

20-22 Atchison Street,
St Leonards, NSW

Project Information

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Document Register

Issue	Amendment	Date	Checked
A	DRAFT DESIGN REPORT ISSUE	04/09/2025	KH
B	SSDA ISSUE	14/10/2025	KH

1.1 Introduction

This application seeks development consent for an SSDA which will facilitate the redevelopment of the site (20-22 Atchison Street, St Leonards) for a shop top housing development using the recently introduced provisions under the Transit Oriented Development (TOD) reforms.

The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a 40-storey shop top housing development comprising:
 - 4-storey mixed-use (commercial, residential and retail) podium with a retail tenancy at ground level (Atchison Street frontage).
 - 36 levels of residential apartments and residential amenities within the tower.
 - Landscaping and public amenities along the Mitchell Street eastern elevation at ground level.
 - Consolidated vehicular and loading access from Atchison Lane.
 - 5 storey basement accommodating car, bicycle and motorcycle parking, storage, plant and end of trip facilities (EOTF) for the commercial component.
- Amalgamation of Lot 1 in DP740017 and Lot 120 DP564606.
- 10% of residential floor space to be utilised for affordable housing via monetary contribution.
- Storage areas, utilities and service provision.

The purpose of the project is to facilitate the delivery of high-quality housing at a strategically located site and deliver a built tower outcome that is consistent with the desired future character of St Leonards and aligns with the TOD controls.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 09/07/2025 and issued for the SSDA (SSD-87486461).

We confirm that Ramin Jahromi of Cox Architecture directed the design of the enclosed development application, which is represented by drawings A-DA-0001 to A-DA-9103 and that Ramin Jahromi is registered as an architect in accordance with the NSW Architects Act 2003. (ARB 10000).



Ramin Jahromi



2.1 Design Principle 1: Context and Neighbourhood Character

"Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions."

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, street scape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change."

The site is situated at the corner of Atchison Street and Mitchell Street. The site is located within close proximity to both the St Leonards train Station and the Crows Nest Metro Station, making it a highly connected and accessible site. The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential and recreational land uses. The site has a total area of 1,374.4m², and this development proposal encompasses an area of approximately 18,388m² GFA.

The area is undergoing a transition in response to the St Leonards Accelerated TOD Precinct Program and the associated planning control changes, where high-density mixed use development is replacing low-scale commercial and retail buildings along the Pacific Highway Corridor in areas surrounding the Crows Nest Metro Station. This includes 601 Pacific Highway, situated directly south of the subject site, which is proposed to be developed into a 55 storey mixed use proposal.

The proposal comprises a residential tower situated above a 4 storey mixed use podium, consisting of commercial, retail and residential spaces, with an open residential communal outdoor space to the top of the podium on Level 4. Car parking facilities are situated in Basement Levels 01 – 05. Double height commercial spaces are located at the Ground Floor along Atchison Street, with open publicly accessible landscape terraces to the street edge of Mitchell Street, these spaces are designed to activate the street edges and enhance the pedestrian experience of the transforming St Leonards Precinct.



Location Plan



View of Existing Forecourt



View of Mitchell St Plaza



View of Mitchell St Plaza



View of St Leonards Square Plaza

Design Principle 2: Built Form and Scale

"Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings."

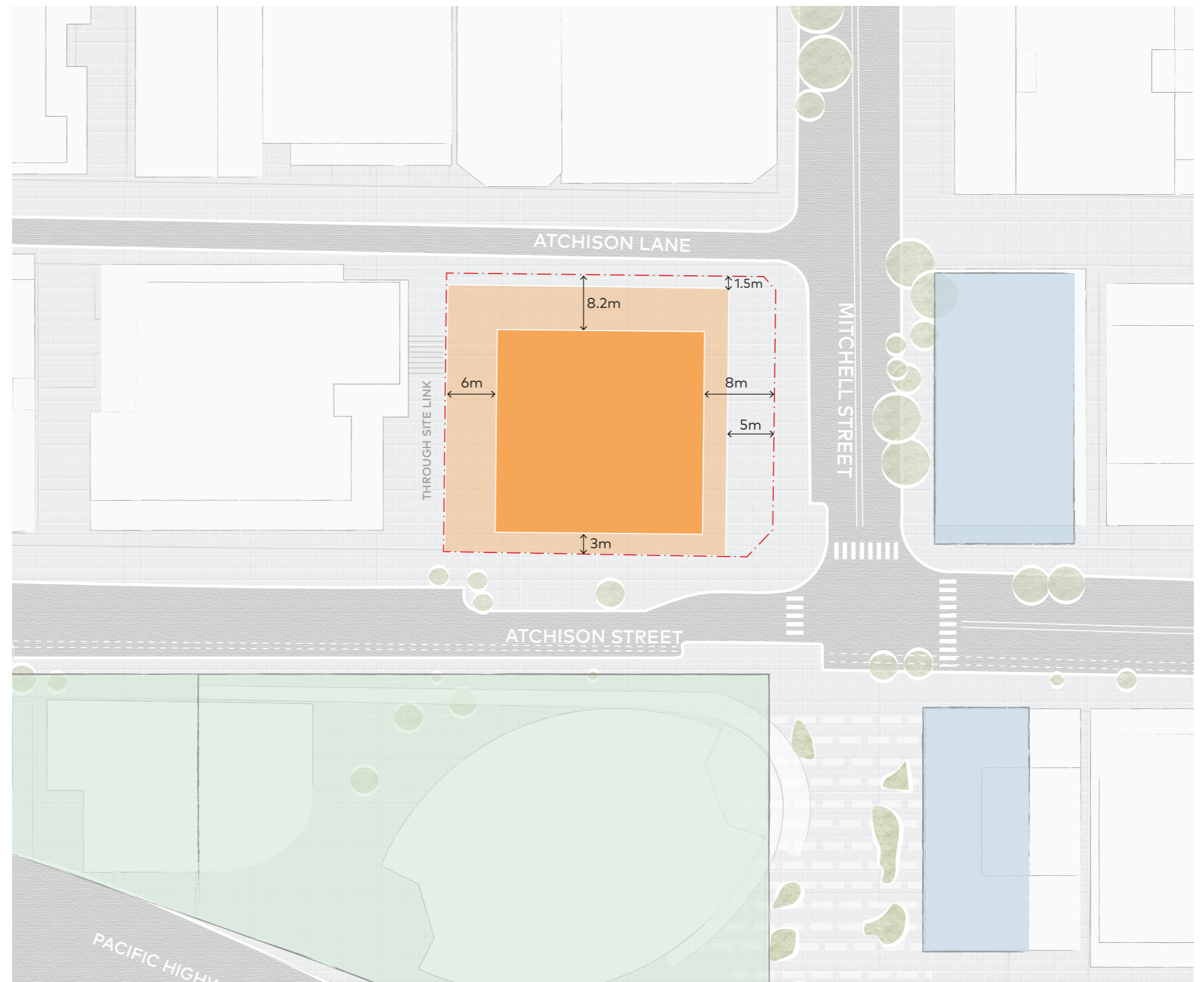
Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook."

The building massing responds to the boundary and setback restraints nominated in the TOD Program, LEP Mapping and Apartment Design Guidelines (ADG). The podium aligns to the adjacent footprint and sits on the sit boundary along the western edge, provides a reverse setback to the southern edge on Atchison St, a 1.5m setback along Atchison Lane, and a 5m setback on Mitchell Street to provide space for the green landscape link. The tower above the podium consists of a 6m setback from the through site link to the western boundary, 3m setback to Atchison Street which aligns with the Ground Floor reverse setback, an 8m setback to Mitchell Street, and a 8.2m setback to Atchison Lane.

The proposed form ensures that ADG building separation guidelines are maintained to the neighbouring buildings to the north, south and east of the subject site. The existing building at 6-16 Atchison St has a non compliant setback of 6m, which the build form proposed to match. This non-compliance is addressed through not providing any window openings from units along this façade, ensuring privacy and visual separation between the proposal and the existing neighbour. The building form is shown to not negatively impact the solar access to Mitchell St and Mitchell St Plaza, any more than a massing wholly compliant with ADG setbacks would.

Legend

- ⬢ Site
- DA/ PP
- TOD Uplift
- Podium Form
- Tower Form



Site Plan

Design Principle 3: Density

"Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context."

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment."

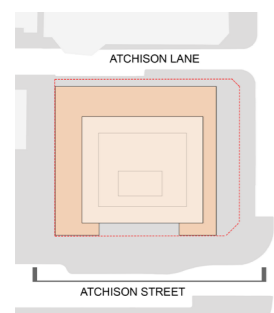
The proposed development consists of a 4-storey podium with a 36 storey tower, providing a total of 181 apartments. The total gross floor area proposed is 18,388m², which results in a density of 13.38:1 FSR, below the permissible 13.80:1.

