

10

Architectural Concept

Architectural key moves



Eroded by movement

The building footprint is sculpted and receded at the base to prioritize the public domain, informed by the movement of people. This “carve-out” creates a protected, weather-shielded through-site link that seamlessly connects two significant urban nodes: a vibrant entry plaza and a northern pocket park.

Fully glazed facades at the lobby and communal areas ensure visual transparency, fostering an intimate and accessible social experience that integrates the building with the neighborhood fabric.



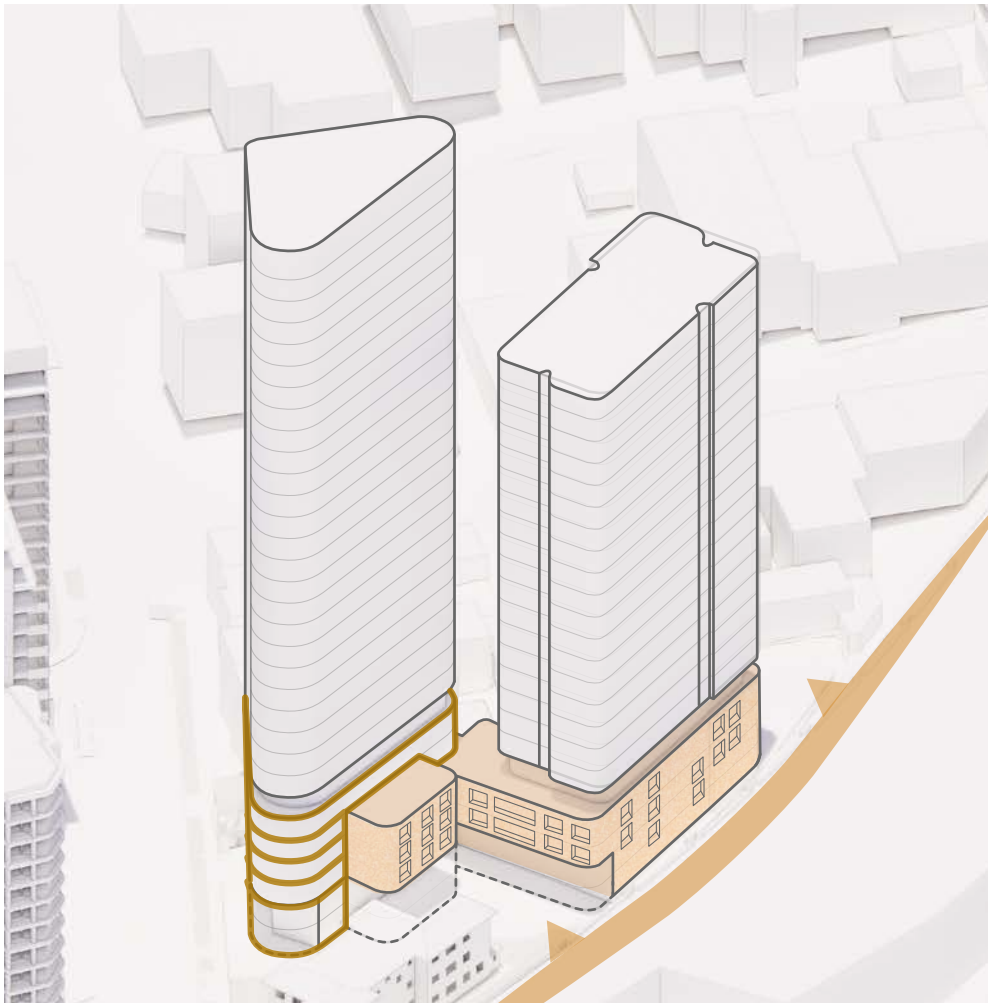
Landscape Plateaus

The communal spaces are designed as a layered sequence of social environments, strategically distributed across the ground plane, podium, and Level 05. This vertical arrangement establishes a clear progression from active public zones to more secluded, private shared spaces.

Ground Level | Civic Anchors: At the street level, a central plaza and northern pocket park act as “green anchors.” These landscaped voids protect the pedestrian-focused core, enhancing site permeability and strengthening the project’s connection to the Lavender Bay public domain.

Level 04 Podium | The Social Hub: At the heart of the scheme, the Level 04 podium serves as the primary resident hub. It accommodates a swimming pool, flexible open space, and BBQ dining areas, all set within generous landscaped buffers to establish a sheltered, sub-tropical communal sanctuary.

Level 05 | Secluded Retreat: Quieter terrace above the podium, offering intimate outdoor and internal spaces for private gatherings and relaxation.

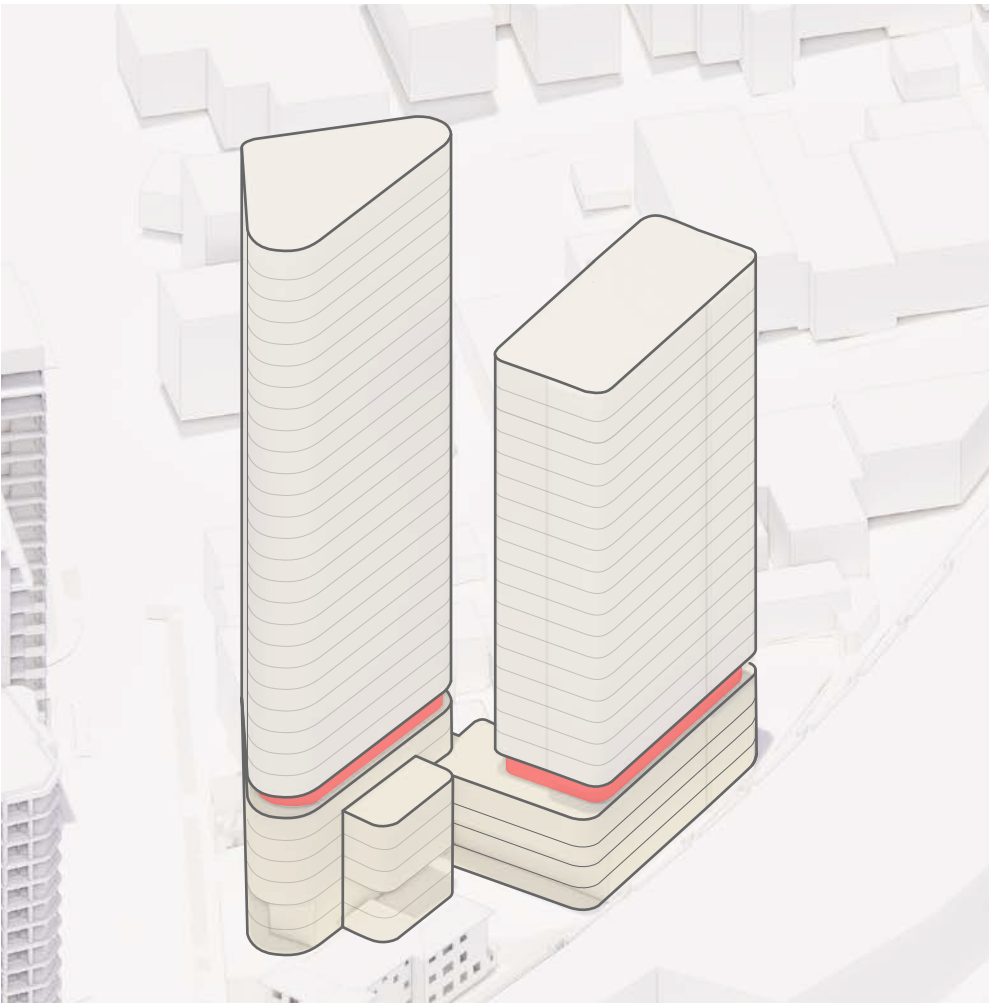


Podium Fenestration

Southern Podium is articulated as a continuous vertical form that extends directly to the ground, providing a definitive visual anchor to the site’s southern edge. This move establishes a robust civic presence at the primary street corner, marking a formal threshold to the Milsons Point peninsula. The frontage utilizes textured, sandstone-hued precast—a material gesture that references the harbor’s geology and maritime heritage while signaling a clear sense of arrival.

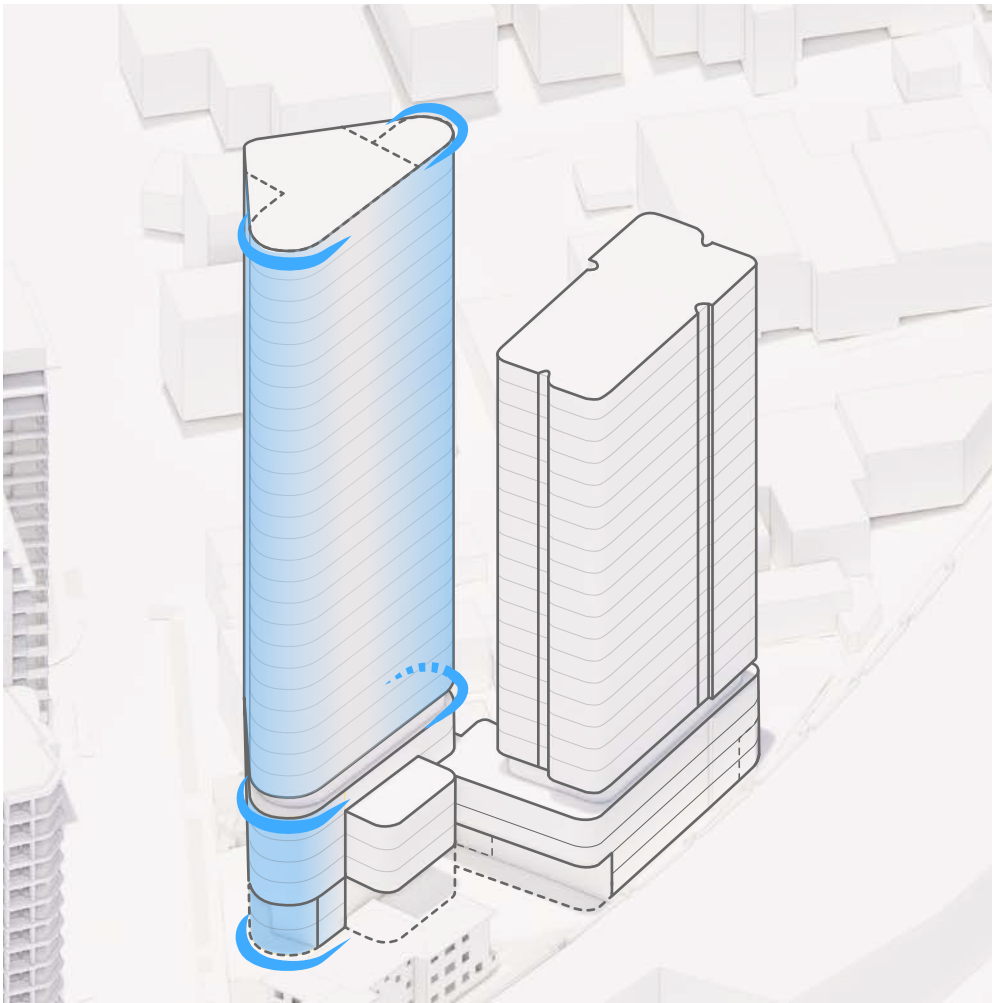
To the north, the podium is restrained to a four-to-five-storey datum to negotiate the monumental scale of the Sydney Harbour Bridge abutment and the rhythmic grain of local terraces. This height ensures a grounded, heritage-sensitive interface that maintains the streetscape character. Earth-toned brickwork and punched openings mirror the historic viaduct, creating a tactile masonry expression that integrates seamlessly with the existing urban fabric.

