

WOLLSTONECRAFT 8-24 NICHOLSON ST

State Significant Development Application

Application Number SSD-86462209

Design Report



GroupGSA acknowledges First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future. We pay our respects to Elders past and present, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

Rev.	Purpose of Issue	Date	Prepared By	Checked By
1	Draft Issue	26/09/2025	CW/SC/JC	AE
2	Issue for SSDA Submission	10/10/2025	CW/SC	AE
2	Issue for SSDA Submission	23/10/2025	CW/SC	AE
3	Issue for SSDA Submission	31/10/2025	CW/SC/SZ	AE

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GLOSSARY OF TERMS

A glossary of key terms and definitions is provided to support clear interpretation of this State Significant Development Application. It ensures consistency and clarity across the documentation, particularly for technical or specialised terms referenced throughout the report.

Key Term	Definition
The site	The lots included in this design proposal at 8-24 Nicholson Street, Wollstonecraft
The proposal	Design for the residential development at the Site
Council	North Sydney Council
Client	Traders In Purple Pty Ltd

Abbreviation	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
AEO	Authorised Engineering Organisation
ASA	Asset Standards Authority
AHIMS	Aboriginal Heritage Information Management System
APAR	Airports Protection of Airspace Regulations
AS	Australian Standard
ASS	Acid Sulfate Soils
ATP	Australia Technology Park
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BDAR	Biodiversity Assessment Report
CBD	Sydney Central Business District
CMP	Conservation Management Plan
CPTED	Crime Prevention Through Environmental Design
CPTMP	Construction Parking and Traffic Management Plan
DES	Design Excellence Strategy
District Plan	Eastern City District Plan / Eastern Harbour City Plan
DCP	Development Control Plan
DPC	NSW Department of Premier and Cabinet
DPHI	NSW Department of Planning, Housing and Infrastructure
DP	Deposited Plan
EIS	Environmental Impact Statement
EP A	NSW Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999

Abbreviation	Definition
ESD	Ecologically Sustainable Development
EPI	Environmental Planning Instrument
FSR	Floor space ratio
GANSW	NSW Government Architect’s Office
GFA	Gross Floor Area (as defined under the relevant LEP)
HDA	Housing Delivery Authority
HIS	Heritage Impact Statement
Infrastructure Strategy	State Infrastructure Strategy 2022-2042
LAHC	Land and Housing Corporation
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
m	metre
NIA	Noise Impact Assessment
NSA	Net Sellable Area
OEH	NSW Office of Environment and Heritage
OWMP	Operational Waste Management Plan
Pans-ops	Procedures for Air Navigation Services – Aircraft Operations
PP	Planning proposal
City of Cities Plan	A Metropolis of Three Cities – The Greater Sydney Region Plan 2018
RAPs	Registered Aboriginal Parties
RMS	Roads and Maritime Services
RTTC	Radar Terrain Clearance Chart
SEARs	Secretary’s Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No.55 – Remediation of Land
SEPP Infrastructure	State Environmental Planning Policy (Infrastructure) 2007
SEPP SRD	State Environmental Planning Policy (State and Regional Development) 2011
sqm	Square Metres
SSD	State Significant Development
SSDA	State Significant Development Application
TfNSW	Transport for New South Wales

Abbreviation	Definition
The Minister	The Minister for Planning, Industry and Environment
The Regulation	Environmental Planning and Assessment Regulation 2000
Transport Strategy	Future Transport Strategy 2056
VIA	Visual Impact Assessment
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design

This Design Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of State Significant Development Application SSD-86462209 for the development of land at 8-24 Nicholson Street, Wollstonecraft for a residential project.

SSD-86462209 seeks approval for the following development:

- Site preparation works and excavation;
- The construction of a residential development comprising:
 - + 78 apartments of 12 storeys in height and a 3 storey basement carpark
 - + 10,542 sqm max gross floor area at FSR 3.5:1
 - + 36 silver standard LHA housing units (46% of total GFA), including 16 adaptable units (20% of total GFA).
 - + 1,212 sqm of communal open space (753 sqm required); and
 - + 71 spaces of basement car parking

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-86462209 were issued on 23 June, 2025.

This report has been prepared to respond to the following SEARs:

SEARS	Report / Drawing Reference
5. Design Quality	
Demonstrate how the development will achieve: + design excellence in accordance with any applicable EPI provisions. + good design in accordance with the seven objectives for good design in <i>Better Placed</i>.	Chapter 2: Strategic Context, Chapter 4: Design Strategy, Chapter 5: Architectural Design
6. Built Form and Urban Design	
Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	Chapter 3: Analysis, Chapter 4: Design Strategy, Chapter 5: Architectural Design
If relevant, provide an assessment of the development against: + the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Chapter 6: Compliance
If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Refer to Architectural Drawing set
7. Environmental Amenity	
Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Chapter 5: Architectural Design, Chapter 6: Compliance, refer to Architectural Drawing set, and Visual Impact Assessment Report
Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Chapter 5: Architectural Design, Chapter 6: Compliance, refer to Architectural Drawing set
8. Visual Impact	
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	refer to Visual Impact Assessment Report
If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	refer to Visual Impact Assessment Report

SEARS	Report / Drawing Reference
14. Trees and Landscaping	
Provide a landscape plan, that: + details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). + provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	Refer to Landscape Report by Ground Ink
If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: + any existing canopy coverage to be retained on-site. + tree root mapping, if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	See Arborist report for Details
15. Ecologically Sustainable Development (ESD)	
Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.	See Basix and ESD report
Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.	See Basix and ESD report

EXECUTIVE SUMMARY

This Design Report has been prepared on behalf of Traders In Purple to support a residential development for the site at 8-24 Nicholson Street, Wollstonecraft in response to the updated planning context of St. Leonard and Crows Nest for 2036.

The proposal seeks to deliver approximately 78 residential units, supported by public domain improvements, and communal open space.

It aims to contribute meaningfully to the growing demand for housing in North Sydney, while drawing inspiration from the area’s natural landscape and cultural character. The proposal will create high-quality homes within an inclusive, diverse, and well-connected community.

Proposal Overview

SSD-86462209 seeks approval for the following development:

- Site preparation works and excavation;
- The construction of a residential development comprising:
 - + 78 apartments of 12 storeys in height and a 3 storey basement carpark
 - + 10,542 sqm max gross floor area at FSR 3.5:1
 - + 36 silver standard LHA housing units (46% of total GFA), including 16 adaptable units (20% of total GFA).
 - + 1,212 sqm of communal open space (25% of site area = 753 sqm required); and
 - + 71 spaces of basement car parking

This proposal seeks to renew the site through a high-quality residential development that realises its highest and best use, in response to Sydney’s growing population and increasing housing demand. It aims to enhance the liveability of the precinct by contributing to the enhancement of the public domain, improving connectivity, and delivering a diverse range of housing and quality communal open space. In doing so, the proposal supports both Council and State Government objectives by contributing to housing supply in terms of quantity, quality, and typology, while fostering a more connected and liveable urban environment.



Site Context and Strategic Significance

The subject site is located within a 200m walking distance to the Crows Nest Metro Station, positioned at the intersection of Oxley Street and Nicholson Street. It is strategically situated within an area earmarked for future growth under the Crows Nest Transport Oriented Development Precinct Design Guide.

St Leonards and Crows Nest together form a strategic centre which extends along Pacific Highway and Willoughby Road, including St Leonards Train Station and Crows Nest Metro Station.

Future planning and urban development in this locality is guided by the Crows Nest Transport Oriented Development Precinct Design Guide (November 2024) which has identified land along Pacific Highway for significant uplift. The future of the Crows Nest TOD Precinct will be defined by a deliberate shift towards higher-density, transport-oriented urban living, in response to housing availability and affordability pressures in Sydney.

The Crows Nest TOD Precinct Design Guide has identified land within 1,200m of Crows Nest Metro Station for fast-track development to support Sydney’s growing population.

The Proposal will play a critical role in mediating the transition between the densest parts of the Crows Nest TOD Precinct, where buildings of up to 40 storeys are planned immediately around the new Metro station, and the lower-scaled, more traditional residential context further from transport. With a maximum height of 43 metres, the proposal forms part of the mid-rise shoulder zone that creates a deliberate gradient in building scale, protecting local character, and ensuring the precinct

integrates sensitively with its surrounding.

Design Process

The design narrative for the project has evolved alongside our engagement process - to help understand the value of Country and ensure that the proposal outcomes are robust and considered.

The design process has put Country and Landscape at the forefront, to ensure that our proposed Scheme holds significant meaning and expression to the site.

Connecting with Country

The Connecting with Country engagement process has been led by Arcadia. On 19th of June, 2025, beginning with a Walk on Country, Arcadia invited the project team, client, and First Nations community members and Uncle Dennis Foley to walk the site together.

The Walk on Country enabled community members to physically experience and connect with the site, whilst also providing an opportunity to ask questions and discuss initial ideas, stories, and concerns.

Walkshop and Workshop

Proposal ideation was explored through the lens of design thinking and using collaborative events such as a Walk on Country, and Connecting with Country Design Workshop.

The design narrative later integrated the cultural and historical significance of the Pacific Highway as an ancient ridgeline of Gai-mariagal Country, the spiritual connection embodied by Angophora trees, and the matrilineal heritage of northern Sydney as a land of women. It also acknowledged the enduring story of Water Country, its

people, and culture.

Document Purpose and Structure

This Design Report has been prepared to accompany the State Significant Development Application (SSDA) for 8-24 Nicholson Street, Wollstonecraft. It aims to demonstrate how the proposed scheme responds to the opportunities and constraints of the site, and addresses the issues and assessment requirements outlined in the Secretary’s Environmental Assessment Requirements (SEARs).

Specifically, the report outlines how the proposal responds to:

- The strategic objectives of state and local planning policies
- The overarching aims of the SSDA Design Guidelines
- The site’s urban context and physical characteristics
- The design concept and its alignment with the principles of Design Excellence
- The rationale and justification for the design approach

The structure of the report is intended to clearly communicate an understanding of both the physical and strategic context of the site, and how this has informed the development of the design response.

The report then steps through the site context approach, identifying and defining the importance of street frontage ,activation and living spaces. Following this, a chapter has been dedicated to guide the reader through the design, and architectural and landscape approach for the development.

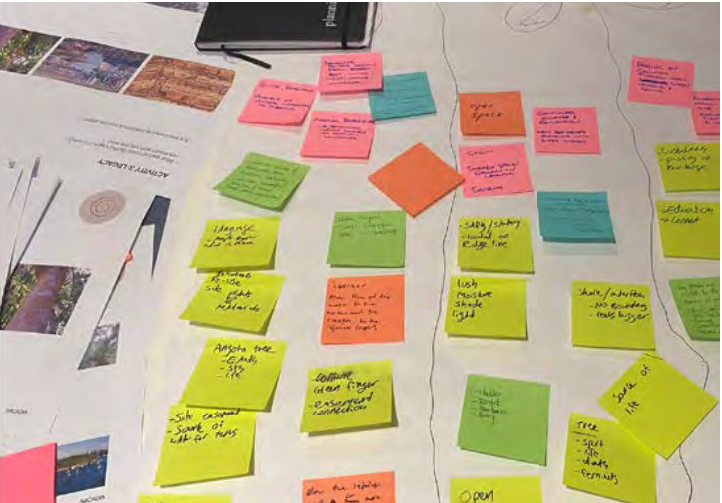
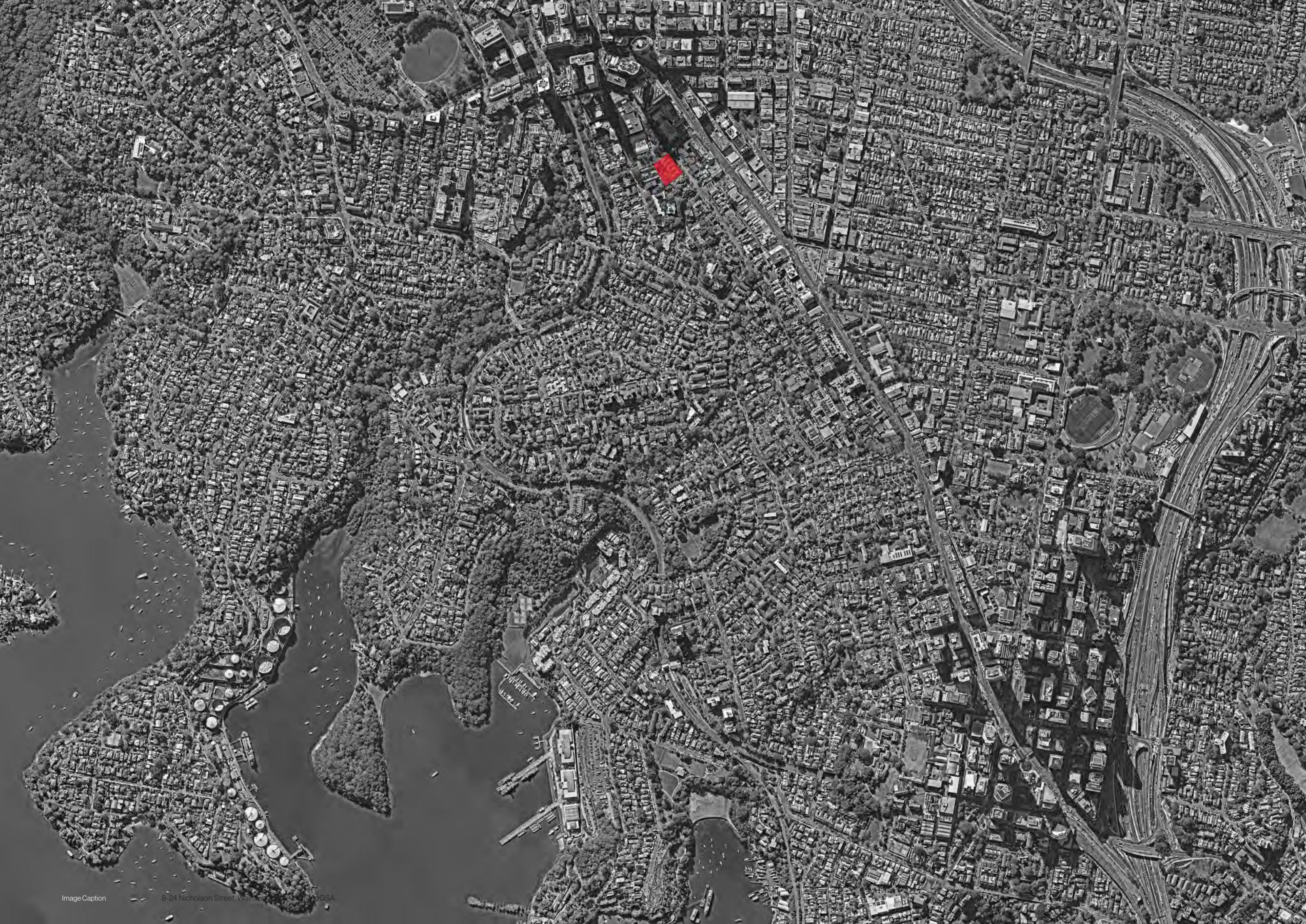


Image from Walk in Country Workshop





1.0

INTRODUCTION

1.1 SITE CONTEXT

Positioned within the Crows Nest TOD Precinct in Wollstonecraft, the site offers a strategic opportunity to support housing targets in response to substantial demographic and economic growth in North Sydney.

Access and Connectivity

The site is exceptionally well-connected to public transport infrastructure. It is located approximately 190 metres from the Crows Nest Metro Station, and 500 metres from the St Leonards Train Station and bus interchange. Additional local bus services along the Pacific Highway offer direct access to key centres including St Leonards, Chatswood, and the Sydney CBD—enhancing the site's overall accessibility and integration within the metropolitan transport network.

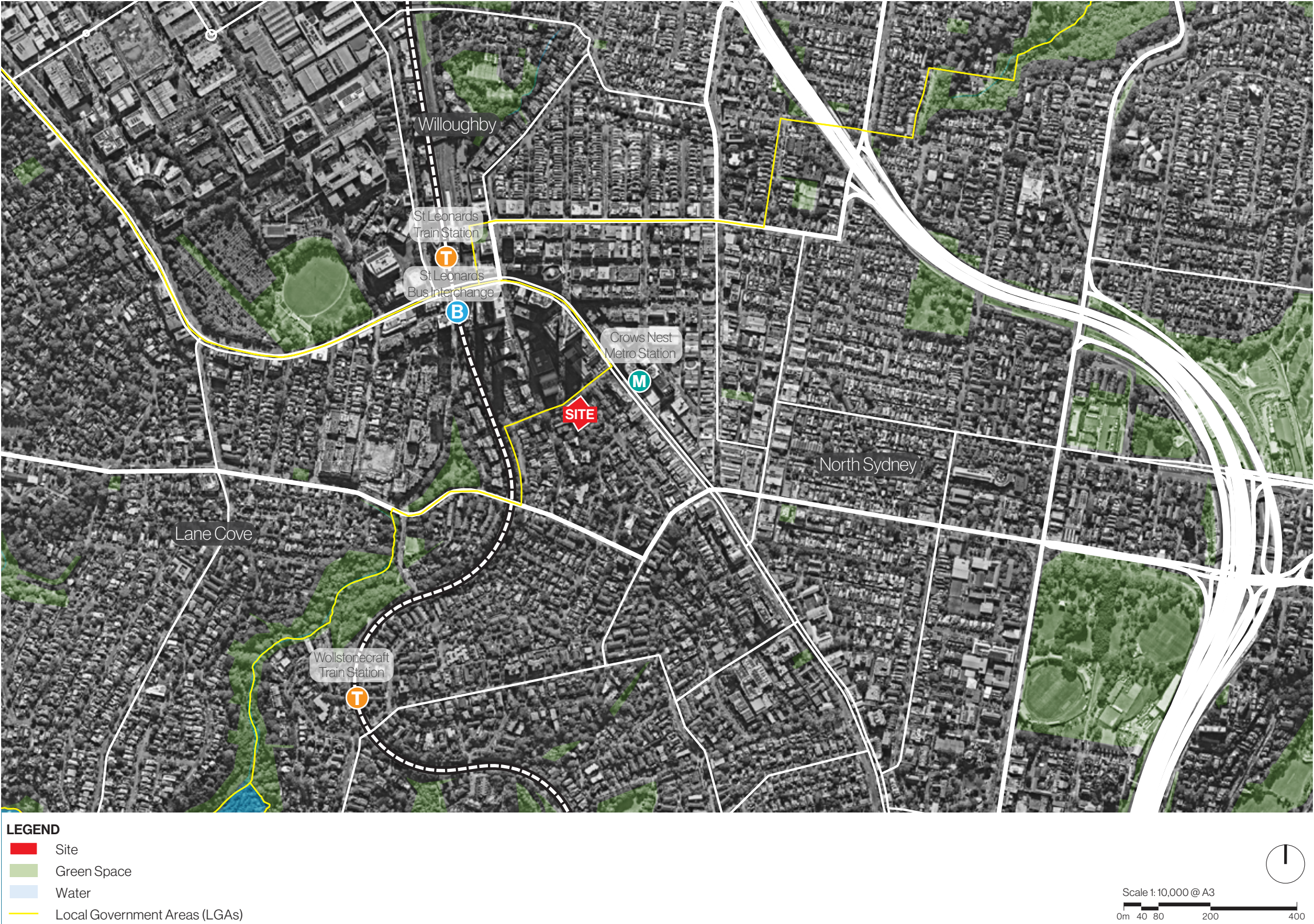
Urban and Development Context

The future of the Crows Nest Transport Oriented Development (TOD) Precinct is envisioned as a purposeful transition toward higher-density, transport-integrated urban living. This shift responds to the increasing demand for housing availability and affordability across Sydney. The site presents a strategic opportunity to contribute to both local and state government housing targets, in the context of substantial population growth. It also supports the development of commercial and economic activity in North Sydney, fostering a liveable community where residents can reside in close proximity to employment opportunities.

Environment and Ecology

Prior to European settlement, the North Sydney region was characterised by diverse bushland ecosystems across its gullies and ridgelines. Today, less than 5% of these distinctive vegetation communities remain, and all are increasingly vulnerable due to urban development.

The surrounding areas of Wollstonecraft, Lane Cove, and Crows Nest retain bushland reserves and remnant vegetation, particularly along the harbour foreshores. The site benefits from its unique landscape setting, with access to significant metropolitan and harbour views, while also enjoying strong connections to the established urban centres of Crows Nest and St Leonards.



1.2 THE SITE

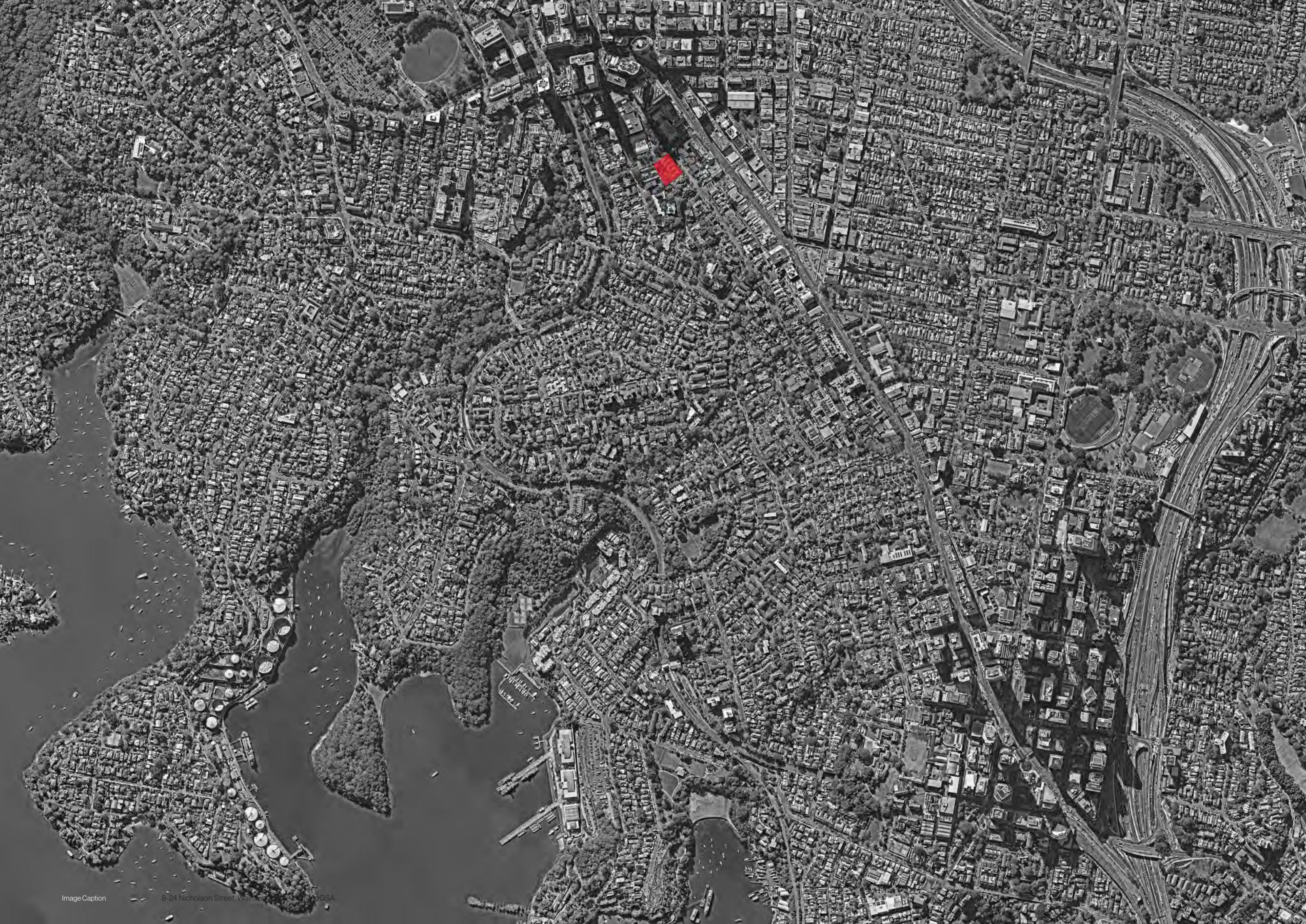
The subject site is located at 8-24 Nicholson Street, Wollstonecraft, in the North Sydney Local Government Area and within the Crows Nest Accelerated TOD Precinct.

The Site is approximately 3,012 sqm in area, consists of ten allotments, and has a c.60m frontage to Nicholson Street and c.46m frontage to Oxley Street. The Site is within the Crows Nest Accelerated TOD Precinct and is approximately 190m walking distance to Crows Nest Metro Station.

The site currently consists of 10 single-storey duplex dwellings with gated access from Nicholson Street and an existing driveway located at the western corner of Oxley Street. A full-height fence runs along the Oxley Street boundary, with backyards sitting below the adjacent southern developments. A hard concrete slab with a ramp is built over the stormwater pipe reservation zone at the rear.

Address	Legal Description	Area
8 Nicholson Street	B/385256	332.7 sqm
10 Nicholson Street	A/385256	320.6 sqm
12 Nicholson Street	B/403932	319.2 sqm
14 Nicholson Street	A/403932	312.4 sqm
16 Nicholson Street	2/513450	306.3 sqm
16A Nicholson Street	1/513450	304.4 sqm
18 Nicholson Street	B/419382	292 sqm
20 Nicholson Street	A/419382	277.2 sqm
22 Nicholson Street	2/220608	265.4 sqm
24 Nicholson Street	1/220608	281.6 sqm
Total		3,011.8 sqm







2.0

STRATEGIC CONTEXT

2.1 METROPOLITAN PLANNING CONTEXT

The North District Plan is structured around the overarching outcomes of sustainability, liveability and productivity, which together form the foundation of Greater Sydney’s long-term growth.

Our Greater Sydney 2056 – North District Plan

The North District Plan is one of six district plans prepared under the Greater Sydney Region Plan: A Metropolis of Three Cities (2018). It provides a 20-year vision to 2036 for the North District, which includes the local government areas of North Sydney, Lane Cove, Willoughby, Mosman, Hunters Hill, Ryde, Ku-ring-gai, Hornsby and Northern Beaches. The Plan is designed to bridge metropolitan planning strategies with local delivery, offering a framework that guides councils in preparing Local Strategic Planning Statements, Local Environmental Plans and Development Control Plans.

The District Plan emphasises the creation of a “30-minute city”, where housing, jobs and services are integrated with transport networks to reduce travel times and strengthen access to opportunity. The Plan identifies priorities for new housing supply, choice and affordability, particularly in locations well-served by public transport. It highlights the importance of strengthening strategic centres such as St Leonards and Crows Nest, fostering investment and job creation while ensuring that new development contributes positively to the character and amenity of existing communities.

Equally, the North District Plan addresses the importance of enhancing the quality of life through access to green space, walkable neighbourhoods, and adequate social and cultural infrastructure. It acknowledges the need to prepare for climate change and resilience, supporting the expansion of the urban tree canopy and the integration of green infrastructure through the Sydney Green Grid. The North District Plan therefore establishes a coordinated approach to growth management, seeking to balance the needs of housing and employment with the imperative to create sustainable, liveable and resilient communities..

This proposal responds to the following strategic objectives outlined in the Plan:

Planning Priority N5 - Objective 10 & 11
Deliver greater housing supply, diversity and affordability with access to jobs, services and public transport.

- The project increases housing choice and provides affordable dwellings in a highly accessible, transit-oriented location.

Planning Priority N6 – Objective 12
Create and renew great places and local centres, while respecting existing heritage and character.

- The design enhances street activity, integrates communal green space, and transitions sensitively to the surrounding neighbourhood.

Planning Priorities N7, N8 & N9 – Objectives 21 & 22
Strengthen strategic centres to grow jobs, services and investment opportunities.

- The development supports the St Leonards–Crows Nest strategic centre by adding residents close to jobs, services and community amenities.

Planning Priority N10 – Objective 14
Deliver integrated land use and transport planning to enable a 30-minute city.

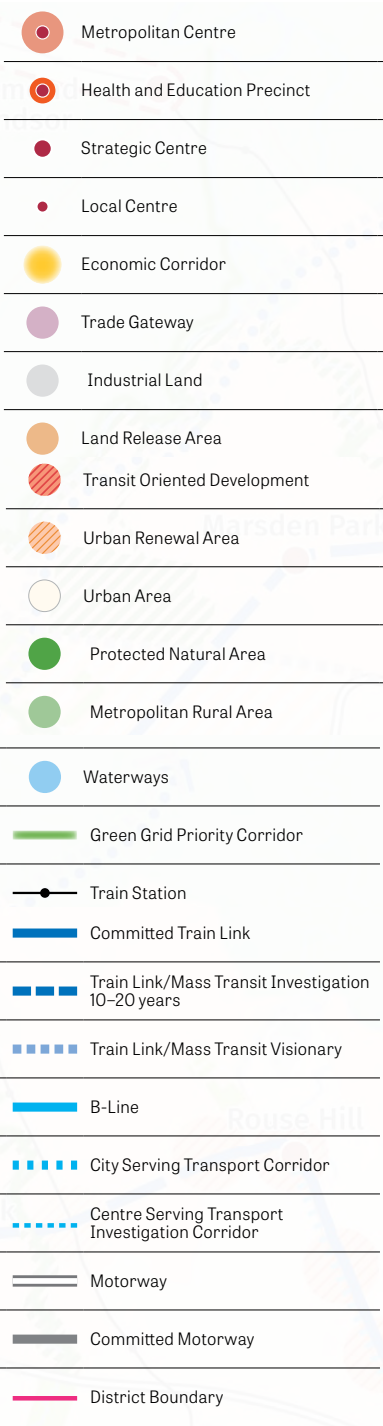
- The location next to the new Metro station enables sustainable transport use and reduces reliance on private vehicles.

Planning Priority N18 – Objective 25
Adapt to the impacts of climate change and natural hazards, and build resilience.

- The scheme embeds environmentally sustainable design, water management and energy-efficient systems to support resilience and reduce emissions.

Planning Priorities N21 & N22 – Objectives 31 & 32
Expand and enhance green infrastructure and deliver high quality open space.

- Proposed landscaped rooftop areas along with deep soil planting on ground level, provide quality open space and contribute to the urban tree canopy.



North District Plan Structure Plan (Source: Our Greater Sydney 2056, North District Plan)

2.2 NSW DESIGN GUIDELINES



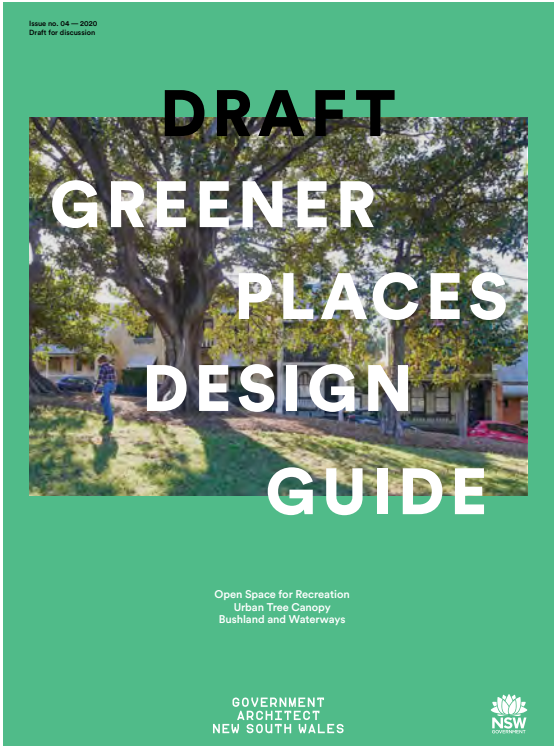
Better Placed

Better Placed is an integrated design policy for the built environment of NSW. It articulates the collective aspirations and expectations for the places where we live, work, and play, providing a clear framework to promote high-quality design outcomes. The policy supports the creation of well-designed architecture, public spaces, and environments that respond to both present needs and future challenges.

Relevance to Project:

The proposed design principles have been referenced against the Better Placed document to ensure that the design delivers a contextually appropriate and responsive outcome for Wollstonecraft. Key objectives considered and aligned with this policy include:

- 1. Better fit: contextual, local and of its place
- 2. Better performance: sustainable, efficient, and durable
- 3. Better community: equitable, inclusive, and diverse
- 4. Better for people: safe, comfortable and livable
- 5. Better working: functional, efficient and fit for purpose
- 6. Better value: creating and adding value
- 7. Better look and feel: engaging, inviting and attractive



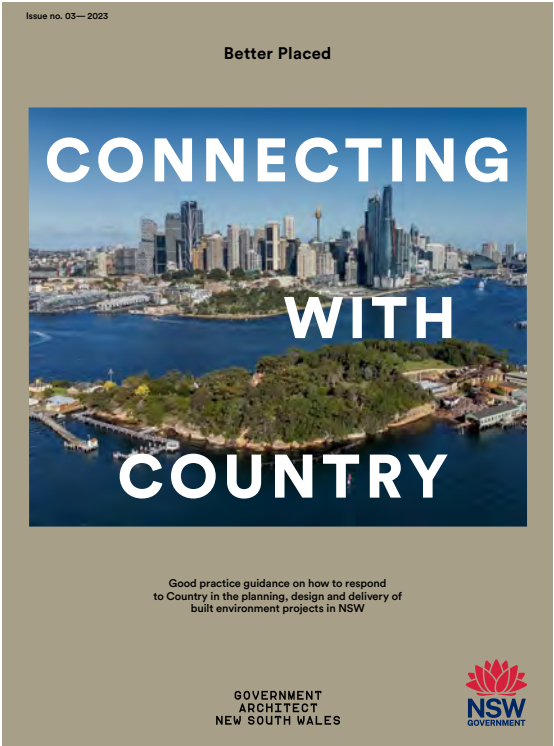
Greener Places

Greener Places provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. Greener Places explains green infrastructure, why we need it, and the benefits of providing it.

Our proposal includes green infrastructure, that contributes to existing identified green links.

Relevance to Project:

- The Greener Places Design Guide will provide guidance on open spaces and recreation provision and strategies to achieve improved canopy cover, open space provision and green infrastructure in Wollstonecraft



Connecting with Country Framework

This document is a framework for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. Its principles for action will help to realise projects that:

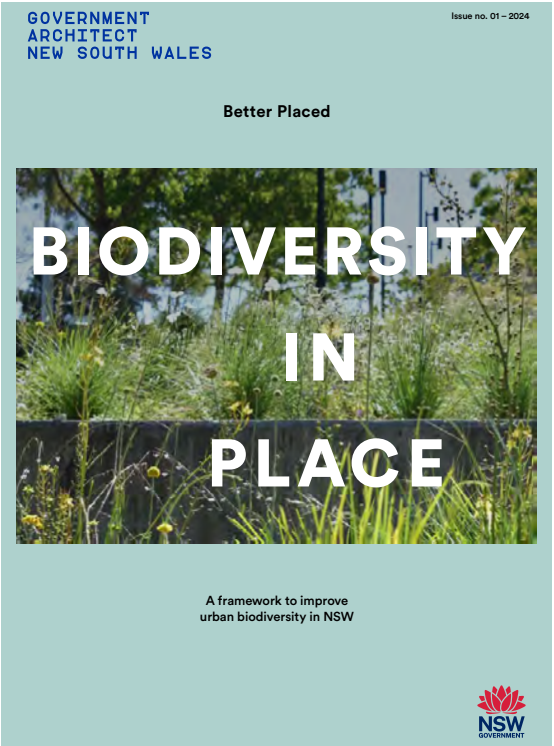
1. Protect the health and wellbeing of Country and therefore of Aboriginal communities, and by extension all communities
2. Embed Aboriginal knowledge into the design and planning of our built environment to make NSW a better place for all its citizens.

Relevance to Project:

The framework ensures the project adopts a Country-led approach on Cammeraygal land, embedding Aboriginal perspectives through engagement, storytelling, and cultural expression within architectural expression, landscapes and communal spaces.

It furthermore:

- Supports early and ongoing dialogue with Aboriginal stakeholders to shape the design.
- Provides direction for incorporating cultural narratives into planting palettes and interpretive elements.
- Reinforces a sense of place by aligning built form and landscape gestures with Country values.



Biodiversity in Place

Biodiversity in Place sets a multi-scale approach to reintegrating ecological systems into the urban environment, from strategic policy to detail design.

It concerns the methods and benchmarks to be considered in ensuring that building projects are able to achieve a positive effect on the biodiversity of their local environment, prioritising improvement and health over merely maintenance and retention.

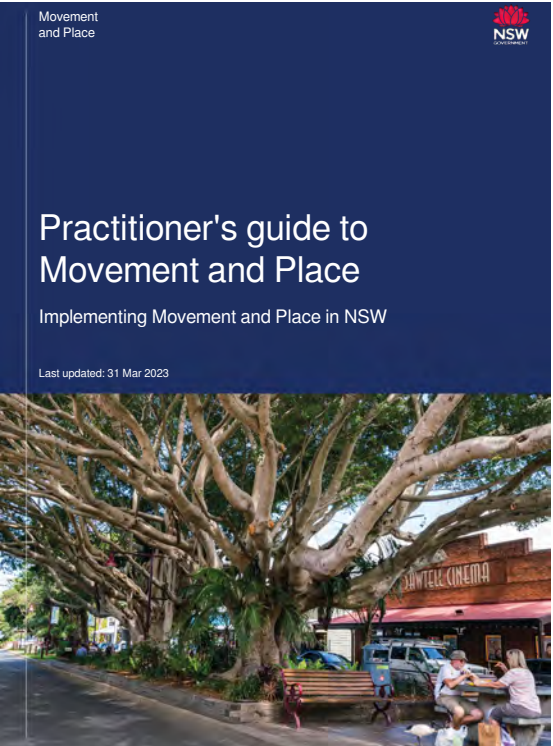
This may be achieved through incorporation of green roofs, naturalised local open spaces, diverse native planting palettes, and minimal standards for landscaping assets.

Relevance to Project:

The guidance promotes biodiversity-sensitive design within the site, by strengthening deep soil planting, canopy trees, and rooftop habitats, enhancing local ecology, cooling the dense Crows Nest TOD accelerated precinct, and aligning with tree canopy expansion goals.

Within the context of the site, it furthermore:

- Encourages use of native species to extend ecological corridors toward Gore Cove and Berry Island.
- Links biodiversity outcomes with resident wellbeing, offering shaded and restorative green spaces.
- Positions the project as contributing to Sydney's broader Green Grid and climate resilience targets.