The diagram to the right demonstrated that the building height of the proposed development is within the TOD Program height limits, and therefore the future neighbouring developments.

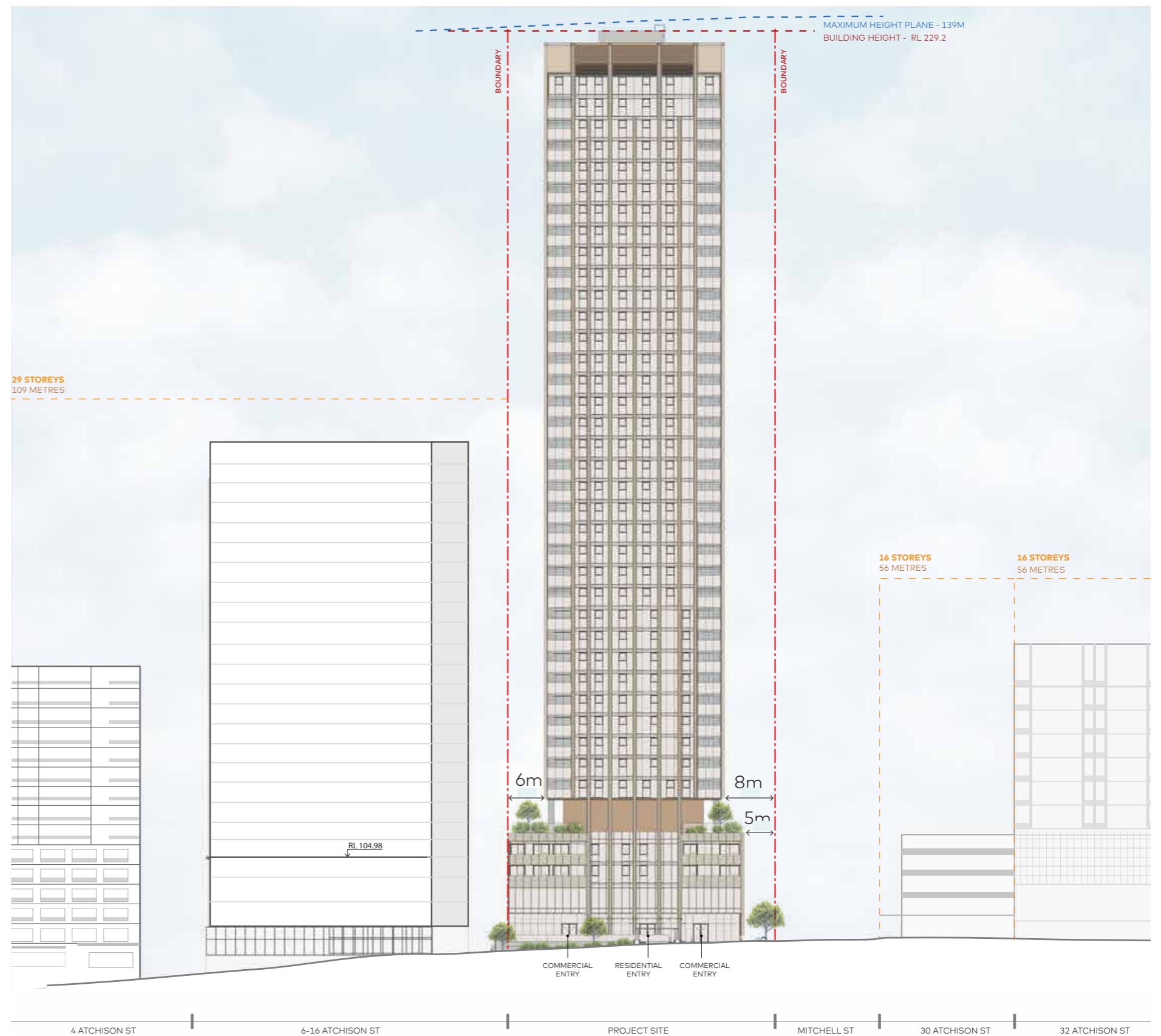
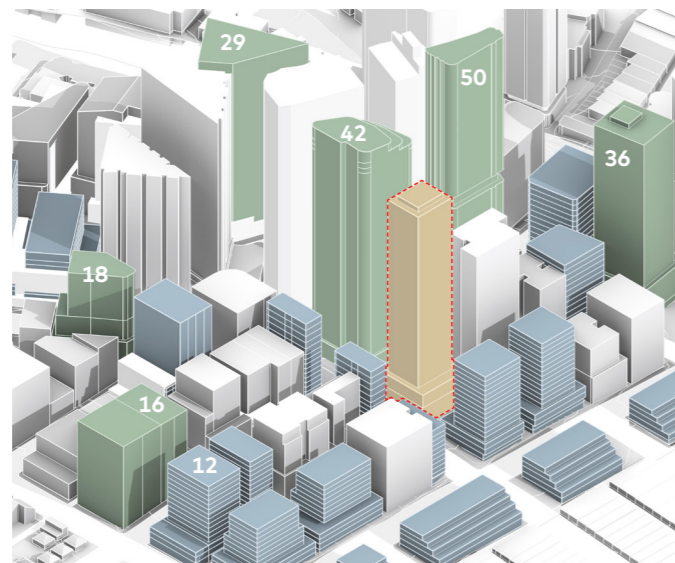
Site Area	1374.4m ²
TOD Base Map	13.8:1 18,961m ²
Proposed Non-Residential GFA	1938m ²
Proposed Residential GFA	16450m ²
Proposed GFA	18387m ²
Total Proposed FSR/ GFA	13.38:1 18387m ²

Legend

- Site
- DA/ PP
- TOD Uplift



Key Plan



Design Principle 4: Sustainability

"Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation."



Waste Management

- Waste management plan
- Specific point of use recycling bins to avoid contamination.



Energy Efficiency & Reduced Carbon Emissions

- Integrated energy demand side flexibility and on-site generation using rooftop solar PV



Water Efficiency

- Integrated water management approach
- Integration of rainwater harvesting system for reinstating cooling tower make-up water supply
- Aspiration for grey water use for landscape irrigation.