Architectural key moves



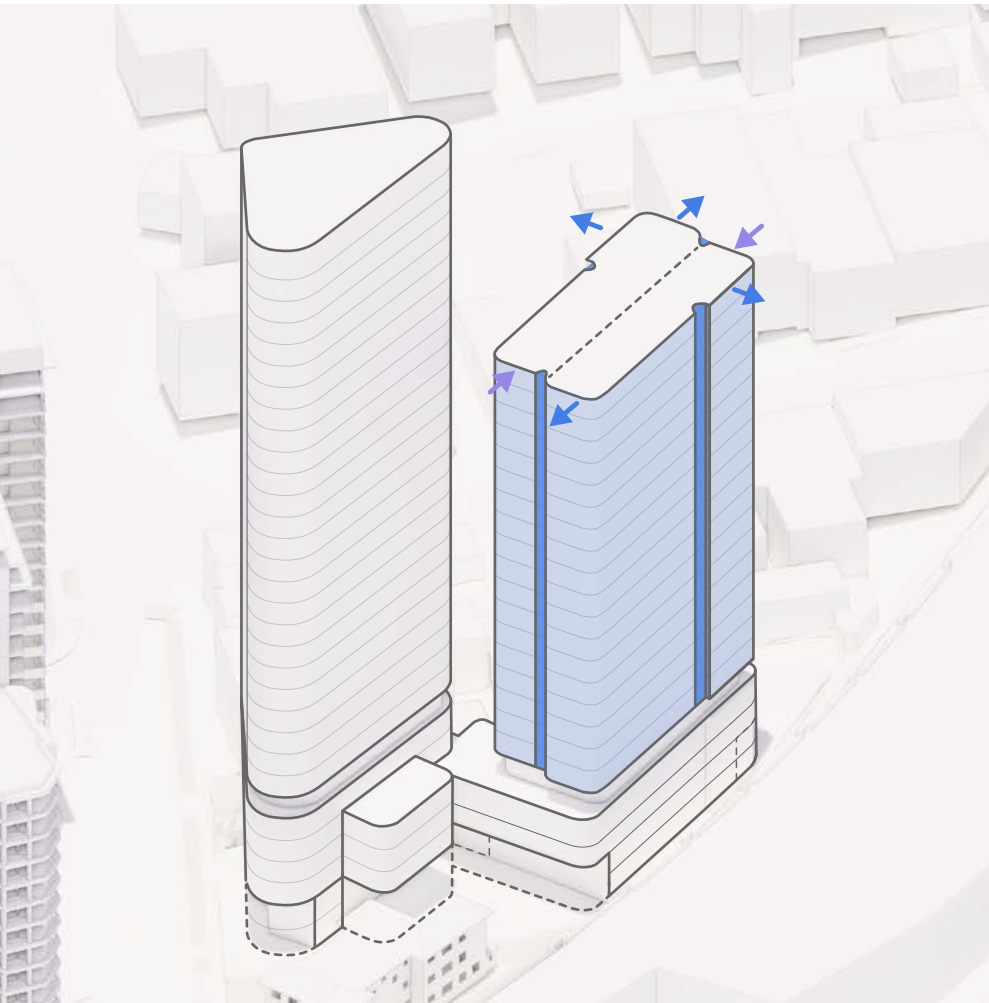
Podium Break

To define the transition from streetscape to skyline, the design introduces a recessed architectural reveal at the podium head (Levels 4 and 6). This horizontal “carve” effectively de-couples the tower from its masonry base, articulating a clear shift in materiality and scale while providing a refined silhouette for the 23 and 32-storey towers.



‘Sentinel’s’ Curve

Tower B utilizes soft, sweeping curvatures to respond to its prominent corner position. The corners are carved to create smooth, continuous facade that broaden panoramic view corridors and pull natural light deeper into the living spaces. This curved geometry continues upward to define a softened “crown” on the skyline, ensuring a light and elegant architectural expression.



Sculpting

Tower A employs a dynamic “push-and-pull” of the floor plates to deconstruct the building’s bulk. These vertical shifts create deep recessed planes that enhance visual privacy and maximize solar access. Featured vertical fins are integrated into these shifted forms, adding rhythmic depth and reinforcing the tower’s slender proportions. Building articulation and recesses create shadows and break long facades to humanise the bulk and scale have been exargerated to counter act the ncreased height of the built form and to create more separtion between the buildings.

CGI - Aerial View of the Site





Section

Composition

The proposal comprises five basement levels, a tiered podium, and two distinct towers.

The Southern Tower (Tower B) serves as the primary form, rising to 32 storeys (RL 137.00) with a unified ‘crown’ expression marking the Lavender Street frontage. The Northern Tower (Tower A) adopts a lower scale of 23 storeys (RL 108.40), with plant and services zones extending to RL 112.50.

Both tower heights are strategically capped to mitigate potential impacts on the public domain and surrounding properties. Particular attention has been given to minimising overshadowing of Bradfield Park and Clarke Park, recognising their importance as key public open spaces.

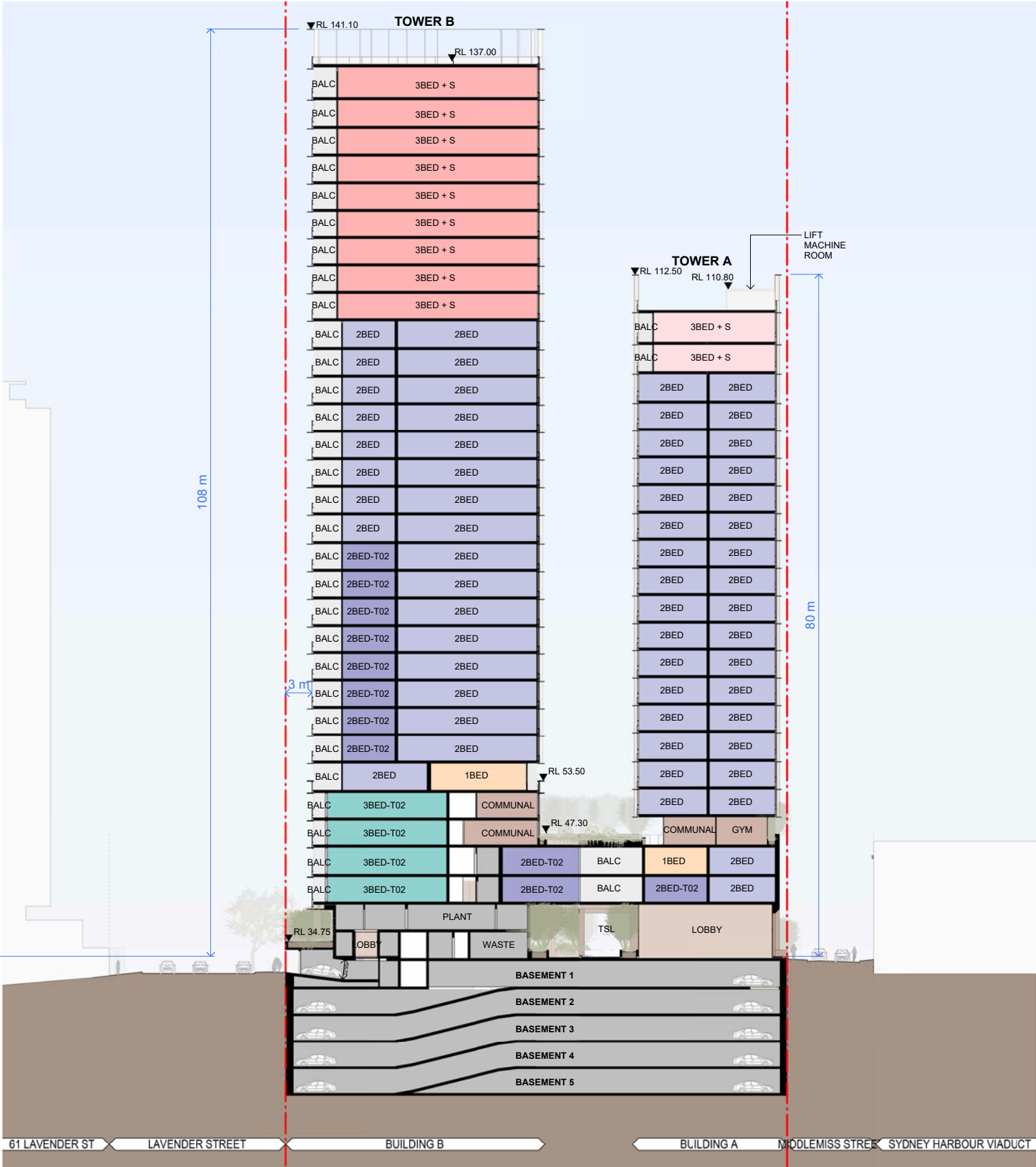
At the street level, the podium heights vary to respond to the topography and context: a four-storey podium aligns with the Harbour Bridge abutment on Middlemiss Street, while a six-storey form addresses Lavender Street.

- 1 BED
- 1 BED + STUDY
- 2 BED
- 2 BED + STUDY
- 3 BED
- 3 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL
- CAR PARK
- SERVICES

SECTION A

Drawing reference : DA-1501 [3]
Scale : 1: 300 @ A1

▼ TOWER B - ROOF	137000	
▼ TOWER B - LEVEL 31 (PENTHOUSE)	133200	
▼ TOWER B - LEVEL 30 (SUB-PENTHOUSE)	129800	
▼ TOWER B - LEVEL 29	126600	
▼ TOWER B - LEVEL 28	123400	
▼ TOWER B - LEVEL 27	120200	
▼ TOWER B - LEVEL 26	117000	
▼ TOWER B - LEVEL 25	113800	
▼ TOWER B - LEVEL 24	110600	
▼ TOWER B - LEVEL 23	107400	
▼ TOWER B - LEVEL 22	104200	
▼ TOWER B - LEVEL 21	100800	
▼ TOWER B - LEVEL 20	97600	
▼ TOWER B - LEVEL 19	94400	
▼ TOWER B - LEVEL 18	91200	
▼ TOWER B - LEVEL 17	88000	
▼ TOWER B - LEVEL 16	84800	
▼ TOWER B - LEVEL 15	81400	
▼ TOWER B - LEVEL 14	78200	
▼ TOWER B - LEVEL 13	75000	
▼ TOWER B - LEVEL 12	71800	
▼ TOWER B - LEVEL 11	68600	
▼ TOWER B - LEVEL 10	65400	
▼ TOWER B - LEVEL 09	62200	
▼ TOWER B - LEVEL 08	59000	
▼ TOWER B - LEVEL 07	55800	
▼ TOWER B - LEVEL 06	52400	
▼ TOWER B - LEVEL 05	49200	
▼ LEVEL 04	46000	
▼ LEVEL 03	42600	
▼ LEVEL 02	39400	
▼ LEVEL 01	36200	
▼ GROUND	33000	
▼ BASEMENT 01	29500	
▼ BASEMENT 02	26400	
▼ BASEMENT 03	23300	
▼ BASEMENT 04	20200	
▼ BASEMENT 05	17100	



▼ TOWER A - ROOF	108400	
▼ TOWER A - LEVEL 22	104600	
▼ TOWER A - LEVEL 21	101200	
▼ TOWER A - LEVEL 20	97800	
▼ TOWER A - LEVEL 19	94600	
▼ TOWER A - LEVEL 18	91400	
▼ TOWER A - LEVEL 17	88200	
▼ TOWER A - LEVEL 16	85000	
▼ TOWER A - LEVEL 15	81800	
▼ TOWER A - LEVEL 14	78600	
▼ TOWER A - LEVEL 13	75400	
▼ TOWER A - LEVEL 12	72200	
▼ TOWER A - LEVEL 11	69000	
▼ TOWER A - LEVEL 10	65800	
▼ TOWER A - LEVEL 09	62600	
▼ TOWER A - LEVEL 08	59400	
▼ TOWER A - LEVEL 07	56000	
▼ TOWER A - LEVEL 06	52800	
▼ TOWER A - LEVEL 05	49600	
▼ TOWER A - LEVEL 04	46000	
▼ TOWER A - LEVEL 03	42600	
▼ TOWER A - LEVEL 02	39400	
▼ TOWER A - LEVEL 01 (MEZZANINE)	36200	
▼ GROUND	33000	
▼ BASEMENT 01	29500	
▼ BASEMENT 02	26400	
▼ BASEMENT 03	23300	
▼ BASEMENT 04	20200	
▼ BASEMENT 05	17100	

Floor Plan - Basement

Parking and Services

The project provides five levels of basement parking, with vehicular access via Lavender Street. To minimize visual impact and maintain the streetscape's integrity, the entry is strategically positioned at the site's lowest topographical point.

