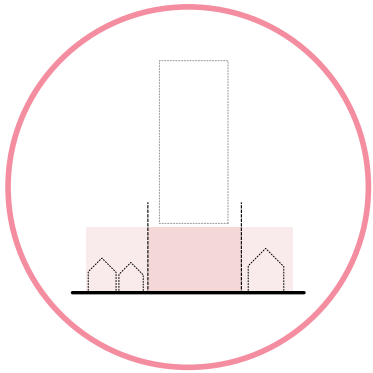


Key Move 4: Contextual



The podium is conceived as a clearly defined urban element that aligns with the datum of the adjacent viaduct, reinforcing a consistent and legible street wall and contributing to a cohesive pedestrian-scale environment. Its materiality and articulation reference the viaduct in a contemporary manner, ensuring visual continuity along the street while remaining clearly distinguishable.

Although the towers extend to the ground plane, a deliberate shift in architectural expression and scale ensures a clear reading of podium and tower as separate components, maintaining urban hierarchy and legibility. This approach supports an active, well-defined streetscape that integrates with the existing urban fabric while appropriately acknowledging the area’s heritage significance.

KEY

Subject site

Podium

Viaduct

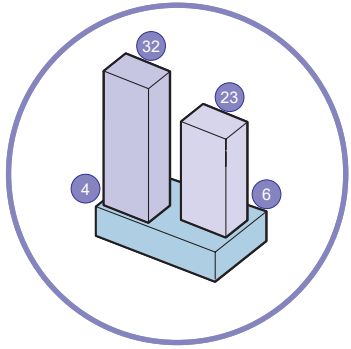


Axo



Artist’s impressions showing interface along Middlemiss Street and relationship between proposed materiality and datum with the viaduct.

Key Move 5: Two Towers



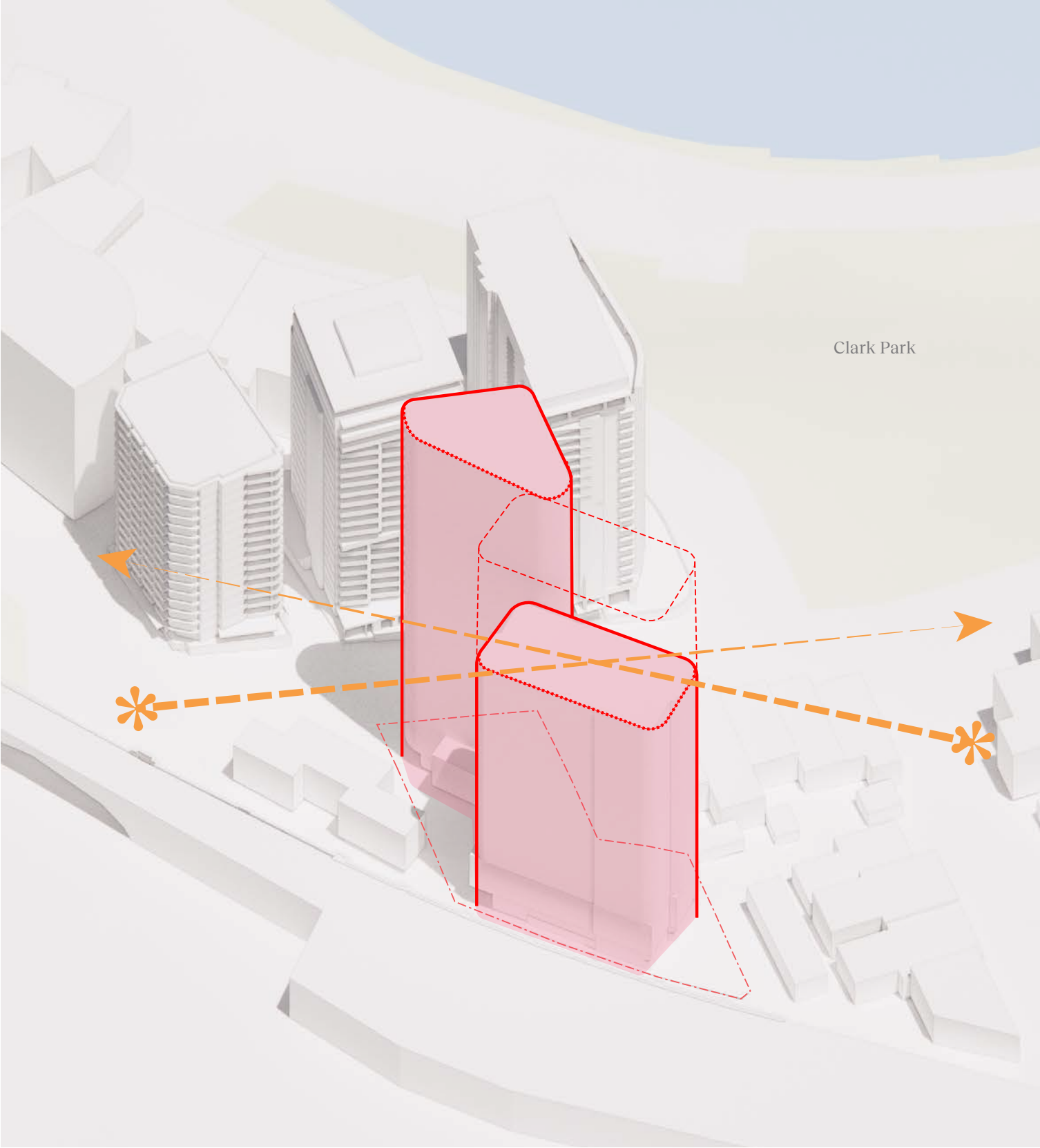
To reduce the perceived visual bulk of the development and maximise sky views, the proposal adopts two distinct and slender tower forms. The towers are characterised by compact floor plates which, despite their increased height, allow for meaningful separation between built elements. This separation enhances visual permeability and preserves the quality of views from surrounding conservation areas towards the site. The resulting tower configuration supports a more refined skyline presence and reduces cumulative massing impacts

KEY

Subject site

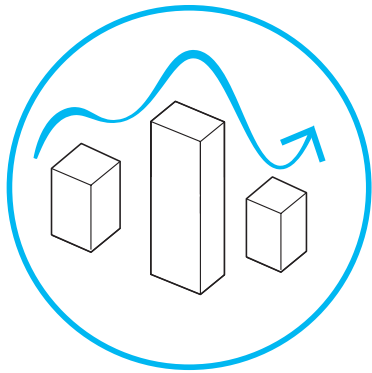
Tower form

Views corridors



Artist's impression showing the tower's separation seen from the roundabout at Lavender Street and Alfred Street.

Key Move 6: Dynamic Skyline



The articulation of the proposal into two distinct towers enables the introduction of a deliberate height differentiation, creating opportunities to modulate the skyline and establish a more dynamic built form profile.