Practitioner's Guide To Movement and Place

The Movement and Place Framework promotes a holistic approach to planning by integrating transport functions with the quality, character, and usability of public spaces. It adopts a place-based, collaborative, and long-term approach to designing streets and environments that support both movement and the needs of local communities. The framework encourages the creation of vibrant, functional, and inclusive urban environments.

Relevance to the Project:

The guide frames the site as a high-intensity pedestrian place near the Metro, directing the design toward active street edges, reduced car reliance, and balanced movement-place outcomes that integrate seamlessly with the Crows Nest TOD context.

Within the context of the site, it furthermore:

- Informs street-level design that prioritises walkability and legibility between Nicholson St and the Metro.
- Encourages limiting car parking and supporting cycling and EV charging infrastructure.
- Provides a framework for assessing the ground plane as both a transport link and a place of community activity.

2.3 CROWS NEST TOD ACCELERATED PRECINCT

Crows Nest Transport Oriented Development Precinct Design Guide (November 2024)

The Site is located in Wollstonecraft within the Crows Nest Transport Oriented Development Accelerated Precinct Plan.

The site lies adjacent to the Crows Nest Metro station, within the Crows Nest Transport Oriented Development Accelerated Precinct. The proposed scheme align with the strategies and visions set out in both the St Leonards and Crows Nest 2036 Plan, and the Crows Nest State-led TOD Rezoning Proposal.

The Crows Nest Transport Oriented Development Precinct Design Guide provides precinct-specific design controls, including building heights, podium and tower forms, setbacks, overshadowing, and active frontage requirements. Its purpose is to ensure development in the Crows Nest strategic centre delivers design excellence, integrates with transport infrastructure, and contributes to a vibrant, people-focused precinct.

Relevance to Project:

- Building Envelopes: Specifies podium heights, tower forms, and street setbacks for Nicholson and Oxley Streets.
- Overshadowing: Prohibits additional shadowing of Willoughby Road, Ernest Place, Hume Street Park, and nearby sensitive public spaces.
- Tower Separation: Sets minimum separation distances between towers to protect privacy and amenity.
- Parking & Servicing: Requires minimal car parking and encourages non-car modes, with vehicular access placed away from key pedestrian routes.
- Ground Plane Design: Ensures active and engaging frontages, with a fine-grain interface to support walkability near the Metro.

KEY	
	Precinct Boundary
	Residential to TOD Exhibited Height
	Residential Above TOD Exhibited Height
	Non-residential to TOD Exhibited Height
	Non-residential Above TOD Exhibited Height
	Subject to Active SSDA
	Not Subject to Submission or Recommended Change
	Under Construction



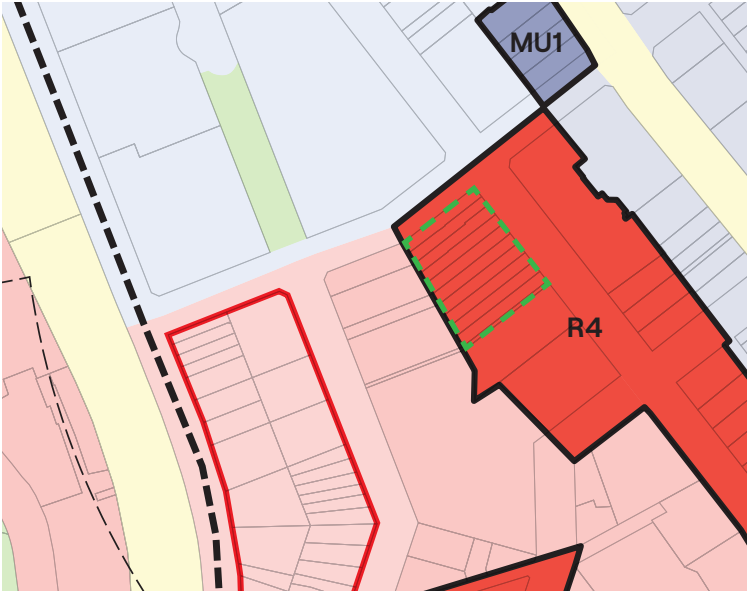
Crows Nest TOD Precinct Masterplan Finalised Massing (Source: Crows Nest TOD Precinct Urban Design Report, SJB Nov 2024)

The Design Guide and its associated amendments to LEP for the Crows Nest TOD Precinct enable a coordinated, higher-density residential uplift in development within controlled envelopes, that protect street character, solar access, and local amenity.

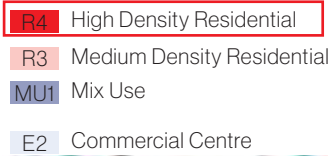
The following maps show controls which LEP and Crows Nest Transport Oriented Development Precinct Design Guide define the subject site to inform the overall shape, use, scale, and character of the proposed development.

- Development is limited to residential use with flexibility for ground floor activation but without a non-residential FSR mandate.
- The maximum built form is 12 storeys / 43m, ensuring consistency with the broader TOD envelope.
- A 3.5:1 FSR defines yield potential, with basements and gross floor area calculations subject to LEP definitions.
- Street interface is shaped by a 3-storey podium wall and 3m setback, ensuring a pedestrian-scaled frontage.
- The Design Excellence provisions apply, requiring high-quality architecture, amenity, and alignment with TOD design objectives.

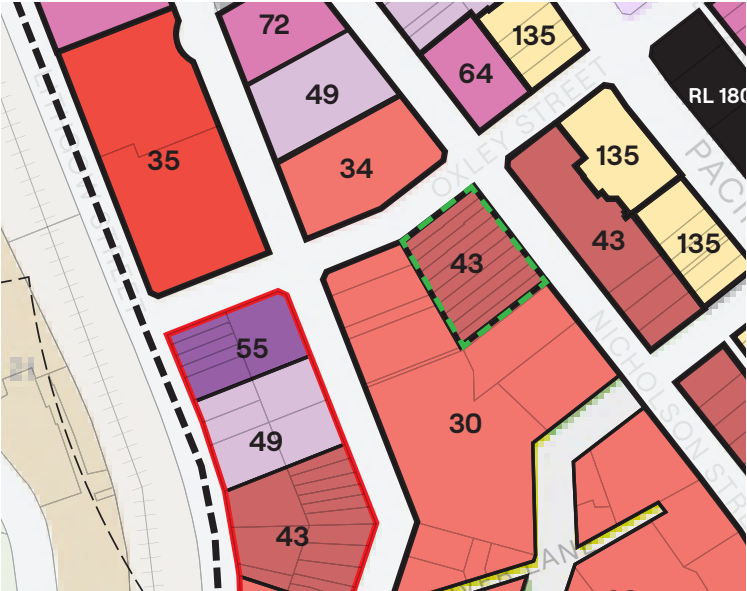
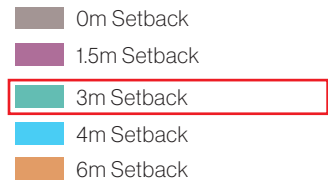
Recommended Controls (Source: Crows Nest Transport Oriented Development Precinct Design Guide, DPHI Nov 2024)



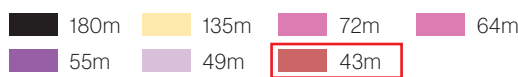
Land Use Zoning



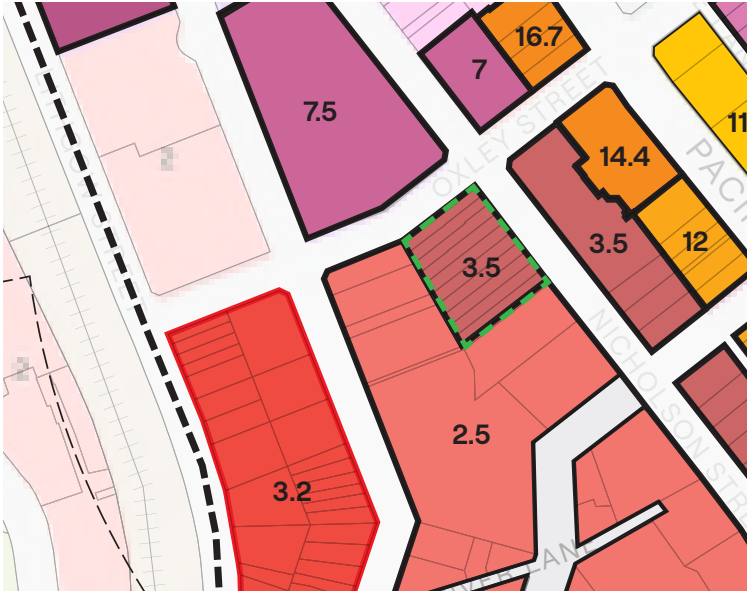
Setback Diagram



Height of Building



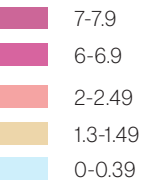
Street Wall Height



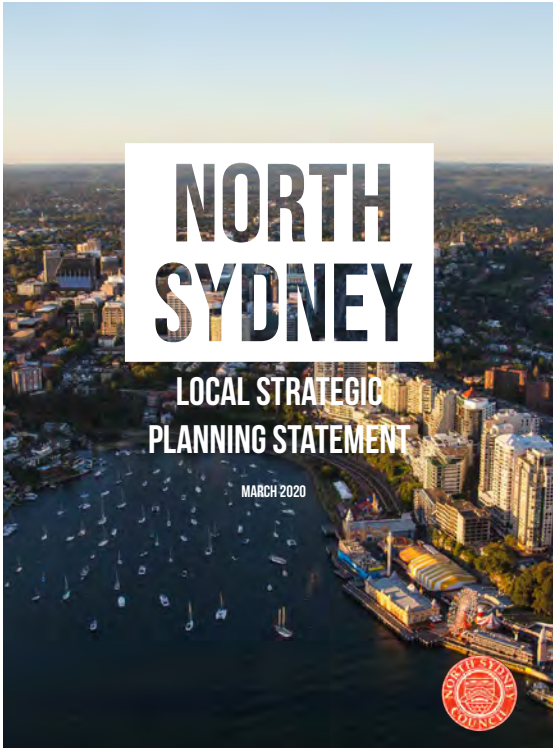
Floor Space Ratio



Minimum Non-Residential FSR Map



2.4 NORTH SYDNEY COUNCIL STRATEGIES



North Sydney Local Strategic Planning Statement (2020) (LSPS)

The LSPS sets out a 20-year vision to 2036 for land use planning in the North Sydney LGA, providing the strategic framework to guide growth, change, and investment.

The LSPS aligns with the Greater Sydney Regional Plan and North District Plan, and its aspirations are structured around the themes of infrastructure and collaboration, liveability, productivity, sustainability, and civic leadership.

The LSPS aspires to ensure infrastructure and collaboration support growth and are delivered in partnership with State Government and the community. It prioritises liveability by promoting diverse housing options, high-quality public spaces, and socially connected neighbourhoods.

Through productivity, it strengthens the role of North Sydney CBD, St Leonards, and Crows Nest as innovation and employment hubs while supporting vibrant local centres. In terms of sustainability, it commits to protecting biodiversity, reducing emissions and waste, and increasing resilience to urban and natural hazards. Finally, the LSPS reinforces civic leadership, where Council leads strategic direction, engages the community, and aligns local delivery with broader regional and state planning frameworks.

The site sits at the eastern edge of “Upper Wollstonecraft”, directly adjoining the Crows Nest TOD Precinct, positioning it as a transition site between higher-density growth around the Metro and the lower-scaled residential neighbourhoods further west.

Relevance to Project:

- The development will contribute to the housing diversity and supply targets identified in the LSPS, while still maintaining the area’s broader leafy and residential character.
- By embedding design excellence, landscaped setbacks, and a defined street wall, the site will help deliver a sensitive interface between new growth areas and traditional housing, aligning with LSPS aspirations to balance liveability with change.
- The site can support connectivity and infrastructure integration, leveraging its proximity to the Crows Nest Metro and pedestrian networks, which strengthens Upper Wollstonecraft’s role as a well-connected residential neighbourhood.
- Through sustainable design features such as urban greening, tree canopy expansion, and water-sensitive design, the development can reinforce the LSPS outcome of enhancing the environmental resilience and amenity of Upper Wollstonecraft.

Local Planning Priorities:

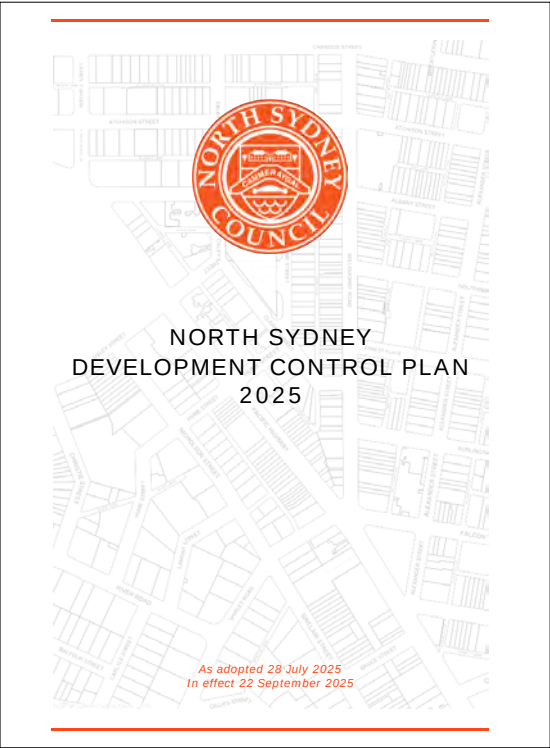
- **Infrastructure & Collaboration:** Growth must align with new infrastructure, particularly the Crows Nest Metro, and demonstrate coordination with State-led precinct planning.
- **Liveability:** The project should deliver diverse, affordable housing near transit while protecting amenity, character, and providing quality communal spaces.
- **Productivity:** Development reinforces the St Leonards–Crows Nest strategic centre by concentrating residents close to jobs and services, with sensitive transitions to surrounding neighbourhoods.
- **Sustainability:** The scheme must embed deep soil, tree canopy expansion, WSUD and energy-efficient design to enhance resilience and reduce environmental impacts.



LEGEND

- | | | | | |
|---------------|---------------------------|-------------------------------|--|---|
| LGA Boundary | Open Spaces | Metropolitan Centre | Education Precinct | City serving transport corridors (potential) [†] |
| Train Station | Waterways | Health and Education Precinct | Employment Lands: B3, B4, IN2, IN4, B1 zones | City Shaping Transport Corridors (existing) |
| Metro Station | Tertiary Education | Strategic Centre | City serving transport corridors (existing) | City Shaping Transport Corridors (future) |
| Train Line | Hospitals | Local Centre | | |
| Main Roads | Eastern Economic Corridor | | | |

Local Economy and Employment Map (Source: North Sydney LSPS 2020)



North Sydney DCP (NSDCP, 2025)

The DCP provides detailed development standards to guide the form and character of new buildings and public spaces. It supplements the LEP by addressing issues such as setbacks, landscaping, solar access, building envelopes, parking, and urban design. The DCP's purpose is to ensure high-quality, contextually appropriate development outcomes that protect amenity, enhance liveability, and support Council's broader strategic objectives.

Relevance to Project:

- Landscaping & Deep Soil: Requires a proportion of the site to be landscaped, with deep soil planting where feasible.
- Site Coverage & Built Form: Sets limits on site coverage and impervious surfaces, applying alongside TOD provisions.
- Solar Access: Ensures no unreasonable overshadowing of adjacent properties and public open space.
- Active Frontages & Access: Mandates ground-level activation on Nicholson and Oxley Streets and restricts vehicle access from primary frontages.



North Sydney Local Housing Strategy (2019)

Sets the 20-year housing direction to 2036, aligning with the Greater Sydney Region Plan and North District Plan. It requires delivery of 3,000 new dwellings in the short term, ongoing staged housing targets, and a clear place-based planning approach.

The strategy emphasises concentrating growth near centres and transport nodes, rejecting ad hoc rezonings, and ensuring housing diversity and affordability. It also identifies gaps in affordable housing and commits to exploring an Affordable Housing Contributions Scheme.

Relevance to Project:

- Any development must demonstrate alignment with the mandated housing targets, contribute to dwelling diversity, and respond to affordability issues.
- The site's proximity to transport and its place within an existing residential neighbourhood makes adherence to "place-based" growth and design quality critical.
- Affordable housing contributions and mix may be triggered depending on yield and typology.



Housing Strategy Supplement (Draft, 2024)

Updates the 2019 NSLHS to reflect the NSW Government's new higher housing target of 5,900 completions by 2029.

This supplement integrates reforms such as the Transport Oriented Development (TOD) program around Crows Nest and low/mid-rise housing reforms. It adds new actions: preparing an Affordable Housing Contributions Scheme, reviewing Council's landholdings, partnering with community housing providers, and ensuring amenity is protected through design excellence and infrastructure delivery.

Relevance to Project:

- The project will be assessed against higher housing supply expectations, with pressure to contribute to the 5,900 dwelling target.
- The project may need to incorporate affordable housing outcomes (either contributions or dwellings) and demonstrate best-practice urban design that protects neighbourhood amenity while accommodating density.
- The supplement also emphasises public domain and placemaking, which may influence design of interfaces, streetscape and communal spaces.



Community Strategic Plan (2025–2035)

The Community Strategic Plan sets a 10-year vision for the whole LGA, shaped by community input and aligned with State Government frameworks. It outlines goals under themes such as community wellbeing, the economy, built environment, natural environment, and civic leadership.

The plan provides the overarching context for all Council strategies, policies, and statutory instruments, guiding how growth and change will be managed to balance liveability, sustainability, and prosperity.

Relevance to Project:

- The Nicholson Street development will be assessed within the framework of liveability and sustainability outcomes identified in the plan.
- Emphasis on community wellbeing and access to quality open space reinforces the importance of providing communal and public domain amenity.
- Growth must be aligned with sustainable infrastructure and services delivery, supporting housing supply without compromising local character.
- The project contributes to the plan's aspiration for diverse, affordable, and well-designed housing in a connected, sustainable neighbourhood.



Environmental Sustainability Strategy 2030

This strategy provides Council's vision and targets for achieving environmental sustainability by 2030, responding to Council's declaration of a climate emergency. It covers emissions reduction, renewable energy, water conservation, biodiversity, waste management, sustainable transport, and community engagement.

Relevance to Project:

- Guidelines for how the development can integrate best-practice sustainability measures, including energy efficiency, renewable energy readiness, and water-sensitive design.
- Urban greening and tree canopy objectives reinforce the importance of deep soil planting, landscape integration, and shading.
- Waste minimisation strategies align with requirements for waste storage, recycling facilities, and reduced construction waste.
- Sustainable transport targets support reduced car dependence, electric vehicle readiness, and strong pedestrian and cycling connections.
- The project is expected to reflect Council's sustainability leadership by embedding design excellence that reduces environmental impact and increases community resilience.





3.0

ANALYSIS

3.1 COUNTRY

Wollstonecraft, located in Sydney’s Lower North Shore, has a rich Indigenous history, particularly with the Gai-mariagal people who inhabited the area for thousands of years.

Gai-mariagal Country

Prior to the arrival of the first fleet of 1,300 British convicts, guards, and administrators in January, 1788, Sydney Harbour was the homeland of the Eora people. The Eora generally identify with three main clans – the Gadigal / Cadigal, the Wangal, and the Gamaragal / Gai-mariagal.

The First Peoples of the lands surrounding Wollstonecraft are the Gai-mariagal people of the Dharug nation, who have resided on Country for tens of thousands of years.

Gai-mariagal Country consisted of eight clans and covered all the lands from the mouth of the southern side of the Hawkesbury back to the Cowan down to Hornsby. The catchment of lane cove river around the northern side of the harbour and all the northern suburb beach areas up to and including palm beach.

The Gai-mariagal people lived along the shores of the Parramatta River and upland in coastal bushland, from which they crafted food, medicines, shelter, and resources.

Gai-mariagal and Dharug occupation sites have been highly documented throughout Country, with large caves and rock shelters along the waterways of the harbour fostering evidence of their way of life. Berry Island, part of Wollstonecraft, is a significant site with evidence of Aboriginal occupation, including middens, rock engravings, and a rock shelter. The area was also used for ceremonies and held cultural significance for the local tribes.

An eminent figure in the early indigenous history of Sydney, Barangaroo, was a Gai-mariagal woman, noted for her resistant dealings with settlers.

Today’s Gai-mariagal people and those living in the Lower North Shore are represented by the Metropolitan LALC.

Place in Country

The site sits off the pacific highway which is an ancient ridgeline pathway that was once a place which offered great vantage point over the surrounding Country and acted as a natural refuge. Boras (meeting places) are found all along the ridge top connecting songlines emanating from Car-rang gel (North Head).

These places include Gore hill, five ways at Crows Nest and St Marys Church. These were important ceremonial grounds that linked a patchwork of culture and caring for the land. They also provide uninterrupted views over the harbour and Cumberland Plain.

(Connecting with Country Report, Arcadia, July 2025)

Connecting with Country through Design

For First Nations people, “Country” encompasses an interdependent relationship between an individual and their ancestral lands and seas.

This reciprocal relationship between the land and people is sustained by the environment and cultural knowledge.

Designing with sensitivity in Wollstonecraft means respecting the unbroken connection that First Nations peoples maintain with this Country. It involves preserving and restoring native vegetation, protecting water systems, and working with Traditional Custodians to embed cultural knowledge into place. By designing in a way that honours the land’s history and living significance, we can contribute to the ongoing process of healing, truthtelling, and cultural continuity.

(Connecting with Country Report, Arcadia, July 2025)



Gai-maragal Country (Source: Connect with Country Report, Arcadia)

3.2 SETTLEMENT AND URBAN HISTORY

European settlement dates from 1805 when the first land grants were made, although development was slow due to the rugged terrain, limited access and limited agricultural potential. Land was used mainly for farming and orcharding, with some timber-getting and boat-building industries.

Settlement and Establishment

The areas now known as Wollstonecraft and Crows Nest were first settled by Europeans in the early 19th century, following a land grant awarded to Edward Wollstonecraft. He named his residence 'Crow's Nest' in reference to its elevated location. Wollstonecraft also established a garden and orchard on the property, where he cultivated a distinctive variety of nectarine, described as 'delicious' and later known as 'Wollstonecraft's Colonel Lindesay'.

Widespread settlement was limited until the late 19th century due to the region's poor soils and rugged landscape. Access was improved when ferry services began across Sydney Harbour in 1830.

Land was subdivided and sold in the 1850s, with some growth in the 1870s and the 1880s. More significant growth occurred in the 1890s, spurred by the opening of the North Shore railway line (from St Leonards to Hornsby).

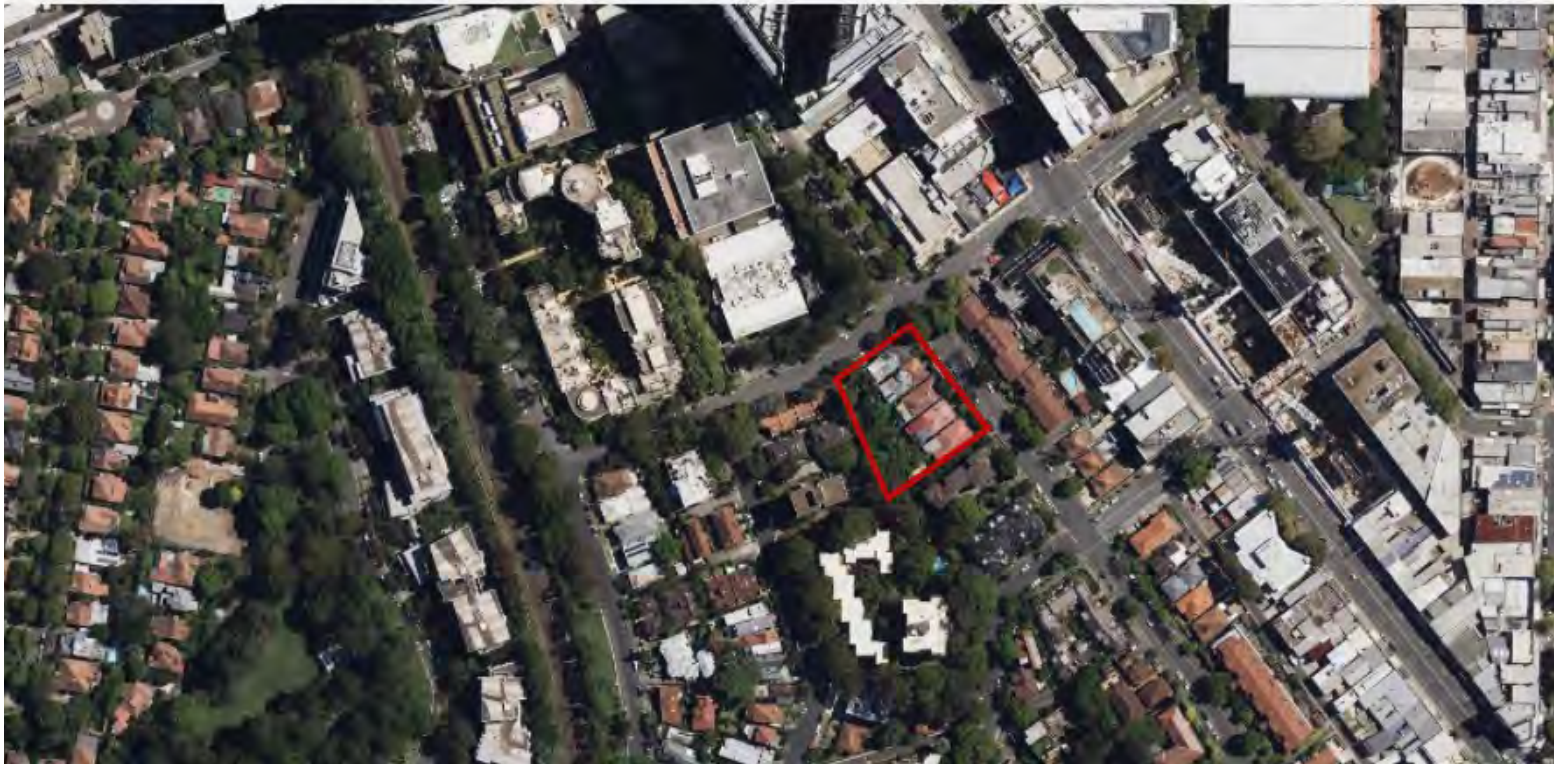
The surrounding area has undergone significant development over the hundreds of years. This site appears to be one of the few remaining parcels that retain the historical character of the original estate. Its western boundary adjoins modern, high-density developments, while the eastern side transitions into more natural landscapes and subdivided land.



Berry Estate
1887



Aerial Map 1943



Aerial Map 2025

3.3 BECOMING A CENTRE



Corner of Pacific Highway and Falcon Street, circa. 1920s.

Early 20th Century

Becoming a Centre

The area around Pacific Highway and Willoughby Road has been a local centre as early as the 1870s when the first subdivisions were sold in Crows Nest.

North Sydney experienced modest growth in the early 1900s, with more substantial development occurring from the 1930s, following the opening of the Sydney Harbour Bridge. The most notable period of expansion took place in the post-war era, particularly during the 1960s and 1970s, when the North Sydney CBD underwent significant commercial and office development. During this time, a large number of flats and medium- to high-density residential buildings were constructed.

From the 1990s onward, the population of the North Sydney Local Government Area (LGA) continued to grow. The construction of the Sydney Harbour Bridge and the extension of the rail line connecting the area to the Sydney CBD were key factors in accelerating urbanisation on the lower North Shore in the early 20th century, attracting a growing workforce to the region.



High-rise construction in Crows Nest town centre, circa. 2019.

1960s - 2020s

Crows Nest and Wollstonecraft today

During the 1960s, the availability of large land parcels attracted developers who capitalised on newly introduced 'Flat Codes' to construct medium- and high-density apartment buildings. This period marked a significant surge in high-rise residential and commercial developments across the lower North Shore, reshaping the urban landscape of St Leonards, Crows Nest, and North Sydney to support a more diversified urban economy.

In the decades since, the St Leonards–Crows Nest area has experienced substantial population growth, emerging as a key strategic centre and commercial hub within the lower North Shore economic corridor. Today, the St Leonards–Crows Nest strategic centre is recognised as one of northern Sydney's most prominent commercial precincts, characterised by a dense cluster of high-rise developments accommodating major corporate offices.



Artist's impression of Hume Place stage 1 and stage 2, Thirdi Group.

2024 - Future

Future of the Precinct

The completion of the Crows Nest Metro Station in late 2024 brings about an interconnected, high amenity mixed-use precinct along the length of the Pacific Highway, in accordance with the vision outlined in the St Leonards and Crows Nest 2036 Plan and the Crows Nest State-led Rezoning Proposal.

The Plan identifies land within 150-200m of St Leonards Station and Crows Nest Metro for future rezoning and redevelopment, as key transport hubs in close proximity to employment, services, and retail offers.

Height and density within the Plan are guided by a 'two peak' concept, in which built form is concentrated within close proximity to transport hubs, transitioning downwards in height towards outer residential areas, and between the two stations.

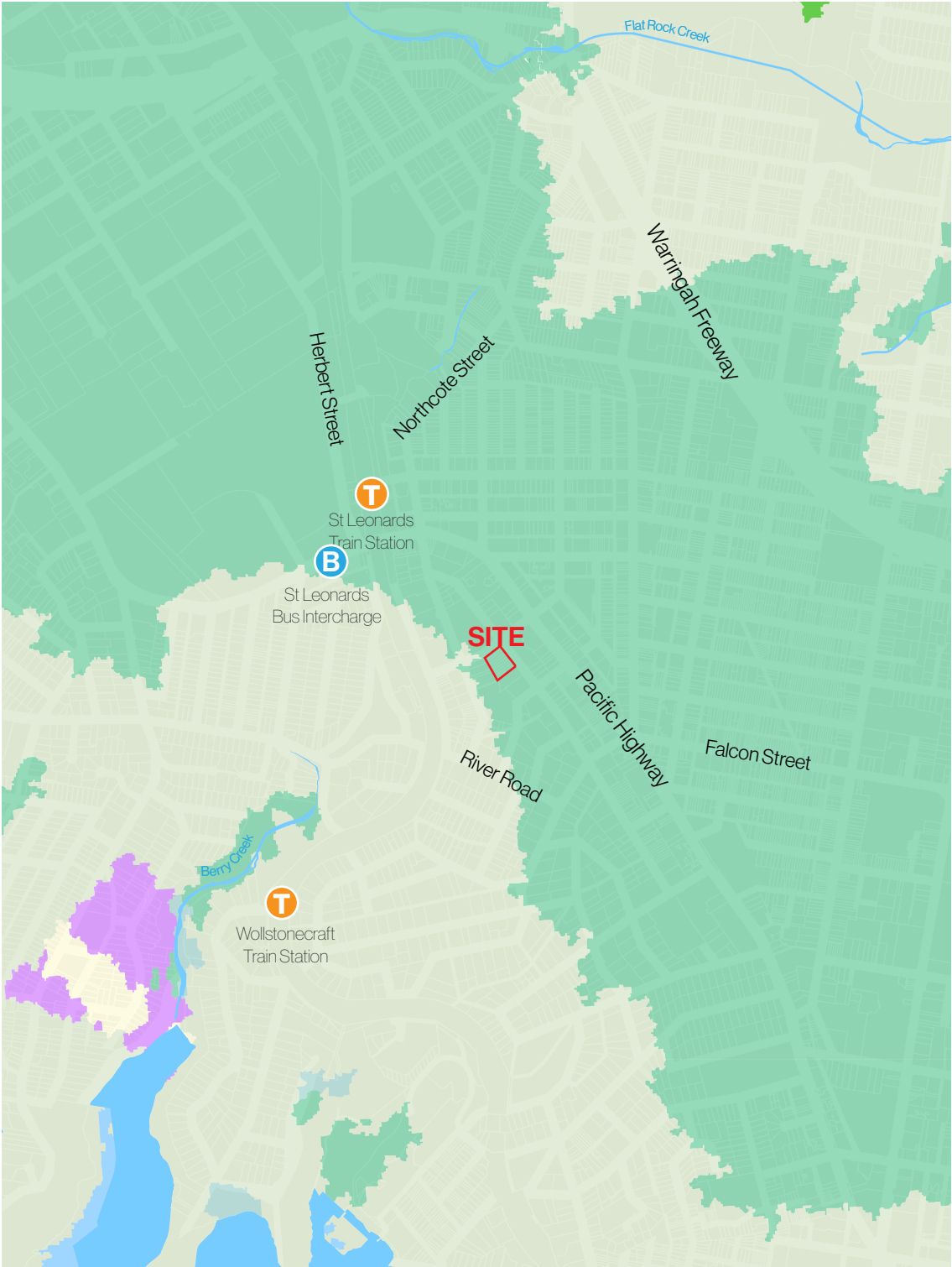
3.4 ECOLOGY

The Wollstonecraft precinct sits within a broader ecological framework shaped by remnant Dry and Wet Sclerophyll Forests on sandstone ridgelines and Saline Wetlands along the harbour foreshore.

These communities, though fragmented by urban development, remain vital for biodiversity, supporting native birdlife, small mammals, and aquatic fauna.

On-site, mature trees contribute to the urban canopy and connect to nearby ecological corridors including Newlands Park, Gore Cove, and Berry Island. These green links are part of the wider Green Grid, enhancing ecological resilience and recreational access.

Opportunities exist to strengthen canopy cover, integrate native species consistent with local Sclerophyll communities, and connect public domain landscaping into the district's ecological network. However, pressures from urban development and habitat loss highlight the need for careful management, particularly around stormwater and tree retention.



LEGEND

Site

Waterbody

Rainforests

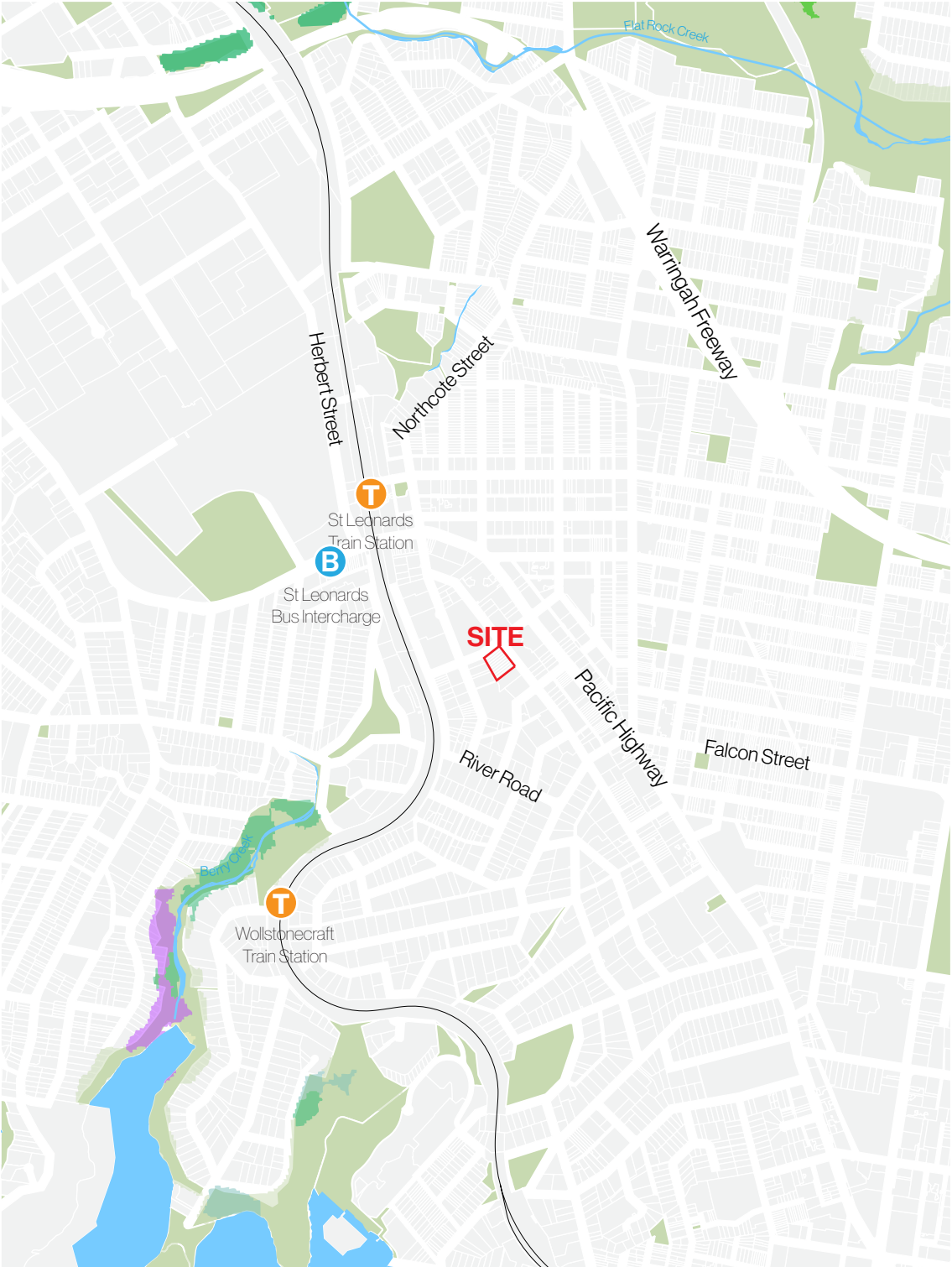
Saline Wetlands

Wet Sclerophyll Forests (Shrubby sub-formation)

Dry Sclerophyll Forests (Shrubby sub-formation)

Wet Sclerophyll Forests

Open Space



Scale 1:15,000 @ A3

0m

125

250

500

3.5 CONTEXT ANALYSIS

The site is situated in the suburb of Crows Nest approximately 5km north of the Sydney CBD, within the St Leonards-Crows Nest strategic centre.

