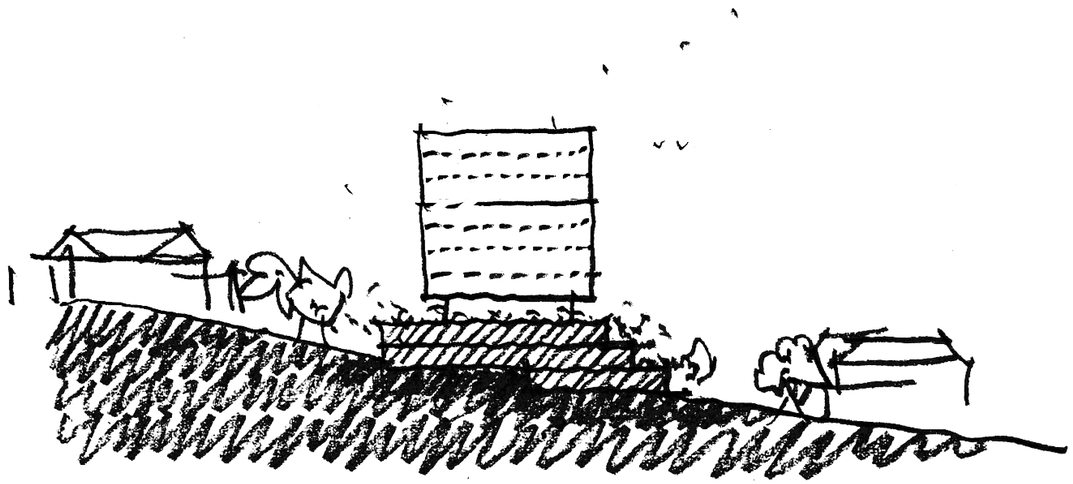
fjcstudio
formerly fjmtstudio



40-48 Redan Street, Mosman
Architectural Design Report

Mosman Land No. 1 Pty Ltd
27/02/2026

Acknowledgement of Country

We acknowledge the Borogegal and Cammeraygal peoples, the Traditional Custodians of the land on which this project stands. We recognise their enduring connection to land and water, and pay our respects to Elders past and present.

Project Name	40-48 Redan Street, Mosman
Project Code	TPRS
Document Name	Design Report
Document ID	TPRS SSD Design Report
Revision	**B**
Date	27 02 2026
Comment	For approval
Approved	SMP

Design Verification Statement

20 February 2026

NSW Department of Planning, Housing and Infrastructure

40 - 48 Redan Street, Mosman
State Significant Development Application

DESIGN VERIFICATION STATEMENT

This Architectural Design Report has been prepared by **fjcstudio** as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential flat building incorporating in-fill affordable housing at 40–48 Redan Street, Mosman (the Site).

The report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-93020230) and documents the architectural design response developed in accordance with the Low and Mid-Rise Housing and In-fill Affordable Housing provisions of the Housing SEPP.

The Site comprises approximately 3,233sqm of land with frontages to Redan Street and Redan Lane within the Mosman Local Government Area. The proposal seeks consent for the demolition of existing structures and the construction of a new residential flat building with basement parking, including the provision of affordable housing to be managed by a registered Community Housing Provider for a minimum period of 15 years.

The development includes:

- Demolition of existing buildings and site preparation works;
- Excavation and construction of basement levels for car parking, loading and building services;
- Construction of a residential flat building comprising a mix of dwelling types;
- Integration of 15% affordable housing in accordance with the Housing SEPP;
- Landscaped communal open space and deep soil planting; and
- Associated infrastructure, servicing and public domain improvements.

This report concludes that the proposed development achieves a high standard of architectural design quality, responds appropriately to the site's topography and context, and satisfies the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021.

Pursuant to Clause 29 of the Environmental Planning and Assessment Regulation 2021, I declare that I am a qualified designer, being a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2021.

I directed the overall architectural design of the development and confirm that the design achieves the relevant design quality principles and has been prepared in accordance with the applicable planning framework and SEARs requirements.

Yours sincerely,



Sean McPeake
Principal
Registration Number: NSW 7509

Design Verification Statement

15.1 Design Quality Principles – Compliance Statement (SEPP Housing 2021, Schedule 9)

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.

The site is located on the Balmoral slopes within an established landscaped residential setting. The design responds to topography and surrounding building patterns, stepping with the landform and reinforcing the green character of Redan Street.

Articulated façades, generous setbacks and deep soil planting soften the building form and ensure the development integrates with neighbouring dwellings. The proposal contributes positively to neighbourhood character while accommodating additional housing consistent with the Housing SEPP objectives.

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.

The built form has been carefully calibrated to balance the permitted uplift with the established scale of surrounding development. Height is modulated and upper levels recessed to reduce perceived bulk and maintain a human-scaled street presence.

Façade articulation, balcony depth variation and appropriate setbacks ensure building separation, privacy and solar access are maintained. The resulting form is appropriate to its context while delivering the public benefit of affordable housing.

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.

The development delivers increased housing supply consistent with the LMR and Infill Affordable Housing provisions while maintaining high amenity standards. Density is managed through efficient floorplates, building separation and landscaped communal open space.

A diverse apartment mix, including garden apartments, laneway home and through apartments to the upper levels each offer high levels of natural light and cross ventilation, and generous private open space ensure the density outcome remains appropriate to the Mosman context

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.

Sustainability is embedded through passive design strategies, including optimal orientation, cross ventilation and solar shading. Deep balconies and high-performance glazing moderate solar gain and reduce reliance on mechanical systems.

Landscape and water-sensitive design measures support urban cooling, biodiversity and long-term environmental performance, aligning with the sustainability objectives of the Housing SEPP.

Principle 5

Landscape

Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

The landscape design, prepared by Dangar Barin Smith, reinforces the green character of the Balmoral slopes through a predominantly native planting framework. Deep soil zones are located along site boundaries and within the central courtyard to support canopy trees and long-term vegetation growth.

Over 5,400 plants are proposed, with the majority being native species, including coastal and Sydney canopy trees such as Banksia, Tristaniopsis and Livistona. Layered under-storey planting enhances biodiversity, habitat value and visual softening of built form. Landscape is integrated across ground and podium levels with appropriate soil depths to support healthy growth. The result is a landscape-led response that enhances canopy cover, contributes to urban cooling and ensures the development sits comfortably within its established residential setting.

Design Verification Statement

15.1 Design Quality Principles – Compliance Statement (SEPP Housing 2021, Schedule 9)

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 wellbeing. 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 development prioritises amenity at every scale. Apartments are designed to meet and exceed ADG standards, with optimal room proportions, natural light, cross ventilation and acoustic privacy. Dual-aspect and corner apartments maximise outlook and access to harbour views where available.

Communal landscaped spaces at ground and podium levels provide recreation and wellness opportunities, while generous private open space enhances liveability. Inclusive design ensures accessibility across age groups and mobility levels, delivering high-quality living environments for residents and neighbours.

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 proposal incorporates CPTED principles to promote safety and security. Building entries are clearly defined and visible from the public domain, with lobbies and circulation areas designed for passive surveillance.

Active frontages reduce blank walls, while durable materials, appropriate lighting and legible wayfinding reinforce security. Communal and public spaces are organised to encourage activity and natural observation, creating a safe and welcoming environment for residents and visitor

Principle 8

Housing Diversity and Social Interaction

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 and providing opportunities for social interaction among residents.

The proposal provides a diverse apartment mix that supports varying household needs, from singles and couples to families and downsizers. Flexible layouts promote adaptability over time.

Communal landscaped areas encourage social interaction and shared amenity. Provision of affordable housing contributes to housing choice within Mosman, supporting a balanced and inclusive residential community.

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Principle 9

Aesthetic

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 a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The architectural language is defined by clarity, proportion and articulation. Façade composition responds to orientation and context, with more open elevations to the east to maximise outlook and views, and a more enclosed western façade with reduced openings to maintain privacy to neighbouring properties. The detailed articulation reflects internal planning, with carefully resolved balconies, vertical modulation and integrated shading elements.

A restrained palette of warm-toned materials and textured finishes complements the established residential character while presenting a refined contemporary identity. The composition achieves contextual sensitivity and visual depth, ensuring a positive and enduring contribution to the streetscape.

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1. Introduction

Executive Summary

SSDA (State Significant Development Application)

The proposed development at **40–48 Redan Street, Mosman** is envisioned as a high-quality residential project that delivers well-designed housing, including affordable dwellings, within an established landscaped neighbourhood setting. The proposal responds directly to the Low and Mid-Rise Housing and Infill Affordable Housing provisions of the Housing SEPP, contributing to housing supply while maintaining the amenity and character of the Balmoral slopes.

Situated within a predominantly residential context, the site benefits from elevated outlook, proximity to local centres, public transport, and access to harbour foreshore open space. The development is carefully calibrated to respond to topography, surrounding built form and view-sharing considerations. The proposal incorporates:

- **Residential apartments** with a diverse mix of dwelling types and sizes, supporting a broad demographic including families, downsizers and key workers;
- **Affordable housing** consistent with the Infill Affordable Housing provisions, contributing to housing choice within Mosman;
- **Landscaped communal open space** integrated at ground and podium levels to support wellbeing and social interaction;
- **A carefully articulated built form** that modulates height, reduces perceived bulk and respects neighbouring properties; and
- **Integrated sustainability initiatives**, including passive solar design, cross ventilation, deep soil planting and urban canopy enhancement.

The development achieves an appropriate density outcome for its setting by balancing increased housing supply with strong amenity performance. Setbacks, building separation and façade articulation are designed to maintain privacy, solar access and outlook for both residents and adjoining properties. Landscape is embedded as a defining element of the proposal, reinforcing the green character of Redan Street and contributing to long-term environmental resilience.

Importantly, the project makes a measurable contribution to NSW housing supply targets through the delivery of additional dwellings and dedicated affordable housing. By aligning with the objectives of the Housing SEPP and applying careful architectural and urban design principles, the development provides high-quality residential accommodation that integrates sensitively within its established Mosman context and delivers enduring benefits to residents and the wider community



/Rendered View of Proposal

Purpose

The purpose of this report is to support the State Significant Development Application (SSD) for the proposed redevelopment of 40–48 Redan Street, Mosman. The report articulates the design vision and demonstrates how the project responds to the Low and Mid-Rise Housing and Infill Affordable Housing provisions of the Housing SEPP, the Apartment Design Guide (ADG), and the relevant design quality principles.

The report explains how the proposal has been conceived in response to its topographical setting on the Balmoral slopes, its established residential surroundings, and the strategic objective of increasing housing supply in appropriate urban locations. It outlines the land use mix, scale, and built form strategy, and describes the architectural character, façade articulation, and landscape integration that define the identity of the development.

Beyond describing the proposal, the report examines key urban design considerations including context and neighbourhood character, form evolution, setbacks and building separation, height distribution, and visual impact. It also addresses the built form response in terms of ground plane interface, residential amenity, privacy, outlook, and material expression, ensuring the project is understood as a carefully calibrated addition to its setting.

The report further demonstrates how the apartments achieve high standards of design quality, with reference to ADG performance criteria including solar access, cross ventilation, adaptability, liveability, and circulation efficiency. Communal open space, landscape design, and basement configuration are considered as part of an integrated approach to resident amenity and environmental performance.

Finally, the report outlines how the proposal delivers broader public benefits, including the provision of affordable housing, enhanced urban canopy, and sustainable design initiatives. It demonstrates that the development is not only compliant with statutory requirements, but represents a contextually appropriate, well-designed residential project that will provide enduring value to residents and the wider Mosman community.