The basement accommodates 174 car spaces (including 28 accessible and 4 visitor spaces), in compliance with the maximum parking rates. A deep-soil zone is maintained along the north-western boundary by setting back the basement footprint, supporting significant canopy planting at the ground level.

The internal layout is optimized for the site's unique geometry, utilizing a long-aisle circulation pattern to ensure safe and fluid vehicle movement. Service and plant rooms are consolidated at the corners and center of the floor plate to maximize parking efficiency. Furthermore, the loading dock is located on the Ground Floor; this separation of heavy service vehicles from the residential basement levels improves operational efficiency and reduces the structural and height requirements of the lower basement levels.

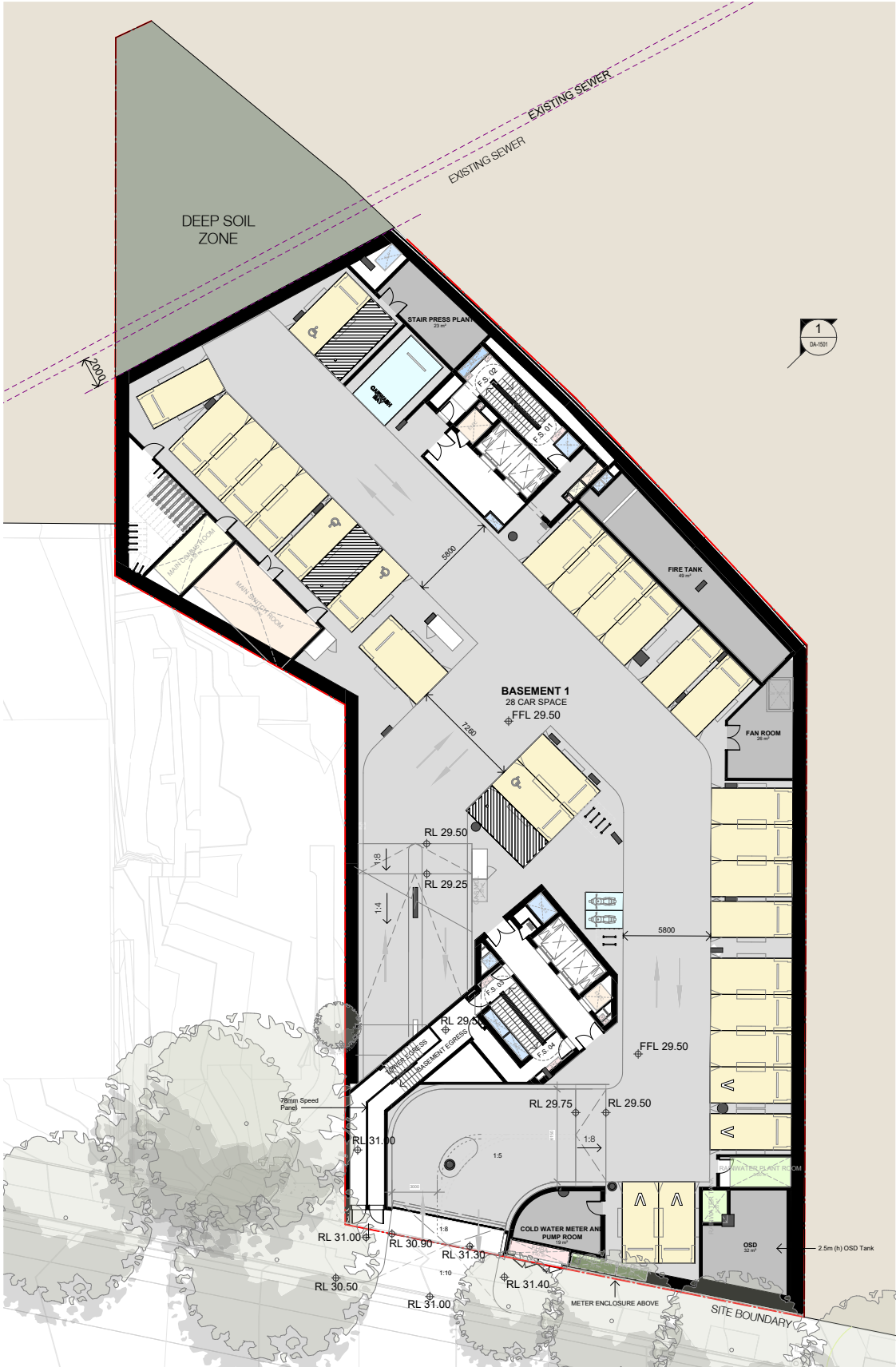
The site is located within 400m of Milsons Point Station and well-served by buses to the Lower North Shore. The site lies on a key cycle route between the Sydney Harbour Bridge and North Sydney. To encourage a shift toward sustainable travel, compliant bicycle parking is provided for both residents and visitors.

CAR PARK

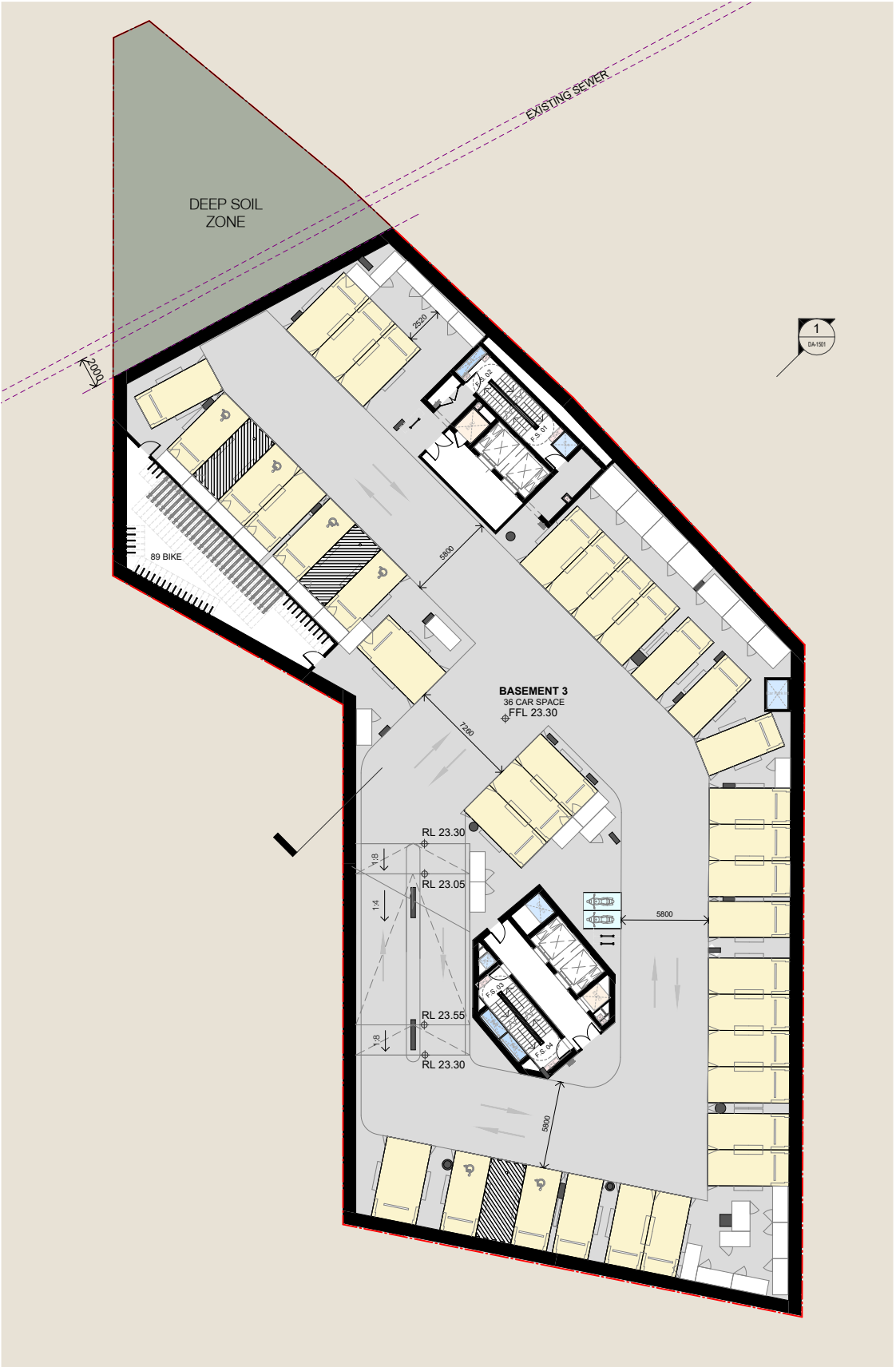
SERVICES

BASEMENT 01 & 03 (TYPICAL)

Drawing reference : DA-1005 [8] , DA-1003 [8]
Scale : 1: 200 @ A1



Basement 01



Basement 03 (Typical)

Floor Plan - Ground

Public Open Space

The ground plane is conceived as a highly porous urban environment, anchored by a new East-West through-site link that provides a legible connection between Lavender Street, Middlemiss Street, and Arthur Lane. This pedestrian-priority spine is punctuated by two strategic “urban anchors”: a central plaza on the eastern boundary and a new pocket park to the North-West. These spaces function as essential “pauses” in the urban fabric, providing increased tree canopy, integrated landscaping, and enhanced public amenity. Critically, these links improve safety by redirecting foot traffic away from the constrained southeast corner, providing a secure, direct alternative to the existing shared cycleways.

Street Activation and Internal Amenity

Primary residential lobbies and communal areas are oriented toward the street frontages to maximise activation and passive surveillance. Internally, the ground floor features generous lift lobbies and wide corridors with integrated seating to encourage informal social interaction. To maintain a high-quality entry experience, dedicated parcel and mail rooms are provided to prevent congestion. The North-West communal room is strategically co-located with the pocket park, creating a seamless indoor-outdoor transition that enhances the usability of both spaces while providing consistent overlooking of the public realm.

A sophisticated services strategy ensures that the “back-of-house” functions do not detract from the public domain. By locating primary plant and services on a Level 1 mezzanine, the design achieves a double-height volume on the ground floor, enhancing the sense of space and light. All loading and waste management facilities are consolidated away from the primary street frontages, with the waste room adjacent to a dedicated loading dock. Vehicle movements are optimised for efficiency and safety; large vehicles enter via Arthur Lane and exit via Middlemiss Street, a one-way flow that eliminates the need for complex turnaround manoeuvres. Car park and loading entries are seamlessly integrated into the facade treatment, ensuring that service requirements remain secondary to the architectural expression.