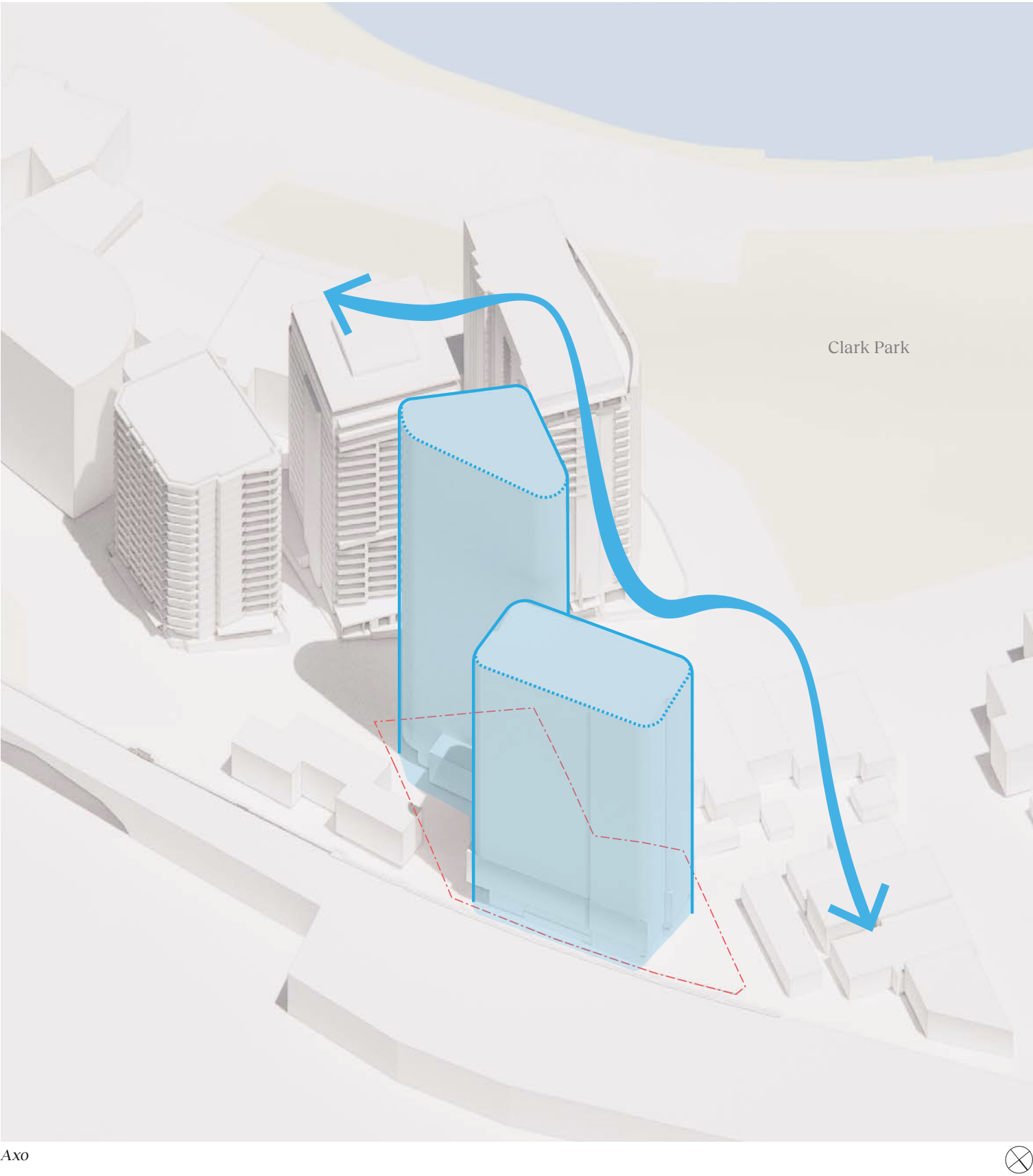
This design move enhances visual interest and ensures clear visual separation between the towers when viewed from the public domain and in longer-range views. Importantly, the distribution of development across two slender tower forms reduces the perceived bulk and scale of the proposal, resulting in a more refined and responsive skyline outcome

KEY

Subject site

Tower form

Indicative skyline



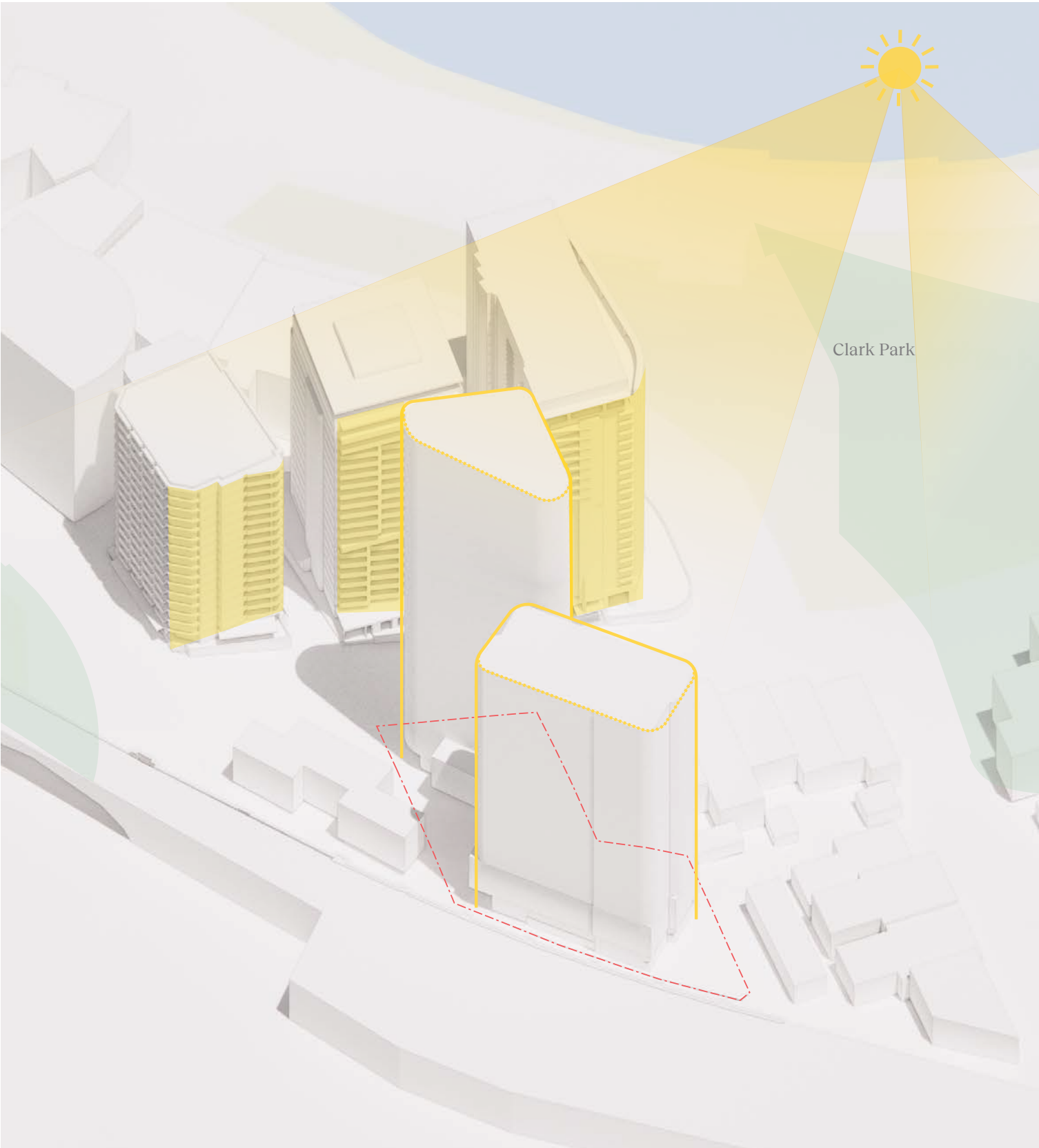
Artist's impression showing the tower's profile in the skyline seen from the sky.

