

Engagement Outcomes Report

64 – 66 Lavender Street and 3 – 7 Middlemiss
Street

Lavender Bay

Prepared for The Trustee for CE Lavender Bay Trust

May 2026

Declaration

Name Berge Okosdinossian

Qualifications B. Bus (Econ) – UTS

The undersigned declares that this Engagement Report has been prepared in response to the following SEARs requirements issued for the Project on **30 June 2025** for SSD-86797708:

SEARs item no.	SEARs Requirement	Relevant Section of this Report
4	Engagement	Section 3.0 – Section 4.0
	• Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. ○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	



Signed Berge Okosdinossian, Director – Notting Hill Advisory

Dated 19 May 2026

Executive Summary

Notting Hill Advisory has prepared this Engagement Outcomes Report on behalf of The Trustee for CE Lavender Bay Trust, in support of the State Significant Development Application (SSDA), supported by a concurrent State-led rezoning under the Housing Delivery Authority (HDA) pathway for the site located at 64 – 66 Lavender Street and 3 – 7 Middlemiss Street, Lavender Bay (the Proposal).

The Proposal seeks consent for:

- Demolition of the existing buildings on site;
- Site excavation, and other preparatory site works;
- Construction A 32- and a 22-storey residential flat building including 3% designated affordable housing consisting of approximately a total of 160 dwellings;
- Five levels of basement parking;
- Vehicular access from Lavender Street and loading access from Middlemiss Street;
- A new public accessible open space, including through-site link and site landscaping and Site amalgamation;
- Utility and services augmentation as required.

The Proposal is being assessed as State Significant Development (SSD) under the Housing Delivery Authority (HDA) pathway, enabled through the Environmental Planning and Assessment Act 1979.

The Proposal was declared by the Minister for Planning and Public Spaces as State Significant Development on 26 May 2025 following consideration of the Expression of Interest by the Housing Delivery Authority, which formed the view that the development proposal satisfies the HDA SSD criteria as a major residential project.

The engagement approach for the Proposal has been conducted in accordance with the principles set out in the *Undertaking Engagement Guidelines for State Significant Projects* (the Guidelines).

The information in this report illustrates that engagement carried out has been transparent and effective, while noting that the Applicant is committed to ongoing consultation with the community as the project progresses through the next phase of planning.

The site is illustrated below in **Figure 1**.



Figure 1 Site Aerial (Source: SDT Explorer)

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1. Introduction

1.1 Project Description

The proposed development seeks approval for the rezoning of the site and development consent for the construction of a residential development.

The SSDA specifically involves the following works:

- Demolition of the existing buildings on site;
- Site excavation, and other preparatory site works;
- Construction A 32- and a 22-storey residential flat building including 3% designated affordable housing consisting of approximately a total of 160 dwellings;
- Five levels of basement parking;
- Vehicular access from Lavender Street and loading access from Middlemiss Street;
- A new publicly accessible open space, including a through-site link and site landscaping;
- Site amalgamation; and
- Utility and services augmentation as required.

To accommodate the proposed SSDA, a concurrent rezoning is sought to increase the site's maximum building height.

1.2 Site Location and Context

The site is located at 64 – 66 Lavender Street and 3 – 7 Middlemiss Street, Lavender Bay, within the North Sydney Local Government Area (LGA). The site comprises five separate allotments located between Middlemiss Street and Lavender Street with a total site area of approximately 2,305sqm.

The site is located on the corner of Lavender Street and Middlemiss Street, Lavender Bay, within the Milsons Point Town Centre and adjacent to the edge of the Lavender Bay Conservation Area. The site is located approximately 300m walking distance from Milsons Point Station and 350m walking distance from North Sydney Station.

Lavender Bay is characterised by a mix of commercial and residential development, passive and active recreational spaces and its proximity to major road and railway infrastructure. To the west of the site is the low-rise, fine-grain fabric of Lavender Bay. To the south-west is Clark Park and Wendy Whiteley's Secret Garden, providing iconic views across Lavender Bay to Sydney Harbour. To the south is Milsons Point, marked by high-density mixed-use buildings along Lavender Street and Alfred Street South.

The site is located within the Low- and Mid-Rise Housing Inner Area, being within 400m walking distance of a railway station, and is considered well located in close proximity to established urban amenities and public transport.

1.3 Engagement Purpose

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) and will accompany the State Significant Development Application (SSDA) and concurrent Planning Proposal.

This report demonstrates that engagement has been undertaken in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* and identifies how issues raised and feedback received have been considered in the Proposal.

Table 1: Secretary's Environmental Assessment Requirements

Item	Description of Requirement	Section of this Report
4. Engagement	• Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. ○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	Section 3 - Section 4

2. Engagement Approach

2.1 Engagement Principles and Guidelines for State Significant Projects

To deliver effective engagement and build trust with the community, Notting Hill adopted the principles and objectives set out in the Department's *Undertaking Engagement Guidelines for State Significant Projects* in designing engagement activities, including:

- Planning and engaging early
- Ensuring engagement is effective
- Ensuring engagement is proportionate to the scale and impact of the project
- Being innovative
- Being open and transparent about what can be influenced

2.2 Engagement Methodology

Notting Hill's data-driven engagement approach is designed to be responsive to the broadly held concerns and interests of the community impacted by a particular proposal. A key component of Notting Hill's engagement approach is in conducting randomised and statistically representative telephone surveys across the community, to ensure we capture views towards the Proposal from a broad catchment of the community.

This approach ensures perspectives from respondents who would otherwise not engage with traditional

methods of consultation are captured in the engagement process, such as renters and young people.

Further, Notting Hill, in collaboration with the Applicant has provided the community with access to detailed information about the Proposal and mechanisms for members of the community to provide written feedback and verbal feedback directly to the project team, by way of a dedicated project email address and dedicated toll-free 1800-number. Engagement activities and communication tools used to engage with the community are detailed in **Section 3** of this report.

3. Engagement Undertaken

3.1 Engagement Activities and Communication Tools

Table 2 below outlines the engagement activities and communication tools undertaken in support of the State Significant Development Application (SSDA) for the Lavender Street and Middlemiss Street Proposal.

Table 2: Engagement Activities and Communication Tools

Activity	Description	Purpose	Level of Engagement
Public Sentiment Research	10-minute live telephone interviews with n=109 residents living nearby the Proposal.	Randomised research provides an accurate and statistically representative sample of community attitudes towards the Proposal.	Consult, Inform and Involve
Email Feedback Mechanism	A dedicated consultation email address, allowing community members to submit their written feedback directly to the project team for review and response.	To facilitate a mechanism for members of the community to provide written feedback directly to the project team.	Consult and Involve
Community Information Flyer	Flyer distribution via letterbox to nearby residences to inform the community about the Proposal and share information regarding additional engagement opportunities.	Boost awareness of the Proposal and communication channels available to the community to access information and provide their feedback.	Inform
Virtual Information Webinar	Online webinar held at a convenient weekday evening slot and advertised to residents and businesses adjacent	Provide an opportunity for interested members of the community to hear directly from the	Inform and Consult

	to the Proposal.	project team about the proposal and ask questions via an anonymised Q&A chat function.	
Detailed project presentation	Fulsome project information deck presented with accompanying project team explanation during the virtual webinar.	Ensures accurate and consistent information about the Proposal is accessible to the community.	Inform
Stakeholder Engagement	Engagement with Homes NSW	Engagement with Homes NSW and the NSW Government via the direct dealing process in relation to the adjacent Homes NSW land.	Inform and Consult

3.2 Public Sentiment Research

Between 21 January 2026 and 23 January 2026, live person-to-person telephone surveys were conducted with n=109 residents living nearby the Proposal. The average duration of each telephone survey was approximately 10 minutes.

The surveys tested sentiment on a range of issues, including but not limited to:

- Housing affordability and housing supply in North Sydney Local Government Area (LGA);
- Attitudes towards the Proposal;
- Attitudes towards the local neighbourhood and existing amenity;
- Traffic and parking; and
- Project benefits.

The surveyed area was selected as best representing residents with a personal, economic and civic interest in the Proposal. Results of the public sentiment research are summarised in **Section 4.1** of this report, with the full research report provided in **Appendix 1**.

3.3 Community Information Flyer

A community information flyer was distributed to 798 nearby residents and businesses on 15 January 2026. The flyer provided recipients with information about the Proposal and details to register for the virtual webinar as well as the dedicated consultation email address for written feedback. A copy of the community information flyer is provided at **Appendix 2** and the associated delivery radius is provided at **Appendix 2.1**.

3.4 Virtual Information Webinar

Two virtual information webinars were held on Thursday 29 January 2026 and Friday 30 January 2026. The webinar was designed to provide key project information with an embedded mechanism for participants to ask questions and provide feedback directly to the project team.

A copy of the presentation that was shared during the virtual webinar is provided at **Appendix 3** of this report and a summary of the feedback received during the webinar is provided at **Section 4.2** of this report.

3.5 Email Feedback Mechanism

A dedicated consultation email address (consultation@nhadvisory.com.au) was established and shared with members of the community through the community information flyer.

A summary of submissions received via the dedicated consultation email address is provided in **Section 4.3** of this report.

4. Engagement Outcomes

This section summarises feedback received throughout the engagement process and how the project team has responded to the themes raised by stakeholders during consultation.

4.1 Public Sentiment Research

Between 21 January 2026 and 23 January 2026, live person-to-person telephone surveys were conducted with n=100 residents living nearby the Proposal. The average duration of each telephone survey was approximately 10 minutes.

The surveyed area was selected as best representing residents with a personal, economic and civic interest in the Proposal. Findings from the public sentiment research are summarised in **Table 3** below and a complete copy of the research findings and survey methodology is provided in **Appendix 1**.

Table 3: Public Sentiment Research Findings

Topic	Survey Detail	Key Findings
Neighbourhood Perceptions: Strengths	Residents were asked to rate aspects of their local neighbourhood.	Strong positive perceptions of access to public transport (84% good; net +75), local character and amenity (66% good; net +58), and parks and green space (66% good; net +57).
Neighbourhood Perceptions: Challenges	Perceptions about local infrastructure and housing affordability.	Traffic and parking rated negatively overall (net -41). Housing affordability rated negatively (net -46), indicating perceived pressure in the local housing market.
Affordable Rental Housing	Broad support from survey respondents for the inclusion of dedicated affordable housing.	88% agree that it is important that key workers and those unable to buy a home can access affordable rental housing in Lavender Bay.
Additional Housing in Council Area	Broad support for additional housing to be built in the North Sydney Loyal Government Area (LGA)	56% of respondents <i>disagree</i> with the statement “no additional housing should be

		<i>built in my council area</i> ”, while 19% disagree. This indicates a majority view support the provision of additional housing supply.
Awareness of the Proposal	Residents asked whether they were aware of the Lavender Street, Middlemiss Street proposal prior to the survey.	29% were aware of the proposal, 71% were not aware prior to the survey.
Attitudes Towards Proposal	Attitudes towards individual components of the proposal.	Majority favourable to the site’s location and proximity to public transport (61% favourable; net +43). Inclusion of affordable housing viewed favourably by 43% (net +15). Proposed building height viewed unfavourably.
Project Benefits	Agreement with statements about potential benefits of the proposal.	55% agree Lavender Bay is well suited to additional housing given proximity to public transport and amenities. 35% agree the project contributes to state housing targets. 40% agree that thoughtful urban design can improve the public domain.
Overall Attitude to Proposal	Overall position after considering project details.	20% favourable, 12% neutral, 44% unfavourable, 24% unsure. In total, 32% are favourable or neutral after considering detailed elements of the Proposal.
Open-Ended Responses	Respondents were provided the opportunity to provide unprompted commentary on the proposal at the end of the survey. 82 out of 109 respondents provided an open-ended comment.	Most common themes: building height and streetscape impacts (32%), development scale and neighbourhood character (24%), parking and transport capacity concerns (23%), broader community response to housing proposals (21%).

4.2 Virtual Information Webinar

A virtual information webinar was held on Thursday 29 January 2026 and Friday 30 January 2026 to provide members of the community with information about the Proposal and to provide an opportunity to engage directly with the project team.

A total of 89 participants attended the two webinar sessions. Participants were able to submit questions and comments using an online question-and-answer function.

Questions raised during the webinar related to a range of planning, design and process matters. A summary of the key themes raised and the project team's responses, derived from the webinar Q&A record, is provided in Table 4 below.

Table 4: Summary of Feedback from the Virtual Information Webinar

Topic	Detail	Project Team Response
Evolution of Built Form	Participants asked for clarification regarding how the design had evolved since early scoping material.	Early design testing explored a single building of up to 20 storeys. Subsequent urban design refinement, informed by the project architect and an award-winning urban designer as well as the Department has led to the consideration of two taller, more slender forms intended to reduce overall bulk and improve contextual response. Final built form parameters remain subject to Departmental assessment.
Height in Local Context	Questions centred on how the proposed height relates to surrounding context.	Height and massing are being assessed through detailed urban design and visual impact analysis within the EIS. The design intent is to achieve a more sympathetic built form outcome by reducing overall footprint while responding to the surrounding context in Lavender Bay and Milsons Point.
Interface with Public Open Space	Specific concern was raised regarding impacts on Wendy Whiteley's Garden, Clark Park and adjacent pedestrian routes, including solar access and visual amenity.	Detailed overshadowing and visual impact assessments will form part of the Design Report submitted with the EIS. Minimising impacts on neighbouring public spaces is a key design consideration of the Proposal. Further, the delivery of publicly accessible open space is a key feature of the proposed design.
Vehicle Access and Movement Patterns	Participants sought clarity on how vehicles would enter and exit the site and how the local traffic network would be impacted by the Proposal.	Basement access is proposed from Lavender Street. Traffic modelling and surveys are being undertaken to assess existing conditions and projected impacts. Modelling to date indicates that additional vehicle movements are not expected to detrimentally affect the surrounding network, with Lavender Street anticipated to retain spare capacity during peak periods.
Construction Phase Management	Questions were raised regarding likely construction duration and construction related traffic management procedures.	Construction impacts will be addressed through specialist assessments in the EIS, including preparation of a Construction Traffic Management Plan to manage vehicle movements, pedestrian and vehicle safety as well as local amenity during works.
Infrastructure and Services	Attendees questioned whether sewer, electricity and local road infrastructure can accommodate the	Infrastructure servicing and capacity will be assessed through technical studies submitted as part of the EIS. Relevant infrastructure providers and authorities will review these assessments during the SSDA process.

	proposed increase in dwellings.	
Affordable Housing	Participants queried the scale and purpose of the affordable housing provision and how it aligns with broader housing policy objectives.	The proposal includes the provision of dedicated affordable housing in perpetuity. The renewal of this site responds to objectives set by the NSW Government in response to the National Housing Accord – to deliver more housing supply in areas well connected by public transport and existing urban amenity.
SSDA Planning Pathway	Questions were raised about the Housing Delivery Authority pathway and how State Significant Development assessment differs from a local council process.	The project has been identified as State Significant by the Housing Delivery Authority (HAD) as it adequately satisfies the objectives and criteria of the HDA EOI, as such the proposal will be assessed by the NSW Government. The Environmental Impact Statement (EIS), prepared by the Applicant, will be placed on public exhibition. Following public exhibition, the NSW Department of Planning, Housing and Infrastructure (DPHI) will consider submissions prior to assessment and determination.

4.3 Email Feedback Mechanism

A total of 33 written submissions were received during the EIS consultation period, via the dedicated email feedback mechanism. A summary of submissions received via the dedicated email address is provided in **Table 5** below.

Table 5: Summary of Email Submissions

Topic	Detail	Project Team Response
Webinar Format	Concerns that the webinar format limited dialogue, with some questions perceived as unanswered, and responses grouped under themes rather than addressed verbatim.	The webinars were intended to provide an overview of the proposal, outline the planning context and next steps. Given the number of attendees and questions, submissions were grouped by theme to address as many topics as possible within the allocated time. All feedback and questions are being captured and will be documented in the Engagement Outcomes Report to accompany the EIS. A formal public exhibition period will provide further opportunity for submissions.
Engagement Process	Queries regarding whether key design parameters such as height, bulk and servicing had already been finalised prior to consultation, and what elements remain open to change.	Community consultation is being undertaken as part of the EIS preparation process. Feedback received will inform the final documentation submitted as part of the SSDA, including the Engagement Outcomes Report which will be published to the NSW Major Projects Portal at lodgement. Following exhibition, a Response to Submissions report will address issues raised during public exhibition.

Building Height	Feedback highlighting concerns regarding proposed building height and relationship to the surrounding built form.	Early design testing explored a single building of up to 20 storeys. Subsequent urban design refinement, informed by the project architect and an award-winning urban designer as well as the Department has led to the consideration of two taller, more slender forms intended to reduce overall bulk and improve contextual response. Final built form parameters remain subject to Departmental assessment.
Overshadowing	Concerns regarding overshadowing of neighbouring dwellings, loss of privacy, loss of views, wind impacts and reduced solar access, particularly for properties immediately adjoining the site.	Minimising overshadowing has been a key design objective. Detailed shadow analysis will form part of the Urban Design Report within the EIS. The proposal has been designed to reduce impacts on surrounding properties and nearby public open space.
Heritage and Character	Concerns regarding proximity to the Lavender Bay Heritage Conservation Area, compatibility with local character and potential impacts on heritage significance.	While the site is not located within the Heritage Conservation Area, the design has considered the surrounding heritage context. Materiality and built form response have been informed by heritage advice and urban design input. A Heritage Impact Statement will accompany the EIS.
Traffic and Parking: Operational	Concerns regarding how the Proposal will impact the local road network.	Detailed traffic modelling and surveys will be undertaken as part of the EIS. Preliminary modelling indicates that additional vehicle movements are not expected to detrimentally impact the surrounding network. Basement access is proposed from Lavender Street, with design refinement ongoing.
Traffic and Parking: Construction	Concerns regarding construction vehicle access, queuing, noise, cumulative impacts with other nearby developments and duration of works.	Construction impacts will be assessed through technical studies forming part of the EIS. A Construction Traffic Management Plan will be prepared as part of the assessment process and implemented during the construction phase.
Affordable Housing and Social Housing	Concerns regarding the proportion of affordable housing proposed, perceived reduction compared to existing dwellings and queries regarding adjacent Homes NSW properties.	The proposal includes dedicated affordable housing in perpetuity. The subject site does not contain social housing and does not displace social housing tenants. Adjacent Homes NSW land is not part of the proposal.
Public Domain and Community Benefit	Some correspondents questioned whether proposed benefits such as the pocket park, pedestrian link and plaza are proportionate to perceived impacts.	The proposal includes a publicly accessible through site pedestrian link, a north facing pocket park and a communal plaza, transforming currently private land into publicly accessible space. Landscaping has been informed by a Walk on Country process.

4.4 Stakeholder Engagement

The Applicant conducted extensive engagement with Homes NSW through the NSW Government's Direct Dealing Framework for the potential acquisition of the sites at 1 Middlemiss Street and 62 Lavender Street. Further discussions were held in relation to a potential collaborative, albeit individual development approach for the sites. Notwithstanding these discussions, the proposed design has been prepared to ensure any future development of the Homes NSW site will not be inhibited.

A register of stakeholder engagement with Homes NSW and other relevant NSW Government agencies is summarised in **Table 6** below.

Engagement with other relevant stakeholders is detailed in the section below.

Table 6: Engagement with Homes NSW

Key Date	Key Activity
July 2021	Central Element begins Call Option arrangements with landowners of the site (64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay).
1 October 2021	Investment NSW, Homes NSW and Central Element Meeting 1.
16 December 2021	Investment NSW, Homes NSW and Central Element Meeting 2.
March 2022	Central Element Unsolicited Proposal (USP) lodged with Investment NSW.
11 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.
27 February 2024	Central Element proposal provided to Homes NSW.
27 March 2024	Meeting between Homes NSW and Central Element to discuss proposal.
1 May 2024	Homes NSW advises Central Element's proposal is unable to be progressed.
29 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
10 September 2025	Meeting with Homes NSW Origination Team and Central Element
2 October 2025	Meeting with Homes NSW and Central Element design team – introduce the concept and discuss options for alternative site redevelopment and interfaces
17 October 2025	Meeting with DPHI to present works to date and update on Homes NSW (and other) engagement.
14 November 2025	Meeting with Homes NSW and Central Element design team

Transport for NSW (TfNSW) and Sydney Trains

In accordance with the recently released TfNSW *Guide to Transport Impact Assessment*, the subject development is considered to have a 'low' impact level given the proposal does not meet the criteria for either Columns 2 or 3 of Schedule 3 in the State Environmental Planning Policy (Transport and Infrastructure) 2021.

The development will generate less than 20 vehicles per hour and not introduce any access points along classified roads. As such, engagement with TfNSW was not required under the SSDA engagement process, consistent with the low impact threshold established by the *Guide*.

It is noted no engagement has occurred with Sydney Trains.

North Sydney Council

Prior to the commencement of the Housing Delivery Authority (HDA) program, representatives of the Applicant met with the Manager of Planning and Mayor of North Sydney Council to discuss the potential to rezone the subject site. Council indicated at that time that it did not support proponent-led rezonings, and that strategic planning decisions of this nature were led by Council.

Central Element subsequently sought to re-engage with North Sydney Council in mid-2024, with a Teams meeting held in May 2024 to further discuss the proposed rezoning. Council reiterated its position that it does not accept out-of-sequence rezonings.

Prior to lodgement of the SSDA in May 2026, the Applicant and its consultants met with representatives of North Sydney Council to present the proposal for information only.

Residents Opposed to Lavender Bay Overdevelopment

Notting Hill Advisory and the wider project team engaged directly with local community group, *Residents Opposed to Lavender Bay Overdevelopment* (ROLBO).

This engagement included written correspondence between Notting Hill and ROLBO; ROLBO participation in the community webinars held in January 2026 and an in-person briefing held with ROLBO representatives at the Applicant's office in North Sydney.

On 14 May 2026, representatives of Residents Opposing Lavender Bay Overdevelopment (ROLBO) met with the project team at Central Element's offices to discuss the Proposal.

Key matters discussed included the proposed built form, traffic and access arrangements, solar access and overshadowing, landscaping and public domain outcomes, construction impacts, acoustic considerations, and the relationship of the Proposal to the surrounding heritage context. Questions were raised regarding public access arrangements through the site, affordable housing provision, impacts on nearby residents and social housing tenants during construction and ongoing consultation opportunities.

ROLBO representatives expressed concerns regarding the scale of the Proposal, potential traffic impacts associated with vehicle access and servicing arrangements, overshadowing and privacy impacts on neighbouring properties, and the anticipated impacts of future construction activities.

In response, the project team outlined the planning rationale for the Proposal, which is aligned to NSW Government planning policy to deliver housing supply in areas across Sydney that are well serviced by public transport and existing urban amenities. Further the project team advised that the design had been developed having regard to applicable planning controls and Departmental guidelines for solar access and overshadowing. The project team advised confirmed that detailed technical reporting relating to traffic, acoustics, construction management, solar access and other environmental matters would form part of the Environmental Impact Statement (EIS). The project team advised that the community would have a further opportunity to provide feedback during the formal public exhibition process for the EIS.

At the time of writing, a further in-person briefing session with the wider ROLBO membership base is being facilitated.

A copy of the presentation used for the briefing with ROLBO representatives is provided at **Appendix 4**.

5. Conclusion and Next Steps

This Engagement Outcomes Report provides an overview of the communications and engagement activities undertaken in support of the State Significant Development Application (SSDA).

As the Proposal evolves, the Applicant will continue to engage local residents, landowners, businesses and key agencies, ensuring that community and stakeholder input remains at the heart of the development process.