- LOOBY / COMMUNAL
- CAR PARK
- SERVICES

GROUND

Drawing reference : DA-1006 [9]

Scale : 1 : 200 @ A1



Landscape - Ground

Land and Form Landscape Design Report

The adjacent plan illustrates the landscape design for the ground floor communal outdoor area. The landscape strategy for the ground floor and communal outdoor areas is conceived as a series of “green anchors” designed to humanise the urban fabric and celebrate the unique topography of Lavender Bay.

Drawing inspiration from the site’s raw sandstone edges, historic brickwork, and mature canopy, the design establishes an authentic materiality that feels deeply rooted in its context.

This vision prioritises a highly porous, pedestrian-centric precinct where a network of intuitive through-site links and terraced steps—including potential future connections to the eastern boundary—facilitate effortless movement and discovery.

By integrating raised planters and soft, accessible refuges within the hardscape, the project offers essential moments of pause and social interaction, transforming the site into a vibrant, safe, and well-connected destination that balances active movement with high-quality residential and public amenity.

For a detailed overview of the landscape strategy, refer to the Landscape Design Report.



Future-proofed edge to allow for potential connections to the neighboring site's green area.

- 1 **STEEL AND STONE GARDEN**
PASSIVE SEATING WITH NATIVE PLANTING IN NORTHERN DEEP SOIL AREA WITH LARGE AND MEDIUM TREES RETAINED
- 2 1:22 RAMPED ACCESS FROM MIDDLEMISS STREET THROUGH COLONADE WITH PLANTING BETWEEN RAMP
- 3 **CENTRAL PLAZA**
FEATURE FIG IN RAISED DECK WITH SEATING WALLS AND FLEXIBLE SPACE
- 4 TERRACED STEPS AND STAIRS WITH POTENTIAL FOR FUTURE CONNECTION TO ADJACENT DEVELOPMENTS
- 5 RAISED PLANTERS WITH FEATURE SHRUBS AND SMALL TREES
- 6 COMMUNAL SPILL OUT AREA WITH OUTDOOR SEATING
- 7 ON GRADE ENTRANCE FROM LAVENDER STREET
- 8 TERRACED PLANTER WITH RETAINING WALLS AND CASCADING PLANTING
- 9 **NATIVE TRAIL**
GREEN LINK WITH MOMENTS FOR SENSORY EXPLORATION THROUGH IN-GROUND PLANTING BEDS
- 11 BUFFER PLANTERS TO STREET FRONTAGE
- 12 RAISED PLANTER OVER BASEMENT WITH CASCADING PLANTS

Floor Plan - Level 02 - 03

To maximize residential amenity, the development contains no ground-floor apartments. All private residences commence at the podium levels (L2), effectively elevating them above the public domain to provide acoustic and visual separation from the loading dock, services, and high-traffic ground-floor activities. This transition is further reinforced through the use of solid balustrades on lower-level balconies, which act as a functional privacy screen and a secondary acoustic buffer against street-level noise.

The podium massing and setbacks have been meticulously calibrated to ensure the equitable development of adjacent lots, future-proofing the precinct’s long-term growth:

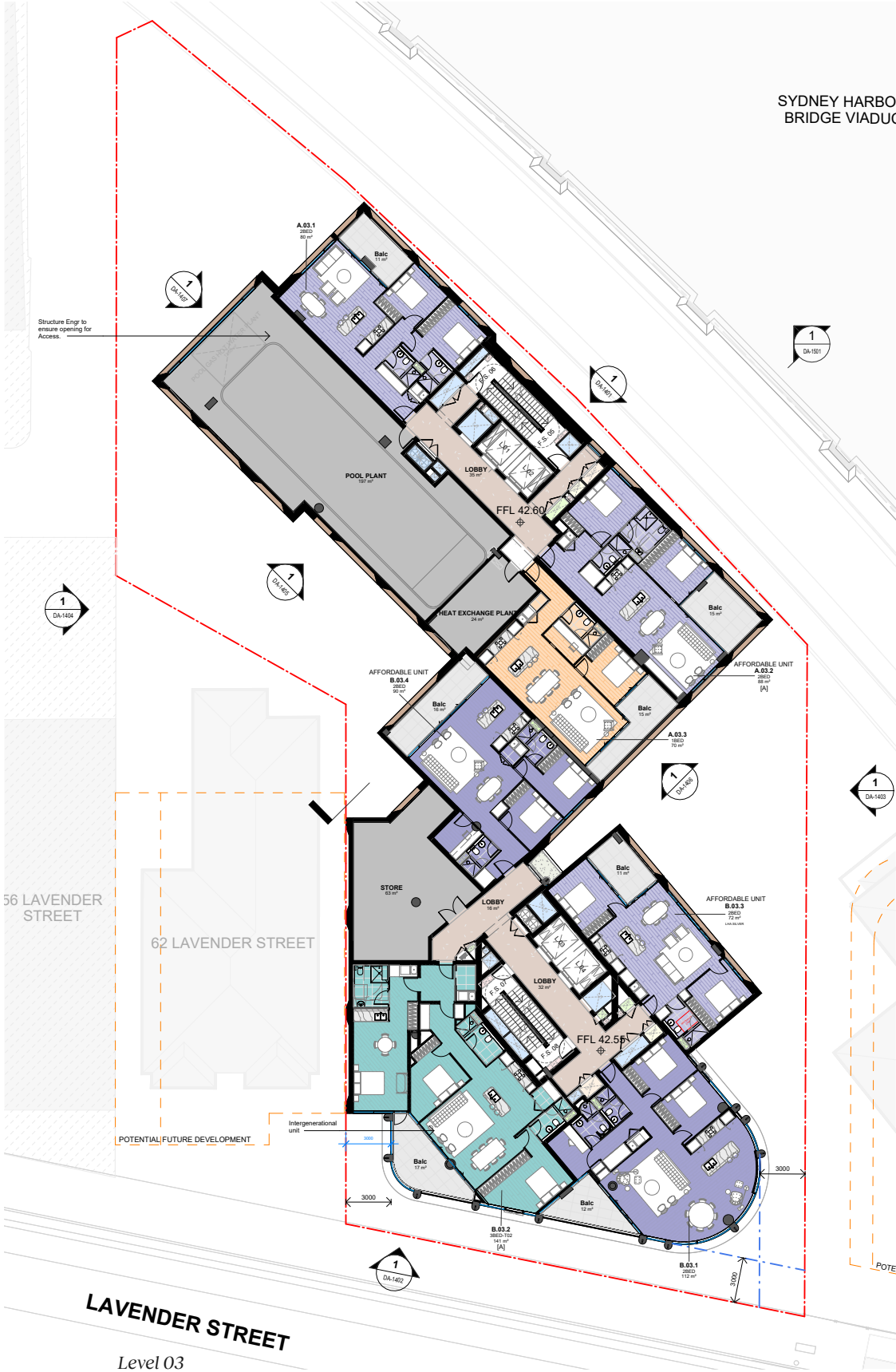
- **Eastern Boundary (1 Middlemiss St):** A 3m setback is provided along the interface with the Homes NSW site. This proactively facilitates the 6m building separation required by the ADG, ensuring that any future eight-storey redevelopment on the neighboring lot is not compromised.
- **Western Boundary (62 Lavender St):** A zero-lot-line approach is adopted here. Given the site’s constrained depth, this strategy maintains a continuous street wall and allows the neighbor to achieve their full development potential by abutting the proposed podium, avoiding redundant and inefficient lightwells.

The podium levels feature a highly diverse apartment mix, ranging from one- to three-bedroom typologies to support varied socio-economic demographics. This includes the integration of “intergenerational” layouts, which respond to evolving household structures. These units feature two distinct, self-contained living areas accessed via a shared internal lobby and laundry. This innovative configuration allows extended family members—such as grandparents or young adults—to reside together while maintaining a high level of independence, privacy, and residential amenity.

- 1 BED + STUDY
- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL
- SERVICES

LEVEL 02

Drawing reference : DA-1008[9]
Scale : 1: 200 @ A1



Floor Plan - Level 04

The Level 04 podium functions as the principal social and wellness amenity level of the development, delivering approximately 400 sqm of communal open space for residents. The layout has been carefully zoned to balance high-quality resident amenity with the environmental constraints associated with the adjacent rail corridor.

The podium incorporates a range of active and passive recreational facilities, including a sauna, BBQ dining areas, flexible lawn spaces, sun decks, and a communal room designed to accommodate co-working and informal gatherings.

In response to potential rail noise impacts from the northern boundary, the gymnasium, yoga studio, and back-of-house facilities are strategically located along the northern edge of the podium. These enclosed uses form an acoustic buffer, shielding the more sensitive communal outdoor areas located centrally within the podium.

The swimming pool is positioned toward the western portion of the floorplate to optimise solar access throughout the day and enhance the usability of the surrounding sun deck areas.

Where communal spaces interface with private podium-level apartments, a generous landscape buffer is introduced. Deep raised planters and carefully selected planting species provide both visual screening and acoustic separation, ensuring privacy for residents while maintaining an attractive outlook.

Architecturally, the Tower A podium façade is recessed from the levels above to facilitate self-shading and enhance thermal comfort within the communal zones. This transition also de-couples the tower from its masonry base.

This form is complemented by a perimeter planter integrated into the parapet, acting as a critical acoustic buffer against street and rail noise to ensure a tranquil communal environment.

- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL

LEVEL 04

Drawing reference : DA-1010[9]
Scale : 1: 200 @ A1



Floor Plan - Level 05

From Level 05, the building mass transitions into two distinct and slender tower forms – Tower A and Tower B. This articulation reduces the perceived bulk and scale of the development, allowing the podium mass to transition into a more refined vertical skyline profile.

Naturally ventilated and daylit lobbies are provided on every floor, ensuring that the sense of openness and connection to the outdoors is a shared experience for all residents, regardless of their position within the building.

A secondary communal amenity layer is also introduced above the Level 04 podium, creating a more intimate shared space for residents. This area includes an outdoor BBQ terrace and a communal room positioned at the northern base of Tower B. By separating this amenity from the primary podium-level communal hub, the development provides a quieter and more private setting for smaller gatherings and informal recreation, supporting a diverse range of resident social activities.

- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL

LEVEL 05

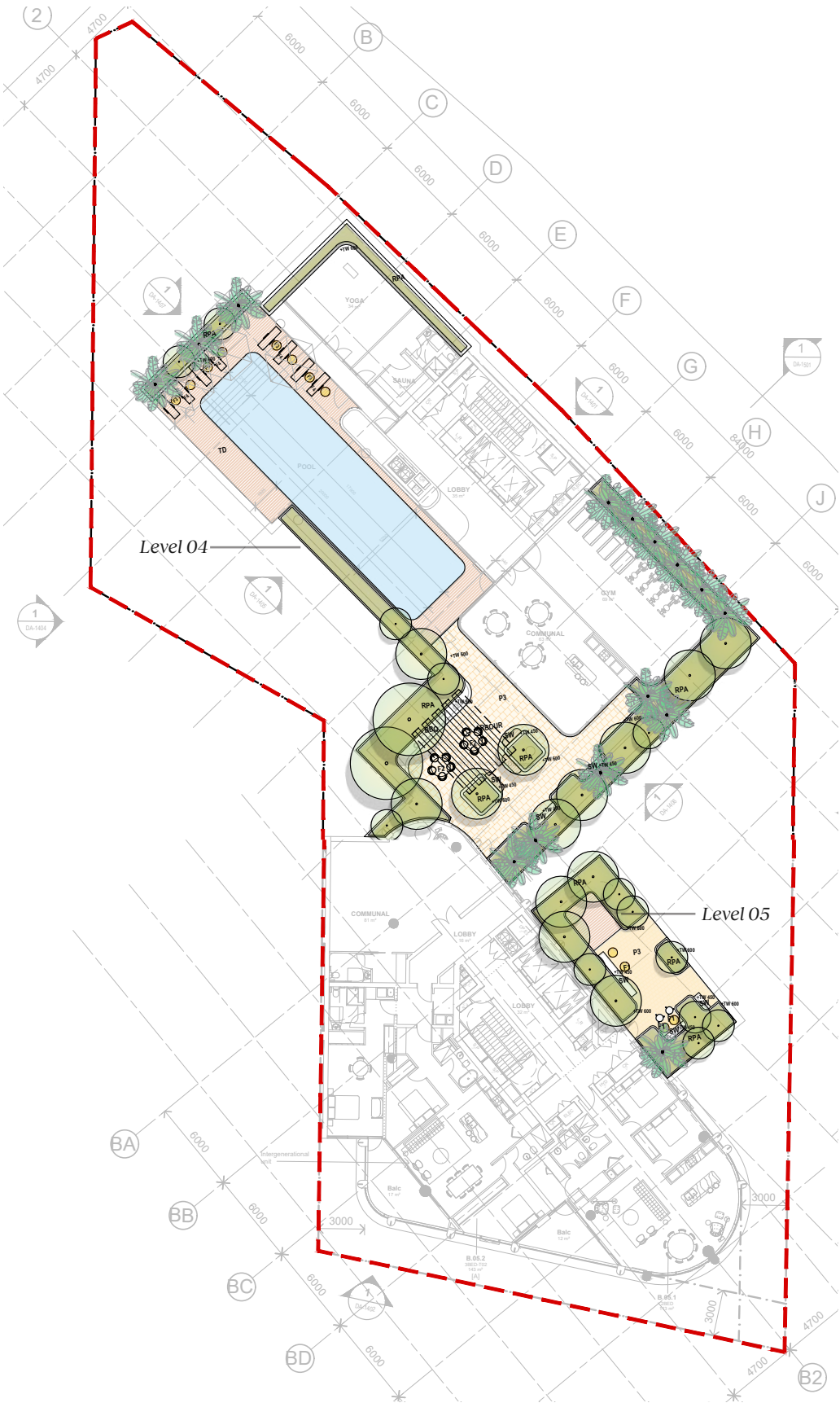
Drawing reference : DA-1011[9]
Scale : 1: 200 @ A1



Landscape - Level 04 - 05

The adjacent plan illustrates the landscape design for the level 4 & 5 communal outdoor area. Movement through the space is designed to be intuitive, punctuated by “green anchors” that offer moments for exploration and quiet engagement. To manage the interface between communal and private domains, deep raised planters and curated species selections provide essential visual screening and acoustic separation, ensuring resident privacy. This logic extends to the podium perimeter, where a parapet-integrated planter acts as a final acoustic filter against the surrounding street and rail corridor, reinforcing the podium’s role as a sheltered, high-quality communal environment.

For a detailed overview of the landscape strategy, refer to the Landscape Design Report.

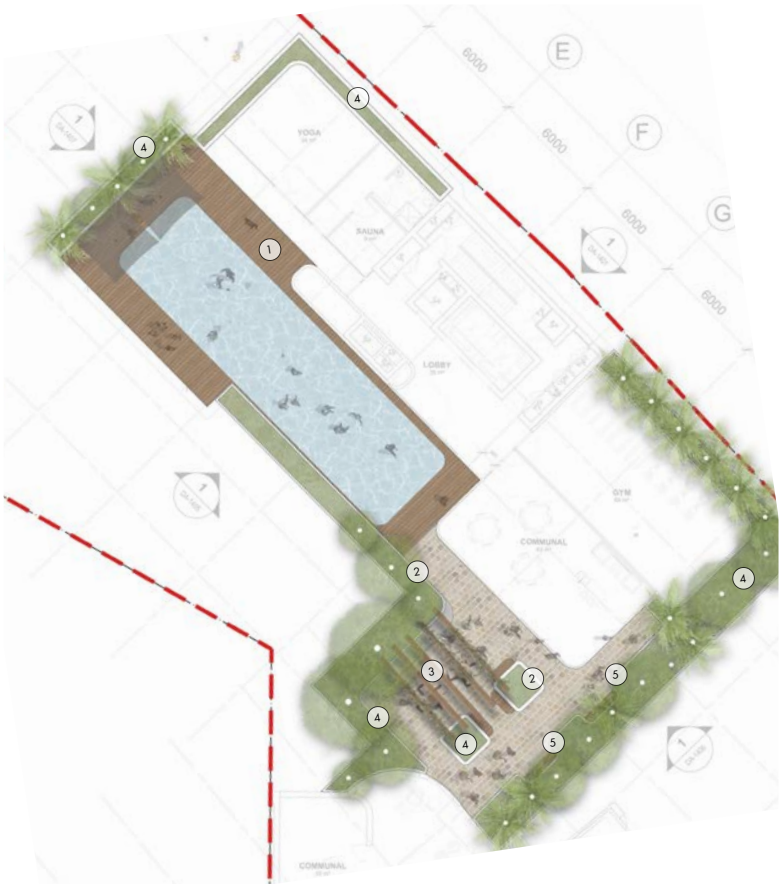


Level 04 - Communal Area

- 1 SUN DECK AND LOUNGE WITH BUFFER PLANTING
- 2 BUSHTUCKER PLANTING FOR KITCHEN USE
- 3 ARBOUR IN RAISED PLANTER OVER BBQ AREA FOR WIND MITIGATION
- 4 RAISED PLANTERS WITH FEATURE SMALL TREES, SHRUBS AND NATIVE PLANTING
- 5 PASSIVE SEATING NOOKS WITH NATIVE PLANTING

Level 05 - Communal Area

- 1 NORTHERN BUFFER PLANTING WITH SMALL TREE PLANTING FOR WIND MITIGATION
- 2 FLEXIBLE COMMUNAL DECK
- 3 SEATING TO RAISED PLANTER WITH TABLES
- 4 OPEN AREAS WITH OPPORTUNITY FOR LOOK OUT
- 5 SEATED NOOKS IN RAISED GARDEN BEDS



Level 04 - Communal Area



Level 05 - Communal Area

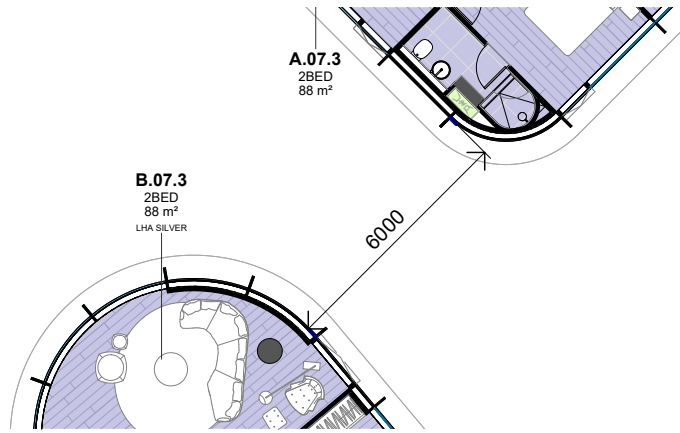
Floor Plan - Level 06 - 07

Levels 06 and 07 accommodate five apartments in Tower A and three in Tower B. The predominance of two-bedroom typologies at these lower levels provides a versatile housing option that caters to small families and professionals seeking a high-amenity urban lifestyle close to the ground-floor social infrastructure.

Architecturally, the Tower B façade is set back from the podium edge on L6, creating a deliberate break in the built form to define the transition from streetscape to skyline and de-couple the tower from its masonry base. This modulation also maintains a continuous street wall while facilitating a future-proofed interface with the adjacent Homes NSW precinct.

A perimeter planter integrated into the parapet provides a critical secondary acoustic filter, shielding these lower-level residences from street and rail noise.

A 6m separation is maintained between the towers to enhance solar access and natural cross-ventilation for the apartments. Internal planning has been carefully arranged to maintain visual privacy between the towers, with non-habitable spaces generally located along the inward-facing elevations. Where habitable rooms occur, privacy is reinforced through architectural fins, deep window reveals, and strategically located solid wall elements.