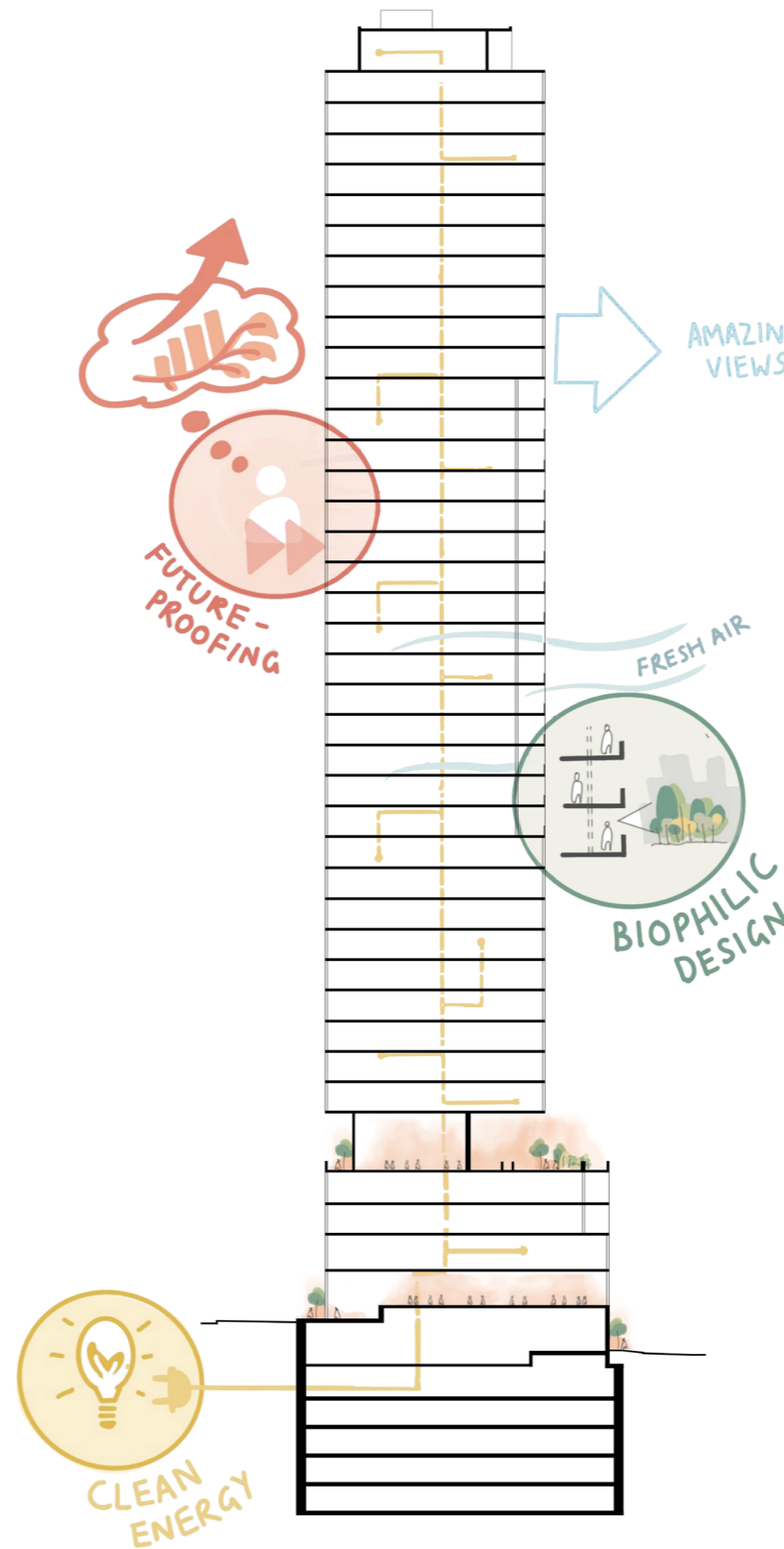
Health & Wellbeing

- Indoor/outdoor environmental quality with sense of community,
- Generous private open spaces to select apartments
- Indigenous plant species and native bee pollination/bird sanctuary
- Residential - Silver standard living and housing certification.



Materials & Embodied Carbon

- Focus on embodied carbon
- Include carbon calculation of embodied carbon in design process



1 Refined tower form, providing legible articulation in order to maximise solar access and cross ventilation to apartments

2 High performance facade systems provide shading whilst consideration of window to wall ratio reduces solar gain

3 Communal outdoor areas providing connection to nature and to Country

4 Water efficiency provided; rainwater harvesting tank serving irrigation. Use of efficient fixtures & appliances to minimise water consumption

5 Substation sized to cater for a fully electric building to allow for operational net zero

6 Proximity to Metro station & provision of high quality end of trip facilities on Basement 1 and bicycle parking to encourage active transport

Summary of ESD Initiatives

Design Principle 4: Sustainability

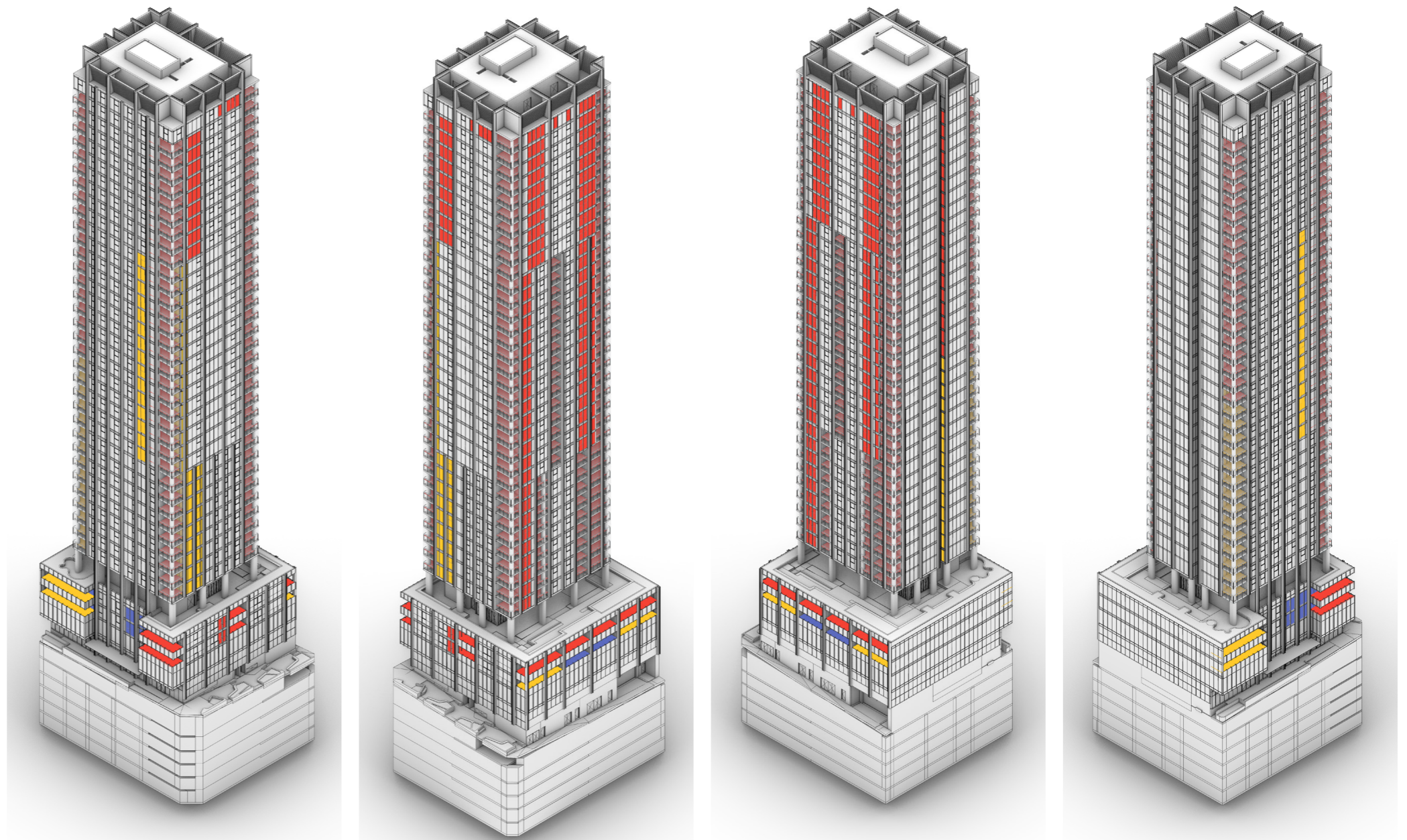
Solar Access

Solar access computational design software has been used to calculate the solar access to all units as per the design guidelines of the ADG.

The building's solar access compliance is higher than the required threshold, achieving 74% compared to the 70% standard.

Solar Access Summary Table - Overall Scheme

Solar Access (Winter Solstice)	Number	Percentage
No solar	6/181	3%
Over 2 Hrs	134/181	74%



South East

North East

North West

South West

Legend

- > 2 Hours
- 1 - 2 Hours
- 0 Hours

Design Principle 4: Sustainability

Cross Ventilation

The proposed design achieves site wide compliance for cross ventilation. 63% of apartments are cross-ventilated up until Level 9, as per the requirements of the ADG.

Cross Ventilation Summary Table

Cross-Ventilation Requirements (min. 60%)	
Apartments achieving cross-ventilation	24/38
Percentage of apartments achieving cross ventilation	63%