/Concept Model of proposal

The Site

Existing Site Conditions

The site at 40–48 Redan Street occupies a prominent position on the Balmoral slopes within an established residential neighbourhood characterised by detached dwellings, landscaped gardens and low- to mid-rise apartment buildings. It presents a primary frontage to Redan Street, with a secondary interface to Redan Lane at the rear. The surrounding subdivision pattern is fine-grained and predominantly residential in character. Generous setbacks, mature canopy trees and landscaped verges define the streetscape and contribute strongly to the identity and amenity of Redan Street. The area is visually shaped by topography and vegetation, with built form typically read within a broader green setting.

Immediately adjoining the southern boundary is the listed heritage item at **36–38 Redan Street**, comprising a traditional dwelling set within a landscaped curtilage. This property forms an important component of the local historic fabric and reinforces the established residential character of the street. Its scale, garden setting and visual presence establish a key sensitivity for the site, particularly in relation to height distribution, building separation, privacy and the maintenance of a respectful landscape interface. The setting of the heritage item is therefore a primary consideration in the evolution of the built form.

Redan Lane defines the rear edge of the site and currently functions as a service laneway. As redevelopment occurs under the Low and Mid-Rise provisions, increased activity along the lane is anticipated. This edge therefore presents both constraint and opportunity, requiring careful treatment of access, landscape interface and boundary conditions to maintain residential amenity.

The site is also affected by existing infrastructure constraints, including a stormwater easement, which informs basement configuration, deep soil provision and tree placement. These physical conditions have been integrated into the built form and landscape strategy to ensure functional resolution while reinforcing the green character of both Redan Street and Redan Lane.
Overall, the site forms part of a landscaped residential precinct with identifiable heritage elements and evolving development pressures. The proposal responds to this context by balancing additional housing delivery with a calibrated built form, strong landscape integration and a respectful interface to the adjoining heritage fabric and established streetscape character.



/Aerial Photo

2. Context

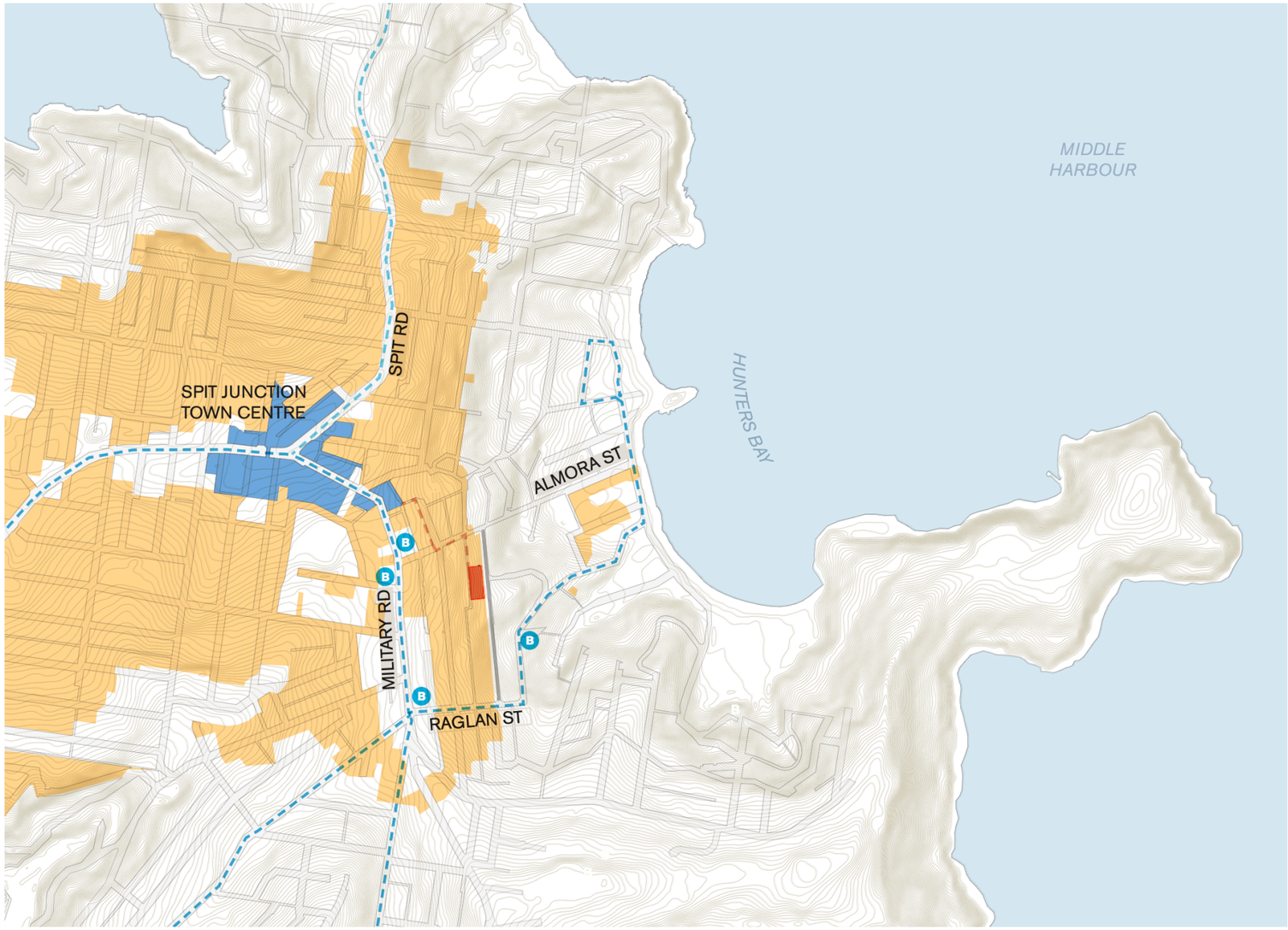
Precinct Level Analysis

Urban Context

The site is located within the Spit Junction town centre, positioned along the Military Road and Spit Road corridor that forms the primary commercial and transport spine of Mosman. This corridor accommodates the highest intensity of development in the locality and functions as the civic and retail heart of the peninsula.

As illustrated in the plan opposite, the centre is characterised by a concentration of LMR zoned land within and around the junction. These Low to Medium Rise zones support a mix of shop top housing, apartments and mixed use buildings, establishing a clear framework for incremental intensification within walking distance of services and public transport. Beyond this core, development transitions to established residential neighbourhoods of lower scale, reinforcing a legible hierarchy of built form across the precinct.

The strategic urban design work undertaken by Tzannes has provided a comprehensive analysis of the town centre structure, movement patterns, topography and landscape character. Their work identifies key public domain opportunities, reinforces the importance of maintaining fine grain activation along Military Road, and establishes principles for height, setbacks and transitions to surrounding residential areas. It also recognises the significance of landscape setting, ridgelines and views toward Middle Harbour in shaping future development outcomes.
The mapping summarises these relationships at a precinct scale, demonstrating how the site sits within the LMR framework, the established commercial core, and the broader residential context. Collectively, this analysis confirms the site's role as part of a defined growth area where carefully calibrated mixed use development can contribute to the ongoing renewal and vitality of Spit Junction while respecting its landscape and neighbourhood character.



/Map showing precinct level context - from Tzannes' Urban Design Report

Precinct Level Analysis

Local Character

Local Character
Redan Street sits on the Balmoral slopes within a well established residential precinct defined by detached dwellings, low scale apartment buildings and generous landscaped setbacks. While located within walking distance of Spit Junction, the immediate context is quieter and distinctly residential in character. The streetscape is shaped by mature canopy trees, informal planting within verges and gardens, and a consistent rhythm of front setbacks. Built form is generally articulated and modulated, responding to the sloping topography and views toward Middle Harbour. This creates a layered suburban character that balances proximity to the town centre with a strong sense of domestic scale and landscape presence.

Place
The precinct is defined by its relationship to Spit Junction and the broader Mosman peninsula. Redan Street functions as a transition between the commercial activity of Military Road and the more secluded residential areas extending toward Balmoral and Hunters Bay. Movement is primarily local and pedestrian in nature, with walkable connections to shops, services and public transport at Spit Junction. The fine grain subdivision pattern and established garden setting reinforce a sense of neighbourhood identity, distinct from the more urbanised centre. Future renewal within this context must respond to both its proximity to services and its established residential amenity, ensuring that new development contributes positively to the evolving character of the junction while respecting its immediate surrounds.

Heritage
The locality includes identified heritage items and contributory buildings that reflect Mosman's early twentieth century development. Traditional dwellings set within landscaped curtilages establish a precedent for articulated façades, pitched roofs and expressed materiality. These heritage elements are not isolated artefacts but form part of a broader character narrative across the Balmoral slopes. They inform expectations around scale, transition and landscape setting, particularly where new development interfaces with listed properties. Respectful response requires consideration of setback, bulk modulation and visual permeability to maintain the primacy of heritage forms within their garden context.

Landscape
The landscape setting is a defining characteristic of the Redan Street precinct. The sloping topography toward Middle Harbour, combined with established tree canopy and garden planting, reinforces Mosman's identity as a "green suburb within a harbour setting." Views, filtered outlooks and the interplay between built form and vegetation are central to the experience of the street. Deep soil zones, mature trees and planted setbacks contribute to environmental performance and neighbourhood amenity. Any future development must therefore integrate meaningful landscape provision, maintaining canopy continuity and responding carefully to topography to ensure that built form remains subordinate to the broader landscape framework.

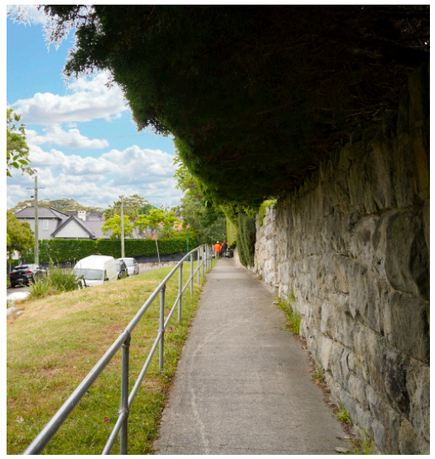
/Place





/Heritage





/Landscape





NSW *Better Placed* Objectives



Better Fit

Contextual, local and of its place

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

- Building form responds to the Balmoral slopes topography and the established garden setting of Redan Street.
- Setbacks and articulation respect neighbouring dwellings and the adjoining heritage item and its landscaped curtilage.
- Landscape design reinforces the leafy character and mature canopy that defines the streetscape.

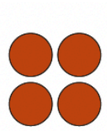


Better Performance

Sustainable, adaptable and durable

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

- Orientation maximises solar access, natural light and cross ventilation for apartments.
- Deep soil and structural planter zones support meaningful tree planting and long-term canopy growth.
- Durable materials and robust detailing respond to the coastal environment and ensure longevity.



Better For Community

Inclusive, connected and diverse

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

- The scale and grain of development align with the established residential rhythm of Redan Street.
- Front landscaping and subtle ground-level activation contribute positively to the public domain without over-intensification.
- Housing diversity supports gentle renewal while maintaining neighbourhood character.



Better For People

Safe, comfortable and livable

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

- Apartments are designed with strong outlook, privacy and natural ventilation.
- Landscaped communal spaces provide quiet retreat and shared amenity within a garden setting.
- Universal design principles ensure accessibility and long-term liveability.



Better Working

Functional, efficient and fit for purpose

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

- Efficient planning delivers high amenity within a modest footprint.
- Building systems and layouts are adaptable for changing household needs over time.
- Basement and servicing are carefully integrated to protect the landscaped street edge.