Key Move 7: Minimise Impacts



The built form and tower envelopes have been carefully modulated to mitigate potential impacts on the public domain and surrounding properties. Particular attention has been given to minimising overshadowing of Bradfield Park and Clark Park, recognising their importance as key public open spaces.

Detailed solar access and separation testing has also been undertaken to confirm compliance with the Apartment Design Guide (ADG) requirements for neighbouring residential developments, including 4 Alfred Street, 61 Lavender Street, and 55 Lavender Street to the south of Lavender Street.



Axo



Photo of Clark Park



Photo of 4 Alfred Street, 61 Lavender Street, 55 Lavender Street developments south of the proposal .

KEY

- Subject site
- Yellow box Solar access
- Views
- Yellow line Tower form

HomesNSW engagement process

Engagement with Homes NSW has occurred since the proponent obtained control of the subject site.

A timeline of this engagement is provided opposite. In 2024, Homes NSW advised that the proposal could not be progressed. Once it was confirmed that the proposal would proceed independently, design testing was undertaken as part of the broader master planning for the block to investigate future development potential, including the relationship with the adjoining Homes NSW sites. This testing considered setback requirements in greater detail.

Two options were shortlisted: one providing 3 metre setbacks from both Homes NSW lots, and another providing zero setbacks on the assumption of a blank wall to allow for potential future integration.

The preferred outcome was to provide no setback to 62 Lavender Street, as the site geometry and limited frontage length would not support a functional building footprint if a setback were required. The nil setback enables an appropriate development outcome that is compliant and delivers good amenity.

In relation to 1 Middlemiss Street, a 3 metre setback has been provided. This is because the Homes NSW site is of sufficient size to accommodate future development while also achieving appropriate building separation.

The provision of this setback also removes the need for a blank podium façade along the frontage, improving the short-term built form outcome by allowing visual interest and passive surveillance while the Homes NSW site remains undeveloped.

In collaboration with traffic and waste consultants, the architectural scheme has been tested through a series of workshops to ensure the proposed increased density for Homes NSW is both sustainable and operationally efficient. Compared to current site conditions, the proposal offers a strategy to manage the rise in residents.

At 1 Middlemiss Street, 26 bins will be serviced via the existing Lavender Street bus zone to maintain traffic flow, while 62 Lavender Street accommodates 12 bins through a direct kerbside collection arrangement. This approach balances protecting existing amenity with supporting future development, demonstrating that the site can sustain an increase in affordable housing without compromising the quality.

This approach balances protecting existing amenity with facilitating future development, demonstrating that the site can support a significant increase in affordable housing without compromising the functional integrity of the surrounding streetscape.

Timeline of engagement		
Mid 2021		Central Element begins call Option arrangements with landowners of the site (64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay).
October 2021		Investment NSW, Homes NSW and Central Element
December 2021		Investment NSW, Homes NSW and Central Element
March 2022		Central Element Unsolicited Proposal (USP) lodged with Investment NSW.
April 2022		Advice from Investment NSW (via the then Department of Enterprise and Trade) that the project would be best addressed outside of the USP process and should be referred direct to Homes NSW.
August 2023		Central Element makes extension payments on Call Option arrangements with owners of 64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay.
February 2024		Central Element proposal provided to Homes NSW.
March 2024		Meeting between Homes NSW and Central Element to discuss proposal.
May 2024		Homes NSW advises Central Element’s proposal is unable to be progressed.
February 2025		Central Element secures unconditional control of the land at 64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay.
August 2025		Meeting with Minister for Housing Office, Homes NSW Head of Housing Portfolio to discuss approach to the site and interface with homes NSW properties
September 2025		Meeting with Homes NSW Origination Team and Central Element
October 2025		Meeting with Homes NSW and Central Element design team - introduce the concept and discuss options for alternative site redevelopment and interfaces
October 2025		Meeting with DPHI to present works to date and update on Homes NSW (and other) engagement.
November 2025		Meeting with Homes NSW and Central Element design team



With ADG setback options



Zero & minimal setback options (preferred)

8

Design Concept

The Proposal

The proposal for 3-7 Middlemiss Street and 64-66 Lavender Street is driven by a clear ambition to complete the Middlemiss Peninsula, delivering the final piece of a carefully evolving urban precinct. Positioned at the threshold between Lavender Bay and the North Sydney CBD, the development is envisioned as a unifying element—one that completes the skyline composition while providing a considered and harmonious transition between the peninsula’s established character and the intensity of the CBD beyond.

The vision is realised through two elegant, slender towers rising from a highly porous and connected podium, set within abundant landscape and vegetation. Deep soil zones and richly planted pocket landscapes are integrated throughout the ground plane, reinforcing a strong connection to nature and enhancing the public domain. The podium is conceived as an open, permeable base that prioritises pedestrian movement, social interaction, and visual connectivity, ensuring the development is experienced as an extension of the surrounding neighbourhood rather than a singular object.

The architectural expression respects and responds to the historical fabric of the character area, while embracing contemporary design excellence. Principles of Connecting with Country are embedded within the architectural language, material selection, and detailing, fostering a meaningful relationship with place, landscape, and cultural context. Importantly, the proposal delivers a significant public benefit through the provision of affordable housing, supporting key workers in an area that is exceptionally well connected to the city, public transport, and employment opportunities, yet currently undersupplied with diverse housing options.

Collectively, the development aspires to create a landmark that is generous, inclusive, and deeply connected to its setting, one that enhances the skyline, strengthens the public realm, and contributes to a more equitable and sustainable urban future.