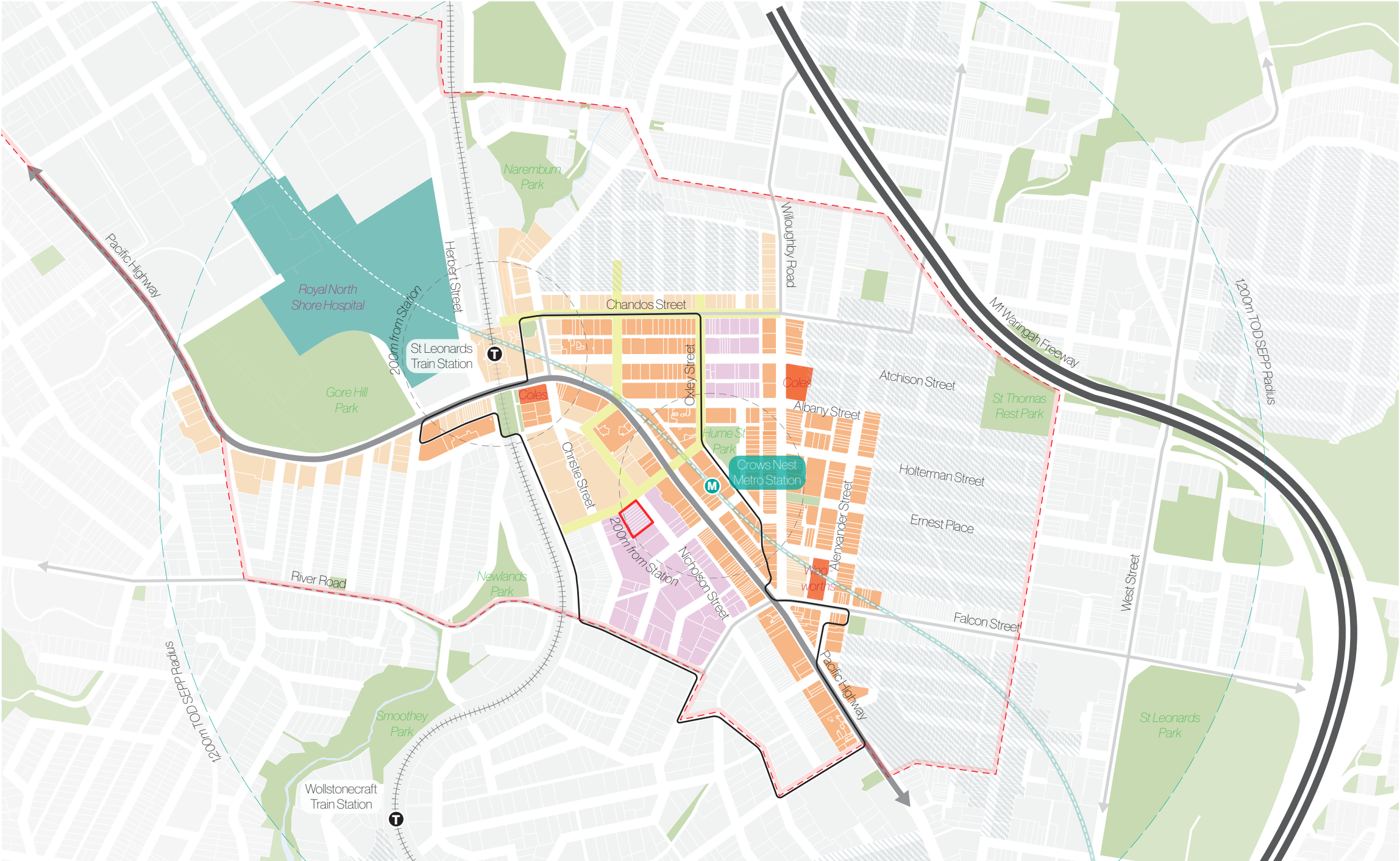
St Leonards and Crows Nest collectively form a strategic centre extending along the Pacific Highway and Willoughby Road corridor, anchored by St Leonards Train Station and the Crows Nest Metro Station. Future urban development and planning in this locality are guided by the St Leonards-Crows Nest 2036 Plan (the 2036 Plan) and the Crows Nest Transport Oriented Development (TOD) Precinct Design Guide, which identify significant development opportunities, particularly along the Pacific Highway.

The 2036 Plan works in parallel with the TOD Program, which supports accelerated precinct rezoning in Crows Nest. This program targets land within a 1,200-metre radius of the Crows Nest Metro Station for expedited development to accommodate Sydney's growing population.

St Leonards is designated as both a strategic centre and a Health and Education Precinct. In contrast, the area surrounding the Crows Nest Metro Station is envisioned to evolve into a commercial core. The introduction of new housing in the area will support key workers by enabling them to live and work locally, within reach of enhanced infrastructure, public transport, and essential services.

Located within 200 metres walking distance of the Crows Nest Metro Station—at the intersection of Oxley Street and Nicholson Street—the site offers a significant opportunity to contribute to the area's growth. It is ideally positioned to deliver complementary residential uses adjacent to key transport hubs while preserving the distinct character of the local village.

This strategic location also presents an opportunity to enhance pedestrian connectivity, prioritise safety, and promote sustainable urban living. The development aims to foster a healthier, more vibrant community that integrates with the natural environment and supports long-term urban resilience.



LEGEND

- Site Boundary
- Open Space
- TOD SEPP Radius (1,200m)

- Motorway
- Pacific Highway
- Arterial Road

- Rail Line
- Future Metro Line
- Retail

Crows Nest TOD Design Guide

- Crows Nest TOD Precinct
- Tree-Lined Green Streets
- Density Core (200m)
- Heritage Conservation Area
- Mixed-Use
- Commercial
- Residential
- Royal North Shore Hospital

- TOD Accelerated Rezoning Area

Scale 1: 10,000 @ A3

0m 40 80 200 400



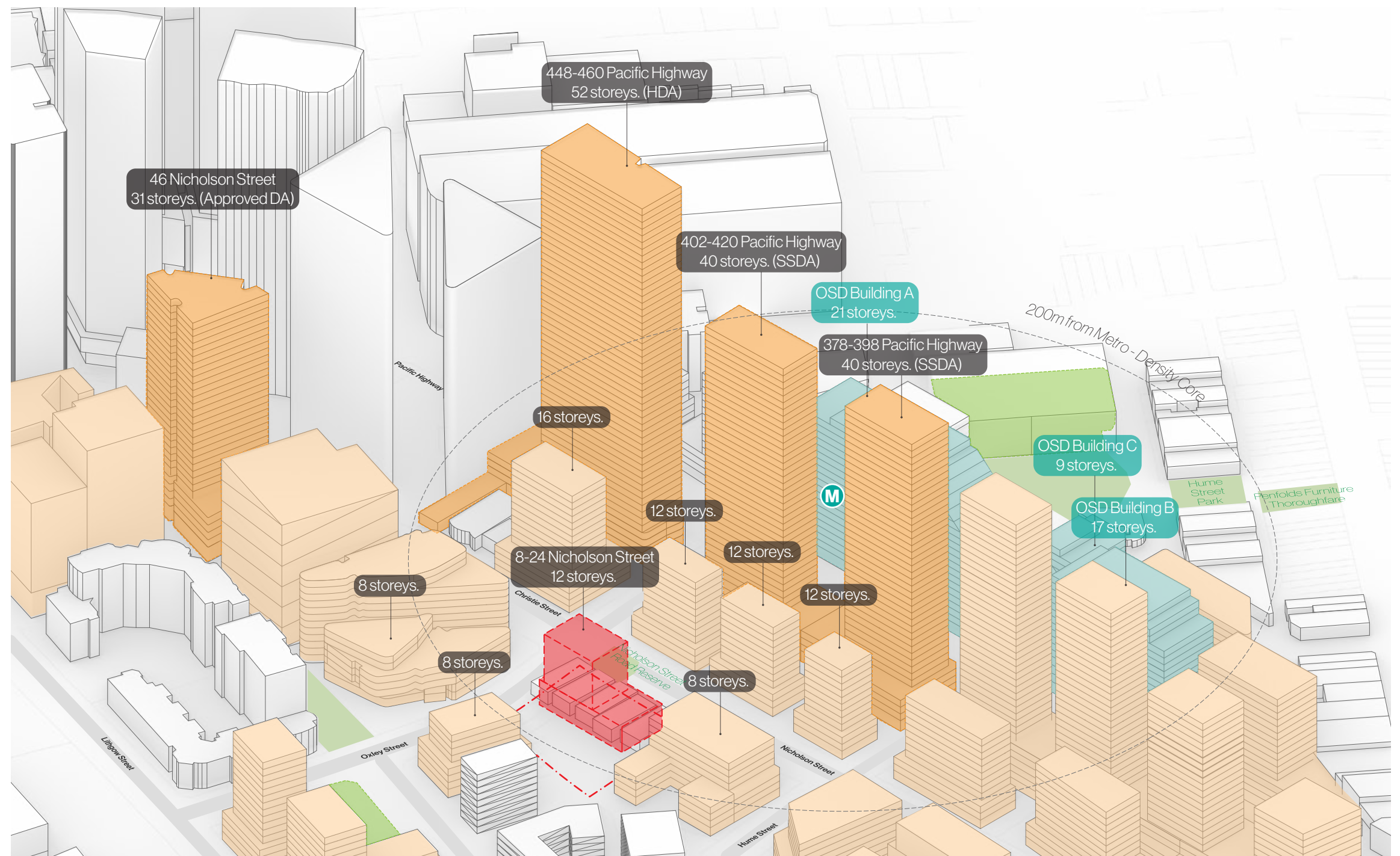
3.6 FUTURE CONTEXT OF THE PRECINCT

The future of the Crows Nest TOD Precinct will be defined by a deliberate shift towards higher-density, transit-oriented urban living, in response to housing availability and affordability pressures in Sydney.

The area will transition into a more urban and connected precinct, where taller apartment buildings define the skyline and new development integrates with public domain improvements. Streets will be busier, pedestrian activity will increase, and open spaces will be more intensively used as the precinct takes on the role of a strategic growth hub.

The subject site will play a critical role in mediating the transition between the densest parts of the Crows Nest TOD Precinct, where buildings of up to 40 storeys are planned immediately around the new Metro station, and the lower-scaled, more traditional residential context further from transport. With a confirmed maximum height of 43 metres, the site forms part of the mid-rise shoulder zone that steps development down from the high-rise core towards established neighbourhoods.

This creates a deliberate gradient in building scale, reducing the visual impact of the tallest towers, protecting local character, and ensuring the precinct integrates sensitively with its surrounding.



LEGEND

-  Subject Site
 Existing open space
 Crows Nest TOD Proposed Open Space

-  Metro Station
 Metro OSD

-  Proposed Development (DA / SSDA / HDA)
 Crows Nest TOD Proposed Built Form
 Existing Buildings



3.7 HISTORICAL CHARACTER

For Wollstonecraft, the bricks would have reflected the geology of the Hawkesbury Sandstone and Wianamatta Shale system that runs under the Lower North Shore.

Geology: Sydney Basin Bioregion

Wollstonecraft is situated on Hawkesbury Sandstone—a rock layer approximately 200 metres thick that rests atop the slightly older but significantly deeper Narrabeen Group. This group comprises a variety of sedimentary rocks, including sandstone, siltstone, claystone, conglomerate, and shale. Together, these geological formations form the distinctive saucer-shaped Sydney Basin.

For thousands of years, Aboriginal people—whose land was later taken by European settlers—made practical use of the sandstone landscape, particularly the natural rock shelters sculpted by wind and rain. Sandstone is also a type of 'freestone,' meaning it can be cut in any direction. This property made it especially valuable to the colonists, who used it to construct durable homes and warehouses.

Architectural Style and Local Materials

Sandstone buildings from the colonial era, scattered throughout Sydney's lower North Shore, were constructed using locally quarried sandstone—an essential building material of the time. Today, sandstone retaining walls, fences, and foundations remain common features in the area. The existing duplexes on the site also incorporate sandstone in their foundations.

Following the turn of the 20th century, houses built in Wollstonecraft often displayed unrendered red brick facades and terracotta tile roofs, typical of the Federation architectural style. This style became widespread across Sydney, where brick was a popular and durable material for both residential and public buildings.

In Wollstonecraft, the use of brick is closely linked to the Berry Estate, which operated the Berry Brickworks—a key local brick supplier in the mid-19th century. Although the original brickworks no longer exist, architectural remnants from the late 19th and early 20th centuries remain, showcasing Federation-style elements such as red brick exteriors and terracotta roofs, reflecting the suburb's character and development during that period.



1. Existing sandstone fencing



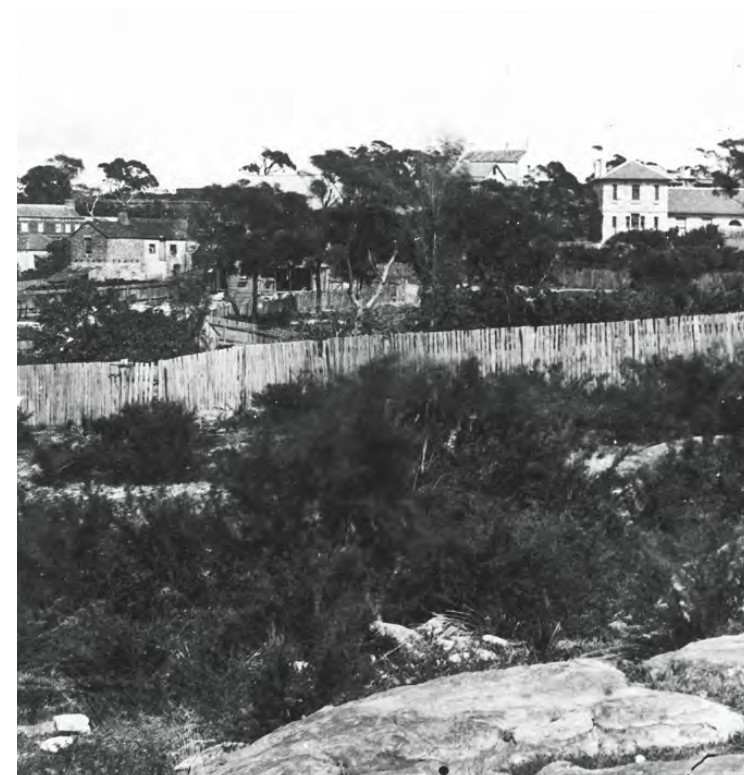
2. Brick residential building in the neighbourhood.



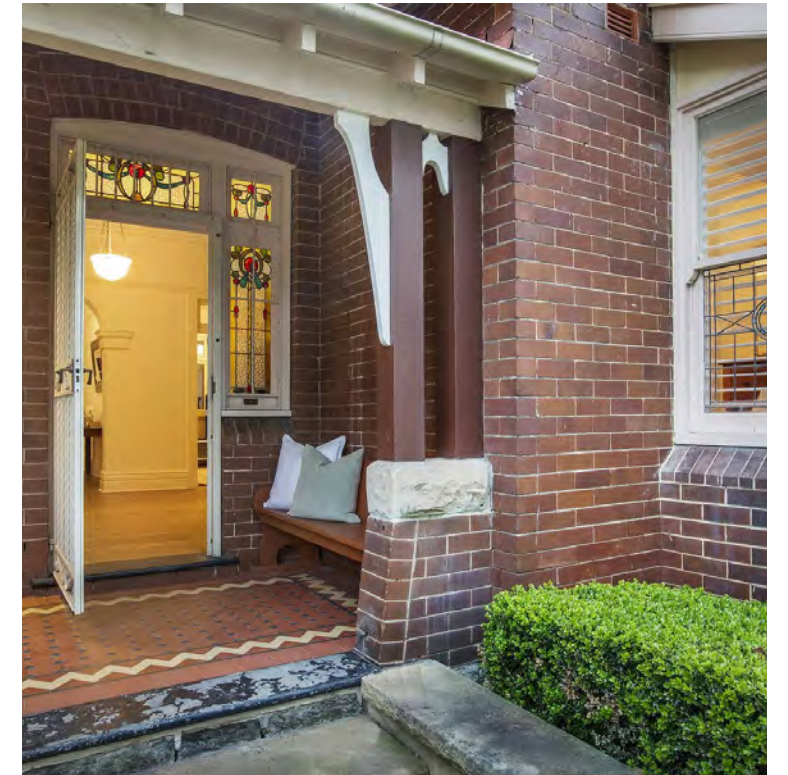
3. Brick residential building in the neighbourhood.



4. Existing sandstone retaining wall along Nicholson Street



5. Early 1860s shows the present-day North Sydney CBD. The largest building visible is the newly built sandstone School of Arts. (Image via Stanton Library collection.)



6. Use of bright, uniform red characteristic of bricks from the later Homebush State Brickworks.

3.8 EXISTING SITE CHARACTER

The site is located at the corner of Oxley and Nicholson Streets, with residential developments directly adjacent to its south and west boundaries.

The site is surrounded by lush greenery, with a grove of mature trees lining its western boundary and additional green space provided by the Nicholson Street Reserve at the immediate north east of the site.

The surrounding neighbourhood predominantly comprises low- to mid-rise residential dwellings to the west and south. In contrast, recently developed and emerging high-density mixed-use developments are located to the north and west of the site, in close proximity to Crows Nest Metro Station and St Leonards Train Station.

The site currently consists of five single-storey houses with gated access from Nicholson Street and an existing driveway located at the western corner of Oxley Street. A full-height fence runs along the Oxley Street boundary, with backyards sitting below the adjacent southern developments. A hard concrete slab with a ramp is built over the stormwater pipe reservation zone at the rear.



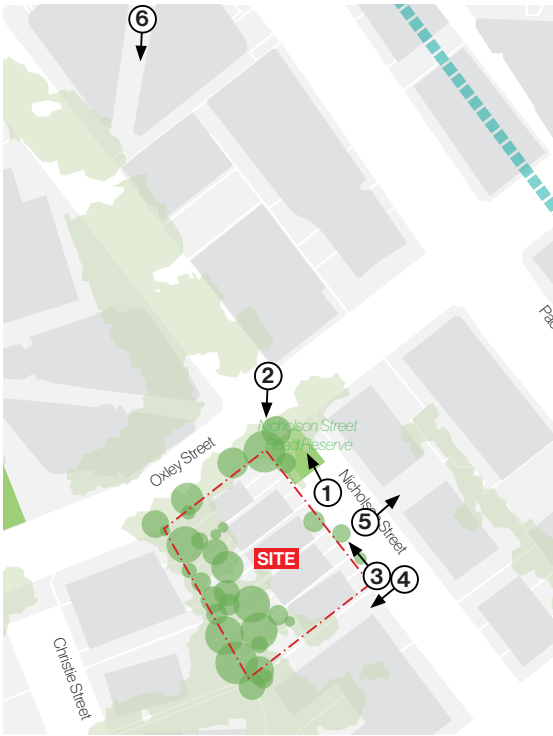
1. Existing Nicholson Street Reserve at the road closure.



2. Oxley Street provides the primary vehicular entry to the site.



3. Topography/level change limit vehicylar access from Nicholson Street.



4. Drainage reservation zone and existing mature trees along the western boundary



5. Low-Medium density residential character of surrounding neighbourhood.



6. Character of surrounding residential neighbourhood - recently developed high density to site's north and east

3.9 SITE ANALYSIS

Topography and Flooding

The site is characterised by a sloping landform, with levels falling from the northeast to the southwest.

Along Oxley Street, a 4-metre grade change defines the streetscape, creating a notable level difference across the site. A sandstone retaining wall and limited stair connections along Nicholson Street further restrict both pedestrian and vehicular access and highlight the site's challenging interface with the public domain.

The broader topography directs surface water flows westward, where 1% AEP (Annual Exceedance Probability) flooding is identified along Lithgow Street and adjoining open space.



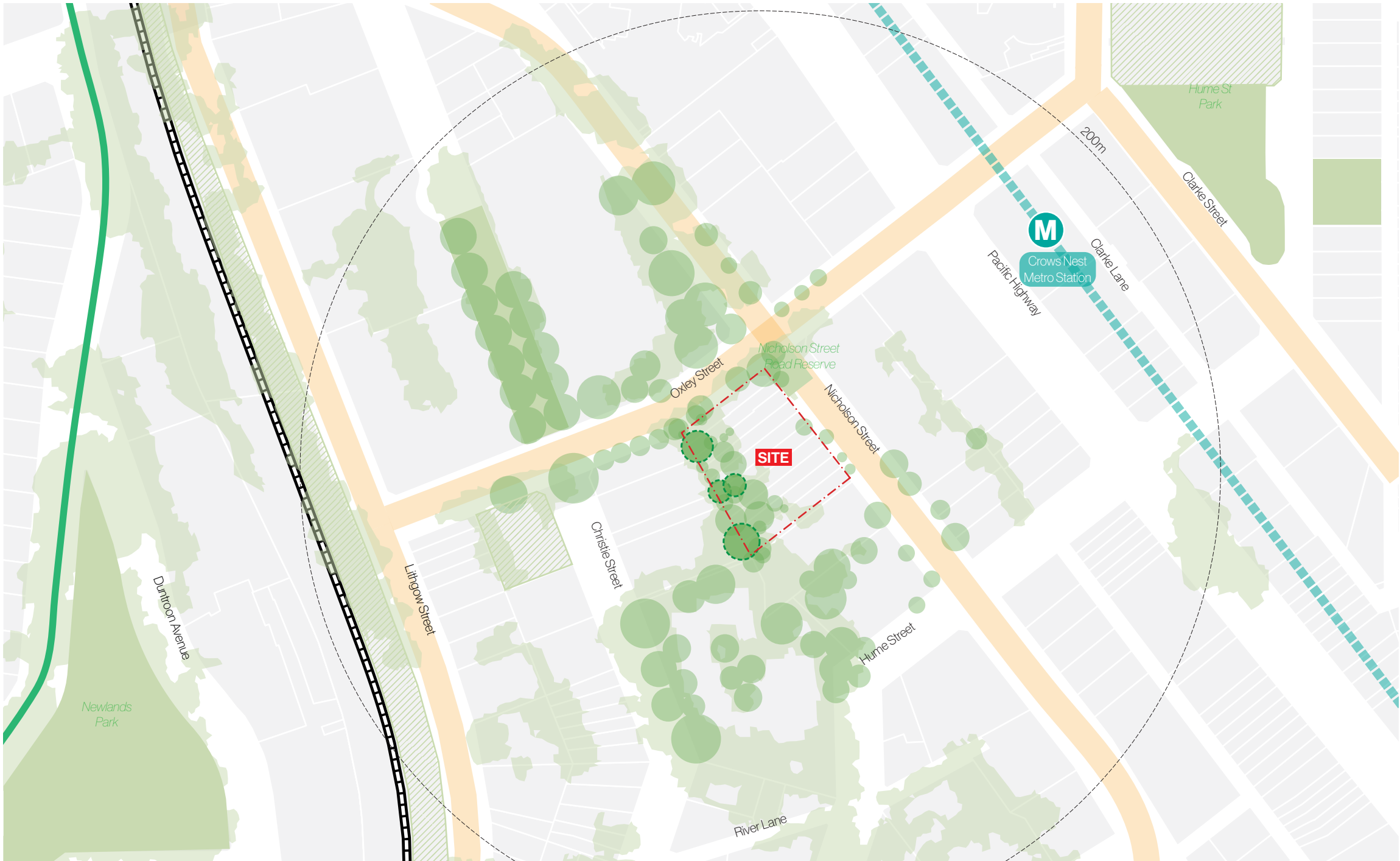
Landscape and Open space

The site is defined by a well-established tree canopy, with several high-value trees contributing to its leafy character.

Though overall canopy cover remains a dominant feature. Mature trees along the northern and eastern boundaries form a landscape buffer and provide a visual screen to surrounding buildings.

A number of planned public open spaces are located in proximity to the site, including the proposed open space on the Lithgow Street block. Hume Street Park is also within walking distance, offering broader recreational opportunities.

The site is integrated into the wider Green Grid network, with tree-lined streets and district connections strengthening ecological resilience and enhancing pedestrian access to local open spaces.



LEGEND

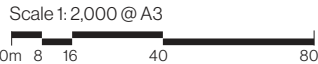
- Site Boundary
- Lots
- Train Line

- Trees
- High Value Tree
- Exsiting Tree Canopy

- Green Grid District Connections
- Existing Open Space
- Metro Station

Crows Nest TOD Design Guide

- Tree-Lined Green Streets
- Planned/Proposed Open Space

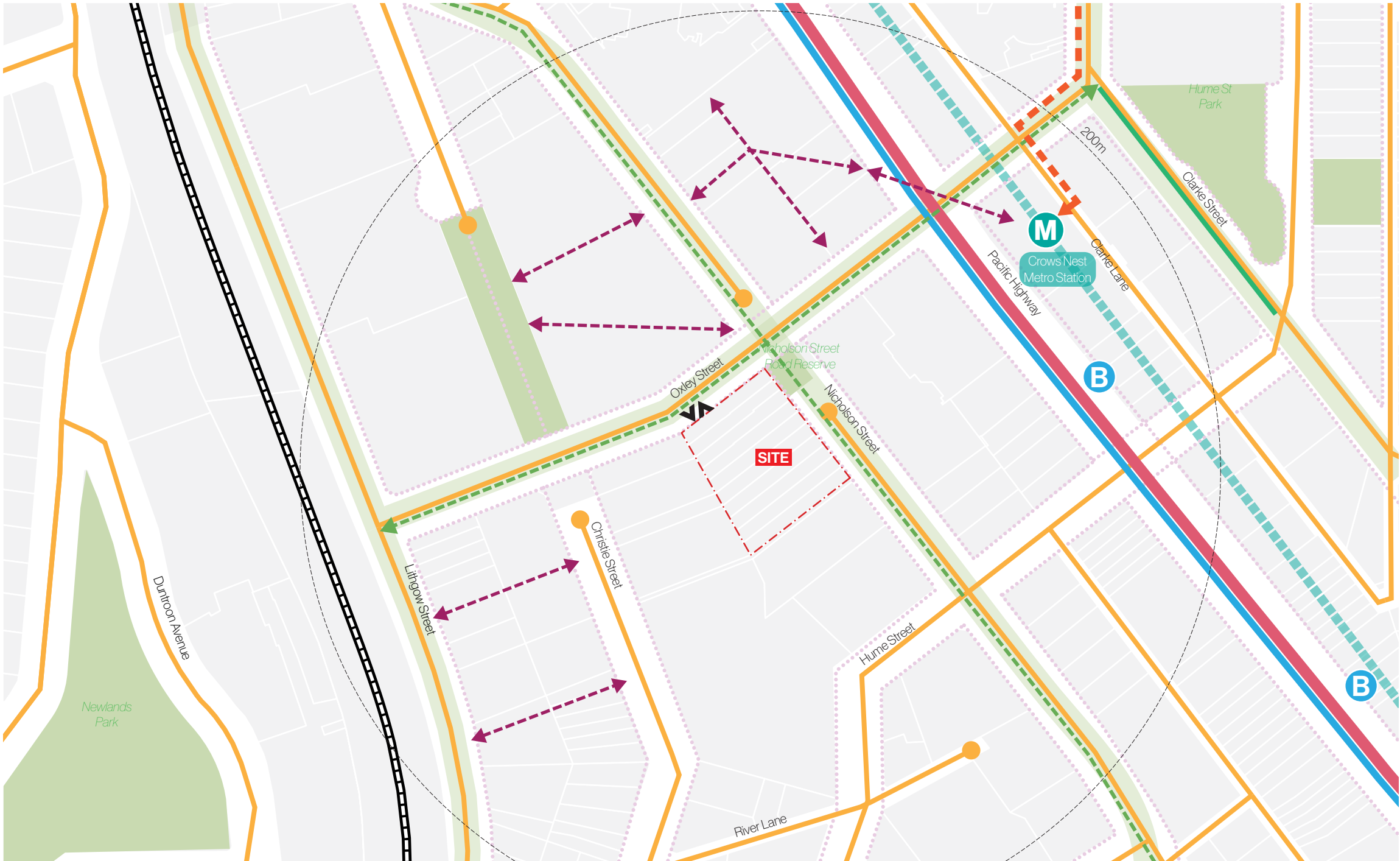


Connectivity

The Crows Nest Transport Oriented Development (TOD) Precinct is situated within the established residential suburb of Wollstonecraft on Sydney's lower North Shore. The site benefits from a well-connected location close to major transport nodes and community amenities.

The site is highly accessible, with local bus services along the Pacific Highway providing direct connections to key centres including St Leonards, Chatswood, and the Sydney CBD. Crows Nest Metro Station, located within walking distance, will deliver direct access to the broader metro network.

The site is also integrated into the active movement network, with shared paths, future pedestrian station links, and proposed through-site connections enhancing walkability. In addition, proposed cycle paths within the Crows Nest TOD precinct will further connect the site to the wider cycling infrastructure, supporting active transport and sustainable mobility.



LEGEND

- Site Boundary
- Lots
- Metro

- Pacific Highway Corridor
- Local Road
- Train Line

- Bus Route
- Existing Vehicular Entry / Exit
- Exsting Cycle Route
- Footpath

Crows Nest TOD Design Guide

- Pedestrian Station Link
- Proposed Cycle Route
- Indicative Through-Site Links

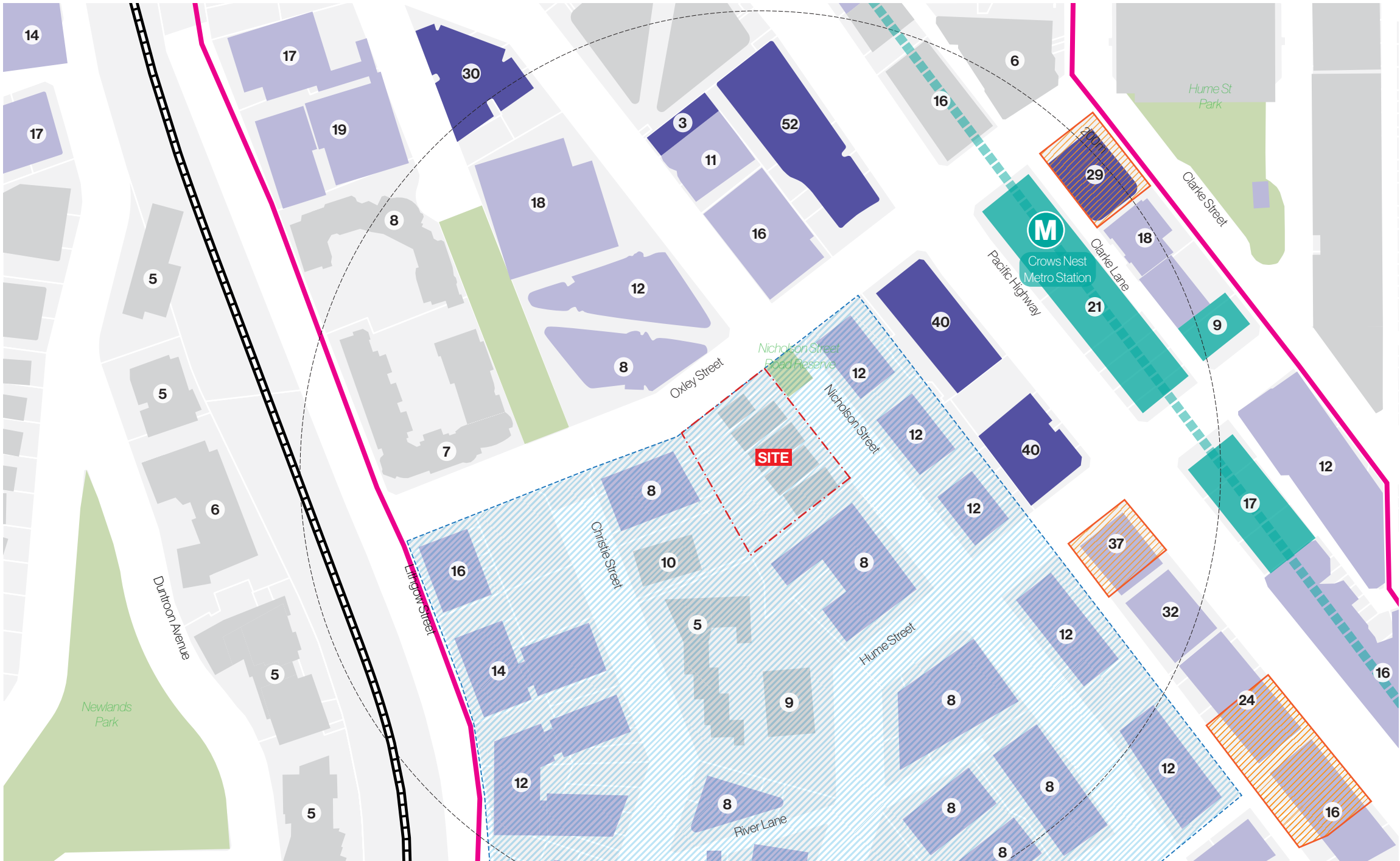
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Built Form

The site is situated within the Crows Nest Transport Oriented Development (TOD) Accelerated Precinct, in an evolving urban context that marks the transition from low-rise residential areas to higher-density mixed-use development.

To the east, the Pacific Highway corridor and Crows Nest Metro Precinct form a designated high-density spine, where proposed State Significant Developments facilitate mixed-use buildings ranging from 20 to over 30 storeys, including a proposed HDA project reaching 52 storeys. These taller buildings are primarily concentrated around the Crows Nest Over Station Development (OSD) and key redevelopment sites along Clarke and Hume Streets, reinforcing Crows Nest's function as a strategic centre.

The subject site is located at the periphery of this precinct, serving as a transition between established low-rise residential areas and the proposed medium-density built form outlined within the Indicative Low-Medium Rise (LMR) housing area.



LEGEND

- | | | | | |
|---------------|-------------------|--|--|----------------------------|
| Site Boundary | Crows Nest OSD | Proposed Development (DA / SSDA / HDA) | Transport Oriented Development Program - Accelerated Rezoning Area | Building Height In Storeys |
| Lots | Existing Building | Crows Nest TOD Proposed Built Form | Heritage - General Item | |
| Train Line | | Indicative LMR Housing Area | | |
- Scale 1:2,000 @ A3
- 0m 8 16 40 80

3.10 OPPORTUNITIES

Architectural Response and Character

- Facilitate a smooth transition of building height and scale between Crows Nest Metro Station and residential neighbourhood in line with the vision and objectives in Crows Nest TOD Precinct Design Guide, creating a dynamic urban skyline.
- Orient the built form to respond to surrounding views at multiple elevations, maximising expansive southern views toward the harbour and Sydney CBD.
- Multiple street frontages offer opportunities for high quality streetscape and diverse façade treatments.
- Integrate indigenous history and storytelling through materiality of the architectural response and communal space.

Connectivity and Public Realm

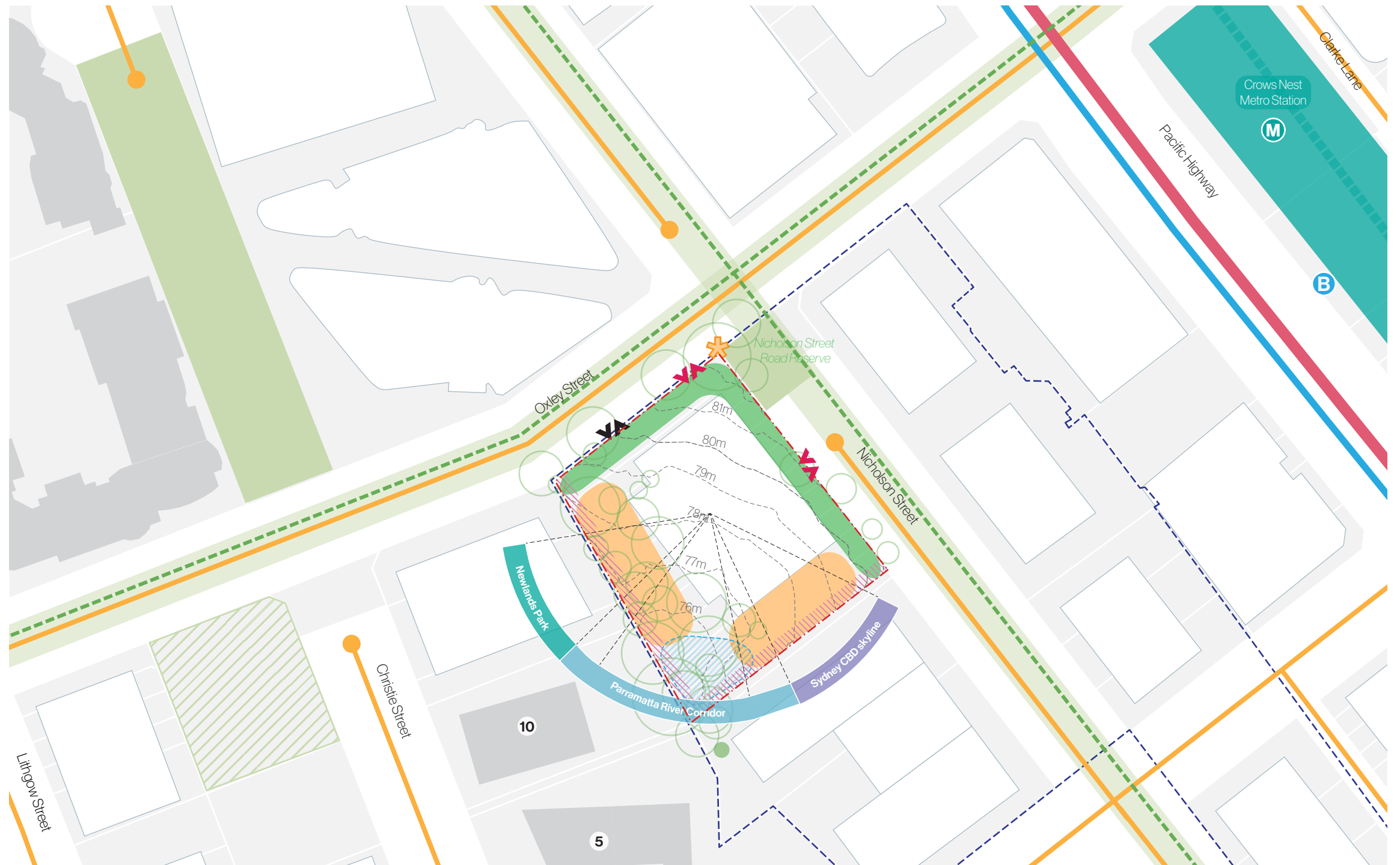
- Enhance and reinforce the primary pedestrian access to the site at Oxley Street and Nicholson Street from the Crows Nest Metro Station
- Strong public transport links, with bus connections along the Pacific Highway to Sydney CBD, Chatswood, and St Leonards.
- Proposed cycle paths and new pedestrian connections integrate the site into the Green Grid and support active, sustainable travel.
- The site's proximity to community infrastructure (schools, shops, health services) supports sustainable daily living within walking distance.

Tree Retention and Open Space

- Leverage existing mature trees on site and extend the local green grid through the site.
- Draw the native habitat and uses building as a vessel to extend the potential habitat from the garden to the rooftop.
- Additional planting along Nicholson Street can reinforce the local landscape identity and improve microclimate conditions.