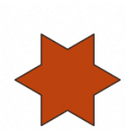


Better Value

Creating and adding value

Good design generates ongoing value for people and communities and minimise costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry

- Two key tenures—market housing and affordable housing—create long-term value.
- Enhanced street and laneway character contributes to the appeal and vitality of Mosman.
- Investment in durable materials minimises lifecycle costs.



Better Look and Feel

engaging, inviting and attractive

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

- Garden frontages with ample open spaces and fine-grain detailing create an integrated and welcoming public realm.
- Landscape design establishes green communal spaces for residents and visitors.
- Architectural expression enhances the identity and skyline of Mosman.

3. Design Principles

Designing with Country

Designing to Country Principles

Connecting to Place



The design begins with an understanding of Redan Street as part of the Balmoral slopes, within the lands of the Borogegal and Cammeraygal peoples. This landscape is shaped by sandstone geology, harbour catchments and remnant native vegetation, with a long history of connection to the waters of Middle Harbour and Sydney Harbour.

The proposal responds to the site's natural topography and established garden character. Built form is informed by slope, outlook and canopy, aligning material expression and orientation with local climatic conditions. This approach grounds the project in its landscape setting and reinforces the quiet, residential identity of the area.

Spiritual Connection to Country



Country is living and relational, holding story, knowledge and continuity. The design acknowledges the enduring cultural presence of the Borogegal and Cammeraygal peoples and the ongoing connections maintained across land and water.

Through landscape, materiality and spatial sequencing, the proposal seeks to embed care and respect for Country. Sandstone hues, textured finishes and layered planting reflect the local terrain, while deep soil zones support regeneration and long-term ecological health. Architecture and landscape are conceived together to foster stewardship, renewal and continuity.

Connecting to Native Vegetation

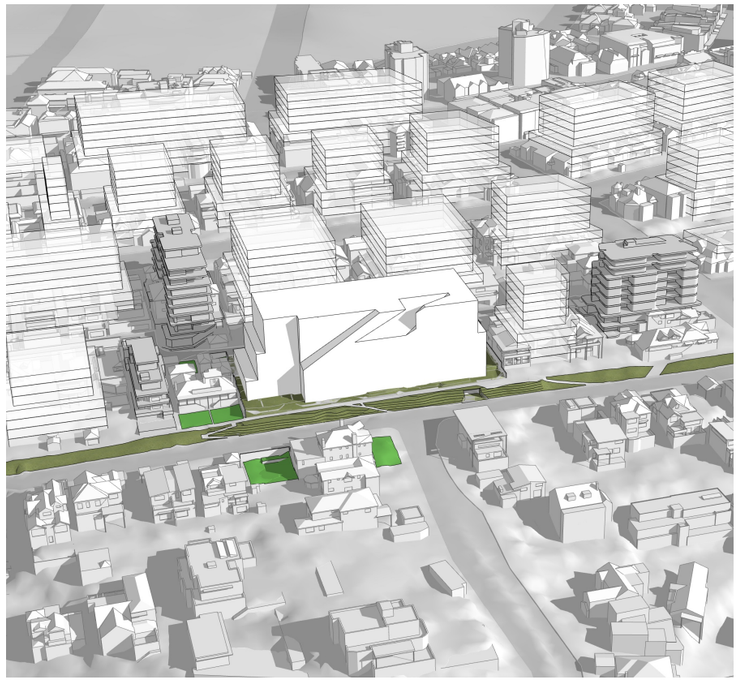


The landscape strategy draws from species native to the Lower North Shore sandstone ridgelines and coastal slopes. Planting palettes reference indigenous canopy trees, understory shrubs and ground-covers suited to the site's soil conditions and microclimate.

The integration of native planting within deep soil and structural planter zones strengthens biodiversity, supports habitat creation and contributes to urban cooling. Seasonal variation, texture and scent reconnect residents with the ecological character of the Balmoral slopes, reinforcing the living presence of Country within a contemporary residential setting.

Key Design Principles

Urban Response



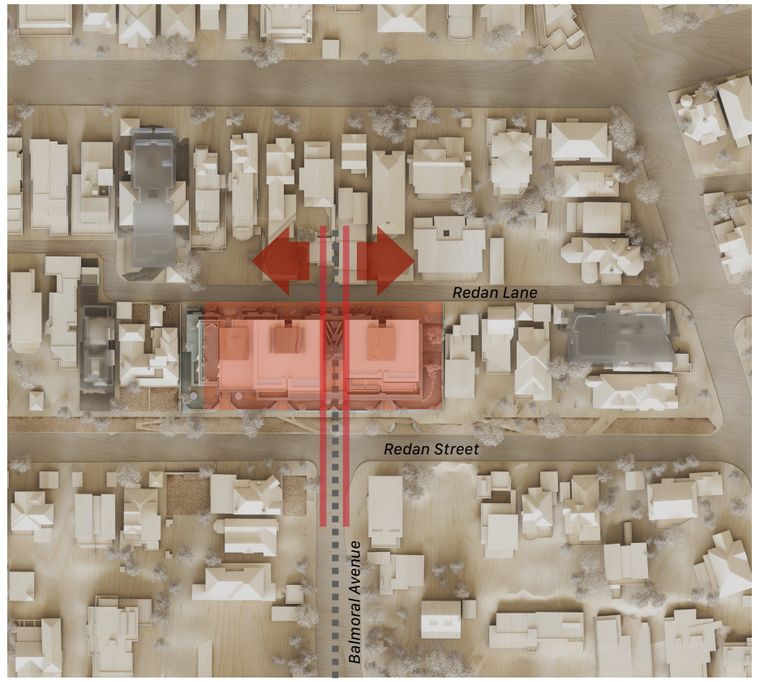
Initial envelope as prepared by Tzannes

The first diagram illustrates the initial building envelope as developed by Tzannes. This massing is derived from applicable height controls, setbacks and site geometry, establishing the maximum permissible volume across the consolidated site.

The envelope tests how allowable bulk can be accommodated while maintaining compliance and achieving viable residential yield. It confirms the site's capacity to support a contemporary apartment form along Redan Street, while recognising the transition to lower scale dwellings to the south and west.

This stage establishes the baseline condition from which further refinement and articulation are developed.

Building Scale & View Sharing



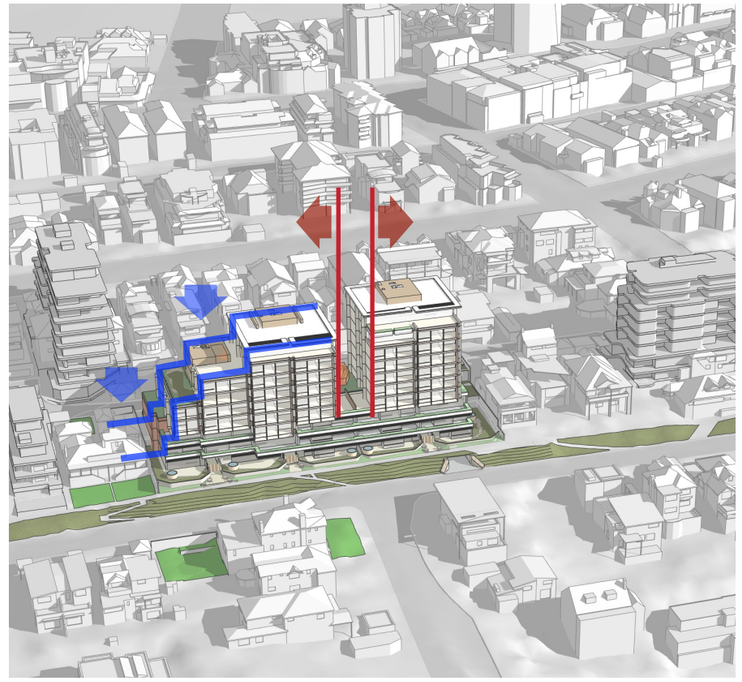
Opening up a gap aligned with Balmoral Avenue

The second diagram introduces a deliberate separation through the built form, aligned with the Balmoral Avenue axis. This strategic opening reduces perceived bulk and introduces a visual break within the massing.

The gap improves view permeability for properties to the west and reinforces an established urban grain, allowing filtered outlook between buildings rather than a continuous wall of development. It also creates opportunities for light penetration, cross ventilation and landscaped relief within the site.

This move meaningfully reduces overall building scale while responding to neighbourhood expectations around view sharing and visual openness.

Height and Setbacks



Detailed Urban Response

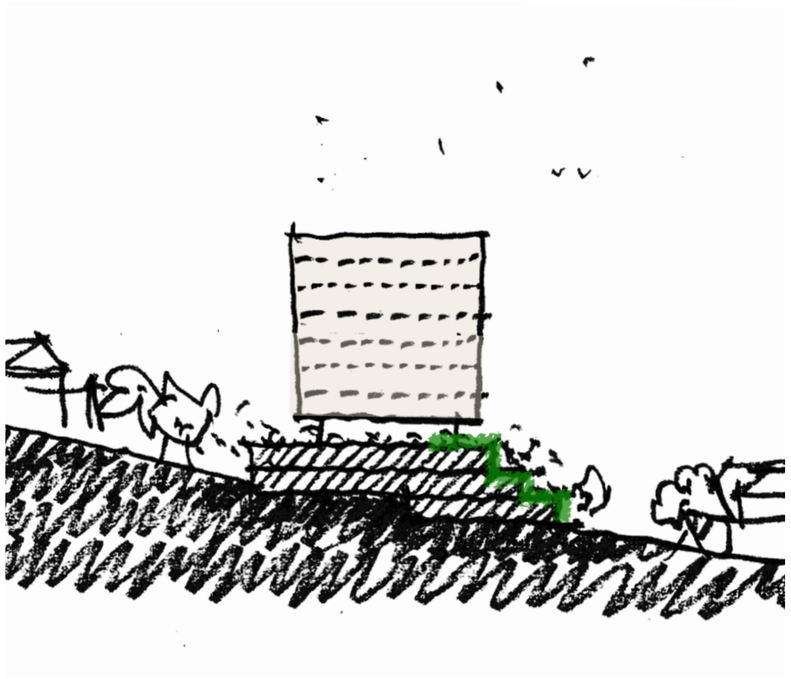
The third diagram demonstrates a more detailed stepping strategy that breaks down the building form into articulated volumes. Upper levels are modulated to reduce visual impact, soften the skyline and respond to adjacent built context.

Setbacks and vertical modulation establish a transition between contemporary apartment buildings along Redan Street and the finer grain residential fabric beyond. The stepping strategy ensures the development reads as a series of related elements rather than a singular bulk.

This approach refines the urban response, delivering a built form that is legible, contextually responsive and appropriately scaled within the evolving character of the locality

Key Design Principles

Landscape Base



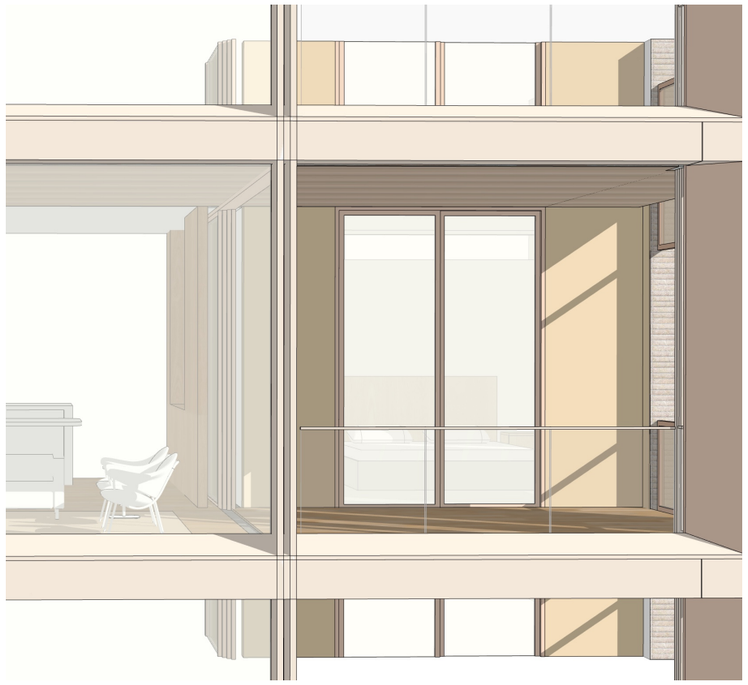
Landscape base with Garden apartments

The development is conceived as emerging from a landscaped base that reflects the established garden setting of Redan Street. The lower levels are integrated with deep soil zones and layered planting to soften the built form and reinforce the leafy streetscape.