Appendices

Appendix 1 Public Sentiment Research

Appendix 2 Community Information Flyer

Appendix 2.1 Distribution Area

Appendix 3 Webinar Presentation

Appendix 4 ROLBO Presentation

Appendix 1 Public Sentiment Research

Lavender Street, Middlemiss Street Community Survey

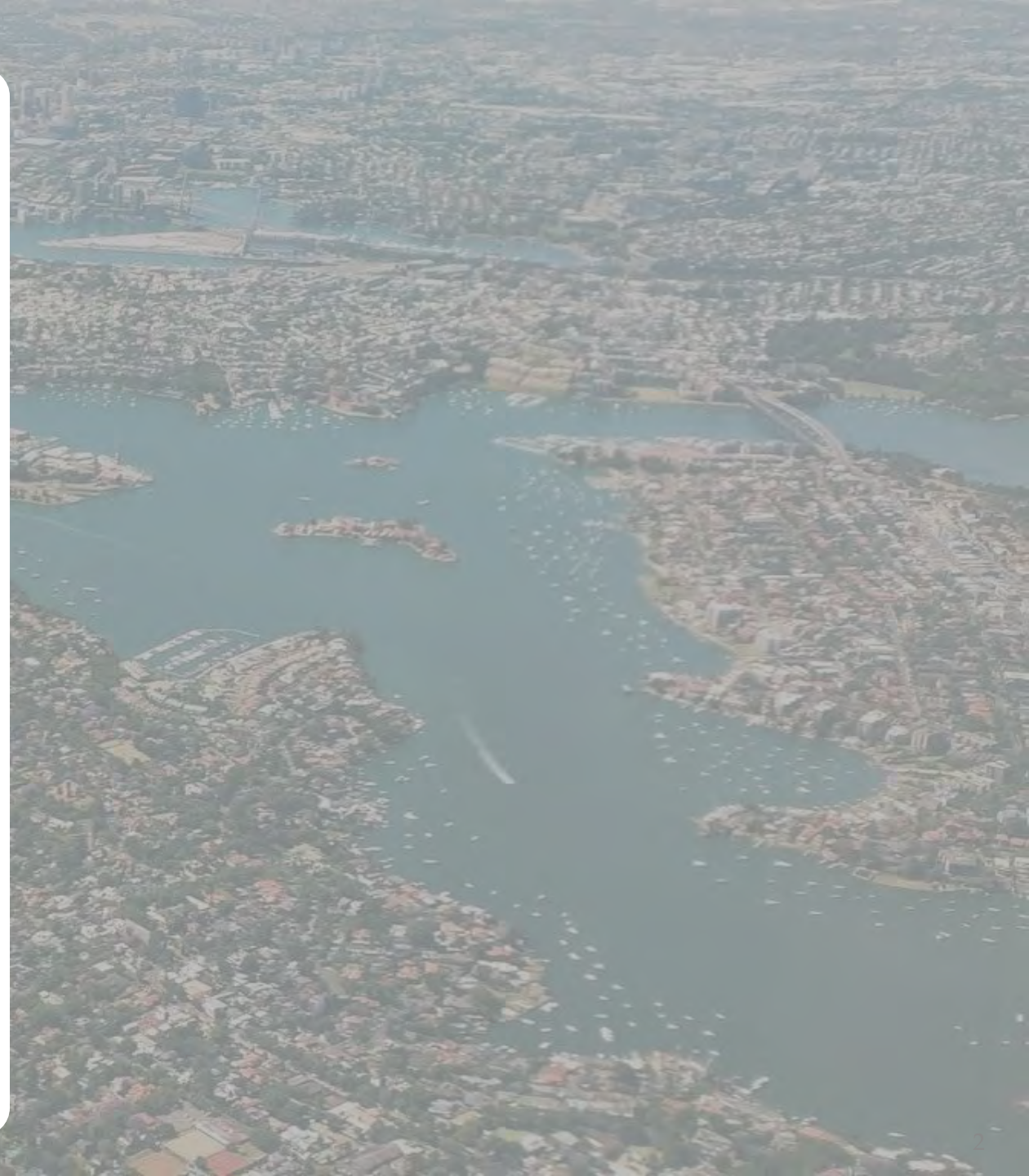
Prepared for Central Element
January 2026



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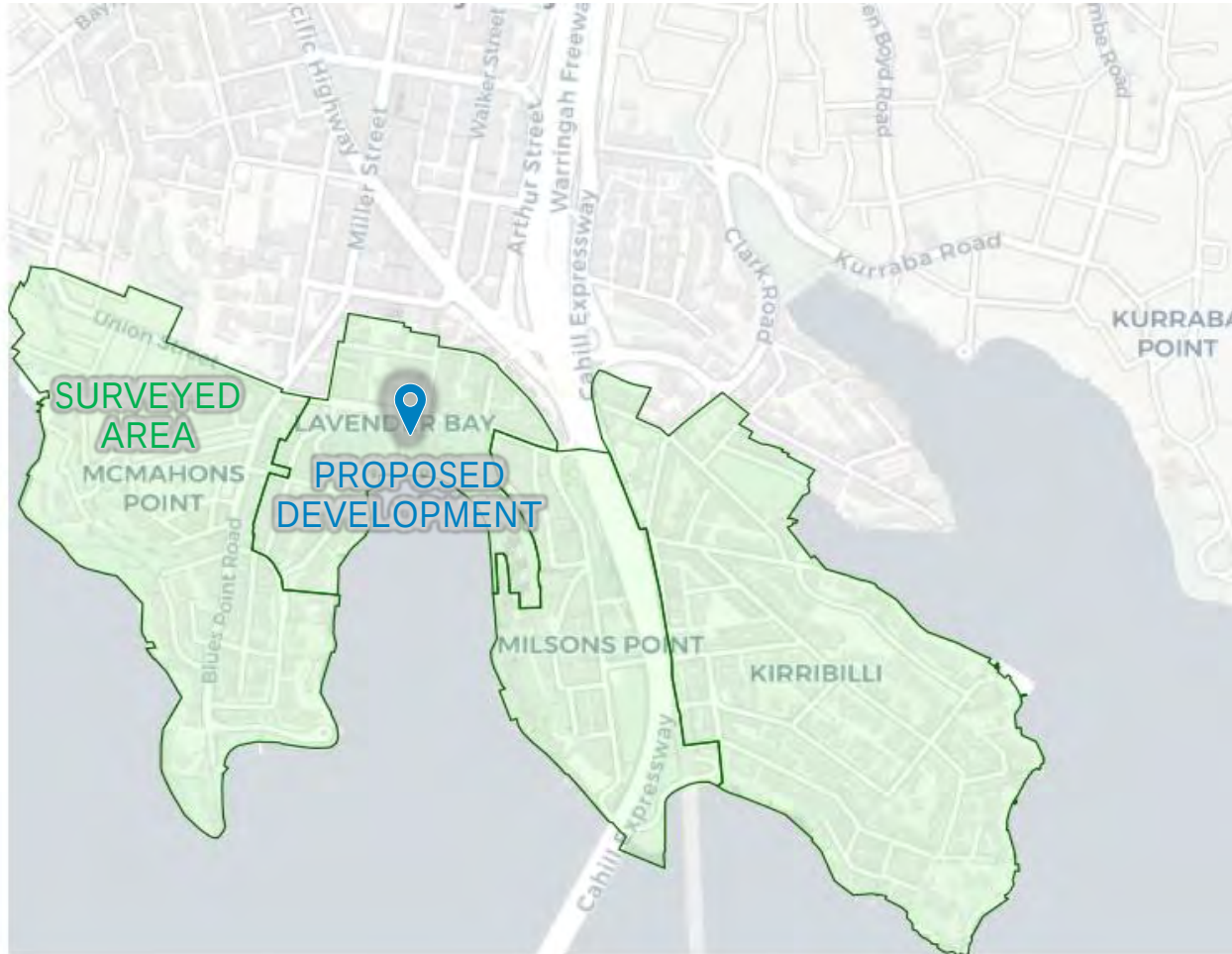
LAVENDER STREET, MIDDLEMISS STREET | COMMUNITY
ENGAGEMENT

- ▶ Methodology
- ▶ Executive Summary
- ▶ Attitudes towards housing & local neighbourhood
- ▶ Attitudes towards Lavender Street, Middlemiss Street proposal
- ▶ Open-ended responses



Survey targeted residents within suburb of Kirribilli, McMahon's Points, Milsons Point, and Lavender Bay

SURVEYED GEOGRAPHICAL AREA



The survey targeted the suburbs of Kirribilli, McMahon's Point, Milsons Point, and Lavender Bay, with a population of around 8,598 adult residents, according to the last Australian Bureau of Statistics Census from August 2021.

Around 46% of the adult population are aged under 45. Around 27% of households own their home outright, another 13% are mortgage-holders, and 61% are in renting or other housing arrangements.

This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

Source: ABS Census (August 2021)



Methodology

LAVENDER STREET, MIDDLEMISS STREET | COMMUNITY ENGAGEMENT

- ▶ 8–10-minute interviews were conducted by Computer Assisted Telephone Interviewing (CATI); call-centre staff conducted live person-to-person phone interviews of target population.
- ▶ Fieldwork was undertaken from 21 to 23 January 2026.
- ▶ The total sample includes n=109 completed interviews with adult residents.
- ▶ Margin of sampling error for this poll is approximately +/- 9% for topline results, according to a 95% confidence interval.
- ▶ Data weighted by residential location and homeownership status to be representative of the adult population across Kirribilli, McMahons Point, Milsons Point, and Lavender Bay.
- ▶ Note margin of error increases for sub-samples (by gender, age, etc.). Caution should be taken in interpreting smaller sample sizes.



Executive Summary

LAVENDER STREET, MIDDLEMISS STREET PROPOSAL | COMMUNITY ENGAGEMENT

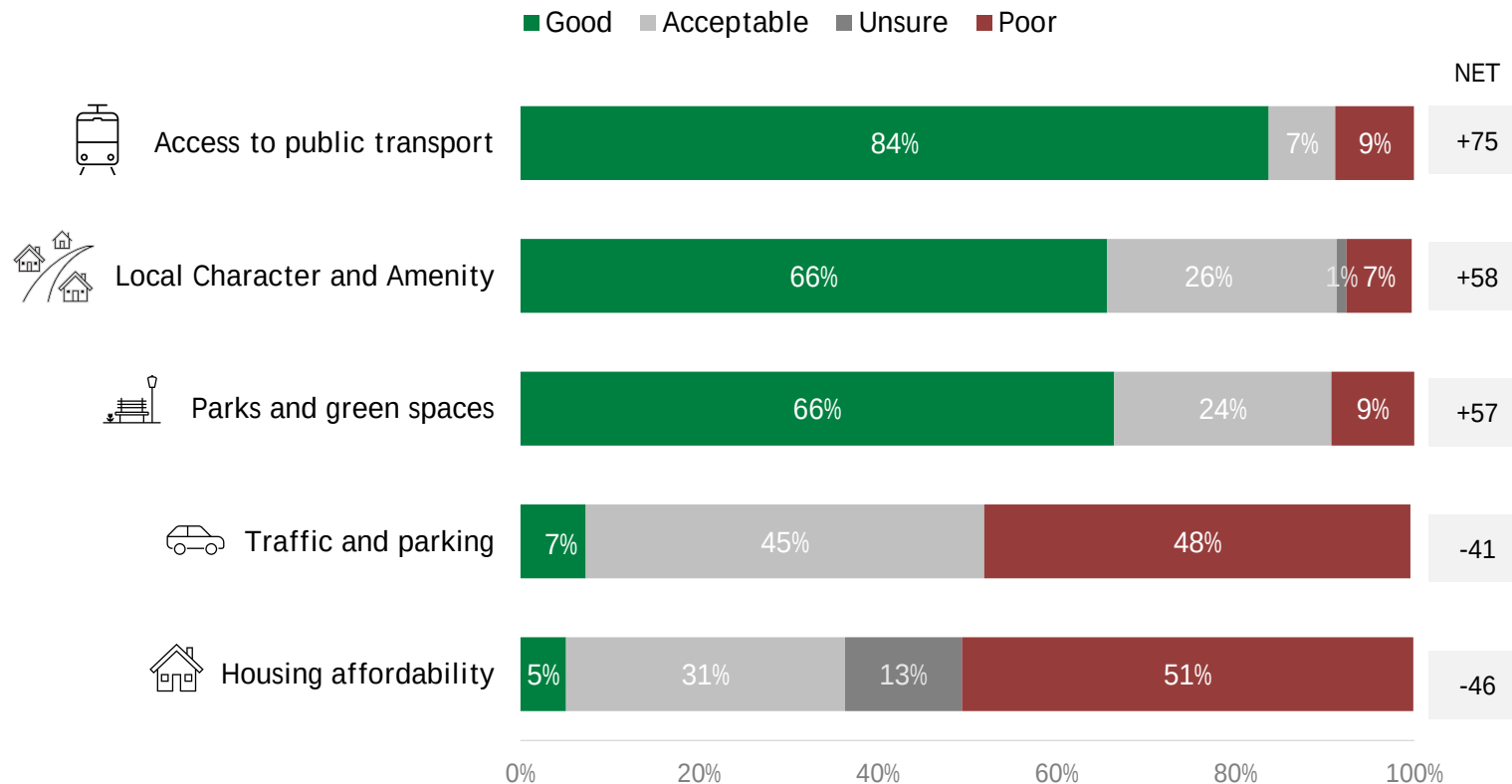
- ▶ **Local awareness of the proposal is moderate;** 29% of residents are aware of the proposal (page 10).
- ▶ **One in three is favourable towards the proposal;** 32% of respondents are either favourable or neutral towards the proposal after considering detailed elements of the proposal (page 14).
- ▶ **Attitudes are positive towards many of the proposal's details;** majorities have favourable views of the proximity to public transport (61%) and inclusion of affordable housing (43%).
- ▶ **Most residents see benefits in the proposal;** 59% agree that providing affordable housing in Lavender Bay will help support key workers and lower income households find housing close to where they work, and 55% agree that Lavender Bay is well suited to additional housing due to its proximity to public transport and existing urban amenities.
- ▶ **Residents believe new housing is needed;** only one of five (19%) say that no additional housing should be built in the North Sydney Council area.

Attitudes towards
Housing & Local
Neighbourhood

Residents rate their neighbourhood poorly on traffic & parking, and housing affordability

PERCEPTIONS OF LOCAL NEIGHBOURHOOD

Q. I'd like you to rate certain aspects of your local neighbourhood.
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor?



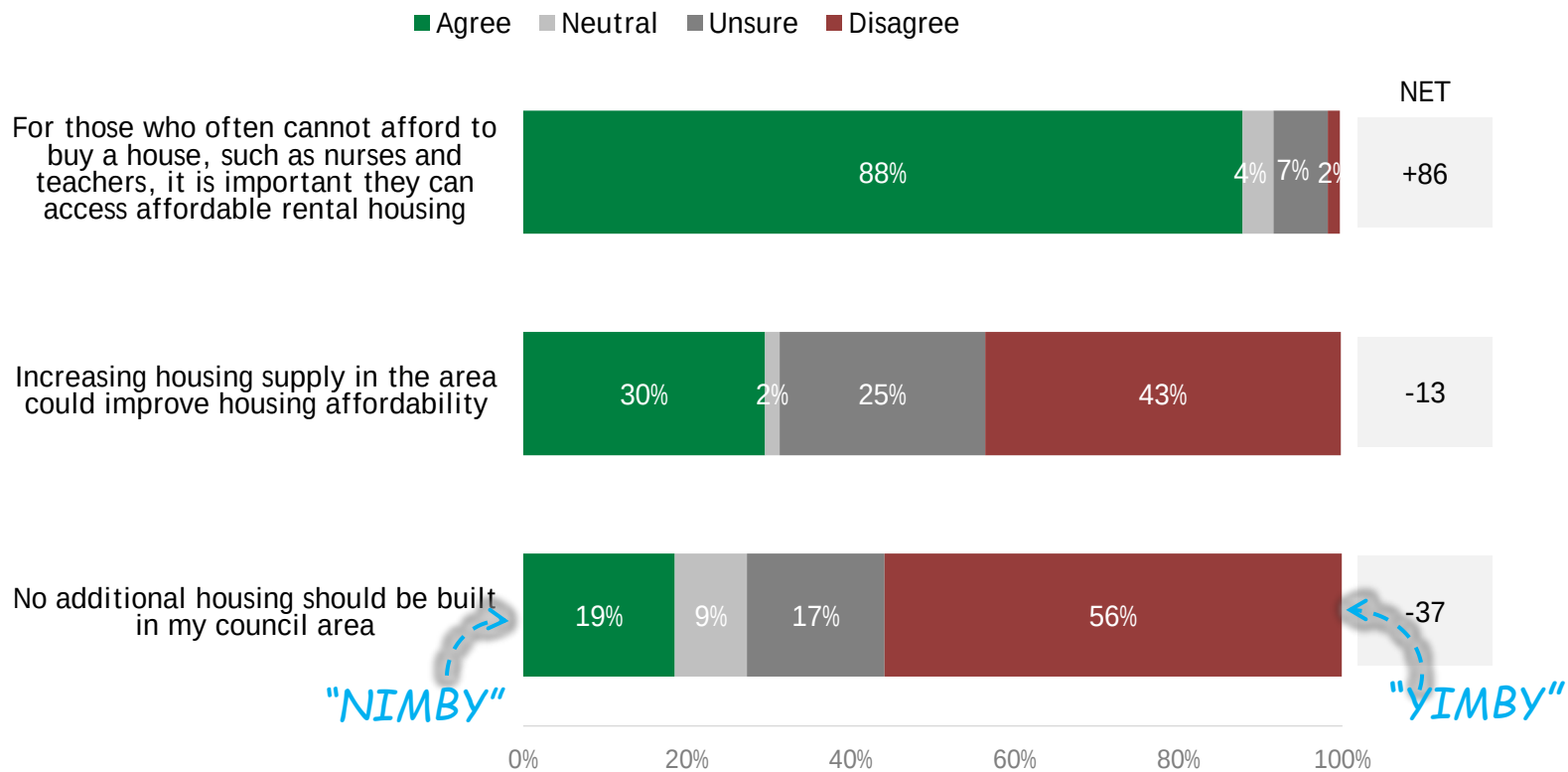
"Net" figure equals "Good" minus "Acceptable"



Nine out of ten agree that affordable rental housings is important

GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral?

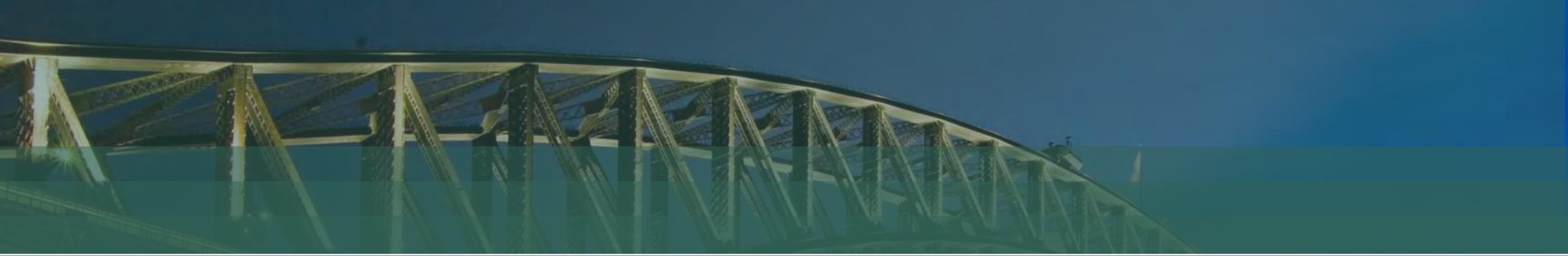


Around nine out of 10 (88%) agree that it is important to have affordable rental housing for those who cannot afford to buy a house.

Around one in five (19%) say that no additional housing should be built in the council area, while a majority (56%), disagree.

N.B. 'General Views on Housing' were canvassed at end of survey.





Attitudes towards
Lavender Street, Middlemiss Street Proposal

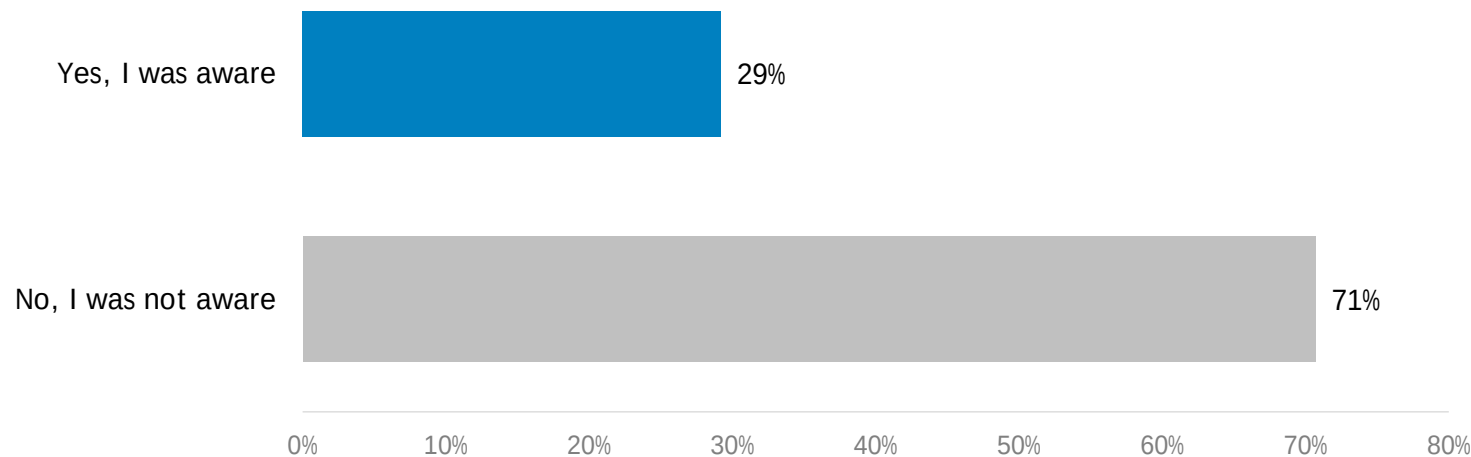


Two in five residents are aware of the proposal

AWARENESS OF LAVENDER STREET, MIDDLEMISS STREET PROPOSAL

- A new residential development is proposed at 64 & 66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay.
- The site is approximately 350 metres from North Sydney Station and 450 metres from Milsons Point Station.
- The proposal includes approximately 165 apartments across two buildings, proposed at 32 and 22 storeys.
- The proposal includes 3 per cent of the total residential gross floor area will be set aside as affordable housing in perpetuity.
- The proposal includes landscaping and improvements to the surrounding public domain.
- The project has been endorsed by the Minister as State Significant through the Housing Delivery Authority (HDA) pathway and will be assessed by the NSW Government once the SSDA is submitted.

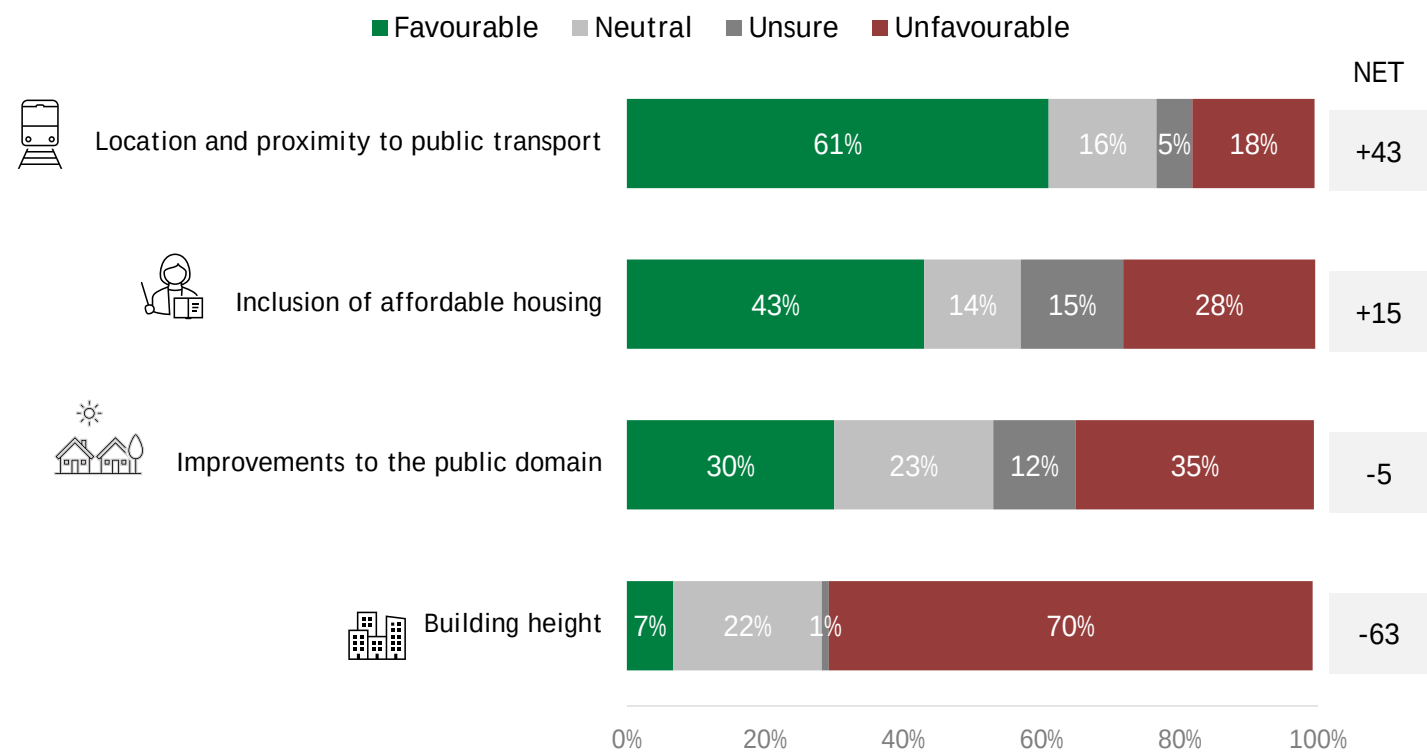
Q. Before today, were you aware of this proposal?



