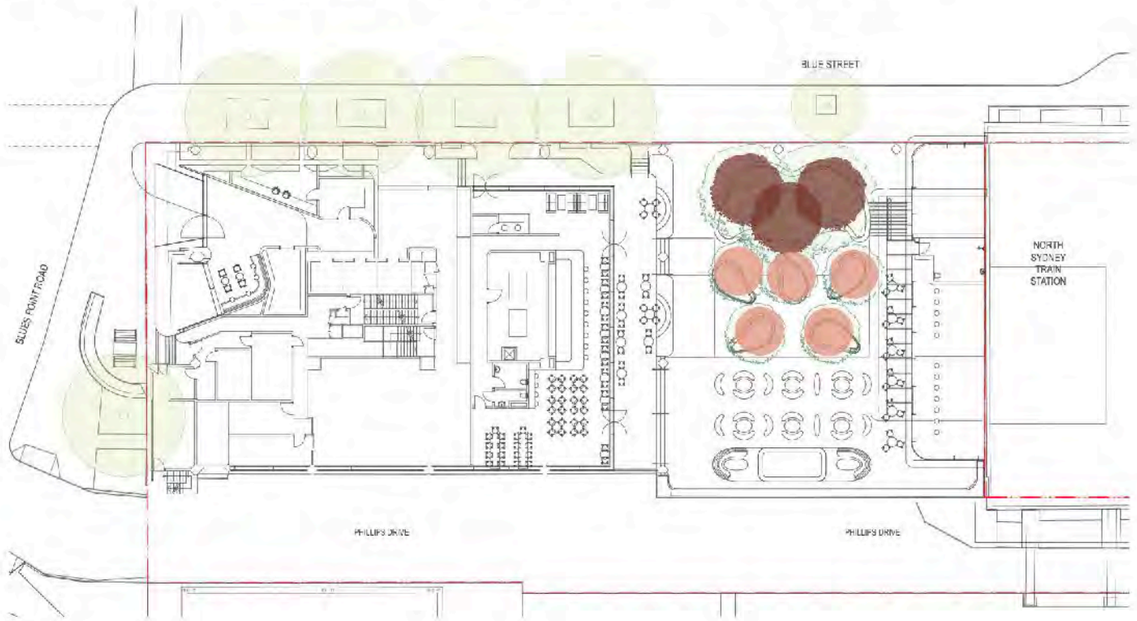
Tree Canopy - Existing

The existing tree canopy is within the site, the species are a mix of exotic such as Murraya hedge and palms



Tree Canopy - Proposed

Trees on structure generally comply with the soil volume requirements of the NSW Apartment Design Guide (ADG) for small trees. As the existing structure is to be retained, there are limitations on the available soil depth and loading capacity, which constrain the provision of larger soil volumes.



fjc LA Tree Canopy Schedule - Existing	
Element ID	**Area**
Existing	**124 m²**

fjc LA Tree Canopy Schedule	
Element ID	**Area**
Existing	78
Ground Floor	319
	397 m²

TREE Tree - Proposed

TREE Tree - Adjacent

TREE Tree - Removed within boundary

TREE Tree - Removed outside boundary

TREE Tree - Deep soil

TREE Tree - Planter

Indicative Planting

Tree Species Selections

Preference is given to endemic Sydney species, particularly those associated harbour edge conditions, suitable for the existing microclimatic conditions including wind and solar access. Consideration has also been given to low water use species, maintenance requirements including watering, fertilising, pruning and replacement, wind mitigation, crime prevention through design, privacy, screening, and improved amenity and outlook.

Selected plants provide visual interest through form, texture, and seasonal variation. A diverse planting scheme comprising mass native planting and a selection of drought-tolerant species is proposed.