The building addresses the slope through terraced landscape elements that anchor the architecture to the site. This approach reduces perceived bulk at street level, strengthens privacy for adjoining properties, and ensures the public domain is framed by vegetation rather than hard edge built form.

The landscape base establishes a calm, residential character and provides meaningful communal green space for residents

Modulated Facades



Upper apartments designed to facilitate indoor / outdoor living

The façade strategy breaks the building into legible vertical and horizontal elements that respond to apartment planning and orientation. Recesses, balconies and framed openings create depth and shadow, reducing visual scale and enhancing articulation.

Upper apartments are designed to facilitate strong indoor–outdoor connection, with generous terraces oriented to capture light, outlook and cross ventilation. Material variation and fine grain detailing reinforce the residential character, ensuring the building reads as a collection of well-proportioned homes rather than a singular mass.

This modulation contributes to a refined streetscape presence and improves amenity for residents.

Laneway Character



Laneway home to have a unique, appropriate character

The laneway interface is conceived with a distinct, more intimate architectural expression. Materials and detailing reference the scale and texture of surrounding residential buildings, creating a softer, human-scaled edge.

Openings, entries and planting are carefully arranged to ensure passive surveillance while maintaining privacy. The laneway elevation avoids a service-dominated outcome, instead presenting a considered and active frontage that contributes positively to the local environment. This approach reinforces neighbourhood character and ensures all edges of the site are thoughtfully resolved.

4. Urban Design Response

Ground Floor and Podium Setbacks

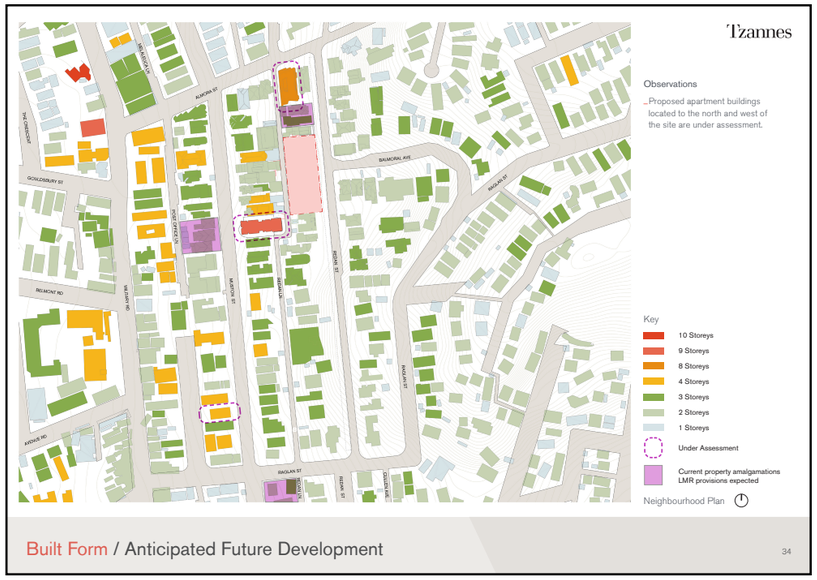
The proposed building has been carefully shaped to respond to the urban scale of Mosman while respecting the finer grain of the adjoining neighbourhood. Its siting along the ridgeline aligns with the emerging band of taller buildings, establishing continuity of form with developments in SSDA such as 48-50 Alomra St and 65 Moston St, while respecting the heritage surroundings.

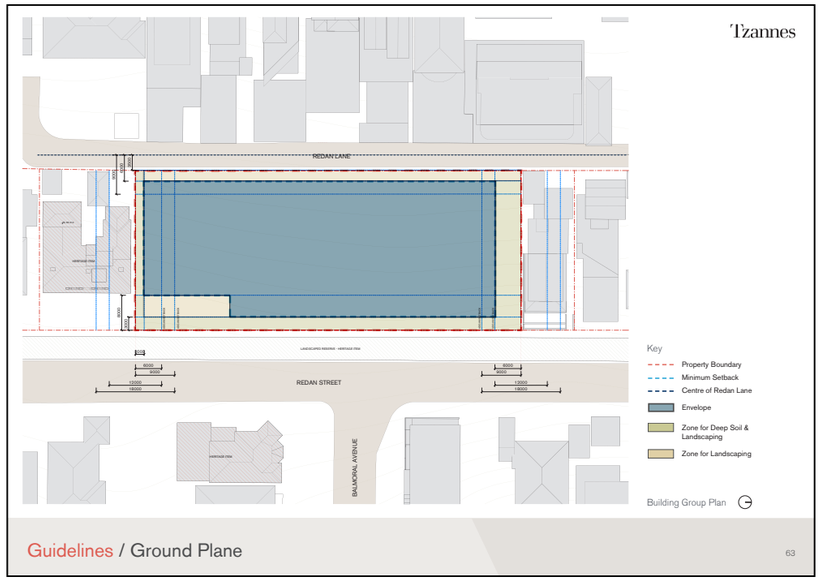
At the street interface, the massing is formed by a landscaped edge which is clearly defined to mediate between the scale of the tower and the heritage and fine-grain fabric characterising much of this area. This podium also complements the landscape objectives, contributing to a cohesive green street wall that is human-scaled and appropriate. Careful articulation and the use of quality materials ensure the podium provides visual richness and interest, reinforcing local character.

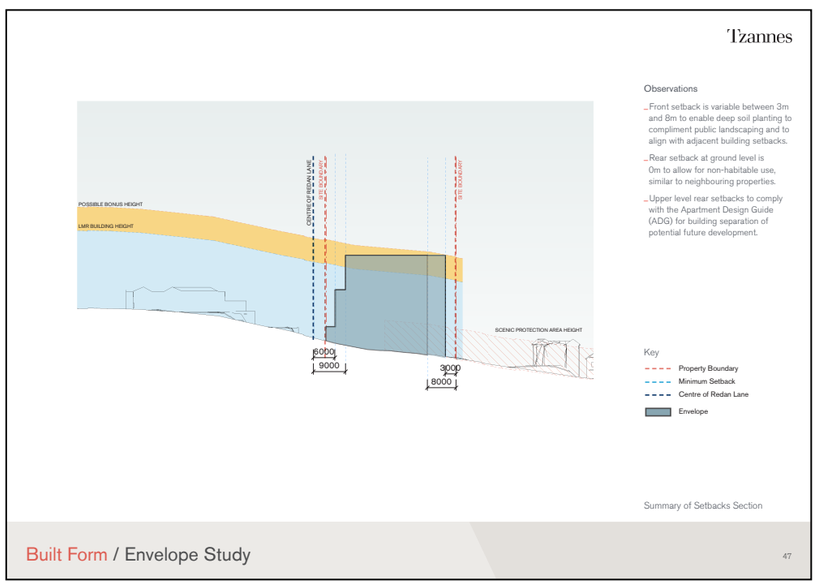
In the vertical dimension, the tower form has been modelled to contribute to a graduated skyline. Its orientation maximises access to eastern views towards the water, while also stepping down in scale to its heritage neighbour. This orientation enhances amenity for residents and establishes a site-specific architectural identity—rather than one large mass, it is a series of buildings, a collection of buildings contributing positively to the evolving Mosman area.

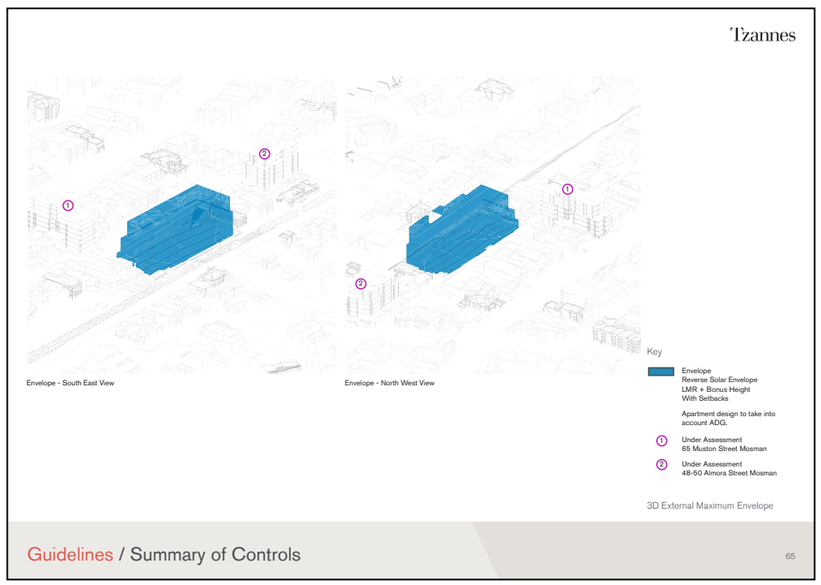
On the western façade, the building has been carefully setback and designed with more solidity to minimise overlooking. This face is again expressed as a series of buildings, with street level terrace homes as an interface between laneway to tower.

Overall, the massing strategy balances scale with local character, reinforcing LMR principles and embedding human-scaled urban design at the street level.