Majorities have favourable views of the proposal's location & proximity to transport, and affordable housing

ATTITUDE TOWARDS ASPECTS OF THE PROPOSAL

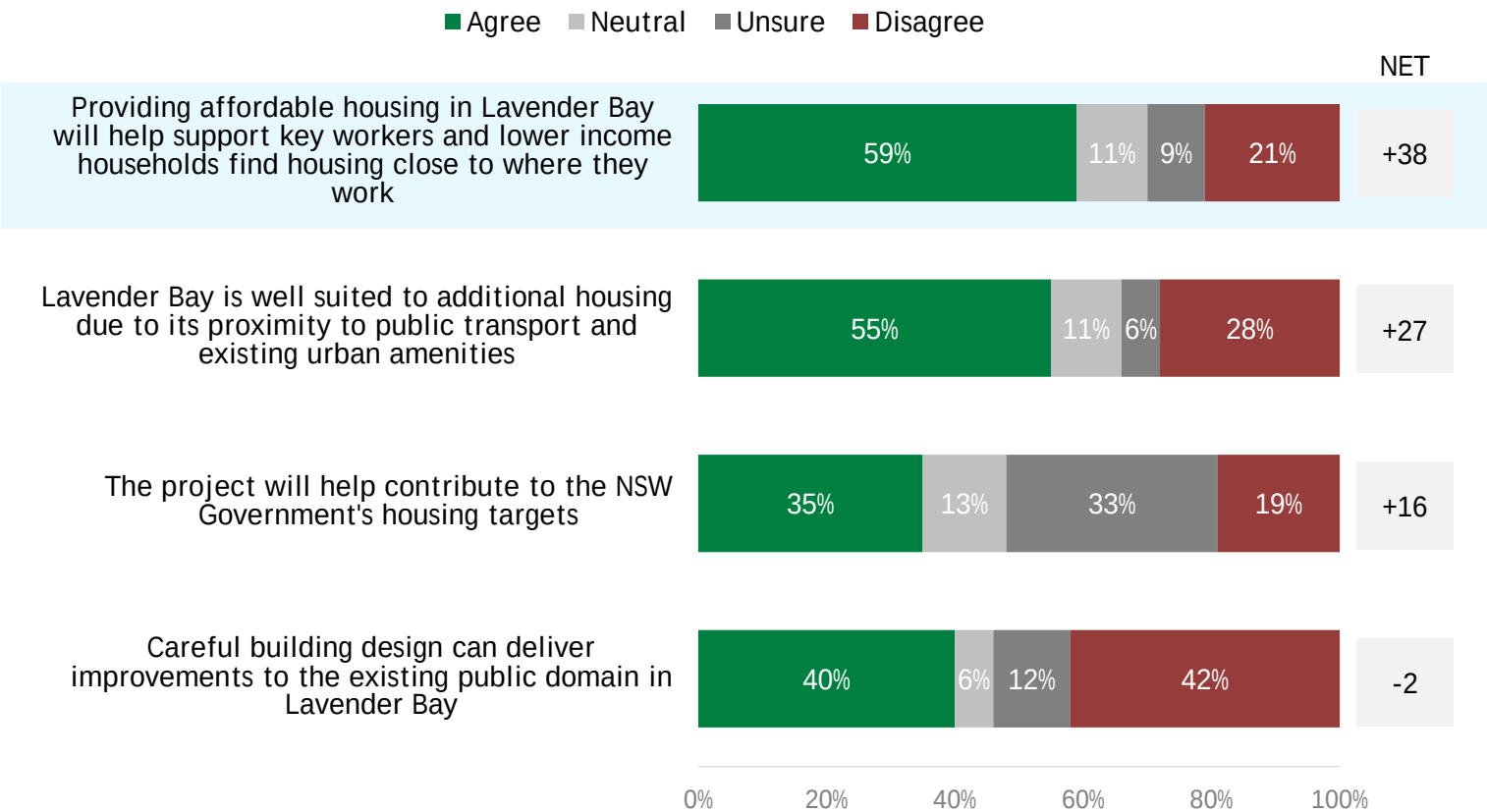
Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral?



A majority of residents agree that providing affordable housing will support key workers

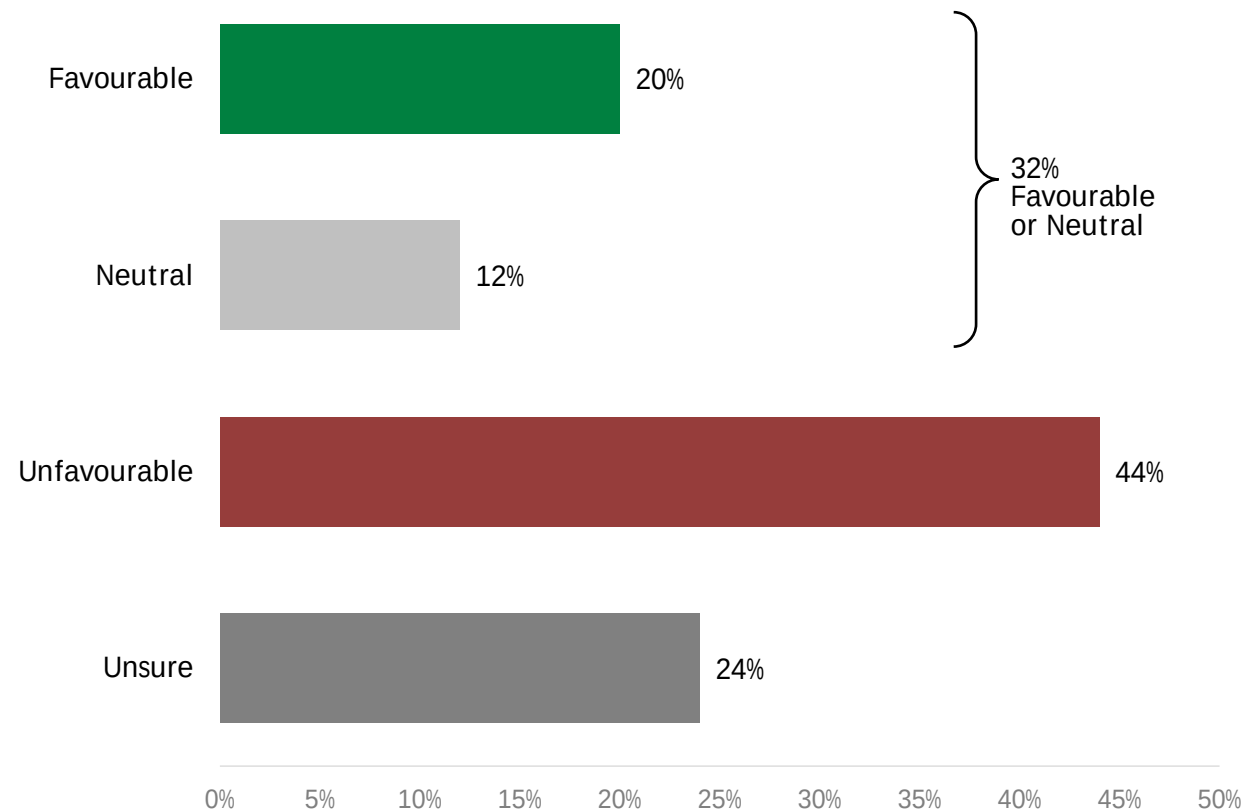
PROJECT BENEFITS

Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral?



After considering the project details one in three respondents are favourable or neutral

Q. Thinking again about the proposal, what best describes your attitude towards it?





Open-ended responses

82 out of 109 respondents took the opportunity to add further comments

WORD CLOUD OF OPEN-ENDED RESPONSES

Q. And very briefly, do you have any additional comments on the proposal?

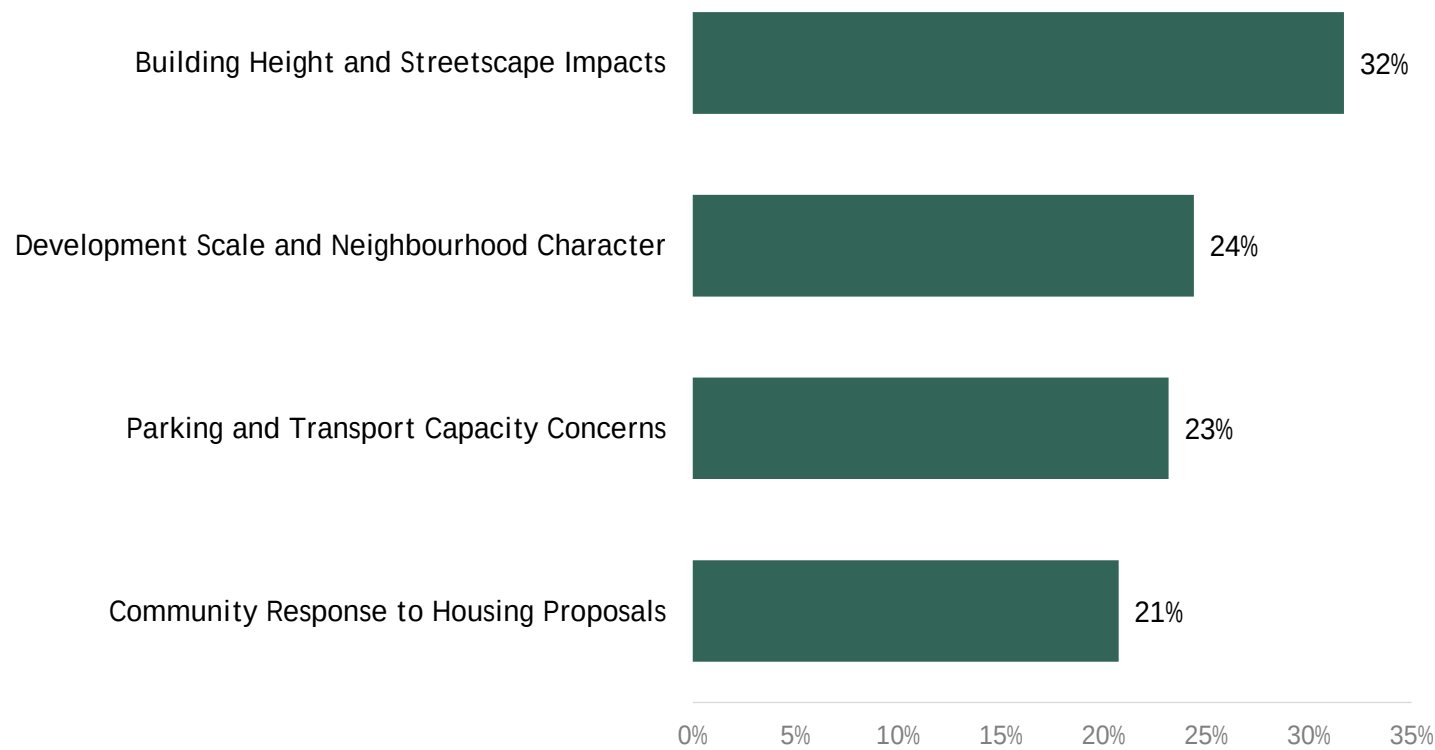


Building height & streetscape impacts led the discussion

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED)

Q. And very briefly, do you have any additional comments on the proposal?

(Coding based on leading subject of each comment)



82 respondents (75%) took the opportunity to provide additional comments.

Of those who provided comments, the most common leading subjects were relating to building height & streetscape impacts (32%) and development scale & neighbourhood character (24%).



A number of residents commented positively with some concerns on the proposal

SELECTION OF VERBATIM QUOTES

Q. And very briefly, do you have any additional comments on this proposal?

- ▶ ***“So long as the project site is not located near the coastal area, all is good especially regarding the height of the building”*** *Male 75+, Homeowner without a mortgage*
- ▶ ***“I support additional housing in North Sydney close to public transport, but it needs to be a reasonable height and not impose too much on existing residences enjoyment of the area. I support balance approach to this development.”*** *Female 35-44, Homeowner with a mortgage*
- ▶ ***“Well, this is excellent to the area, we need affordable housing.”*** *Male 65-74, Homeowner without a mortgage*
- ▶ ***“I support increasing the availability of homes, but this growth should be accompanied by public schools and essential amenities in the area..”*** *Female 55-64, Homeowner without a mortgage*
- ▶ ***“I think it’s good, and I’ve heard it’s already been approved. I also think the affordable housing component should be minimal.”*** *Female 35-44, Homeowner with a mortgage*



Many respondents were focused on building height, housing affordability and traffic

SELECTION OF VERBATIM QUOTES

Q. And very briefly, do you have any additional comments on this proposal?

- ▶ *“I support affordable housing, but I don’t believe these units will actually be affordable-they are likely to be extremely expensive. This only makes an already unaffordable area even worse...” Male 18-24, Other housing arrangement/Renting*
- ▶ *“I think this development will put strain on the local area. Traffic coming off the bridge is already congested, and there is nowhere for additional cars to park...” Female Other, Homeowner without a mortgage*
- ▶ *“I live in the surrounding area, and based on my daily experience, I do not see how the current location can effectively manage the additional traffic that would be generated by the proposed number of apartment units...” Male 45-54, Homeowner without a mortgage*
- ▶ *“The building is far too tall and out of character for the area. That particular site is not suitable for a multi-storey development, as the density would be excessive and traffic impacts would be severe...” Male 65-74, Homeowner with a mortgage*





NOTTING HILL
ADVISORY

CE

Appendix 2 Community Information Flyer

Information for Residents

Lavender Street and Middlemiss Street

Lavender Bay

Notting Hill Advisory, an independent community engagement consultancy, has been appointed by Central Element to consult with the local community regarding a proposal to deliver a new residential development with affordable housing at **64–66 Lavender Street and 3– 7 Middlemiss Street, Lavender Bay**.

About the Proposal

The proposal involves the coordinated redevelopment of the site for residential use, with basement parking, landscaping and improved interfaces to both Lavender Street and Middlemiss Street.

The design approach seeks to respond to the surrounding built form, public domain and accessibility to nearby transport infrastructure. A comprehensive suite of technical studies will accompany the State Significant Development Application (SSDA).

The proposal includes the provision of dedicated affordable housing units to be retained in perpetuity, integrated within the overall development.

Planning Process

The proposal is in the early planning stages and an Environmental Impact Statement (EIS) and concurrent planning proposal is being prepared for lodgement with the NSW Department of Planning, Housing and Infrastructure (DPHI). The EIS will be reviewed by the Department and placed on public exhibition for further community feedback via the NSW Major Projects website planningportal.nsw.gov.au/major-projects.

Learn More

Two online information webinars will be held to provide an overview of the proposal and an opportunity for members of the community to ask questions of the project team.

Session 1: Thursday, 29 January 2026 @ 6pm

Session 2: Friday, 30 January 2026 @ 10am

Please scan the QR code or visit shorturl.at/VbNT9 to register your attendance.



Site Location



Source: Planning & Co

Contact Us

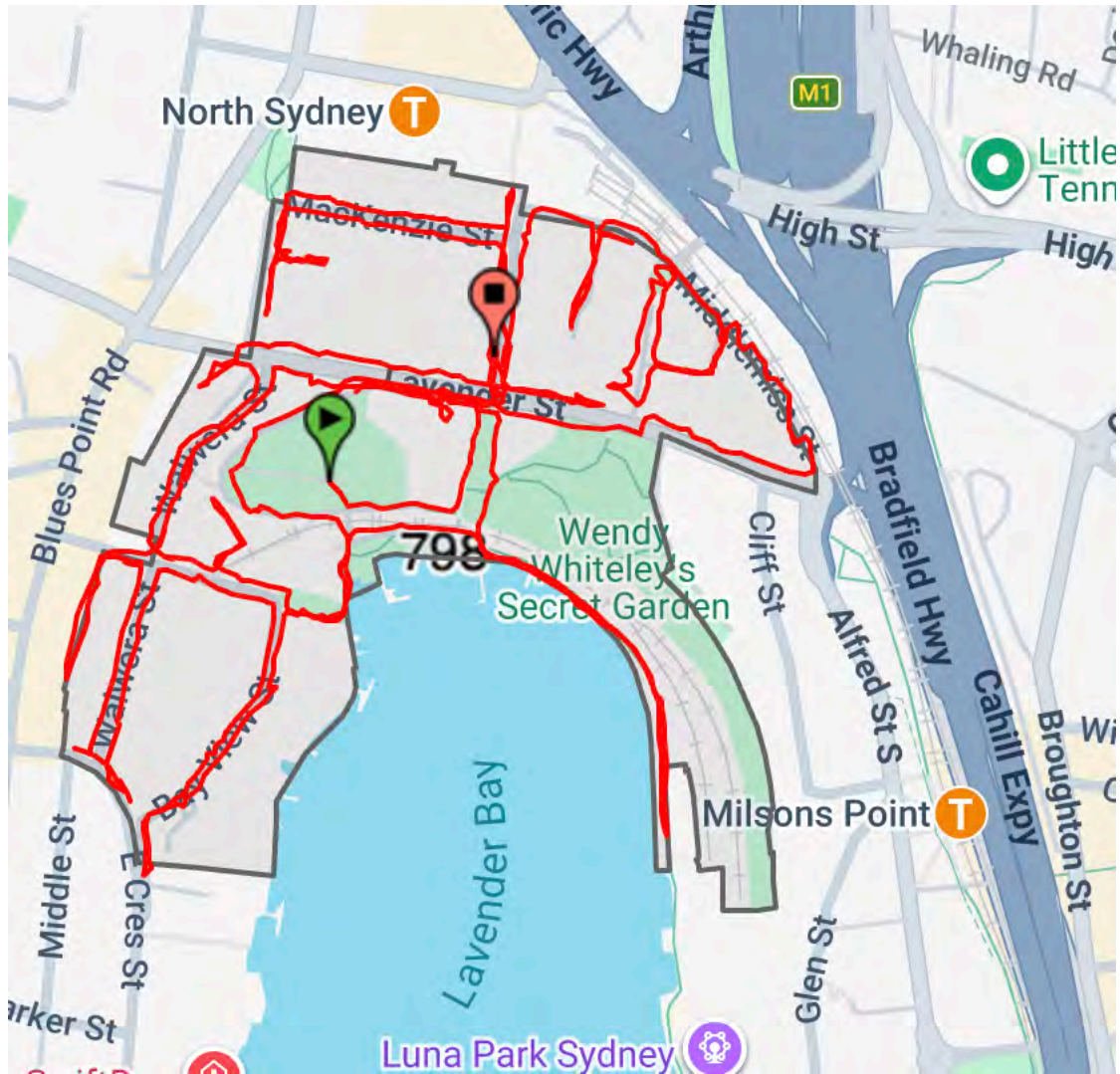
The project team is available to answer any questions you may have or to provide further information about the proposal.

You are welcome to share feedback at any time during the consultation process, using the following contact information:

 consultation@nhadvisory.com.au

 1800 975 142

Appendix 2.1 Distribution Area



Appendix 3 Virtual Webinar Presentation

64-66 Lavender Street & 3-7 Middlemiss Street

Lavender Bay

Community Information Webinar

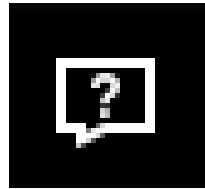
Acknowledgement of Country

We acknowledge the Cammeraygal People, the Traditional Custodians of the land on which this project is located.

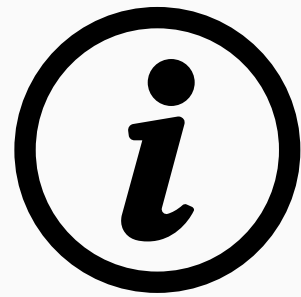
We pay our respects to Elders past and present and recognise their enduring connection to Country, culture and community.



Housekeeping

- Tonight's webinar is a presentation format, with the moderator and supporting material on screen.
- If you have a question, please use the question mark icon  in the top right of your screen and type in your question.
- If you have any technical issues, use the question function and we will respond to you directly.
- We ask that all questions and comments during the session remain respectful and focused on the project so that everyone has a fair opportunity to participate.

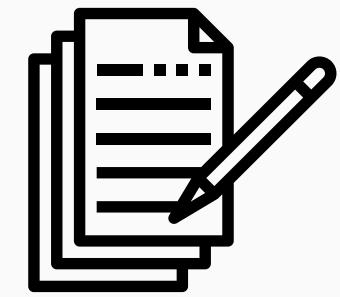
Purpose of Early Engagement



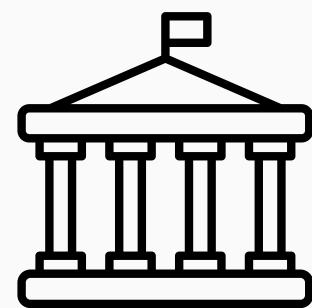
Provide clear information
about the proposal in its
early stages



Gather community feedback
on key issues and concerns



Feedback received is
summarised in an
Engagement Report



Engagement Report is lodged as
part of the SSDA



Engagement conducted according
to NSW Government Guidelines

Agenda

- Project Team
- Alignment with Government Planning
- Site Context
- Project Objectives
- Proposal Overview
- Adjacent Homes NSW Land
- Addressing Community Concerns
- Planning Pathway
- Q&A

Key Project Team



Developer



Architect

NOTTING HILL

Community Engagement
Consultant

planning&co

Town Planner

About Central Element



Central Element: Bianca, Wolseley Street, Drummoyne

Central Element is an Australian-owned, Sydney based property developer focused on delivering best in class residential projects in established urban locations.

The company's approach is grounded in a strong emphasis on design quality, place and long-term stewardship, with projects shaped by the history, character and their surroundings.

Central Element typically works on complex inner city and harbour side sites, partnering with leading architects, planners and technical consultants to develop proposals that respond carefully to context.

Design is treated as a central driver of outcomes, with attention given to scale, proportion, materials and the relationship between new development and existing neighbourhoods.

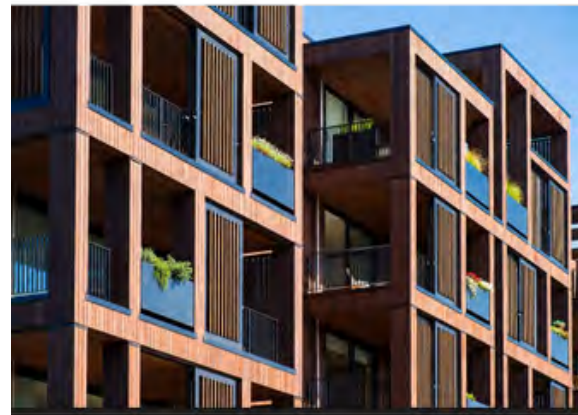
Across its portfolio, the company has sought to create buildings that contribute positively to their setting and endure over time.



