

3-7 Middlemiss Street and 64-66 Lavender Street

SSDA-86797708 Design Report



Prepared for
The Trustee for CE Lavender Bay Trust

Issued
March 2026

Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au

SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

Issued		
V01	ToC	28/01/2026
V02	50% draft	06/02/2026
V03	75% draft	19/02/2026
V04	Final draft report	06/03/2026
V05	Final Report	16/03/2026



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

Version: 04
Ref: 6419
Prepared by: LV, ZC, SC, LC, NT,
AH, FB
Checked by: WG, FL, LW

Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au

SJB Architecture (NSW) Pty Ltd
ABN 20 310 373 425
ACN 081 094 724

Nominated Architects
Adam Haddow 7188
Emily Wombwell 10714
John Pradel 7004
Jonathan Tondi 11981
Nick Hatz 9380

Contents

01	Executive summary	5	Urban context	18	07	Urban design framework	43
	SEAR Declaration	5	Local context	19		Urban principles	44
	Purpose of this report	6	Site context	19		Key Move 1: Public Open Space	46
02	Introduction	7	Site photos	20		Key Move 2: Through Site Links	47
	The site	8	Heritage	21		Key Move 3: Future Proofing	48
	Report structure	9	Land use	22		Key Move 4: Contextual	49
03	Baseline	10	Built form	23		Key Move 5: Two Towers	50
	Relevant Strategic Planning Documents	12	Future context	24		Key Move 6: Dynamic Skyline	51
	Greener Places GANSW	13	Movement and connection	25		Key Move 7: Minimise Impacts	52
	North Sydney Environmental Plan 2013	14	Streets and interfaces	26		HomesNSW engagement process	53
04	Starting with Country	15	Landscape	27	08	Design Concept	54
	Connecting With Country Report	16	Regional public spaces	29		The Proposal	55
05	Site analysis	17	Local public space	30		Concept plan	56
			Clark Park and Wendy Whiteley’s			Movement	57
			Secret Garden assessment	31		Street sections	58
			Bradfield Park assessment	32		Public domain	59
			Bradfield Park assessment	33		Built form	60
			Constraints	35	09	LEP amandment map	63
			Opportunities	36		North Sydney Local Environmental Plan (NSLEP) -	
						Heigh of building map HOB	63
			06	Case for change	37		
				The housing target - National Housing Accord	38		
				Strategic urban framework	39		
				Strategic infrastructure upgrades and public			
				investments	40		
				Skyline study	41		

10	Architectural Concept	64	11	Environmental analysis	87
	Architectural key moves	65		Solar access to surrounding open space	90
	Architectural key moves	66		Solar impact to Clark Park	91
	CGI - Aerial View of the Site	67		Solar impact to Bradfield Park	92
	Physical Model	68		Solar impacts (neighbouring buildings)	93
	Section	69		Solar insolation study	94
	Floor Plan - Basement	70	12	Design verification statement	96
	Floor Plan - Ground	71	13	Design principles	98
	Landscape - Ground	72	14	ADG response table	108
	Floor Plan - Level 02 - 03	73	15	ADG response table (Affordable)	133
	Floor Plan - Level 04	74	16	Site analysis checklist	150
	Floor Plan - Level 05	75	17	Document application checklist	152
	Landscape - Level 04 - 05	76			
	Floor Plan - Level 06 - 07	77			
	Floor Plan - Level 08 - 20 (Typical Levels)	78			
	Floor Plan - Level 21 - 31 (Upper Levels)	79			
	Floor Plan - Ground (Future Context)	80			
	Floor Plan - Level 4 (Future Context)	81			
	Materiality	82			
	North Elevation	83			
	South Elevation	84			
	CGI - View from Lavender St	85			
	CGI - View from Middlemiss St	86			

SEAR Declaration

Declaration		
Qualified Professional Name	Adam Haddow	
Qualified Professional Qualifications	NSW Nominated Architect 7188	
	The undersigned declares that this Architecture Design Report has been prepared in response to the following SEARs requirements issued for the Project on 30 June 2025 (EIS) and 2 July 2025 (Rezoning Report) for SSD-86797708:	
SEARs item no.	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
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. • If relevant, provide an assessment of the development against: - the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. - 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. • If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Chapter 13 – Design Principle Chapter 14 – ADG response table Refer to Architecture Drawings
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. • 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 11 – Environmental analysis Refer to Architecture Drawings
Signed		
		
Dated		
09.03.2026		



Artist’s impression of the proposed development in the skyline seen from the sky.

Purpose of this report

In June 2025, the subject site 3-7 Middlemiss Street and 64-66 Lavender Street was declared State Significant following a successful Expression of Interest to the Housing Delivery Advisory (HDA) Panel. The proposal aims to deliver a 32 and 23 storey residential development, with 3% designated as affordable housing.

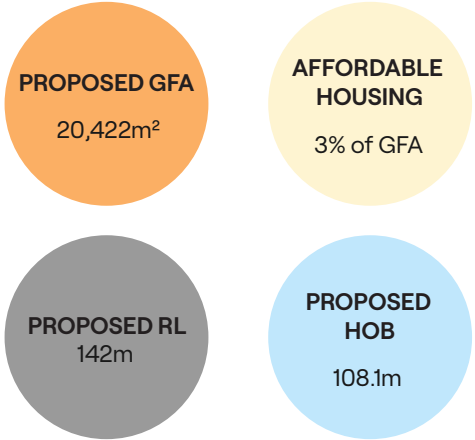
The purpose of this report is to support the concurrent rezoning alongside a State Significant Development (SSD) Application for the site.

The proposal is seeking consent for an uplift enabling a 32 and 23-storey residential towers. It will deliver a new public space and a through-site link, affordable housing and extensive communal spaces.

To enable this vision, the proposal seeks the following amendments to the Local Environmental Plan (LEP):

- An increase in Height of Building controls to 142M (RL) equivalent to 108.1 Height of Building.

The urban design justification includes a robust understanding of the site and its role within the broader precinct that’s undergoing significant change and benefits from significant public investments. This prominent site presents a valuable opportunity to complete the skyline of the peninsula. The architectural scheme embeds these principles and documents the detailed design of the proposal. Environmental assessment has been conducted for the proposed scheme to ensure compliance of the development application.



Artist’s impression of the proposed development - view from Denison Street

Introduction

The site

The site is located on the corner of Lavender Street and Middlemiss Street, Lavender Bay. It is located in Milsons Point Town Centre, on the edge of the Lavender Bay Conservation Area, outlined in the North Sydney Development Control Plan 2013 (NSDCP2013). The site is currently zoned R4 High Density Residential zone with a maximum height of 12m.

The subject site includes the following lots:

- Lot 1 SP538
- Lot 1 SP52429
- Lot 1 SP52428
- Lot 1 SP70601
- Lot 4 DP19368

The study area include the remains lots on the block:

- Lot 5 DP431983 (HomesNSW)
- Lot 2 DP19368 (HomesNSW)
- Lot 5 DP19368

The site area is approximately 2,305m²



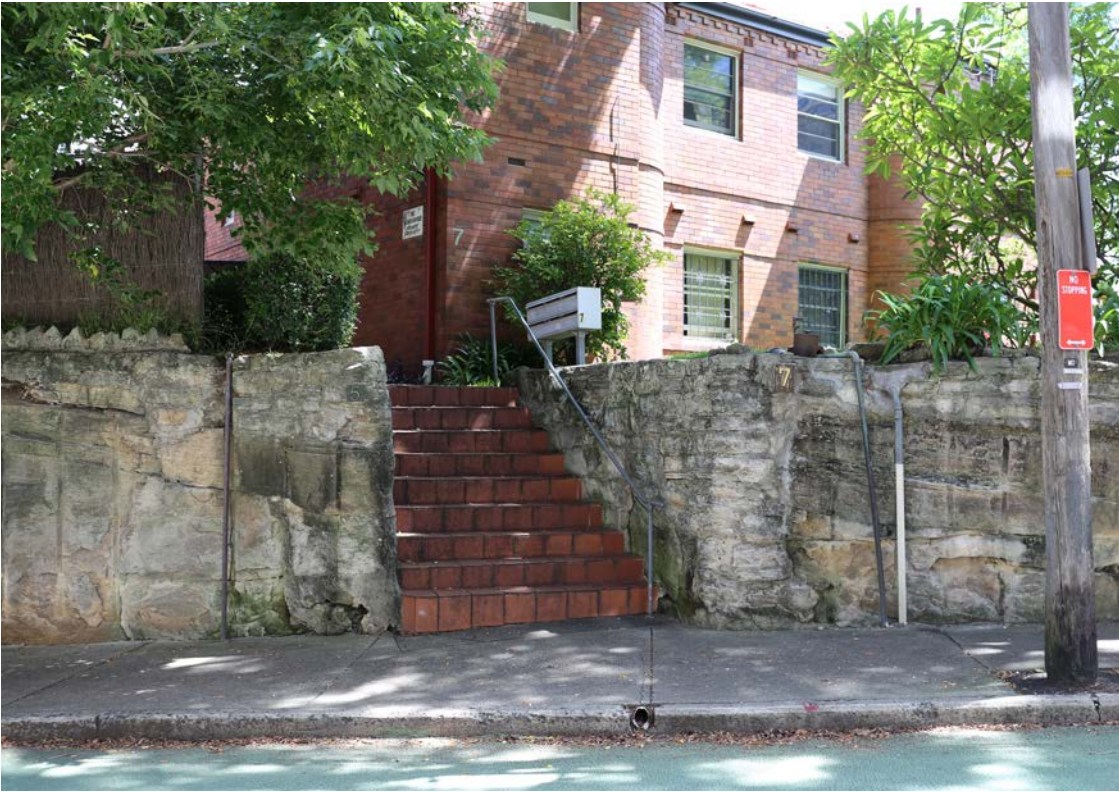
Aerial photograph



View of the site from Lavender Street



View of the site's north-west corner from Middlemiss Street



Building entrance off Middlemiss Street

KEY

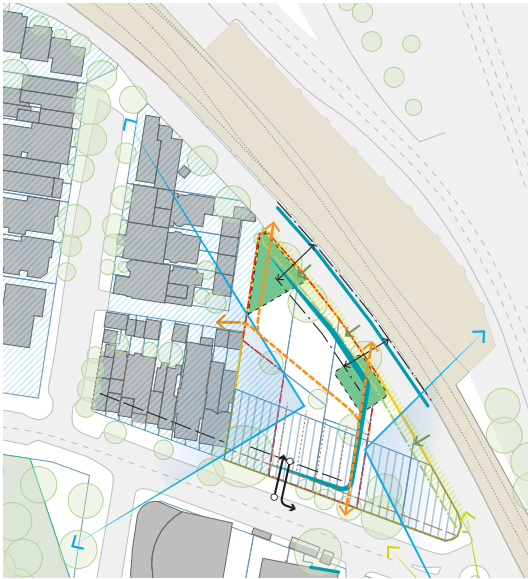
- Site boundary

Report structure

This report is structured to clearly articulate the strategic and site-specific merits of the proposal. Chapters 1 to 7 comprise the site analysis and urban design framework, demonstrating the site's suitability for increased height and floor space ratio (FSR) in response to the relevant strategic planning context.