Artist’s impression - aerial view

Artist’s impression looking at the proposal from Clark Park

Concept plan

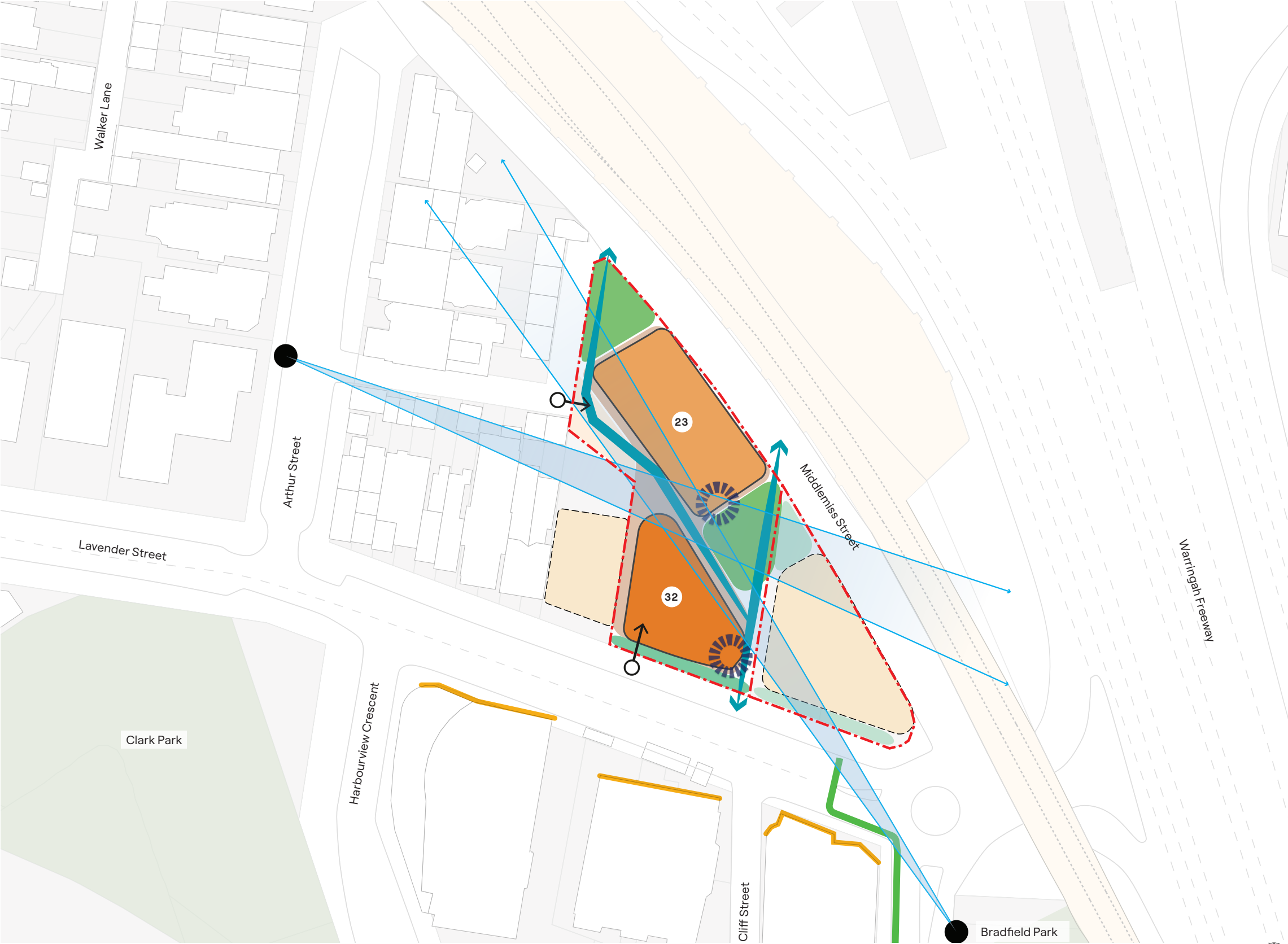
The concept plan summarises the key built form and public domain components of the proposal, including building siting, access arrangements, and overall massing. It provides an overview of the intended urban design outcome and the project’s contribution to its surrounding context and public domain.

The concept plan illustrates the following key elements:

- Division of the overall mass into two distinct towers with differentiated heights to reduce perceived bulk and enhance skyline articulation
- Provision of through-site pedestrian connectivity to improve permeability and movement across the site
- Creation of publicly accessible pocket parks and landscaped areas to enhance amenity and greening
- Integration with, and consideration of, future development opportunities on adjoining sites
- Mitigation of potential impacts through careful modulation of built form and considered shaping of tower envelopes
- Vehicular access strategically located along Lavender Street and Arthur Lane
- Primary residential lobbies addressing Lavender Street and Middlemiss Street, reinforcing street activation and legibility

KEY

Site boundary

Podium / ground floor

Concept diagram

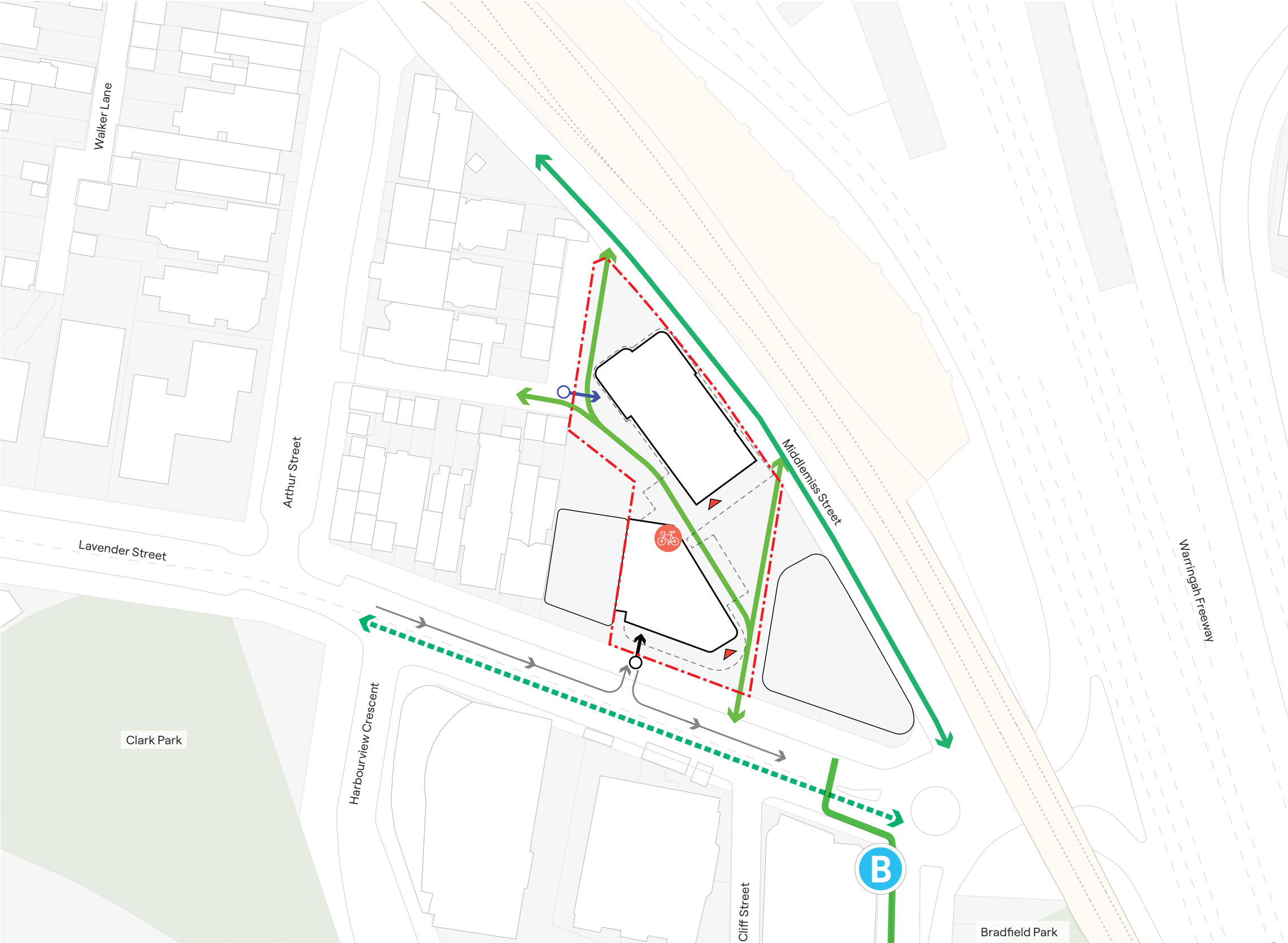
1:1,000@A3

Movement

The structure plan illustrates proposed vehicular and pedestrian access within the site, including proposed solutions and locations for basement and lobby access as well as indicate street sections. It also demonstrates integration with the dedicated cycle link.