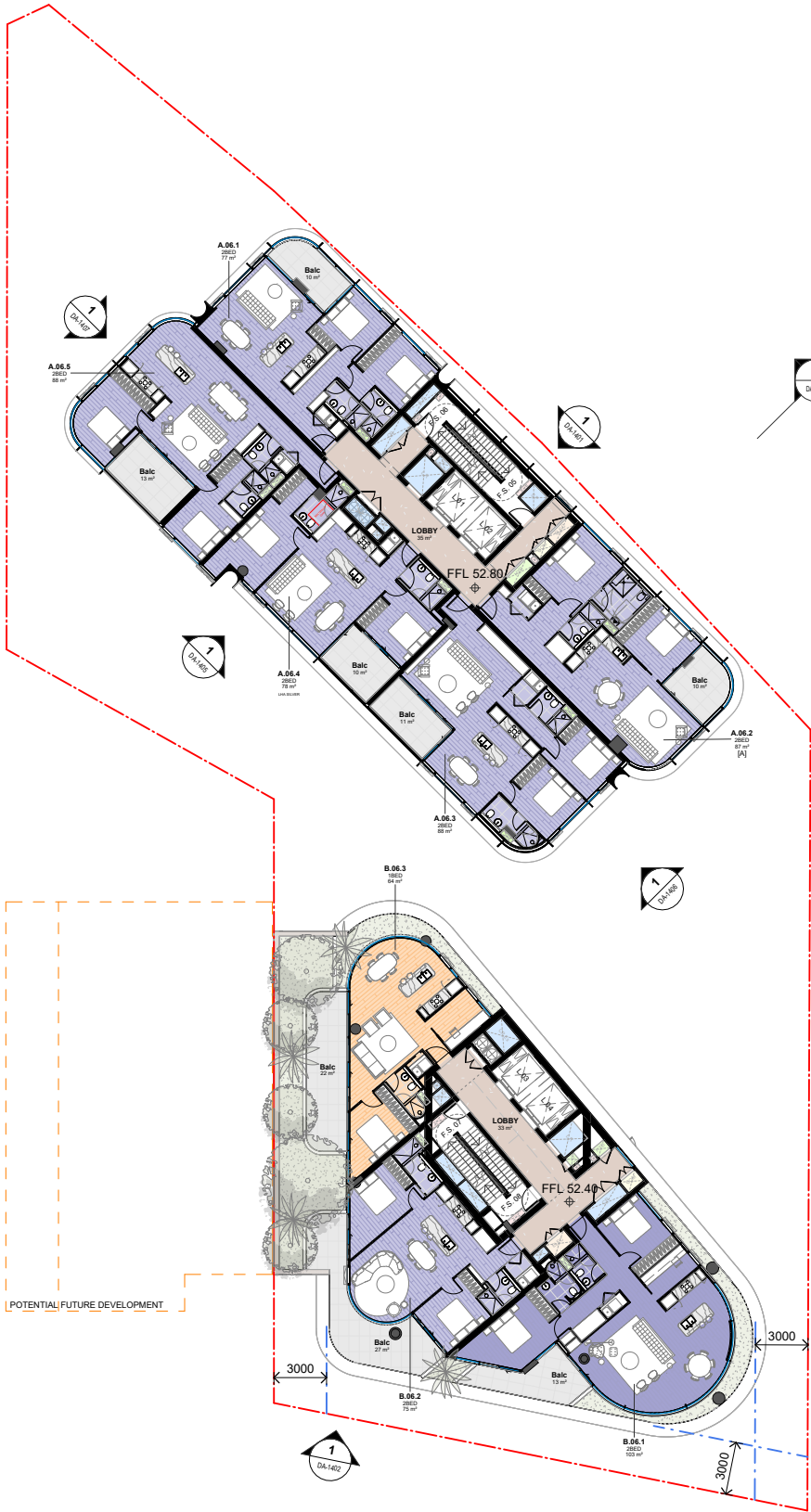


- 1 BED + STUDY
- 2 BED
- 2 BED + STUDY
- LOOBY / COMMUNAL

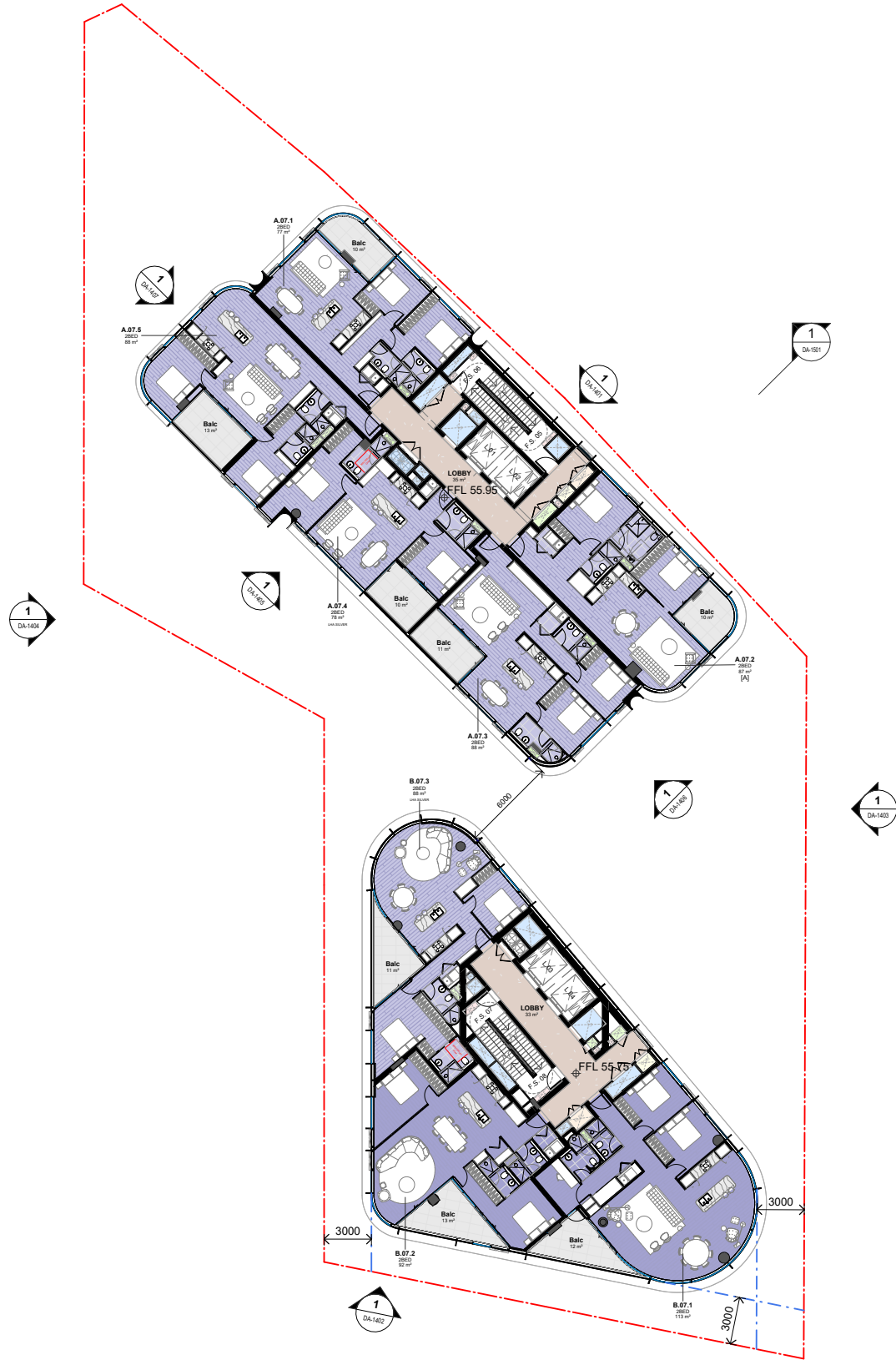
LEVEL 06

Drawing reference : DA-1012[9]

Scale : 1: 200 @ A1



Level 06



Level 07

Floor Plan - Level 08 - 20 (Typical Levels)

The typical floor plates for Levels 08 through 20 are configured to accommodate four apartments in Tower A and three apartments in Tower B. Across these mid- to high-rise levels, selected units have been consolidated into three-bedroom configurations to support larger household structures and provide greater housing diversity.

The design prioritises dual-aspect apartment layouts rather than deep floorplate planning for natural ventilation. This approach promotes a more “breathable” building, reducing reliance on mechanical ventilation systems while improving long-term indoor air quality and occupant comfort.

Given the site’s exposure to the northern rail corridor and western freeway, the building incorporates a robust acoustic strategy, particularly from Level 08 and above (refer to the Noise and Vibration Impact Assessment Report), including:

- **Shielded Orientation:** Private open spaces and primary living room windows are oriented away from major noise sources where feasible, supporting the quiet enjoyment of the apartments.

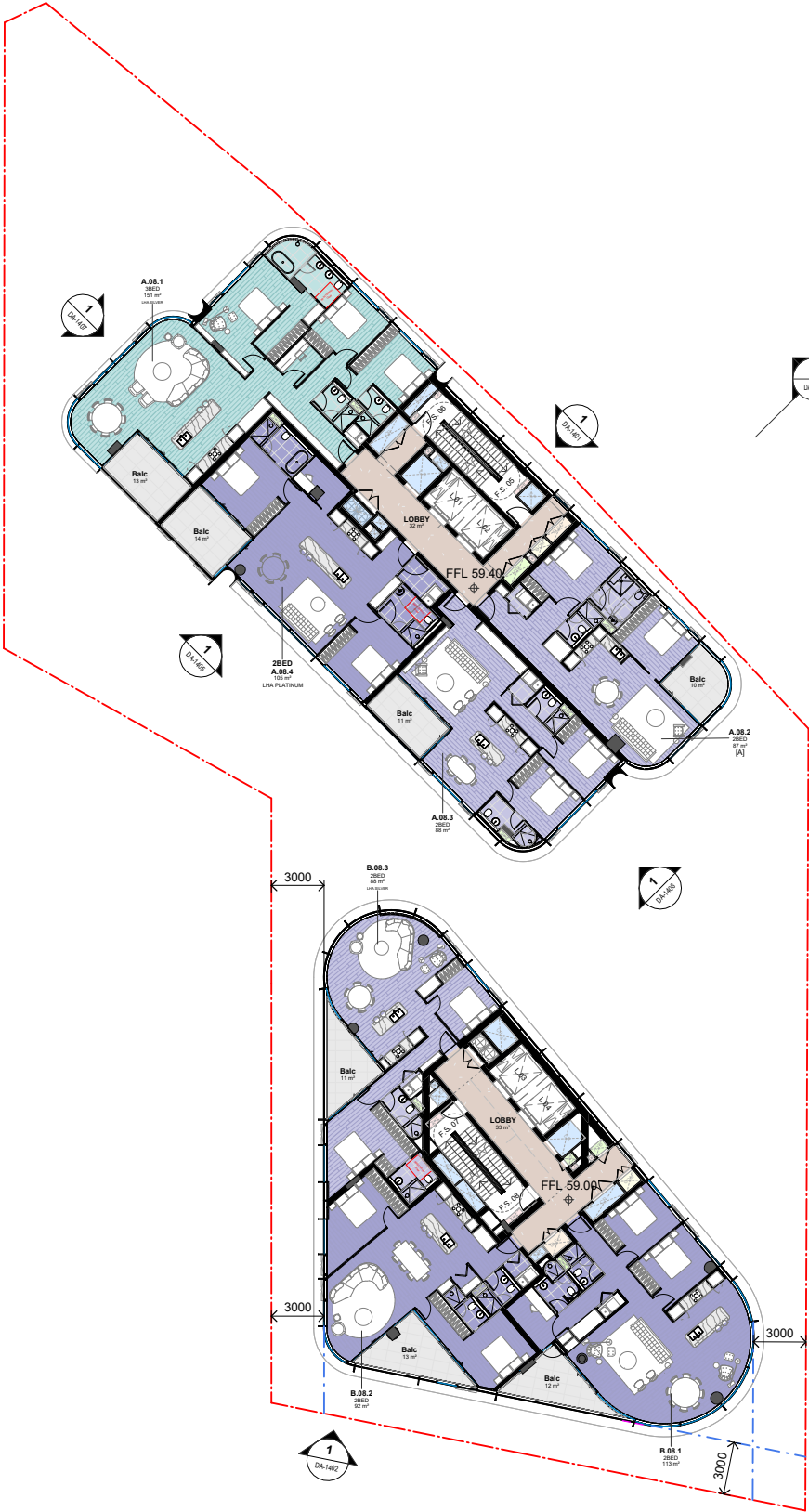
- **Buffer Zoning:** Non-habitable spaces, including bathrooms and laundries, are strategically located along the northern and western interfaces to function as acoustic buffers, protecting the primary living and sleeping areas from external noise intrusion.

Wintergarden Interface: Balconies located on the north-east corner, which are closest to the rail noise source, are designed as wintergardens. These enclosed balconies provide an additional glazed acoustic buffer, reducing noise transmission while maintaining usable private open space.