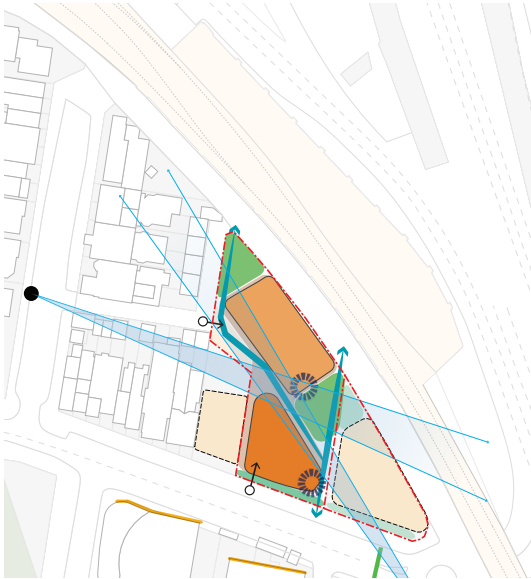
The urban design framework outlines the key urban design moves that inform the proposed approach to built form, public domain, and movement networks.

The report is supported by detailed architectural drawings, and concludes with an environmental analysis assessing the potential impacts of the proposal.



Site analysis (chapter 5)

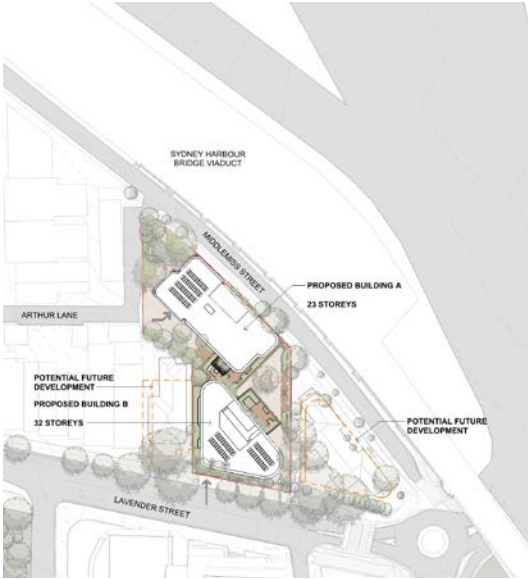
Understanding of place summarised in opportunities and constraints for the site.



Urban Design Framework (chapter 7)

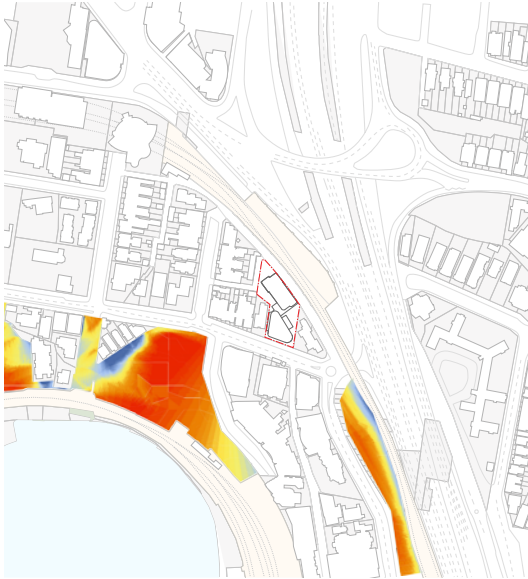
Concept plan and design key moves of the proposal including a summary of the urban design key moves that have led to the preferred approach.

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.



Architectural scheme (chapter 8)

Architectural key moves, plans, sections and elevations.



Environmental assessment (chapter 9)

Environmental analysis cover the solar access to the proposal and the capacity to achieve ADG as well as the impacts of the proposal from an overshadowing perspective.

- Environmental analysis of the solar insolation of the neighbouring park.
- Solar access to souther building and ADG compliancy requirements.
- Shadow analysis
- Solar insolation of the proposal.

3

Baseline

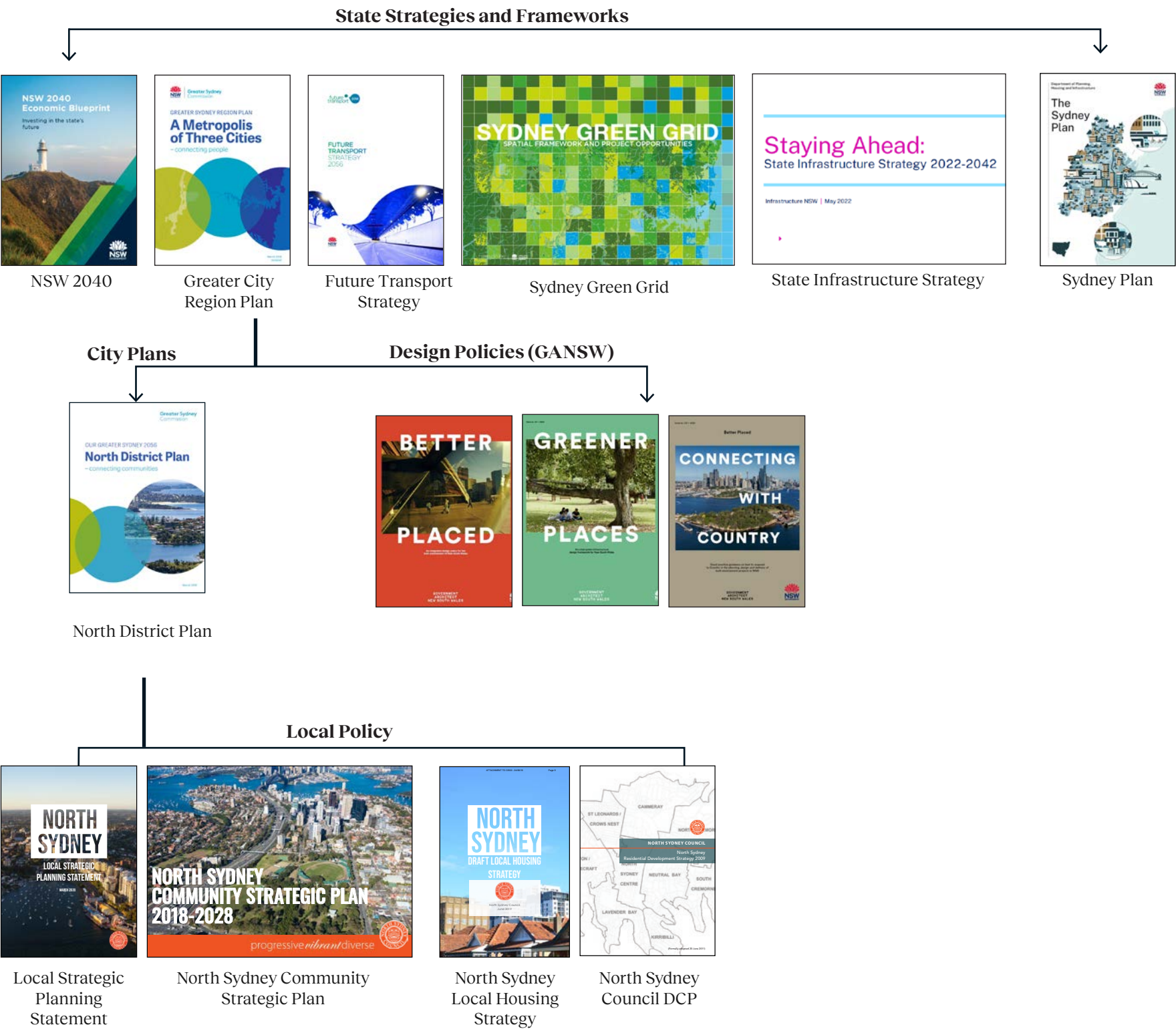
Hierarchy of Planning Documents

The current statutory planning controls applying to the subject site for mixed use development including commercial premises and residential accommodation consists of the following key planning instruments :

- Greater Sydney Regional Plan
- Central City District Plan
- NSW Housing strategy: Housing 2041

The report also gives consideration to the best practice and design guidance policies for built environment analysis such as :

- Better Placed: Better Placed is the overarching policy by GANSW. It establishes seven criteria which define a ‘good built environment.
- Greener Places: design framework for urban green infrastructure, guiding how green infrastructure is planned, designed and delivered to create healthier, more liveable and sustainable urban areas, including better access to recreation, improved walking and cycling connections, and stronger ecological resilience. It is underpinned by four principles—integration, connectivity, multifunctionality and participation—and is supported by a companion Design Guide that provides practical strategies and performance guidance
- Draft Connecting with Country :The Draft Connecting With Country Framework is a framework for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. This document has been explored in more detail on the following pages.
- Alignment Movement and place : Aligning Movement and Place seeks to outlay the functional, aesthetic and communal importance of roads and streets. It has been produced in collaboration with Transport for NSW and provides advice and a toolkit for approaching transit oriented development at many scales.



Relevant Strategic Planning Documents



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

The LSPS sets out a 20-year vision for land use planning within the North Sydney (to 2036). This builds upon Council’s existing planning framework and policies, and aims to guide statutory and strategic planning work to be undertaken in the future.

The LSPS highlights the following:

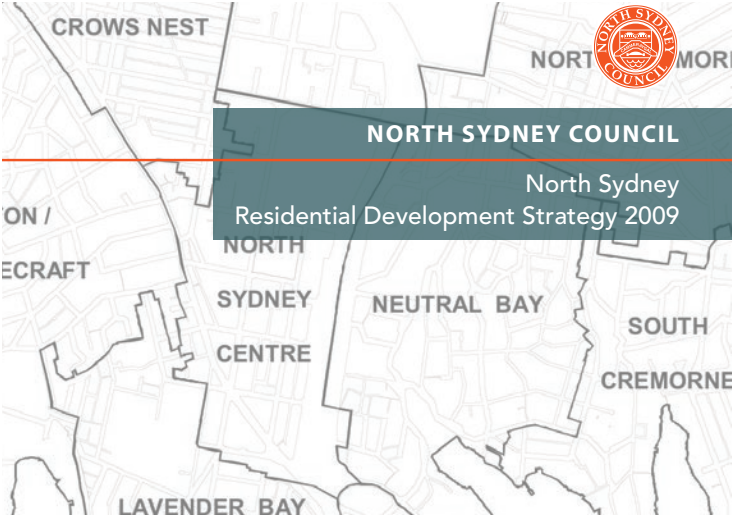
- Increase in population of the LGA by 27% over the next 20 years
- North Sydney CBD will continue to perform a significant employment role. “It’s economic relationship to the southern Sydney CBD will be strengthened with the completion of the Metro in 2024.



North Sydney Community Strategic Plan 2018-2028

The Community Strategic Plan establishes “a progressive, vibrant and diverse North Sydney is the community’s vision for the future.” This is supported by a range of outcomes housed within five directions. These directions are:

- Our living environment: natural environment, biodiversity, sustainability and resilience
- Our built infrastructure: vibrant centres, infrastructure that meets community needs, sustainable transport, improved transport and parking management
- Our social vitality: connected, inclusive, healthy, creative, supports lifelong learning and preservation and recognition of history
- Our future planning: Prosperous and vibrant economy. smart, innovative, distinct with a sense of place and quality design
- Our civic leadership: Effective working relationships, Planning well for the future, effective financial management, exploration of new funding sources and revenue streams



North Sydney Residential Development Strategy 2009

The North Sydney Residential Development Strategy 2009 is referenced within the North Sydney Development Control Plan 2013 as a reference document guiding housing delivery within the LGA. A predecessor to the North Sydney Draft Local Housing Strategy June 2019, the strategy outlines projected demographic change, demand drivers, and the need for adaptable, accessible and affordable housing.



North Sydney Draft Local Housing Strategy (NSLHS) - June 2019

The NSLHS sets out the strategic direction for housing in the North Sydney Local Government Area (LGA) over the next 20 years. It supports the delivery of the 0-5 year dwelling target of 3000 dwellings within the North Sydney LGA and an extended 6-10 year housing target, in line with the Greater Sydney Commission’s North District Plan.