Topography and Water Management

- Sloping landform supports stepped built form, allowing for a sensitive transition between residential scales.
- Elevated parts of the site provide opportunities for long-range views to Newlands Park, the Parramatta River corridor, and the Sydney CBD skyline.
- Incorporate Water Sensitive Urban Design (WSUD) principles into the landscape design to enhance stormwater management and support overland flow control.



3.11 CONSTRAINTS

Built Form and Character

- Adopt a podium and tower typology in accordance with Crows Nest TOD Precinct Design Guide to accommodate setbacks of 3m along Oxley Street and Nicholson Street, and 2m upper level setback
- Overshadowing from 52-storey proposed HDA development in the TOD core may affect solar access, requiring careful building placement and design.
- Requirement to manage the transition between high-density development along the Pacific Highway and the lower-density residential areas, ensuring new land uses respect adjacent character.
- Carefully manage the interface with established low-rise residential areas, particularly to the south and southwest, where no major changes are proposed.
- Built forms must carefully manage overshadowing impacts on adjacent properties and ensure solar access to the neighbours to the south.

Connectivity

- The 2m sandstone retaining wall along Nicholson Street creates a level change, reducing site permeability and restricting vehicular access from Nicholson Street.

Landscape and Open Space

- Preserve and protect high-value trees through thoughtful integration into the building envelope design.
- Considerations such as deep soil zones and canopy preservation may further restrict the building footprint and influence basement design.

Topography and Flooding

- Adjacent low-lying areas experience 1% AEP flooding, requiring WSUD integration and careful runoff management.
- Overland flow along the southern boundary to be managed through the stormwater and landscape design.
- Southern stormwater easement restricts development footprint and basement potential.
- 4m fall across Oxley Street may present engineering and construction challenges.



LEGEND

Site Boundary

Lots

Metro Route

Local Road

3m TOD Setback

2m Tower Setback

12m ADG Setback

Setbacks

Topographic Slope

Topographic High Point

Topographic Low Point

Contours (1m)

1% AEP Flooding

Existing Open Space

Retaining Wall

Overland Flow Direction

Building Height in Storeys

Sensitive Residential Interface

Existing Vehicular Entry/ Exit

Crows Nest TOD Proposed Open Space

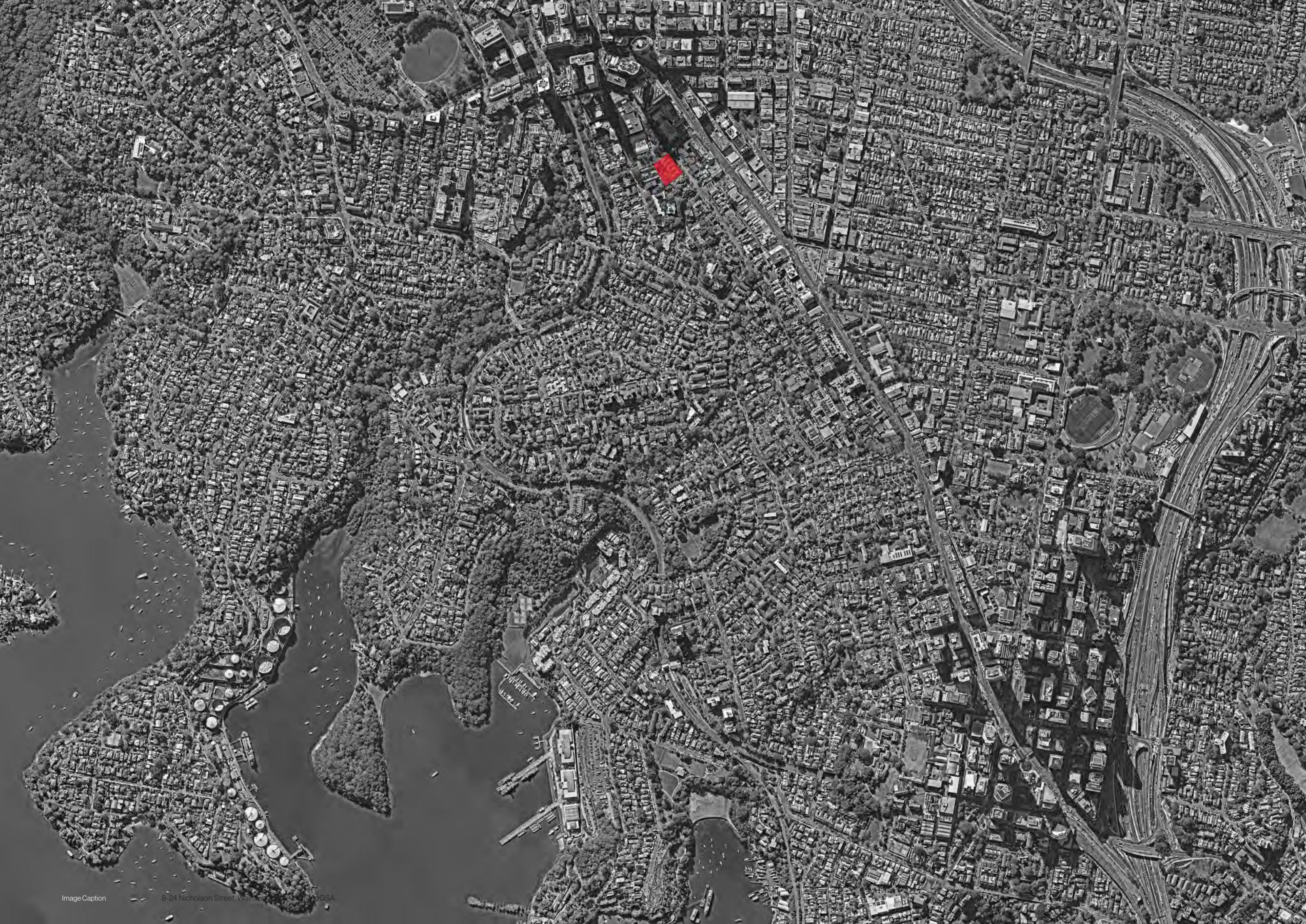
Tree Protection Zone

High Value Tree

Tree

Scale 1:1,000 @ A3

0m 4 18 20 40





4.0

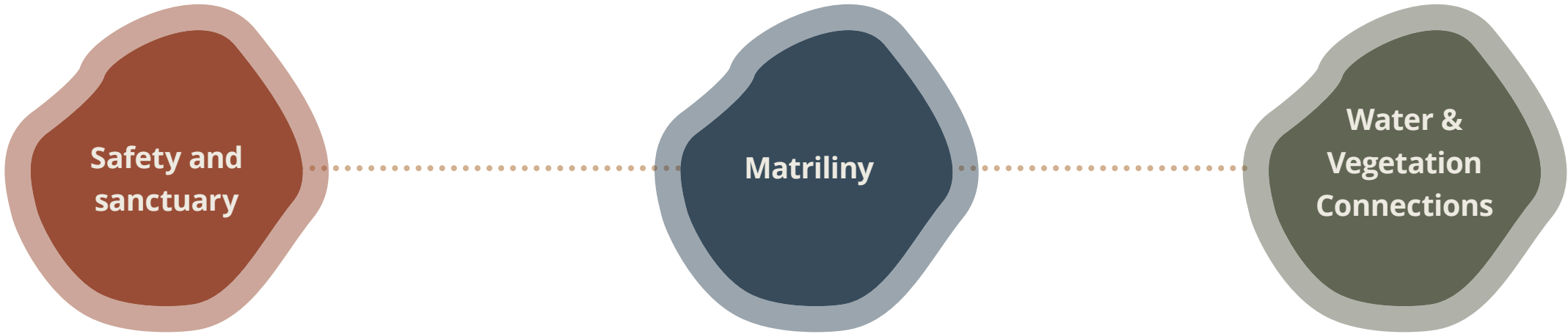
DESIGN STRATEGY



4.1 CONNECTING WITH COUNTRY STRATEGY

The key themes listed have been developed in conversation with Uncle Dennis Foley. These are presented as potential opportunities which can be revealed throughout the design.

Connecting with Country Report, Arcadia, July 2025



Create spaces that offer moments of calm, protection, and belonging, drawing on the site's deep history and enduring presence. Located near an ancient ridgeline pathway, this place was once a vantage point — a natural refuge where one could look out and feel safe. Incorporating this theme into the design honours the legacy of time and instils a sense of safety and sanctuary rooted in Country.

Opportunities

- Encourage a sense of place
- Enhance the unique characteristics of Country
- Reflect ecotones of Country
- Support inter cultural understanding and connections
- Spaces that are welcoming to all

To foster a deeper connection to Country, this theme embraces Matrilineality, honouring the vital role of women in passing down knowledge, culture, and care. Inspired by the Angophora tree and the identity of North Sydney as the Land of Women, the design reflects strength, spirit, and continuity through feminine perspectives.

Opportunities

- Embed stories of Country
- Create welcoming spaces where Country can be appreciated and learnt from.
- Foster nurturing relationships between the residents and the non human kin.
- Materials reflective of Country, such as Sandstone.
- Materials reflect layers of history, re-use site materials sensitively to positively contribute to the project

To reflect the interconnectedness of Country, this theme highlights the site's relationship with surrounding ecosystems and waterways, emphasising our responsibility to strengthen the green fingers of Sydney Harbour. Positioned near a ridgeline where water flows down toward the harbour, the design can draw inspiration from this natural movement to celebrate and enhance connections between these vital green spaces.

Opportunities

- Draw on connections to the water and the existing vegetation clusters of the area.
- Provide opportunity for resident to connect to aspects of Country.
- Using touch, smell and sight to connect people to site and the surrounding landscape
- Endemic Vegetation used throughout site
- Ensure the site has rich biodiversity

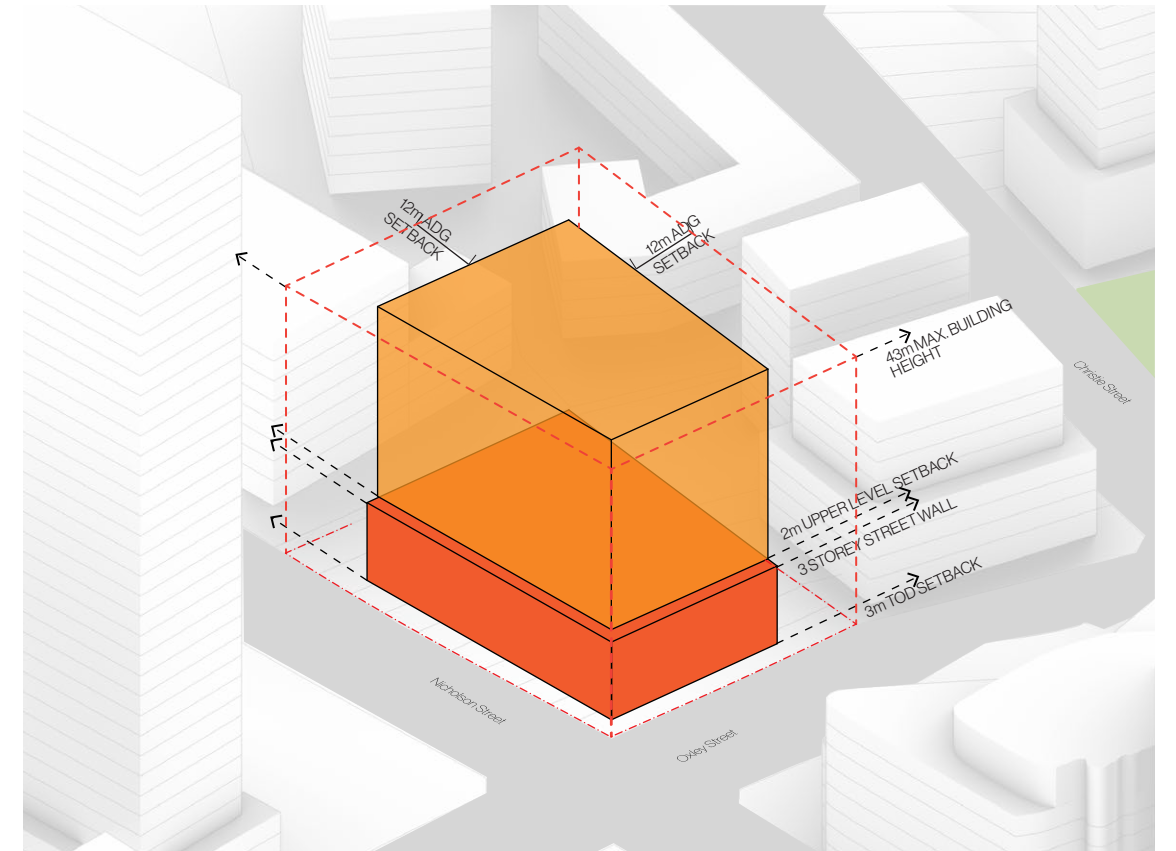
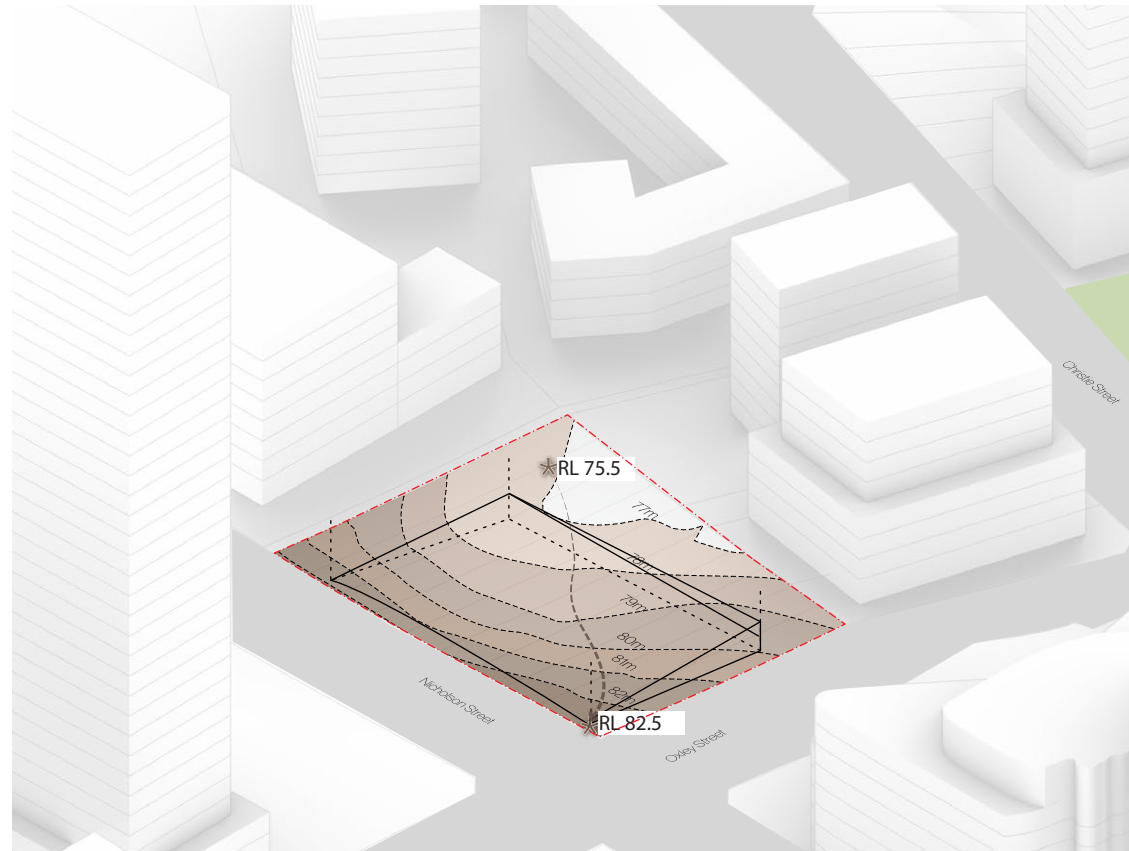
4.2 DESIGN PRINCIPLES

The design response is sympathetic to the distinct local character and future character of St Leonards-Crows Nest strategic centre.

The design principles guiding the proposal for the 8-24 Nicholson Street are the result of a thorough analysis of the site's physical, social and environmental context. This informed framework directs the site's development into a connected, inclusive and sustainable urban neighbourhood.

The proposal rests within an evolving development context, proximate to the Crows Nest Metro Station and significant networks of open space. The design references the existing local character, connecting residents with the immediate natural context at every opportunity.

The sculpted massing welcomes green connections to the western boundary with retained mature trees and elegantly transitions its scale and form from the high density urban form from the Metro station to its surrounding low density residential and landscape setting. The built form facilitates a biodiversity linkage, connecting the ground and public domain to the top of the building with a roof top communal space for residents.



Response to SEPP Design

Principle 3 – Built form

The proposed built form has been carefully shaped to achieve an appropriate scale, proportion, and massing response that aligns with both the desired future character of the precinct and the existing context of the surrounding area. The design balances increased density with sensitivity to visual privacy, solar access, and streetscape presentation, ensuring a positive contribution to the evolving urban fabric.

The building composition establishes a clear podium & tower form, with a degree of solidity at the podium and lower tower levels that help respond to the human scale and the anticipated future built form of the locality. The arrangement of facades, setbacks, and articulation provides a layered approach that manages visual privacy both within the site and to adjoining properties, avoiding direct overlooking while maintaining good outlook and amenity for all dwellings.

01\ Response to Country

Draw from surrounding context, cliffs, outcrops and plateaus found in natural and built context.

The design takes its cues from the distinctive geological and topographical features found within the surrounding context — including cliffs, rocky outcrops, and elevated plateaus that define both the natural landscape and its built environment. These elements are not only physical landmarks but also carriers of cultural and environmental significance, offering a layered understanding of the site's identity.

By referencing these forms, the proposal establishes a dialogue with the broader terrain, integrating the development into its setting in a way that is both responsive and grounded. The massing, materiality, and spatial organisation of the design are informed by these contextual features, allowing the architecture to emerge as an extension of the landscape rather than an imposition upon it.



02\ Define the Envelope

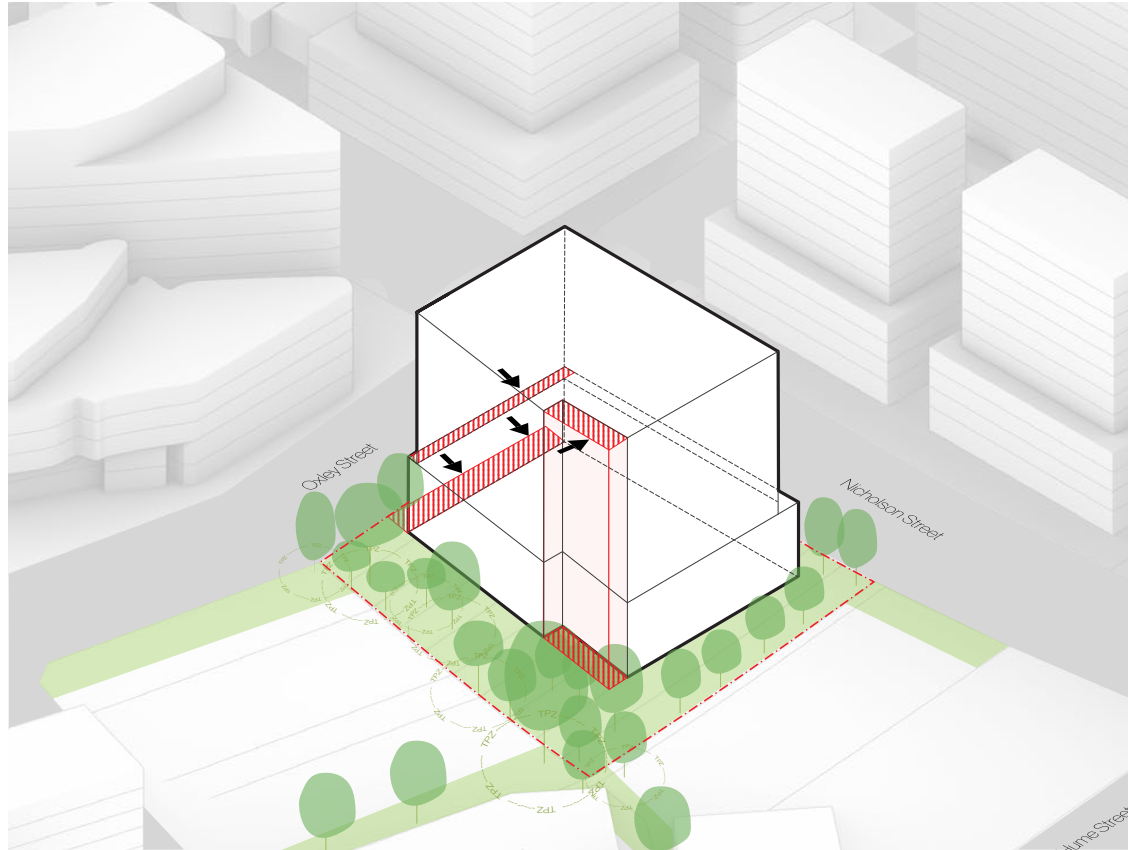
Resolve the LEP and ADG requirements by establishing clear and legible built form that also enhances buildability

The architectural response embraces the unique duality of the site — positioned at the intersection of a dynamic urban environment and the natural character that defines Wollstonecraft.

In alignment with the Crows Nest Design Guide and LEP controls, the scheme adopts a podium-and-tower typology. The proposed built form responds to its dual street frontages, with a prominent corner articulation at the intersection of Oxley Street and Nicholson Street. This two-tier massing strategy is designed to reduce perceived bulk and scale, contributing to a more human-scaled streetscape.

Generous side and rear setbacks further mitigate visual and amenity impacts on adjacent properties, enhancing both the proposal's contextual integration and its contribution to the surrounding urban fabric.

The design avoids adopting a large footprint at lower levels and resulting ziggurat form available under the ADG.

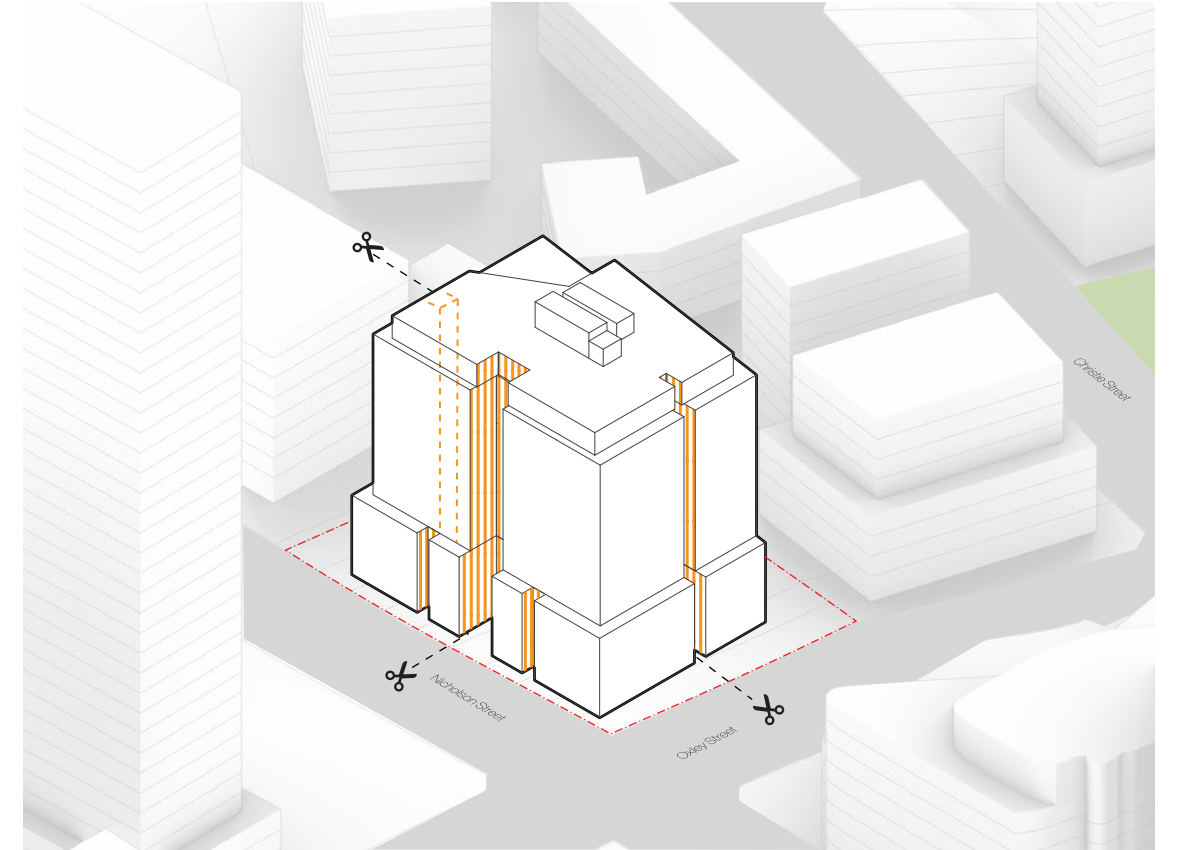


03\ Sculpt for Nature

Guided by the principles of Greener Places, the design response embraces and enhances the site's natural systems by enabling the return of native habitats and ecological communities through the reconnection of biodiverse networks

The built form is thoughtfully designed in response to the site's natural constraints and existing environmental features, incorporating strategic setbacks to preserve and accommodate significant trees. Additional setbacks along Oxley Street allow for generous landscape integration and further tree retention.

The proposal contributes positively to the local context through a contemporary material palette that reflects and respects the site's unique sense of place. It supports the creation of a vibrant, interconnected, and sustainable network of open spaces, offering opportunities to strengthen the relationship between existing mature trees, green spaces, and future public realm initiatives.



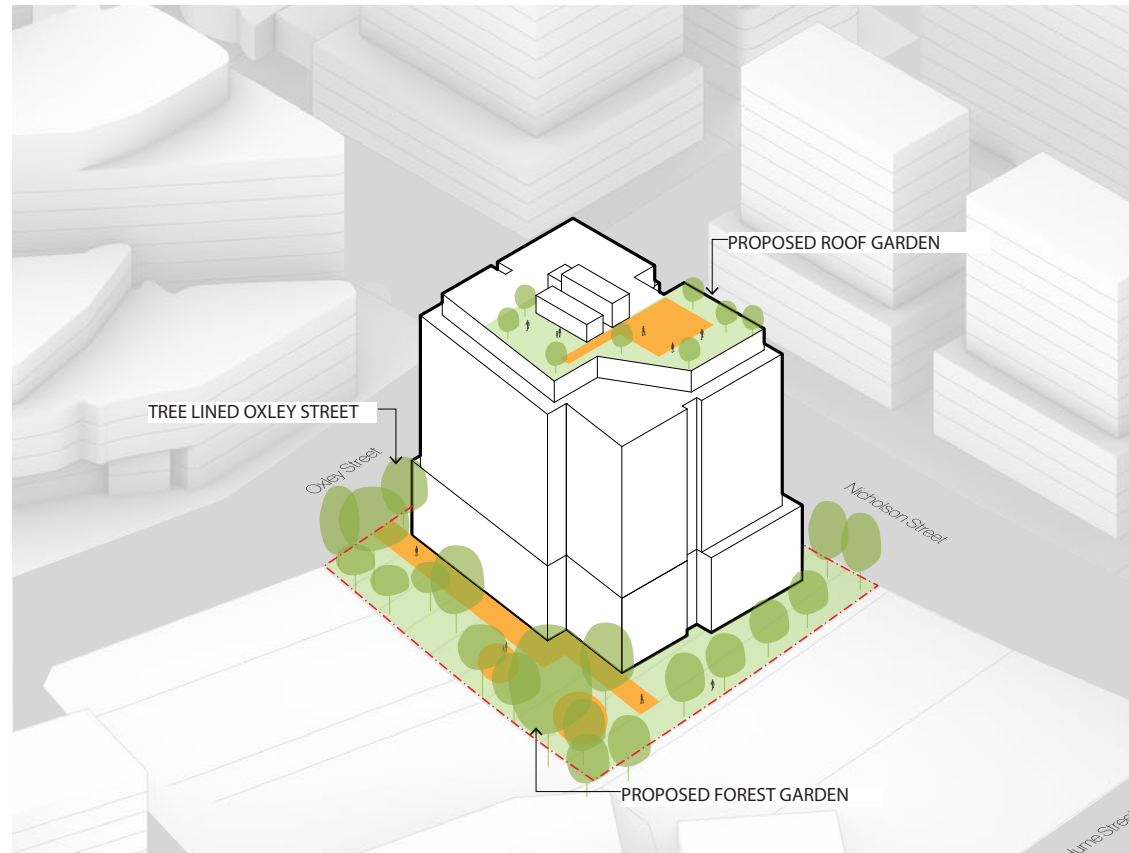
04\ Fine grain response

Thoughtfully respond to established urban design principles, prioritising a consistent street wall and podium scale to support and enhance the pedestrian experience. The design reinforces a cohesive streetscape rhythm, contributing to a vibrant and walkable public realm.

Positioned at a critical interface between high density developments and a lower-scale residential context to the west, the building acts as a transitional element within the urban context. To address the shift in scale, the built form incorporates articulated recesses and a carefully modulated massing strategy, that breaks down the overall volume, contributing to a finer-grained and more nuanced urban response. These design interventions mitigate visual bulk, introduce architectural interest, and establish a more human-scaled presence at street level.

The podium has been sensitively designed to align with the height of adjacent buildings, maintaining a coherent and continuous street wall. Upper levels are strategically stepped back to reduce shadow impacts and preserve sky views, enhancing the pedestrian experience. Collectively, these measures support a contextually responsive and balanced architectural outcome—one that harmonises urban density with the finer grain and character of the surrounding village-like neighbourhood.



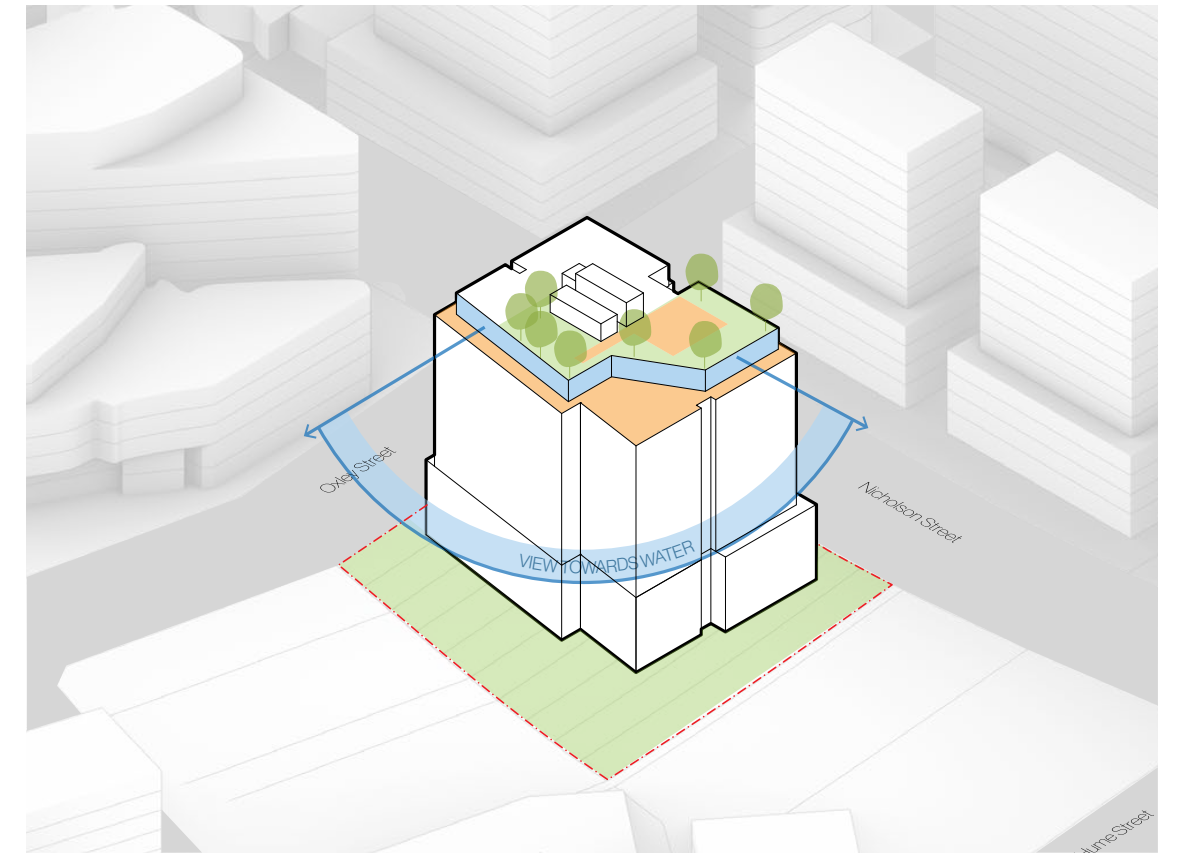


05\ A Place for All

The design approach is rooted in the ambition to create inclusive spaces that nurture a deeper connection between people, nature, and culture.

At ground level, a forest garden highlights the value of existing mature trees while fostering opportunities for social interaction. Meanwhile, a rooftop garden offers an elevated communal space that is not only physically accessible but also establishes a visual and emotional connection to the broader landscape and harbour.

This layered and context-sensitive strategy transforms the open spaces into a dynamic framework for daily life—supporting both planned activities and spontaneous encounters. In doing so, the design contributes to a more equitable urban realm, inviting all individuals to engage, connect, and participate in a shared ecological and cultural narrative.



06\ Maximising Water View and Connect with Water Country

Optimise the placement of elevated residences and outdoor amenity areas within the constraints of the permissible building envelope.

By carefully sculpting built form and site response, the design maximises opportunities for upper-level dwellings to benefit from natural light, ventilation, and long-range outlooks. Primary living areas — both internal and external — are thoughtfully oriented to enhance visual connection with the surrounding landscape while maintaining a strong sense of privacy.

Communal open spaces are strategically located on the south-western portion of the rooftop, enhancing shared amenity. This integrated approach to form, function, and context delivers a high standard of residential amenity, promoting liveability and fostering a strong sense of place.



4.3 SUSTAINABILITY

Sustainability is a key driver for 8-24 Nicholson Street. It is part of how we think, and how we approach design; transforming the social and environmental health of the community.

The proposed design strategically positions buildings to optimise access to natural light and open views while effectively mitigating heat gain. The massing strategy, combined with recessed glazing lines, helps to reduce direct solar exposure, contributing to both thermal comfort and energy efficiency.

From an economic perspective, the sustainable design approach offers significant long-term benefits. These include reduced construction and operational costs, increased property value, and improved occupancy rates. For residents, enhanced resource efficiency translates into lower utility expenses, supporting both environmental and financial sustainability.

Natural Cultivation

Habitat Connection and Creation

The proposal adopts a biophilic design approach, promoting peoples' innate affiliation with the natural world, enriching the tree canopy, protecting waterways, and building in adaptability and resilience through the provision of native specie.

Biophilic design principles connect indoor and outdoor environments through integration with the landscape design, high quality views, outdoor amenity spaces, and use of natural materials, patterns, and rhythms within the interior design and wayfinding strategy.

Blue-green grid systems thinking

Living with frequent urban flooding and rainfall requires interventions in infrastructure that increase ground permeability, and that store, reuse and recycle water.

Movement and Place

Encouraging Green Mobility

The proposal will encourage connection to nature, activity and interaction, transforming sustainability into a compelling solution and way of life for all.

The proposed design optimises opportunities to reduce carbon emissions and car parking attenuation by providing extensive facilities for active transport and electric vehicles.

Green Infrastructure

Green Energy

A climate active project; fully electrified with on-site power generation and be connected to the Precinct Wire Network. This big move focuses on incentives for energy and water efficiency, sustainable travel, precinct-wide utility infrastructure such as on-site electricity generation and distribution and recycled water and private sewer network, including a non-site recycled water plant

Building Efficiency

The building skin is designed to reduce upfront embodied carbon and maximise thermal comfort while reducing the need for operational energy. The Project is designed to reduce energy and water consumption and will be linked to the different Precinct infrastructure networks, using renewable energy and recycled water. Power is generated on-site through rooftop and BIPV's on the roof.

Air conditioning has been designed within the core and discharges hot air at the rooftop to avoid unsightly and inefficient louvres, or any unnecessary heating to occur. Glass screening and vegetation work together as a protective force against prevailing winds.

Dedicated waste separation and collection areas encourage and educated residents to recycle and introduces ease for waste collectors.