KEY

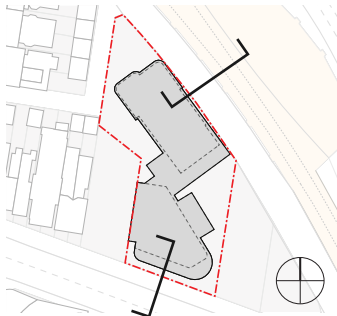
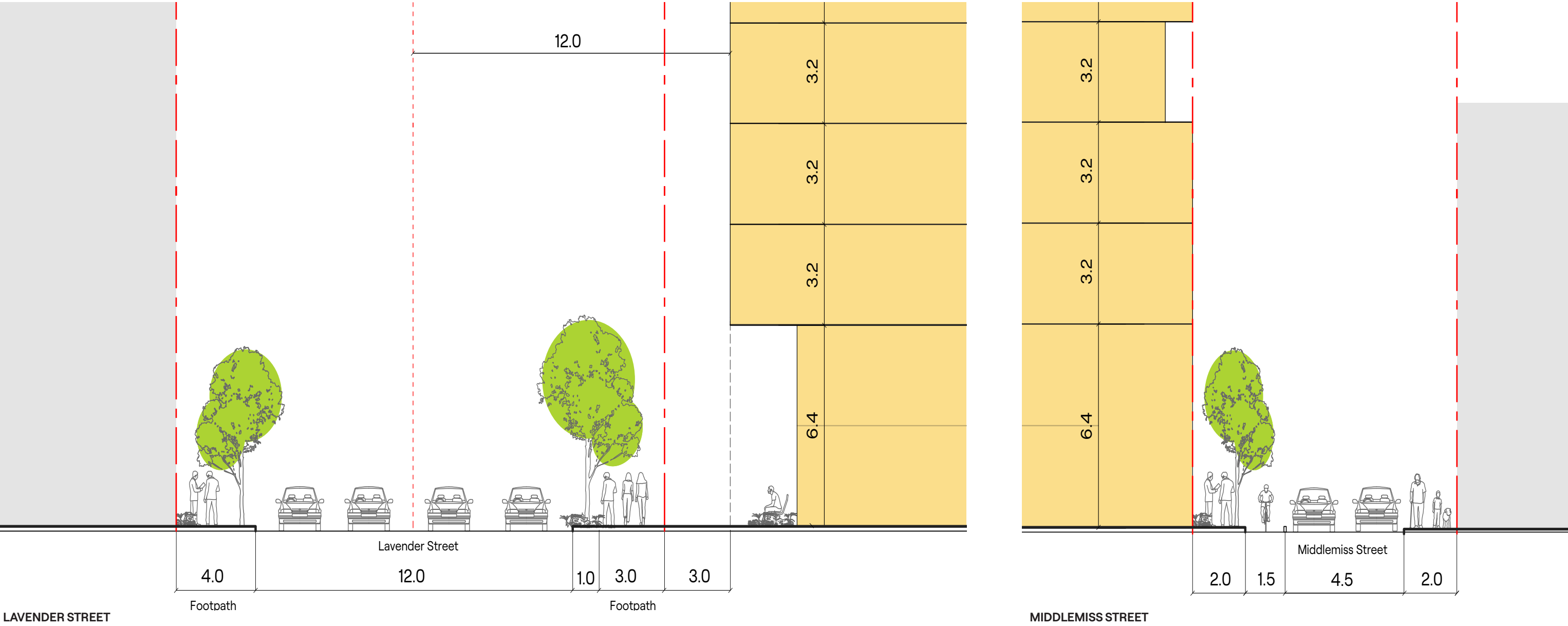
Site boundary

Podium envelope

Movement structure plan

1:1,000@A3

Street sections

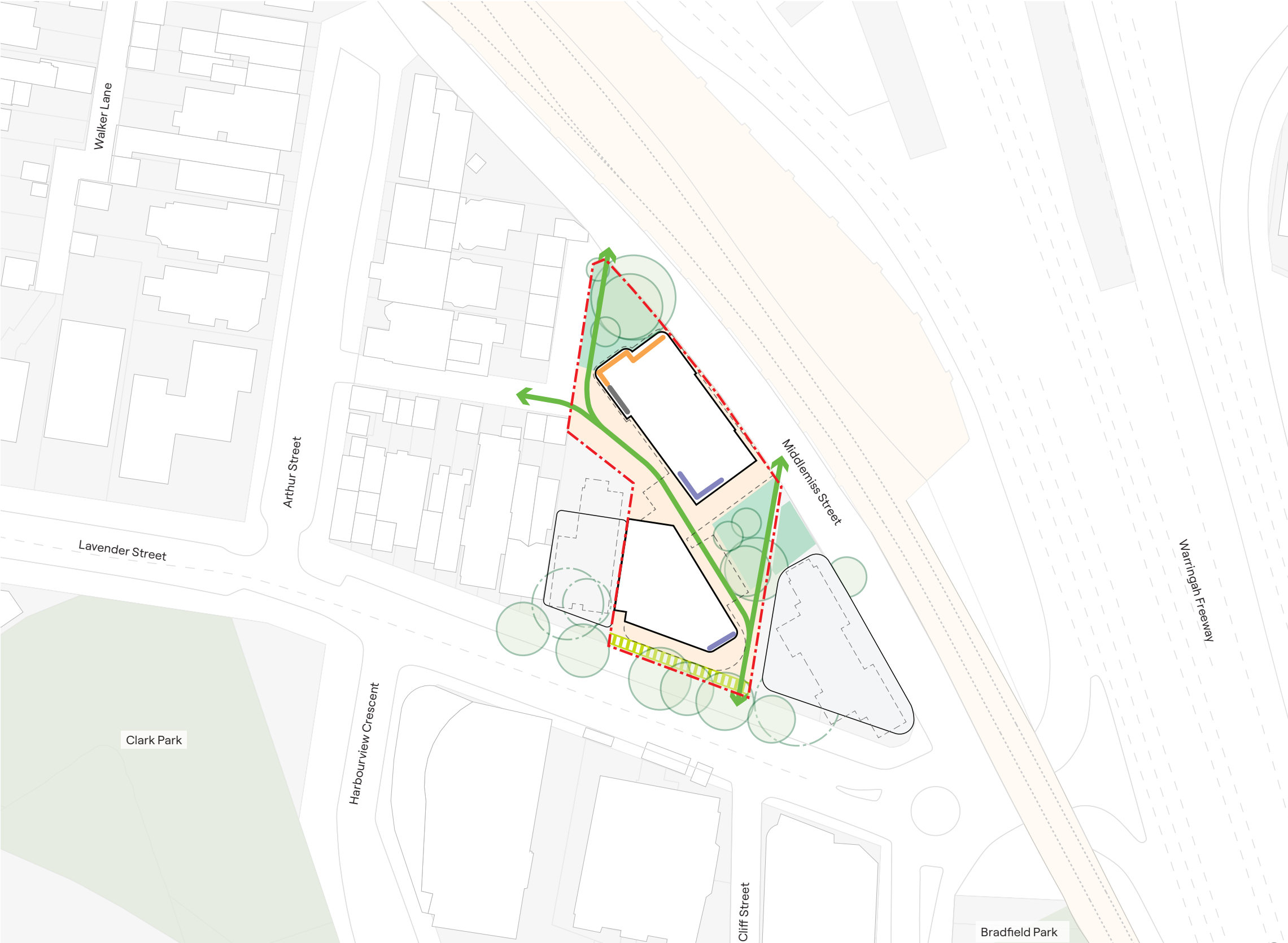


Public domain

The public domain structure plan provides guidance on the program, scale, and design of the public domain, outlining all pedestrian connections and landscape strategies as well as providing frontage quality and activation.