North Sydney’s housing vision is articulated as “Carefully managed expected levels of growth in population through planing for housing in North Sydney which is supported through planning for housing in North Sydney which is supported by good access to infrastructure, services, amenity; provides housing diversity and affordability choices and respects the unique character of our built and natural environment to ensure that North Sydney continues to enjoy high level of amenity and liveability.”

The subject site is highlighted as a site with existing capacity within residential zoned land This report aims to support Council’s approach of place-based planning to seek the best planning outcomes.

This site provides an opportunity to delivery housing in a high amenity area within close proximity to public transport, services and employment.

Greener Places GANSW



There are a wide range of NSW Government and Council policies that are used to inform design and planning around open space. Some of these include Greener Places (2020), landscape of the site specifically are listed and summarised below.

Greener Places - GANSW (2020)

Greener Places is a design framework for urban green infrastructure. It seeks to capture the State’s collective aspiration and expectations in planning, designing and delivering green infrastructure in urban areas across NSW.

Open Space for Recreation Performance Criteria

Accessibility and Connectivity

- For high density areas, residents must be within 2-3 minutes / 200m walking distance to a local, district or regional park
- For medium density areas, residents must be within 5 minutes / 400m walking distance

Local, district or regional park

2-3 min / 200m

[Accessibility and connectivity](#)

Distribution

- For high density areas, residents must be within 2-3 minutes walk / 200m of local open space
- For medium density areas, residents must be within 5 minutes walk / 400m of local open space
- Residents must be within 25 minutes walk / 2km of district open space
- Residents must be within 30 minutes travel / 5-10km to regional open space
- Workplaces must be within 400m of open space
- Schools must be within 400m of open space

[Distribution](#)

Size and Shape

- Desirable minimum size of a local park is 0.3 ha
- Local open space: 0.15-0.5 ha for high density areas
- Consider specific size / shape requirements for sporting facilities

LOW-MEDIUM DENSITY AREAS

LOCAL 0.3 HA

HIGH DENSITY AREAS

LOCAL 0.15 - 0.5ha

[Size and shape](#)

Quantity

- Quantity refers to the capacity of open space, meaning the quantum in relation to the population density within the access catchment.
- While the capacity of open space is important, other factors such as the quality and diversity of open space should also be considered.
- The World Health Organisation (WHO) states that on average, a minimum of 9 sqm of accessible open space should be provided per person.
- An average of 3 sqm of accessible local open space should be provided per person
- An average of 11sqm of accessible district open space should be provided per person

2-3 SQM PER PERSON OF LOCAL OPEN SPACE

[Quantity](#)

Quality

Key characteristics that may influence the quality of open space include:

- Visual and physical access
- Landscape setting
- Condition of facilities and equipment
- Maintenance
- Number of activation within the space
- Size, shape and topography
- Adjacent land uses
- Amount of vegetation
- Biodiversity outcomes

[Quality](#)

Diversity

The diversity of open space is determined by the types of recreation opportunities available. These are categorised as:

- Local play for the very young
- Local children’s play
- Youth recreation space
- Local recreation space
- Active recreation space
- Large community outdoor recreation area
- Fitness and exercise space
- Trail and path-based recreation
- Off-leash dog exercise area

[Diversity](#)

GREEN INFRASTRUCTURE FOR BETTER PLACES

RESIDENTS

- Increased social interaction and inclusion
- Reduced cooling costs
- Reduced obesity
- Healthcare savings
- Increased attractiveness of local high streets
- Increased visitation and tourism
- Greater inward investment opportunities
- Increased local spending
- Cleaner air
- Reduced flood risk
- Reduced costs of pollutants
- Cleaner water in our creeks and rivers
- Improves local habitat

BUSINESS

- Improved visual amenity
- Reduced pressure on city infrastructure
- Reduced congestion
- Safer and more accessible streets
- Improved workplace productivity
- Improved public transport options
- Carbon and energy savings
- Reduced absenteeism
- Increased property sales
- More attractive investment opportunities
- Increased property values

THE STATE

- Improved visual amenity
- Reduced pressure on city infrastructure
- Reduced congestion
- Safer and more accessible streets
- Improved workplace productivity
- Improved public transport options
- Carbon and energy savings
- Reduced absenteeism
- Increased property sales
- More attractive investment opportunities
- Increased property values

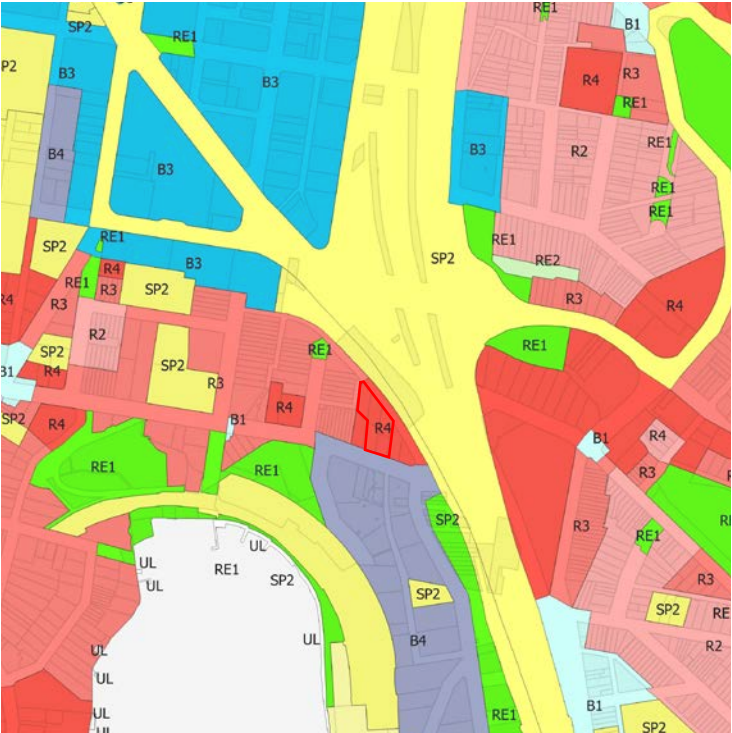
INVESTORS & DEVELOPERS

- Improved visual amenity
- Reduced pressure on city infrastructure
- Reduced congestion
- Safer and more accessible streets
- Improved workplace productivity
- Improved public transport options
- Carbon and energy savings
- Reduced absenteeism
- Increased property sales
- More attractive investment opportunities
- Increased property values

THE ENVIRONMENT

- Improved visual amenity
- Reduced pressure on city infrastructure
- Reduced congestion
- Safer and more accessible streets
- Improved workplace productivity
- Improved public transport options
- Carbon and energy savings
- Reduced absenteeism
- Increased property sales
- More attractive investment opportunities
- Increased property values

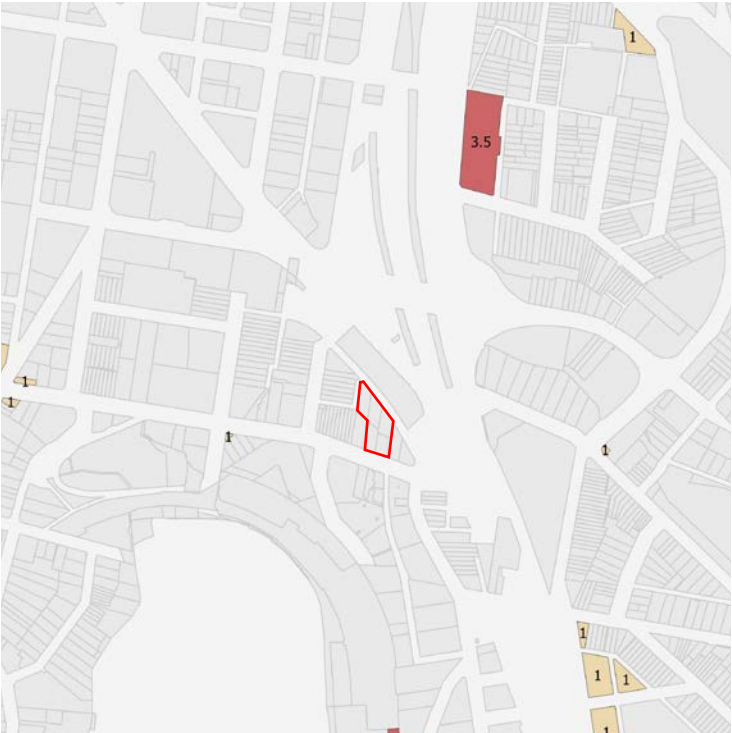
North Sydney Environmental Plan 2013



Land zoning

Land zoning

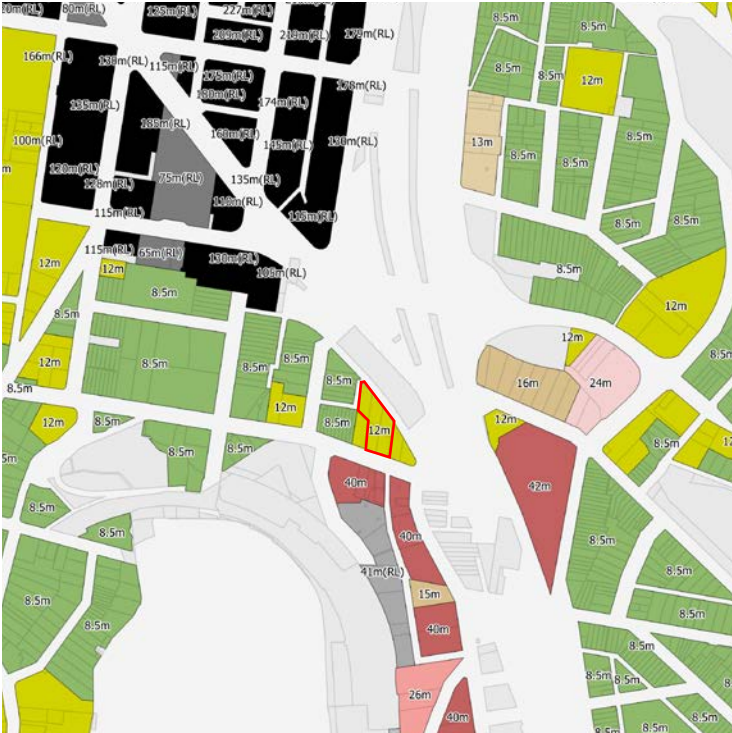
- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- RE2 Private Recreation
- Unzoned Lane



Maximum floor space ratio

Floor space ratio

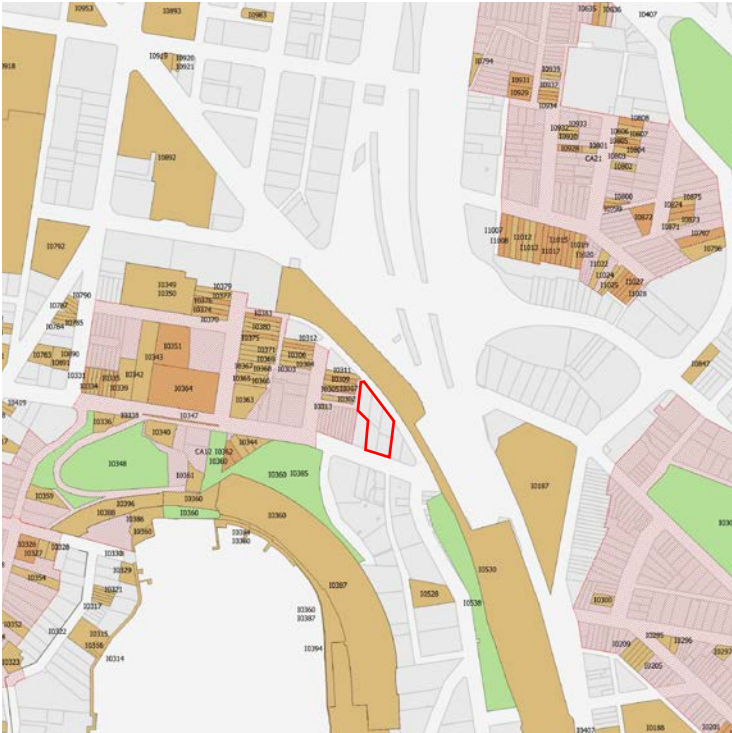
- 1:1
 - 3.5:1
- The subject site has no floor space ratio