Rooftop solar photo voltaic system



Maximised views and daylight to all living areas and bedroom



Modular and unified unit types to reduce material waste during construction



Energy efficient LED lighting



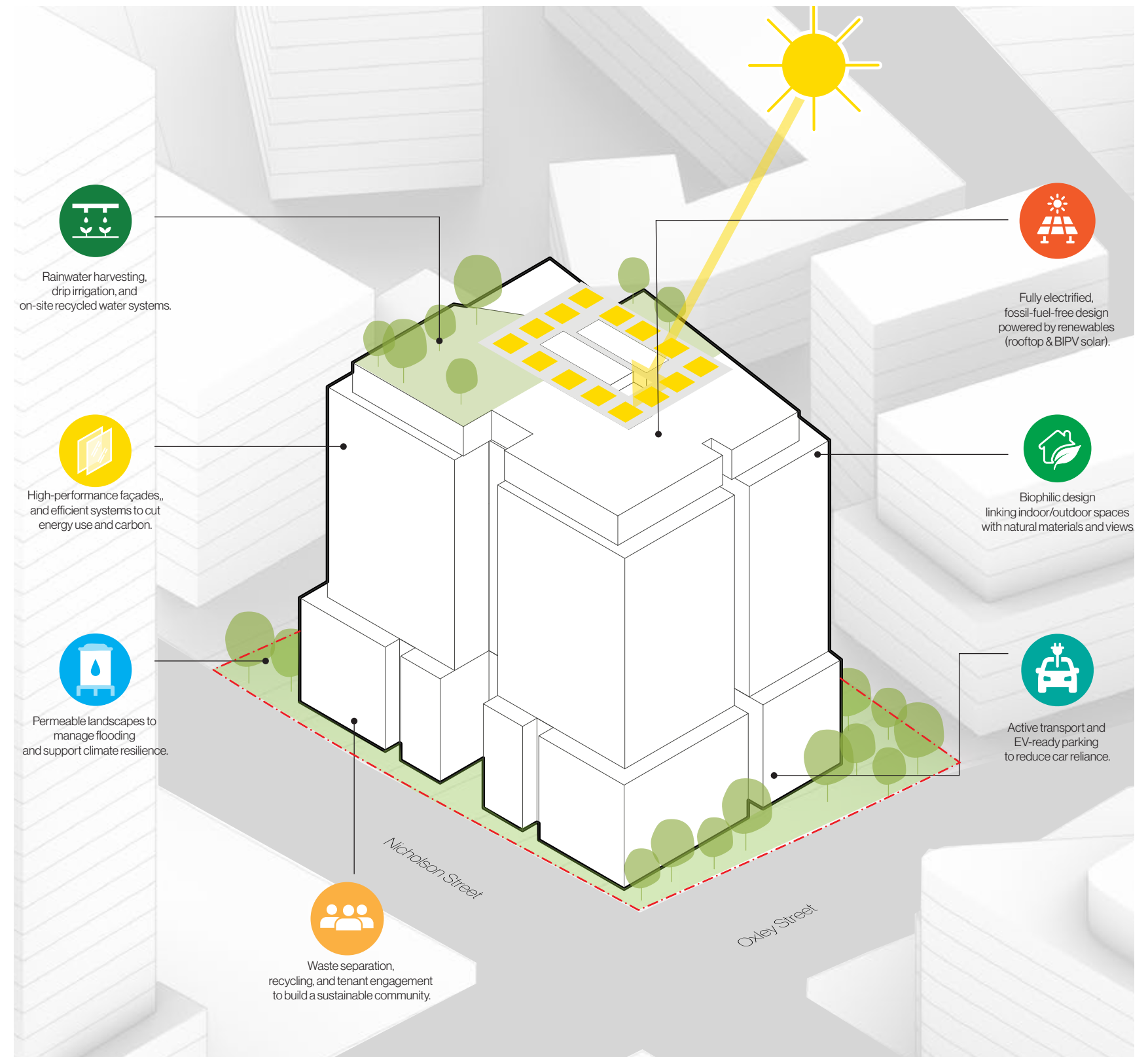
Integrated shading to reduce solar heat gain in summer while maintaining daylight in units

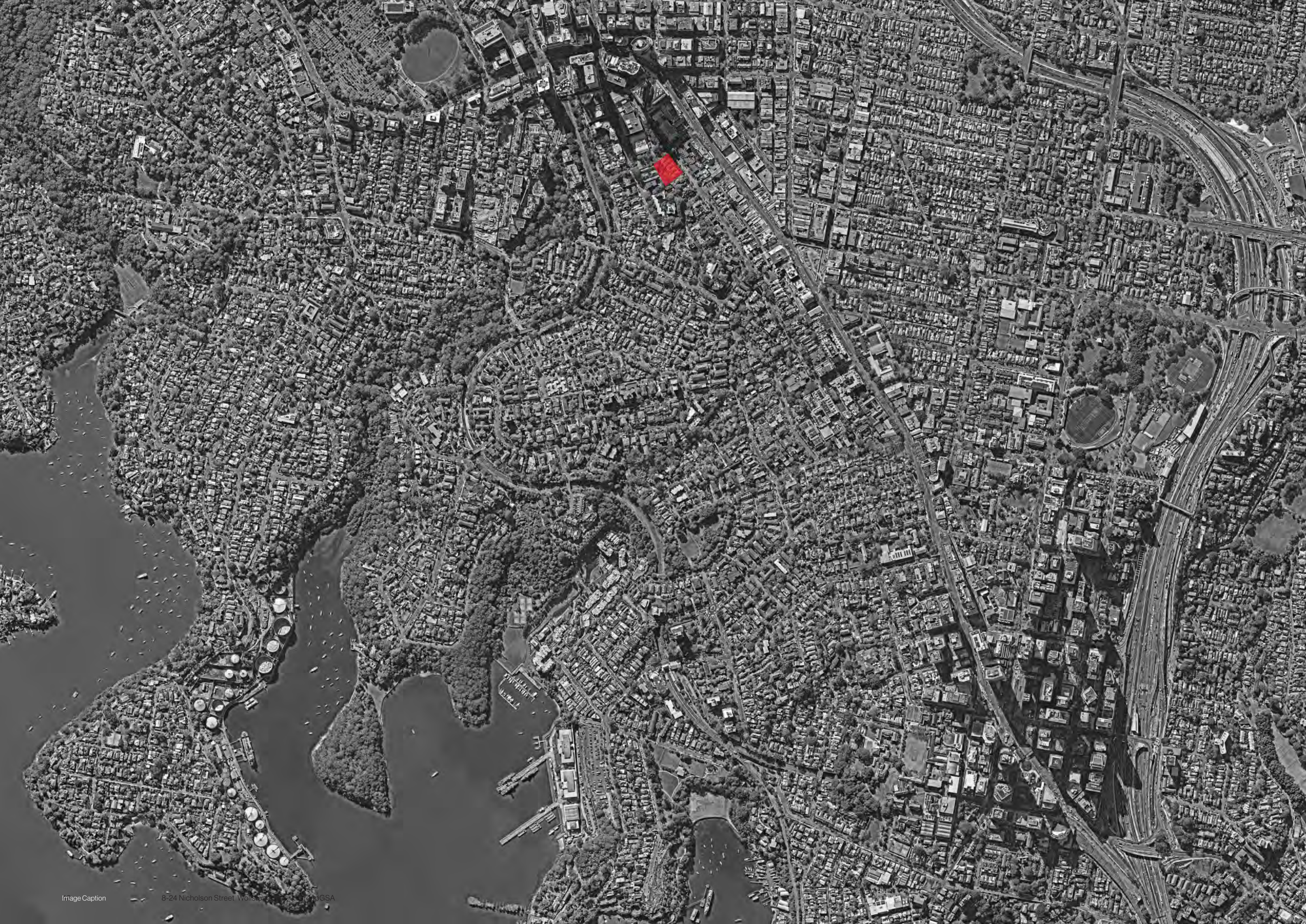
Response to SEPP Design

Principle 5 – Sustainability

The proposal has been designed with a strong emphasis on environmental performance, long-term resilience, and occupant wellbeing, aligning with the objectives of the ADG and Housing SEPP to deliver sustainable, future-focused housing outcomes.

From the earliest stages of design, passive environmental strategies have informed the building's orientation, layout, and material selection. The form and planning optimise solar access and natural ventilation, reducing reliance on mechanical systems and supporting year-round thermal comfort. The majority of apartments achieve cross-ventilation or dual-aspect orientation, while deep overhangs provide effective protection from summer sun without compromising daylight penetration.







5.0

ARCHITECTURAL DESIGN

5.1 THE PROPOSAL

The proposed design sits within the Crows Nest TOD Precinct and looking to respond to and enhance the existing and future character of the area, including its natural and built features, and social, economic, health, and environmental conditions.

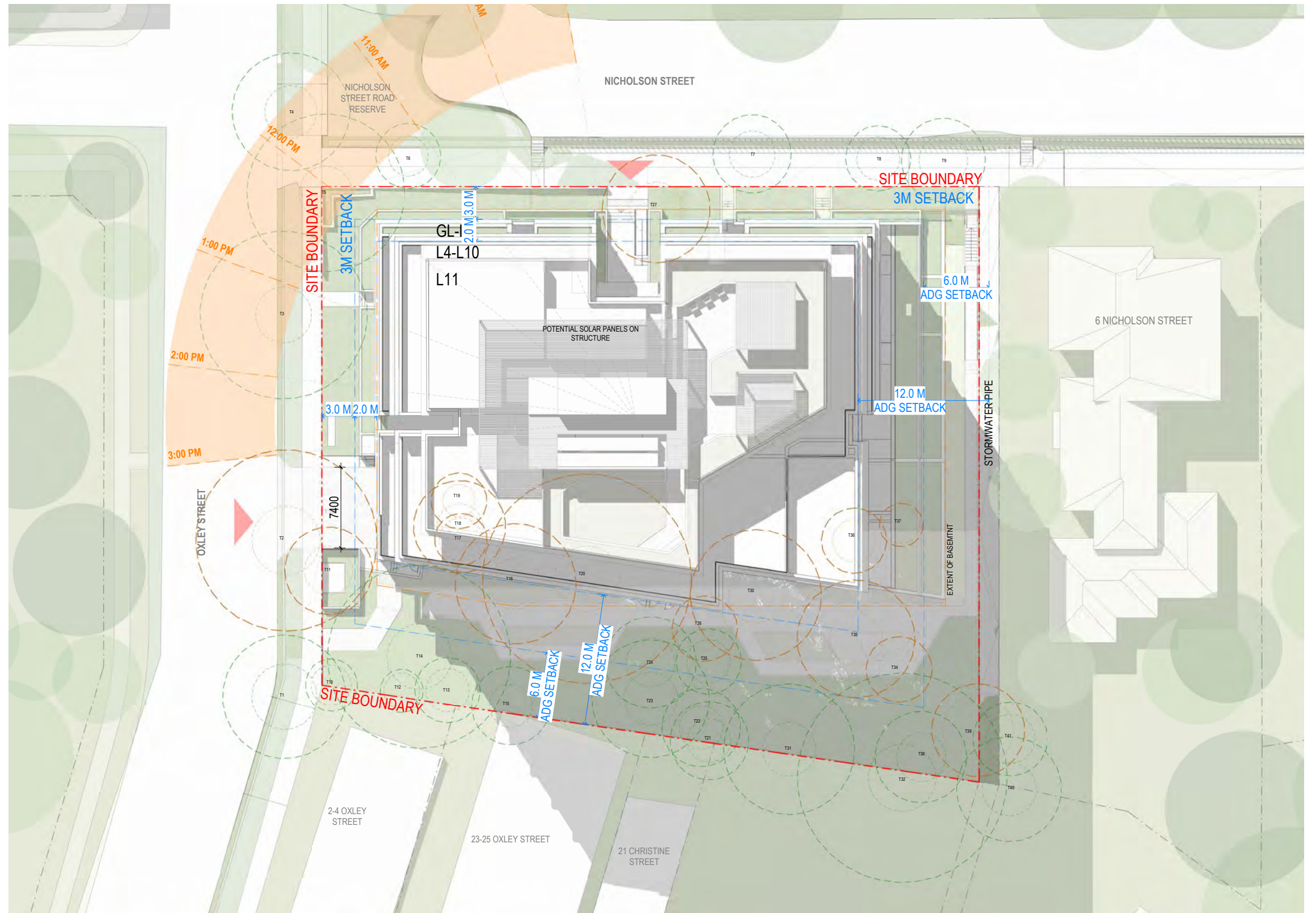
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Response to SEPP Design

Principle 2 – Scale

The building envelope has not been fully maximised, with deliberate restraint applied to achieve a more refined and legible massing outcome. Lower-level setbacks have been increased to maintain a comfortable relationship to the public domain and surrounding buildings, consciously avoiding a stepped or ziggurat form that can result in visually complex or top-heavy outcomes. Instead, the proposal adopts a clear podium and setback tower form, creating a coherent and elegant composition that contributes positively to the skyline and reinforces the site's emerging character.



5.2 GROUND PLANE AND STREET INTERFACE/ACTIVATION

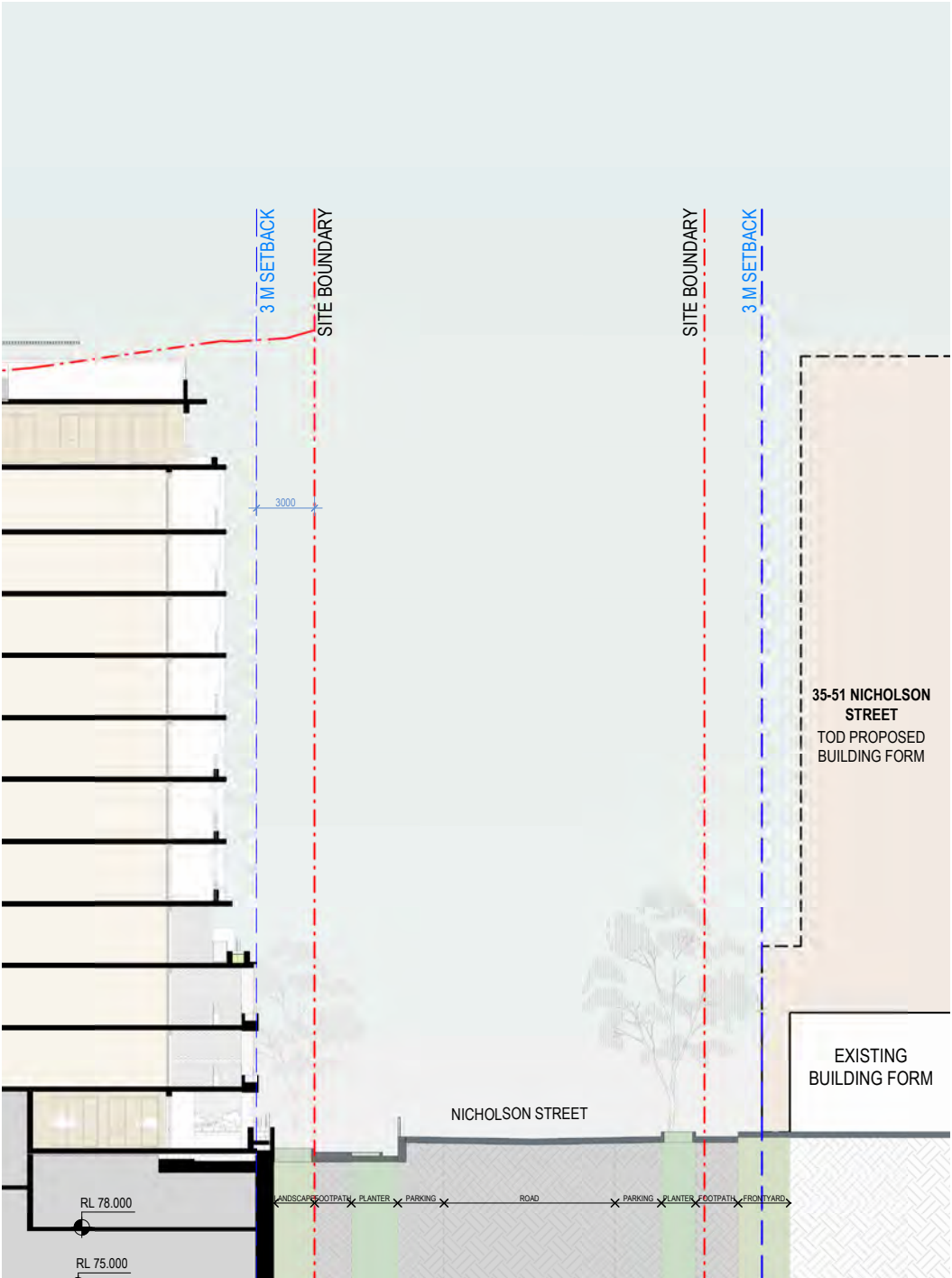
The Nicholson Street interface maintains a residential focus, enhanced by textured materials at the podium level.

The proposed Nicholson Street podium interface incorporates texture, profile, shadow play, and rich tonality to create a grounded base that continues and enhances the existing streetscape character. The use of sandstone at the ground level draws inspiration from the local context, providing both material continuity and a strong connection to the site.

Apartment entries has been proposed along the street for the ground floor units and providing the activation and passive surveillance.



Nicholson street Elevation

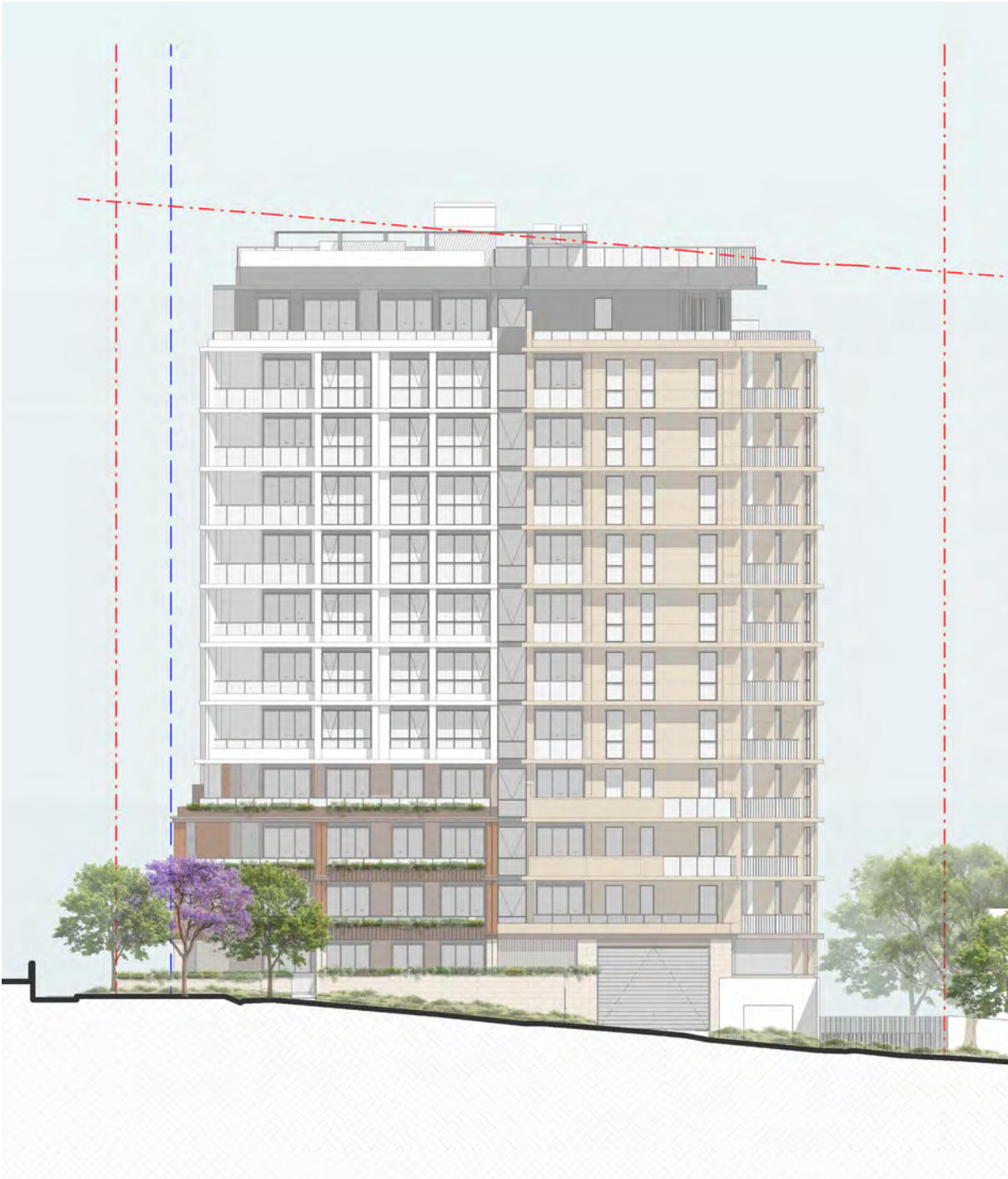


Nicholson street Section

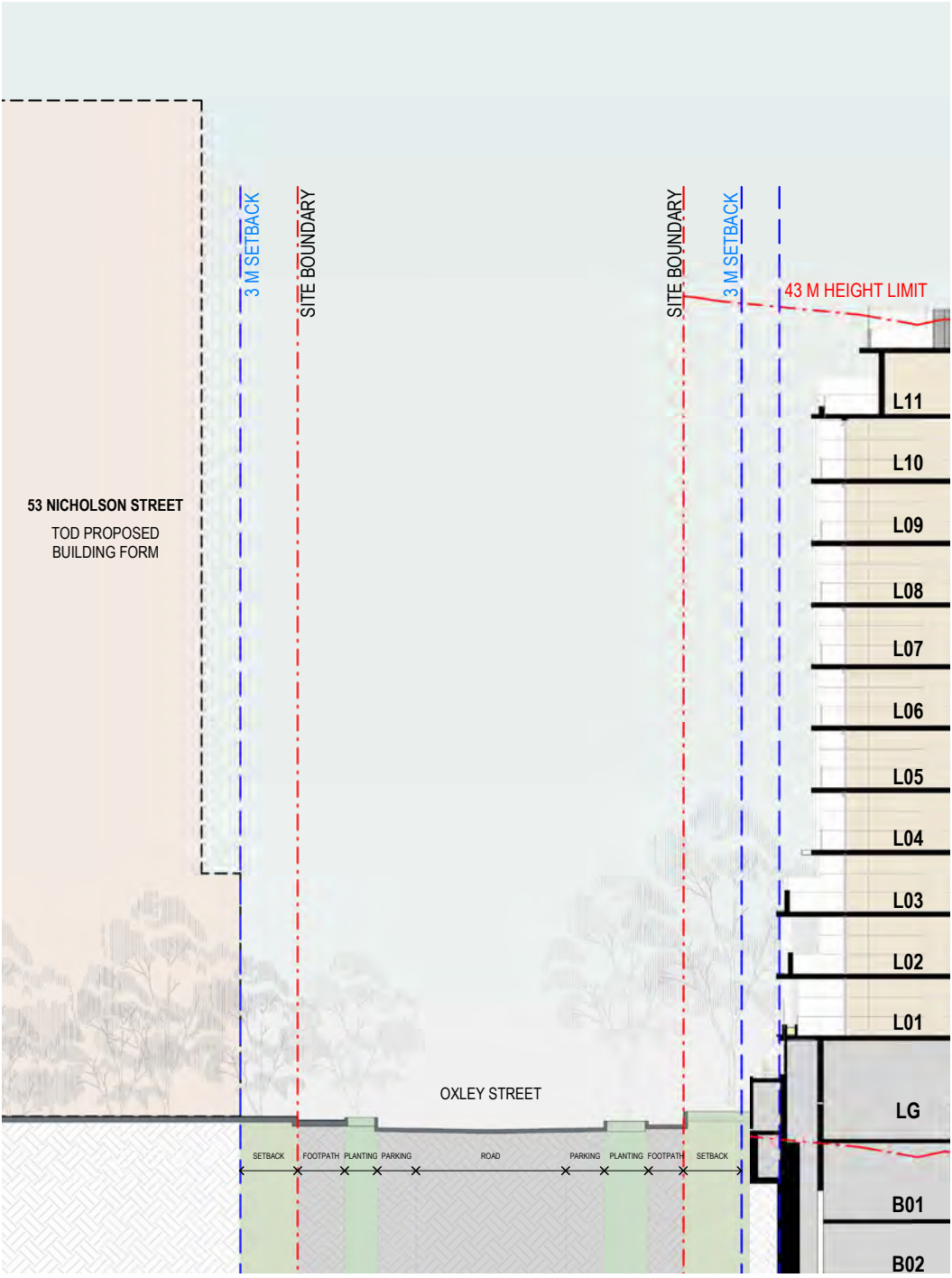
The design provides an increased setback along Oxley Street to support the ongoing health of the existing trees and to maintain the existing driveway access.

To retain the existing street trees and medium to high value trees along Oxley Street, a greater setback has been proposed, differing from the 3-metre setback specified in the TOD Design Guideline. The proposed development removes the existing boundary fencing and introduces ground-floor apartment entries with raised planters to provide privacy and enhance the streetscape.

Several options for the driveway entry were tested during the design process. However, due to site constraints and traffic constraints along Nicholson Street, the driveway access is proposed to remain on Oxley Street, close to its existing location.



Oxley street Elevation



Oxley street Section

5.3 BUILDING ENTRY

The proposed development continues to present its main entry to Nicholson Street, expressing a strong sense of identity through landscaped elements and articulation of the built form.

The residential lobby and ground-floor entries are well-defined and easily identifiable, enhancing legibility and providing a sense of address and belonging for residents.



view from Nicholson street

5.4 APARTMENT ENTRIES & PRIVATE OPEN SPACE

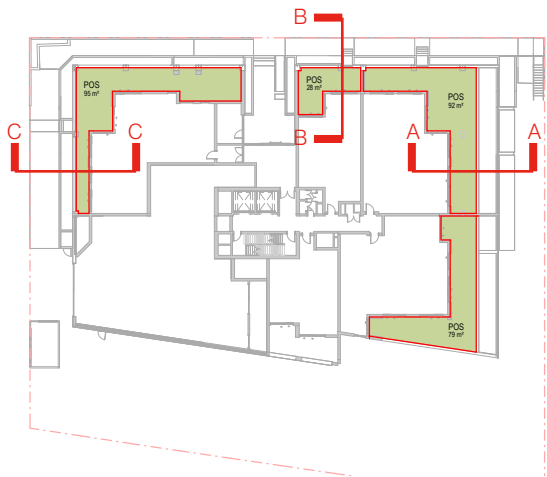
Private open spaces — including balconies, terraces, and garden courtyards — are well-proportioned, providing meaningful outdoor areas that extend the living environment and encourage outdoor dining, recreation, and relaxation.

At the street interface, ground-level garden apartments with individual entries and planted thresholds create an active and welcoming edge condition, promoting casual surveillance and interaction with the public realm. The planting palette utilises robust native and adaptive species chosen for their low maintenance, drought tolerance, and ecological value, ensuring the landscape remains both sustainable and resilient over time.

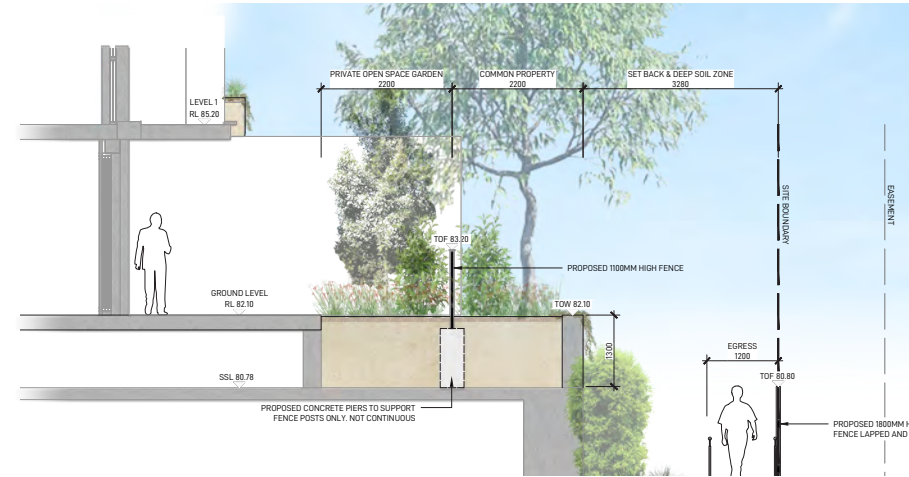
Rooftop and podium terraces are designed as functional extensions of the building, incorporating greenery, shading, and seating that mitigate heat gain and provide attractive spaces for outdoor living with elevated views. Across the site, permeable surfaces, rain gardens, and planted detention areas are integrated to manage stormwater, reduce runoff, and ensure the landscape performs both environmental and aesthetic roles.



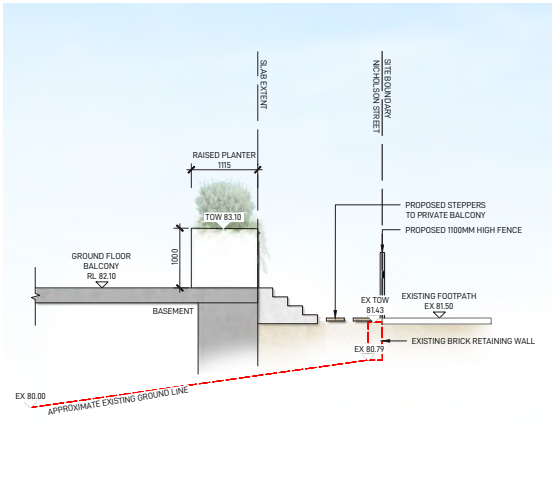
Photo montage from Oxley street



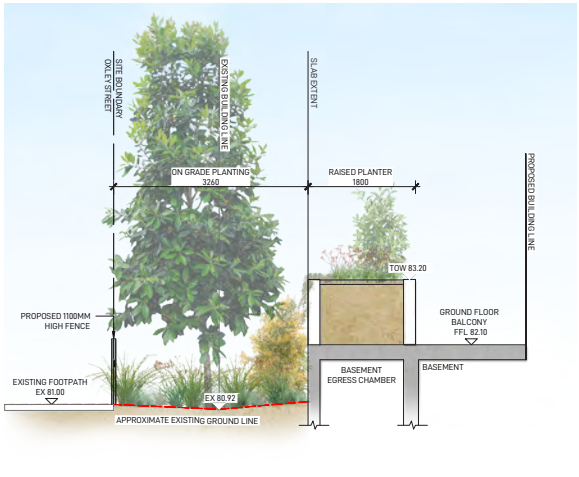
Private open space on ground floor



Section A
Source: 8-24 Nicholson Street Landscape SSDA report Page 25-27 by Groundink



Section B



Section C

5.5 COMMUNAL OPEN SPACE

The communal open spaces are oriented and designed to maximise sunlight access, comfort, and usability throughout the day.

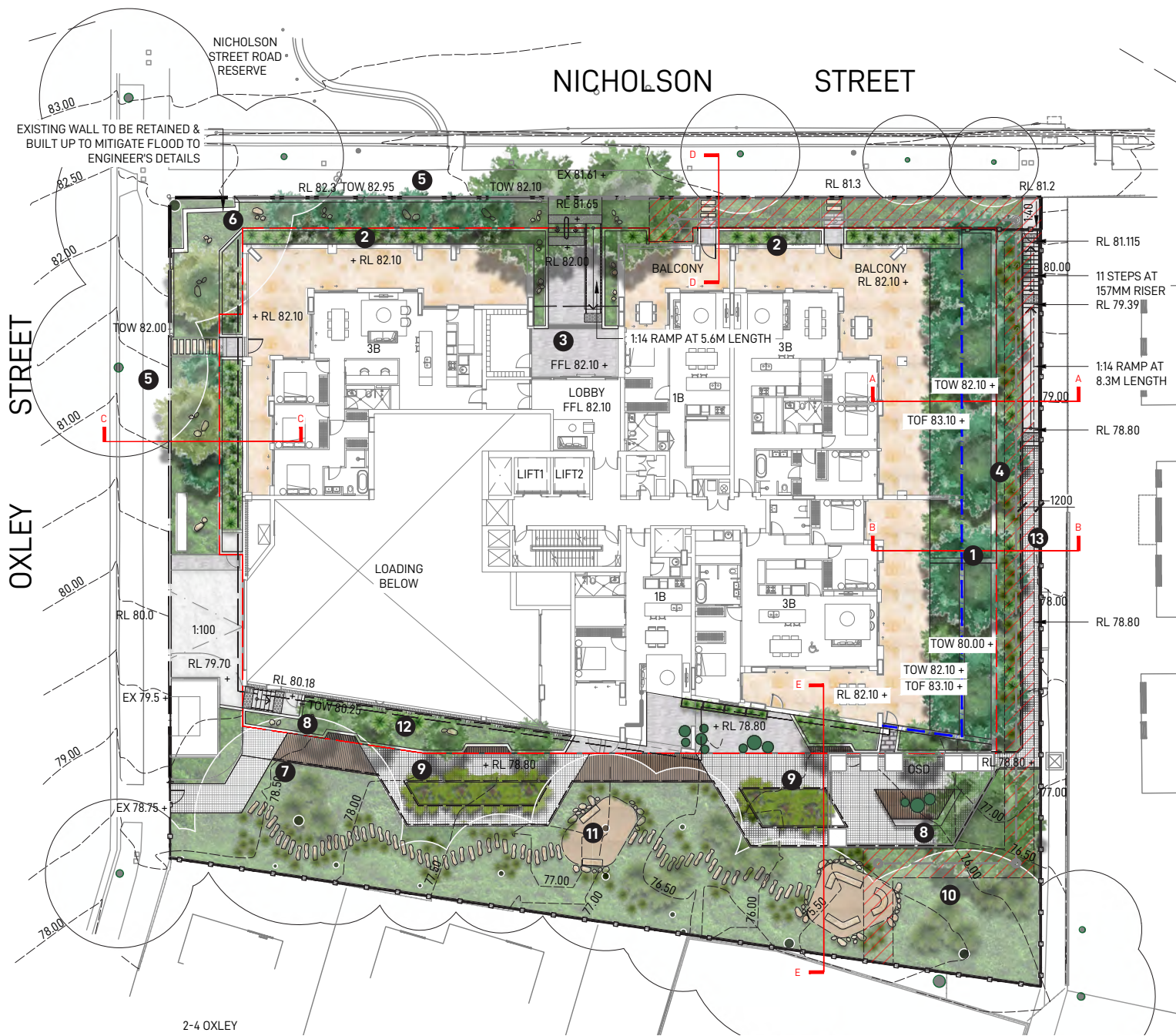
The communal open spaces are thoughtfully oriented and designed to maximise sunlight access, comfort, and year-round usability. These areas accommodate a range of activities — from passive recreation and social gatherings to quiet retreat — fostering community interaction and a strong sense of shared ownership.

Visual and physical connections between internal communal areas and the surrounding landscape enhance openness, wellbeing, and belonging, creating a cohesive relationship between architecture and nature.

Response to SEPP Design

Principle 6 – Landscape and Open Space

The landscape and open space strategy has been conceived as an integral component of the overall design, providing environmental, visual, and social value while reinforcing the site's connection to its setting and community. The design prioritises high-quality, functional, and resilient green spaces that enhance amenity, promote biodiversity, and support long-term sustainability.



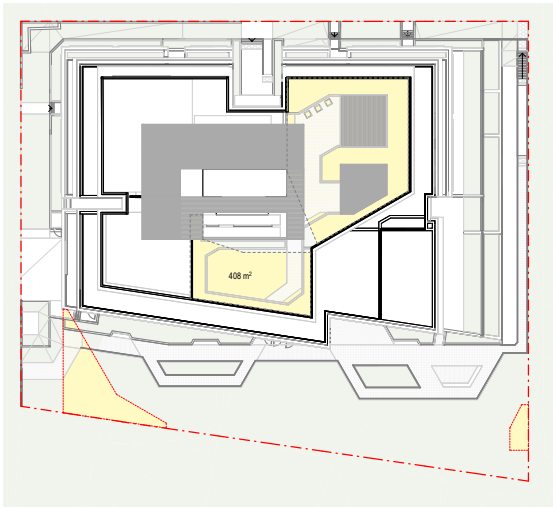
Landscape Plan - Lower Ground Floor

Source: 8-24 Nicholson Street Landscape SSDA report Page 24 by Groundink

- 1 PROPOSED TERRACED PLANTERS TO SCREEN FACADE AND PROVIDE PRIVACY
- 2 PROPOSED RAISED PLANTER TO PROVIDE PLANTING BUFFER AGAINST PRIVATE BALCONIES
- 3 PROPOSED CENTRALISED ENTRY STATEMENT WITH FEATURE PLANTING EDGE AND PAVING
- 4 PROPOSED MASS PLANTING ABOVE EXISTING SEWER
- 5 PROPOSED TREES ALONG OXLEY AND NICHOLSON STREET TO PROVIDE AMENITY AND REINFORCE STREET PRESENCE
- 6 PROPOSED FEATURE BOULDERS RE-USED FROM EXISTING EXCAVATED SANDSTONE ON SITE
- 7 PROPOSED BOARDWALK CONNECTION TO OXLEY STREET
- 8 PROPOSED SEATING TO PROVIDE PASSIVE OPPORTUNITIES AND A PLACE OF SANCTUARY
- 9 PROPOSED SUBTERRANEAN FEATURE PALMS TO PROVIDE AMENITY TO ELEVATED PLATFORM DECKING
- 10 PROPOSED ENDEMIC SUPPLEMENTARY GULLY STYLE PLANTING TO EXISTING TREES
- 11 PROPOSED INFORMAL BUSH TRACK ALONG GULLY TO STRENGTHEN AND CELEBRATE THE SITE'S CONNECTION TO WATERWAYS
- 12 PROPOSED RAISED PLANTER AND TENSILE WIRES TO PROVIDE PLANTING BUFFER AND GREEN WALL EFFECT AGAINST FACADE
- 13 PROPOSED 1.2M WIDE EGRESS FOOTPATH TO NICHOLSON STREET



The rooftop communal open space receives abundant sunlight and supports passive recreation, social gatherings, and quiet retreats, fostering community interaction and a sense of shared ownership.



Solar Analysis to Communal Open Space

Communal Open Space Summary	
Total Site Area	3,012 m ²
25% of site(ADG Requirement)	753 m ²
50% of COS area achieve 2 hrs of direct sunlight	376.5 m ²
Communal Open Space on Ground	837.5 m ²
Communal Open Space on Rooftop	375 m ²
Communal Open Space receiving 2hrs of direct sunlight at winter solstice	408.6 m ²



- 1 PROPOSED SOLID ROOF STRUCTURE OVER COMMUNAL ALFRESCO & FLEXIBLE DINING TABLES & CHAIRS
- 2 PROPOSED SMALL RAISED HERB GARDEN
- 3 PROPOSED BUILT-IN BBQ WITH 2 COOKTOP, 1 SINK, 1 BAR FRIDGE AND HOUSING ENCLOSURE FOR BIN/RECYCLING
- 4 PROPOSED SEATING SURROUNDED WITH FEATURE PLANTING
- 5 PROPOSED BUILT-IN BAR TABLES & STOOLS FACING TOWARDS HARBOUR VIEWS
- 6 PROPOSED CLIMBER PLANTING WITH TRELLIS WIRES ATTACHED TO LIFT CORE AND FIRE STAIRS FOR VERTICAL GREEN WALL EFFECT
- 7 PROPOSED SUNNING LOUNGE AREA MAXIMISING HARBOUR VIEWS
- 8 PROPOSED LOW HEIGHT SHRUB, GRASSES & GROUND COVER PLANTING TO MAXIMISE HARBOUR VIEWS
- 9 PROPOSED MEDIUM HEIGHT SHRUB PLANTING FOR PRIVACY NEIGHBOURING PROPERTIES
- 10 PROPOSED COMPACT UPRIGHT TREE PLANTING TO FRAME VIEWS TOWARDS THE HARBOUR
- 11 PROPOSED 1.1M HIGH PALISADE BALUSTRADE ON RETAINING WALL
- 12 PRIVACY SCREEN TO PLANT AREAS
- 13 METAL FRAME & SOLID ROOF STRUCTURE OVER LIFT CORE AND FIRE STAIRS

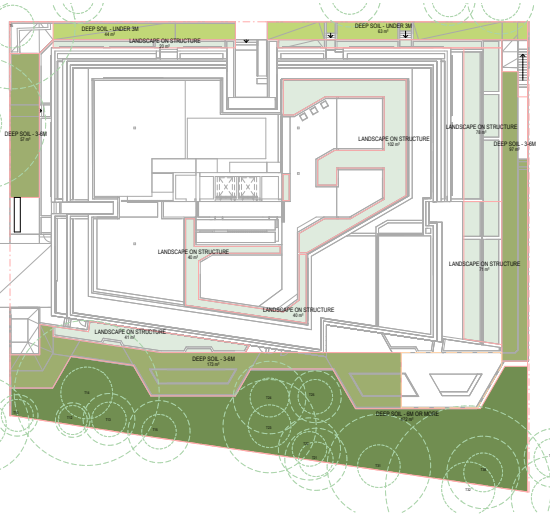
Landscape Plan - Roof

Source: 8-24 Nicholson Street Landscape SSDA report Page 30 by Groundink

5.6 DEEP SOIL & TREE CANOPY

The proposed development achieves over 35% tree canopy cover, with carefully designed soil volumes to support long-term tree health.