Alignment with Government Planning



National Housing Accord 2022



National Housing Accord 2022

NATIONAL HOUSING ACCORD

- The National Housing Accord sets a target for 377,000 new homes in NSW by 2029.
- NSW planning identifies 47,800 new mid- and high-rise homes to be delivered in key transport hubs like Lavender Bay.
- This proposal contributes to these State and Federal housing targets.

HOUSING DELIVERY AUTHORITY

- The site has been declared by the NSW Minister for Planning as a State Significant Development under the Housing Delivery Authority (HDA).
- The HDA pathway prioritises sites that can deliver significant housing supply, including affordable housing, in well-located areas.

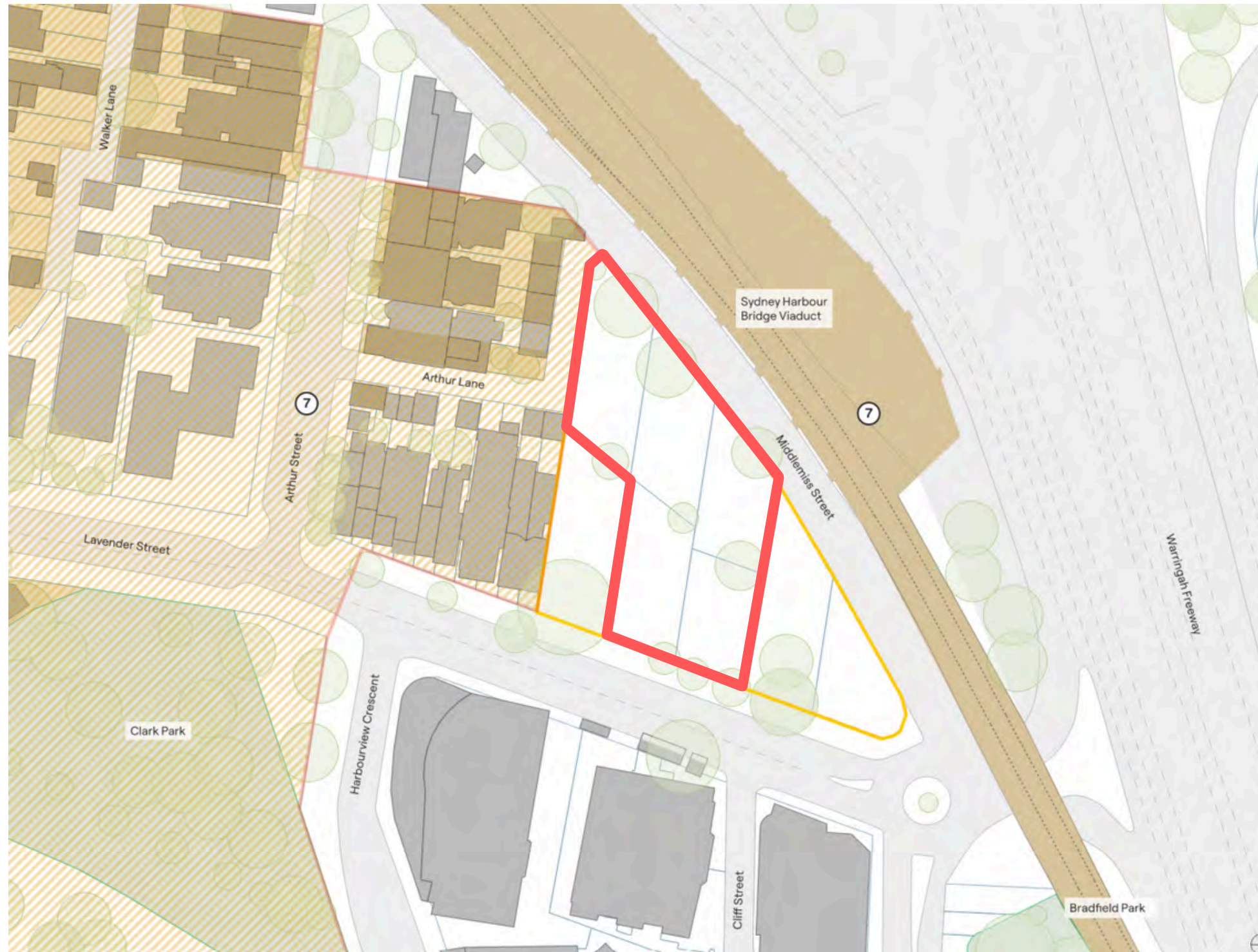
**Housing Delivery
Authority**

Site Context



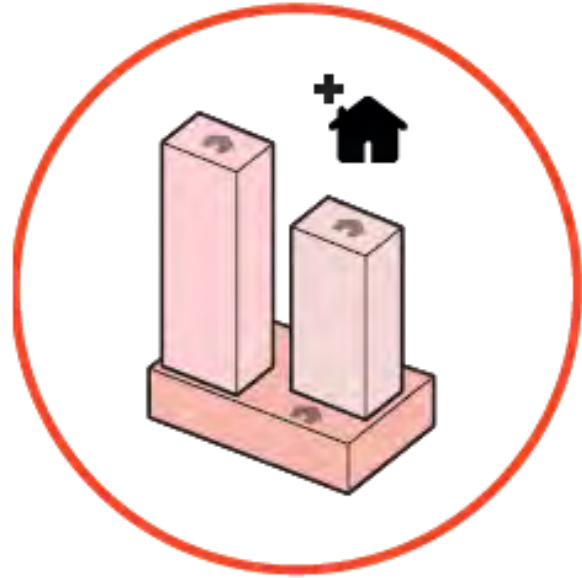
- Located at 64–66 Lavender Street and 3–7 Middlemiss Street, Lavender Bay.
- Situated within the North Sydney Local Government Area.
- The site comprises five individual allotments with a combined site area of 2,305 sqm.
- Approximately 300 metres to Milsons Point Station and 350 metres to North Sydney Station.

Site Context



- The site sits north of the well-established high-density residential and mixed-use buildings of Lavender Bay.
- The site directly adjoins Homes NSW land at 1 Middlemiss Street and 62 Lavender Street.
- There are no heritage listings on the site.
- The site sits outside of the Lavender Bay Heritage Conservation Area (HCA).

Project Objectives



Maximise housing supply in accordance with the National Housing Accord.



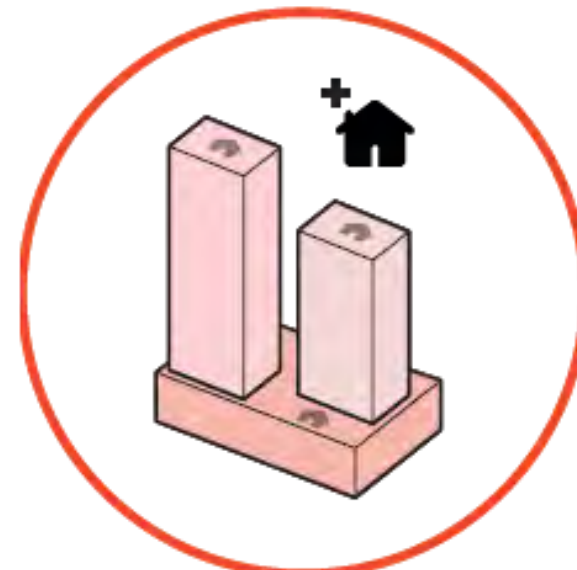
Creating pedestrian through site links that alleviates safety concerns of pedestrians with the bicycle route along Middlemiss.



Establishing more publicly accessible open space with north facing pocket-park to be enjoyed by the community.



Minimise overshadowing to Clark Park and Wendy Whiteleys garden.



Provide high quality affordable housing in an accessible area

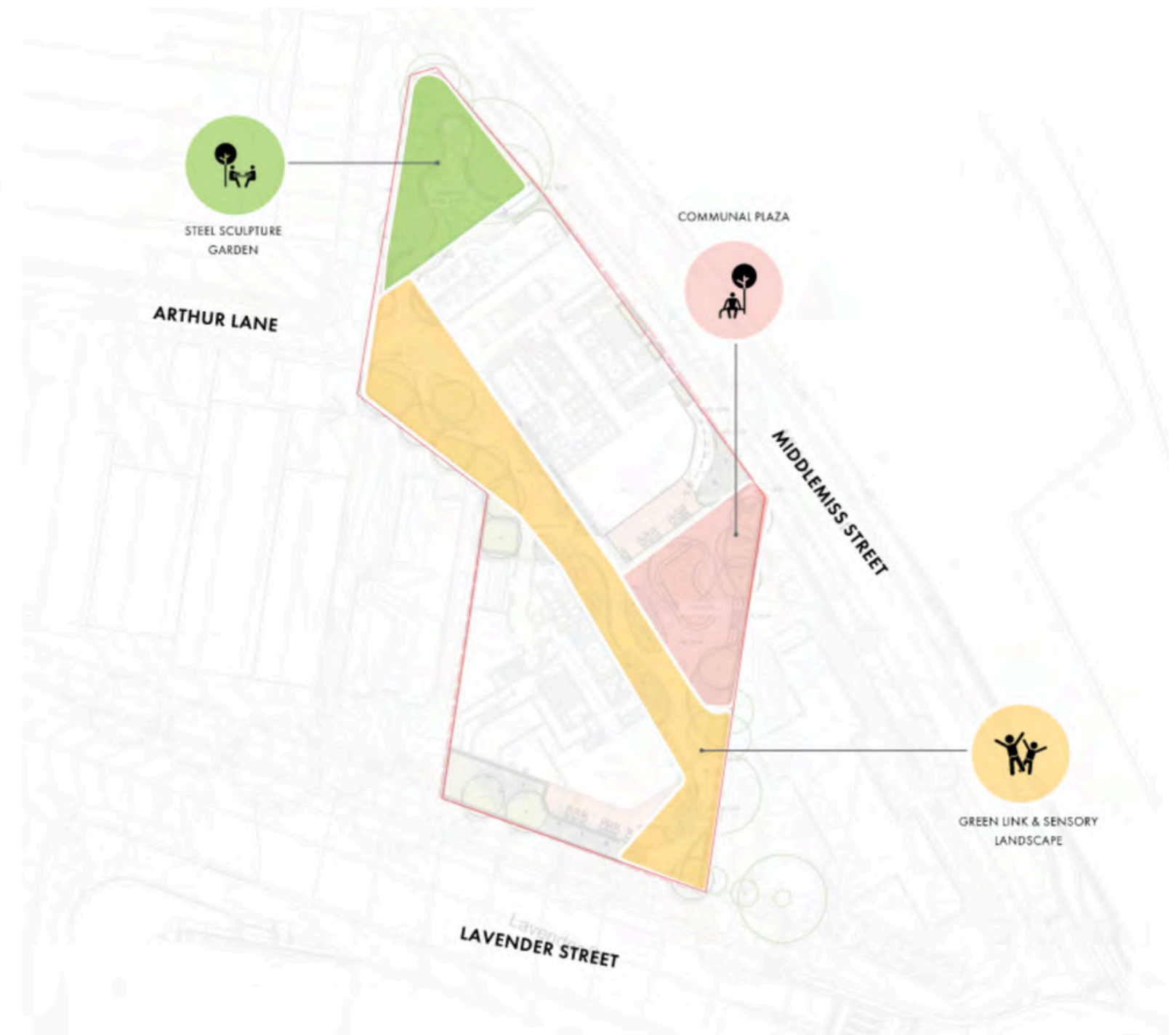


Maintaining minimum solar access to surrounding buildings per North Sydney Development Control Plan (DCP) requirements.

Proposal Overview

Public Benefit

- Introduction of a publicly accessible pedestrian link through the site, converting what is currently privately held land into a community asset.
- Creation of a north-facing public pocket park, positioned directly opposite a thriving co-working space, enhancing daily activation and informal community use.
- The park provides a transition between new built form and the adjoining Sydney Harbour Bridge viaduct and Heritage Conservation Area.
- Communal Plaza fronting Middlemiss St with direct sunlight
- Supports walkable access to employment, services, open space and local centres, reducing reliance on private vehicle travel.



Source: Land + Form

Proposal Overview

Public Benefit

- The through-site link delivers a safe and legible pedestrian route, diverting foot traffic away from potential conflicts with cyclists travelling down Middlemiss St and connecting to the newly completed Sydney Harbour Bridge Cycleway.
- Walk on Country occurred with Aboriginal knowledge holders which has helped informed the landscaping design and plant selection.
- Extensive established landscaping throughout the publicly accessible open space



Source: Land + Form

Proposal Overview

Public Benefit

- Locates new housing within an established precinct already serviced by public transport, urban amenities and social infrastructure.
- Provides for the renewal of outdated and end of life low-rise strata buildings and enables the future redevelopment of adjacent Homes NSW sites, when and if Homes NSW seeks to do so.



Source: Mark Gerada

Proposal Overview

Positive Contribution to Housing Supply

- Approximately 160–165 apartments across a split residential tower form.
- Net increase of 128–133 units, contributing to housing supply in a highly accessible location.

Affordable Housing Dedication

- Affordable Housing (AFH) refers to rental homes priced so that low to moderate income households can live locally without being under housing stress.
- Generally key workers such as teachers, nurses, aged care and childcare workers; people who work in the local area but often struggle to find housing nearby.
- The project includes 3% affordable housing dedicated to AFH in perpetuity.
- The dedicated AFH apartments will be managed by a registered Community Housing Provider (CHP).
- Approx. 6–10 AFH units (subject to CHP advice and confirmation of product requirements).

Adjacent Homes NSW Land



- The site does not include any Homes NSW lands.
- Central Element have been engaging with Homes NSW over the last 4 years in relation to these lands.
- The proposal has been designed to respond appropriately to its boundaries, working with Homes NSW.
- No Social Housing residents will be displaced.
- The design approach recognises that the Homes NSW land may evolve over time through a separate future planning process.
- This approach avoids designing in isolation, while also not pre-empting or assuming redevelopment of adjoining land.

Addressing Community Concerns

- **No** change to existing social housing, with no impact on current residents or housing provision.
- **No** development proposed within the Heritage Conservation Area (HCA).
- **Traffic & Access**
 - Basement access has been carefully considered.
 - A detailed traffic report and supporting surveys have been undertaken to assess and manage potential impacts.
- **Construction**
 - Central Element are a builder-developer based in North Sydney.
 - Construction commencement will be subject to statutory approval timeframes.
 - Noise and disruption will be actively managed throughout construction.
 - Comprehensive Construction Management Plans are being prepared and will be submitted as part of the SSDA process.

Planning Pathway

State Significant Development



- Targeting lodgement of SSDA in March 2026 to align with SEARs requirements.
- Following lodgement of the Environmental Impact Statement (EIS), all documents relating to the SSDA will be placed on public exhibition for public submissions.

Questions

If you did not submit a question today but would like to follow up with the project team, please feel free to contact us at:

consultation@nhadvisory.com.au

Thank you

Appendix 4 ROLBO Presentation

3-7 Middlemiss Street & 64-66 Lavender Street

Community Consultation



NOTTING HILL
ADVISORY

planning&co



Project address

Cammeraygal Country
3-7 Middlemiss Street
& 64-66 Lavender Street
Lavender Bay NSW 2060

Prepared for

The Trustee for CE Lavender Bay Trust

Version

01

Issued

May 2026

We acknowledge the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We pay our respects to elders past and present, and any first nations people present today. We acknowledge the project being on Cammeraygal Country.

We believe meaningful consultation with Aboriginal knowledge holders leads to positive outcomes for the project and community. This project included consultation, a walk on country, design workshops, and alignment with the Government Architect NSW Connecting with Country framework.



Housekeeping

1. Purpose of today's briefing

Provide a clear overview of the proposal and design rationale, outline the planning process and respond to questions.

2. Briefing followed by questions

We've set aside approximately 1 hour for the presentation followed by Q&A.

3. Phones on silent

Please switch mobiles to silent and step outside if you need to take a call.

4. How to participate

Please raise your hand at the conclusion of the briefing and we will direct questions to the relevant team member.

5. Amenities & exits

Bathrooms are signposted. In the unlikely event of an emergency, please follow venue staff to the nearest exit.

- Project Team
- Alignment with Government Planning
- Site Context
- Project Objectives
- Proposal Overview
- Adjacent Homes NSW Land
- Addressing Community Concerns
- Planning Pathway
- Q&A

Purpose of engagement

Provide clear information about the proposal in its early stages.



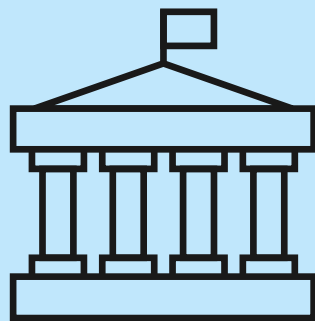
Gather community feedback on key issues and concerns.



Feedback received is summarised in an Engagement Report.



Engagement Report is lodged as part of the SSDA.



Engagement conducted according to NSW Government Guidelines.



What we’ve heard

Engagement findings

n=109

Telephone
survey

~80

Residents
notified

2

Webinars
(89 attendees)

33

Written
submissions

What we've heard

Primary concerns

- Building height and scale
- Traffic, parking and infrastructure capacity
- Amenity impacts: heritage, views, overshadowing, privacy

Key project team

Developer



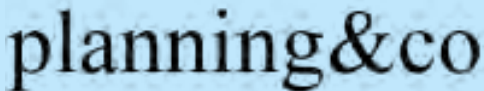
Architect



Community
Engagement
Consultant



Town Planner



Landscape
Architect



About Central Element



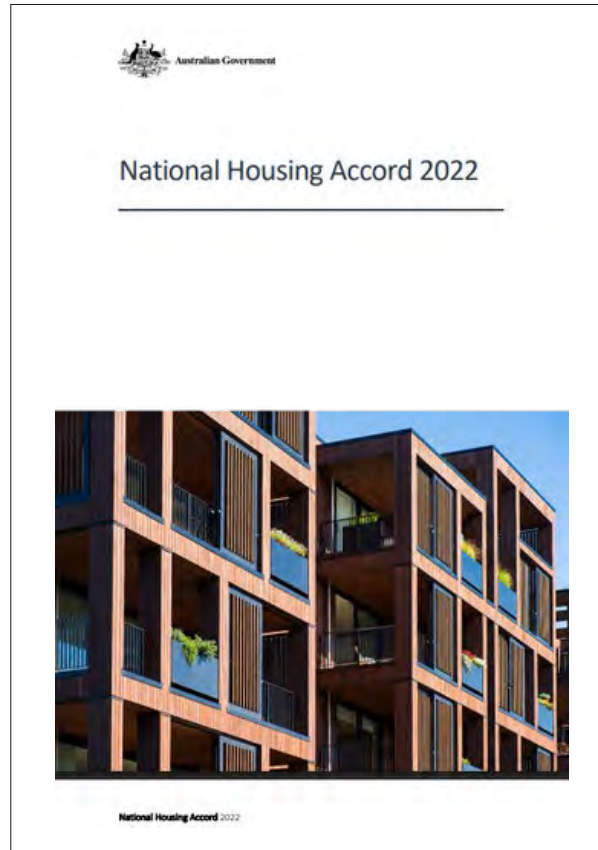
Ethos
Chatswood NSW



25hours Hotel, The Olympia
Paddington NSW



Bianca
Drummoyne NSW



- The National Housing Accord sets a target for 377,000 new homes in NSW by 2029.
- NSW planning identifies 47,800 new mid- and high-rise homes to be delivered in key transport hubs like Lavender Bay.
- This proposal contributes to these State and Federal housing targets.

Housing Delivery Authority

- The site has been declared by the NSW Minister for Planning as a State Significant Development under the Housing Delivery Authority (HDA).
- The HDA pathway prioritises sites that can deliver significant housing supply, including affordable housing, in well-located areas.

Site context

- Located at 64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay.
- Situated within the North Sydney Local Government Area.
- The site comprises five individual allotments with a combined site area of 2,305 sqm.
- Approximately 300 metres to Milsons Point Station and 350 metres to North Sydney Station.



Site context

- The site sits north of the well-established high-density residential and mixed-use buildings of Lavender Bay.
- The site directly adjoins Homes NSW land at 1 Middlemiss Street and 62 Lavender Street.
- There are no heritage listings on the site.
- The site sits outside of the Lavender Bay Heritage Conservation Area (HCA).

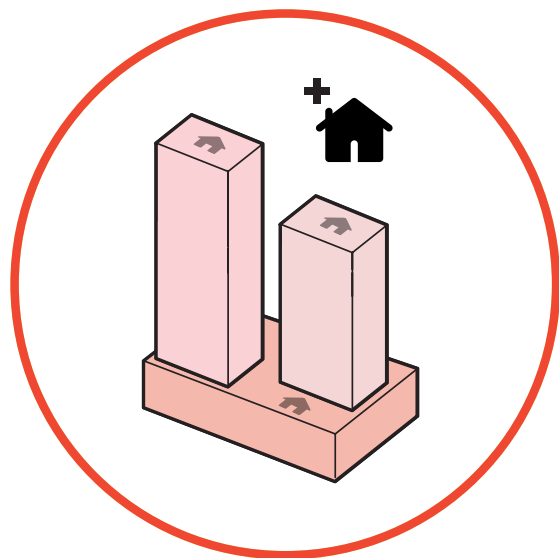


Adjacent Homes NSW land

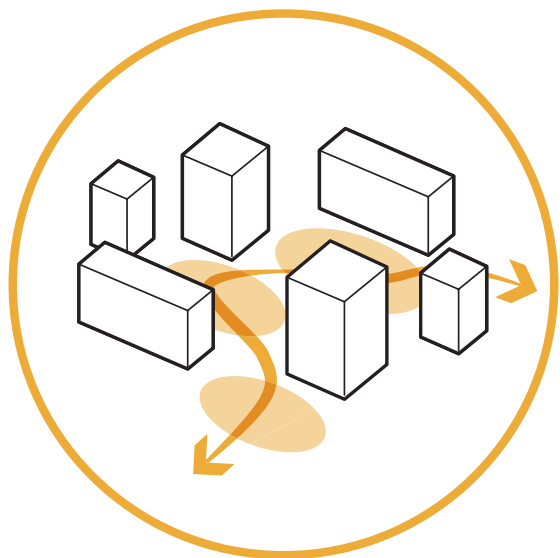
- The site does not include any Homes NSW lands.
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- The proposal has been designed to respond appropriately to its boundaries, working with Homes NSW.
- No Social Housing residents will be displaced.
- The design approach recognises that the Homes NSW land may evolve over time through a separate future planning process.
- This approach avoids designing in isolation, while also not preempting or assuming redevelopment of adjoining land.



Project objectives



Maximise housing supply in accordance with the National Housing Accord.



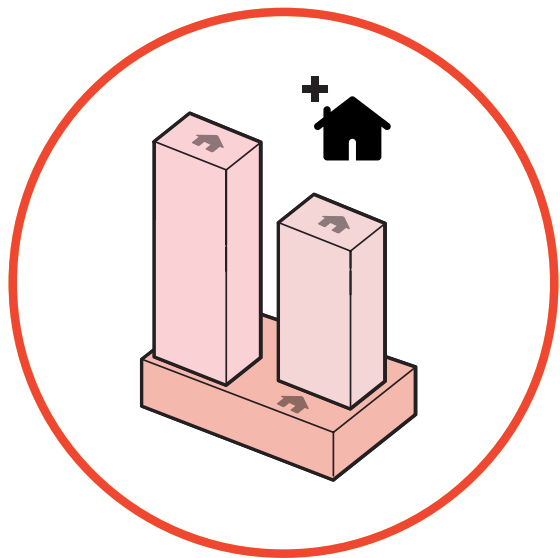
Creating pedestrian through site links that alleviates safety concerns of pedestrians with the bicycle route along Middlemiss.



Establishing more publicly accessible open space with north facing pocket-park to be enjoyed by the community.



Minimise overshadowing to Clark Park and Wendy Whiteleys garden.



Provide high quality affordable housing in an accessible area



Maintaining minimum solar access to surrounding buildings per North Sydney Development Control Plan (DCP) requirements.