Maximum building height

Height of building

- 12 metres
- 13 metres
- 15 metres
- 17 metres
- 8.5 metres
- 24 metres
- 30 metres
- 36 metres
- 48 metres
- 60 metres



Heritage

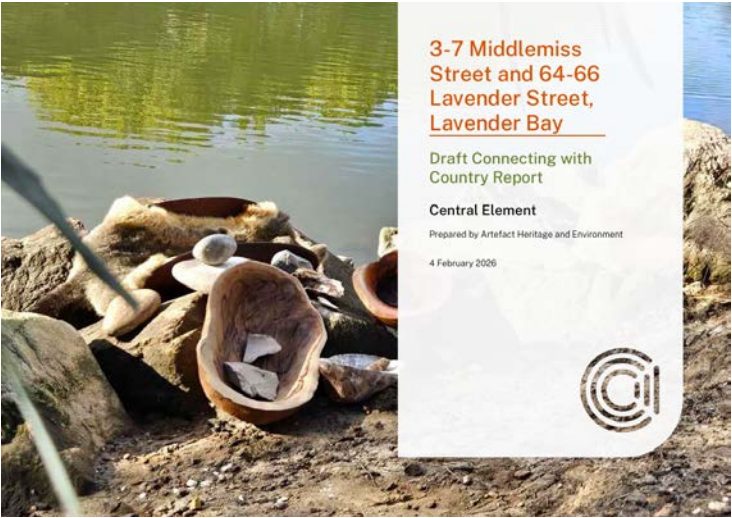
Heritage

- Heritage Item
 - Conservation Area
- There are no heritage items within the subject site and it is not located within a heritage conservation area. There are however a number of heritage items within close proximity and the site is on the eastern boundary of the Lavender Bay Heritage Conservation Area.

Starting with Country

Developed in collaboration with Artefact
“Connecting with Country Report”

Connecting With Country Report



This Urban Design Report is informed by the accompanying Connecting with Country Report prepared by Artefact Heritage and Environment, which documents the cultural context, values, and contemporary connections to Cammeraygal Country.

The CwC Report has been developed through detailed research and meaningful consultation with Aboriginal knowledge holders, including a Walk on Country and design workshop, and aligns with the Government Architect NSW Connecting with Country framework. It identifies key cultural narratives, principles, and opportunities to embed Country into the project through design thinking, materiality, landscape, public domain, and ongoing engagement.

The principles and illustrative precedents referenced in this Urban Design Report have been extrapolated from the CwC findings to ensure the proposal responds sensitively to place, respects Indigenous Cultural and Intellectual Property, and supports culturally safe, inclusive, and enduring urban outcomes.

Principles



Acknowledge Cammeraygal Country

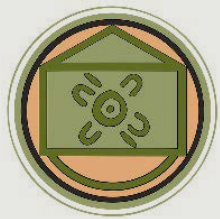
Country is everywhere and holds thousands of years of knowledge, stories and connections passed down through generations. Acknowledgement is both a protocol and an act of respect, reminding people that they are visiting, living or working on Cammeraygal land.

It recognises neighbouring Countries, shared boundaries and responsibilities, and the continuing presence of Aboriginal peoples despite dispossession.



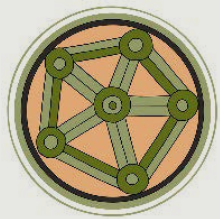
Inspired by Country

The Aboriginal cultural landscape is layered with meaning through pathways, engravings, middens, grinding grooves and ceremonial sites. Design should draw inspiration from textures, patterns, colours and forms found in sandstone, ochre, shells and engravings—without directly replicating or appropriating sacred imagery. Presence of Aboriginal peoples despite dispossession.



Care for community and create safe space

The consultation highlights the importance of cultural safety, further consultation and following protocols to ensure Aboriginal people feel welcomed, heard and protected on Country. Safe spaces support connection across generations, genders and economic backgrounds, avoiding segregation and fostering belonging. Mixed and inclusive environments reflect Aboriginal social values, where community wellbeing extends beyond housing to dignity, visibility and respect.



Respect and relationships

Design must be grounded in respect, consultation and ongoing relationships with Aboriginal people. The text repeatedly emphasises the importance of protocols, cultural safety, and engagement with both male and female knowledge holders. Projects should create opportunities for cultural continuity through the use of Aboriginal businesses, inclusive spaces, employment pathways and long-term community benefit. Design is not just a physical outcome but part of a continuing story, where reciprocity ensures Aboriginal presence is visible, valued and sustained into the future.



Colour pallets of Country , based on photographs from walk on Country. (source: Artefact)



Sandstone along Middlemiss Street (source: Artefact)



Colour pallets of Country , based on photographs from walk on Country. (source: Artefact)

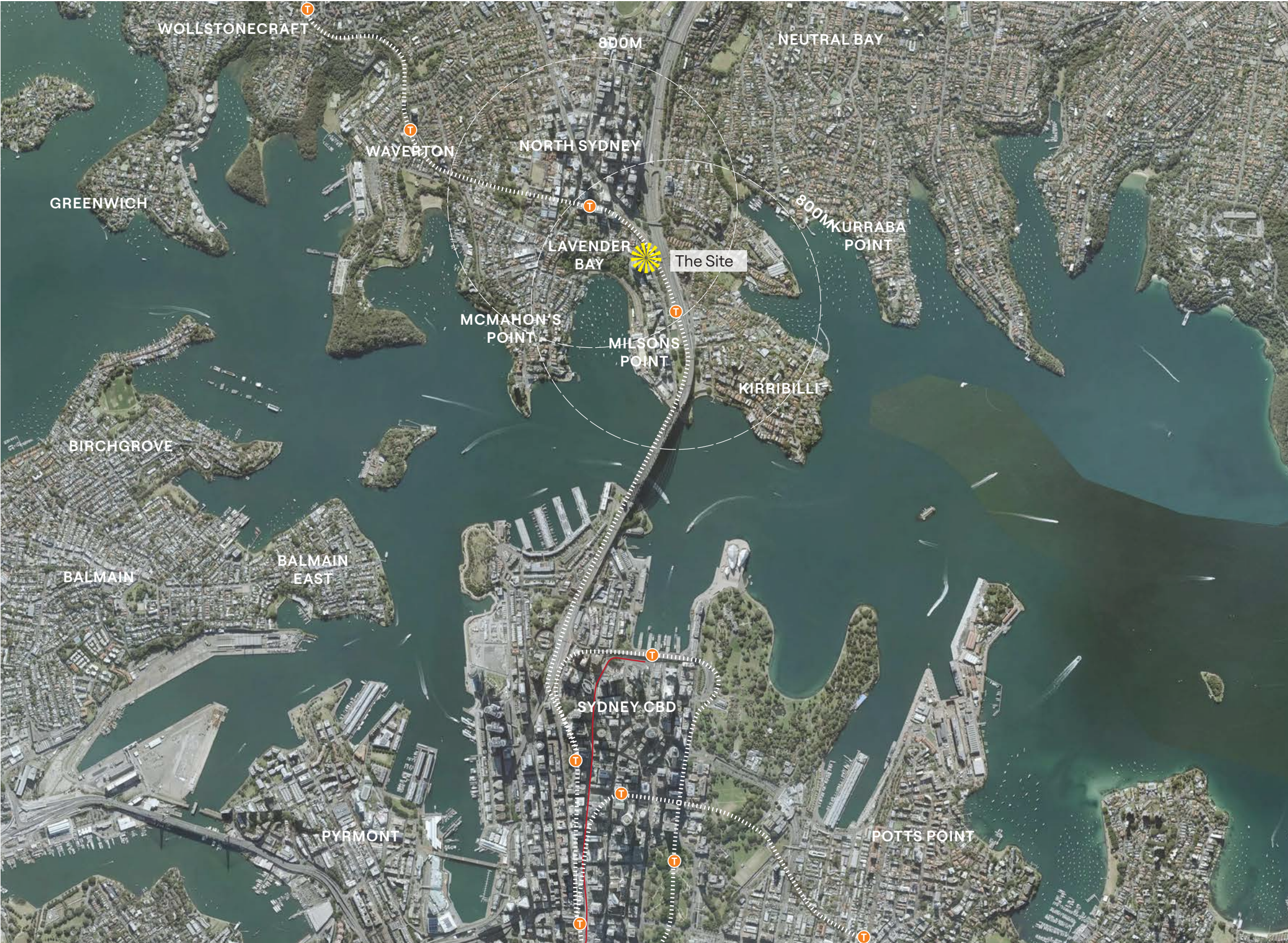
5

Site analysis

Urban context

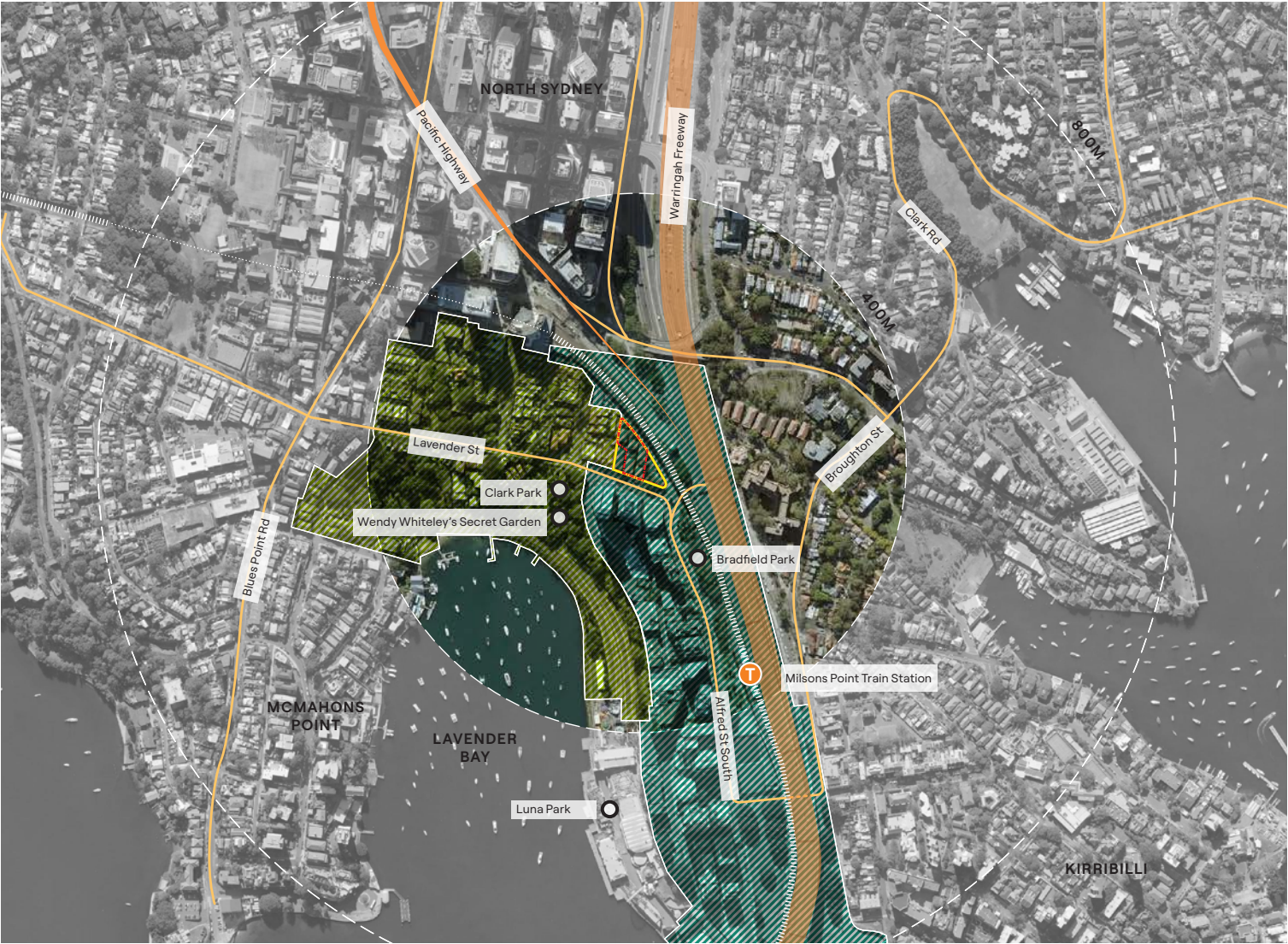
The site is loated in Lavender Bay, on the northern side of Sydney Harbour, to the north-east of the bay itself. It is located between North Sydney CBD and Milsons Point directly adajcent to the western edge of the Warringah Freeway.