Deep soil zones and substantial planting areas are distributed throughout the site, accommodating the retention and growth of mature trees and introducing new canopy species that contribute to urban cooling, improved air quality, and habitat creation.



Deep Soil Summary	
Total Site Area	3,012 m ²
7% of site(ADG Requirement)	210 m ²
15% of site(ADG Guidance for site over 1,500 m ²)	451 m ²
25% of site(TOD Guide for site over 3,000 m ²)	753 m ²
Deep soil achieved using ADG measurement method (min. 6m dimension)	472 m ² (15.9%)
Deep soil achieved using TOD Guide method (min. 3m x 3m)	798.5 m ² (26.5%)
Canopy cover achieved	1,129 m ² (37.4%)



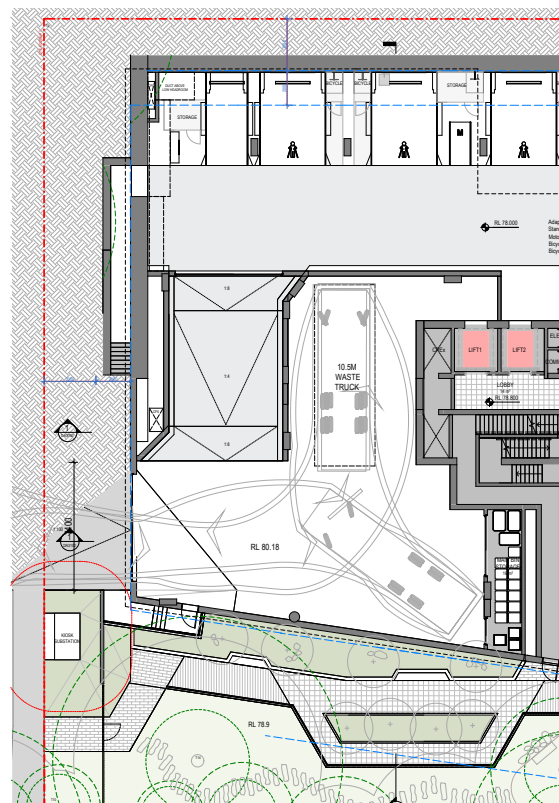
Tree canopy diagram

Source: 8-24 Nicholson Street Landscape SSDA report Page 19 by Groundink

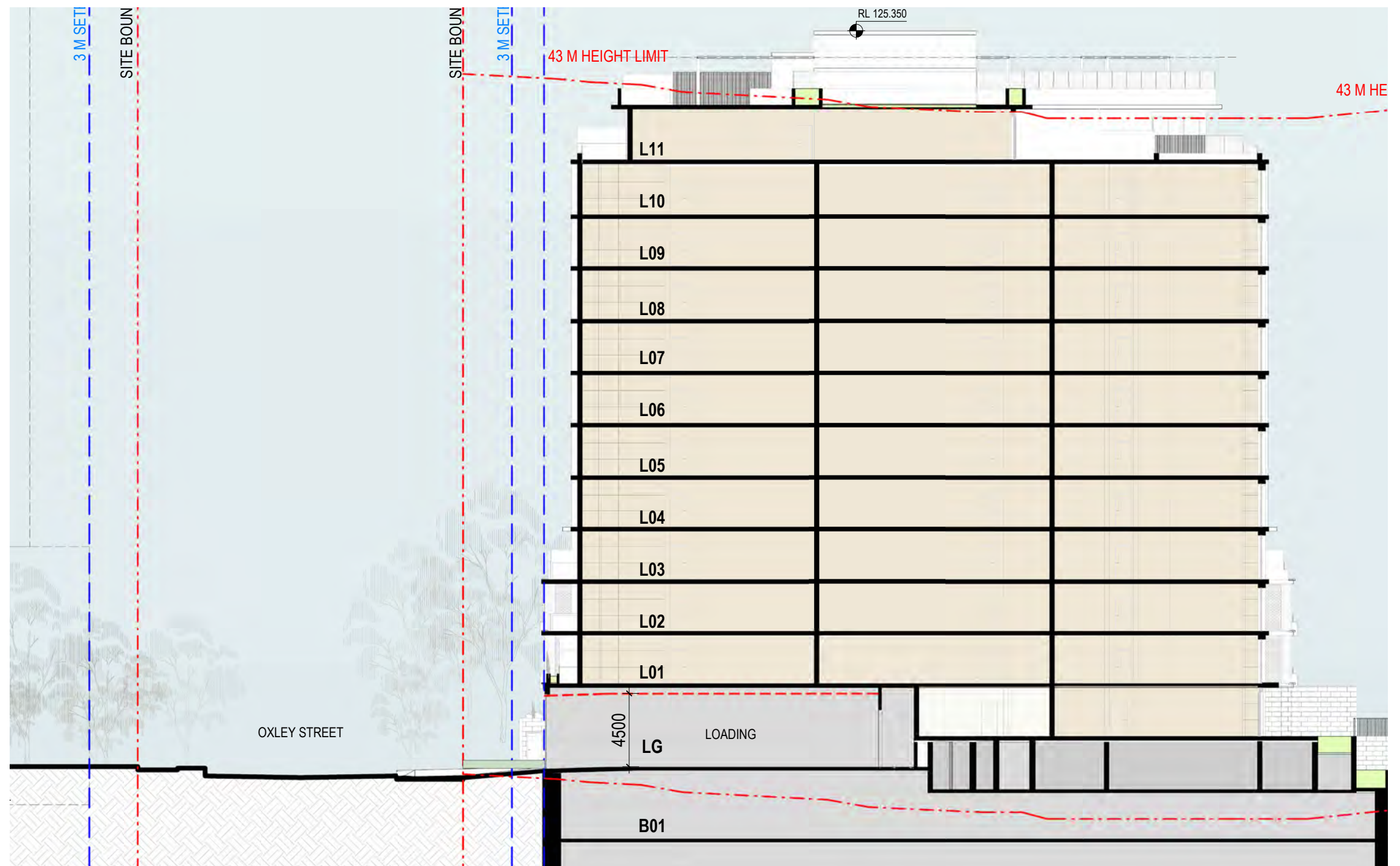
5.7 ACCESS AND SERVICING

Efficient access and servicing strategy to reduce inactive facades to the street.

The proposed development acknowledges Council's goal of implementing on-site waste collection as part of a broader precinct strategy. The design provides a 4.5-metre height clearance and sufficient driveway and loading area space to accommodate a 10.5-metre waste collection truck.



Driveway Entry & Loading Area



North-south section through development

Response to SEPP Design

Principle 8 – Safety and Security

The design has been developed with a strong emphasis on safety, security, and a sense of comfort, ensuring that all residents, visitors, and the wider community experience a welcoming and well-overlooked public domain. The arrangement of the building, entries, circulation, and open spaces responds directly to Crime Prevention Through Environmental Design (CPTED) principles, promoting passive surveillance, clear sightlines, and legible access throughout the development.

The basement car park and building access points are designed for secure and convenient operation. Controlled access systems, appropriate lighting levels, and clear wayfinding will ensure safety for residents while maintaining accessibility for emergency services and maintenance. At the broader scale, the development's activation of the public realm contributes positively to the safety and vitality of the neighbourhood. Active frontages, multiple entries, and well-lit pedestrian routes will create a lively and engaging street interface that encourages movement and social interaction, enhancing both perceived and actual safety.



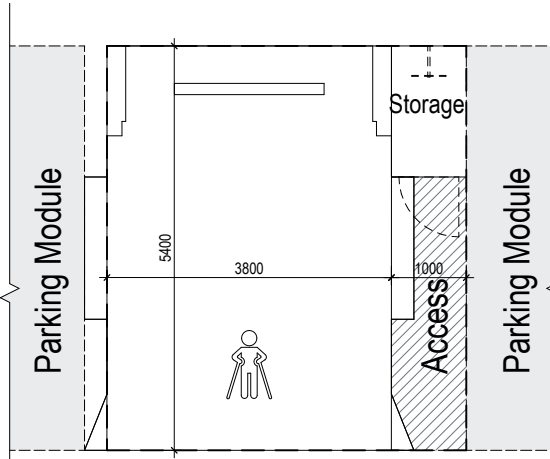
Photo montage from Oxley street

5.8 BASEMENT & PARKING

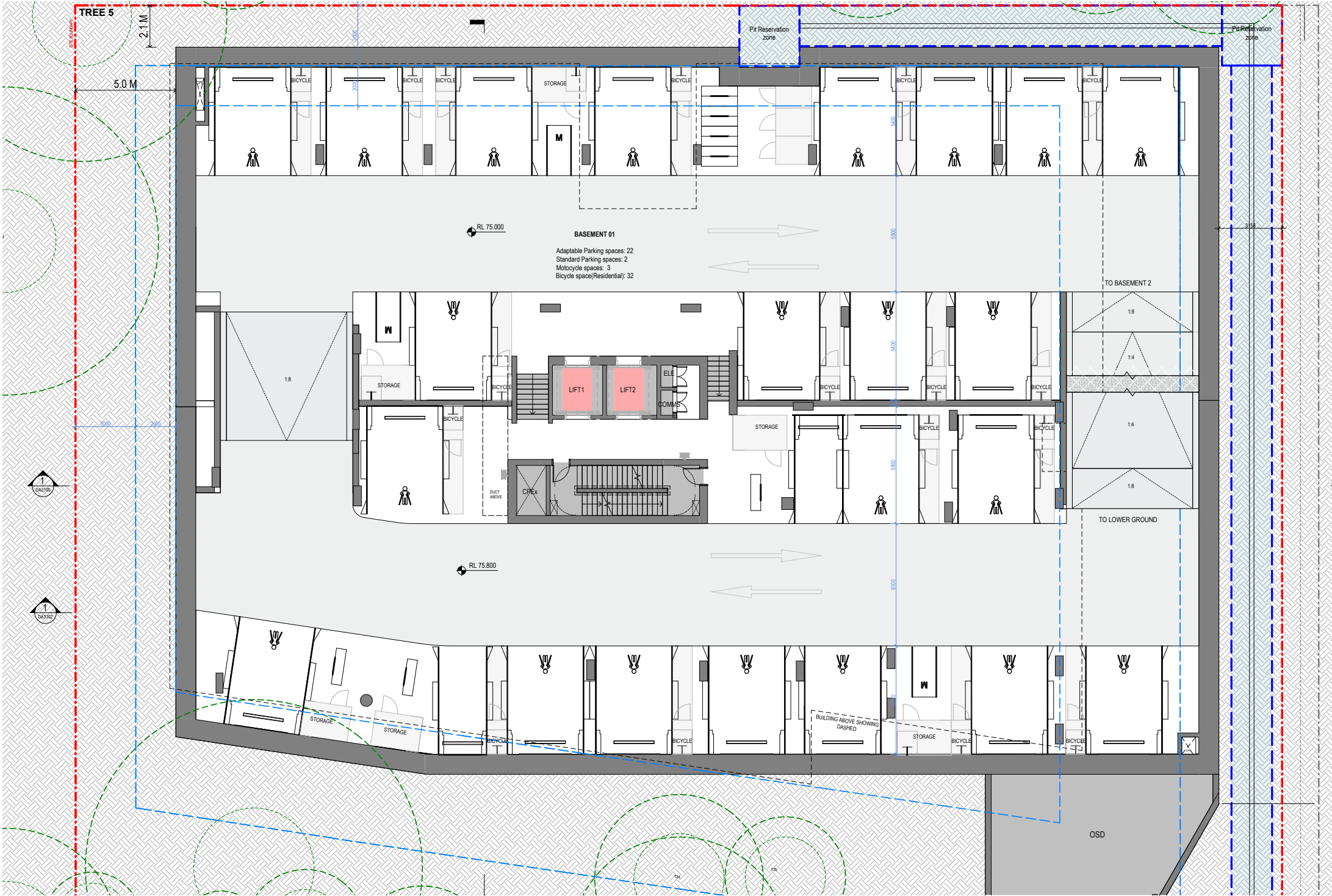
The proposed approach supports the needs of downsizers, ensuring they can comfortably age in place.

A key feature of the proposal is the provision of oversized car parking spaces, equivalent in dimension to accessible spaces. This forward-thinking design supports aging in place and future adaptability, ensuring residents can continue to live comfortably as their mobility needs evolve. Where possible, wide parking spaces compliant with AS 4299 are provided to allow for wheelchair access, generally configured as modules with adjacent bicycle parking and storage areas.

Parking Summary	
Total Parking Space	71
Adaptable Parking Spaces	56
Standard Parking Spaces	14
Car Wash Bay	1
Turning Bay	1
Motorcycle Spaces	7
Bicycle Spaces	78



Proposed Parking Module



Basement Plan(typical plan for basement 01-02)

5.9 AMENITY

Apartments are placed to maximize its frontage to achieve greater amenity.

Response to SEPP Design

Principle 7– Amenity

The design prioritises high residential amenity through careful planning, orientation, and detailing that enhance comfort, liveability, and wellbeing for all residents. The apartments and communal areas have been designed to provide generous natural light, ventilation, and access to private and shared open space, achieving and exceeding the intent of the ADG design principles.

The building orientation and massing have been optimised to ensure excellent solar access and daylight penetration to both internal and external spaces. Living areas and private open spaces are oriented to maximise sunlight and outlook, while ensuring privacy and minimising overlooking. The design also protects the amenity of neighbouring properties by limiting overshadowing and visual intrusion, with façade elements that control and shape the outlook.

A total of 70.5% of dwellings are naturally cross ventilated.

LEGEND

CROSS-VENT ACHIEVED

NOT CROSS VENTILATED

CROSS-VENTILATION SUMMARY

LEVEL:	VENTILATION COMPLIANCE
Ground:	3/5
L 1-3	10/21
L 4-8	30/35
Total	43/61 (70.5%)



Floor Plan L1-L3



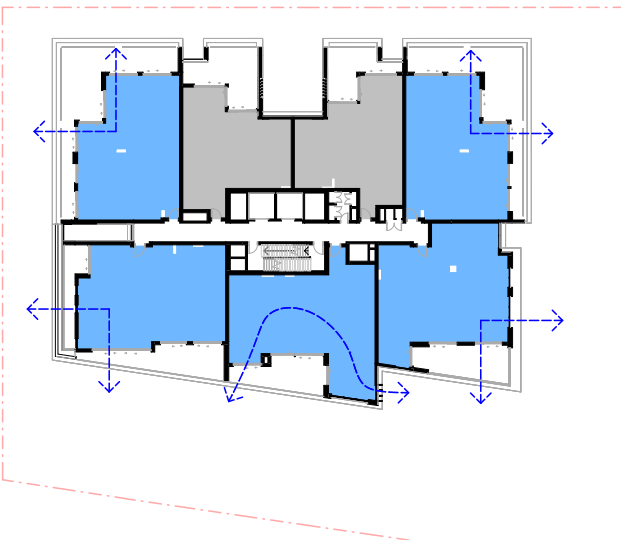
Floor Plan L4-L10



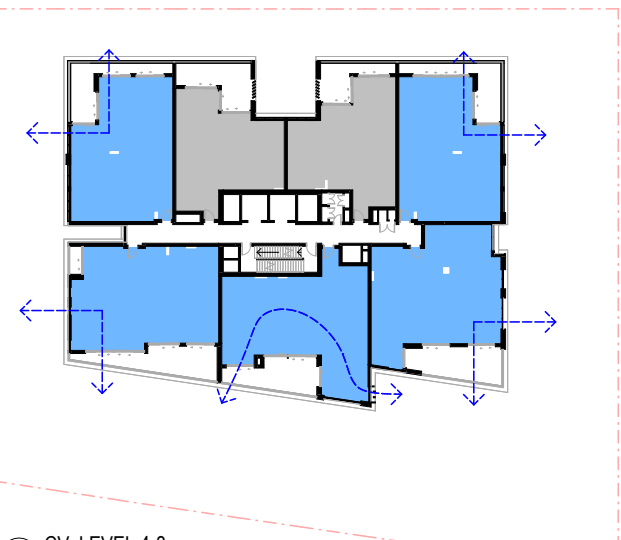
Floor Plan L11



CV Ground Level

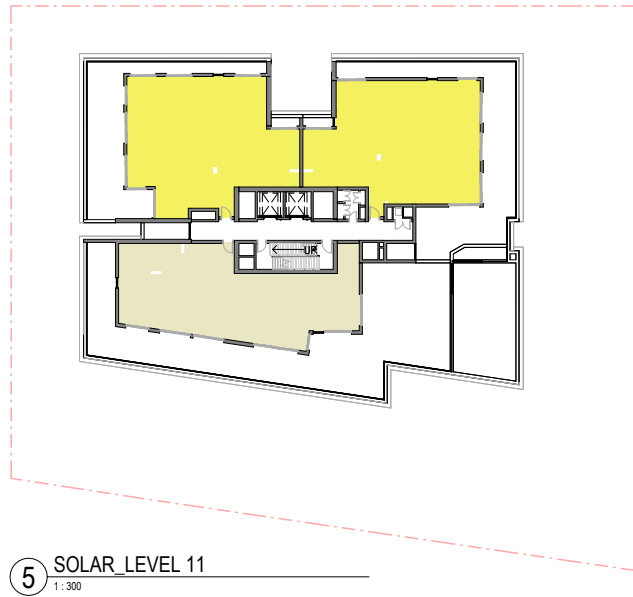
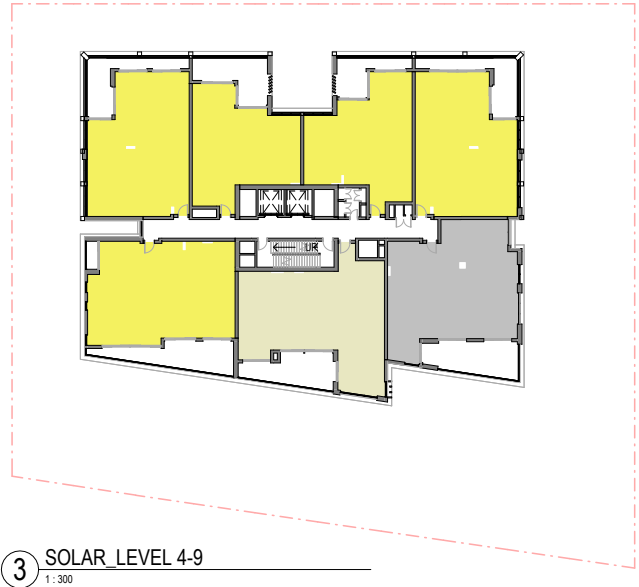
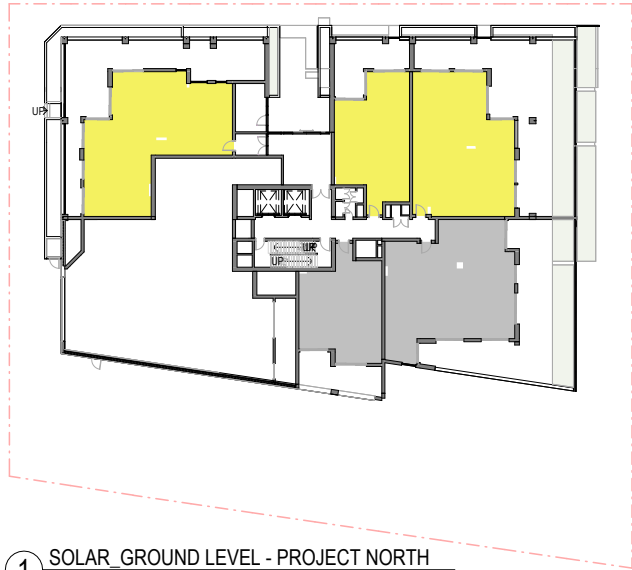


CV Level 1-3



CV Level 4-8

A total of 71.8% of dwellings will receive a minimum of 2 hours of direct sunlight to their balconies and living spaces between 09:00 am to 03:00 pm at winter solstice.



LEGEND

	APARTMENT WITH $\geq 2h$ SOLAR
	APARTMENT WITH $< 2h$ SOLAR
	APARTMENT WITH NO SOLAR

COMPLIANCE SUMMARY

LEVEL	Solar compliance
Ground:	3/5
L 1-3	15/21
L 4-9	30/42
L 10	6/7
L 11	2/3
Total	56/78 (71.8%)

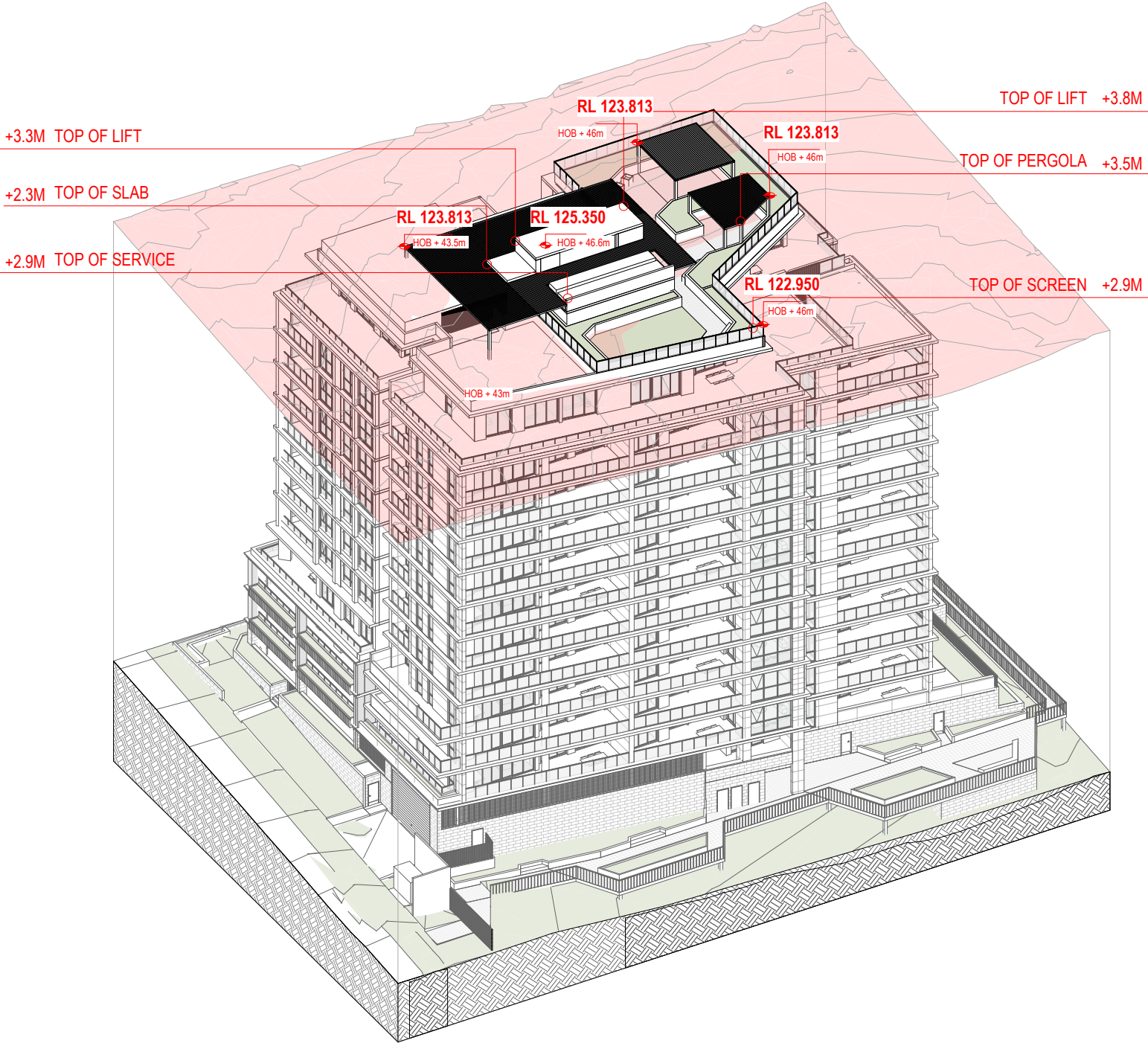
No Solar Compliance Check
11 out of 78 achieve no solar 11/78 (14.1%)

5.10 HEIGHT PLANE

The proposed development exceeds the height plane due to the inclusion of rooftop services and landscaped elements. A detailed shadow analysis confirms that this encroachment does not adversely impact the surrounding context.

Level 11 has been further set back, incorporating a massing reduction to minimise the extent of height plane exceedance. Rooftop services are strategically located towards the eastern portion of the roof, where the height limit provides greater flexibility.

Given the limited access to direct sunlight at the ground-level communal open space during the winter solstice, an additional rooftop communal area is proposed. This elevated space offers enhanced outlook and amenity while ensuring compliance with ADG solar access requirements.

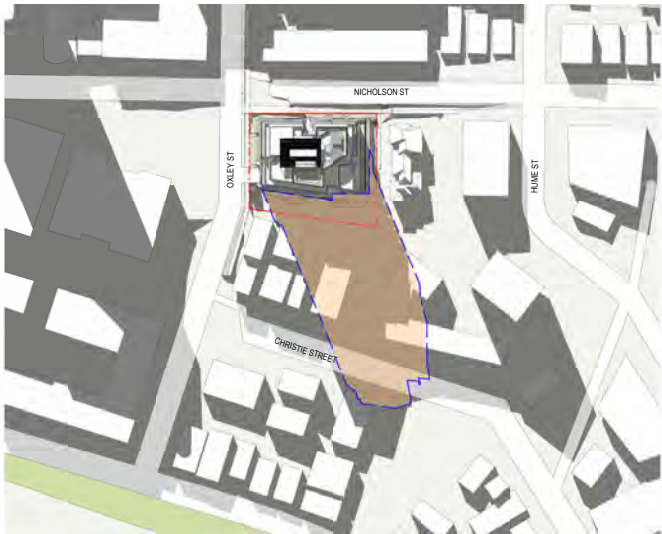


5.11 SHADOW IMPACT

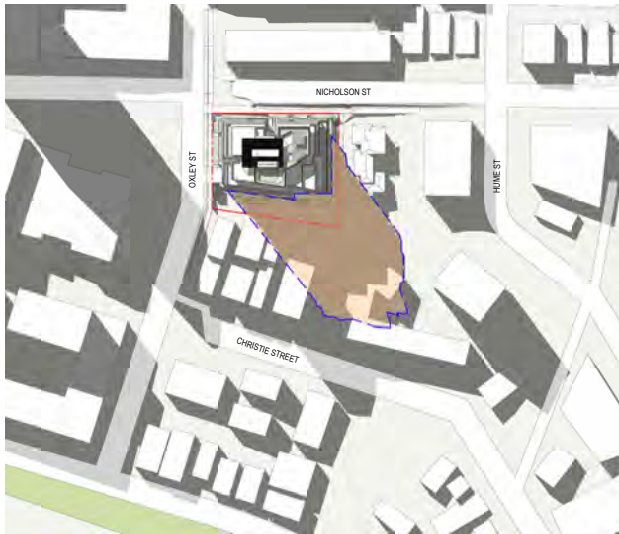
Shadow impact study has been undertaken to ensure the proposed development minimises its impact on surrounding buildings and aligns with the Crows Nest TOD Design Guideline.



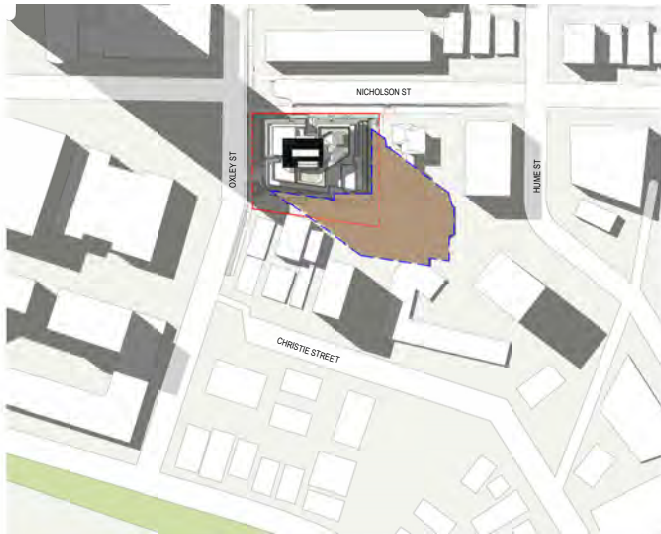
WINTER SOLSTICE 9:00 AM



WINTER SOLSTICE 10:00 AM



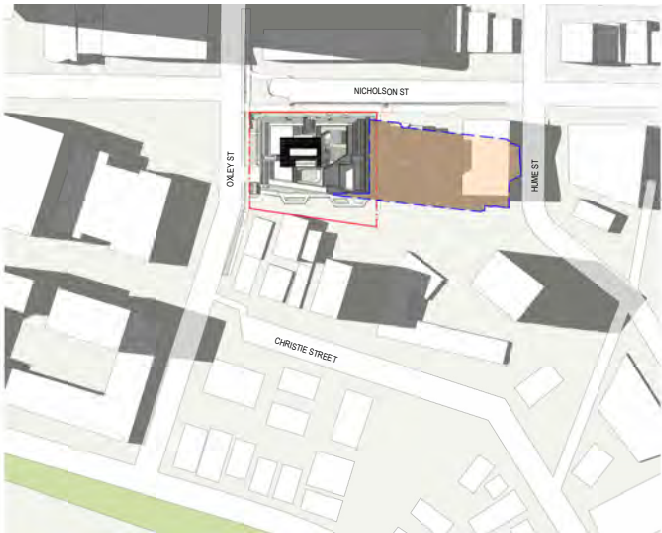
WINTER SOLSTICE 11:00 AM



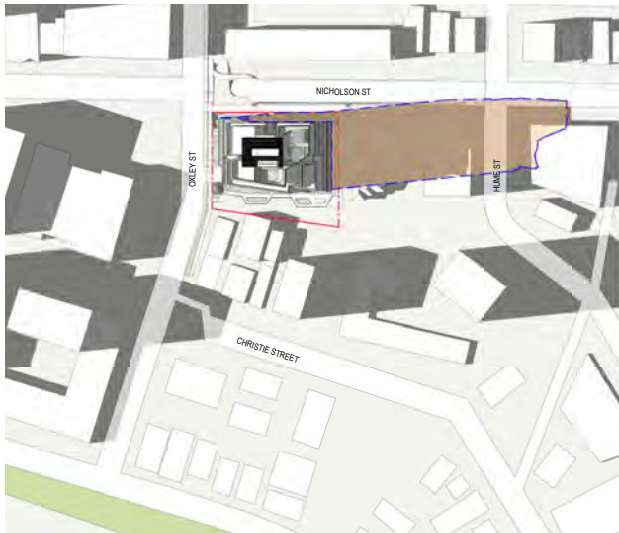
WINTER SOLSTICE 12:00 PM



WINTER SOLSTICE 01:00 PM



WINTER SOLSTICE 02:00 PM



WINTER SOLSTICE 03:00 PM

4-6 Nicholson Street

During the design process, a detailed study was undertaken of the existing building immediately south of the site to ensure that the proposed development would have minimal impact and remain compliant with the ADG guidelines.

Response to SEPP Design

Principle 1 – Context

The proposal responds directly to its local context through a place-based design that draws from the surrounding built form and urban grain. The building massing, articulation, and materials reference the rhythm and scale of adjacent low density housing and medium-density typologies. Brick and sandstone nod to the area's heritage character, while setbacks and façade modulation ensure the development integrates seamlessly with the existing streetscape. A greater than required landscape setback to Oxley Street, plus significant tree retention to the Western portion of the site, supports an intent to retain the natural assets that provide the existing character of Wollstonecraft.



WINTER SOLSTICE 9:00 AM



WINTER SOLSTICE 09:15 AM



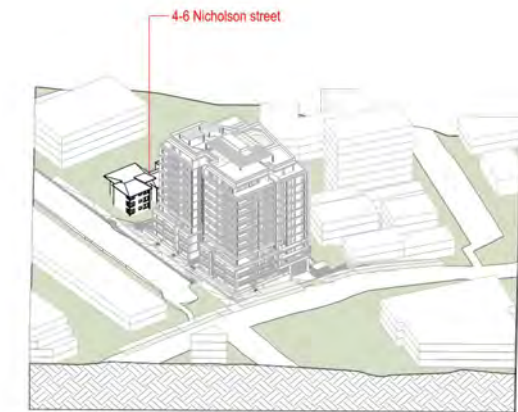
WINTER SOLSTICE 10:00 AM



WINTER SOLSTICE 11:00 AM



WINTER SOLSTICE 11:15 AM



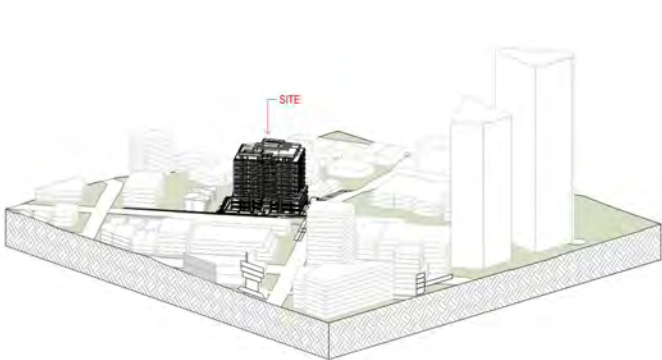
WINTER SOLSTICE 12:00 PM

5.12 SUN EYE VIEW

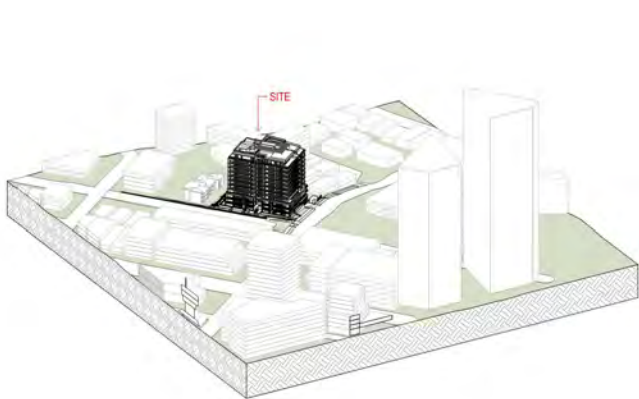
The sun access analysis considered the impact of taller buildings in St Leonards to ensure compliance.

The design has been rigorously tested for solar and daylight performance, ensuring compliance with ADG benchmarks while minimising overshadowing to neighbouring properties. Particular attention has been given to the existing building to the south, with sun path modelling confirming that key living spaces retain a minimum of two hours of direct sunlight mid-winter, consistent with ADG requirements and good urban neighbour principles.

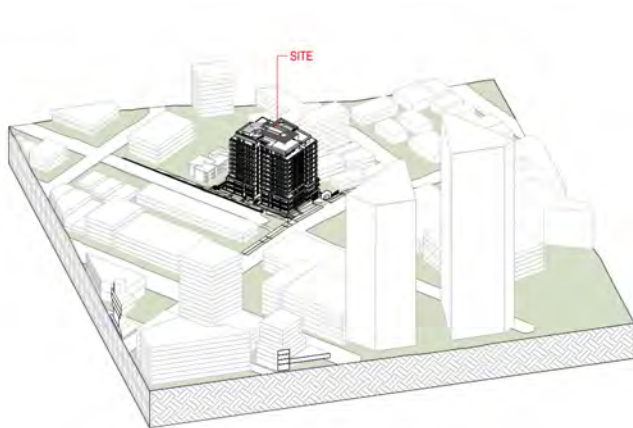
Due to the site's orientation, direct sunlight primarily reaches the western façade after 2:00 PM. Accordingly, most apartments have been designed with living areas facing the eastern and northern frontages to maximise natural light access.



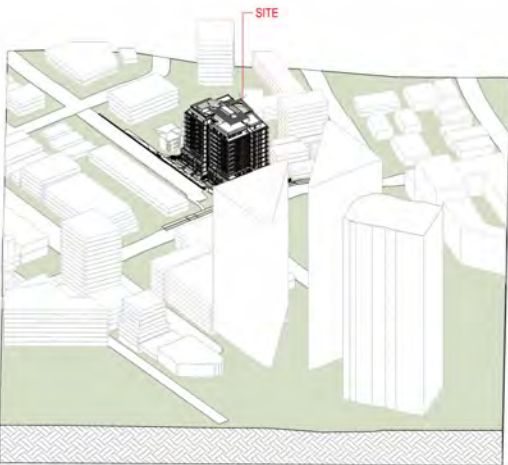
WINTER SOLSTICE 9:00 AM



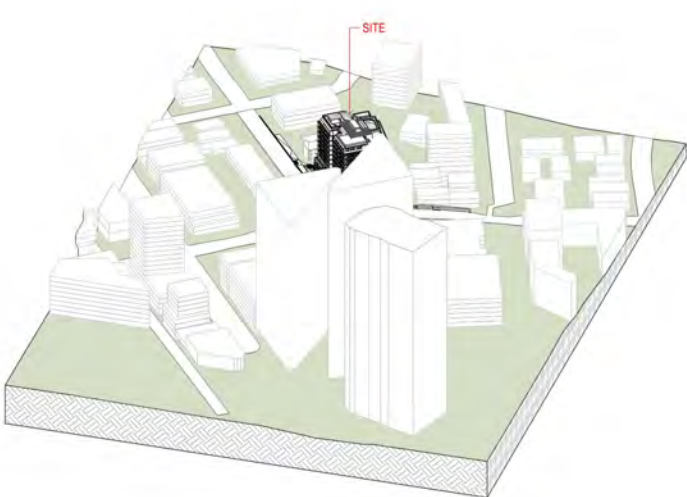
WINTER SOLSTICE 10:00 AM



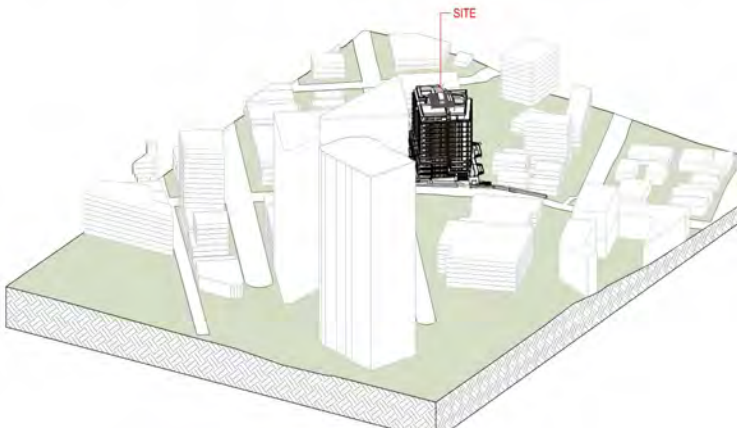
WINTER SOLSTICE 11:00 AM



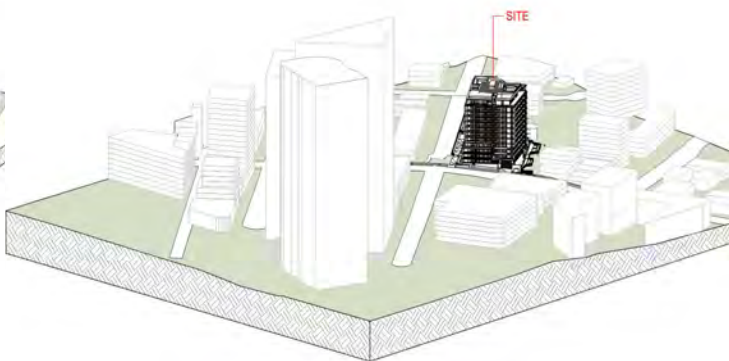
WINTER SOLSTICE 12:00 PM



WINTER SOLSTICE 01:00 PM



WINTER SOLSTICE 02:00 PM



WINTER SOLSTICE 03:00 PM

5.13 DENSITY AND YIELD

Apartments are placed to maximize its frontage to achieve greater amenity.