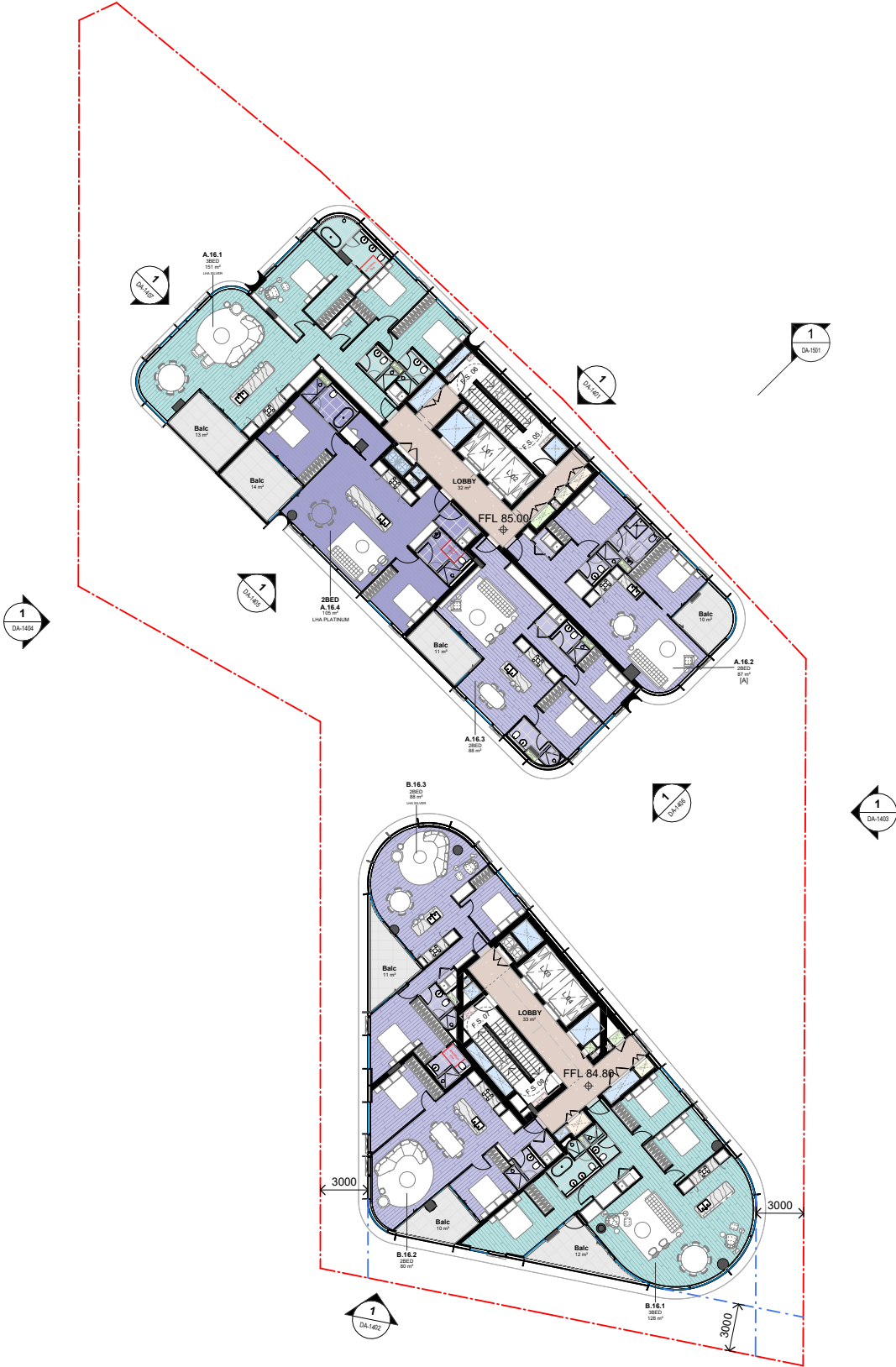
- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL

LEVEL 08 -14, 15, 16 - 20

Drawing reference : DA-1014[5] , DA-1021[5], DA-1022[5]
Scale : 1: 200 @ A1



Level 08 - 14



Level 16 - 20

Floor Plan - Level 21 - 31 (Upper Levels)

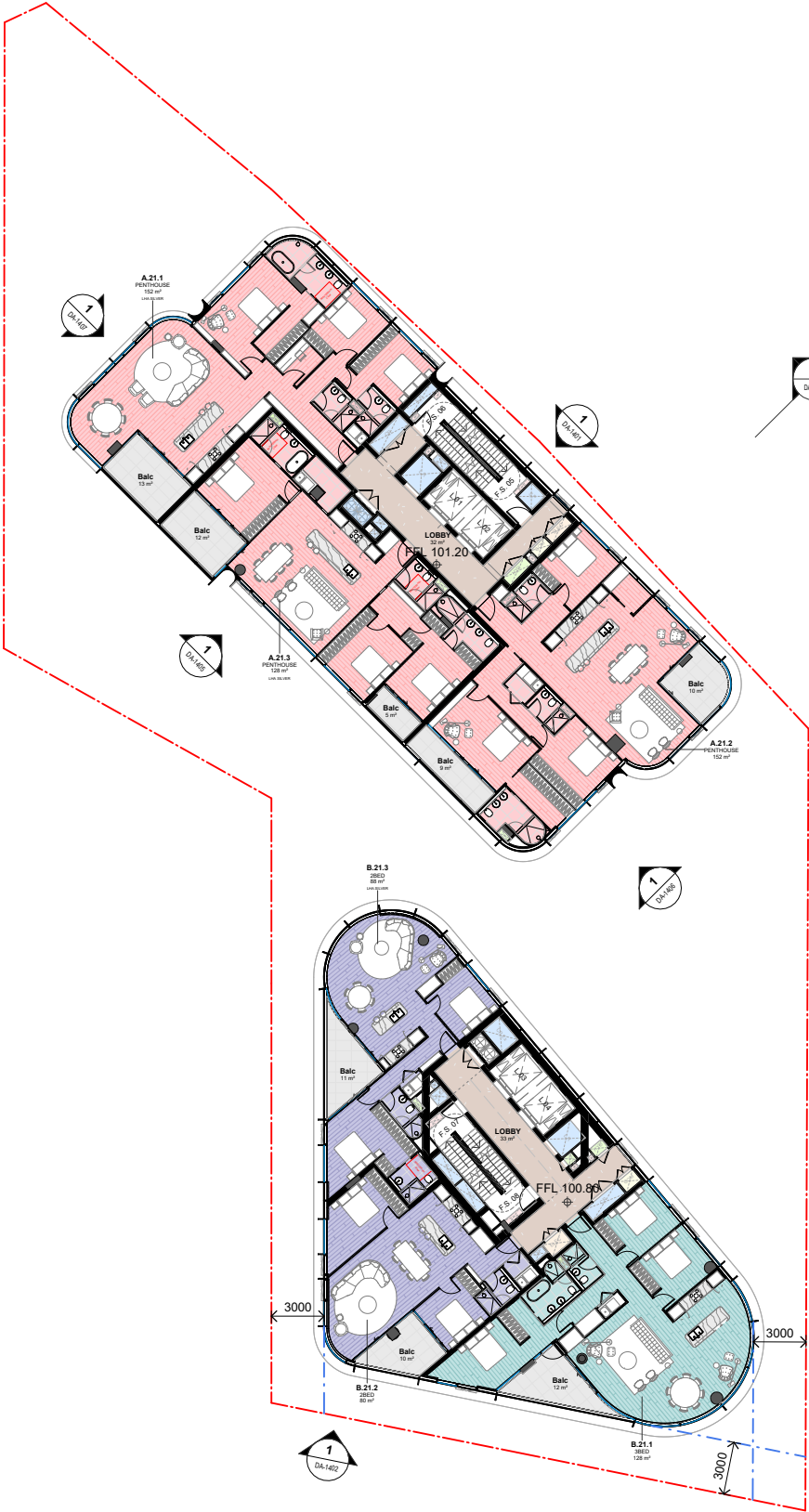
On the uppermost floors, apartments are consolidated into larger-format dwellings to maximize views and natural light. This consolidation is achieved while maintaining vertical service stacking, ensuring that wet areas remain aligned with the floors below to improve structural and hydraulic efficiency.

The tower facades maintain a consistent, disciplined alignment to ensure a cohesive architectural expression that contributes positively to the North Sydney skyline.

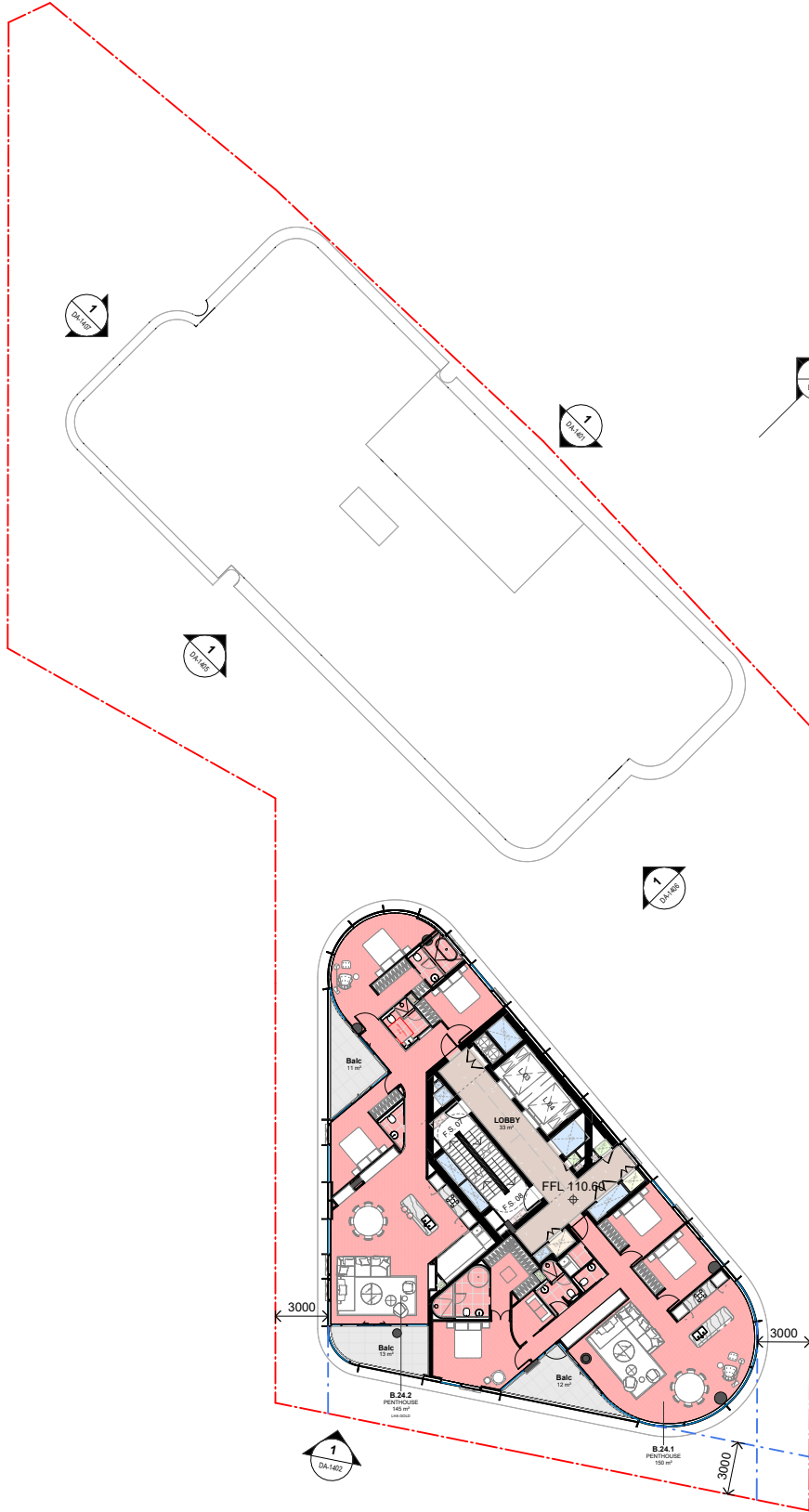
- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL

LEVEL 21 - 22 , 23, 24-31

Drawing reference : DA-1027[6] , DA-1029[6] , DA-1030[6]
Scale : 1: 200 @ A1



Level 21 - 22



Level 24 - 31

Floor Plan - Ground (Future Context)

Homes NSW – Test Fit Studies

Public Domain and Deep Soil Strategy

Deep soil zones are strategically consolidated to the north of both sites to optimise communal open space and greenery. Allocating irregular “sharp corners” to these zones ensures the remainder of the site is utilised for maximum development yield.

The new plaza is designed with a potential connection to the 1 Middlemiss Street deep soil or communal open space zone, creating a joint, extended public space that provides a significant urban benefit to the precinct.

Operational Arrangements

Based on advice from waste and traffic consultants, 26 bins at 1 Middlemiss Street will be serviced via the existing Lavender Street bus zone to maintain traffic flow, while 62 Lavender Street will accommodate 12 bins through a direct kerbside collection arrangement.

Together, these strategies demonstrate that the sites can accommodate an increase in affordable housing while maintaining functional streets, protecting existing amenity, and supporting future development opportunities.