Apart from North Sydney, the suburbs in this area are small and compact, usually anchored by a neighbourhood centre with day-to-day services.



Urban context aerial map

Local context



Local context aerial map

The site is located on the corner of Lavender Street and Middlemiss Street, Lavender Bay. It is located in Milsons Point Town Centre, on the edge of the Lavender Bay Conservation Area, outlined in the North Sydney Development Control Plan 2013 (NSDCP2013). The site is currently zoned R4 High Density Residential zone with a maximum height of 12m.

The site provides the opportunity to contribute to the vibrancy and activity of Milsons Point Town Centre and better connect the centre to North Sydney building upon existing tenancies along Middlemiss Street. This will be balanced with the need to provide a sensitive transition to adjacent heritage items and the conservation area to the west. Development on the site aims to consider and maintain amenity to Clark and Bradfield Parks, both key open spaces for the local community.

The site is well serviced by public transport, open space and While it is located within close proximity to North Sydney,

Key

Site boundary

Study area

T

 Train station

Train line

Light Rail

Arterial road

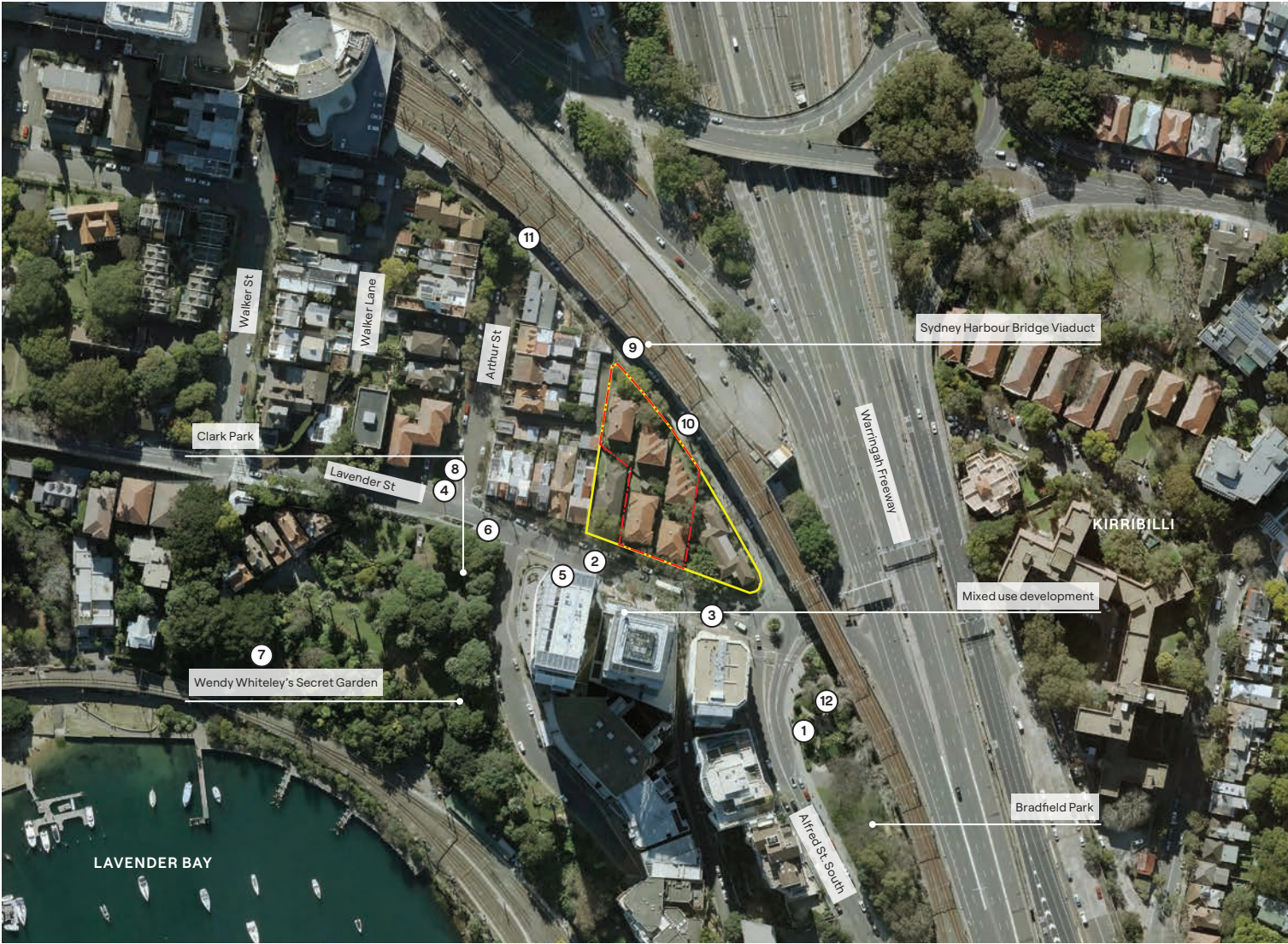
Primary road

Secondary road

Lavender Bay Character Area (NSDCP 2013)

Milsons Point Town Centre (NSDCP 2013)

Site context



Site context aerial map

The site is an irregular triangular shape with dual frontages on Lavender Street and Middlemiss Street. Lavender Street falls from east to west. There is a slight fall in topography along Middlemiss Street from south to north.

To the west of the site is the low-rise, fine-grain fabric of Lavender Bay. Buildings are predominantly 2-3 storey attached buildings. Despite this predominant typology, there are also a few stand-alone houses and 4-6 storey apartment buildings along Lavender Street. This area has well planted streets and is serviced by a network of laneways.

To the south-west of the site is Clark Park and Wendy Whiteley's Secret Garden, sloped open spaces which extend down to the Lavender Bay rail corridor and foreshore. These spaces are home to large mature trees and provide views across Lavender Bay to Sydney Harbour.

To the south of the site is Milsons Point, marked by large apartment buildings on the southern edge of Lavender Bay. These block some of the southern harbour views from the site. There are some retail on the ground floor along Lavender Street at the base of these buildings. To the east of the site is the Sydney Harbour Bridge viaduct and Warringah Freeway. These are significant visual and physical barriers to movement. The exit from the Warringah Freeway to Alfred Street South is the main entry to Lavender Bay and Milsons Point from Sydney CBD. The area is rich with heritage fabric and items. This includes the Lavender Bay Heritage Conservation Area directly west of the site and the Sydney Harbour Bridge Viaduct to the north and east.

Key

Site boundary

Study area

X

 Site photo reference no.(refer to following page)



View of the site from Alfred Street South



View of the site from Lavender Street



Crossing on Lavender Street leading to the site



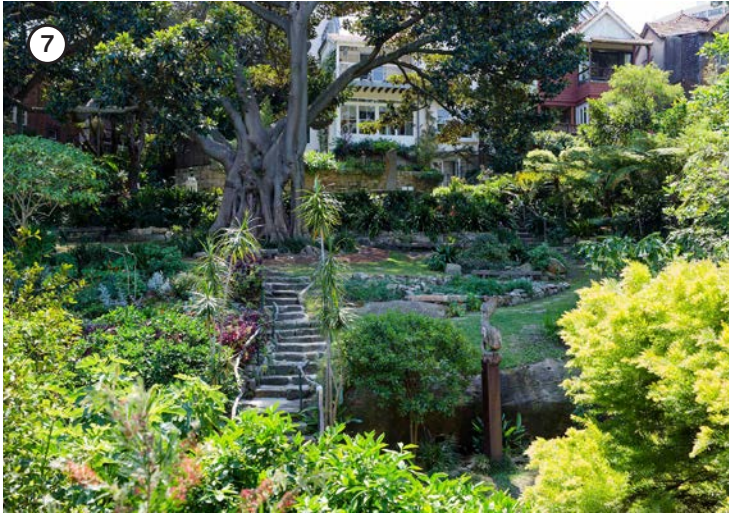
View east up Lavender Street towards Milsons Point



Terraces along Lavender Street, adjacent to the site



Clark Park, south west of the site



Wendy Whiteley's Garden, Lavender Bay



Apartment building on the corner of Lavender and Arthur Street



View of the site's north-west corner from Middlemiss Street



Building entrance off Middlemiss Street



Sydney Harbour Viaduct and on-road cycleway on Middlemiss Street



Bradfield Park, Milsons Point

Heritage

The Indigenous people of this place, the Cammeraygal, are estimated to have been living here at least 5,800 years ago. They had a close relationship to the water and fishing.

This area of the northern Sydney Harbour Foreshore as it looks today has been heavily influenced by European occupation and has a rich historic fabric shaped around key streets that run along ridgelines and around bays and inlets.

The site is located directly east of the Lavender Bay Heritage Conservation area which includes a number of heritage items. Developing from the early 1800s, the area has groupings of historic houses, large mansions, infrastructure and landscape of state and local heritage value.

To the north and east is the Sydney Harbour Viaduct.

An overview of key surrounding heritage items have been outlined on the following page.