GROUND FLOOR

TREES

Image	Botanical Name
	*Tristaniopsis Laurina* *Waterhousia floribunda 'Green Avenue'*

MASS PLANTING

GRASS TREES

Image	Botanical Name
	*Xanthorrhoea resinifera* *Xanthorrhoea arborea*

Image	Botanical Name
	*Banksia spinulosa 'Birthday candles'*
	*Correa alba*
	*Dianella caerulea*
	*Doryanthes excelsa*
	*Eprcris Longiflora*
	*Eriostemon australasius*
	*Grevillea Sericea*
	*Hakea Teretifolia*
	*Hardenbergia violacea*
	*Hibbertia scandens*
	*Leptospermum Laevigatum*
	*Lomandra katrinus*
	*Lomandra longifolia*
	*Poa poiformis*

TERRACE

MASS PLANTING

Image	Botanical Name
	*Correa alba*
	*Crassula 'Max cook'*
	*Dianella caerulea*
	*Eprcris Longiflora*
	*Grevillea buxifolia*
	*Helichrysum petiolare*
	*Hibbergia scandens*
	*Kalanchoe bracteata*
	*Kalanchoe orgyalis*
	*Liriope muscari*
	*Lomandra katrinus*

Sustainability

Sustainability

1. The intention is that sustainable ecological principles are integrated into the landscape design with the primary focus on water. Principles such as sustainable Drainage Systems, a thorough plant selection process and site microclimatic analysis inform the layout, materials selection and environmental response. Recycled timber for nawi seating and Initiatives such as rainwater harvesting and reuse, consideration of the extent of embodied energy within landscape materials, durability of material selection and resource requirements of new planting are all considerations and is summarised below:
2. The primary landscape sustainability initiatives include:
3. Design falls in paving levels to facilitate surface water recharge to mass planting beds and thereby reduce potable water usage.
4. Appropriate provision of planting to improve air quality and reduce the urban heat island effect
5. Selection of hardy, low water use, indigenous plant species suited to the urban environment
6. The selection of a range of plant species to support biodiversity
7. The possible use of recycled sandstone materials
8. Provision of shaded micro-climates for recreational amenity.
9. Recycled hardwood timber for nawi and seats.



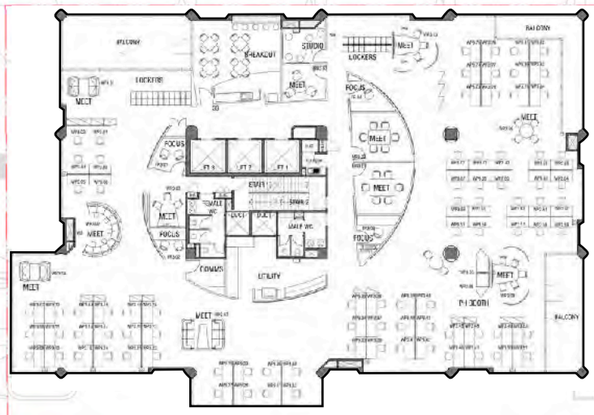
Built Form Response

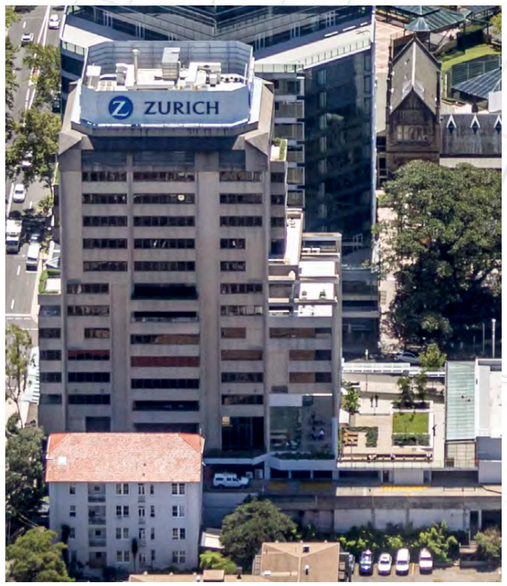
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Built Form Response

Existing Commercial Building

The existing commercial building is a concrete and glass-clad brutalist structure, a product of an era that prioritised function over form. Despite recent refurbishments, the building's fundamental characteristics reflect its origins and no longer meet contemporary commercial expectations. This is most evident in its 3.33m floor-to-floor heights and small floor plates, both of which fall short of current market requirements.