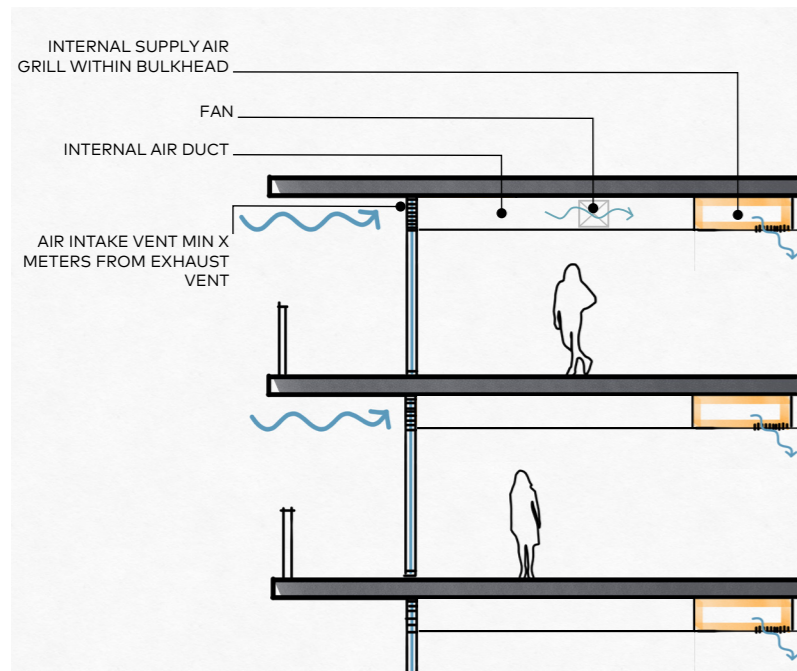
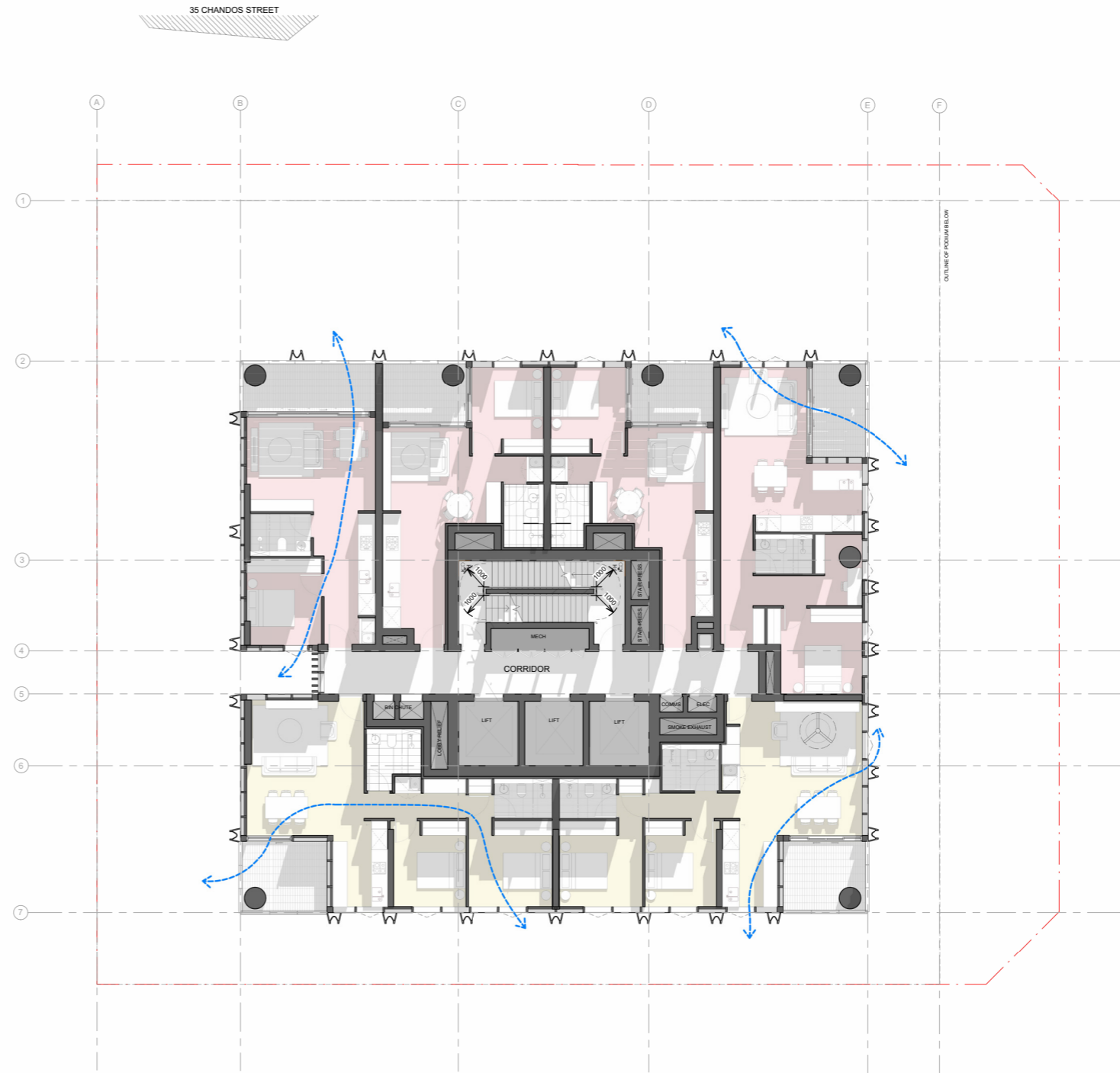
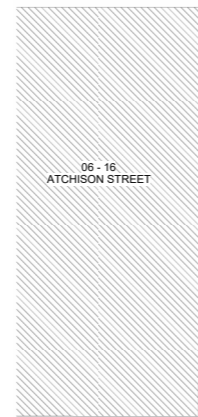


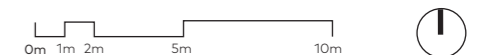
Figure 2: Sketch Section Demonstrating Mechanical Ventilation

Mechanical Ventilation

As noted in the Acoustic Report completed by PWNA, mechanical ventilation is required to be provided to units to provide the option for natural ventilation while maintaining closed windows, ensuring compliance with target noise intrusion criteria. Mechanical ventilation system to be in compliance with "NCC 2022 F6D7 Ventilation of Rooms".



Level 6 - 14 Typical Plan

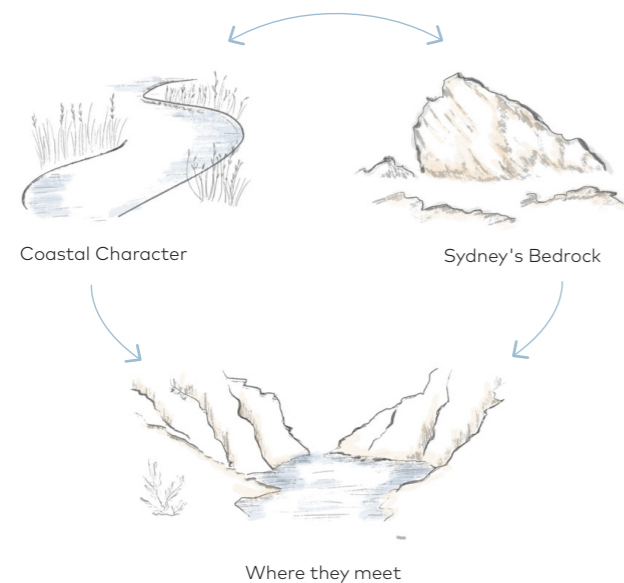


Design Principle 5: Landscape

"Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management."

The Cammeraygal People and Gai-maragal People of the Eora Nation have been the Traditional Custodians of the lands surrounding St Leonards since time immemorial. The landscape design for 20-22 Atchison Street, St Leonards, draws inspiration from the enduring cultural and spiritual connection that these peoples have with local Country, a place of rugged coastal riverside, creek lines, gullies, sandstone ridgetops and views both north and south to harbours. For the Gai-maragal people, a nearby ridgeline known 'five ways' holds great significance in connecting the region to various other songlines and serving as a major meeting point for ceremonies to take place, bringing depth to the site's cultural context.

The landscape design has been developed in close coordination with the architectural vision to deliver a cohesive, high-quality public realm, integrating landscape and built form in a way that responds to site topography and enhances amenity. Design interventions on ground level and amenities on the Level 4 podium engage with urban biodiversity, creating ecologically rich green spaces that accommodate varied user experiences and offer a tangible connection with nature.



Refer to Landscape SSDA Report prepared by Tract for further information.

Design Principle 5: Landscape

Ground Floor Plan

The ground plane aims to contribute to the local context by considering the western public offering as an extension of the Mitchell St Plaza. The design proposal seamlessly integrates with the existing Mitchell St footpath and street trees, while the form and design speaks directly to the design language of the existing Plaza structures. This strong connection is vital in identifying this zone as a public offering, ensuring all people passing the site feel welcome to engage with the space. Due to the sloping site and subsequent height differences between Atchison St footpath and the building lobbies, the physical connection to the ground plane is less direct along this boundary. The proposal aims to provide safe and equitable access to the building while providing amenity to the street through the use of cascading planting and large planter beds.

Refer to Landscape SSDA Report prepared by Tract for further information.