KEY

Site boundary

Ground floor

Public domain structure plan

1:1,000@A3

Built form

The structure plan outlines the articulation and scale of podium and tower elements, including building access points, height distribution, and contextual response. It clearly identifies active, passive, and blank frontages, supported by distilled design solutions for each condition.

The proposed separation distances to adjoining properties and between buildings are as follows:

- 1 Middlemiss Street: minimum 3m (below ADG)
- 62 Lavender Street: 0-3m setback (ADG compliant)
- Tower A to Tower B: minimum 6m (below ADG)

These setbacks are considered reasonable in the circumstances for the following reasons:

- A nil setback to 62 Lavender Street enables Homes NSW to maximise the future development potential of the site, supporting additional social and affordable housing and allowing future development to directly adjoin the proposal. This is consistent with the ADG, which notes that no separation is required between blank walls.
- The tower forms have been designed to respond to the future redevelopment potential of the adjoining Homes NSW sites, balancing current amenity with long-term urban outcomes.
- Reduced setbacks are limited to areas that can appropriately interface with a future building outcome, with privacy managed through measures such as opaque glazing.
- Internal planning has been arranged to maintain privacy between the two towers, with non-habitable rooms generally located on inward-facing elevations and additional architectural treatments used where required.
- Privacy screens are provided to windows and balconies where necessary to prevent direct overlooking, ensuring the development does not rely on borrowed amenity from adjoining sites.
- The proposal will deliver 163 new dwellings, including 3% affordable housing, in a highly accessible urban location. The proposed setbacks support a viable development outcome that would not otherwise be achievable quality social and affordable housing on a constrained site.