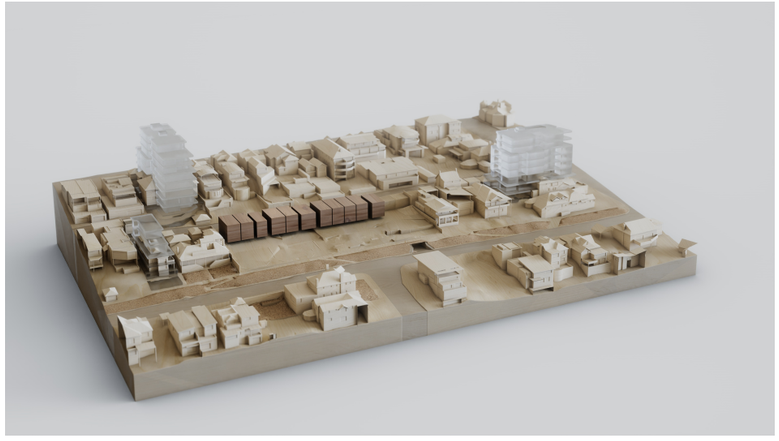




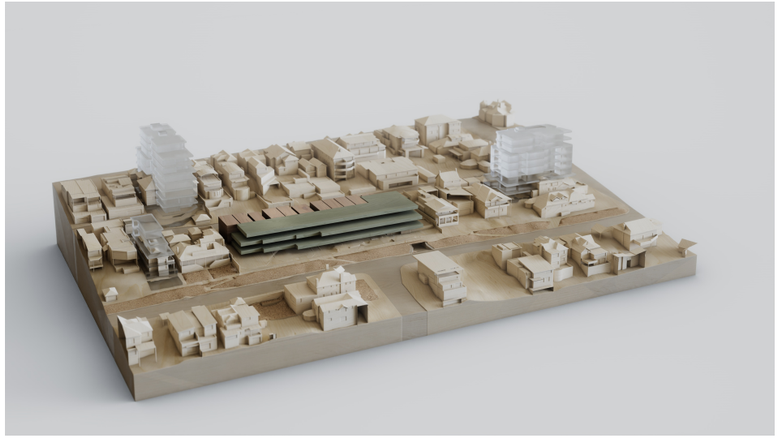




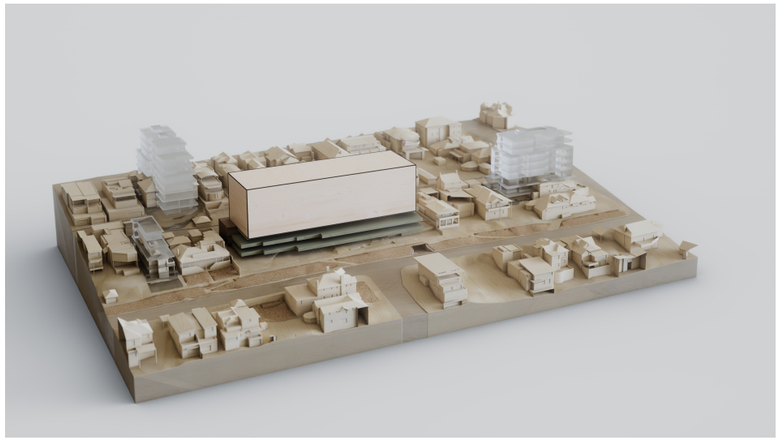
Massing and Modulation



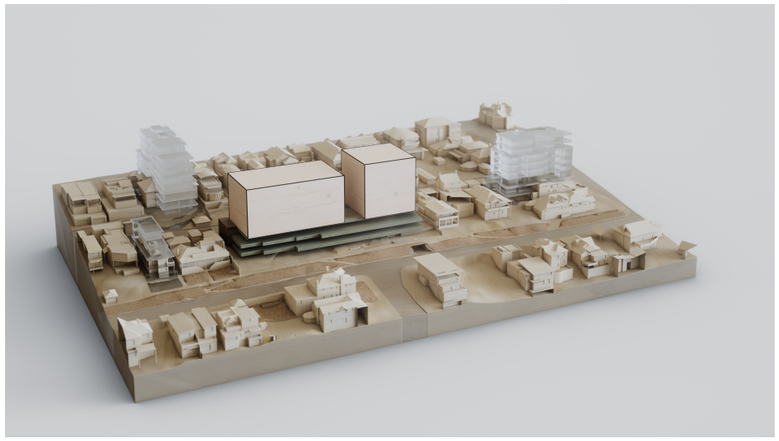
Terrace Homes



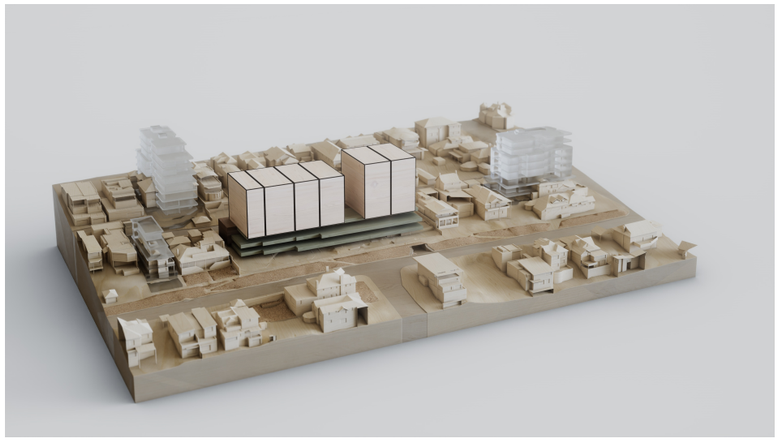
Podium Gardens



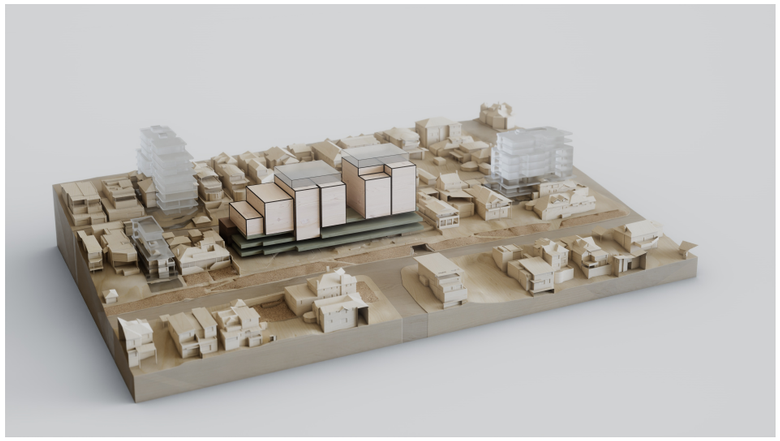
Tower Massing Block



Physical separation in tower forms aligned with Balmoral Ave



A collection of smaller forms



Dynamic rhythm for Articulation

Proposed Massing



Massing and Articulation

The towers sitting above a landscaped podium are designed to be perceived as a smaller collection of buildings.

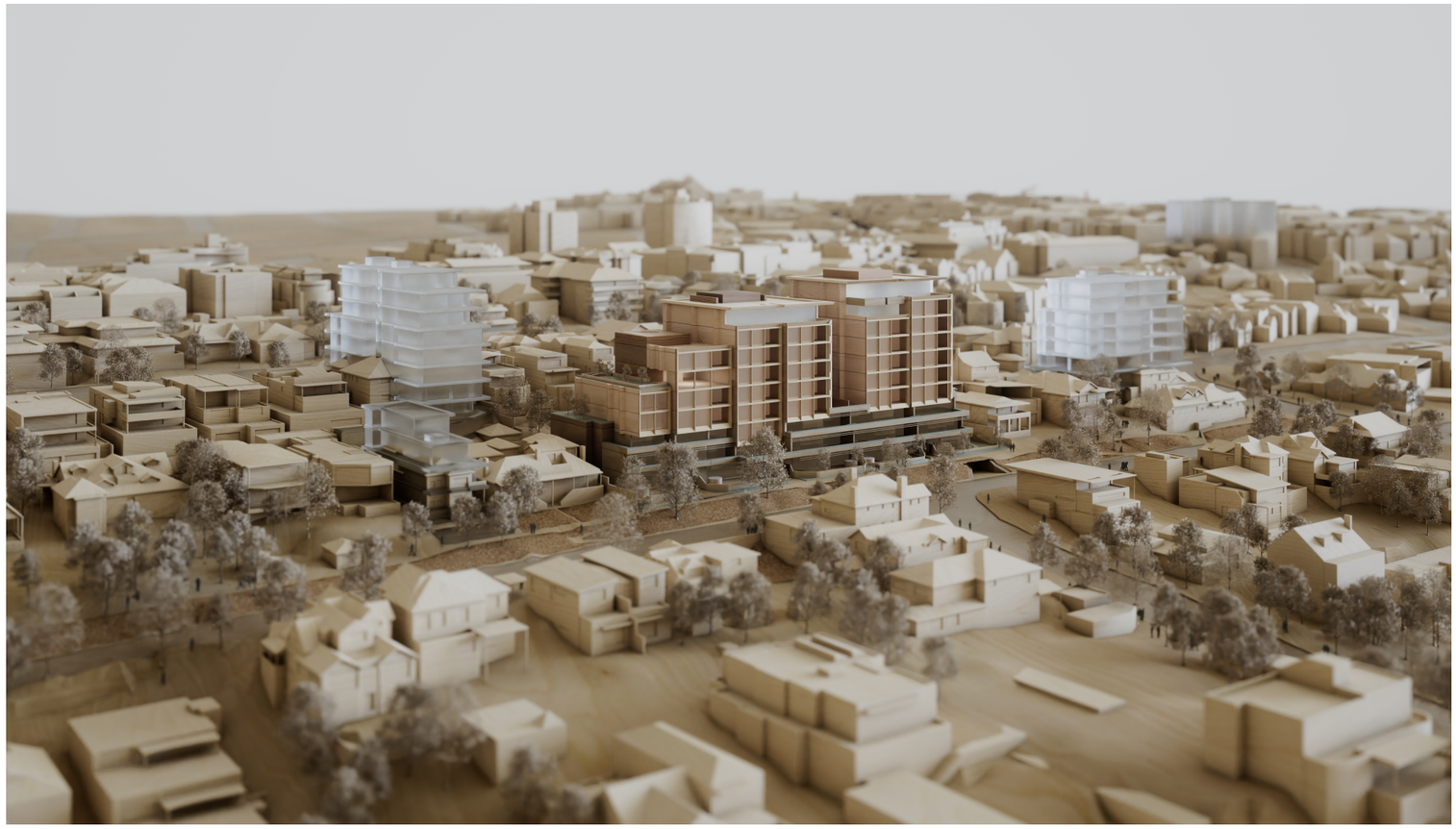
The massing is articulated within the parameters of the site specific urban design building envelope developed by Tzannes.

There a number of moves in the proposed scheme that respond sensitively to the unique context of this site:

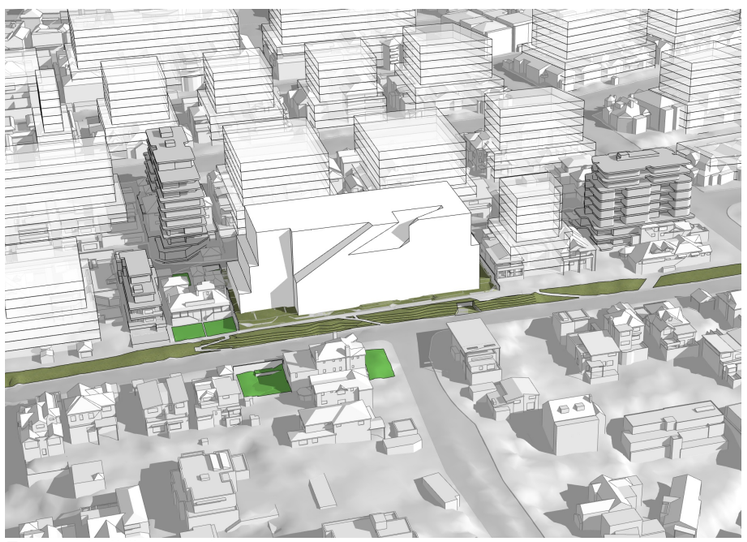
1. The proposed envelope moves to preserve the solar access to the front and backyards of the adjacent heritage buildings. This is transformed into an opportunity to vary the east-west depth of each building block so that the blocks create a pattern of dynamic forms, reducing the perceived bulk and scale of the proposal.

2. Taking cues from the existing street network, the site sits at the "T" shaped intersection between Redan Street and Balmoral Avenue. A continuation of the Balmoral Avenue axis created a natural break in the distribution of the built form, thereby forming a 9-metre break between the northern and southern tower. This physical break offers relief to the perceived visual bulk of the building, and provides view sharing opportunities for the properties situated to the west of the site.