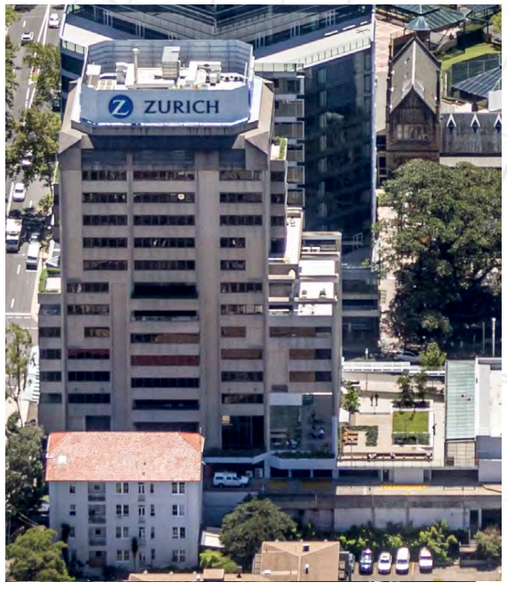
Built Form Response

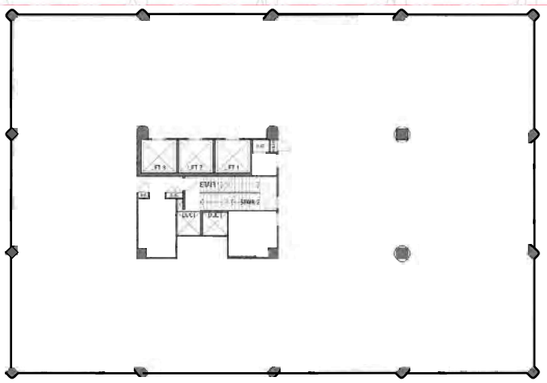
Adaptive Re-Use

The proposal strips the building back to its basements, essential services (substation and associated plant spaces) the central core's load-bearing walls, primary columns and slabs. No additional structure or strengthening works are envisioned within the station below.

The retained elements are well-suited to residential adaptive re-use:

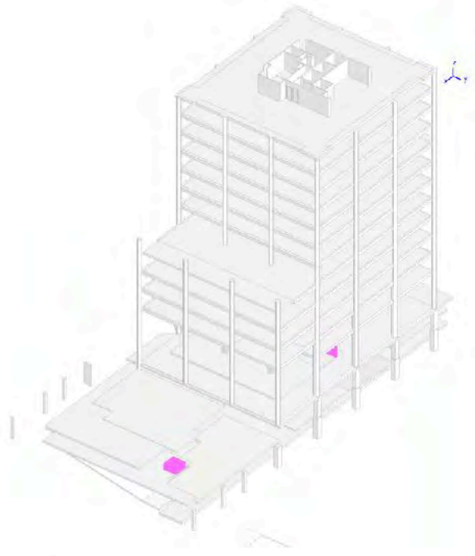
- 3.33m floor to floor is highly compatible with the ADG's 2.7m clear habitable spaces requirement
- Existing slab depths are suitable for contemporary residential acoustic and fire separation
- Perimeter columns and central core allow flexible, column-free apartment planning
- No current ADG separation challenges are presented by neighbouring developments







Existing building



Retained structural elements (basements, partial core, slabs and columns)