Design principles

Public open space

The proposal delivers two publicly accessible pocket parks, both strategically located to the north to optimise solar access and user amenity. These pocket parks provide landscaped areas of respite for the community, incorporating canopy trees and seating to enhance comfort and microclimate.

Both spaces are open to the wider public and directly address the surrounding street network, with one pocket park fronting Middlemiss Street, and the other addressing both Middlemiss Street and Arthur Lane, reinforcing passive surveillance and public domain activation.

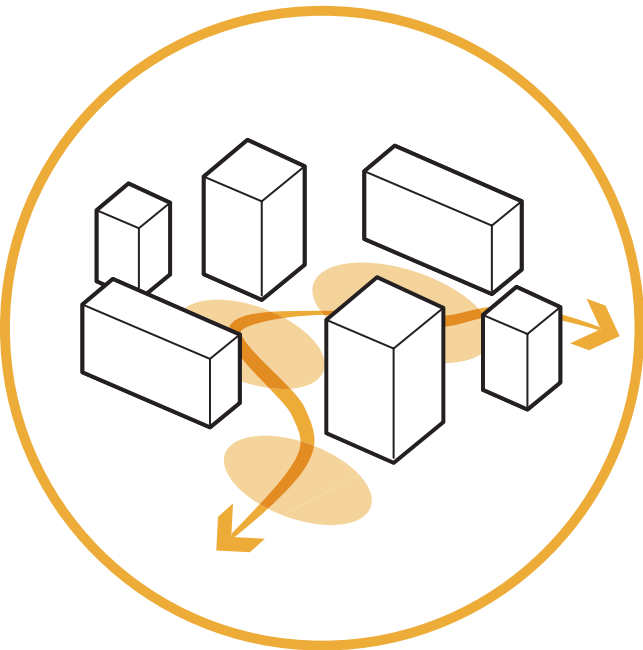


Design principles

Permeable ground plane

The proposal delivers an enhanced pedestrian network that enables public movement from Arthur Lane to Lavender Street via a covered through-site link integrated beneath the podium.

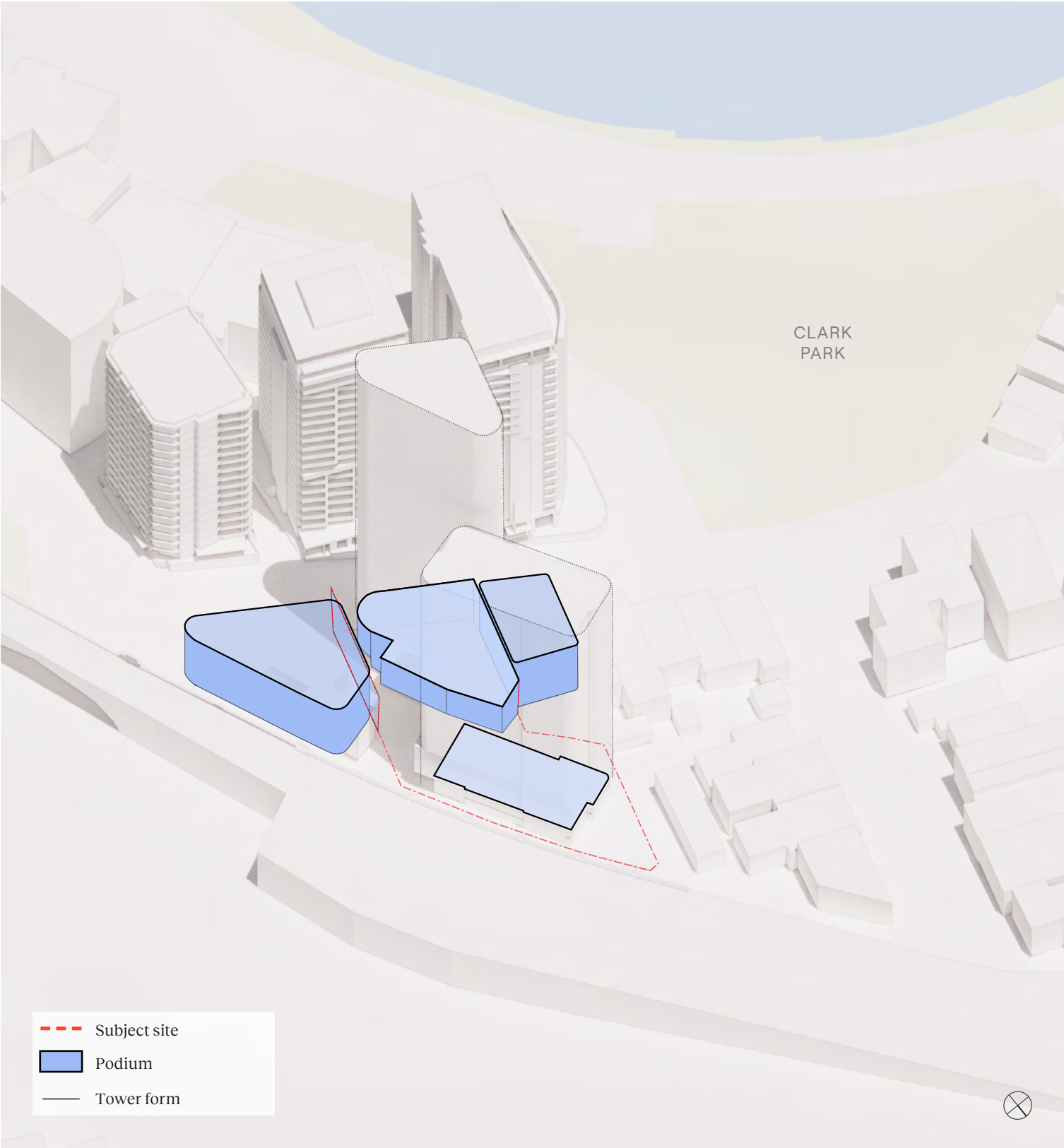
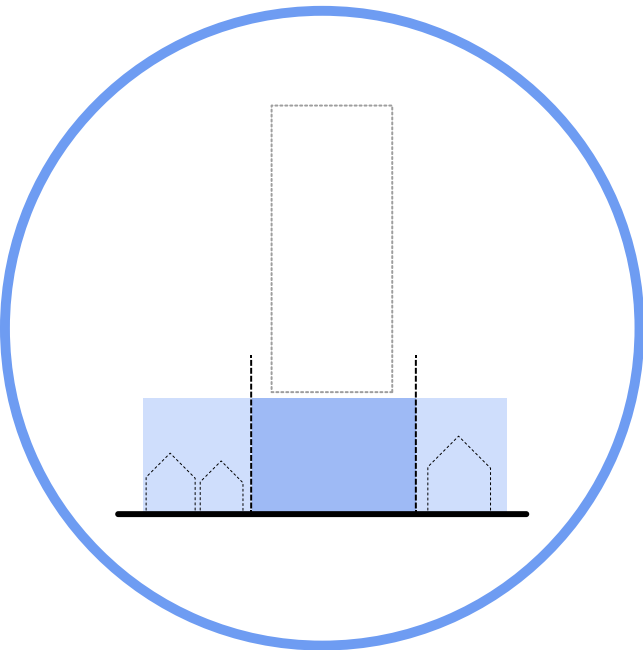
This connection improves pedestrian amenity and weather protection, while also facilitating more direct and legible access to Middlemiss Street. Collectively, these links contribute to a highly permeable and accessible ground plane, strengthening connectivity within the surrounding street network.



Design principles

Future proofing

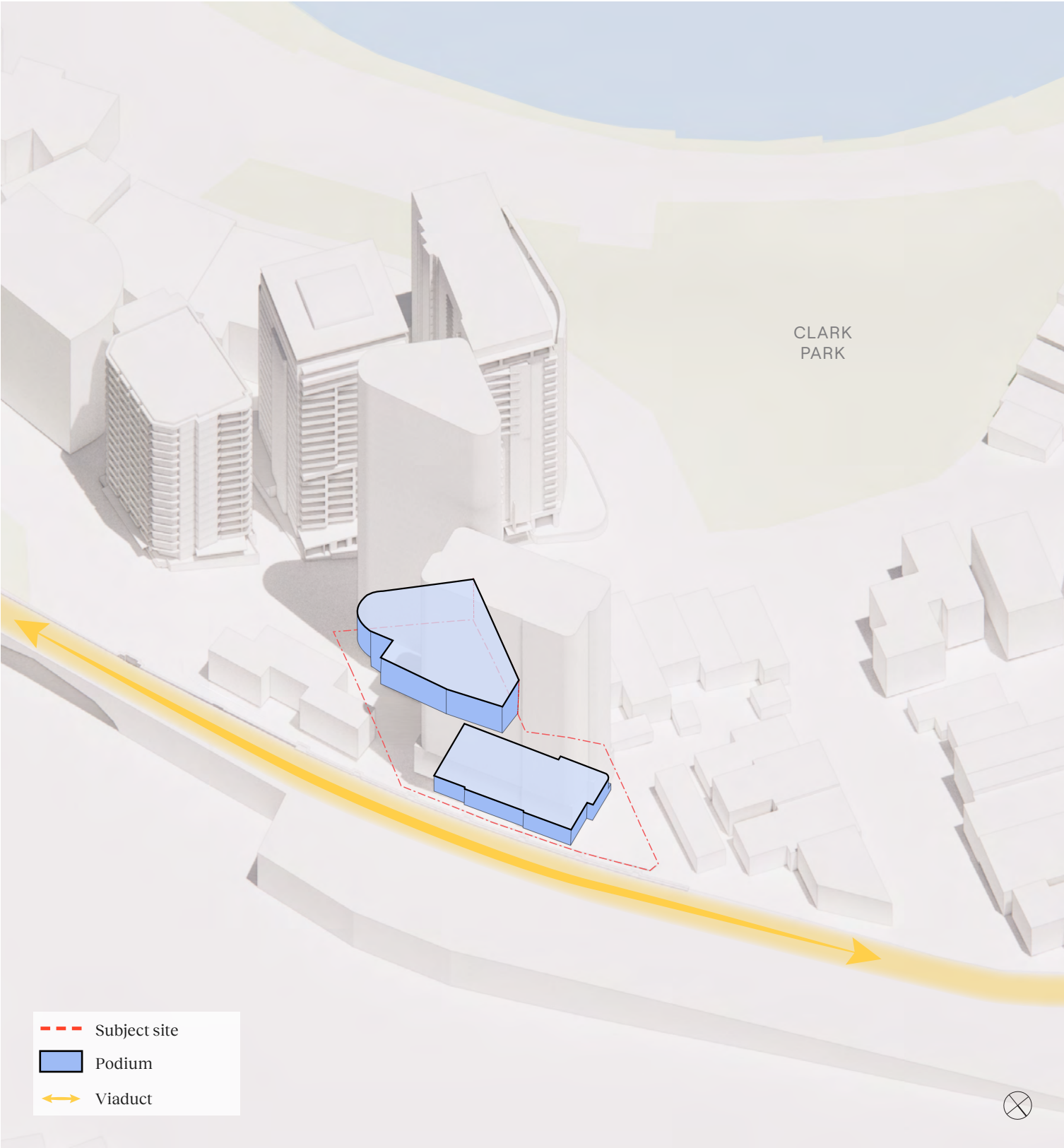
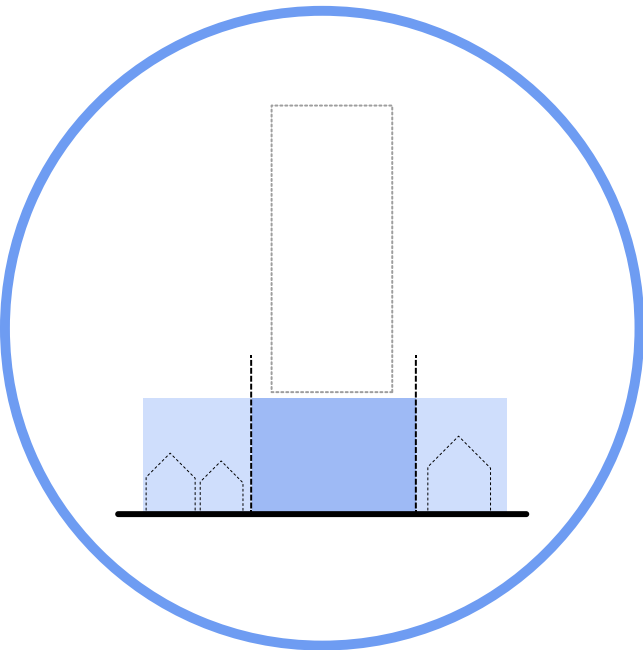
The design of the podium and associated setbacks has been carefully considered in response to the potential future redevelopment of adjoining sites, ensuring that surrounding lots retain the ability to achieve their full development potential.



Design principles

Contextual

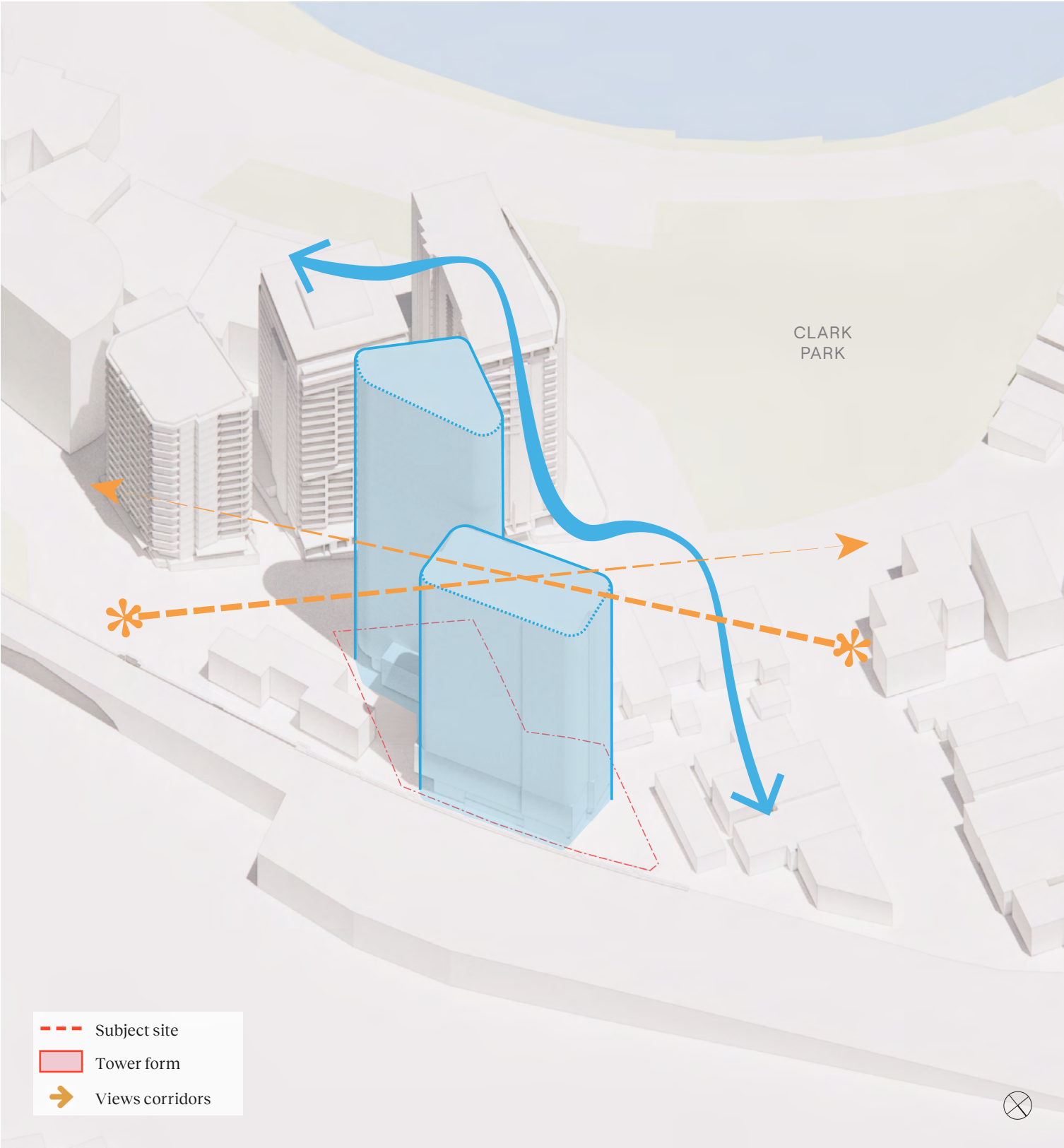
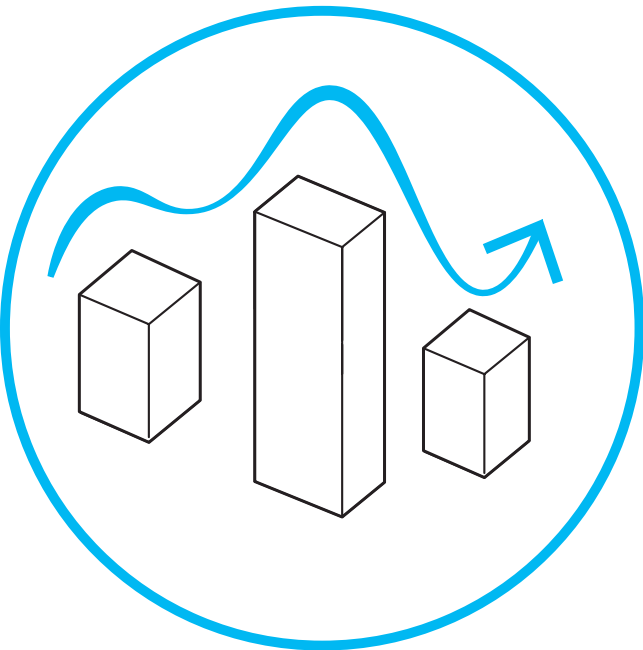
The podium is conceived as a clearly defined urban element that aligns with the datum of the adjacent viaduct, reinforcing a consistent and legible street wall and contributing to a cohesive pedestrian-scale environment.



Design principles

Built form

To reduce the perceived visual bulk of the development and maximise sky views, the proposal adopts two distinct and slender tower forms.



Design principles

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.

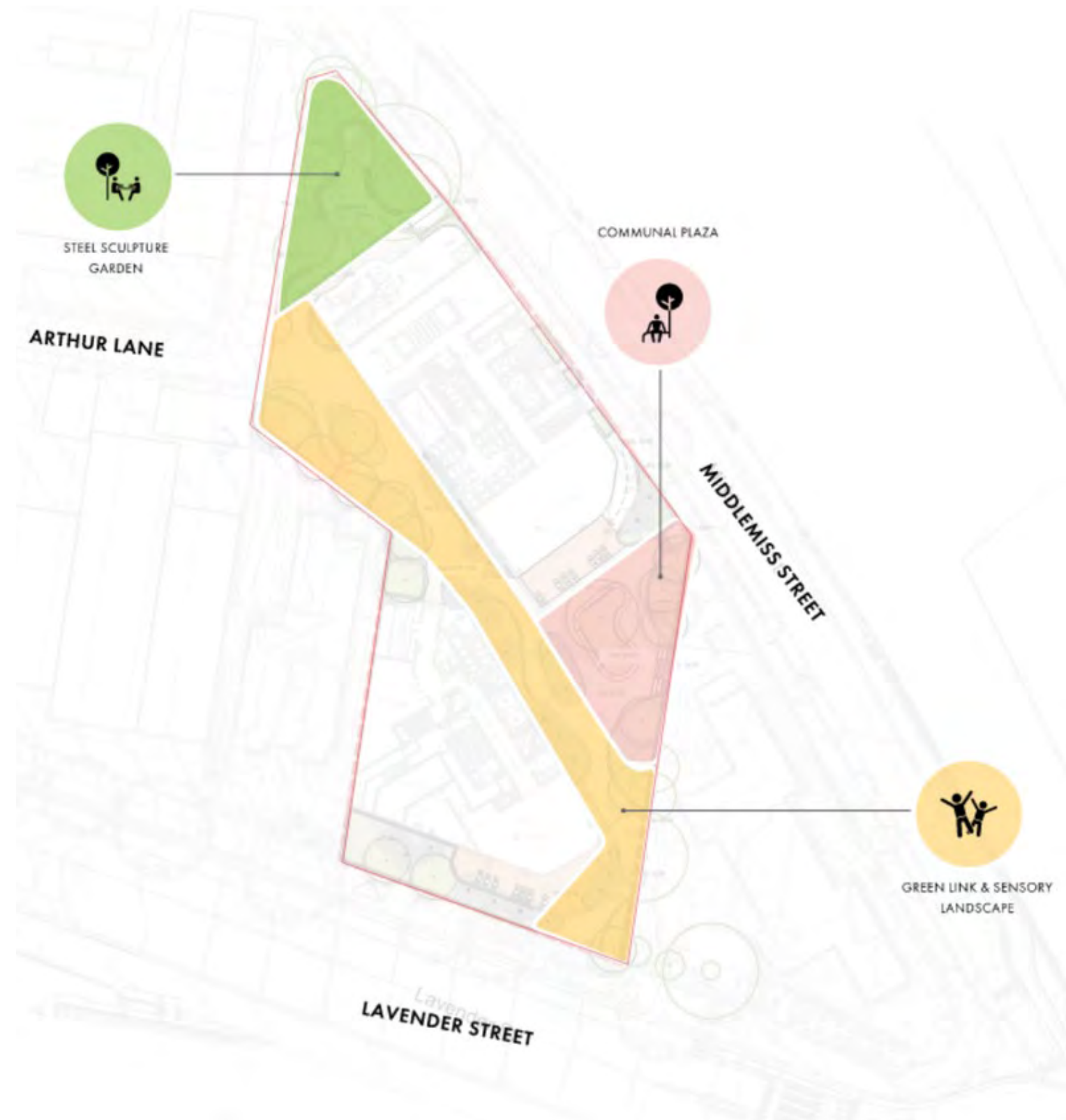
Detailed solar access and separation testing has also been undertaken to confirm compliance with the Apartment Design Guide (ADG) requirements for neighbouring residential developments, including 4 Alfred Street, 61 Lavender Street, and 55 Lavender Street to the south of Lavender Street.



Proposal overview

Public benefit

- Introduction of a publicly accessible pedestrian link through the site, converting what is currently privately held land into a community asset.
- Creation of a north-facing public pocket park, positioned directly opposite a thriving co-working space, enhancing daily activation and informal community use.
- The park provides a transition between new built form and the adjoining Sydney Harbour Bridge viaduct and Heritage Conservation Area.
- Communal Plaza fronting Middlemiss Street with direct sunlight
- Supports walkable access to employment, services, open space and local centres, reducing reliance on private vehicle travel.



Proposal overview

Public benefit

- Locates new housing within an established precinct already serviced by public transport, urban amenities and social infrastructure.
- Provides for the renewal of outdated and end of life low-rise strata buildings and enables the future redevelopment of adjacent Homes NSW sites, when and if Homes NSW seeks to do so.



Proposal overview

Positive contribution to housing supply

- Approximately 163 apartments across a split residential tower form.
- Net increase of 130 units, contributing to housing supply in a highly accessible location.

Affordable housing dedication

- Affordable Housing (AFH) refers to rental homes priced so that low to moderate income households can live locally without being under housing stress.
- Generally key workers such as teachers, nurses, aged care and childcare workers; people who work in the local area but often struggle to find housing nearby.