KEY

Site boundary

Habitable frontage

Non-habitable frontage

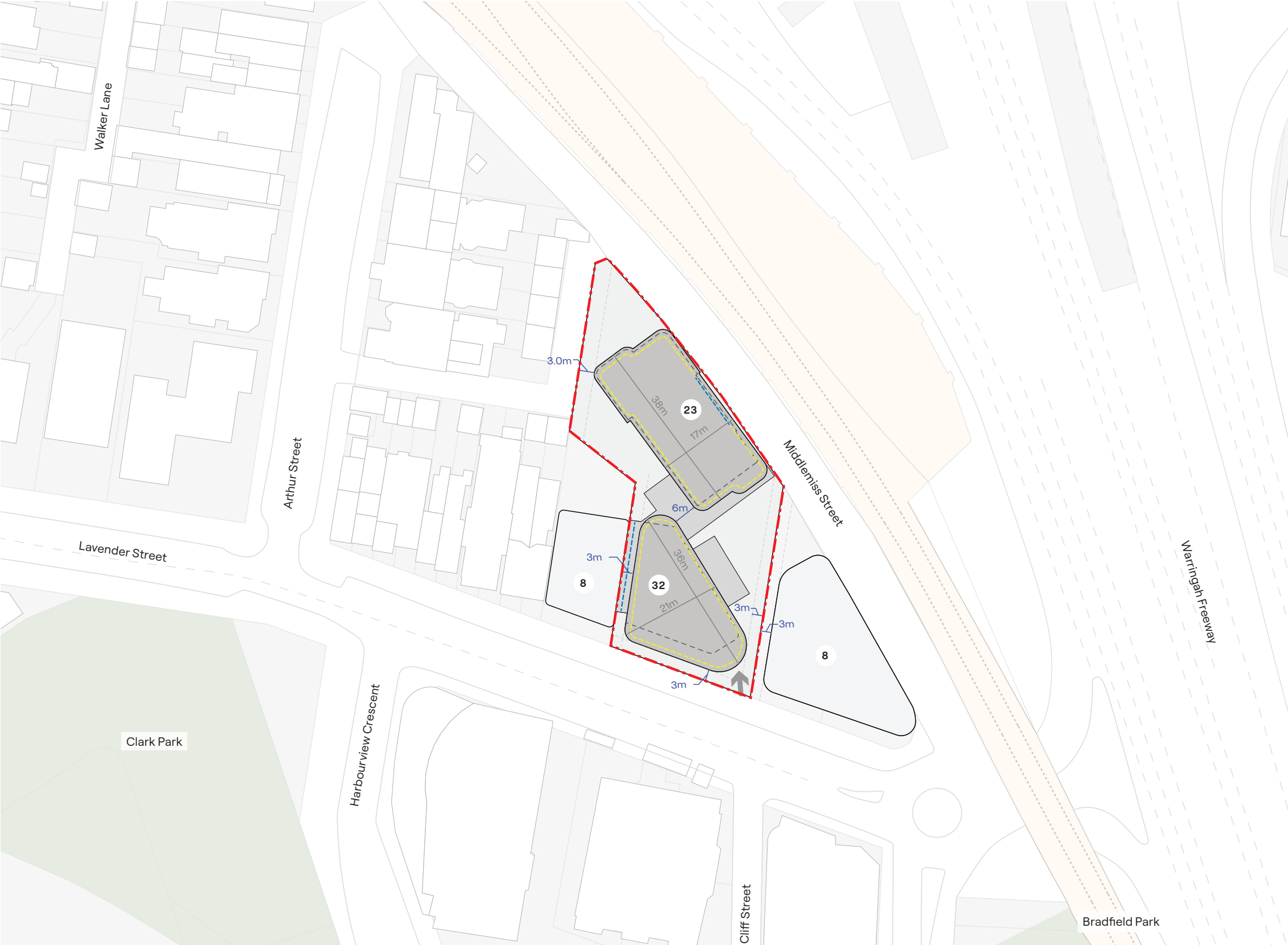
Built form

Podium envelope

Setbacks

Tower plate dimension

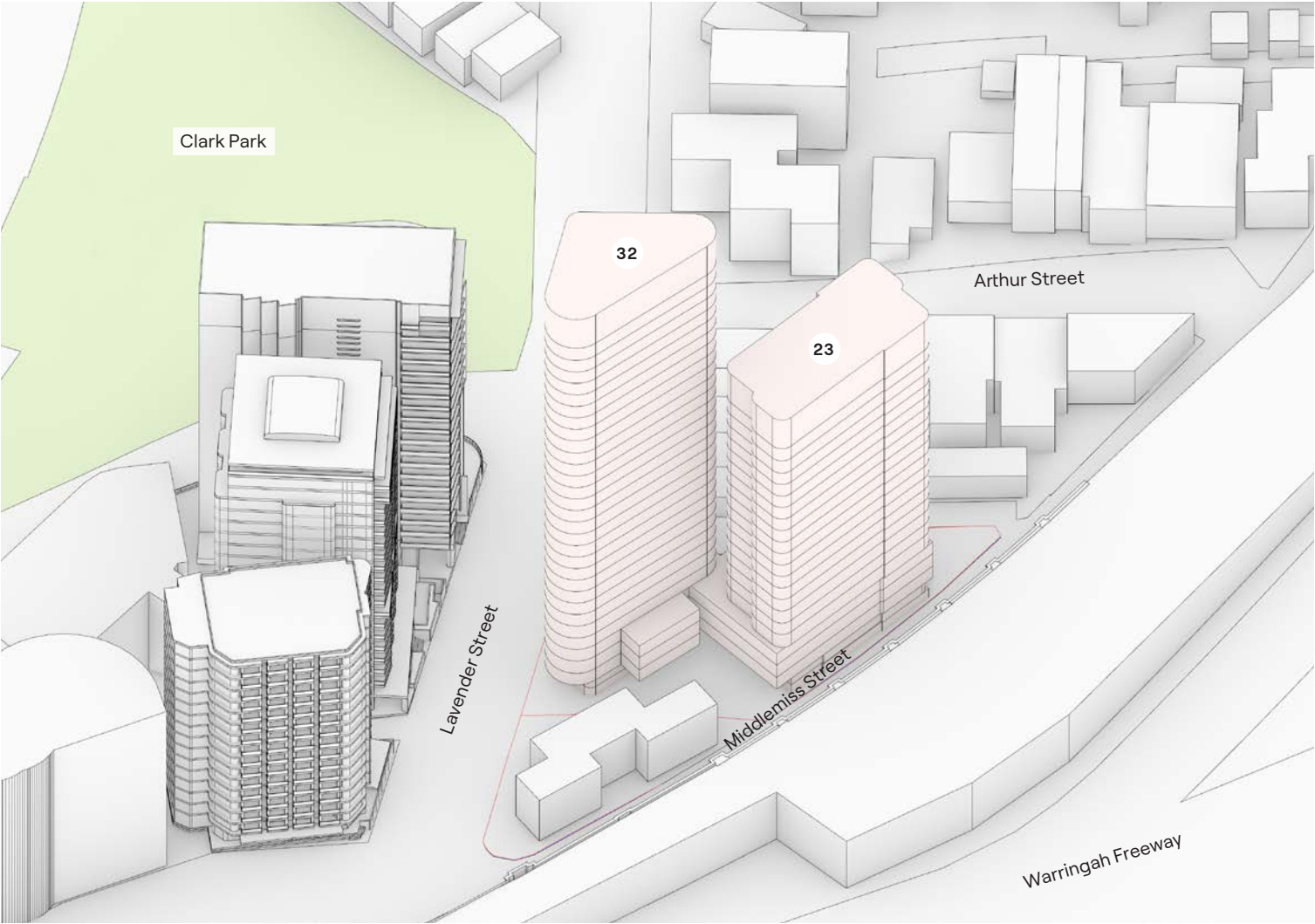
Increased setback for articulation of the form