- | EXISTING | PROPOSED |
|---|--|
| Existing Trees to be removed. Refer Arborist's Report. | Vehicular entry / exit to basement |
| Existing Trees to be retained and protected. Refer Arborist's Report. | Emergency egress / service access |
| TPZ shown pink / dashed line | Commercial premises |
| SRZ shown purple / dashed line | Residential building entry |
| Site Boundary | Commercial building entry |
| Garden bed to be retained and protected | Grade responsive seating terraces integrated with planting & feature lighting (extension of Mitchell Street Square) |
| Pergola with raised planter and integrated seating to be retained and protected | Outdoor dining opportunities |
| Split level paved terraced (alfresco dining opportunity for adjacent retail occupancy) area to be retained and protected | Fading Steps |
| Public domain paving treatment as per NSC Public Domain & Design Code - 06 Special Areas: A. St Leonards to be retained and protected | Vegetated verge |
| Public domain paving treatment as per Mitchell Street Square to be retained and protected | Raised planter with spillover planting to reflect biophysical design response to perimeter of Level 4 (podium) above |
| Through Site Link to be retained and protected | Proposed public domain treatment (subject to council approval and relevant conditions of development consent) |
| Recently upgraded public domain treatment to be retained and protected | Bike racks |
| | Steppers in garden bed (DDA compliant path not required) |
| | Extend existing kerb alignment to facilitate accessible path of travel around neighbouring non-conformances |



Landscape Ground Level Plan (provided by Tract)



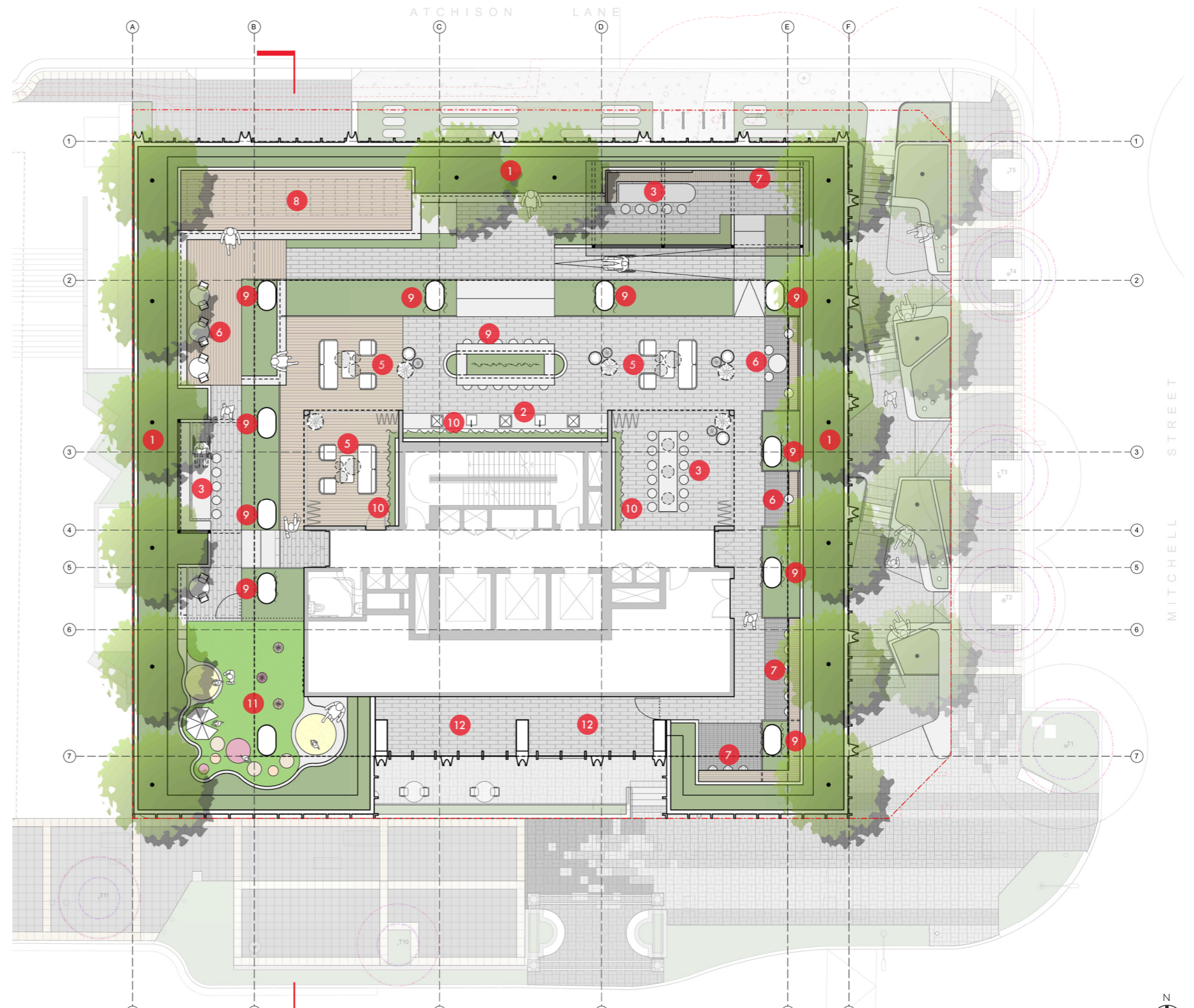
Design Principle 5: Landscape

Level 04 Plan

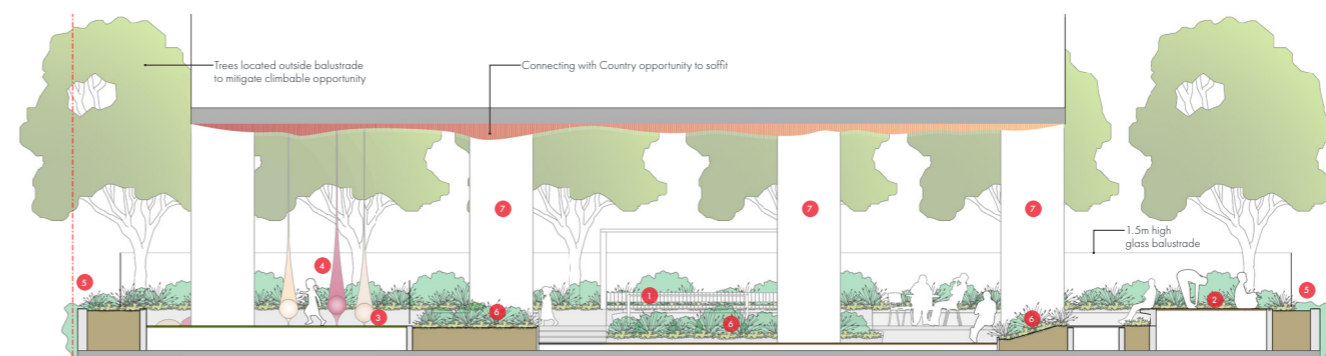
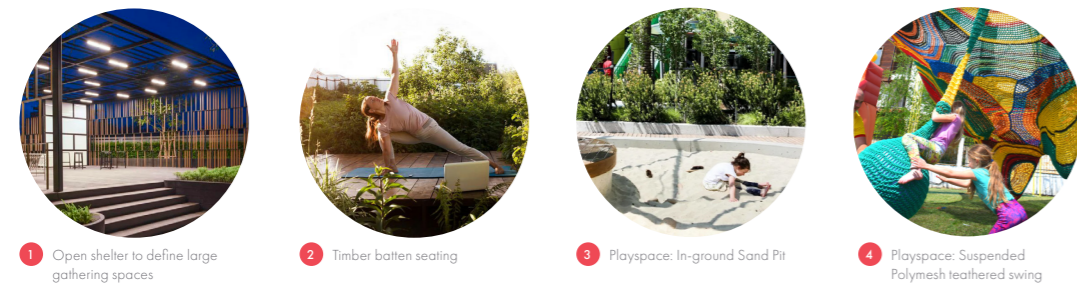
Level 4 provides communal open space amenities for the building's residents. The amenity is largely focused on external space, with the internal lounge and dining functioning as operable indoor/ outdoor spaces to take advantage of Sydney's desirable climate. The remained of Level 4 provides a variety of amenity through smaller individual seating to large group gathering areas, a outdoor kitchen and dining zone, a passive health and wellness zone to support activities such as yoga, and a dedicated area for children to play.

Various seating is provided, high bar seating to the South East corner takes advantage of views to the immediate precinct, while areas where views are blocked due to near by neighbours provide tables that encourage gathering and conversation. The perimeter planter beds provide space for both trees and cascading planting, providing visual amenity to both the street and Level 4, while also providing the benefits of wind and solar protection to the communal outdoor space.