[illegible]

	SITE BOUNDARY
	SETBACKS
	HERITAGE CONSERVATION ZONE
	HERITAGE ITEM
	1 BED
	1 BED + ST
	2 BED
	2 BED + ST
	3 BED
	3 BED + ST
	3 BED + ST
	LOBBY / COMMON
	BALCONY
	CAR PARK
	SERVICES
	DEEP SOIL



Landscape principles



A Safe and connected community



Site-responsive design

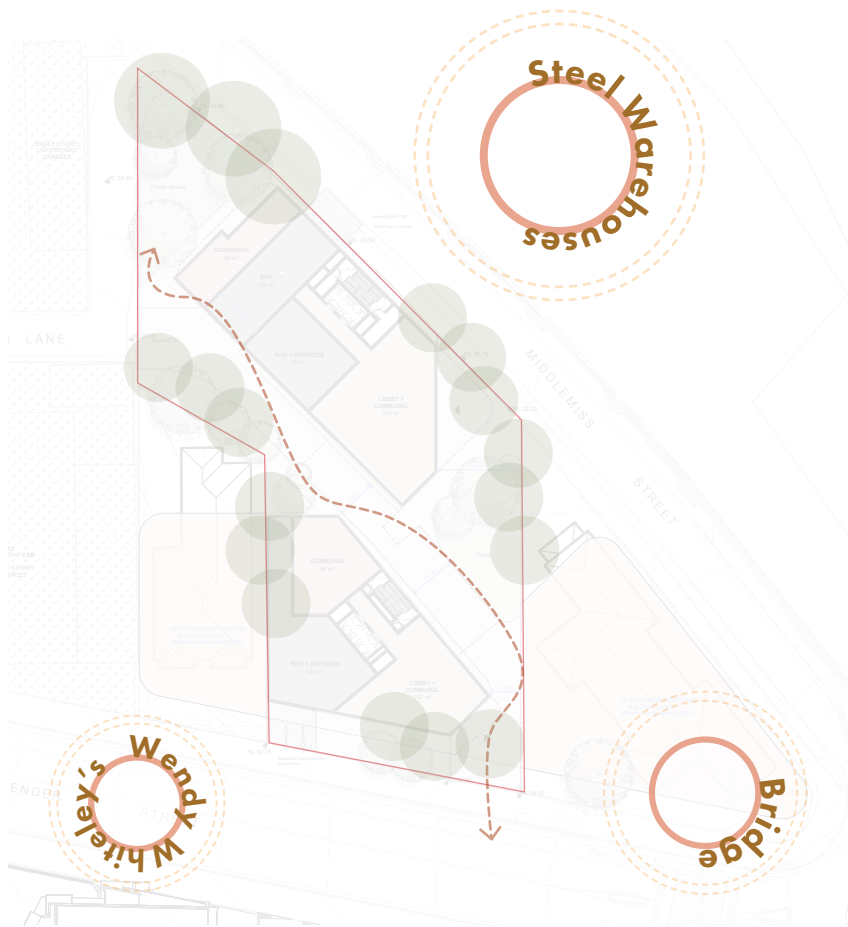


Integrating natural character

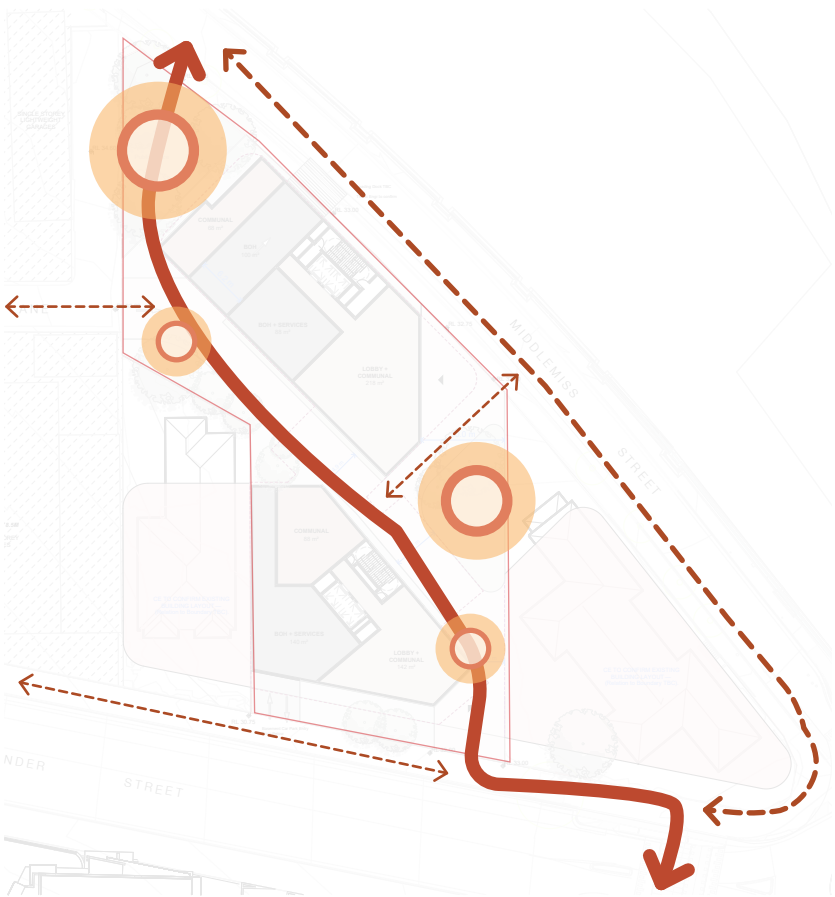


Healthy living through shared spaces

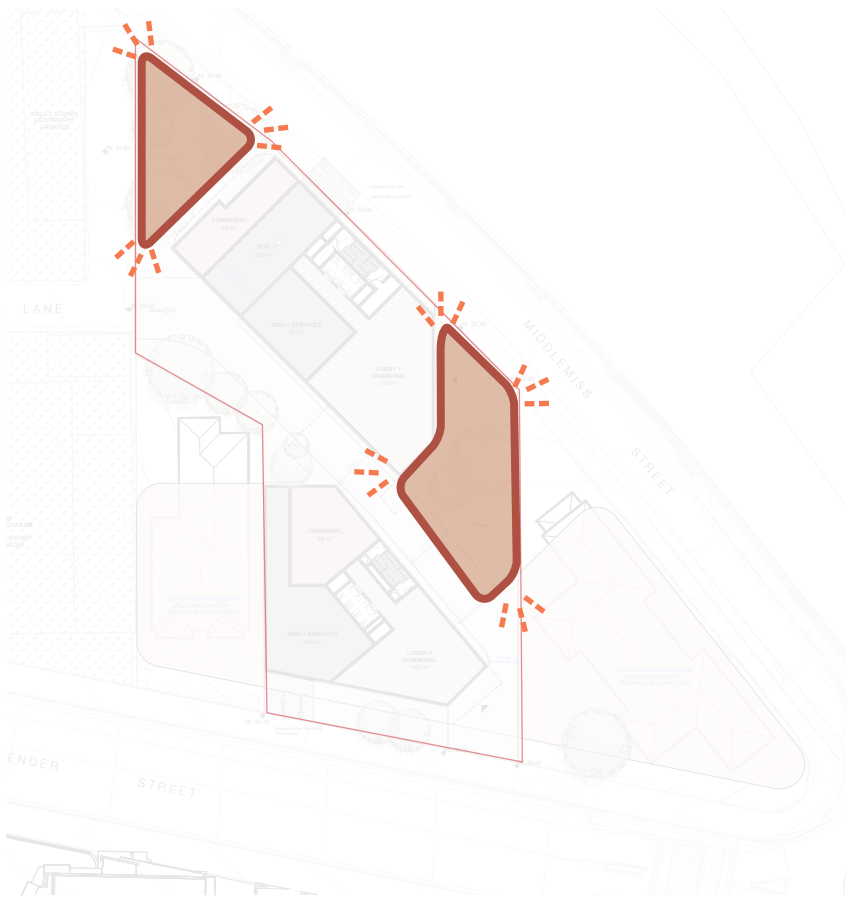
Key moves



Create a sense of place



Creating a centred and well connected precinct



Creating natural & urban anchors

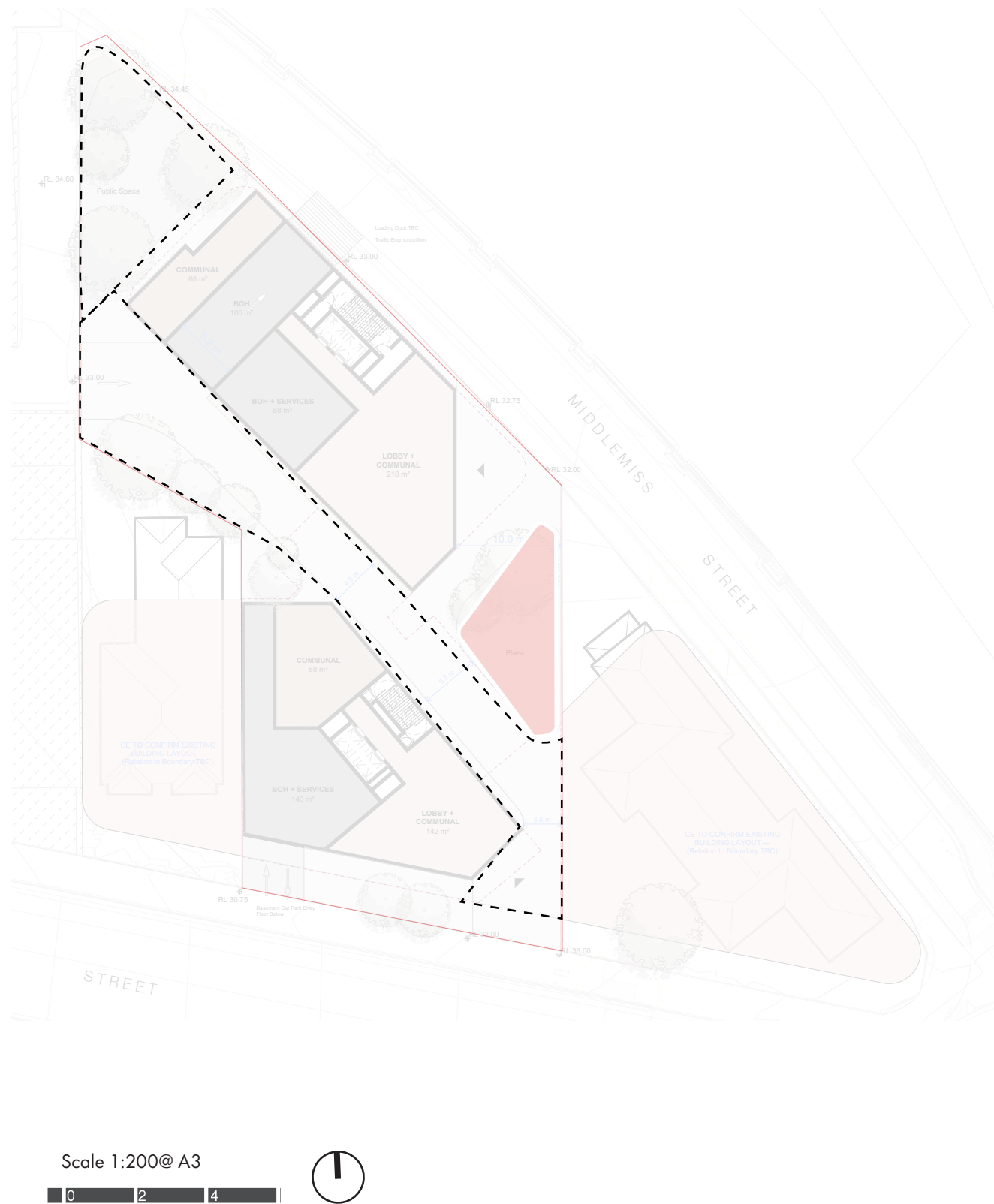
Ground floor plan



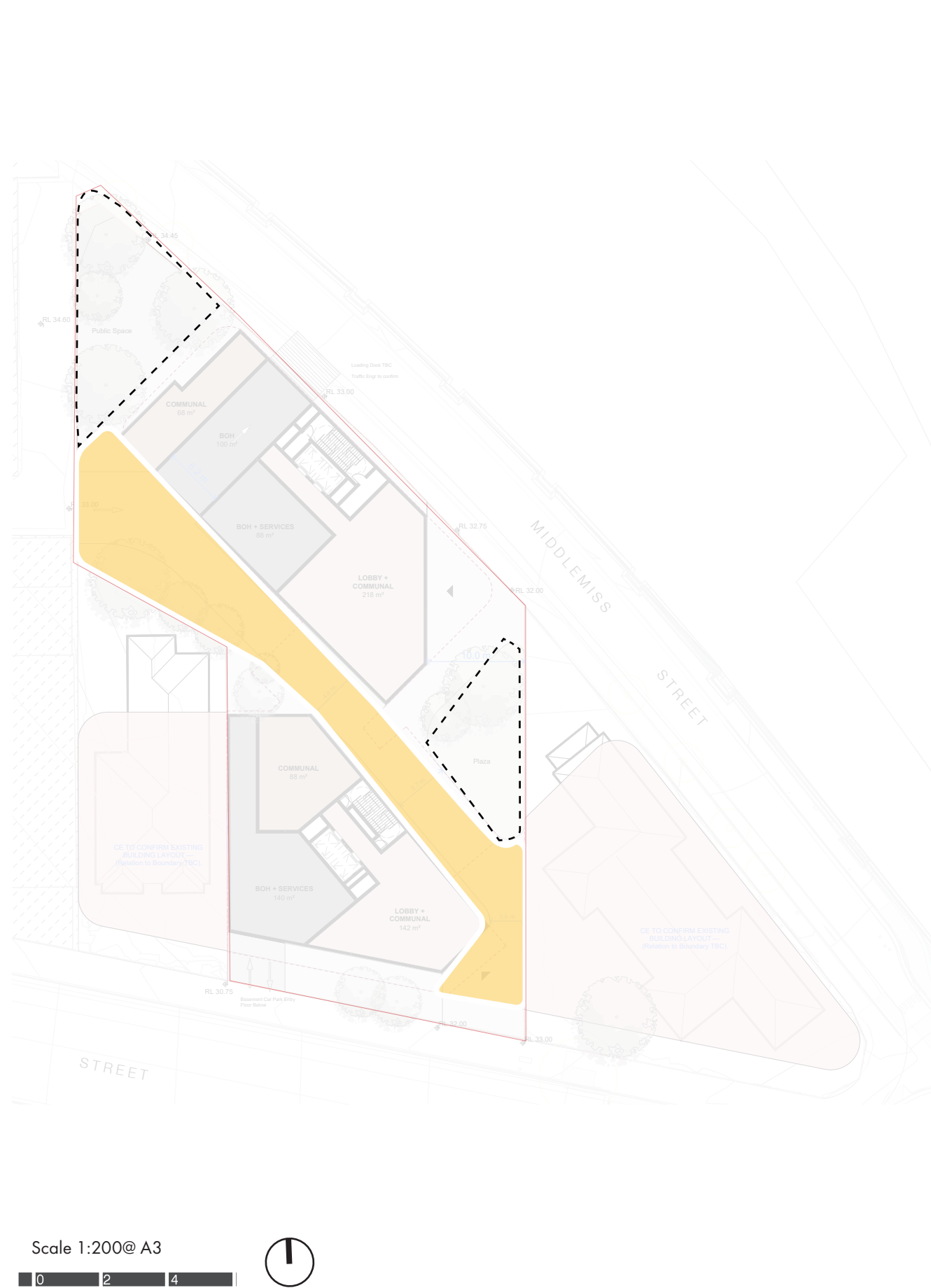
- 1 **STEEL AND STONE GARDEN**
PASSIVE SEATING WITH NATIVE PLANTING IN NORTHERN DEEP SOIL AREA WITH LARGE AND MEDIUM TREES RETAINED
- 2 1:22 RAMPED ACCESS FROM MIDDLEMISS STREET THROUGH COLONADE WITH PLANTING BETWEEN RAMP
- 3 **CENTRAL COURTYARD**
FEATURE FIG IN RAISED DECK WITH SEATING WALLS AND FLEXIBLE 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



Central courtyard



Native trail



3-7 Middlemiss Street & 64-66 Lavender Street



Ground floor landscape character



Planting palette – trees



Acmena
smithii



Angophora
costata



Angophora
hispida



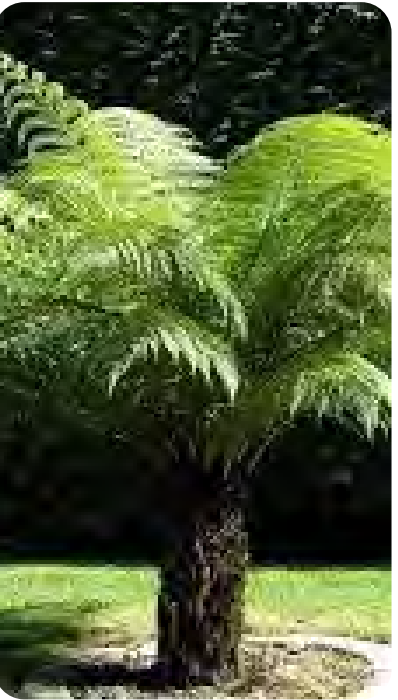
Backhousia
citriodora



Banksia
integrifolia



Cyathea
cooperi



Dicksonia
antarctica



Eleaocarpus
reticulatis



Eucalyptus
haemastoma



Jacaranda
mimosifolia



Tristaniopsis
laurina

Planting palette – understorey

Mix type 1 - Jacaranda inspired



Indigofera
australis



Bauera
rubioides



Grevillea
sericea



Melaleuca
thymifolia



Prostanthera
incisa



Westringia
fruticosa



Brachyscome
multifida



Prostanthera
rotundifolia



Viola
hederacea

Mix type 2 - Part/full shade



Alpinia
caerulea



Asplenium
australasicum



Austromyrtus
dulcis



Blechnum
cartilagineum



Correa
baeuerlenii



Philotheca
myoporoides



Lomandra
fluviatilis



Dichondra
repens



Viola
hederacea

Mix type 3 - Part/full sun



Chrysocephalum
apiculatum



Acacia cognata
'limelight'



Actinotus
helianthi



Banksia
oblongifolia



Correa
alba



Themeda
triandra



Lomandra
longifolia

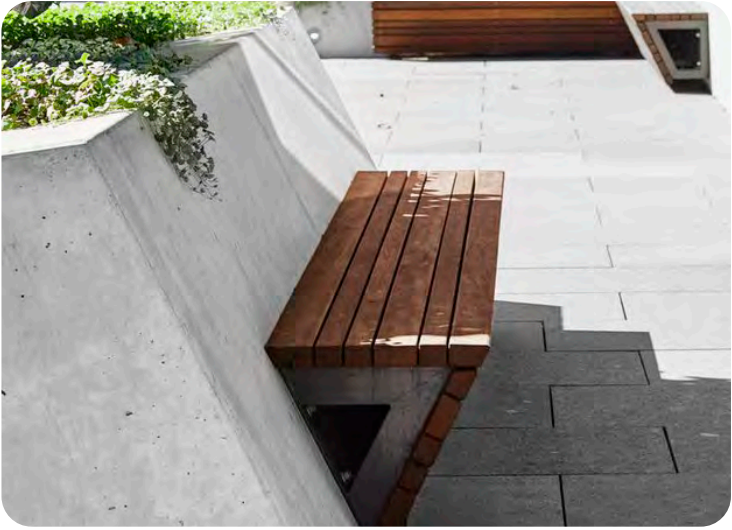


Myoporum
parvifolium
'yareena'