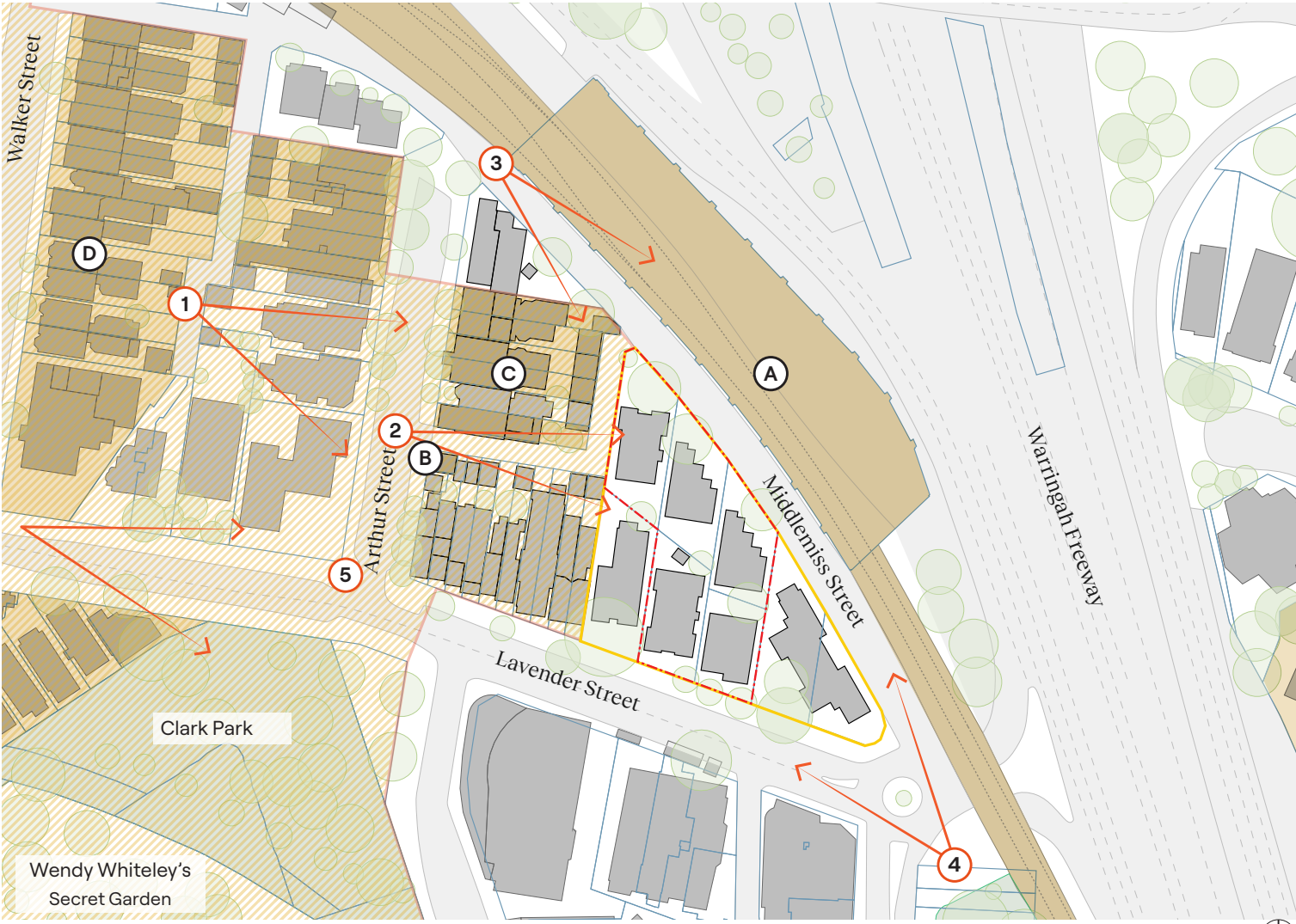
Clark Park



Terraces along Lavender Street



Contemporary and heritage-listed houses on Walker Street



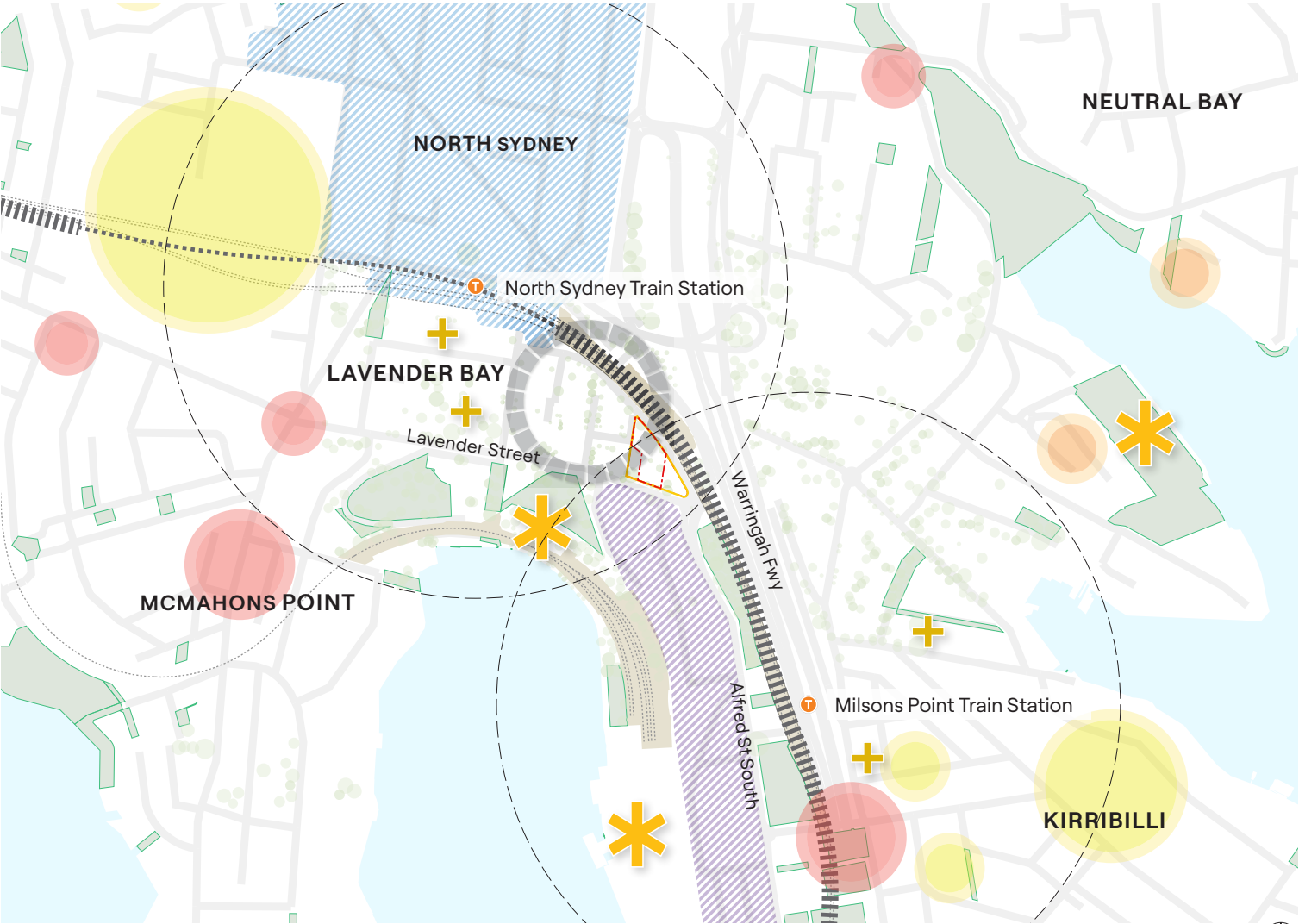
Heritage map

- Key**
- Site boundary
 - Study area
 - Heritage items
 - Heritage Conservation Area
 - Sensitive views
 - Trees
 - Key heritage item reference (refer to following page)

Key learnings

- While Lavender Bay is highlighted as a singular heritage conservation area, the typologies and styles within are greatly diverse.
- A common built form feature in the northern portion of this character area is the stepping of houses down the hill in sets of two

Land use



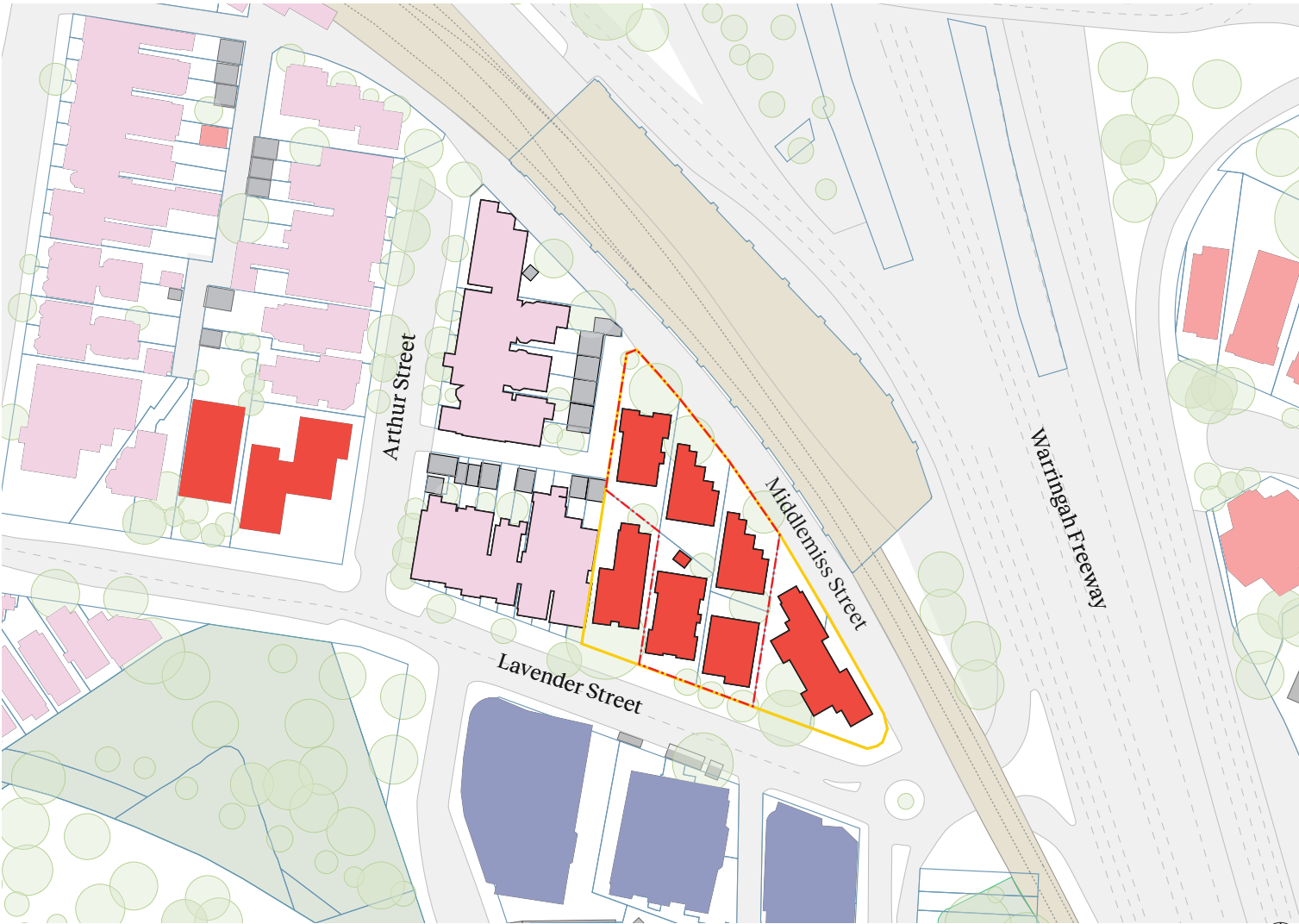
Land use distribution map

The site is located within an area of residential development between North Sydney CBD and Milsons Point Town Centre. There are a diverse mix of uses in the local area, a result of the area's long development history.

- Key
- Site boundary
 - Study area
 - Milsons Point - Mixed use, residential focus
 - North Sydney - Employment focus
 - Neighbourhood centre
 - Schools
 - Defence
 - Residential buffer
 - Attractor
 - Churches
 - Open space
 - Tree canopy

Key learnings

- North Sydney and Milsons Point Town Centre are located on the ridges. Smaller neighbourhood centres and located to the east and west, which support sets of private schools.



Land use scale map

Lavender Bay is predominantly low-scale residential in use with some apartment buildings along Lavender Street and within the subject site. This lower scale development in Lavender Bay is contrasted with mixed-use development on the southern edge of Lavender Street which extends up to 20 storeys.