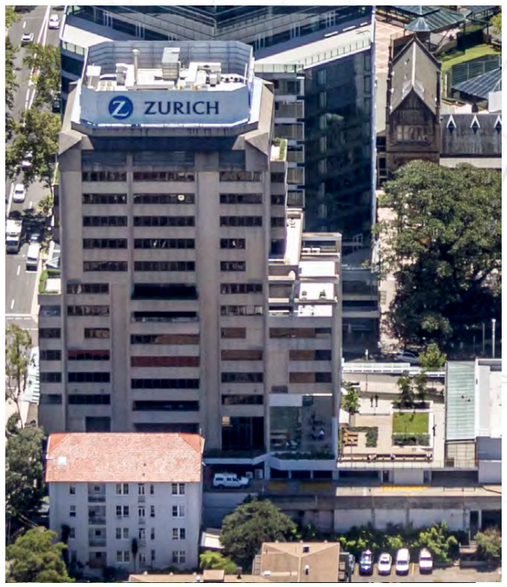
Built Form Response

Slab Extensions and a Consistent Seal

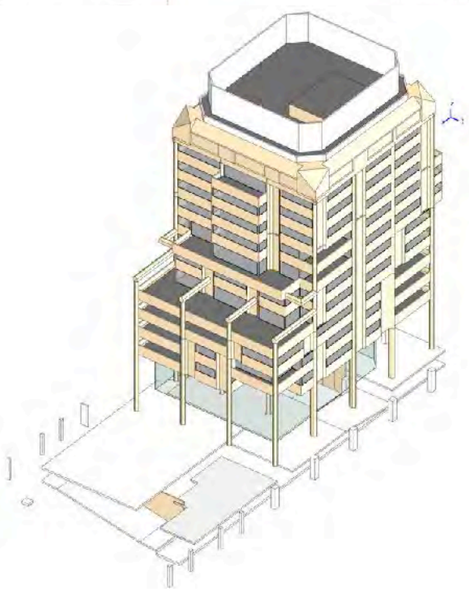
The existing perimeter columns sit within the facade zone, creating a thermal bridge in a contemporary context. Achieving a weather-tight seal between a new facade and the existing structure is both technically complex and risky. The slab edges are therefore extended to enclose all columns and establish a conventional, reliable edge condition.

In doing so, the east and west elevations extend into alignment with the facades of 73 and 101 Miller Street to the north. These extensions create no new solar impacts to the Blue Street Plaza or the RE1-zoned St Peters Park. The eastern extension improves orientation toward the signature southeast views, which are critical to the project's feasibility and consistent with anticipated precinct envelopes.

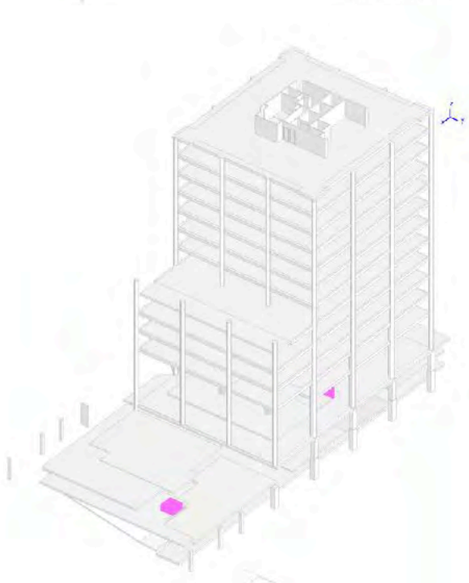
Beyond the floor plate extensions, rooftop plant is removed and three additional levels are proposed atop the retained structure. The revised building height is consistent with the site's current maximum LEP height of RL+115.