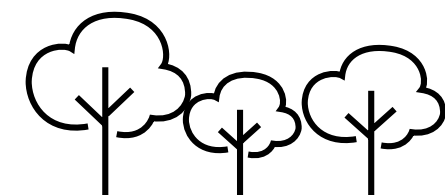


Prostanthera
incisa

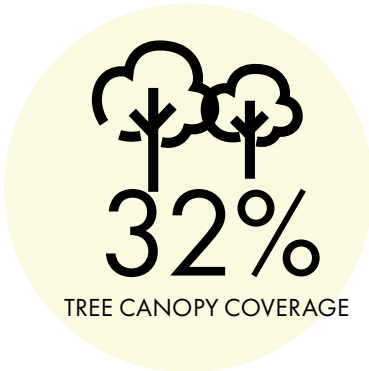
Materials palette



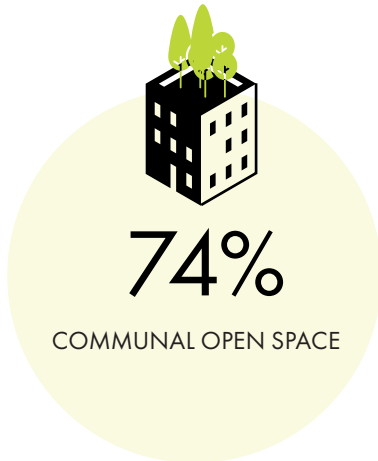
Design outcomes



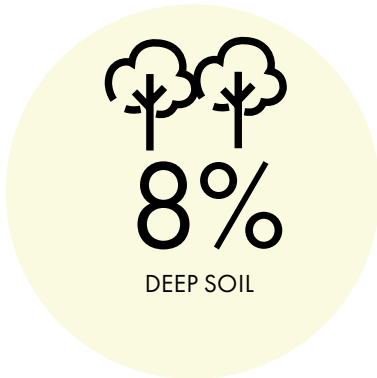
ENHANCED
NATIVE TREE CANOPY



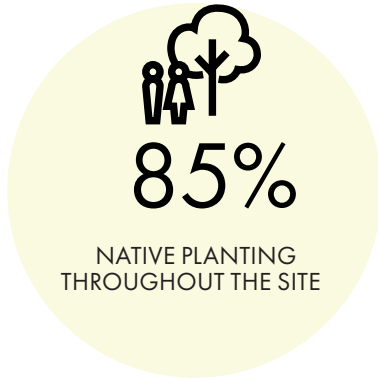
CREATING URBAN
HABITATS



DEEP SOIL
LANDSCAPE



PROMOTING BIOPHILIC
DESIGN



Ground



LEGEND

SITE BOUNDARY

SETBACKS

HERITAGE CONSERVATION ZONE

HERITAGE ITEM

1 BED

1 BED + ST

2 BED

2 BED + ST

3 BED

3 BED + ST

3 BED + ST

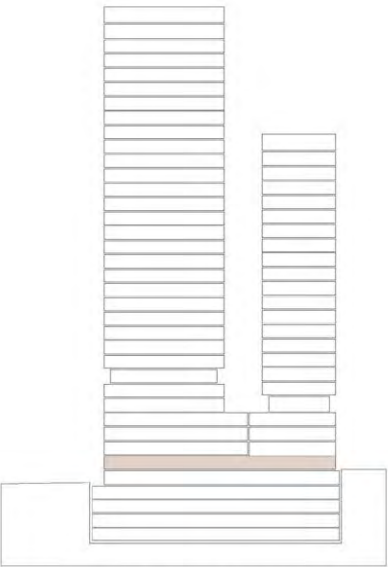
LOBBY / COMMON

BALCONY

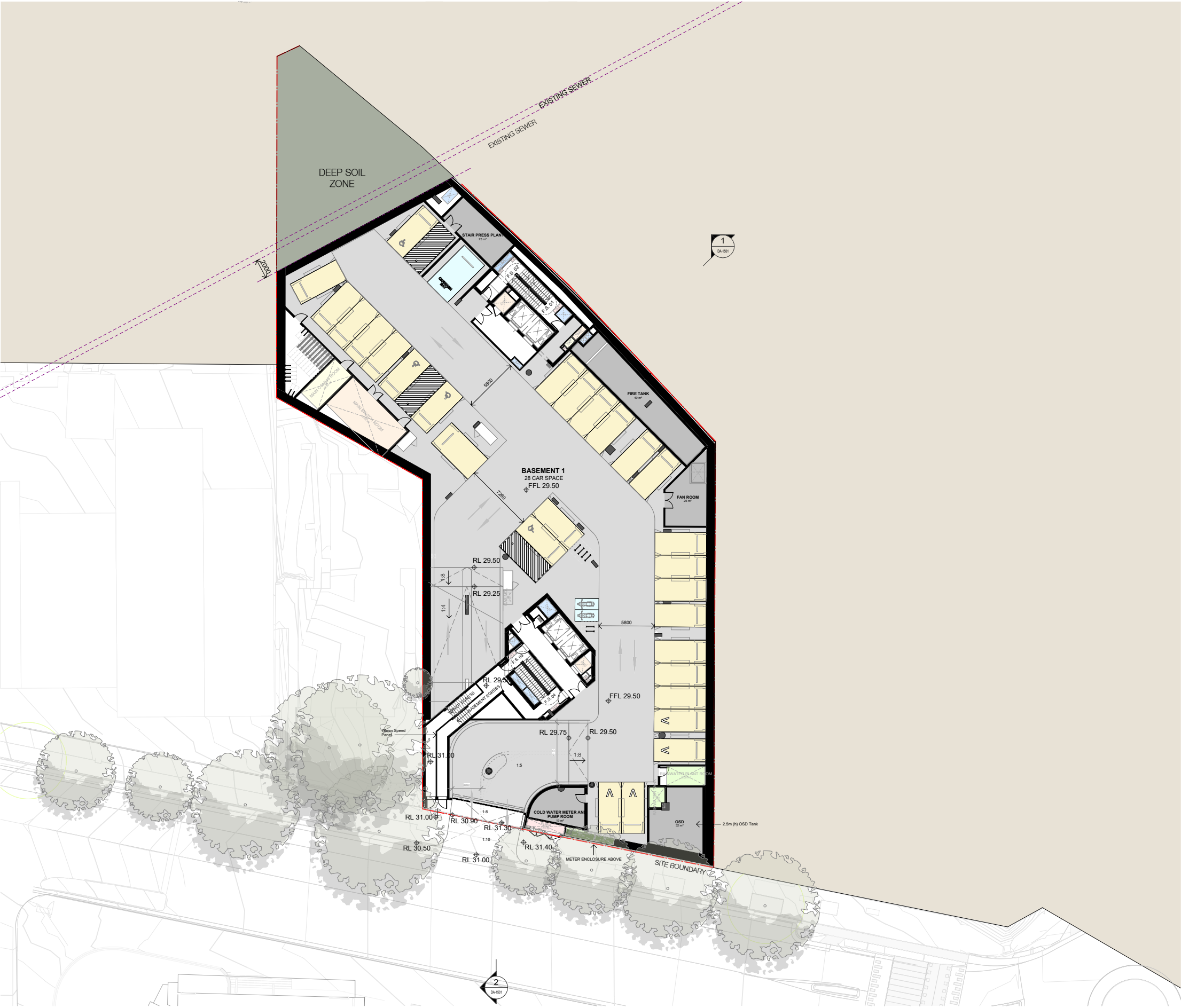
CAR PARK

SERVICES

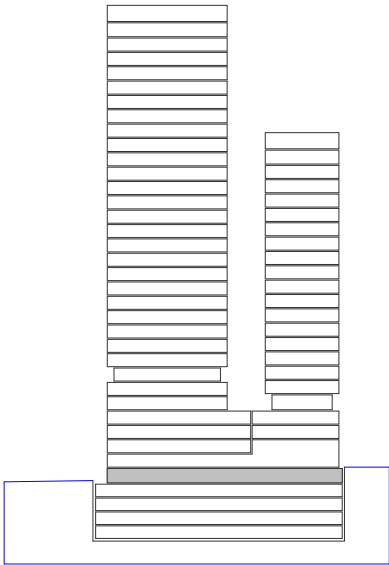
DEEP SOIL



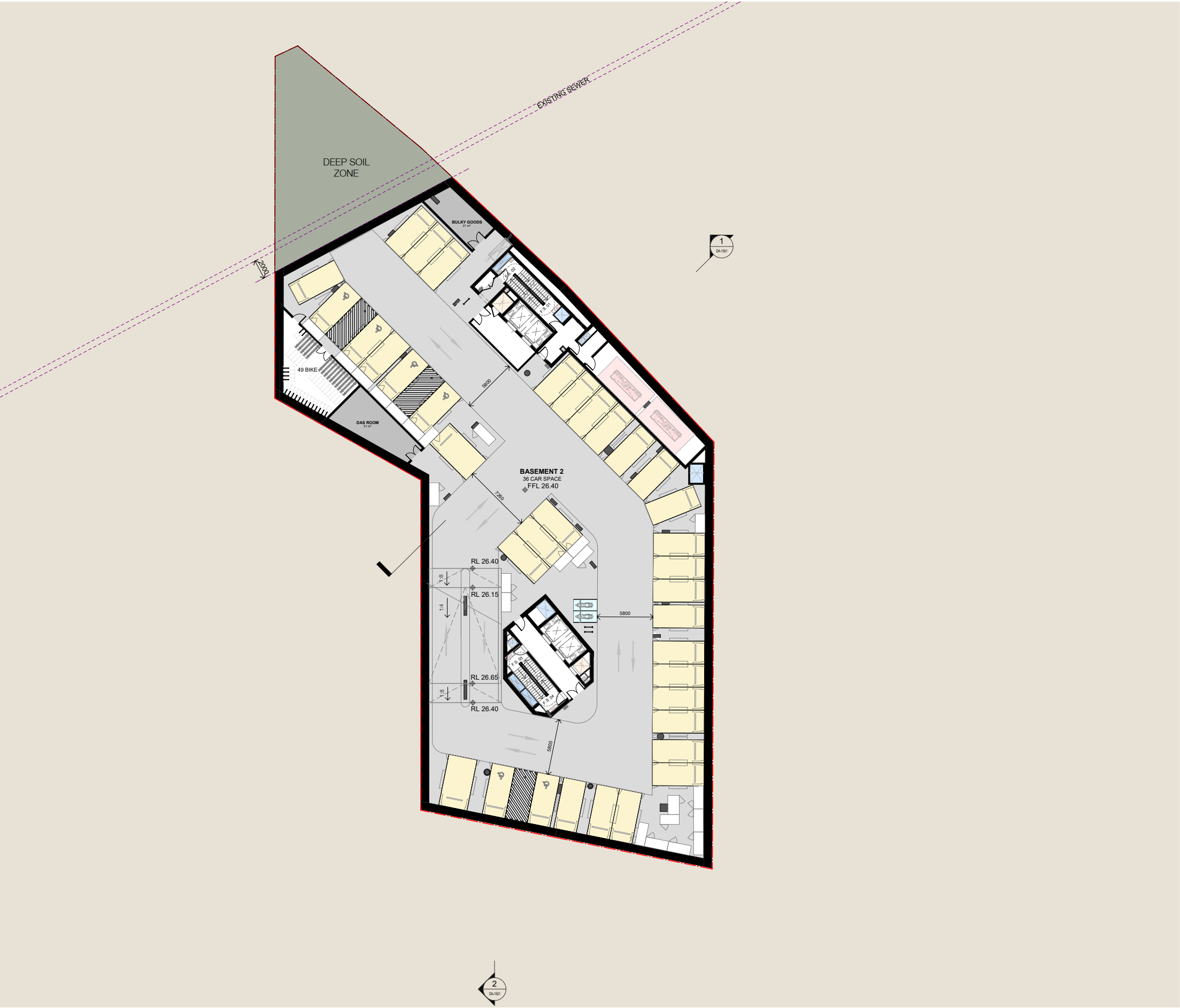
Basement upper

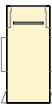
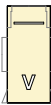


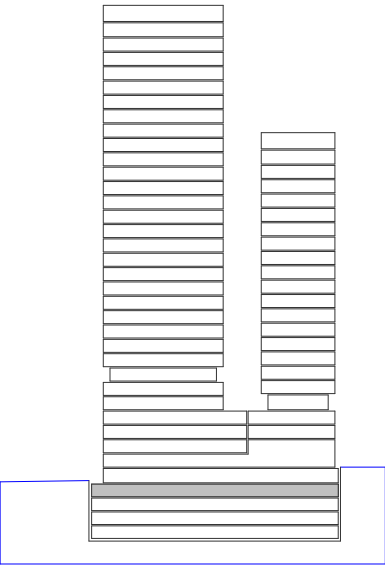
PARKING LEGEND				LEGEND	
					SITE BOUNDARY
RESIDENTIAL	VISITOR	CARWASH BAY			SETBACKS
					HERITAGE CONSERVATION ZONE
ACCESSIBLE	MOTORBIKE				HERITAGE ITEM
PARKING SCHEDULE (OVERALL)					1 BED
PARKING TYPE		COUNT			1 BED + ST
CARWASH BAY		1			2 BED
MOTORBIKE		10			2 BED + ST
RESIDENTIAL (ACCESSIBLE)		28			3 BED
RESIDENTIAL (STANDARD)		141			3 BED + ST
VISITOR		4			3 BED + ST
GRAND TOTAL: 184					LOBBY / COMMON
BICYCLE SCHEDULE (OVERALL)					BALCONY
CATEGORY		BIKE RACKS	BIKES PER RACK		CAR PARK
RESIDENTIAL		52	2		SERVICES
DOUBLE		61	1		DEEP SOIL
SINGLE		113	1		
RESIDENTIAL					
VISITOR		16	1		
SINGLE		16	1		
VISITOR		129	1		
TOTAL BICYCLE PARKING			181		
STORAGE SCHEDULE (OVERALL)				LEVEL	COUNT
				BASEMENT 01	3
				BASEMENT 02	23
				BASEMENT 03	36
				BASEMENT 04	49
				BASEMENT 05	52
				TOTAL BASEMENT STORAGE	163



Basement typical



PARKING LEGEND			LEGEND	
				SITE BOUNDARY
RESIDENTIAL	VISITOR	CARWASH BAY		SETBACKS
				HERITAGE CONSERVATION ZONE
ACCESSIBLE	MOTORBIKE			HERITAGE ITEM
				1 BED
				1 BED + ST
				2 BED
				2 BED + ST
				3 BED
				3 BED + ST
				3 BED + ST
				LOBBY / COMMON
				BALCONY
				CAR PARK
				SERVICES
				DEEP SOIL
PARKING SCHEDULE (OVERALL)			STORAGE SCHEDULE (OVERALL)	
PARKING TYPE		COUNT	LEVEL	COUNT
CARWASH BAY		1	BASEMENT 01	3
MOTORBIKE		10	BASEMENT 02	23
RESIDENTIAL (ACCESSIBLE)		28	BASEMENT 03	36
RESIDENTIAL (STANDARD)		141	BASEMENT 04	49
VISITOR		4	BASEMENT 05	52
GRAND TOTAL: 184			TOTAL BASEMENT STORAGE	163
BICYCLE SCHEDULE (OVERALL)				
CATEGORY	BIKE RACKS	BIKES PER RACK	TOTAL BIKE PARKING	
RESIDENTIAL	52	2	104	
DOUBLE	61	1	61	
SINGLE	113	1	165	
RESIDENTIAL	113		165	
VISITOR				
SINGLE	16	1	16	
VISITOR	16		16	
TOTAL BICYCLE PARKING	129		181	



NOT FOR CONSTRUCTION

The site plan illustrates a proposed development located at the intersection of Arthur Lane and Lavender Street. The building footprint is outlined in red and includes several key areas:

- Pool:** A rectangular swimming pool with a blue water feature.
- Yoga:** A room labeled "YOGA 34 m²".
- Store:** A room labeled "STORE 10 m²".
- Lobby:** A central area labeled "LOBBY 46.00".
- Communal:** A room labeled "COMMUNAL 43 m²".
- Gym:** A room labeled "GYM 38 m²".
- Salina:** A room labeled "SALINA 10 m²".
- Balconies:** Several balconies are shown, including "Balc 11 m²", "Balc 12 m²", and "Balc 13 m²".

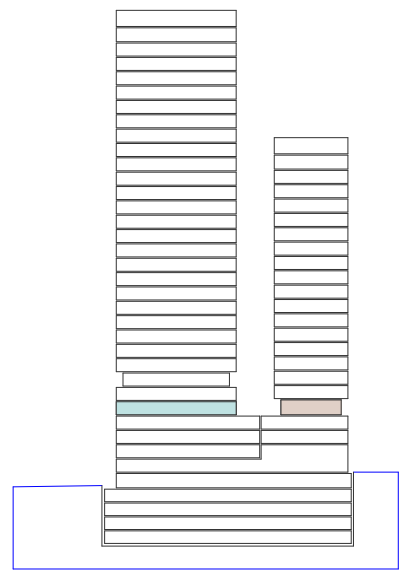
The plan also shows surrounding streets and infrastructure:

- Arthur Lane:** Located to the north of the site.
- Lavender Street:** Located to the south of the site.
- Middlemiss Street:** Located to the east of the site.
- Warringah Freeway:** Located to the northeast of the site.

Key features and dimensions include:

- Floor Levels (FFL):** FFL 46.00, FFL 46.02, and FFL 45.96.
- Dimensions:** Various dimensions are provided, such as 3000, 3000, and 3000.
- Potential Future Development:** Indicated by dashed orange lines and labels like "POTENTIAL FUTURE DEVELOPMENT" and "2/1 MIDDLEMISS ST".
- North Arrow:** A north arrow is located in the bottom right corner.

	SITE BOUNDARY
	SETBACKS
	HERITAGE CONSERVATION ZONE
	HERITAGE ITEM
	1 BED
	1 BED + ST
	2 BED
	2 BED + ST
	3 BED
	3 BED + ST
	3 BED + ST
	LOBBY / COMMON
	BALCONY
	CAR PARK
	SERVICES
	DEEP SOIL