- Key
- Site boundary
 - Study area
 - Low density residential
 - 2-6 storey apartment buildings
 - Mixed use
 - Open space
 - Tree canopy

Built form

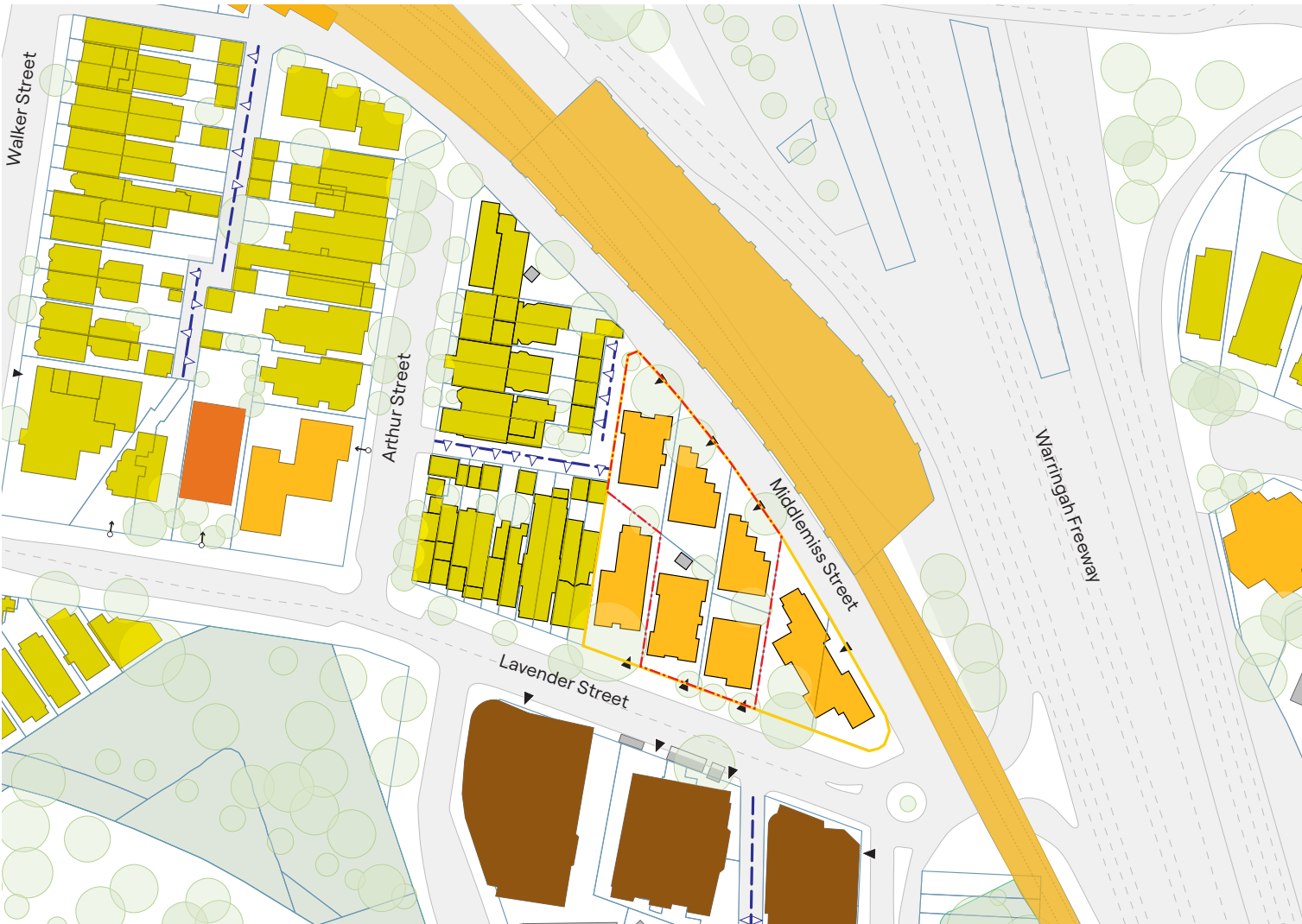


Built form distribution map

Key learnings

- Height is concentrated distinctly within North Sydney CBD and Milsons Point Town Centre. There are a few taller mixed use and apartment buildings. These break the generally less than 6 storey building height that extends over most of the the northern foreshore area
- Even though the heritage items within the Lavender Bay Conservation Area are predominantly 2-3 stories, there are some apartment buildings which break that form.

Key	
	Site boundary
	Study area
	Height focus points
	Transition opportunity



Built form map

There is currently a distinct change in building height at Lavender Street. Development on the subject seems to be neither consistent with the scale and typology of development in Lavender Bay, nor Milsons Point.

Key	
	Site boundary
	Study area
	1-2 storeys
	3-5 storeys
	6-9 storeys
	10+ storeys
	Open space
	Tree canopy

Future context

Low-rise housing, refers to multi-dwelling housing (such as manor houses and town houses), terraces and dual occupancies.



Mid-rise housing refers to residential flat buildings and shop-top housing that is generally between 3 and 6 storeys.



SUMMARY OF LOW TO MID RISE HOUSING PROVISIONS

	Typology	Existing LEP zone	Additional LMR zones	Catchment	Min. lot size	Min. lot width	FSR	HOB	Car spaces
Low-rise	Dual occupancy	E1/E2							
		R3	R2	0-800m	450m²	12m	0.65	9.5m	1/dw
	Attached dwellings (terraces)	R3	R2	0-800m	500m²	18m	0.7	9.5m	0.5/dw
	Multi dwelling	E1/E2/C2							
		R3	R2	0-800m	600m²	12m	0.7	9.5m	1/dw
Mid-rise	Residential flat building	E1/E2/C2							
			R2	0-800m	500m²	12m	0.8	9.5m	0.5/dw
		R3		0-400m	none	none	2.2	22m (max. 6 storey)	n/a
				400m-800m	none	none	1.5	17.5m (max. 4 storey)	n/a
	Shop top housing	E1	no change						

On 1 July 2024, the NSW Government commenced stage 1 of these reforms, which now permits dual occupancy development and semi-detached dwellings in most R2 low density residential zoned land in NSW, subject to development consent.

On 28 February 2025, the NSW Government implemented the final stage of the reforms. These controls will override the Local Environmental Plan and Development Control Plan.

The reforms will allow four- to six-storey apartment buildings in R3 Medium Density zones within an 800m walk of ‘town centre’ and ‘station precincts’ through the introduction of non-refusal height and floor space standards. This stage also allows manor houses in R2 zones under the same criteria and non-refusal standards for manor houses, terraces, and dual occupancies.

In addition, 30% height and floor space ratio (FSR) for 15% of affordable infill bonuses for 15 years can also be used on top of the non-refusal standards.



Built form map

The low to mid rise housing reforms applies to the adjoining lots and provides uplift up to 6 storey (8 when affordable housing is provided) to all lots that are not heritage listed.

The low to mid rise housing reforms changes the potential future context of the area by introducing higher densities and residential flat buildings.

The diagram shows an indicative footprint representative of the low to mid rise housing controls.

Key

Site boundary

Study area

Movement and connection

The site is located at a fulcrum between Milsons Point and North Sydney. The barrier created by the Warringah Freeway and Sydney Harbour Bridge viaduct creates little opportunities to traverse east-west between Lavender Bay, Milsons Point, North Sydney and Kirribilli. Lavender Street, Alfred Street South and the Warringah Freeway Lavender Bay exit all converse on the roundabout intersection at the south-east corner of the site. At high-traffic times, this intersection can be particularly congested.

Lavender Street provides a key role is connecting Milsons Point and Kirribilli to North Sydney. Connecting to Blues Point Road in the west and Alfred Street South in the east, this route is well-used by buses.

Alfred Street South is the Milsons Point High street, hosting a range of retail, commercial and residential uses. The role of this street has changed over time as commercial buildings have been redeveloped for residential. Alfred Street South is the main access road to Luna Park and North Sydney Pool.

Middlemiss Street is a narrow one-way laneway which connecting Walker Street to Lavender Street. It houses a one-way on-road cycleway for part of its length, alongside one traffic and one parking lane. This street provides the only access point for tenancies within the Sydney Harbour Bridge viaduct.

The site is located within 400m of Milsons Point Station and well-served by buses to the Lower North Shore. The site lies on a key cycle route between the Sydney Harbour Bridge and North Sydney.



Cycleway along Middlemiss Street



Pedestrian crossing on Lavender Street



Lavender Street

Key learnings

- The width and single direction of Middlemiss Street makes it inappropriate for key vehicular servicing
- There is a pattern of streets and laneway running north-south through Lavender Bay
- There is a trend of delivering through-site links and pedestrian-only routes in this area



Movement and conenctivity network

Streets and interfaces

Lavender Bay and Milsons Point feature unique urban structural elements.

Lavender Bay is an area distinctly shaped by the delivery of the North Shore Rail Line and development of North Sydney CBD. The eastern portion of the suburb (to the west of the subject site) displays a street and laneway configuration which establishes a strong consistent residential street wall along Walker Street and Arthur Streets. Further west, the street interface is more mixed, a result of church land and topographic changes down to Lavender Bay. On Lavender Street west of Clark Park, many of the dwellings have pedestrian and vehicular entry points below street level.

Alfred Street South forms the main spine for Milsons Point Town Centre. Secondary streets to the west, service buildings oriented to take advantage of views across Lavender Bay. There is no predominant street wall within the Town Centre despite North Sydney DCP 2013 articulating an aspiration for a consistent 3 storey street wall in this area. Recent development within the Town Centre has predominantly been through refurbishment of existing buildings, limiting opportunities to deliver a new and consistent street wall.