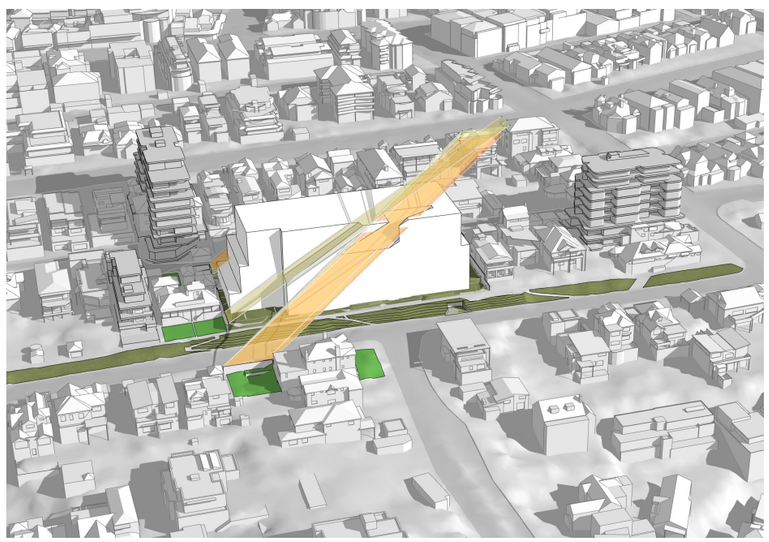
3. The proposed scheme is tallest at the north and steps down significantly towards the south, in order to match the predominate heritage eave height; and preserve the solar access to the front and back yards of the heritage neighbour at 36-38 Redan Street.



Massing in context



Tzannes building envelope



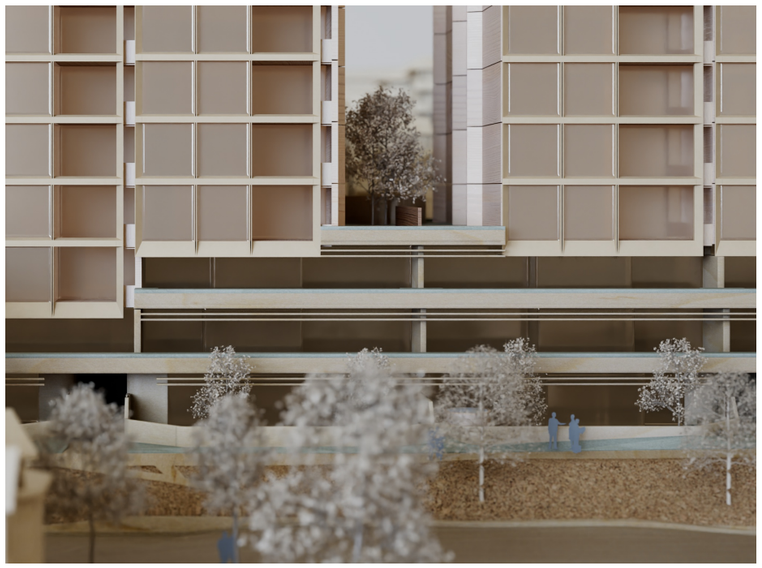
Informed by solar planes to maintain solar access to Heritage spaces



Proposed building massing

Massing Response to Street

The proposal at ground is a series of landscaped terraces to help transition from tower to ground and give a human scale to the street. They respond to the heritage verge and will act to enhance the amount of green that is visible both up and down from the pedestrian footpath.



View hovering above Balmoral Ave



View from Balmoral Avenue

Tower East Massing

The proposal is comprised of two primary forms sitting on top of a landscaped podium. They are comprised of a series of forms with a physical separation between the northern and southern forms to reinforce this as a collection of buildings. The top of the central and north forms are further articulated to reduce scale and give more identity to the building while preserving solar access to neighbouring heritage items.

The dynamic rhythm steps down to the south responding sensitively to the heritage neighbour. A stepping also occurs in plan that respond to solar protection planes to the gardens of adjacent heritage properties. Further promoting that idea of the scheme as a collection of finer grain buildings.



Aerial View from southeast



View from Balmoral Avenue (east)

Tower West Massing

The west of this building is formed by a series of towers with more mass/solidity to give a sense of enclosure, privacy and direction to each tower.

They sit above a collection of terrace homes that are set back from the existing laneway to form gardens and have the massing retreat as much as possible, and give back to the laneway.

It is worth noting that the current Redan Lane has no footpath along the western boundary of the site, only a 600mm wide planting zone. The proposed development provides an additional 1.5m setback from the western boundary, this widening of the public domain gives back to Redan Lane and improves the pedestrian experience at the ground level for all occupants.



Aerial View from the west



View from Redan Lane

5. Built Form Response

Ground Plane

Residential Arrival Street

The Redan St frontage is defined by a **two-storey podium** that is setback and forms a continuation of the heritage verge as garden homes. Setbacks are to the predominant line and sympathetic to the heritage neighbour to the south to reinforce the rhythm of the street and contribute to a consistent streetscape.

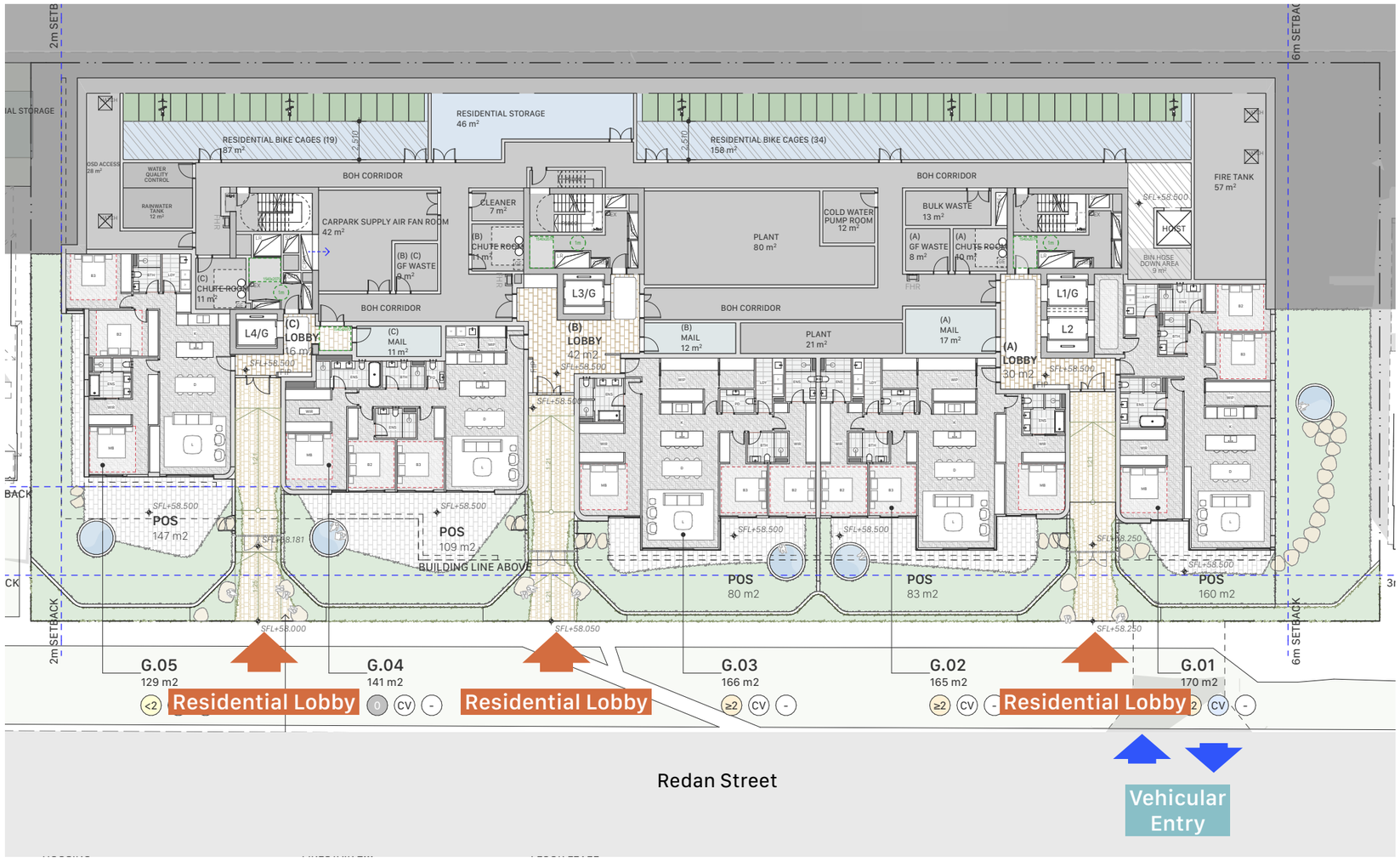
Vehicular access is taken from **Redan Street** level. This is located in the north as suitably called out in the urban design analysis.

The podium is a celebration of landscape, drawing on and extending the verge up to form the base of the towers.

Overall, the podium provides a robust, finely detailed base that interfaces the tower above and contributes to a human-scaled and materially rich streetscape along Redan St.



View from Balmoral Ave



Ground Floor Plan



Ground Plane

Residential Arrival Lane

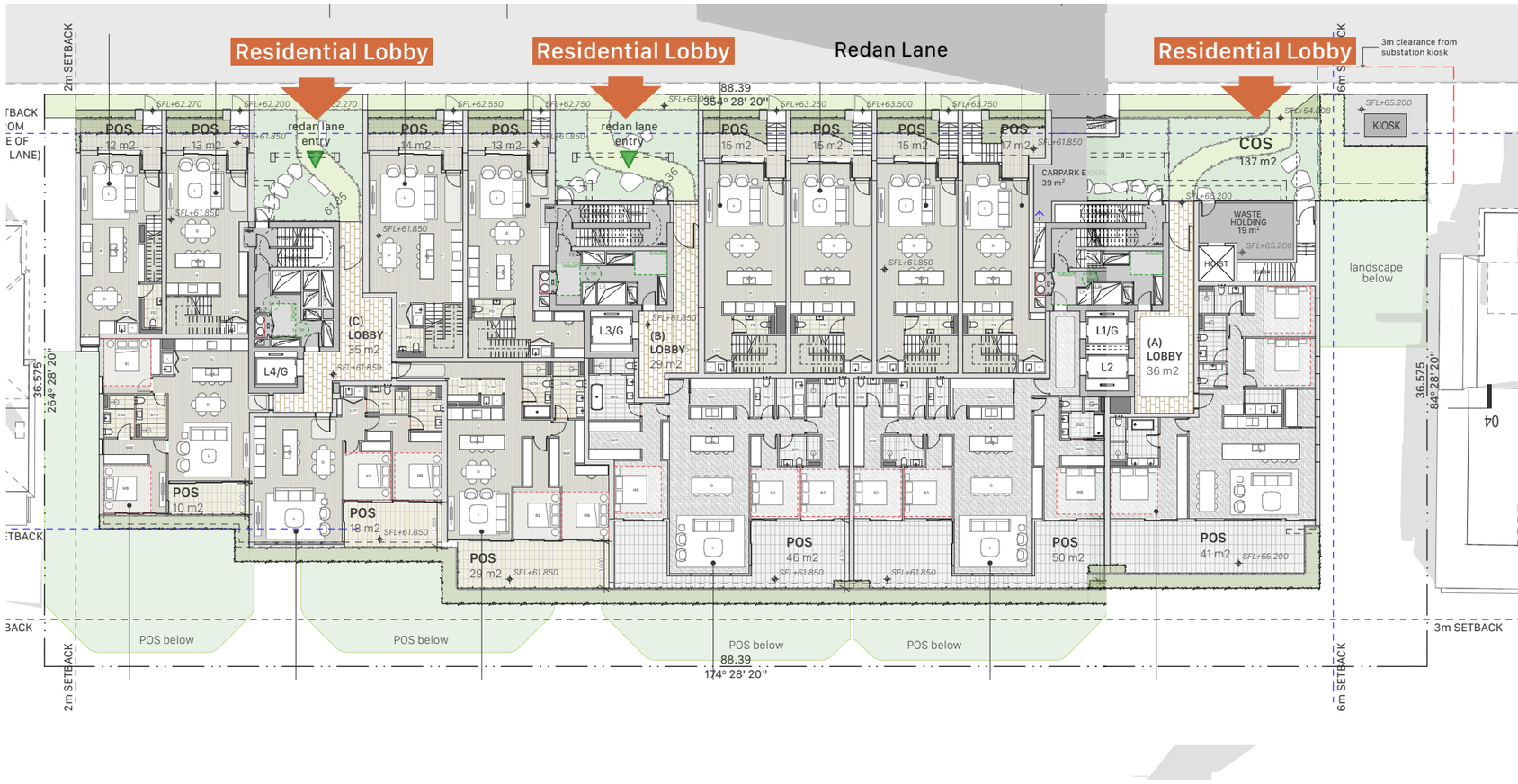
The Redan Lane frontage is defined by a series of **two-storey terrace homes** that are setback and create a new identity for the laneway. The introduction of a dedicated footpath zone and increased setbacks give breathing room to the lane and the terraces create a human scaled transition and interface to the tower above.