- Site boundary
- 1 Perimeter tree planting (trees, shrubs, grasses, groundcovers, spillovers)
- 2 Communal kitchen (BBQs, Sinks, Fridges, etc)
- 3 Large dining space for bigger groups (birthday parties) with level change & open shelter to external areas
- 4 Medium/small group communal bar space integrated with raised planter
- 5 Medium/small gathering space incl. lounge setting, pendant lighting, pot clusters, etc
- 6 Small meeting / dining space with built-in timber seating & tables
- 7 Raised hardwood timber bar with GPO's for WFH opportunities
- 8 Multi-use communal space (passive activities: yoga, outdoor cinema, etc)
- 9 Living Greencolumn
- 10 Living Greenwall
- 11 Playspace (imagination play, teepee, sand pit, sensory swing, play mounds, rock-climbing, etc)
- 12 Maintenance access only



Landscape Level 4 Plan (provided by Tract)



Landscape Section (provided by Tract)

Design Principle 6: Amenity

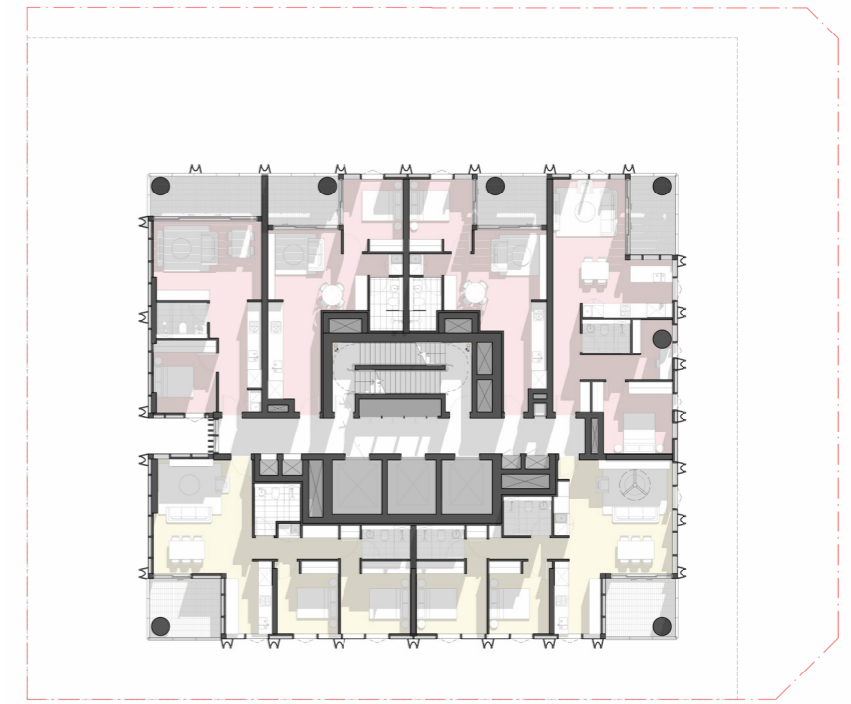
"Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility."

The project consists of 181 apartments. This includes a total of 74 x 1-bedroom apartments (40.8%), 85 x 2-bedroom apartments (47%), and 22 x 3-bedroom apartments (13%), inclusive of 2 x 3 bedroom penthouse apartments. 37 (20%) of the apartments are adaptable units, these have been designed to comply with the post adaptation provisions under AS 4299.



Level 2 -3



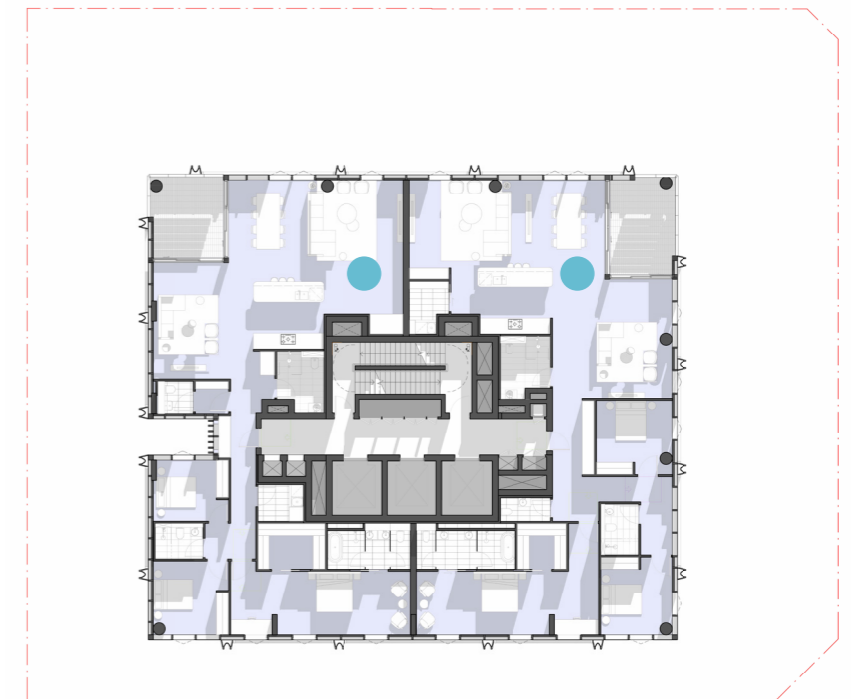
Level 6-14



Level 15-29



Level 30-38



Penthouse

Legend

- 1 Bed
- 2 Bed
- 3 Bed
- Penthouse
- Adaptable

Design Principle 6: Amenity

Bicycle and Car Parking

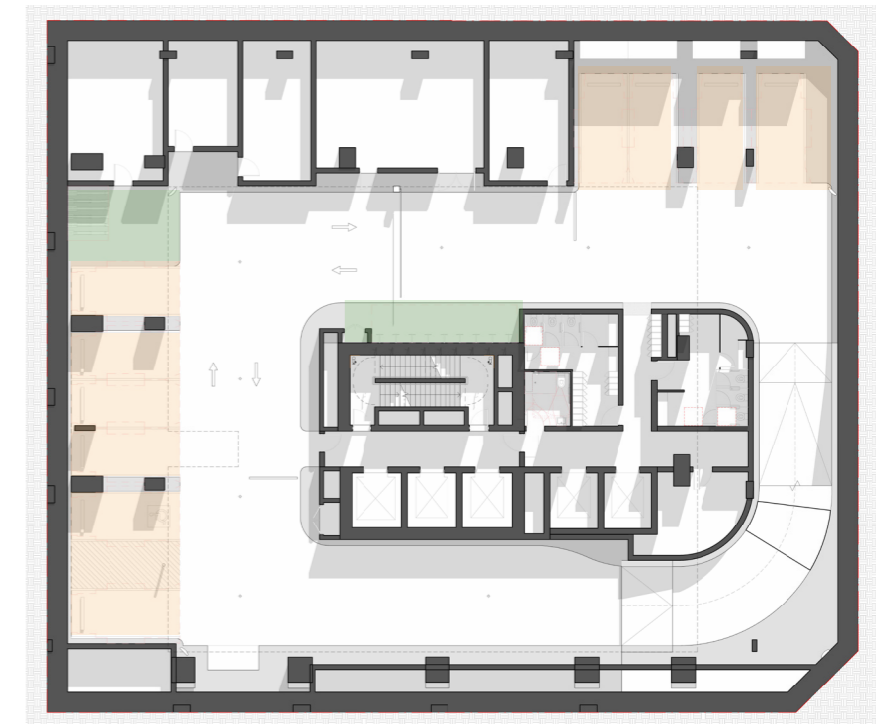
Car parking is provided for this scheme, residential car parking in accordance with the maximum provisions outlined in the Crows Nest Design Guide, and non-residential in accordance with the North Sydney Development Control Plan 2013 (NSDCP 2013). Bicycle parking is provided in accordance with the NSDCP 2013 and the SLCN 2036 Plan. These guidelines identify parking requirements that are documented in the table below, alongside the proposed parking provisions for this development.