Alfred Street South



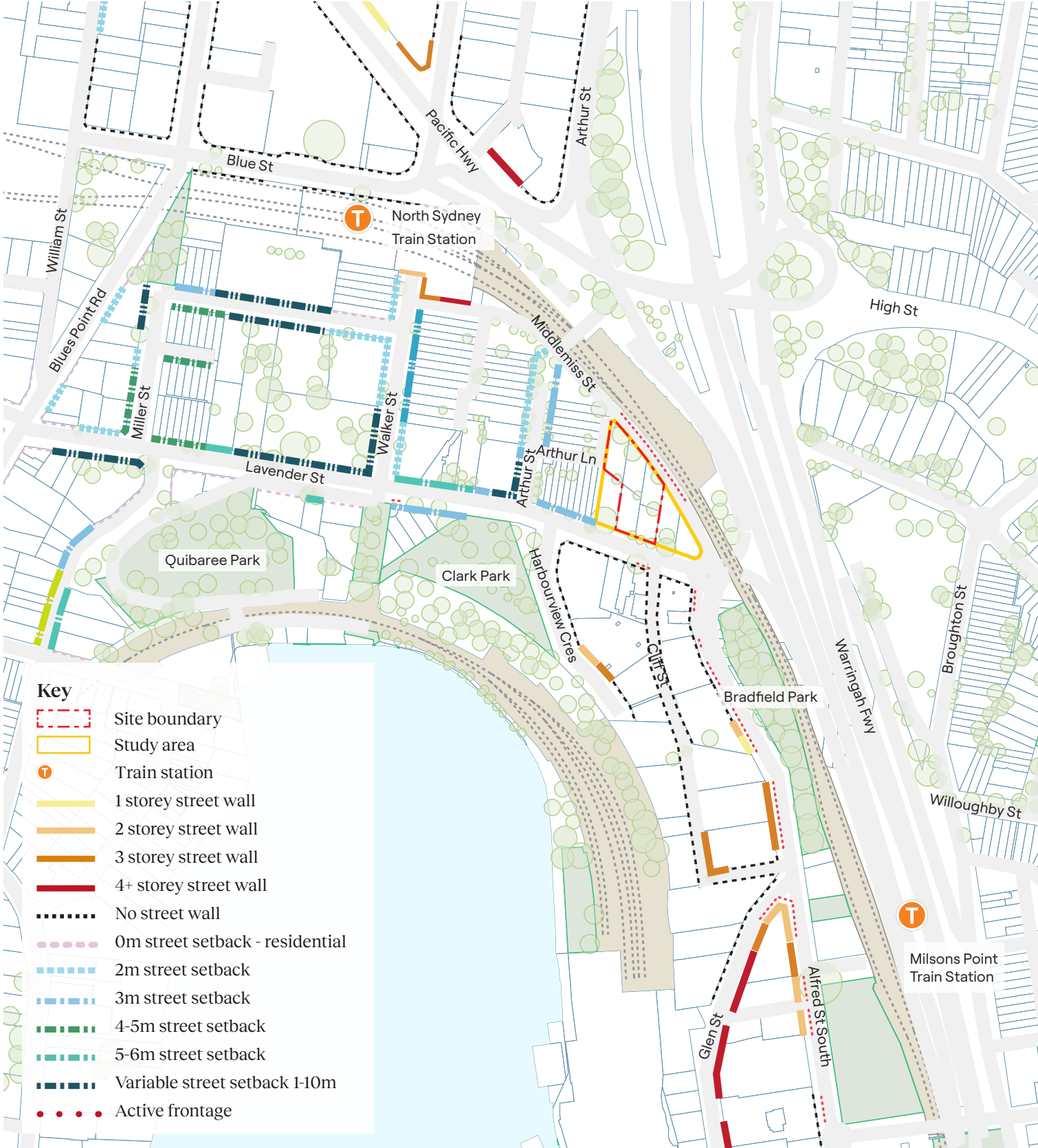
Alfred Street South



Lavender Street

Key learnings

- The podium and tower form is not prevalent in Milsons Point. Buildings tend to extend to ground with no upper level setback. This is similar to the built form approach in North Sydney
- There are a mix of setbacks in Lavender Bay. This is in keeping with the mix of building typologies in that area
- Groupings of heritage-listed houses extend consistent setbacks along sections of north-south oriented streets
- Corner buildings generally hug the corner and provide no upper level setback



Street network and interfaces

Landscape

Lavender Bay is one of the many bays and inlets along Sydney Harbour. There is a significant fall in topography from the key streets of Lavender Street, Alfred Street South and Blues Point Road, to the foreshore. On the north and eastern sides of the bay, landscaping covers areas of steep topography. On the western side, buildings are set over multiple levels and extend all the way to the water's edge.

Exposed sandstone rock faces are visible in Wendy Whiteley's Garden and along the eastern side of Lavender Bay behind the rail corridor.



View of the east edge of Lavender Bay with Milsons Point behind



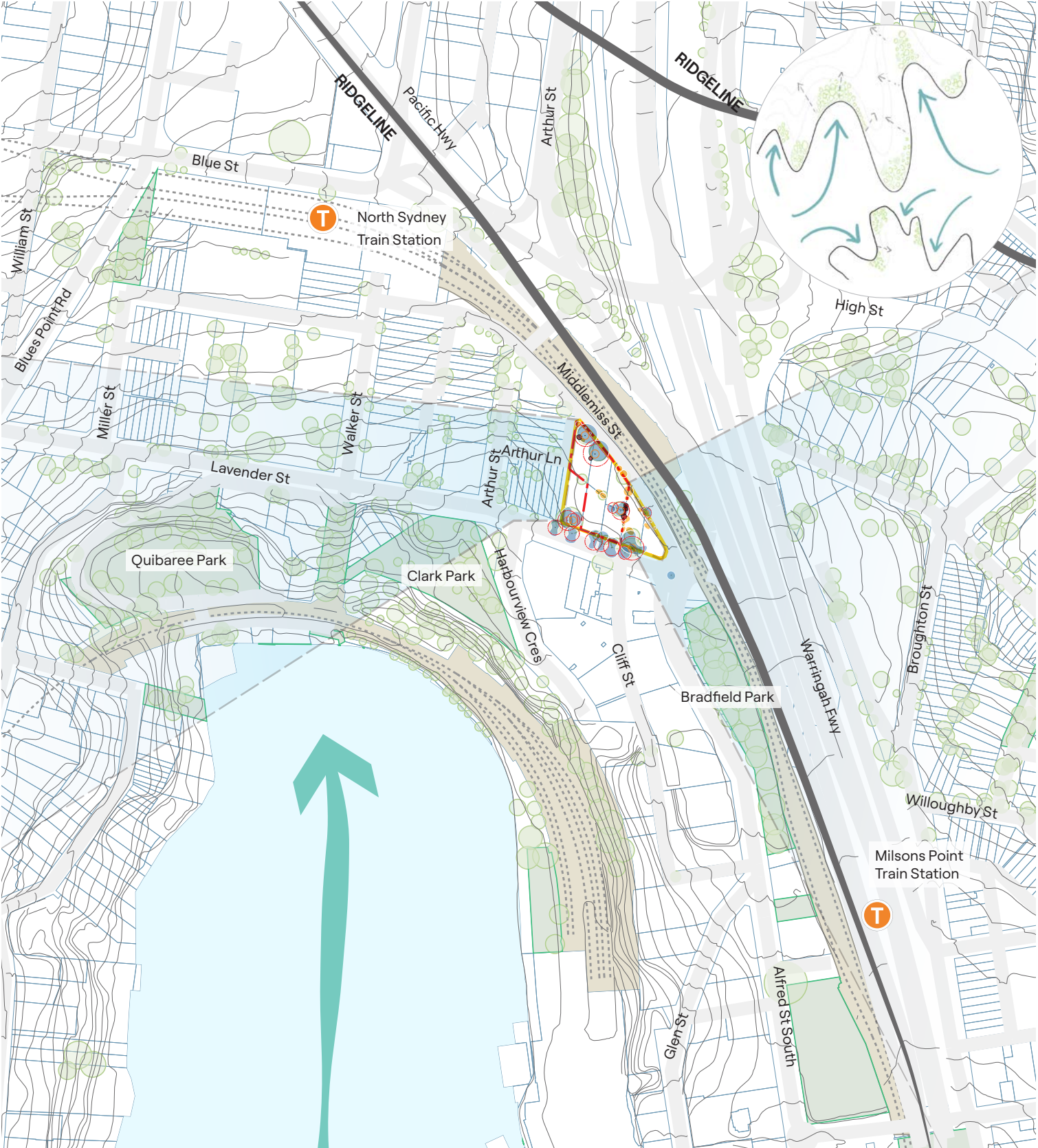
Lavender Bay



Lavender Street

Key learnings

- The site is located along the ridgeline
- Stormwater from the site would extend along Lavender Street towards Clark Park and Quibaree Park
- Open spaces adjacent to the foreshore are key in mediating significant level changes from surrounding streets



Natural systems

Tree canopy

The lower north shore is synonymous with well planted streets, mature trees and parkland. There are a number of trees located within the site and along adjacent streets. Specialist arborist advice has been reflected in the diagram to the right. It highlights that there are no trees of high retention value within or adjacent to the site.

Consider the limited tree planting along the southern side of Lavender Street and along Middlemiss Street, there is an opportunity for the redevelopment of the site to continue to provide tree planting within the site and streetscape upgrades which deliver street planting aligned with the existing provision.



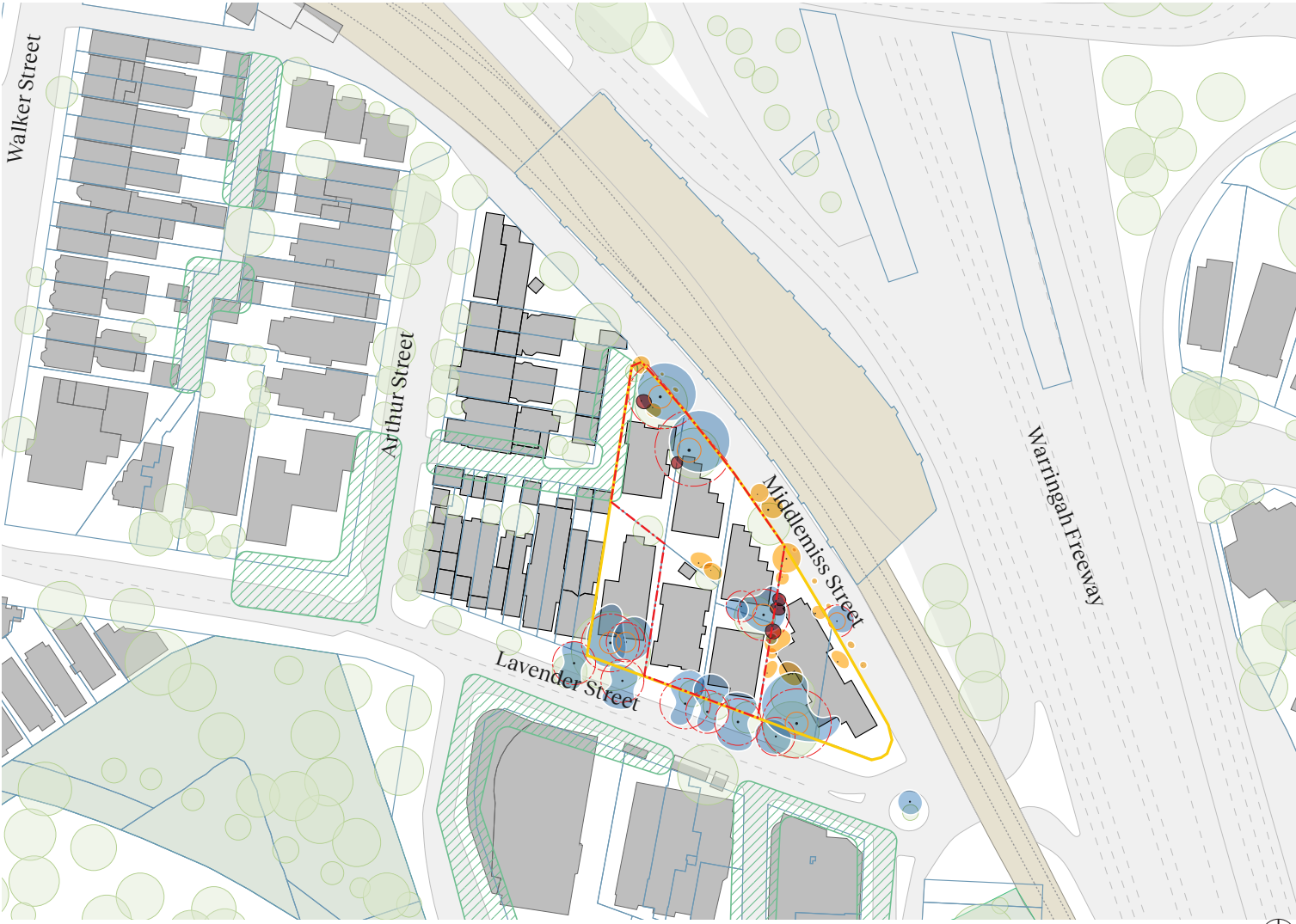
Trees within the site



Trees along Lavender Street



Trees along Middlemiss Street



Tree canopy map

- Key**
- Site boundary
 - Study area
 - Street tree canopy deficit
 - Tree of moderate retention value
 - Tree of low retention value
 - Nil retention value
 - Nominal tree protection zone
 - Nominal root zone

Tree canopy

- Key learnings**
- There are no trees of high retention value on or adjacent to the site.
 - There is an opportunity to provide new planting including endemic specifiers as part of the redevelopment of the site