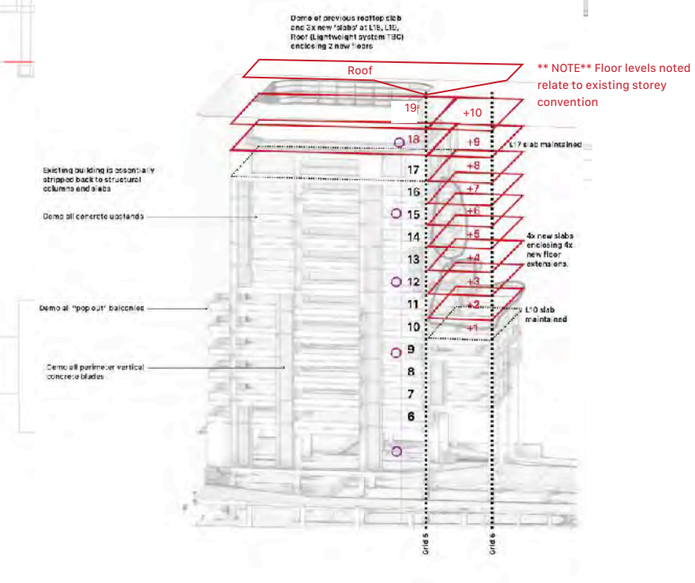
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Existing building



Retained structural elements (basements, partial core, slabs and columns)



Primary floor plate extension to the east, with three new slabs to the roof.