1.1 Car Parking Summary Table:

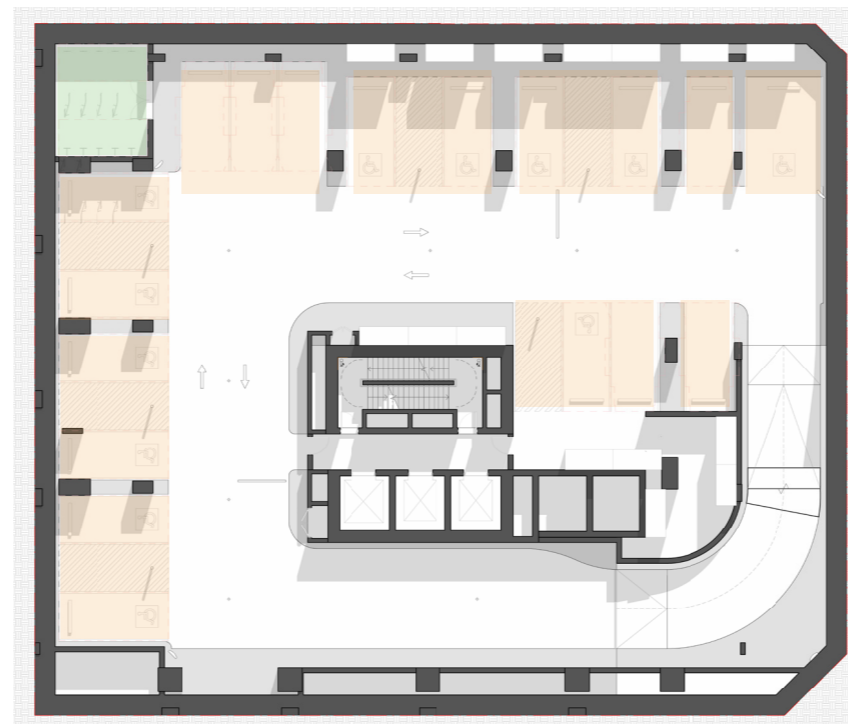
Type	No. of Units	Parking Rate Max	No. of Spaces	Proposed
Residential				
1 Bedroom	74	0.4	122	81
2 Bedroom	85	0.7		
3 Bedroom	22	1		
Service Vehicles				
Service	-	-	-	1
Commercial				
Retail	-	1 per 400m ²	5	5
TOTAL Car Parks				87



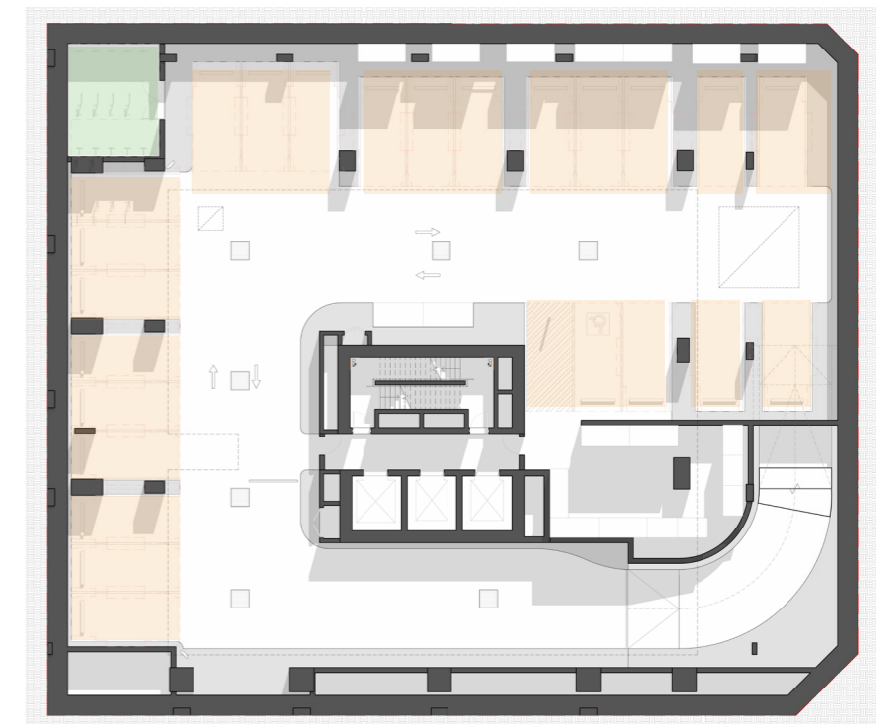
Lower Ground



Basement 1



Basement 2-4



Basement 5

Legend

- Car Parking
- Bicycle Parking
- Loading Dock
- Waste Room

Design Principle 6: Amenity

Bicycle and Car Parking

1.2 Bicycle Parking Summary Table:

Type	Area/ No. of Units	Occupants		Visitors		Occupants - Proposed	Visitor - Proposed
		DCP Rate	DCP Required	DCP Rate	DCP Required		
Residential	181	1 per unit	181	1 per 10 units	19	181	19
Commercial	1833	1 per 150m ² GFA	11	1 per 400m ² GFA	4	11	4
Retail	105	1 per 250m ² GFA	1	2+1/ 100m ² over 100m ² GFA	3	1	3
Total			193		26	193	26

Design Principle 7: Safety

"Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

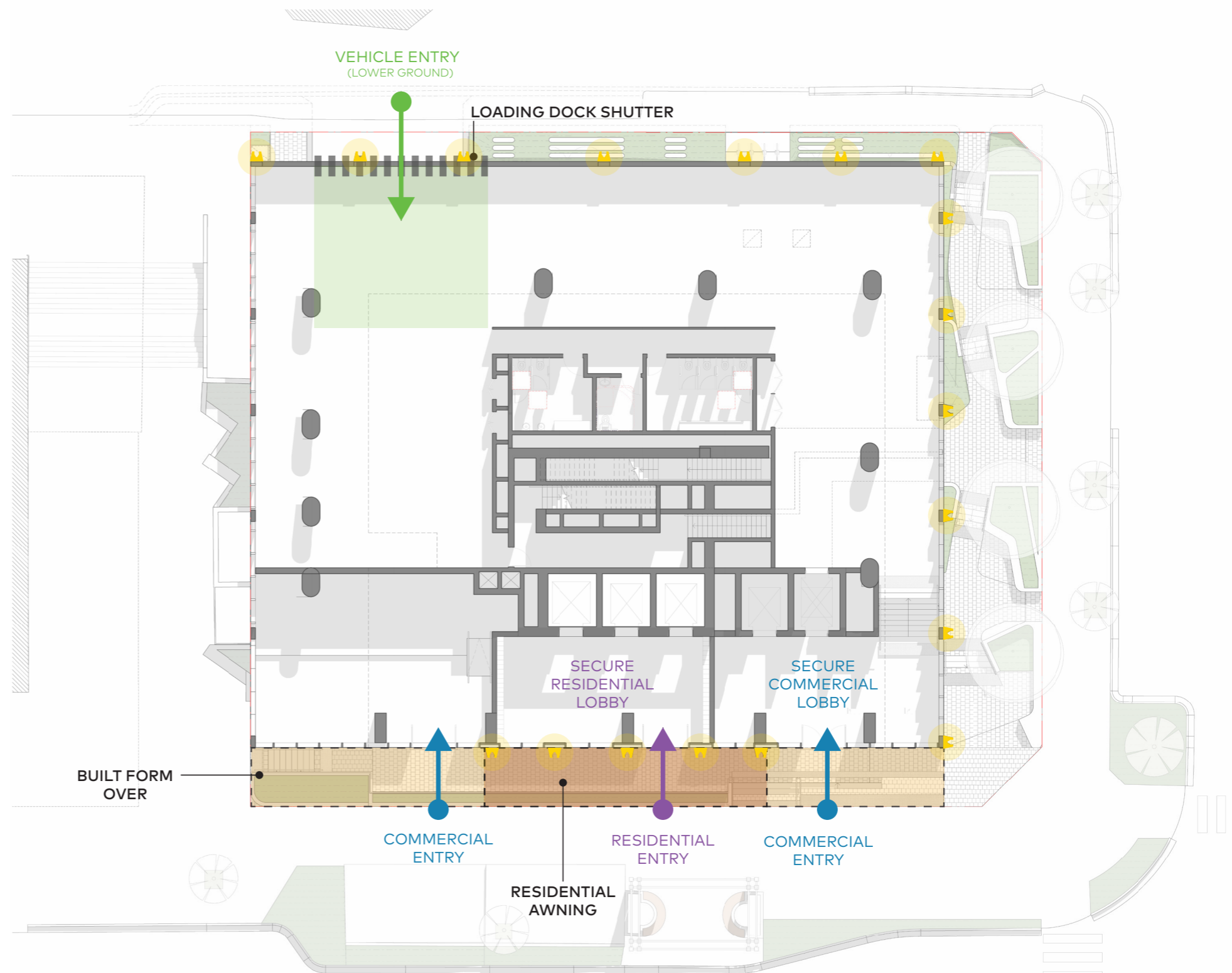
A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose."

The design proposed the following security measures to restrict and control communal access in and around the proposed development.