Each entry is defined by its own landscaped communal open space giving relief to the lane and also articulating away from a singular mass wall.

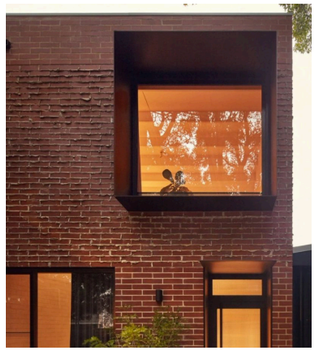
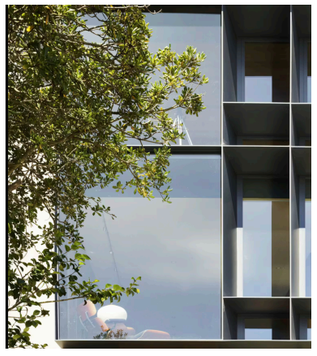
Overall, the homes provides a finely detailed collection of buildings that interface the tower above and contributes to a human-scaled new offering along Redan Lane.

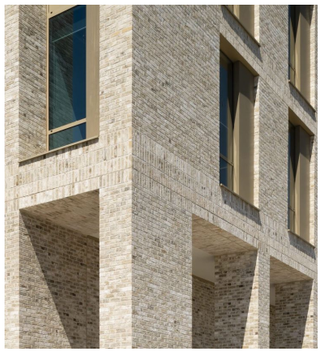
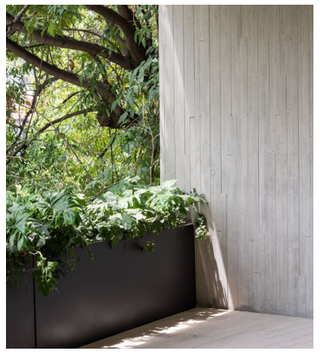


View towards Redan Lane



Composite Plan: Level 1 and Level 2


Building Envelope

The façades of the building have been designed to balance residential amenity, environmental performance, and contribution to the urban fabric while ensuring compliance with BASIX energy and thermal comfort requirements.

Solid portions are expressed through **pre-finished panelised systems**, delivering durability, quality, and permanence. These are paired with carefully composed glazing and fine-scale articulation to establish a cohesive architectural language.

- **Eastern façade**: Defined by a strong rhythm of modular forms which use frames to unify the living space and balcony into a contiguous space. The facade articulation breaks down the scale of the building, provides shading, and frames apartments towards iconic views of Balmoral Beach and Middle Harbour.
- **Western façade**: Adopts a more solid appearance which provides privacy and sun protection to the bedrooms along the west. The alternating pattern of Juliette balconies provide visual interest and is a cosy reprieve for the occupants, contributing to the amenity of the apartments. The two-storey terraces on Redan Lane are designed to be friendly to the lower scale of the neighborhood and the adjacent laneway interface.
- **Southern and Northern façades**: More solid in expression due to its adjacency to the neighboring properties. Directional windows in these facades offer oblique views towards the water, and provide glimpses of water views from various spaces within the apartment.
- **Podium Garden Apartment façades:** these facades feature planted edges acting as an extension of the heritage verge. These apartments enjoy larger terraces to the east and are identified as “garden” apartments, with a more concealed glazing line for preserving privacy. The lower level apartments will have a darker finish, to anchor the development, and to emphasize the greenery.

Together, the façades create a **considered and site-specific response**, where robust solid elements anchoring the building and glazed components open to key views. The result is a building that balances performance with expression, delivering both high-quality residential amenity and a distinctive contribution to the evolving Mosman urban tapestry.



View looking north-east towards Middle Harbour (from Living Room and POS)



Eastern Facade



Western Facade



Podium Garden Apartments

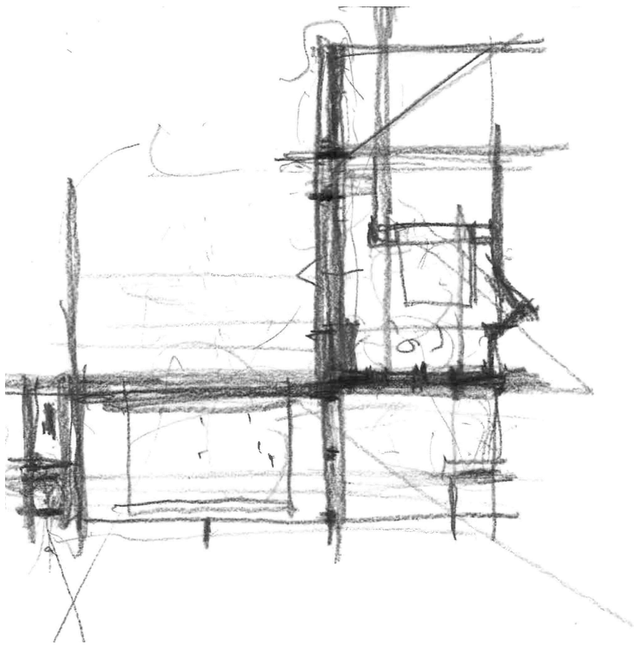
Integrated Living Area and Private Open Space Design



Typical Tower Level Plan

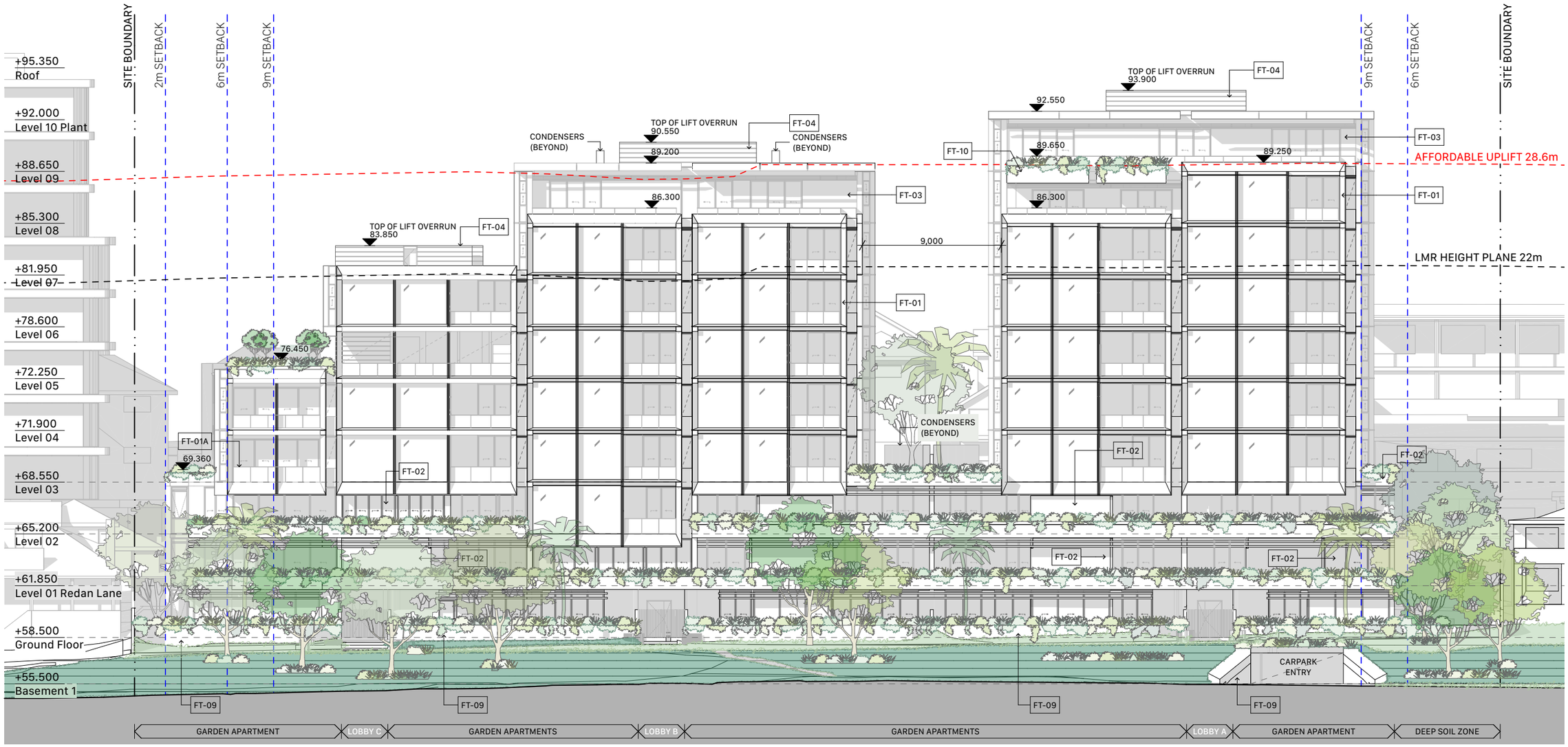
Each apartment in the towers are through apartments, with the primary living area and primary bedroom located to the east to take advantage of spectacular views towards Balmoral and Middle Harbour.

Contemplating the intended target users: down sizers or those who used to live in a stand-alone house, the living room and the balcony is proposed to be used as an integrated space where the dividing facade can slide away into a wall cavity thereby providing an indoor/outdoor room that takes full advantage of unobstructed exposure to the million dollar views.