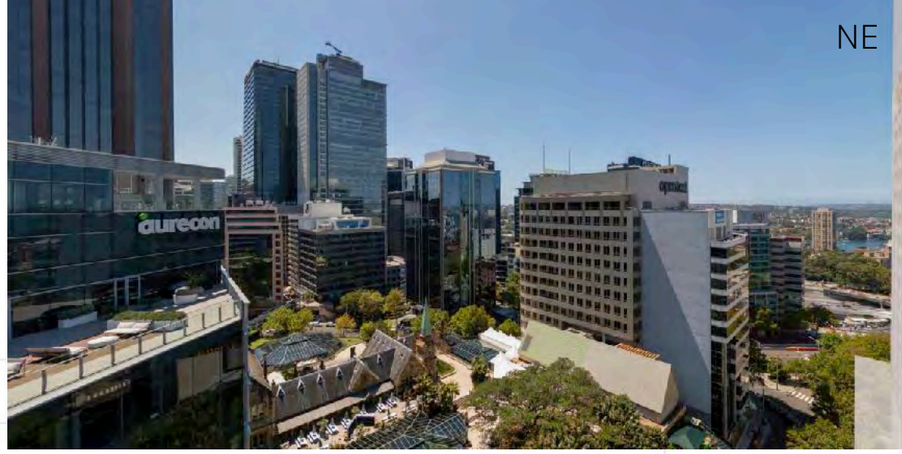
NW



Views west to the harbour and Blue Mountains

Leafy Miller Street to the North

NE



Greenwood Hotel and Plaza

Harbour Glimpses

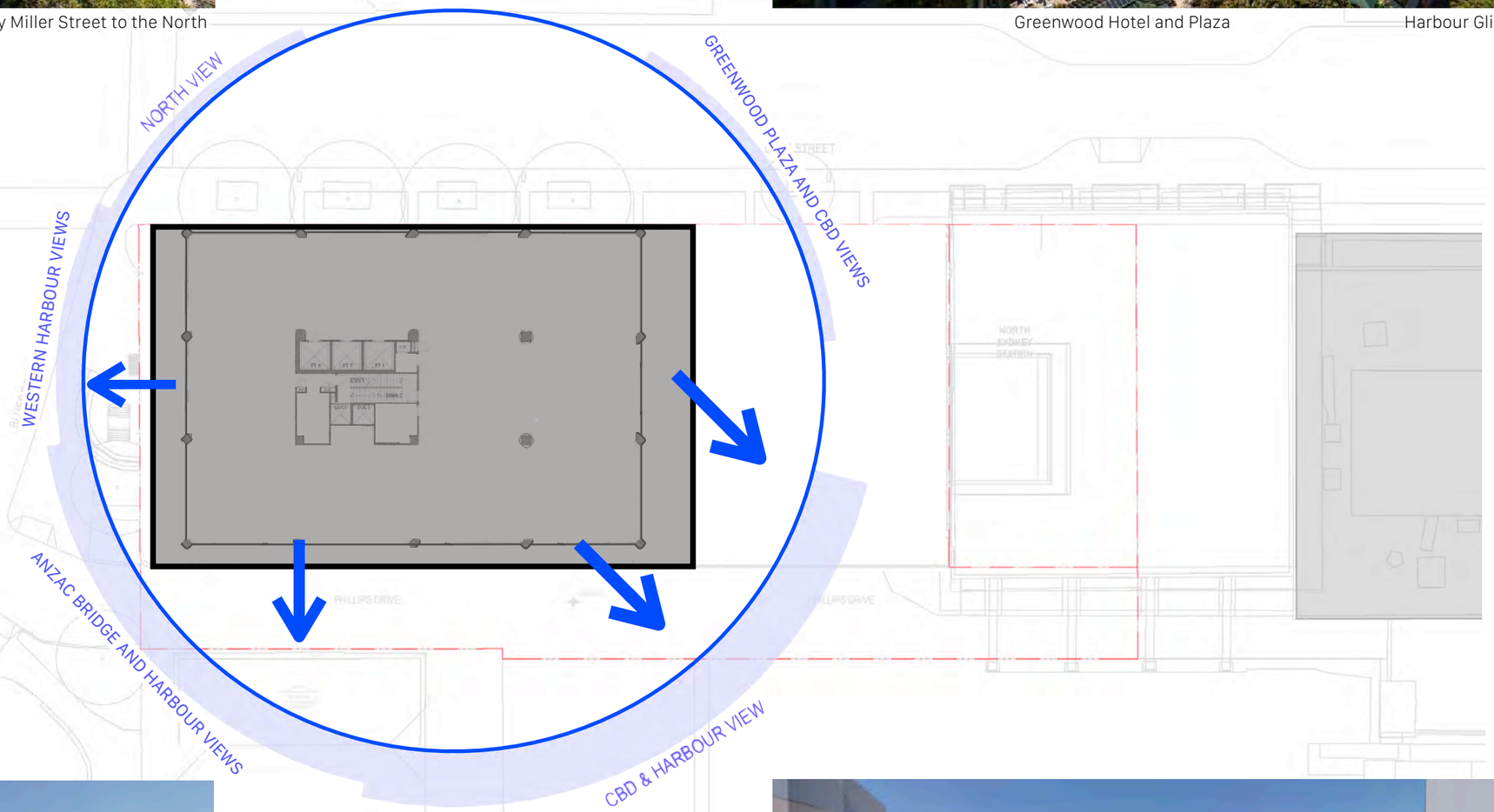
Built Form Response

View Amenity Alignment

The site commands exceptional southern and southeastern views encompassing the Harbour Bridge, Opera House, the full CBD skyline and Barangaroo. Few sites in Sydney offer this totality of outlook in a single aspect.

To the west, unencumbered views extend across the many meandering waterways of the harbour flirting with Sydney's shoreline topography.

To the north, the North Sydney CBD truncates the longer view, though tree-lined Miller Street, Greenwood Plaza and occasional distant glimpses beyond add character to the outlook.