- **Secure Entrances:** Lobbies and retail entrances along Atchison Street are equipped with secure access controls, ensuring that only authorised individuals can enter.
- **Awning for Wayfinding:** The perimeter of the building is equipped with awning that provide shelter whilst also aiding in wayfinding. The awning are designed to be placed lower over the residential lobby area, which acts as a visual cue for visitors and residents, guiding them safely through the intimate area to their destination.
- **Vehicular Security:** An entry roller door at the Lower Ground Floor vehicle entrance off Atchison Lane controls and monitors vehicle access, improving security. It also prevents unauthorised vehicle access, thereby increasing security of the building. A secondary vehicle control point is located on Basement 1, that prevents any commercial or service vehicles continuing into the residential parking zones.
- **Active Ground Floor:** Tall floor to ceiling dimensions on the ground floor promote activity and passive surveillance. By encouraging active use of the ground floor through retail and community landscape spaces, the design fosters a vibrant street life which in turn enhances safety.

Legend

- ➔ Commercial Entry
- ➔ Residential Entry
- ➔ Vehicle Entry
- 🔦 Lighting



Ground Floor Plan

Design Principle 8: Housing Diversity and Social Interaction

Communal Open Space

"Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents."

The communal open space for the residential tenure has been provided on the top of the podium at Level 4, easily accessible by both podium and tower residents. There are enlarged private open spaces provided to the podium level units, with ADG compliant balconies provided to the tower units. The communal outdoor space complies with the requirements of the ADG, exceeding the 25% of site area requirement.

Communal Open Space Summary Table

Communal Open Space (COS)	
Site area required to be COS	25%
Provision of COS	
• Level 4 COS	640m ²
Total COS	640m ²
Site Area	1,374m ²
COS Percentage of Site Area	46%
Principle COS	343.5m ²
COS receiving 2 or more hrs	302.7m ²
% of COS achieving 2 or more hr	88%

Legend

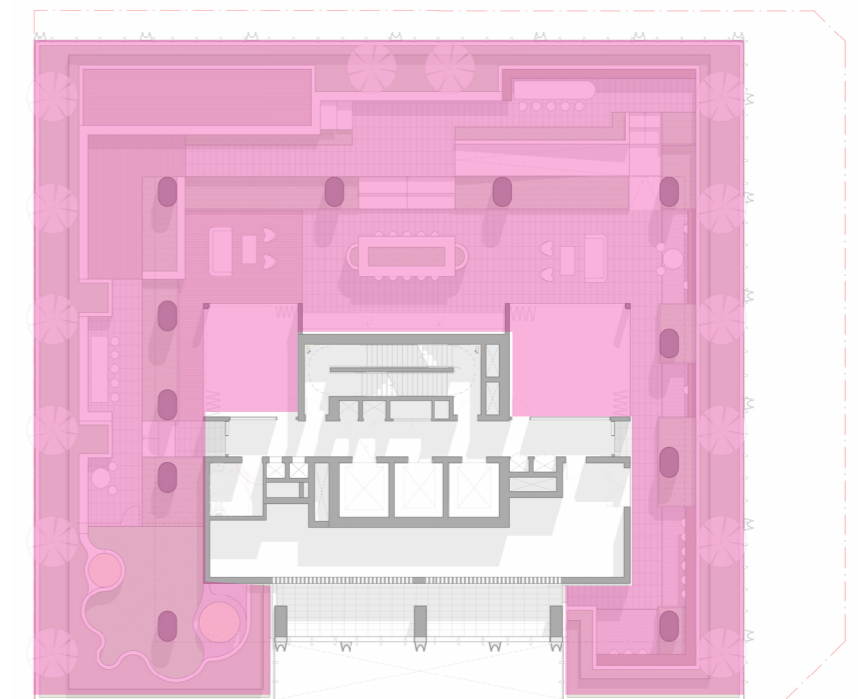
- Public Open Space
- Communal Open Space



South Elevation



Ground Floor



Level 4

Design Principle 9: Aesthetics

"Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures."

"The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the street scape."

The external appearance of the project focuses on creating a juxtaposition between the solidity of the base of the podium and the light open form of the tower primarily through the use of sandstone look panelling and batten balustrades to the podium, and vertical solid fins that lighten as you move up the tower sitting in front of a warm reflective glazed curtain wall facade. These fins are incorporated throughout both the podium and tower facades in order to emphasise proportion while also creating fine grain detail through the increased density to the podium. These fins provide shading at different times of day as the sun moves across the façade.

The repetitive rhythm of the podium vertical elements serves as the foundation for the site, boasting a simple yet intricately detailed design that connects to the tower above. Double height glazed spaces along the Atchison Street entries sit between the intricately crafted primary fins and create an open and inviting connection to the street. Additionally, the glazed awning provides a more enclosed intimate space that visually connects the residential lobby to the residential tower above, assisted through the vertical fins that continue from ground floor to the crown. Planters are positioned along the Mitchell Street green link and on the podium perimeter, softening the edges of the proposal and offering a sense of ambience to the public domain.

Complimenting the podium base, the tower façade has been carefully detailed featuring a similar but lighter approach to that of the podium. The edges of the tower fade out as the vertical fin elements are set inbound on the façade, allowing the balconies to soften the strong vertical lines of the proposal.



Concrete - Beige



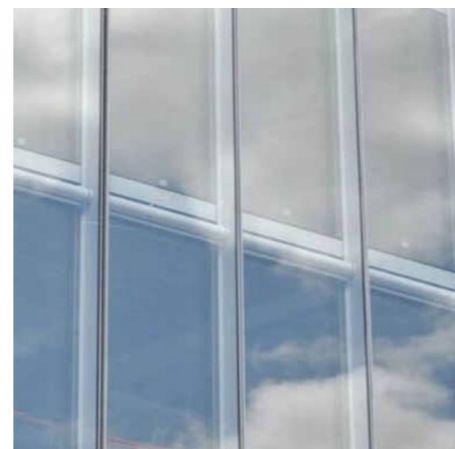
Matte Aluminium



Sandstone Colour Cladding



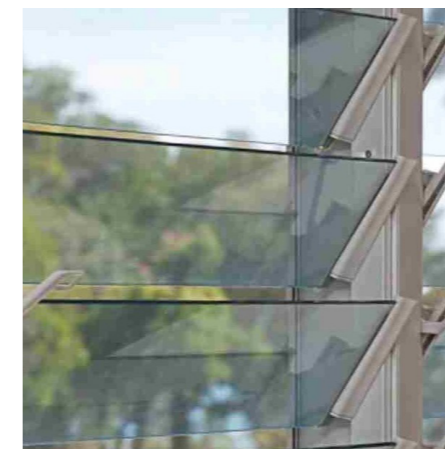
Bronze Colour Finish



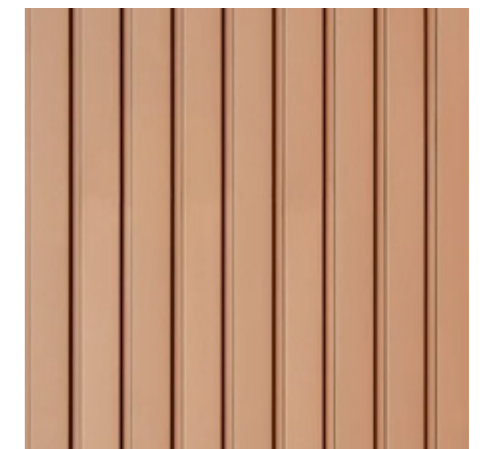
Performance Glazing



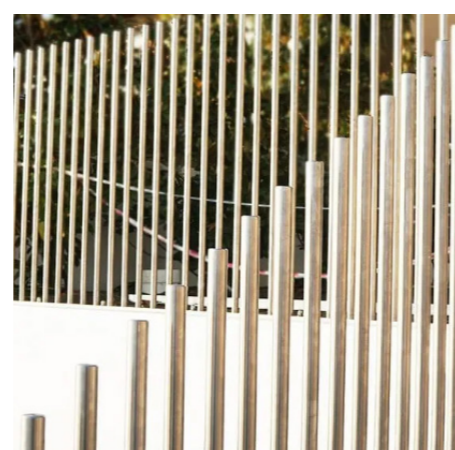
Shadow Box Glass Panel



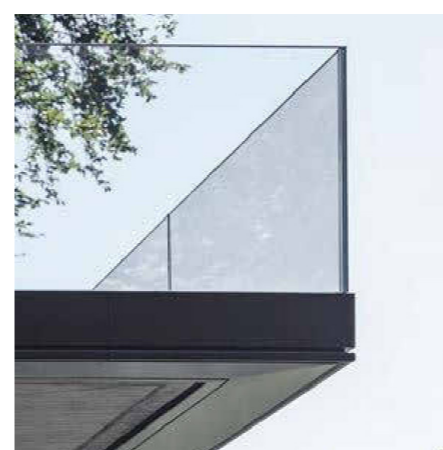
Fixed Glazed Louvre



Metal Batten Cladding



Palisade Balustrade



Glass Balustrade