- 1 BED + STUDY
- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL
- SERVICES

GROUND

Drawing reference : DA-1006 [9]

Scale : 1: 200 @ A1



Floor Plan - Level 4 (Future Context)

Homes NSW - Test Fits Studies

The proposed building layout is a deliberate response to the site's geometry, focusing on the optimization of functional floor plates across both 62 Lavender Street and 1 Middlemiss Street.

Along the 62 Lavender Street boundary, a nil setback is adopted to secure a contiguous and efficient internal layout; given the site's constrained dimensions, this zero-lot-line condition is essential to achieving a logical circulation core and viable room depths. This approach eliminates redundant or unusable external spaces and establishes a consistent street wall that aligns with the surrounding urban grain, thereby maximizing site efficiency and architectural cohesion.

In contrast, the interface with 1 Middlemiss Street incorporates a 3-metre setback to accommodate the future redevelopment potential of the Homes NSW site (1 Middlemiss St)while maintaining appropriate building separation. The proposal anticipates a future context where any adjacent development would orient primary living spaces toward the Middlemiss and Lavender Street frontages to maximize solar access. By positioning non-habitable spaces along the western façade—as illustrated in the future context plans—potential privacy and overlooking impacts between the two sites are effectively mitigated. Furthermore, this setback performs a vital urban design function by removing the requirement for a blank podium façade. This enhances the immediate built-form outcome by introducing visual interest and facilitating passive surveillance during the interim period while the adjacent Homes NSW site remains undeveloped.

- 2 BED
- 2 BED + STUDY
- 3 BED + STUDY
- LOOBY / COMMUNAL

LEVEL 05

Drawing reference : DA-1011[9]
Scale : 1: 200 @ A1



Materiality

The proposal is carefully considered, with material selections that respond to the site, local context, and Country. The design adopts natural, earthy tones rather than primary colours, allowing the building to sit comfortably within the urban landscape. Robust, low-maintenance materials—such as brickwork, concrete, and pre-finished metal—ensure longevity and natural weathering, while extensive landscaping and screening contribute softness and visual depth.

A podium-and-tower composition defines the overall massing and creates a built form that relates to the scale and proportion of the surrounding context.

Podium

Lavender Street Podium (Six Storeys)

This podium establishes a civic presence and draws inspiration from Milsons Point and the harbour’s edge. Textured sandstone-coloured precast panels reference shoreline materials, fishing heritage, shell forms, and engraved artwork. These tactile, earth-inspired textures create richness and provide human-scale detail.

Middlemiss Street Podium (Four Storeys)

Along Middlemiss Street, the brick podium and punched openings visually connect with the Viaduct and local terrace character, reinforcing the fine-grain masonry of the neighbourhood. Punched openings in the brickwork contain recessed glazing framed by brick reveals. High acoustic performance glazed units shelter internal spaces from the adjacent traffic noise.

Tower

Tower Expression

The tower incorporates pre-finished metal cladding with vertically expressed fenestration to emphasise its slender form. Warm, muted off-white tones complement the podium palette, and reflective glazing subtly mirrors the sky while providing generous natural light. The durable metal finish ensures long-term performance with minimal maintenance.

Groundplane

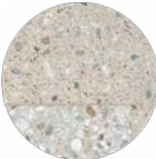
Textural brick-like tiles are used to form a rug at the base of the building, defining outdoor seating and key public connections through the site.

Overall, the material strategy creates a cohesive, enduring architectural identity that is grounded in place and reflective of its cultural and environmental context.



MATERIALS LEGEND

CONCRETE



PC01
TEXTURED PRECAST CONCRETE
(VISIBLE AGGREGATES) -
WARM FINISH



PC02
SMOOTH PRECAST CONCRETE
(VISIBLE AGGREGATES) -
WARM FINISH

GLAZING



GL01
CLEAR VISION GLAZING



GL02
GLASS BALUSTRADE



GL03
BACKPAN SPANDREL GLAZING

BRICK



BR01
LONG FORMAT BRICK - SAND

METALWORK



M01
METAL PALISADE BALUSTRADE -
PINK SAND



AL01
POWDERCOATED ALUMINUM FIN -
MATT LINEN YY28PA



AL02
POWDERCOATED ALUMINUM -
PINK SAND



AL03
POWDERCOATED ALUMINUM -
SURFMIST



LV01
LOUVRES/PLANT SCREEN -
POWDERCOATED ALUMINUM -
PINK SAND

BRICK



SAND COLOURED PAVING TO
OUTDOOR ZONES

North Elevation

Along Middlemiss Street, the podium utilizes a brick masonry language to mirror the rhythmic “fine-grain” character of the nearby viaduct and historic terraces. Deep, punched openings with recessed brick reveals provide shadow and depth, while high-performance acoustic glazing is integrated to shield internal spaces from rail and traffic noise. This materiality ensures a respectful transition into the industrial and civic heritage of Lavender Bay.

MATERIALS LEGEND

CONCRETE

PC01
TEXTURED PRECAST CONCRETE
(VISIBLE AGGREGATES) -
WARM FINISH

PC02
SMOOTH PRECAST CONCRETE
(VISIBLE AGGREGATES) -
WARM FINISH

GLAZING

GL01
CLEAR VISION GLAZING

GL02
GLASS BALUSTRADE

GL03
BACKPAN SPANDREL GLAZING

BRICK

BR01
LONG FORMAT BRICK - SAND

METALWORK

M01
METAL PALISADE BALUSTRADE -
PINK SAND

AL01
POWDERCOATED ALUMINUM FIN -
MATT LINEN YY28PA

AL02
POWDERCOATED ALUMINUM -
PINK SAND

AL03
POWDERCOATED ALUMINUM -
SURFMIST

LV01
LOUVRES/PLANT SCREEN -
POWDERCOATED ALUMINUM -
PINK SAND

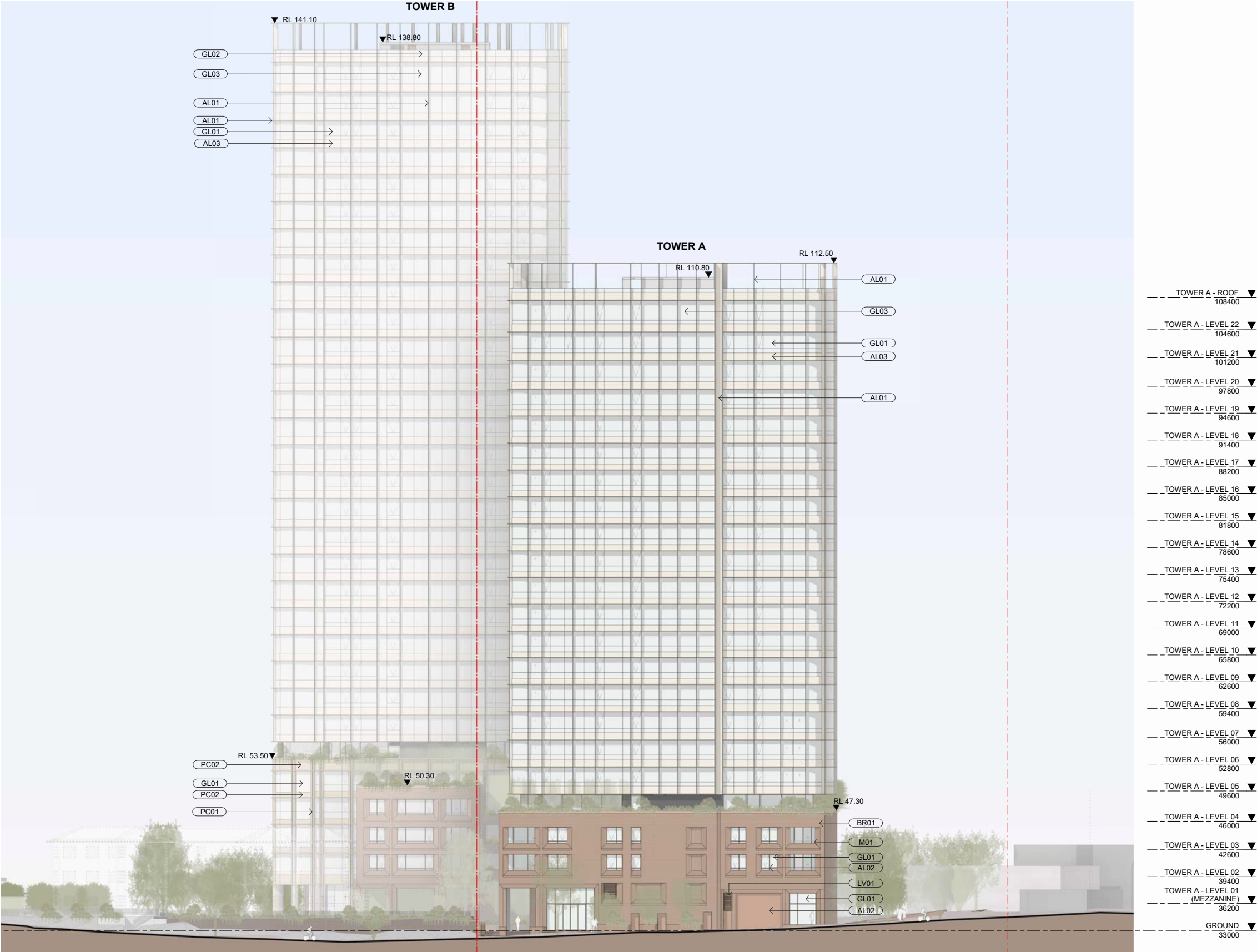
BRICK

SAND COLOURED PAVING TO
OUTDOOR ZONES

NORTH ELEVATION

Drawing reference : DA-140I[4]

Scale : 1: 200 @ A1



Architectural Concept

South Elevation

In alignment with the established character of the Milsons Point precinct, Tower B is conceived as a continuous vertical form that extends to the ground plane, providing a definitive visual anchor to the southern portion of the site.

The building's materiality is deeply informed by its harbor-edge context, utilizing textured, sandstone-coloured precast panels as a contemporary interpretation of the local geology and fishing heritage.

By referencing the natural shoreline and the historic masonry of the Sydney Harbour Bridge abutments, the facade achieves an “earth-inspired” aesthetic that grounds the proposal in its place. These panels incorporate tactile narratives inspired by shell forms and engraved artwork, introducing a sophisticated level of human-scale detail and materiality that celebrates the unique textures of the Milsons Point waterfront.

MATERIALS LEGEND

CONCRETE



PC01
TEXTURED PRECAST CONCRETE
(VISIBLE AGGREGATES) -
WARM FINISH



PC02
SMOOTH PRECAST CONCRETE
(VISIBLE AGGREGATES) -
WARM FINISH

GLAZING



GL01
CLEAR VISION GLAZING



GL02
GLASS BALUSTRADE



GL03 BACKPAN SPANDREL GLAZING

BRICK



BR01
LONG FORMAT BRICK - SAND

METALWORK



M01
METAL PALISADE BALUSTRADE -
PINK SAND

AL01
POWDERCOATED ALUMINUM FIN -
MATT LINEN YY28PA



AL02
POWDERCOATED ALUMINUM -
PINK SAND



AL03
POWDERCOATED ALUMINUM -
SURFMIST



LV01
LOUVRES/PLANT SCREEN -
POWDERCOATED ALUMINUM -
PINK SAND

BRICK



SAND COLOURED PAVING TO
OUTDOOR ZONES

SOUTH ELEVATION

Drawing reference : DA-1402[4]

Scale : 1 : 200 @ A1



CGI - View from Lavender St



CGI - View from Middlemiss St