Response to SEPP Design

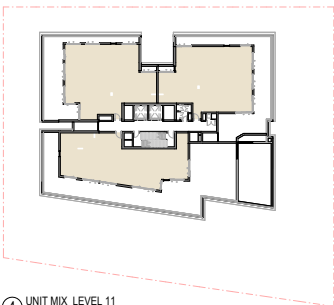
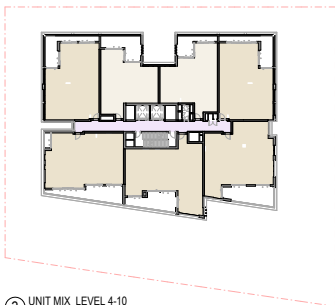
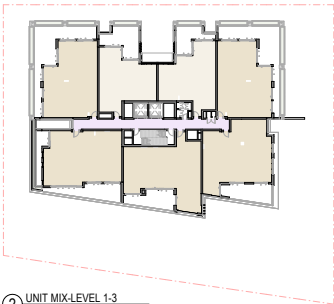
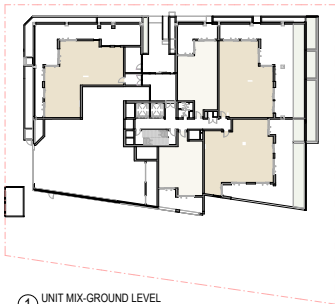
Principle 4 – Density and Amenity

The proposal achieves an appropriate balance between density and residential amenity, delivering increased housing capacity in accordance with the Housing SEPP and local strategic planning objectives, while maintaining a strong focus on liveability, comfort, and community wellbeing.

In essence, the project demonstrates how density can be delivered without compromise to amenity, embodying the ADG principles of liveability, diversity, and sustainability. The development provides an exemplary model of how increased housing supply can be achieved through design excellence and a genuine commitment to quality urban living.

Dwelling Size and Mix			
Typology	Size	Mix	Number
1 Bed:	73-79 m ²	2.6%	2
2 Bed:	94-101 m ²	25.6%	20
3Bed:	124-180 m ²	71.8%	56
Total	73-180 m ²	100%	78

Unit Mix Diagram



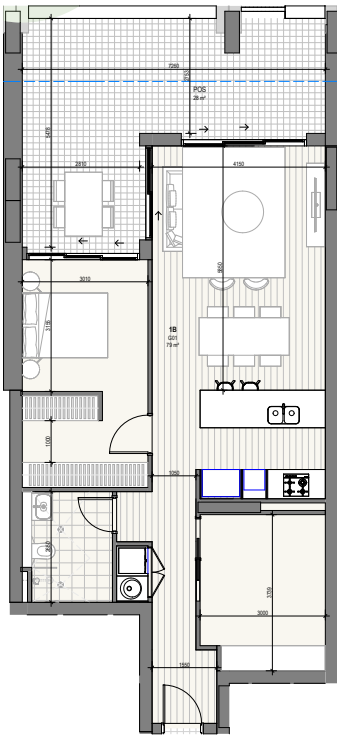
5.14 APARTMENT LAYOUT

Response to SEPP Design

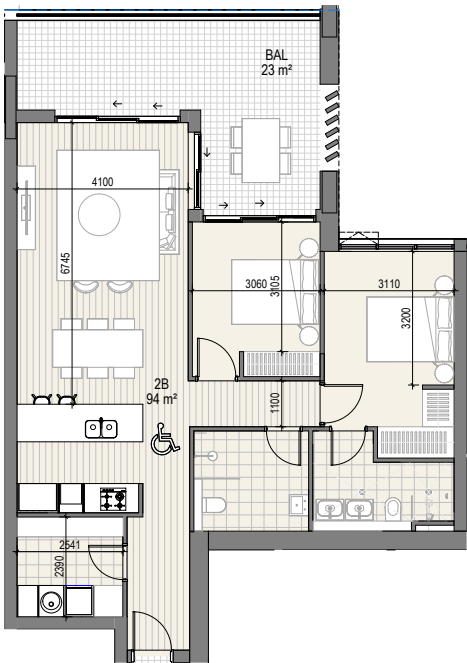
Principle 9 – Housing Diversity and Social Interaction

The proposal delivers a diverse range of dwelling types and sizes, responding to a broad spectrum of household needs, life stages, and lifestyle preferences. By providing 1, 2, and 3-bedroom apartments, as well as ground-floor garden apartments with individual entries, the development promotes inclusive, multi-generational living and contributes to the creation of a balanced and resilient community. This diversity encourages intergenerational interaction and supports residents transitioning between different housing types, including families, downsizers from freestanding homes, and professionals seeking accessible and convenient housing near public transport. The variety of apartment layouts and sizes allows flexibility in use and adaptability over time, supporting long-term residency and community stability.

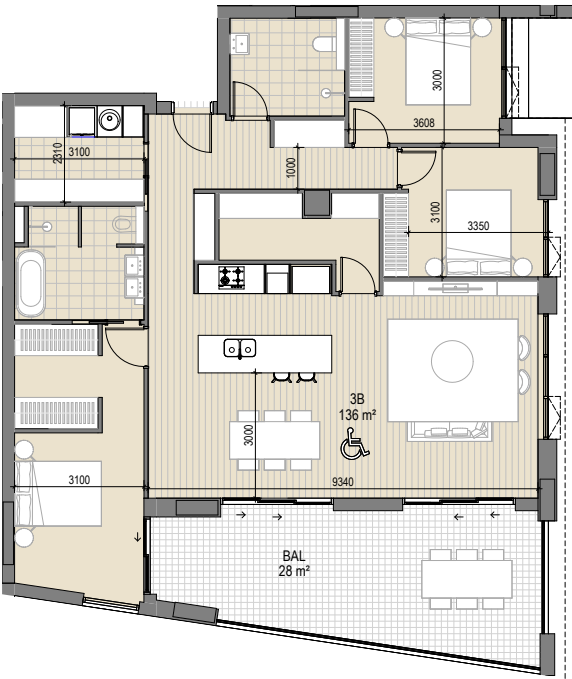
Internally, the planning of apartments emphasises functionality, flexibility, and liveability. The layouts provide ample storage, well-proportioned living spaces, and efficient circulation that supports mobility and aging in place.



1 Bedroom Typology



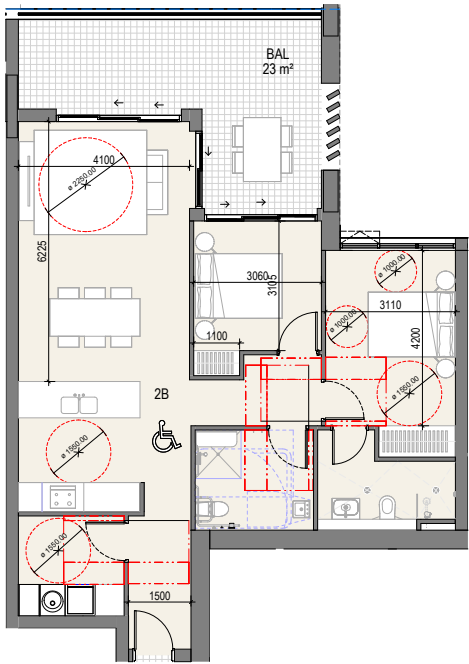
2 Bedroom Typology



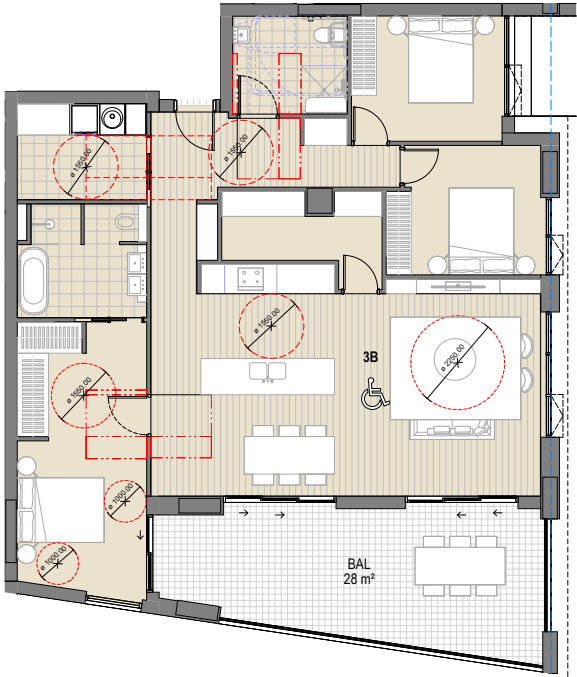
3 Bedroom Typology

5.15 ADAPTABLE AND LIVABLE UNITS

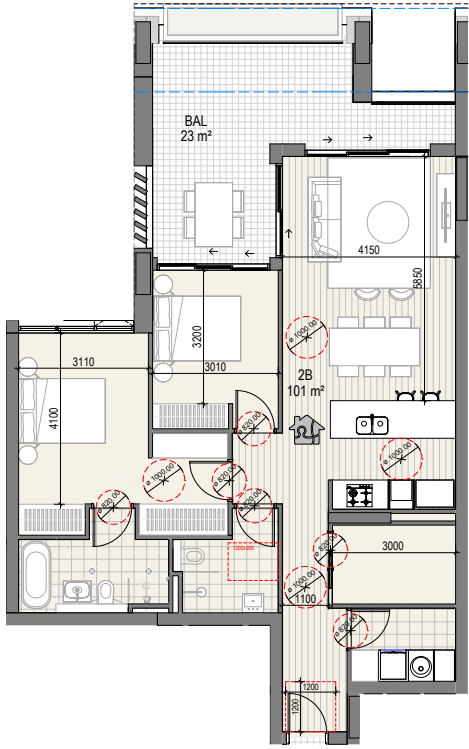
The development includes 20% adaptable units, in addition to 26% of apartments designed to meet the Silver Level of the Livable Housing Design Guidelines (LHDG), ensuring future adaptability and accessibility. Residential lobbies have been designed with generous widths and provide direct, DDA-compliant connections to communal open spaces and landscaped pathways throughout the site.



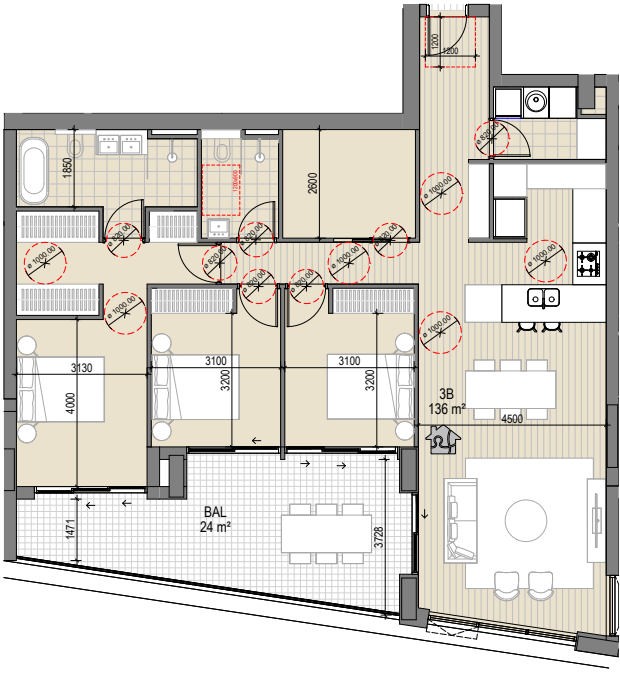
Adaptable Typologies- 2 Bed



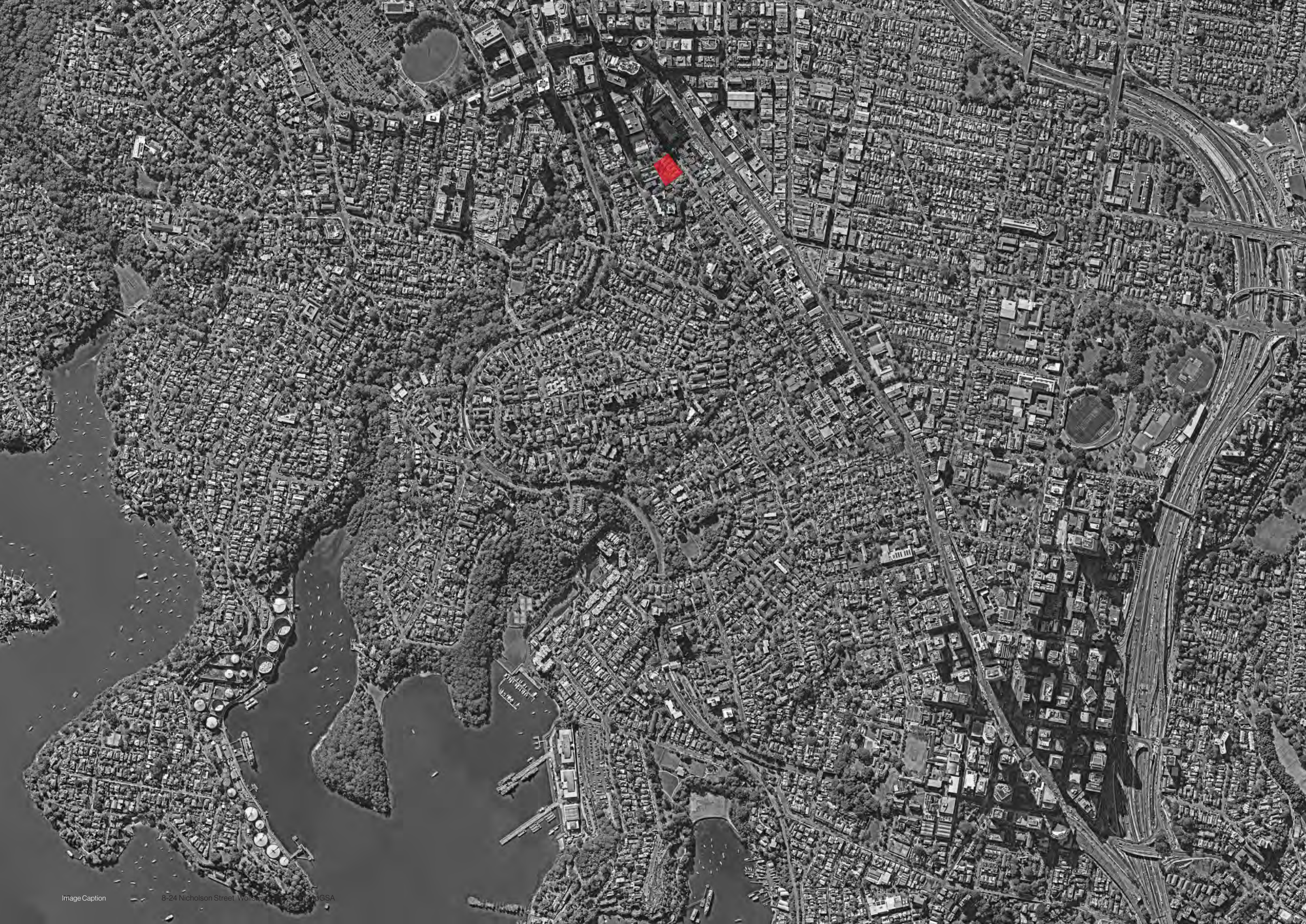
Adaptable Typologies- 3 Bed



Livable Typology - 2 Bed



Livable Typology - 3 Bed





6.0

DESIGN AND MATERIALS

6.1 DESIGN PRINCIPLES

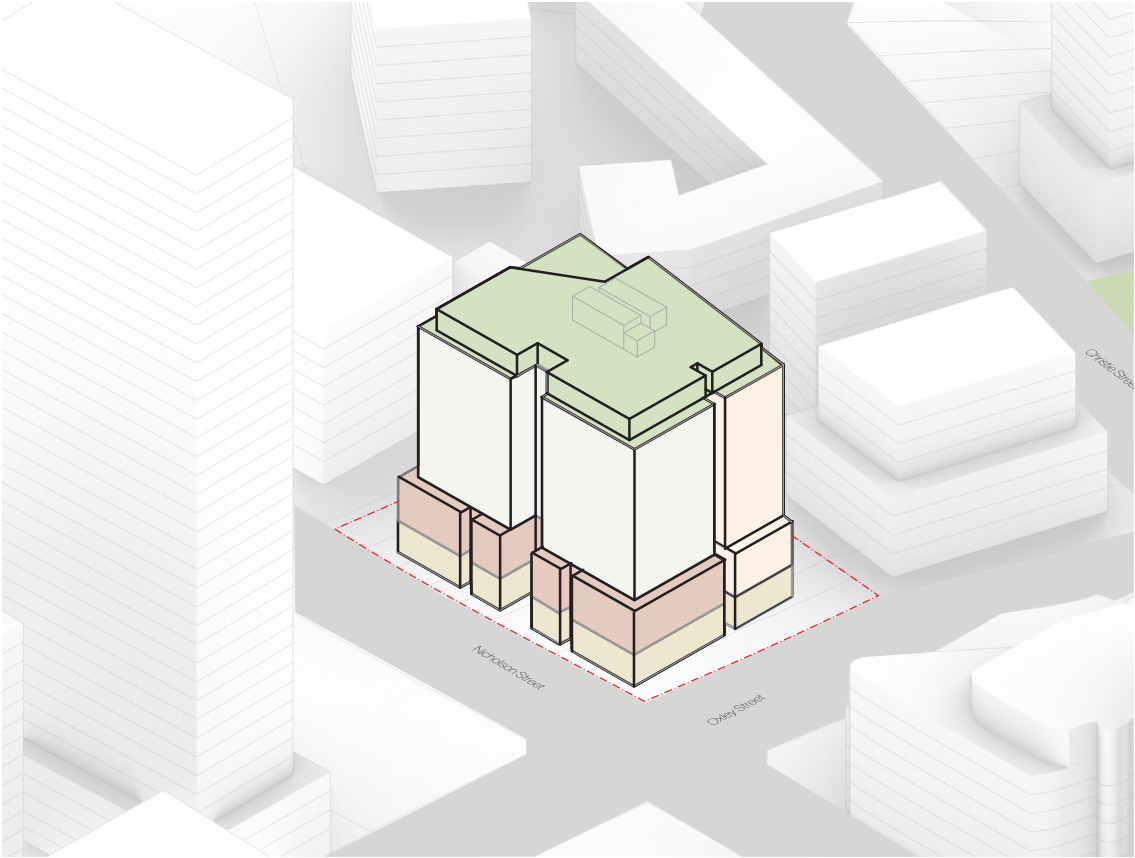
The design is inspired by the site’s location, surrounding context, and its strong connection to nature.

Five key design principles have been developed to define the character of the proposed development. These principles guide the design in terms of orientation, views, interfaces, and materiality. The proposal responds thoughtfully to the distinct view opportunities and interface conditions between the eastern and western frontages.

Principle 9 – Aesthetics and Identity

The proposal delivers a cohesive and refined architectural expression that responds to both the evolving character of the suburb and the natural and cultural context of Country, providing a distinctive and enduring identity for the development. The design balances contemporary form, materiality, and detailing with sensitivity to the surrounding context, creating a building that is legible at the precinct scale while engaging at the human scale.

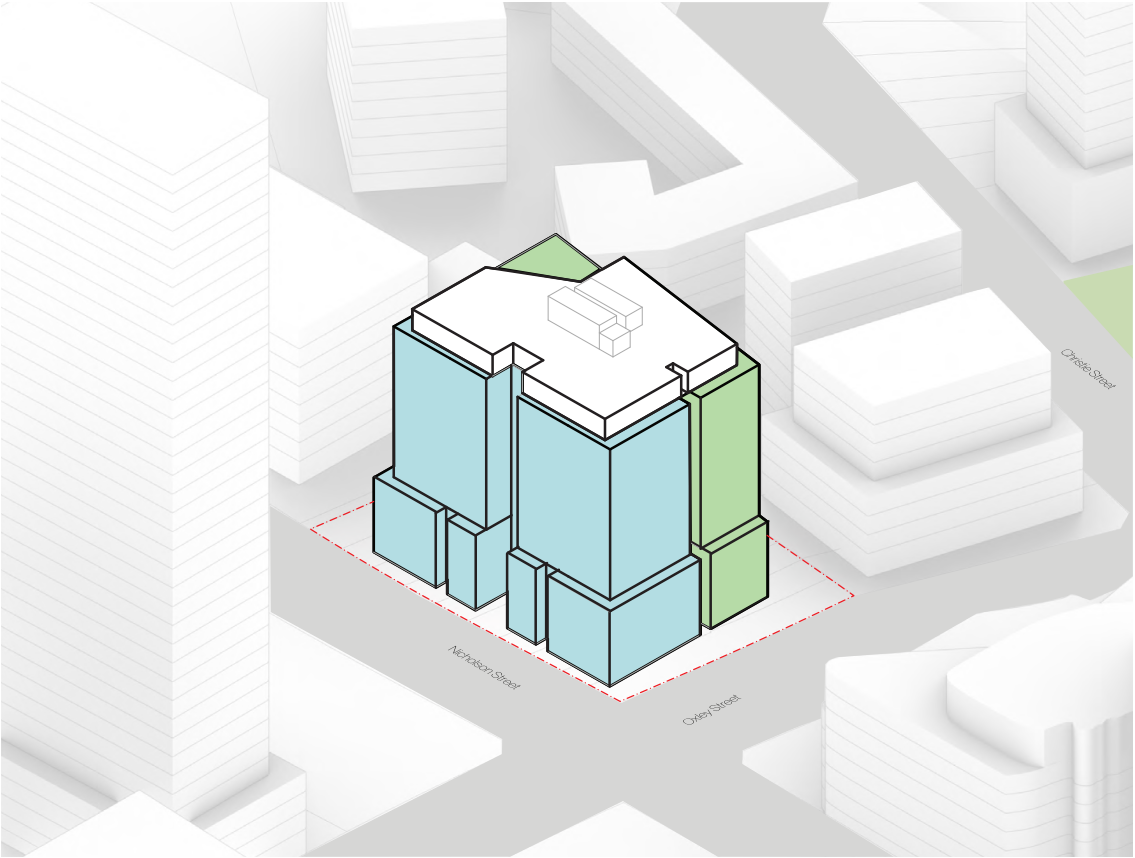
The composition employs a clear podium and setback tower hierarchy, articulating the building’s massing and ensuring a visually coherent relationship with neighbouring properties. Facade articulation, material variation, and carefully considered proportions enhance visual interest and rhythm, avoiding monolithic forms while creating a strong sense of place. The design deliberately avoids a stepped or ziggurat form, resulting in a simple, elegant architectural language that complements both the streetscape and the broader urban context.



01\ Contextual Materiality

The palette and textural qualities of the façades reflect these local cues, creating a respectful dialogue between old and new while maintaining a contemporary interpretation appropriate for higher-density development.

Contribute to the context with contemporary palette that is informed by the sense of place. The design contributes to the local context through a contemporary palette informed by the site’s sense of place. The integration of earth-toned materials, textured masonry, and layered planting reinforces this connection, grounding the development in its broader environmental and cultural context.

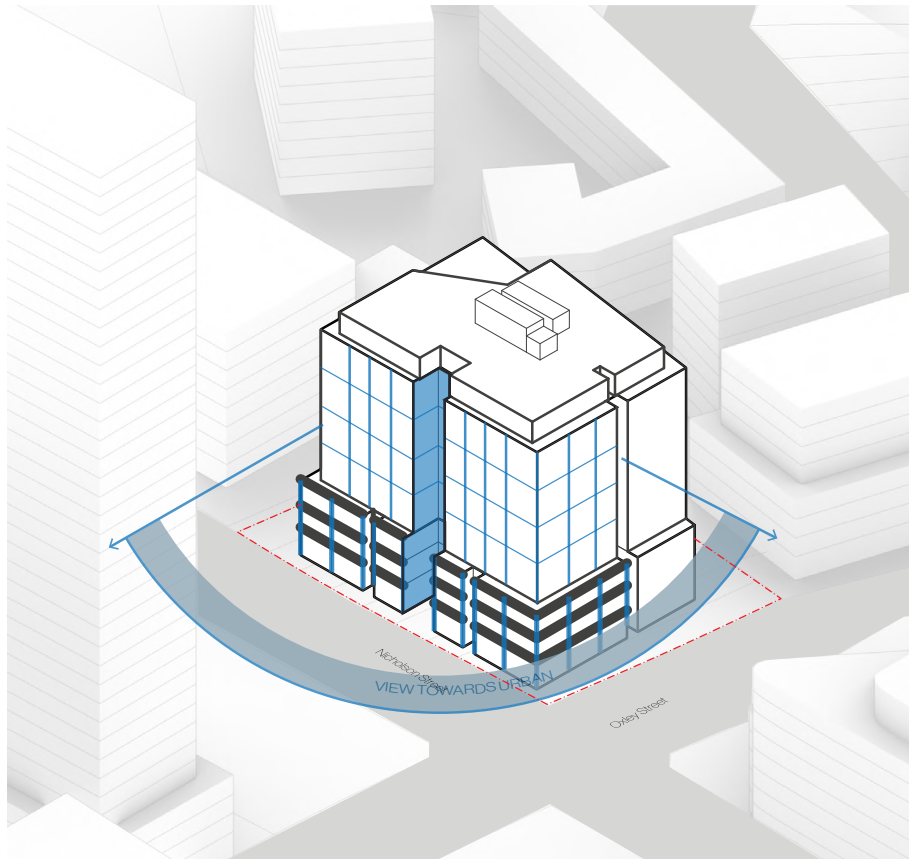


02\ Responding to Orientation

The façade design responds thoughtfully to nature, orientation, outlook, and varying site interfaces. Positioned between the evolving Crows Nest TOD area to the west and the lower-scale residential context to the east

The proposal introduces a carefully modulated architectural expression that transitions between these two conditions. The design integrates sun-shading, balcony articulation, and façade treatments that address solar exposure and prevailing winds, ensuring both comfort and performance. It demonstrates how increased density can be achieved without compromising neighbourhood character, streetscape quality, or connection to Country—delivering a residential outcome that is both contextually responsive and architecturally exemplary.

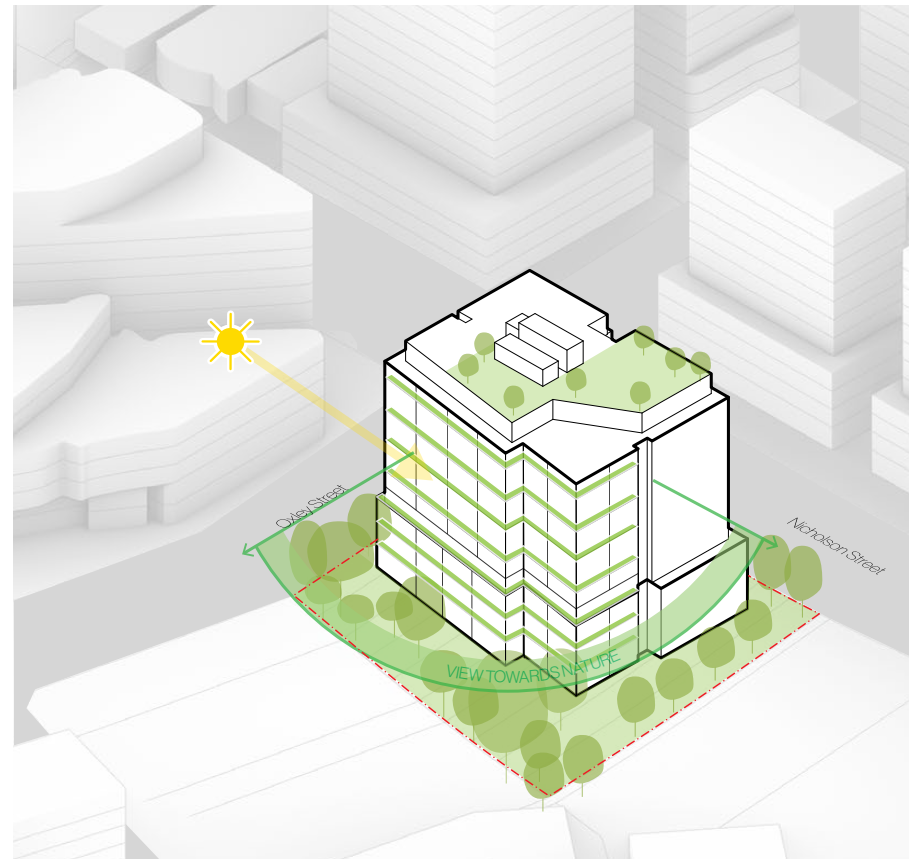




03\ Urban Interface

An Architecture that celebrates its rare duality: being connected to urban environment, but also deeply rooted in the natural setting that defines Wollstonecraft.

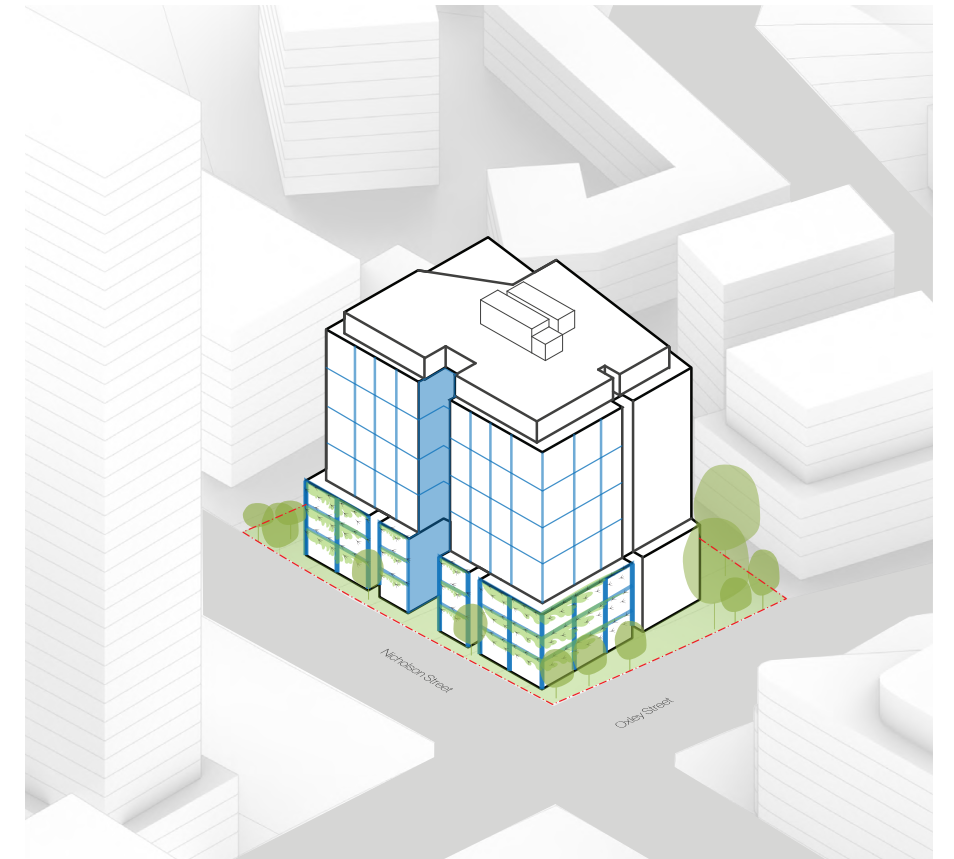
The eastern interface maintains a strong visual relationship with the future Crows Nest TOD centre, introducing an urban grid language that reflects and extends the character of Crows Nest. This approach strengthens the site's connection to its evolving context while providing an additional layer of privacy and depth to the façade expression.



04\ Infused with nature

The western façade features an earthy-toned, horizontally expressed design that reflects its relationship with the distant water views.

The architecture creates a sense of retreat—where residents return to be embraced by nature, not as a backdrop but as an active participant in the experience. The building's grounded, natural palette connects seamlessly to the communal open space at the ground floor, surrounded by trees and lush greenery.



05\ Street wall

The planter boxes soften the building's edge at the human scale, enhancing privacy while creating high-quality living spaces.

Along Nicholson Street, greenery is integrated into the façade and balconies to enrich the streetscape, strengthen the connection to nature, and provide visual interest. Together with the existing and proposed trees, the design establishes a cohesive, contextually responsive, and human-centered environment that contributes positively to the neighborhood's character.



6.2 HISTORICAL AND LOCAL CHARACTER

The proposal draws material and cultural references from the existing neighborhood.

A complete study of the local historical background and character was which is characterised by sandstone retaining walls and masonry Federation-style houses. The palette and textural qualities of the façades reflect these local cues, creating a respectful dialogue between old and new while maintaining a contemporary interpretation appropriate for higher-density development.

It demonstrates how increased density can be achieved without compromising neighbourhood character, streetscape quality, or a connection to Country, delivering a residential outcome that is both contextually responsive and architecturally exemplary.



Waterfront outlook



Nature-infused environment



Sandstone Masonry

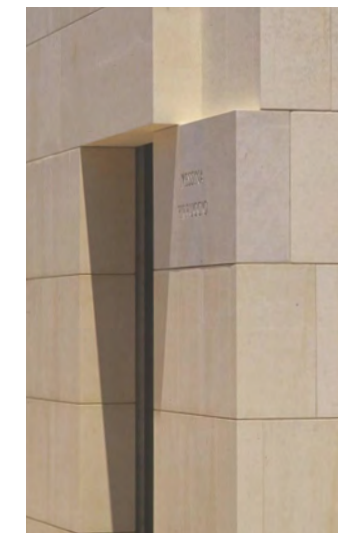
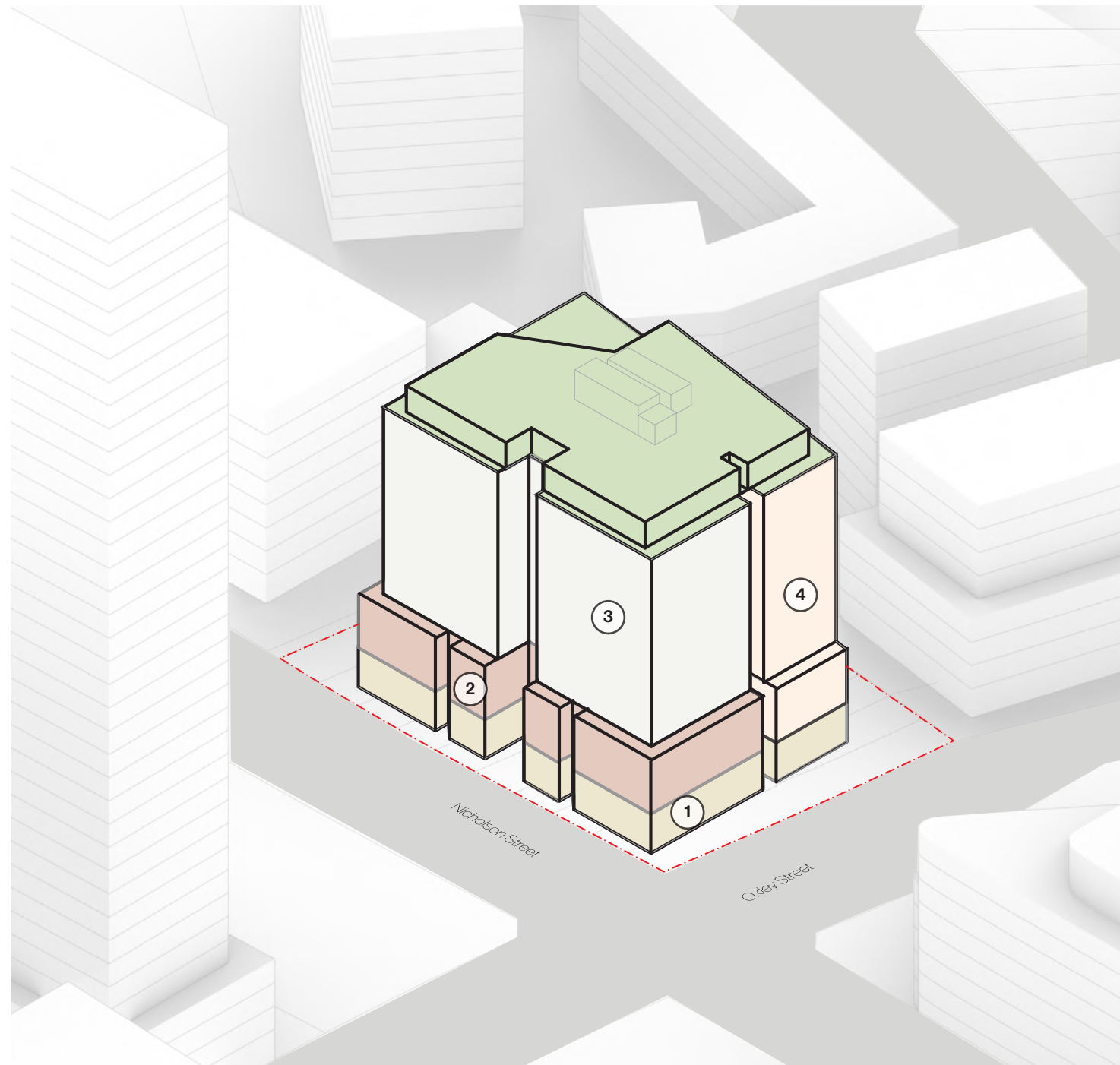


Domestic Brick

6.3 FACADE ELEMENT

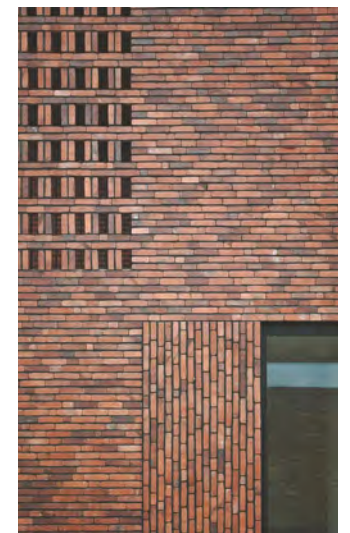
The composition employs a clear podium and setback tower hierarchy, articulating the building's massing and ensuring a visually coherent relationship with neighbouring properties.