View quality scale

Best Views

SW

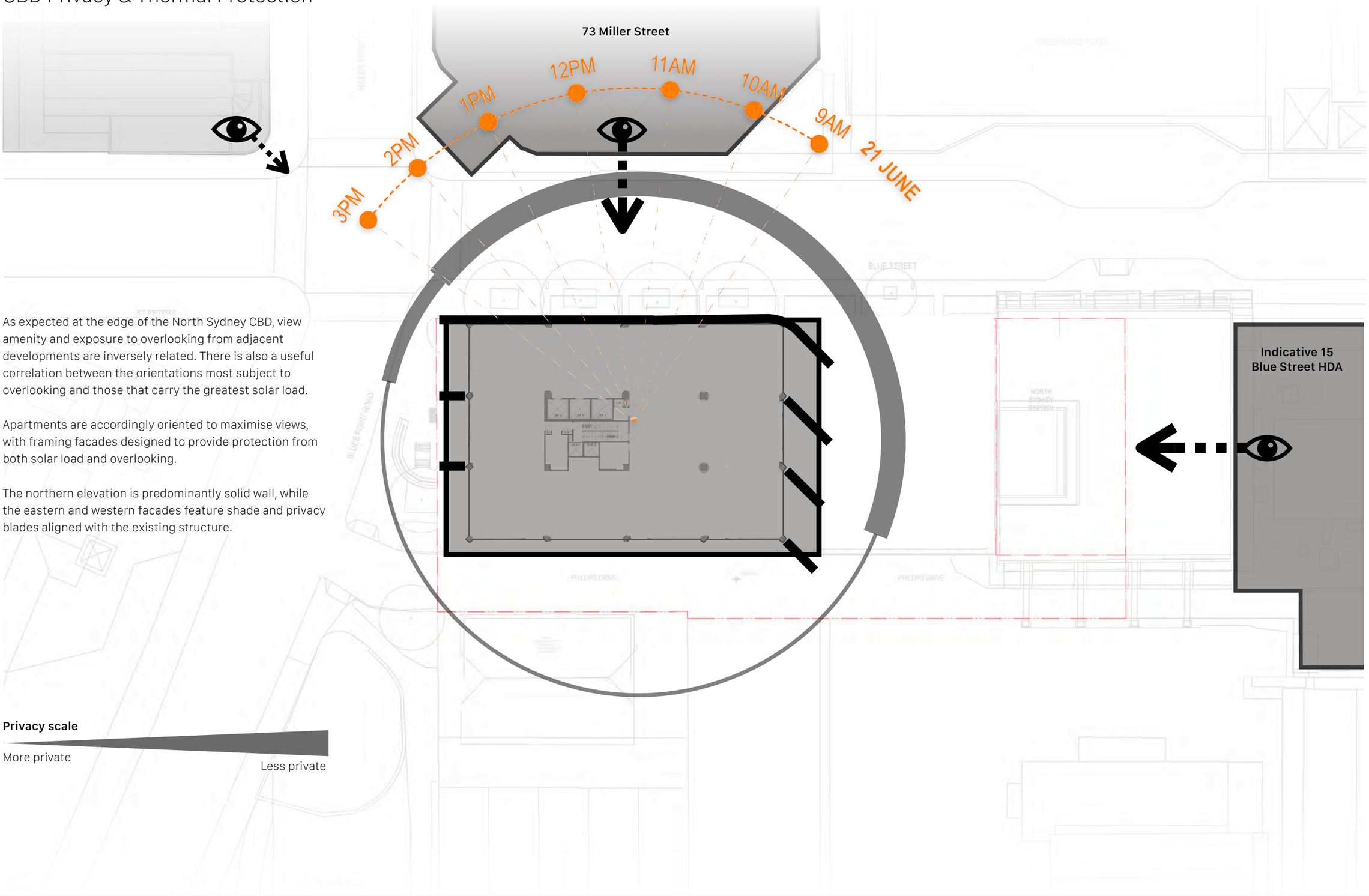


SE



Built Form Response

CBD Privacy & Thermal Protection



As expected at the edge of the North Sydney CBD, view amenity and exposure to overlooking from adjacent developments are inversely related. There is also a useful correlation between the orientations most subject to overlooking and those that carry the greatest solar load.

Apartments are accordingly oriented to maximise views, with framing facades designed to provide protection from both solar load and overlooking.