NOT FOR CONSTRUCTION

Level 5



LEGEND

SITE BOUNDARY

SETBACKS

HERITAGE CONSERVATION ZONE

HERITAGE ITEM

1 BED

1 BED + ST

2 BED

2 BED + ST

3 BED

3 BED + ST

3 BED + ST

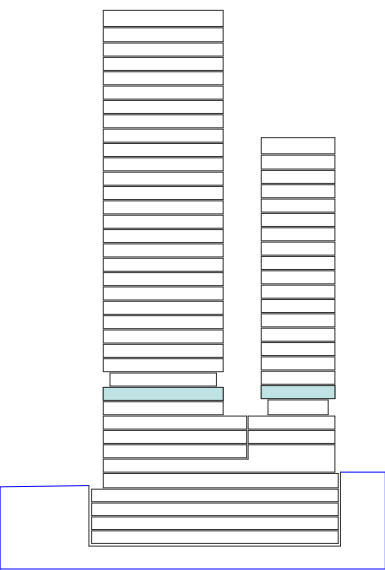
LOBBY / COMMON

BALCONY

CAR PARK

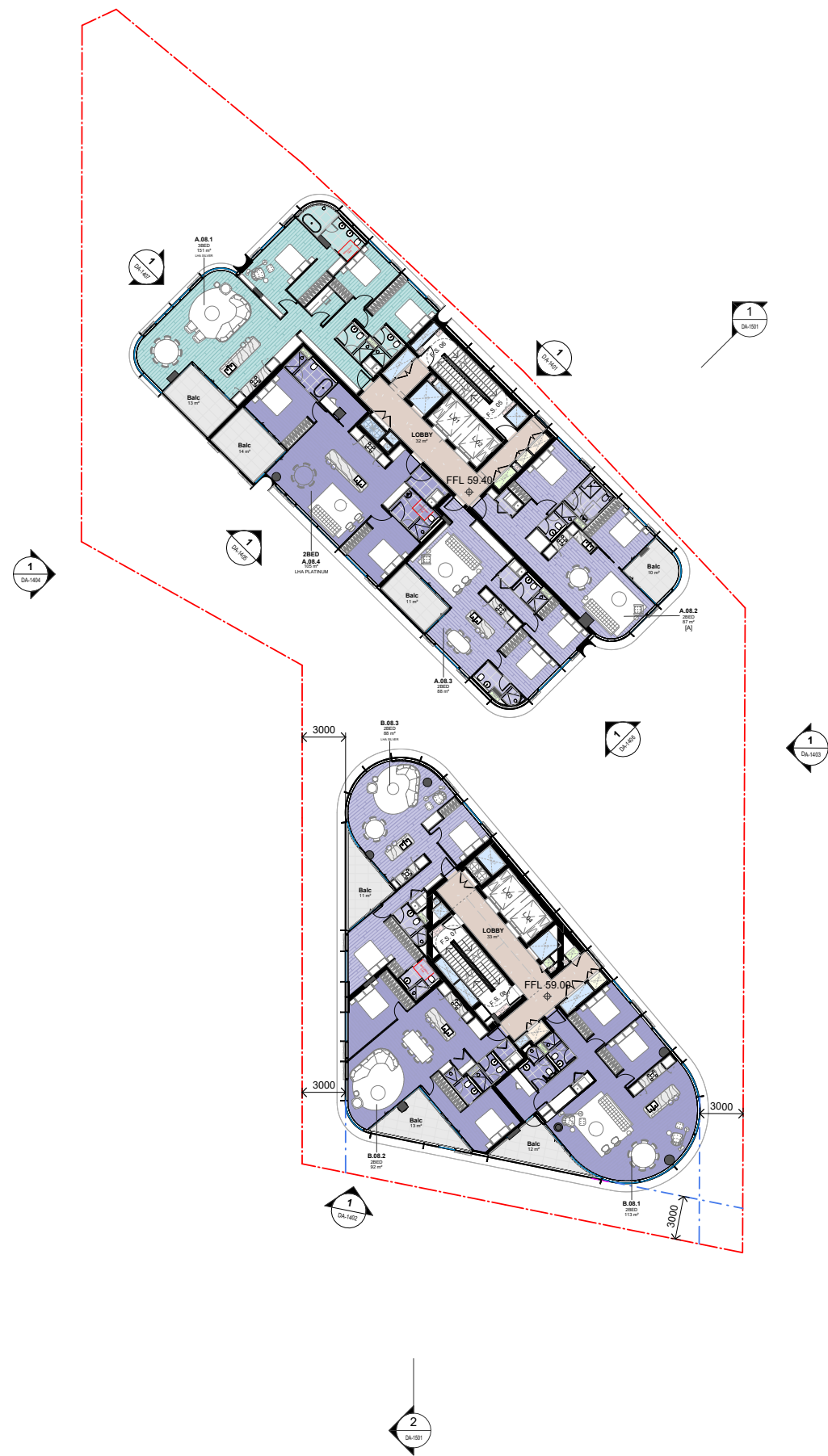
SERVICES

DEEP SOIL



NOT FOR CONSTRUCTION

Levels 8-14



LEGEND

SITE BOUNDARY

SETBACKS

HERITAGE CONSERVATION ZONE

HERITAGE ITEM

1 BED

1 BED + ST

2 BED

2 BED + ST

3 BED

3 BED + ST

3 BED + ST

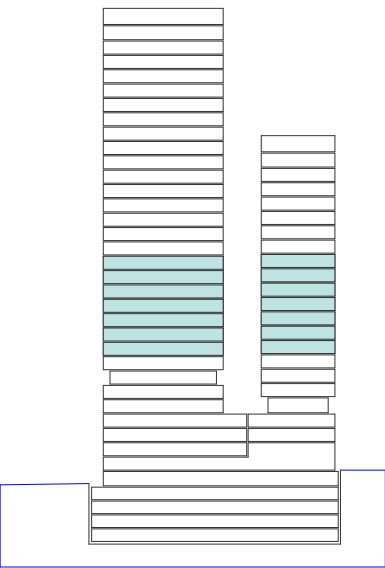
LOBBY / COMMON

BALCONY

CAR PARK

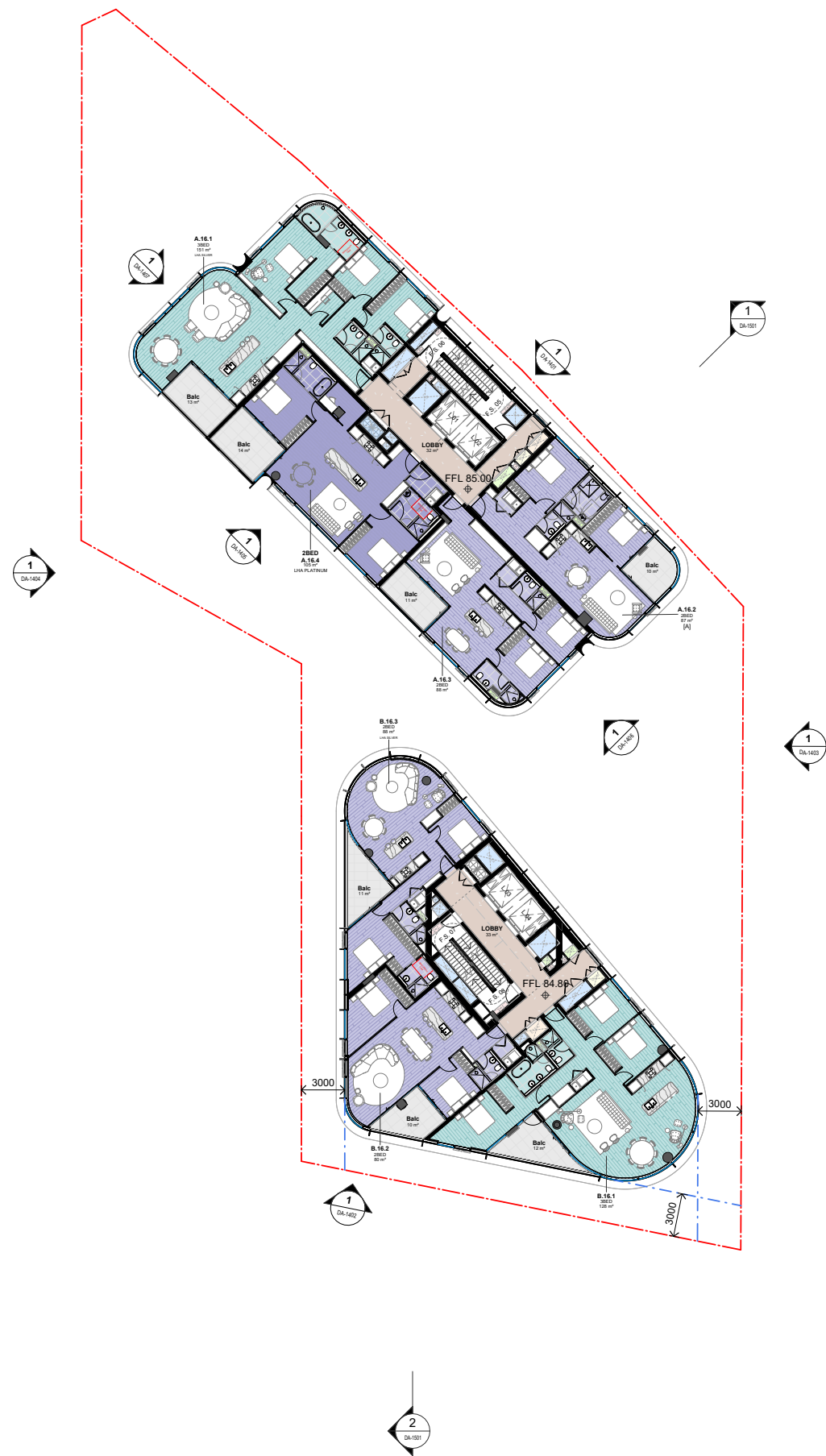
SERVICES

DEEP SOIL



NOT FOR CONSTRUCTION

Levels 16-20



LEGEND

SITE BOUNDARY

SETBACKS

HERITAGE CONSERVATION ZONE

HERITAGE ITEM

1 BED

1 BED + ST

2 BED

2 BED + ST

3 BED

3 BED + ST

3 BED + ST

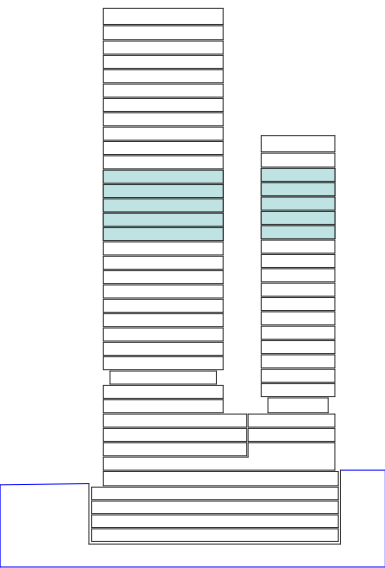
LOBBY / COMMON

BALCONY

CAR PARK

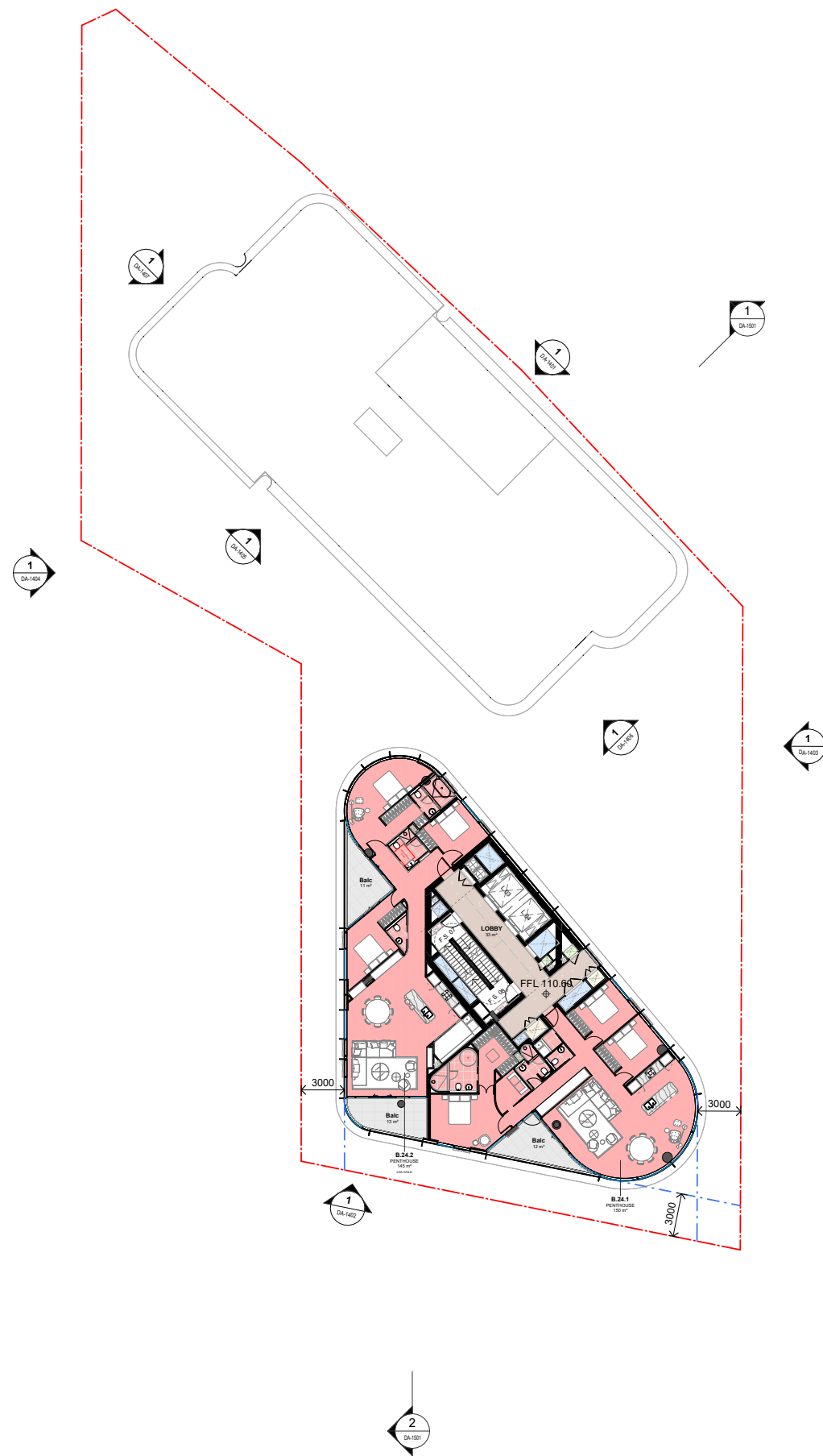
SERVICES

DEEP SOIL



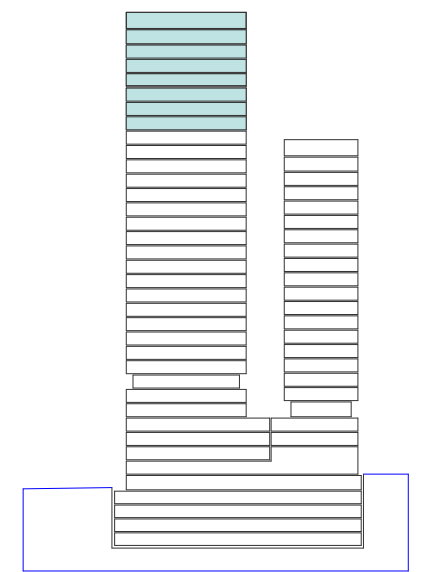
NOT FOR CONSTRUCTION

Levels 24-31



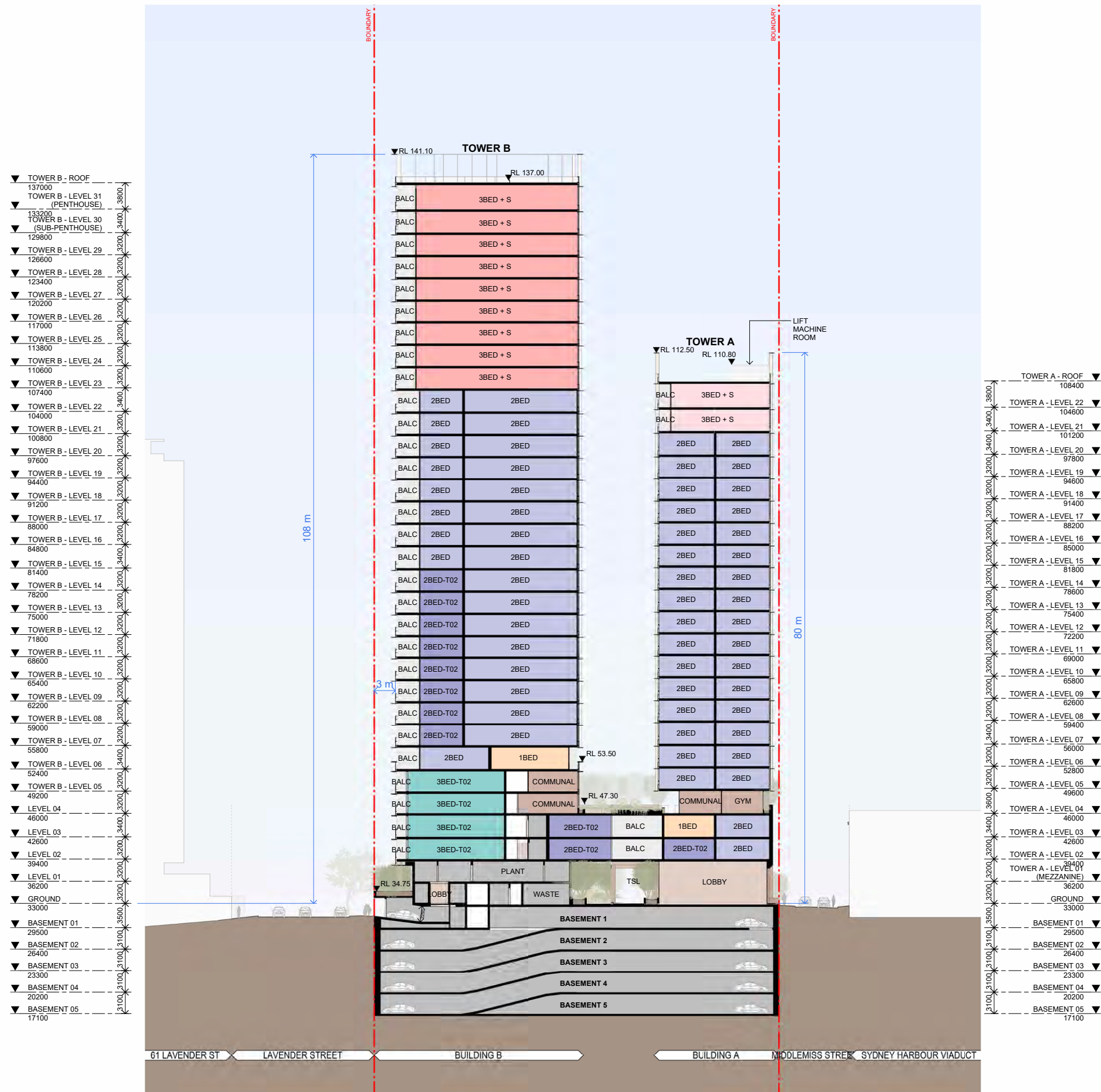
LEGEND

	SITE BOUNDARY
	SETBACKS
	HERITAGE CONSERVATION ZONE
	HERITAGE ITEM
	1 BED
	1 BED + ST
	2 BED
	2 BED + ST
	3 BED
	3 BED + ST
	3 BED + ST
	LOBBY / COMMON
	BALCONY
	CAR PARK
	SERVICES
	DEEP SOIL

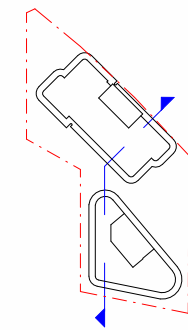


NOT FOR CONSTRUCTION

Section A



KEY PLAN



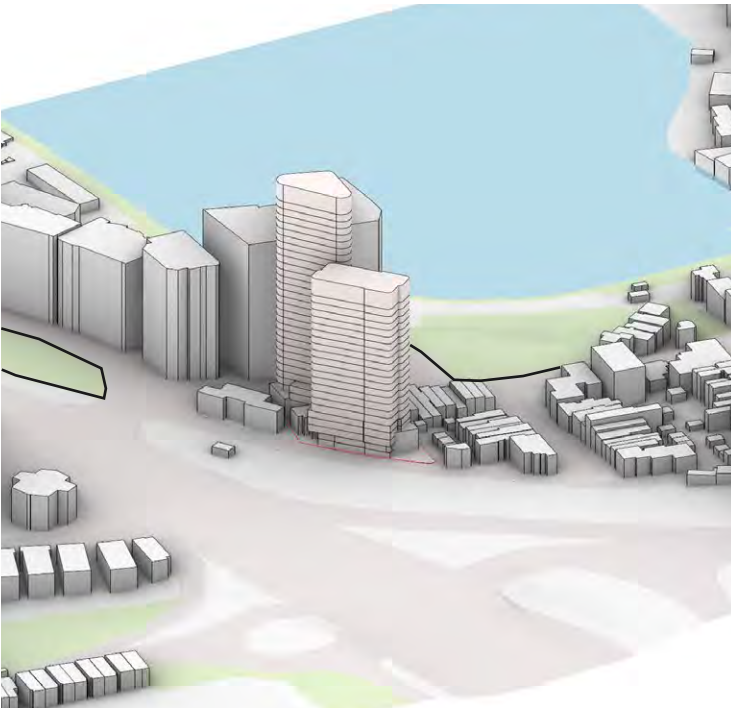
LEGEND

	SITE BOUNDARY
	SETBACKS
	HERITAGE CONSERVATION ZONE
	HERITAGE ITEM
	1 BED
	1 BED + ST
	2 BED
	2 BED + ST
	3 BED
	3 BED + ST
	3 BED + ST
	LOBBY / COMMON
	BALCONY
	CAR PARK
	SERVICES
	DEEP SOIL

Solar access analysis



9:00 21st June



10:00 21st June



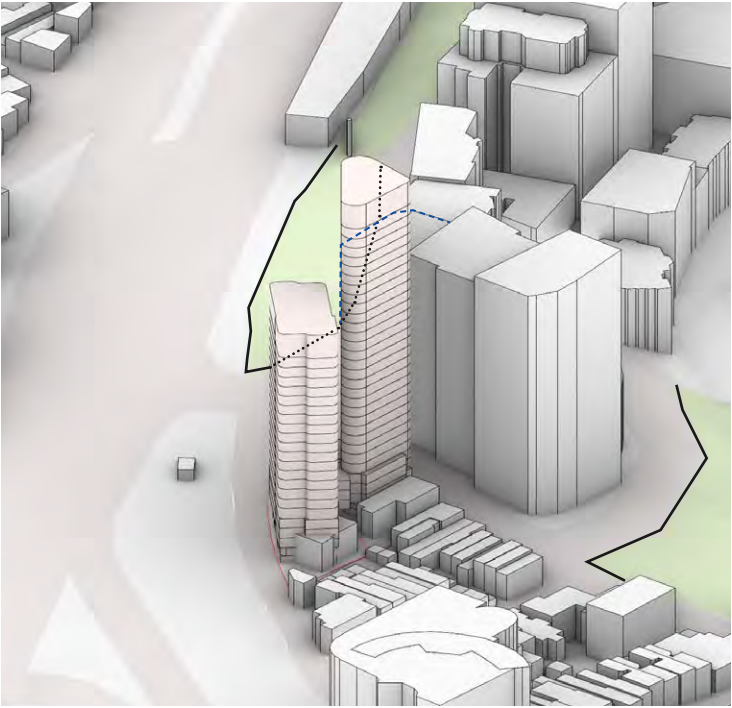
11:00 21st June



12:00 21st June



13:00 21st June

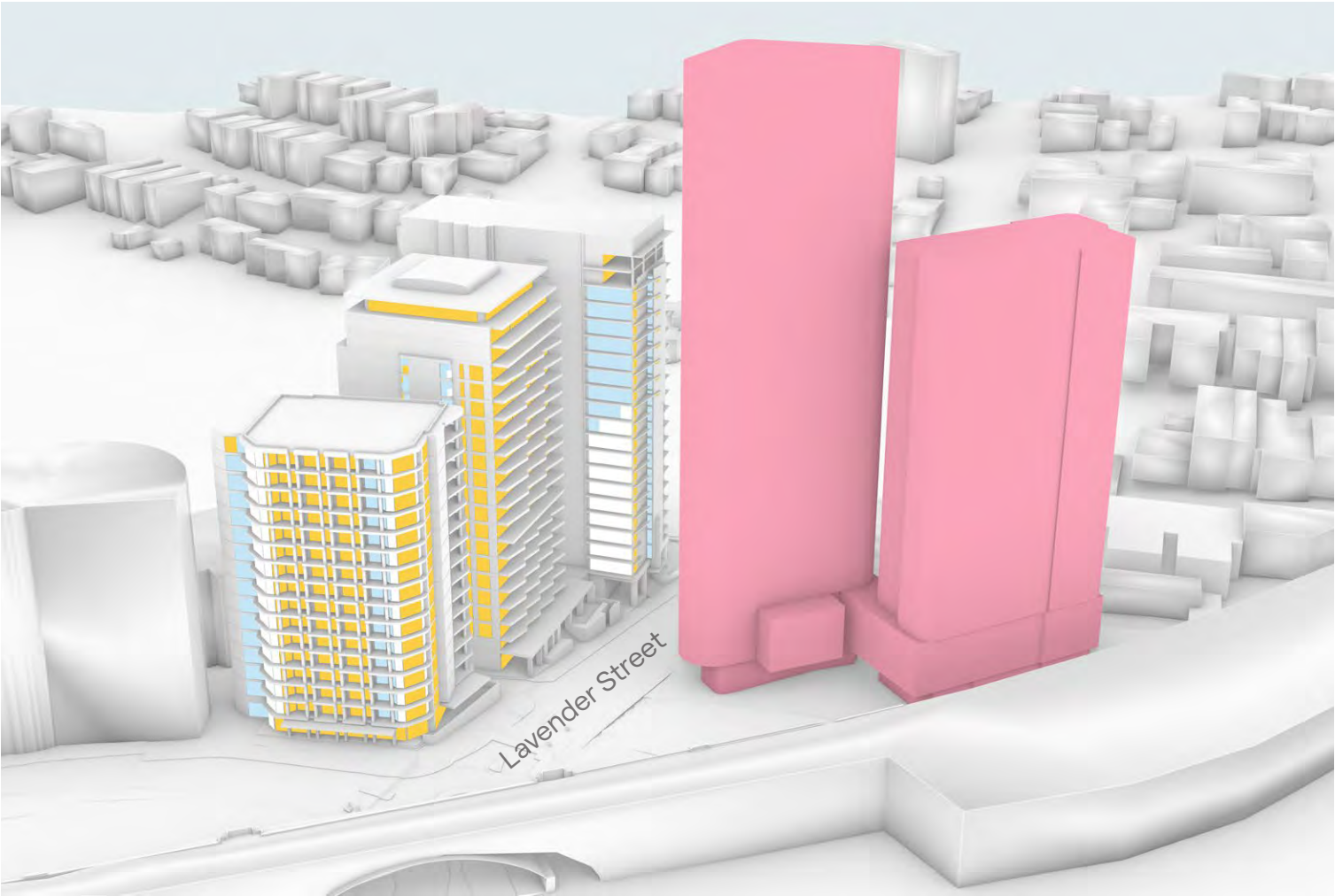


14:00 21st June



15:00 21st June

Solar access analysis



East view



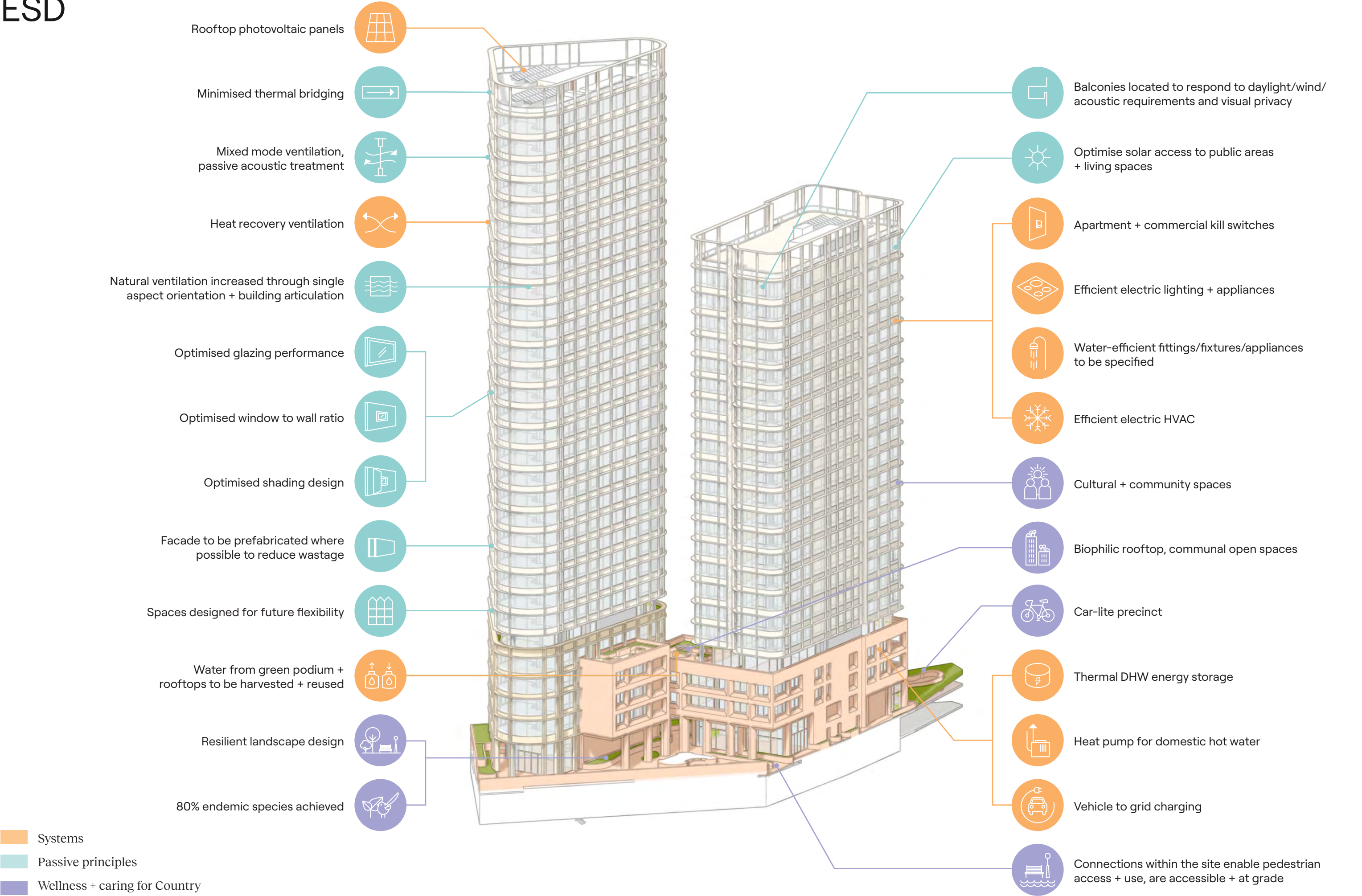
Elevation view

- Receives 2 or more hours of Direct Sunlight
- Receives 1h45min to 15min of Direct Sunlight
- Receives No Direct Sunlight

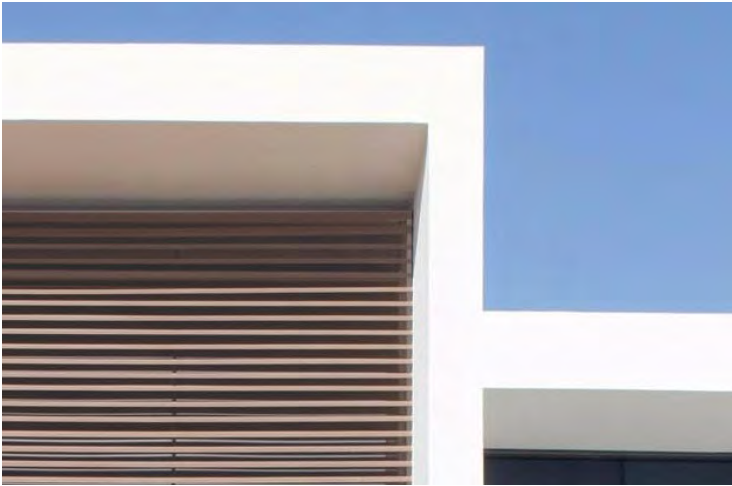
Solar access analysis



ESD



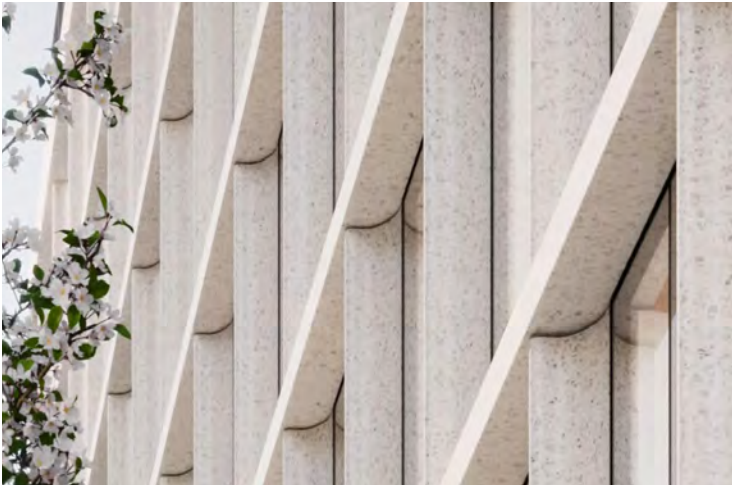
Materials



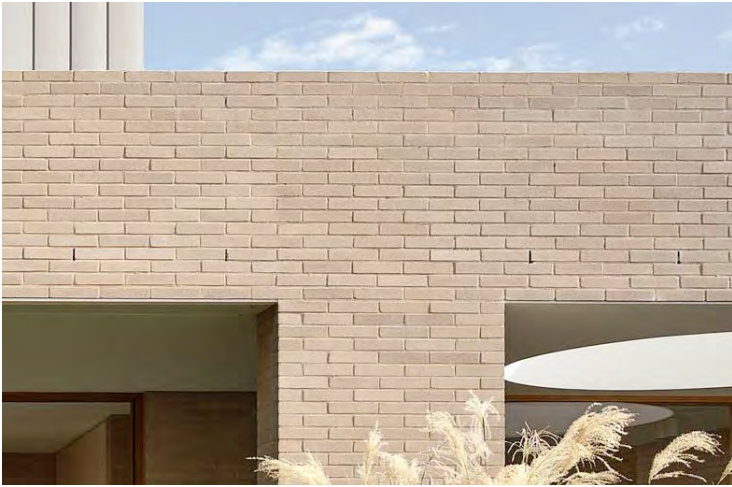
Metal horizontal screening



Matte off white metal window wall framing



Textured sandstone-coloured concrete



Sand coloured brick



Warm smooth solid upstands



Sand coloured paving to outdoor zones





SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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