Facade articulation, material variation, and carefully considered proportions enhance visual interest and rhythm, avoiding monolithic forms while creating a strong sense of place. The design deliberately avoids a stepped or ziggurat form, resulting in a simple, elegant architectural language that complements both the streetscape and the broader urban context.



① Facade Type 1

- Sandstone
- Planter wall
- Feature column



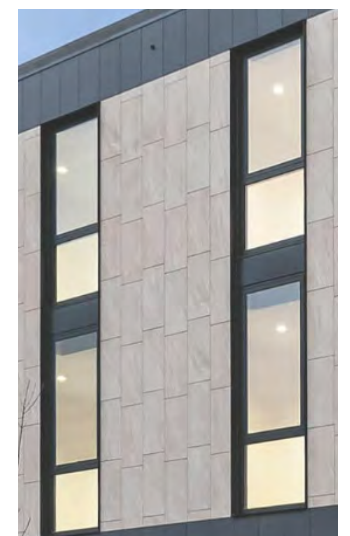
② Facade Type 2

- Brick
- External wall
- Feature column



③ Facade Type 3

- Rendered/painted
- Facade column
- External wall



④ Facade Type 4

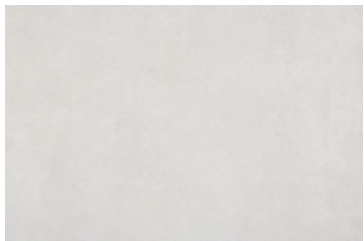
- Pre-finished cladding/render textured finish
- External wall
- Balustrade

6.4 MATERIALS AND FINISHES

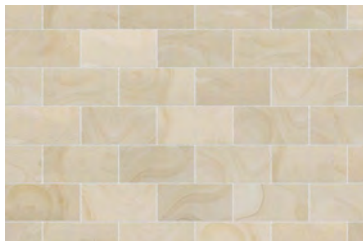
The integration of earth-toned materials, textured masonry, and layered planting reinforces this connection, grounding the development in its broader environmental and cultural context.



Brick - Dark Brown



Render Finishes



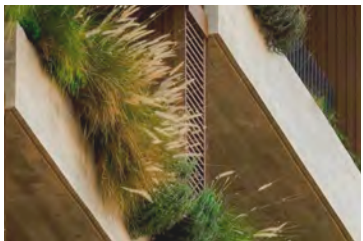
Sandstone



Pigmented Concrete



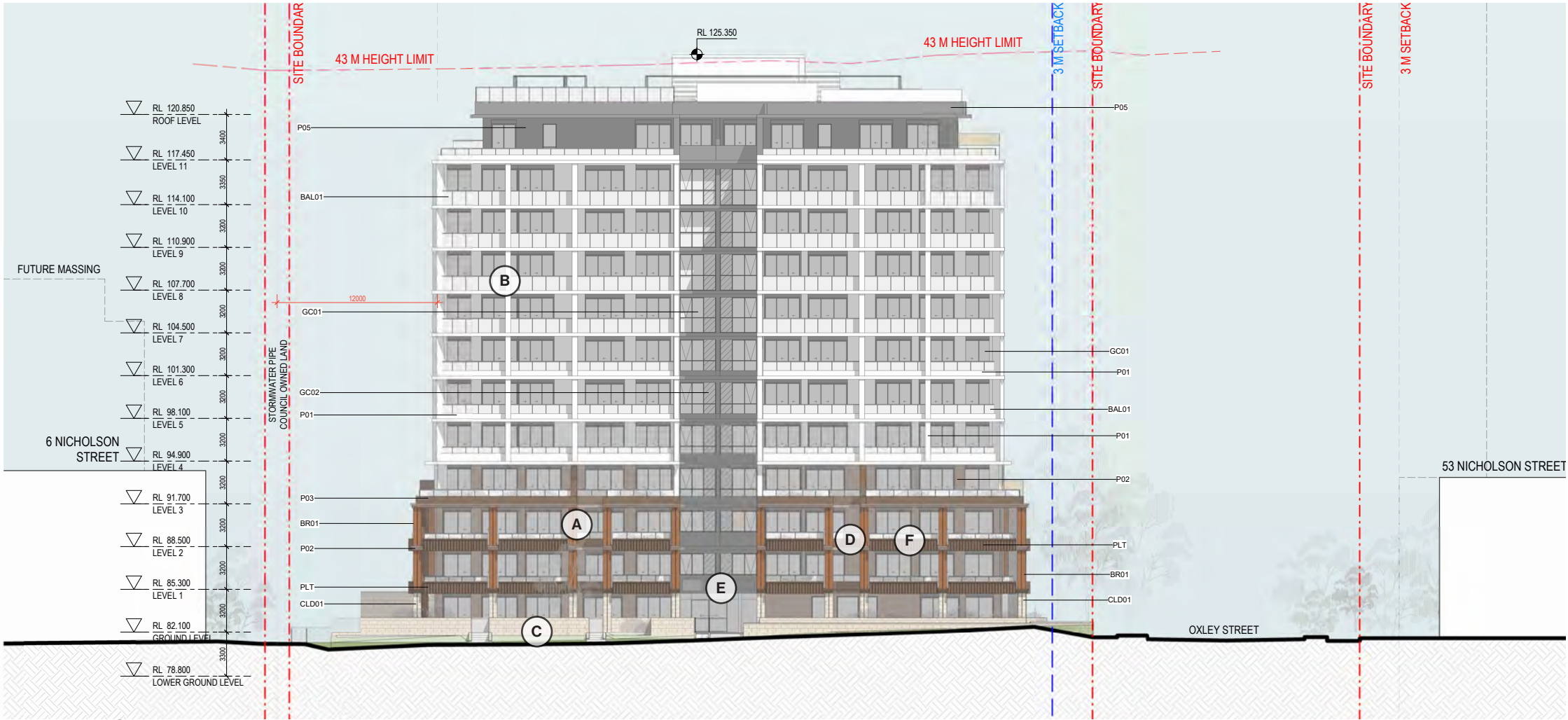
Metal Look Cladding



Planter

Podium Items Legend

- (A) Brick - Dark Brown
- (B) Concrete/Render Finishes
- (C) Sandstone
- (D) Painted Concrete
- (E) Metal looking Cladding awning
- (F) Planter



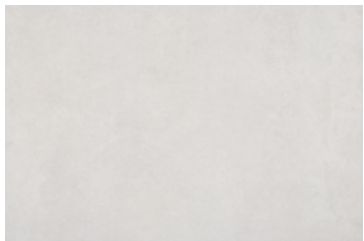
Nicholson Street Elevation



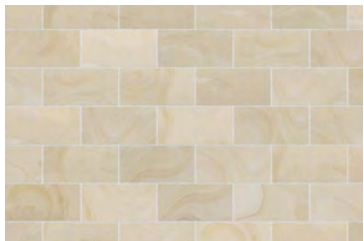
The design responds to the natural landscape and a connection to Country, with form, materiality, and landscaping referencing sandstone cliffs, rocky outcrops, and natural topography.



Brick - Dark Brown



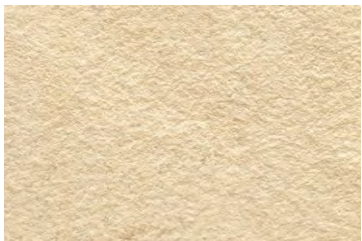
Render Finishes



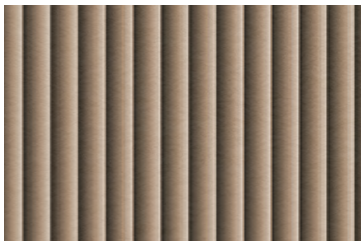
Sandstone



Metal Look Cladding



Pre-finished Cladding - Sandstone Like



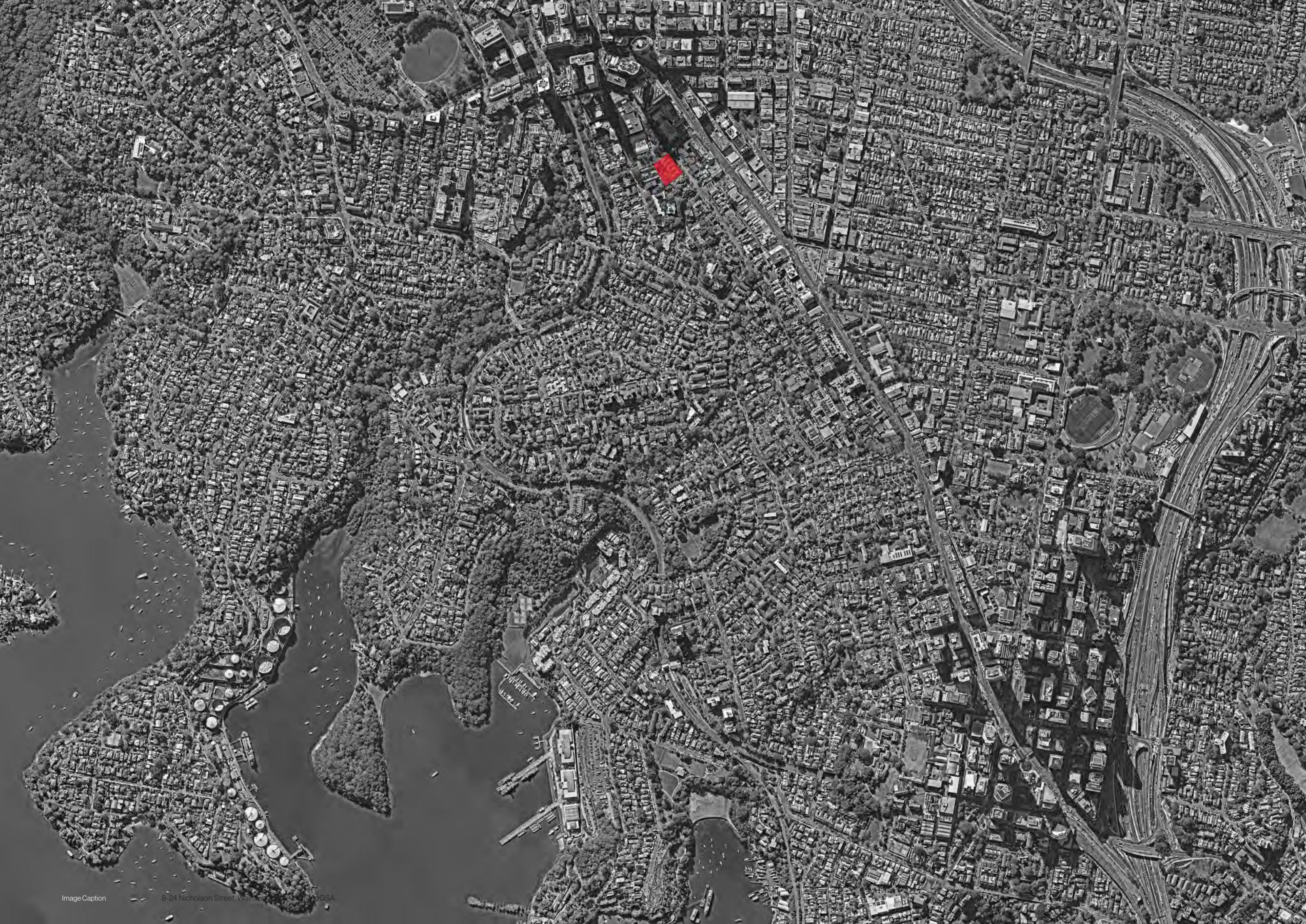
Louver colour similar

Podium Items Legend

- (A) Brick - Dark Brown
- (B) Concrete/Render Finishes
- (C) Sandstone
- (E) Metal Look Cladding
- (G) Masonry Finish
- (H) Louvre









7.0

COMPLIANCE

7.1 GANSW DESIGN GUIDELINES



Better Placed

Better Placed is a framework and design policy undertaken by Government Architect New South Wales to inform designers, developers, and local council of the role that good design has in the outcome of existing and emerging communities.

Better Placed is underpinned by seven key objectives which high quality architectural and urban design projects are expected to meet, to ensure that communities benefit from urban development at a multitude of scales.

Better Placed is supported by 'Implementing Good Design' and 'Evaluating Good Design', which guide practitioners understanding of the design policy and how best to integrate it into the built environment.



OBJECTIVE 1

Better Fit

contextual, local and of its place

- The proposal responds directly to its local context through a place-based design that draws from the surrounding built form and urban grain. The building massing, articulation, and materials reference the rhythm and scale of adjacent low density housing and medium-density typologies. Brick and sandstone nod to the area's heritage character, while setbacks and façade modulation ensure the development integrates seamlessly with the existing streetscape.
- A greater than required landscape setback to Oxley Street, plus significant tree retention to the Western portion of the site, supports an intent to retain the natural assets that provide the existing character of Wollstonecraft.

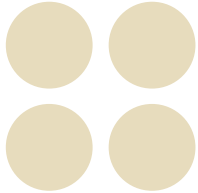


OBJECTIVE 2

Better Performance

sustainable, adaptable and durable

- A robust sustainability strategy underpins the project. Passive design principles inform building orientation, shading, and ventilation, reducing reliance on mechanical systems.
- Brick and precast concrete enhance thermal mass and durability at lower levels, while integrated rooftop solar panels and rainwater harvesting systems support environmental resilience. Construction practices prioritise waste reduction and environmental care through a best-practice construction management plan.

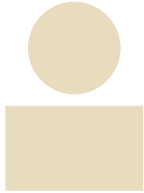


OBJECTIVE 3

Better Community

inclusive, connected and diverse

- The development enhances the local public domain by increasing the green presentation to Oxley Street with a generous landscape setback, and to the Nicholson Street through a greening and softening of the podium. These measures create inclusive, welcoming spaces for residents and the broader community.
- At ground level and on the rooftop, the landscaped gardens encourage social interaction and reflect the diverse needs of urban apartment living. The proposal supports a socially connected and inclusive neighbourhood.

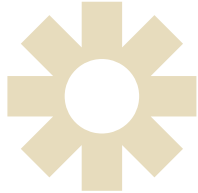


OBJECTIVE 4

Better For People

safe, comfortable and liveable

- Safety and comfort are prioritised through secure building access, clear sightlines, and CPTED-informed design strategies. Apartments are designed for natural light, cross-ventilation, and outlook, with layouts that maximise liveability and adaptability.
- A selection of units meet accessibility standards, and liveable housing standards, ensuring inclusive housing options for people of all ages and abilities. The provision of larger accessible scaled basement parking supports aging-in-place objectives. Landscaped areas with shaded seating enhance thermal comfort and promote healthy outdoor living for all residents.



OBJECTIVE 5

Better For Working

functional, efficient and fit for purpose

- Spatial layouts are optimised to support functional and efficient living, with logical circulation paths, centralised communal spaces, and well-integrated services.
- Waste management, loading, and storage areas are discreetly placed to minimise impact while maximising usability. The building's design allows for future adaptability, supporting longevity and operational efficiency across changing lifestyle needs.

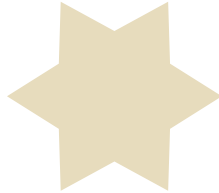


OBJECTIVE 6

Better Value

creative and adding value

- The project delivers value through high-quality, resilient housing that meets the growing demand for diverse, urban apartment living. The integration of social and environmental infrastructure enhances wellbeing, long-term operational efficiency, and reduced life-cycle costs.
- By contributing positively to both the public and private realms, the proposal creates lasting value for residents, the community, and the local government area.



OBJECTIVE 7

Better Look And Feel

engaging, inviting and attractive

- A refined architectural expression enhances the visual quality of the neighbourhood, contributing positively to the character of the surrounding streetscape. Articulated façades, a varied material palette and carefully scaled detailing establish a distinctive identity and a strong sense of place.
- Generous communal and open spaces extend the project's appeal beyond private living, encouraging interaction and fostering a welcoming and inclusive environment for all users.
- Together, the façade composition, landscape interfaces and human-scale design elements create an engaging public realm that reinforces the precinct's identity and delivers a memorable visual presence

7.2 COMPLIANCE SUMMARY

Compliance Summary

The proposal complies with relevant State and Local Government policy and design guidelines.

This Design Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of State Significant Development Application SSD-86462209 for the development of land at 8-24 Nicholson Street, Wollstonecraft for a residential project.

SSD-86462209 seeks approval for the following development:

- Site preparation works and excavation;
- The construction of a residential development comprising:
 - + **78** apartments of **12** storeys in height and a **3** storey basement carpark
 - + **10,542** sqm max gross floor area at FSR **3.5:1**
 - + **36 silver standard LHA housing units** (46% of total GFA), including **16 adaptable units** (20% of total GFA).
 - + **1212** sqm of communal open space (753 sqm required); and
 - + **71** spaces of basement car parking

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary's Environmental Assessment Requirements (SEARs) for SSD-86462209 were issued on 23 June, 2025.

Response to SEPP 65 design quality of residential apartment:

Key design principles	Response / Drawing Reference
Principle 1 Context	The proposal responds directly to its local context through a place-based design that draws from the surrounding built form and urban grain. The building massing, articulation, and materials reference the rhythm and scale of adjacent low density housing and medium-density typologies. SSDA Design report page 63
Principle 2 Scale	The building envelope has not been fully maximised, with deliberate restraint applied to achieve a more refined and legible massing outcome. SSDA Design report page 48
Principle 3 Built form	The proposed built form has been carefully shaped to achieve an appropriate scale, proportion, and massing response that aligns with both the desired future character of the precinct and the existing context of the surrounding area. SSDA Design report page 42
Principle 4 Density	The proposal achieves an appropriate balance between density and residential amenity, delivering increased housing capacity in accordance with the Housing SEPP and local strategic planning objectives, while maintaining a strong focus on liveability, comfort, and community wellbeing. SSDA Design report page 65
Principle 5 Sustainability	The proposal has been designed with a strong emphasis on environmental performance, long-term resilience, and occupant wellbeing, aligning with the objectives of the ADG and Housing SEPP to deliver sustainable, future-focused housing outcomes. SSDA Design report page 45
Principle 6 Landscape and Open Space	The proposal delivers a cohesive and refined architectural expression that responds to both the evolving character of the suburb and the natural and cultural context of Country, providing a distinctive and enduring identity for the development. SSDA Design report page 53
Principle 7 Amenity	The design prioritises high residential amenity through careful planning, orientation, and detailing that enhance comfort, liveability, and wellbeing for all residents. SSDA Design report page 59
Principle 8 Safety and Security	The design has been developed with a strong emphasis on safety, security, and a sense of comfort, ensuring that all residents, visitors, and the wider community experience a welcoming and well-overlooked public domain. SSDA Design report page 56-57
Principle 9 Housing Diversity and Social Interaction	The proposal delivers a diverse range of dwelling types and sizes, responding to a broad spectrum of household needs, life stages, and lifestyle preferences. The development promotes inclusive, multi-generational living and contributes to the creation of a balanced and resilient community. SSDA Design report page 66
Principle 10 Aesthetic and Identity	The proposal delivers a cohesive and refined architectural expression that responds to both the evolving character of the suburb and the natural and cultural context of Country, providing a distinctive and enduring identity for the development. SSDA Design report page 72-74

7.3 SITTING THE DEVELOPMENT

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

Table 1 - Apartment Design Guide Criteria

PARTS 3 AND 4 OF THE APARTMENT DESIGN GUIDE

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
Part 3 – Siting the development 3A Site analysis <i>Objective 3A-1</i> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Complies	Built-form considers proposed adjacent future developments with required setbacks and strategic landscaping. Refer DA1103.
3B Orientation <i>Objective 3B -1</i> Building types and layouts respond to the streetscape and site while optimising solar access within the development	Complies	The orientation of the built-form maximizes solar access wherever possible.
<i>Objective 3B-2</i> Overshadowing of neighbouring properties is minimised during mid-winter	Complies	The proposal has been developed with consideration to the amenity of the surrounding existing and proposed context. The solar access of southern property has been studied at the winter solstice to satisfy the objective of the ADG. Refer DA 9000.
3C Public Domain Interface <i>Objective 3C-1</i> Transition between private and public domain is achieved without compromising safety and security	Complies	Residential access points have been carefully and appropriately located for legibility for residents and visitors. Apartments are secure from the street and are accessed through central lobbies.
<i>Objective 3C-2</i> Amenity of the public domain is retained and enhanced	Complies	The landscape for the public domain is designed to integrate with the architectural elements and to soften the building edges to form a transition from soft to hard elements. The design minimises the prominence of building service façade and blank walls facing the streets.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
3D Communal and public open space <i>Objective 3D-1</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Communal open space has a minimum area equal to 25% of the site. 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21st June (mid winter)	Complies	Required 25% site = 753 sqm Ground Floor communal open space = 837.5sqm Roof communal open space = 375 sqm Communal open space is located at Ground & Roof. Communal open spaces across various levels receive at least 2 hours of sunlight on June 21, total approximately 480 m². (Req. 50% of COS = 377m²). Refer DA 9150.
<i>Objective 3D-2</i> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Complies	The communal space has been carefully designed and caters for resident socialisation within the development, providing areas to sit, eat, meet, relax and play in a secure environment. Refer to Landscape Architects Documentation.
<i>Objective 3D-3</i> Communal open space is designed to maximise safety	Complies	The communal space allows for good passive surveillance and provides adequate lighting at night
<i>Objective 3D-4</i> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Complies	The communal open space on Ground & Roof provides amenities that are of a scale that is appropriate to the neighbourhood.
3E Deep soil zones <i>Objective 3E-1</i> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Complies (Alternative Definition for Deep Soil)	Site Area = 3,012 sqm Required deep soil (7%) = 210 sqm Proposed = 472 sqm (15.6%) Refer DA 9130 Note: The Crows Nest TOD guideline specified a higher ratio of deep soil with minimum of 3m in width. The proposal achieved a deep soil with total of 798.5 sqm which equivalent to 26.5% of the site area.
650. Deep soil zones are to meet the following minimum requirements:		

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA			PROPOSED	COMMENTS
Site area	Minimum dimension	Deep soil zone (% of site area)	7%	
Less than 650 m²	-			
650 m² – 1500 m²	3m			
Greater than 1500 m²	6m			
Greater than 1500 m² with significant existing tree cover	6m			
3F Visual privacy <i>Objective 3F-1</i>			Complies	Complies
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy				The proposed development provided 3 metre setback to Nicholson Street, 5 meter setback to Oxley street. 10-12 metres is provided to the West and South boundaries.
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)				
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:				
Building height	Habitable rooms and balconies	Non-habitable rooms		
Up to 12m (4 storeys)	6m	3m		
Up to 25m (5-8 storeys)	9m	4.5m		

OBJECTIVE / DESIGN CRITERIA			PROPOSED	COMMENTS
Up to 25m(9+ storeys)	12m	6m		
<i>Objective 3F-2</i>			Complies	Care has been taken to place windows and balconies in locations that minimise privacy concerns for residents. Where necessary privacy louvres have been provided to increase privacy.
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				
3G Pedestrian access and entries <i>Objective 3G-1</i>			Complies	The residential lobby is located along Nicholson Street with strong visibility and street presence. It features clear signage and a distinct architectural expression to enhance legibility and amenity.
Building entries and pedestrian access connects to and addresses the public domain				
<i>Objective 3G-2</i>			Complies	Identifiable and expressed in the architecture
Access, entries and pathways are accessible and easy to identify				
<i>Objective 3G-3</i>			Complies	Complies.
Large sites provide pedestrian links for access to streets and connection to destinations				
3H Vehicle access <i>Objective 3H-1</i>			Complies	Servicing and vehicle access are consolidated at a single-entry point from Oxley Street, positioned at the site's lowest topography. The entry point is located to retain as many existing medium and high value tress as possible.
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes				
3J Bicycle and car parking <i>Objective 3J-1</i>			Complies	71 Residential car spaces provided 1 x carwash space 1 x loading bay 7 x motorcycle 78 x Resident Bicycle 8 x visitor bicycle spaces
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas				

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street		Refer to Traffic Engineers Documentation.
Objective 3J-2 Parking and facilities are provided for other modes of transport	Complies	78 x Resident Bicycle 8 x visitor bicycle spaces Residents bicycle parking is individually secure in a centralised storage area or cages. Refer to Traffic Engineers Documentation.
Objective 3J-3 Car park design and access is safe and secure	Complies	Car park access will be secured at appropriate locations for safety.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	Complies	The proposal has been designed with basement carparking.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	Complies	No on-grade parking provided.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	Complies	No above ground parking provided.
PART 4 - Designing the building		
4A Solar and daylight access Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2.In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	Complies	71.8% of apartments will achieve minimum 2 hours direct sunlight to the living areas between 9am and 3 pm in winter. Refer DA 9120
Objective 4A-2 Daylight access is maximised where sunlight is limited	Complies	Full height balcony windows / door to maximize daylight access
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Complies	Strategic built-form and landscaping orientation will minimise glare and provide shade in warmer months
4B Natural ventilation Objective 4B-1 All habitable rooms are naturally ventilated	Complies	Adequate operable windows will be provided to all habitable rooms
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	Complies	Apartment layouts are generally open plan and minimise corners and corridors that could limit available air flow

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS												
<i>Objective 4B-3</i> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	70.5% of the apartments at the first 9 storeys will achieve cross ventilation. No cross/through apartments exceed 18m in length Refer DA9110.												
4C Ceiling heights <i>Objective 4C-1</i> Ceiling height achieves sufficient natural ventilation and daylight access 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><td colspan="2">Minimum ceiling height for apartment and mixed use buildings</td></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	Complies	All habitable rooms will achieve 2.7m ceilings
Minimum ceiling height for apartment and mixed use buildings														
Habitable rooms	2.7m													
Non-habitable	2.4m													
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope													
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use													

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS										
<i>Objective 4C-2</i> Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	Complies	Kitchens attached to living spaces have a lowered ceiling to express a larger volume of space. Bulk head designs will be utilised to achieve a sense of hierarchy across the apartment spaces.										
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	Complies											
4D Apartment size and layout <i>Objective 4D-1</i> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: <table><tr><td>Apartment type</td><td>Minimum internal area</td></tr><tr><td>Studio</td><td>35 m²</td></tr><tr><td>1 bedroom</td><td>50 m²</td></tr><tr><td>2 bedroom</td><td>70 m²</td></tr><tr><td>3 bedroom</td><td>90 m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Apartment type	Minimum internal area	Studio	35 m ²	1 bedroom	50 m ²	2 bedroom	70 m ²	3 bedroom	90 m ²	Complies	All apartments comply with minimum internal areas. All habitable rooms will include windows to satisfy the design criteria within the ADG A range of apartment typologies are provided.
Apartment type	Minimum internal area											
Studio	35 m ²											
1 bedroom	50 m ²											
2 bedroom	70 m ²											
3 bedroom	90 m ²											
<i>Objective 4D-2</i> Environmental performance of the apartment is maximised	Complies	The bedroom and living room depths comply with the minimum requirements and do not exceed the allowable maximums.										

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS															
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window																	
<i>Objective 4D-3</i> Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	Bedroom depth meets minimum width requirements. Living room depths meets minimum width requirements.															
4E Private Open spaces and balconies <i>Objective 4E-1</i> Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. All apartments are required to have primary balconies as follows <table><tr><td>Dwelling type</td><td>Minimum area</td><td>Minimum depth</td></tr><tr><td>Studio apartment</td><td>4 m²</td><td>-</td></tr><tr><td>1 bedroom apartment</td><td>8 m²</td><td>2m</td></tr><tr><td>2 bedroom apartment</td><td>10 m²</td><td>2m</td></tr><tr><td>3+ bedroom apartment</td><td>12 m²</td><td>2.4m</td></tr></table>	Dwelling type	Minimum area	Minimum depth	Studio apartment	4 m ²	-	1 bedroom apartment	8 m ²	2m	2 bedroom apartment	10 m ²	2m	3+ bedroom apartment	12 m ²	2.4m	Complies	All balcony areas are in excess of the minimum area requirements. The apartments feature spacious balcony areas with good amenity to living spaces. The apartments on the podium and at ground exceed a minimum of 15 sqm with a minimum depth of 3m.
Dwelling type	Minimum area	Minimum depth															
Studio apartment	4 m ²	-															
1 bedroom apartment	8 m ²	2m															
2 bedroom apartment	10 m ²	2m															
3+ bedroom apartment	12 m ²	2.4m															

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m		
<i>Objective 4E-2</i> Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Balconies are positioned in front of or adjacent to living areas in all apartments and are oriented to maximise solar access and natural ventilation. Private open spaces, including those fronting building setbacks and communal areas, provide a minimum depth of 3 metres.
<i>Objective 4E-3</i> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	Flush floor level finishes are proposed between balcony and living areas promoting a seamless indoor-outdoor transition.
<i>Objective 4E-4</i> Private open space and balcony design maximises safety	Complies	Design and detailing of balconies avoids opportunities for climbing and falls.
4F Common circulation and spaces <i>Objective 4F-1</i> Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Complies	Each core serves no more than eight apartments, ensuring compliance with the Apartment Design Guide (ADG) principles. The circulation core serves a maximum of seven apartments per level and is supported by two lifts to ensure efficient vertical movement and convenience for residents.

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS										
<i>Objective 4F-2</i> Common circulation spaces promote safety and provide for social interaction between residents	Complies	Common circulation spaces are designed to provide safe, legible spaces to faster interaction and harmony between residents.										
4G Storage <i>Objective 4G-1</i> Adequate, well designed storage is provided in each apartment 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><td>Dwelling type</td><td>Storage size volume</td></tr><tr><td>Studio apartment</td><td>4 m³</td></tr><tr><td>1 bedroom apartment</td><td>6 m³</td></tr><tr><td>2 bedroom apartment</td><td>8 m³</td></tr><tr><td>3+ bedroom apartment</td><td>10 m³</td></tr></table> At least 50% of the required storage is to be located within the apartment.	Dwelling type	Storage size volume	Studio apartment	4 m³	1 bedroom apartment	6 m³	2 bedroom apartment	8 m³	3+ bedroom apartment	10 m³	Complies	All apartments have a minimum of 50% of the required storage located within the apartment and extra storage cages located at basement or ground level. Refer DA9230.
Dwelling type	Storage size volume											
Studio apartment	4 m³											
1 bedroom apartment	6 m³											
2 bedroom apartment	8 m³											
3+ bedroom apartment	10 m³											
<i>Objective 4G-2</i> Additional storage is conveniently located, accessible and nominated for individual apartments	Complies	Additional storage is provided in designated storage areas within the Basement. These areas are secure and are to be monitored by CCTV. Refer DA9220										
4H Acoustic Privacy <i>Objective 4H-1</i> Noise transfer is minimised through the siting of buildings and building layout	Complies	An Acoustic Report will be submitted with the application.										
<i>Objective 4H-2</i> Noise impacts are mitigated within apartments through layout and acoustic treatments	Complies											

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
4J Noise and Pollution <i>Objective 4J-1</i> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Complies	
<i>Objective 4J-2</i> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Complies	The building will incorporate seals to prevent noise transfer through gaps, acoustic glazing and other measures where necessary to attenuate noise impact to apartments.
4K Apartment Mix <i>Objective 4K-1</i> A range of apartment types and sizes is provided to cater for different household types now and into the future	Complies	A mix of 1, 2 and 3 bedroom apartments are spread over the residential floors.
<i>Objective 4K—2</i> The apartment mix is distributed to suitable locations within the building	Complies	The units of differing sizes are distributed throughout the development. Different apartment types have been located to achieve successful façade composition and to optimise solar access.
4L Ground Floor Apartments <i>Objective 4L— 1</i> Street frontage activity is maximised where ground floor apartments are located	Complies	Ground floor units have external Private Open Space which interface with the adjacent streets. Refer DA9140.
<i>Objective 4L—2</i> Design of ground floor apartments delivers amenity and safety for residents	Complies	Apartments located at ground level are provided with architectural and Landscape solutions to maximise privacy and safety.
4M Facades <i>Objective 4M— 1</i> Building facades provide visual interest along the street while respecting the character of the local area	Complies	The façade articulation has been thoughtfully designed to break up the building’s mass and enhance its urban presence. The proposal draws material and cultural references from the existing neighbourhood, which is characterised by sandstone retaining walls and masonry Federation-style

Response to Apartment Design Guide Objectives

The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
		houses. The palette and textural qualities of the façades reflect these local cues, creating a respectful dialogue between old and new while maintaining a contemporary interpretation appropriate for higher-density development.
<i>Objective 4M—2</i> Building functions are expressed by the facade	Complies	The building façade is informed by the program and unit typology of the spaces within. There is a clear base-middle-top form.
4N Roof Design <i>Objective 4N—1</i>	Complies	Roof treatment is integrated with the building design and materials to compliment the architectural aesthetic.
<i>Objective 4N—2</i> Opportunities to use roof space for residential accommodation and open space are maximised	Complies	The rooftop communal open space is designed to maximise sunlight access, comfort, and usability throughout the day. It supports passive recreation, social gatherings, and quiet retreats, fostering community interaction and a sense of shared ownership.
<i>Objective 4N—3</i> Roof design incorporates sustainability features	Complies	Green roofs and skylights for Solar Access have been incorporated into the roof design. Refer DA9150.
4O Landscape Design <i>Objective 4O—1</i> <i>Landscape design is viable and sustainable</i>	Complies	Refer landscape consultant
<i>Objective 4O—2</i> Landscape design contributes to the streetscape and amenity	Complies	Refer landscape consultant
4P Planting on structures <i>Objective 4P—1</i> Appropriate soil profiles are provided	Complies	Refer landscape consultant

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
<i>Objective 4P—2</i> Plant growth is optimised with appropriate selection and maintenance	Complies	The landscape architects have designed a suitable solution taking into consideration available light levels and wind effects to choose appropriate planting species
<i>Objective 4P—3</i> Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Refer landscape consultant
4Q Universal Design <i>Objective 4Q—1</i> Universal design features are included in apartment design to promote flexible housing for all community members	Complies	46% of the total apartments incorporates the Liveable Housing Guidelines Refer to DA9203, DA9204, DA9210 DA9211. Refer access consultant's report
<i>Objective 4Q—2</i> A variety of apartments with adaptable designs are provided	Complies	15% of the total apartments incorporates the Adaptable Housing Guidelines Refer to DA9203, DA9204. Refer access consultant's report
<i>Objective 4Q—3</i> Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	
4R Adaptive Re Use <i>Objective 4R—1</i> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	
<i>Objective 4R—2</i> Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	
4S Mixed Use <i>Objective 4S—1</i>	N/A	

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The following provides a design response to the relevant objectives of the Apartment Design Guide and describes the measures by which the proposed development meets the relevant design criteria and design guidance.

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		
<i>Objective 4S—2</i>	N/A	
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		
4T Awnings and signage <i>Objective 4T—1</i>	Complies	Awnings and covered areas are provided over building entry for building address and public domain amenity.
Awnings are well located and complement and integrate with the building design		
<i>Objective 4T—2</i>	Complies	Signage will be limited to building identification, navigation and statutory signs. It will be designed to fit harmoniously in the architecture and to contribute positively to the project.
Signage responds to the context and desired streetscape character		
4U Energy Efficiency <i>Objective 4U—1</i>	Complies	The majority of apartments face east, north and west, enjoying good solar amenity.
Development incorporates passive environmental design		
<i>Objective 4U—2</i>	Complies	Basix assessment submitted with the development application.
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		
<i>Objective 4U—3</i>	Complies	All apartments have natural ventilation. 70.5% of apartment at the first 9 storeys achieve cross ventilation.
Adequate natural ventilation minimises the need for mechanical ventilation		
4V Water Management <i>Objective 4V—1</i>	Complies	Water recycling techniques, water reducing fixtures and low water usage for landscaping.
Potable water use is minimised		
<i>Objective 4V—2</i>	Complies	Refer stormwater drawings

OBJECTIVE / DESIGN CRITERIA	PROPOSED	COMMENTS
Urban stormwater is treated on site before being discharged to receiving waters		
<i>Objective 4V—3</i>	Complies	Refer stormwater drawings
Flood management systems are integrated into site design		
4W Waste Management <i>Objective 4W—1</i>	Complies	Waste holding rooms have been located on lower ground level, away from all primary building entries, minimizing their impact upon residents.
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		
<i>Objective 4W—2</i>	Complies	Communal waste chutes are provided for residents in convenient and accessible locations related to each core. Separate recycling bins are provided on each floor in the core.
Domestic waste is minimised by providing safe and convenient source separation and recycling		
4X Building Maintenance <i>Objective 4X—1</i>	Complies	Building detailing will provide protections to opening and control leaching, water ingress etc. Painted and applied finishes are minimised.
Building design detail provides protection from weathering		
<i>Objective 4X—2</i>	Complies	Majority of the windows and doors can be maintained within the balcony. Other windows will be design and specified to be easily maintained and cleaned. Suitable access for cleaning will be provided from the roof and public domain.
Systems and access enable ease of maintenance		
<i>Objective 4X—3</i>	Complies	The use of applied finishes will be minimised in the development. The proposed development will incorporate the following measures: sensors to control artificial lighting in common circulation spaces; materials that weather with time.
Material selection reduces ongoing maintenance costs		

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