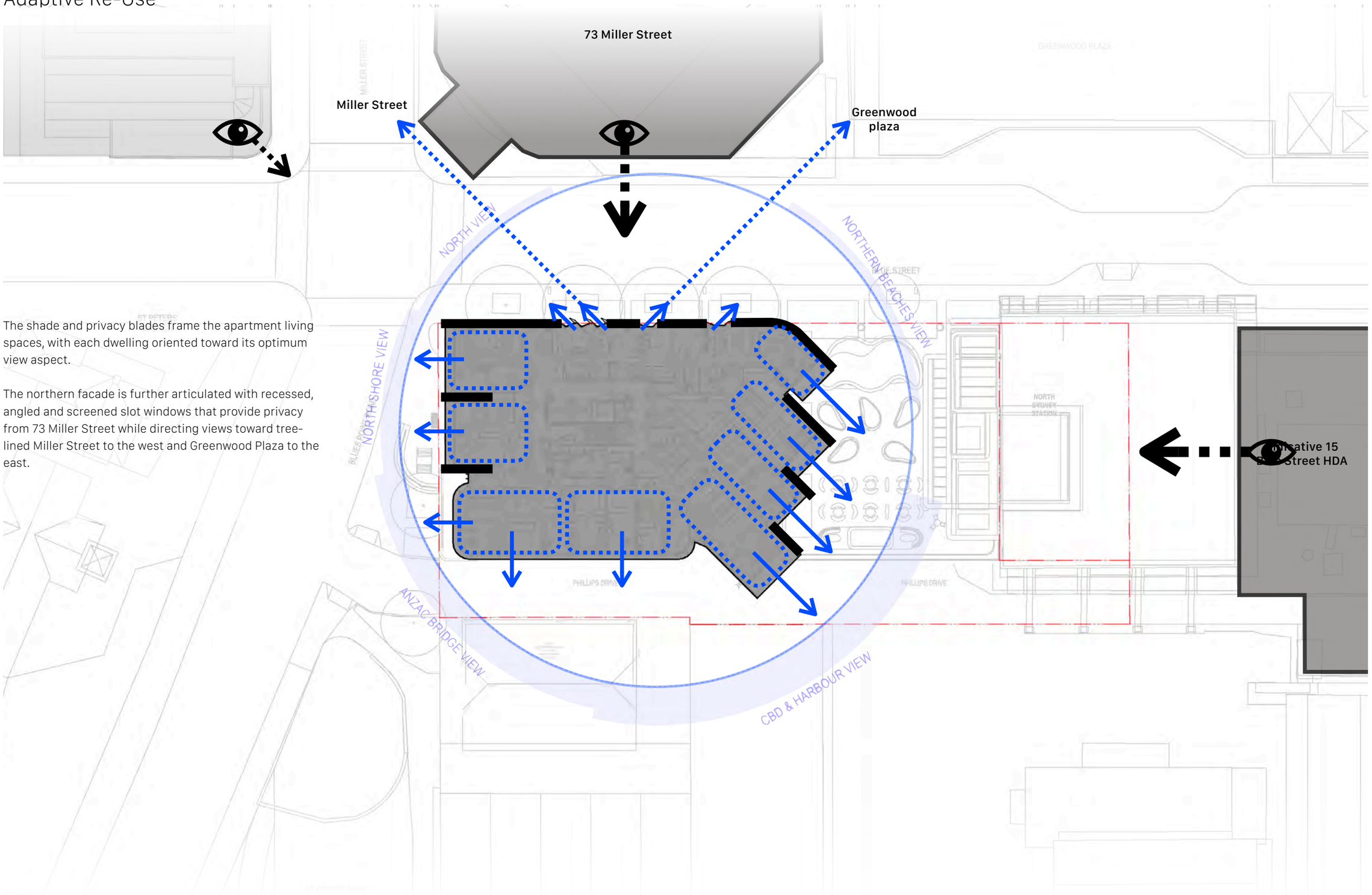
The northern elevation is predominantly solid wall, while the eastern and western facades feature shade and privacy blades aligned with the existing structure.

Privacy scale

More private — Less private

Built Form Response

Adaptive Re-Use



The shade and privacy blades frame the apartment living spaces, with each dwelling oriented toward its optimum view aspect.

The northern facade is further articulated with recessed, angled and screened slot windows that provide privacy from 73 Miller Street while directing views toward tree-lined Miller Street to the west and Greenwood Plaza to the east.