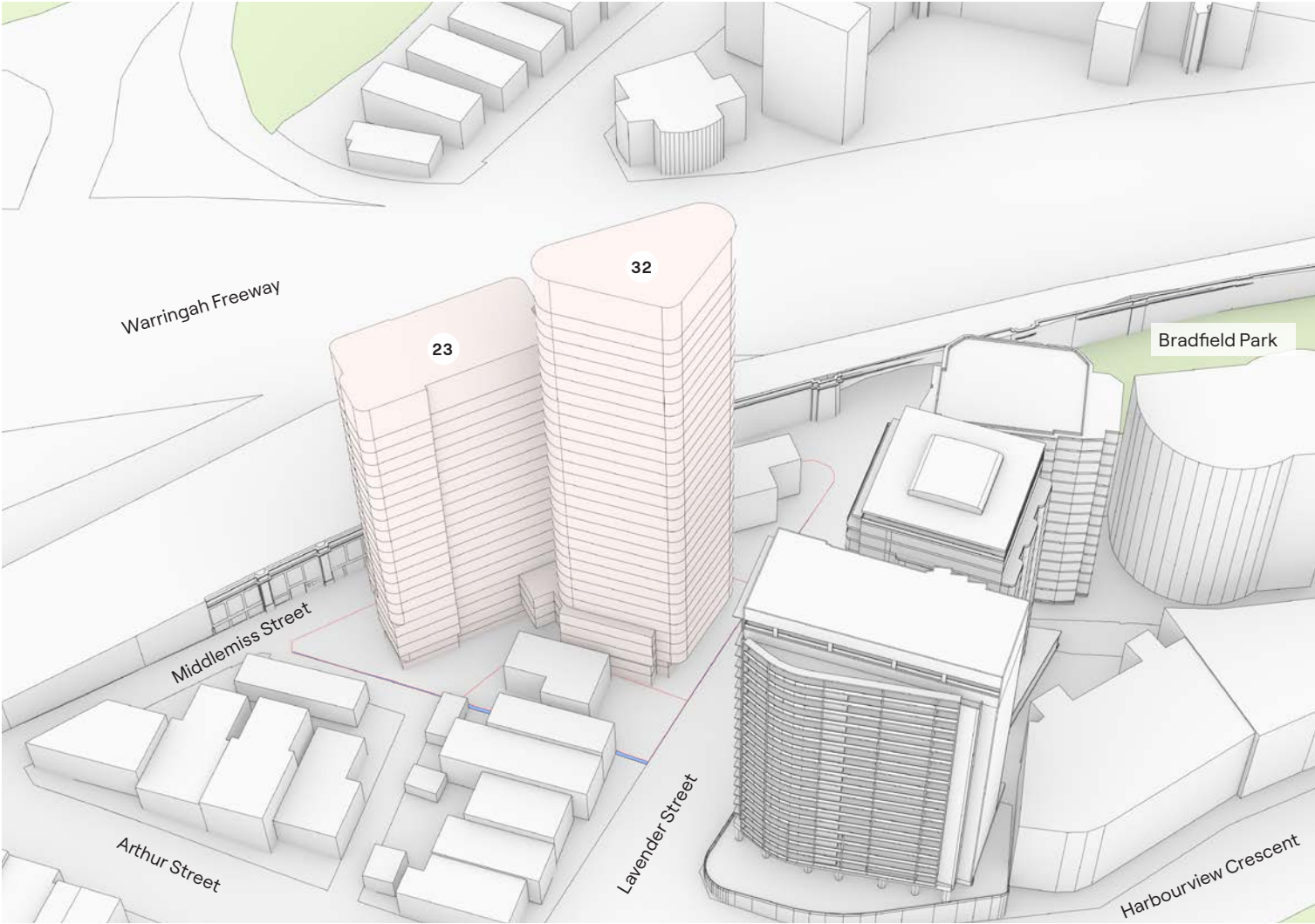
Built form structure plan

1:1,000@A3

Massing



North west view



South east view

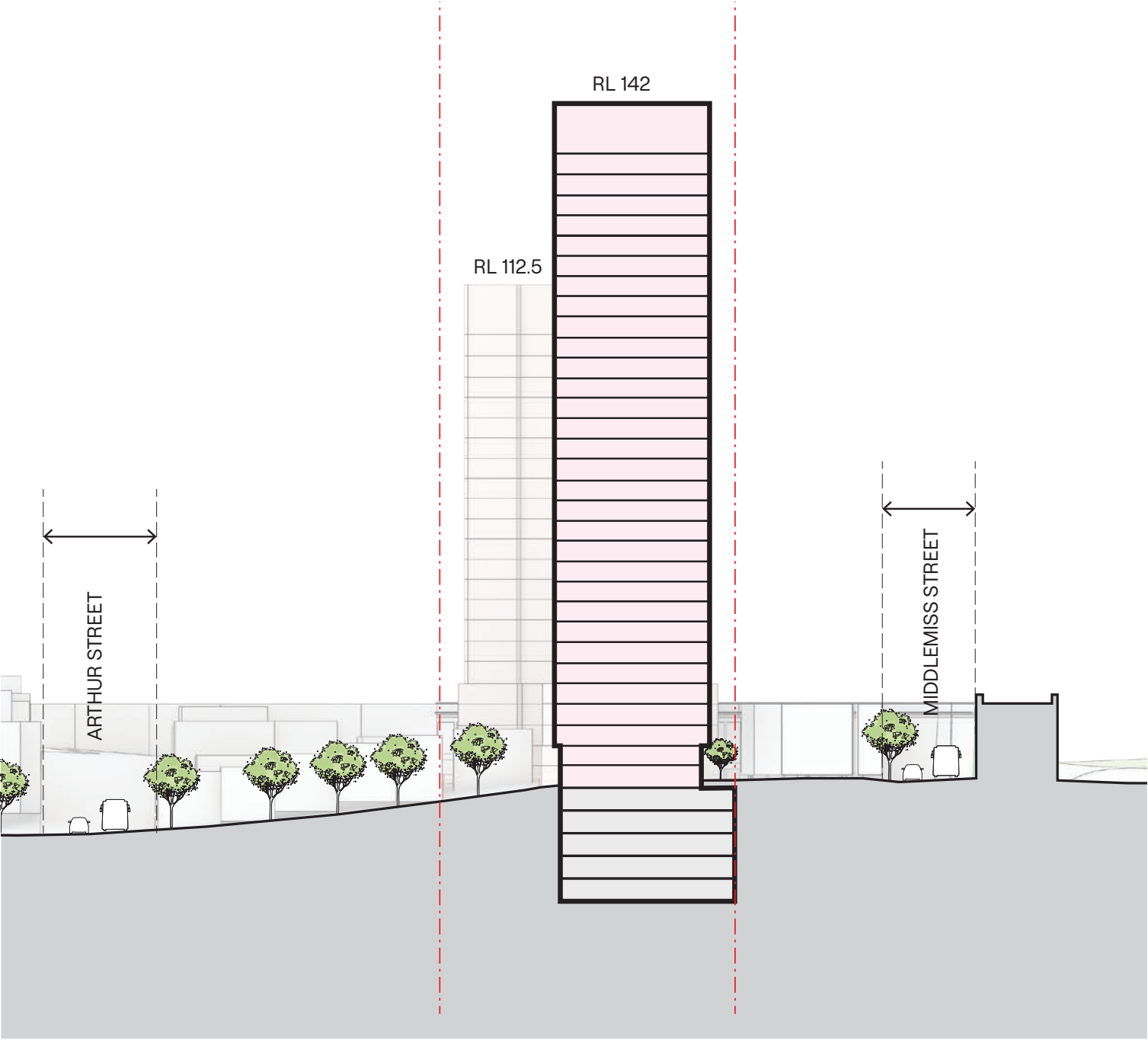
KEY

Residential

X

 Storey

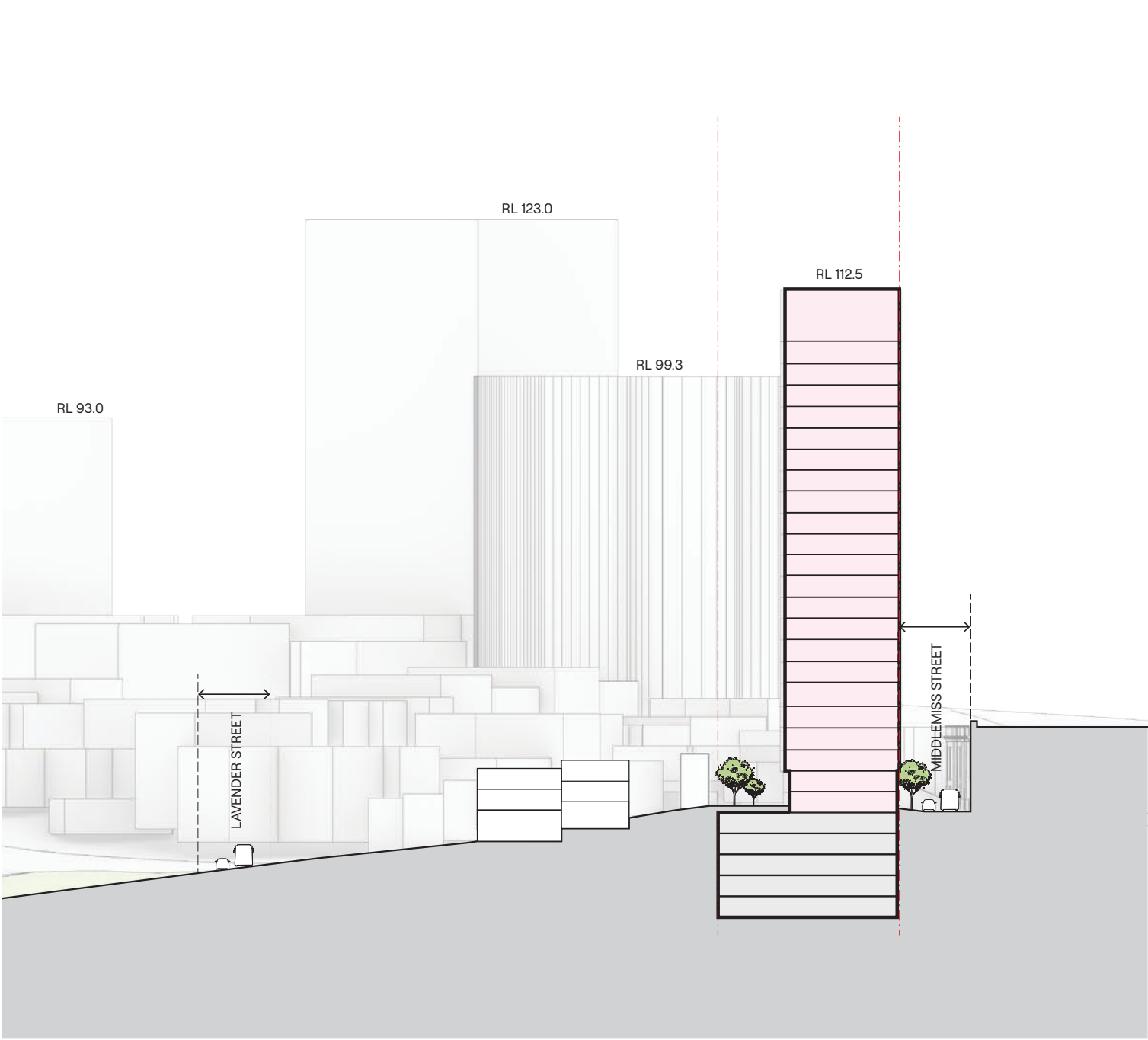
Cross sections



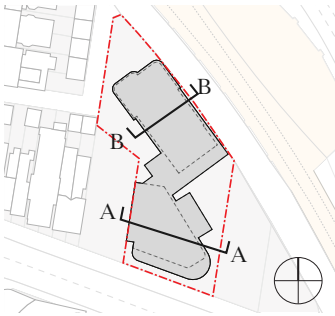
Section AA'

KEY

--- Site boundary



Section BB'



The proposal requires amendments to be made to the Height of Building map (HOB) to increase the height of building from 12m to 142 RL (m).