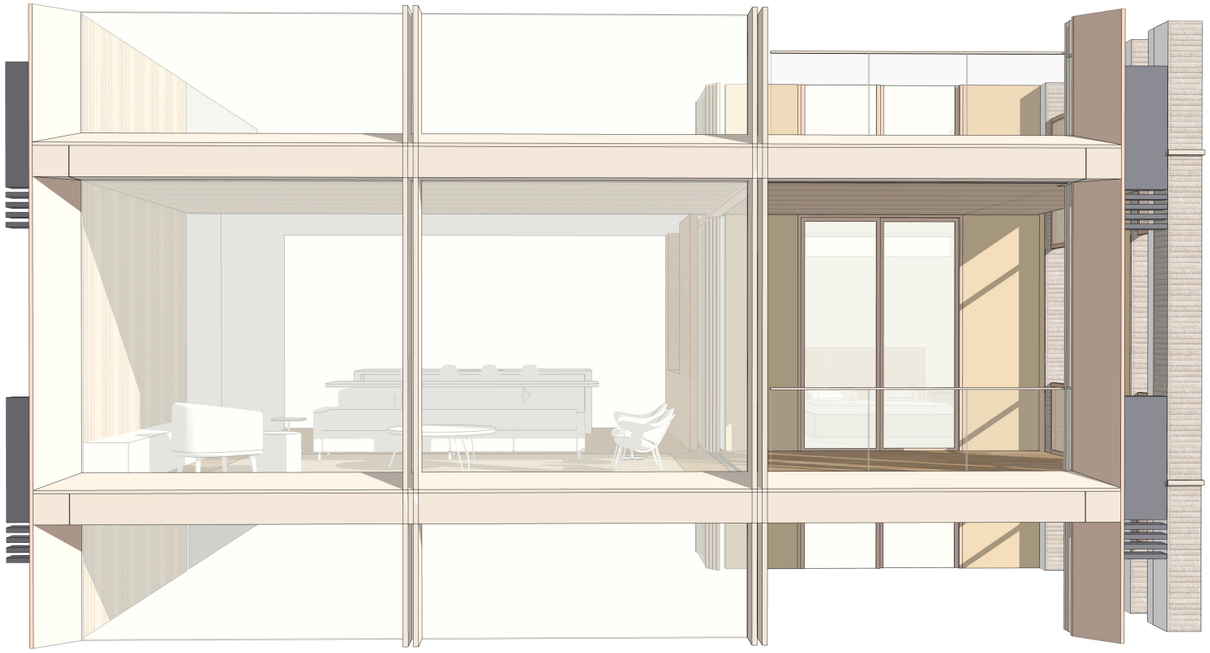


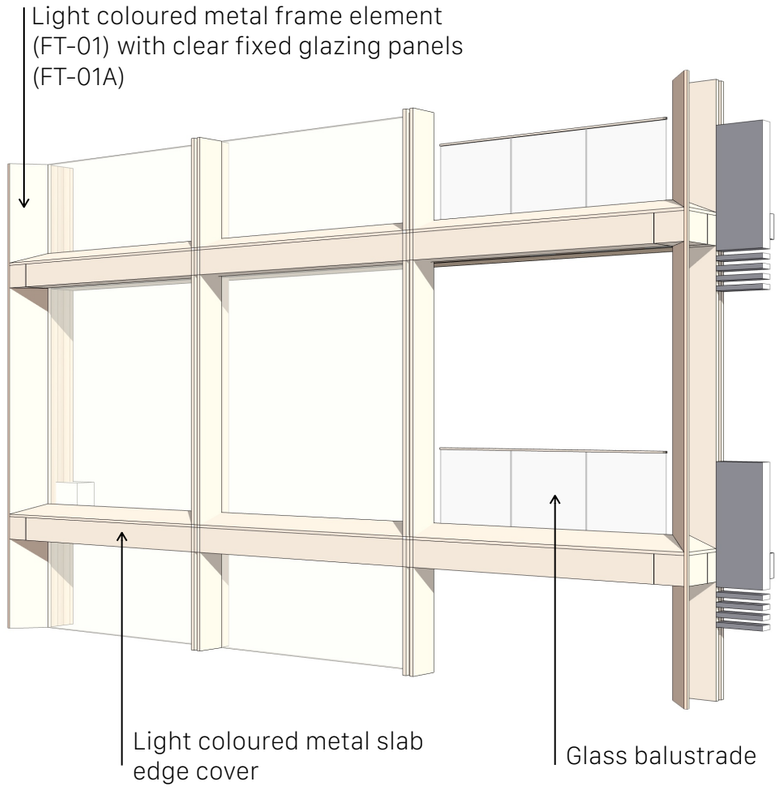
East Elevation

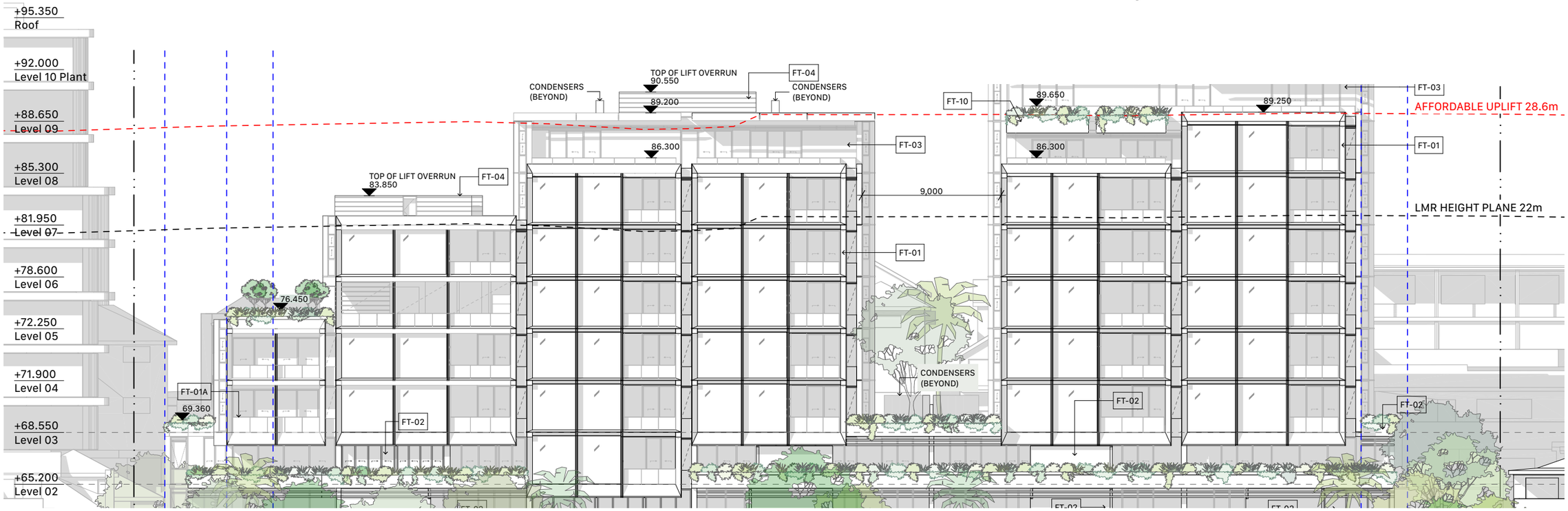




Eastern Tower Facade (FT-01, FT01A)



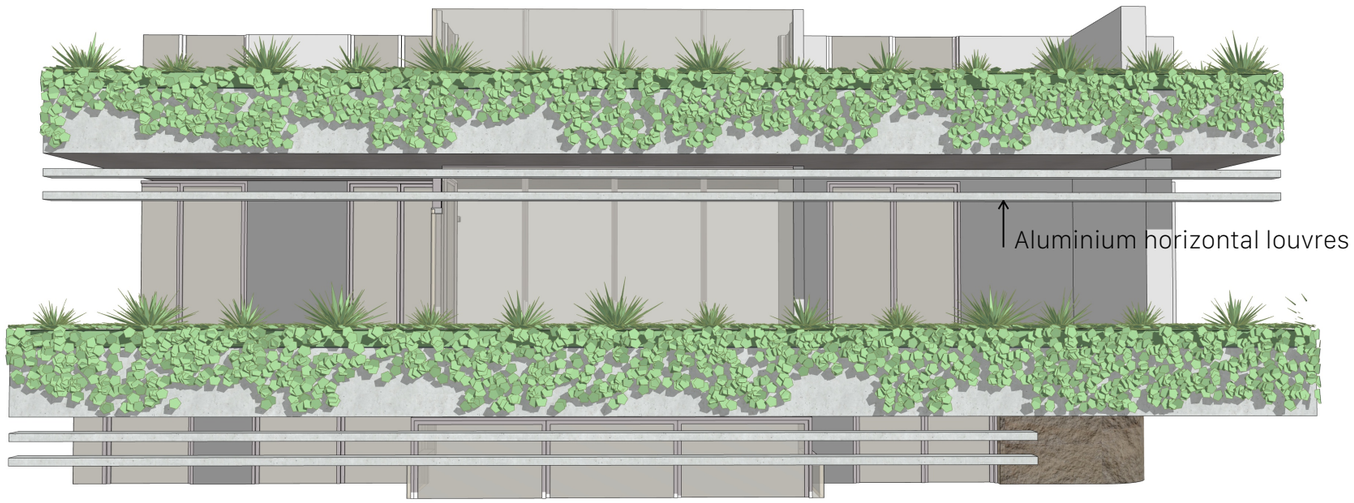


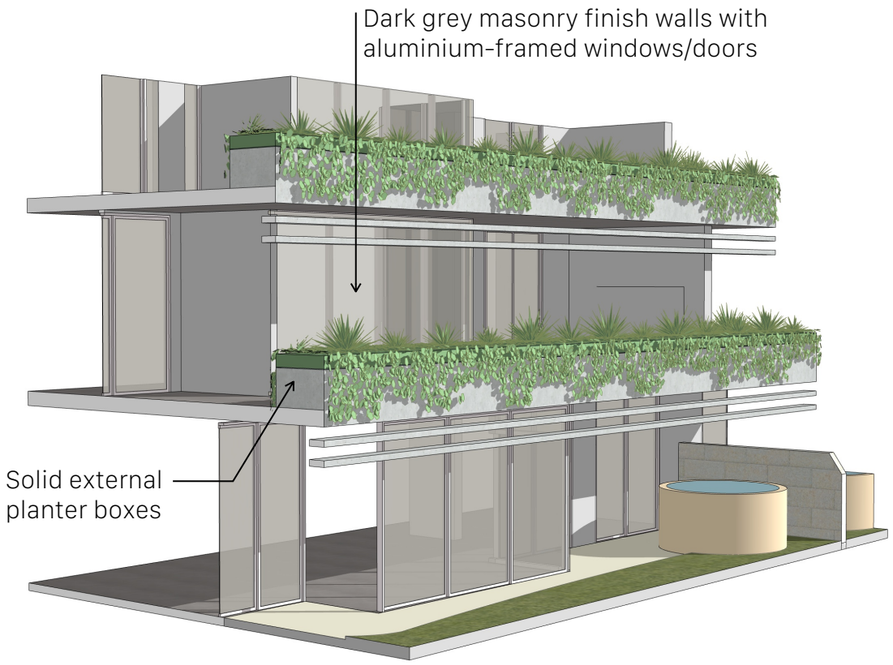


East Elevation - Tower form above Garden Apartments

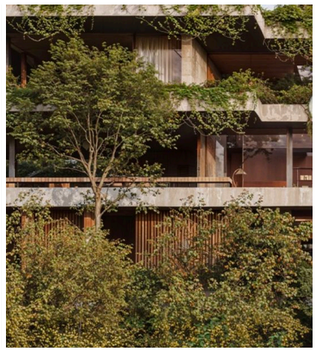
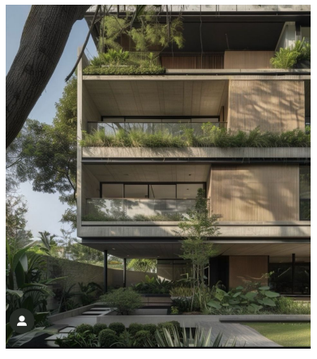
Eastern Podium Facade (FT-02)

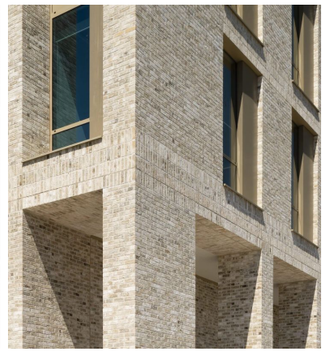
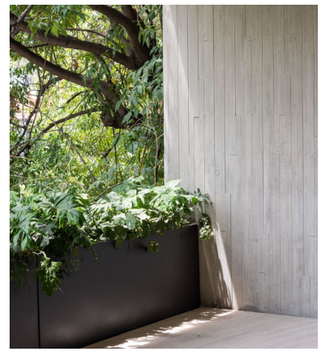
Podium Garden Apartments





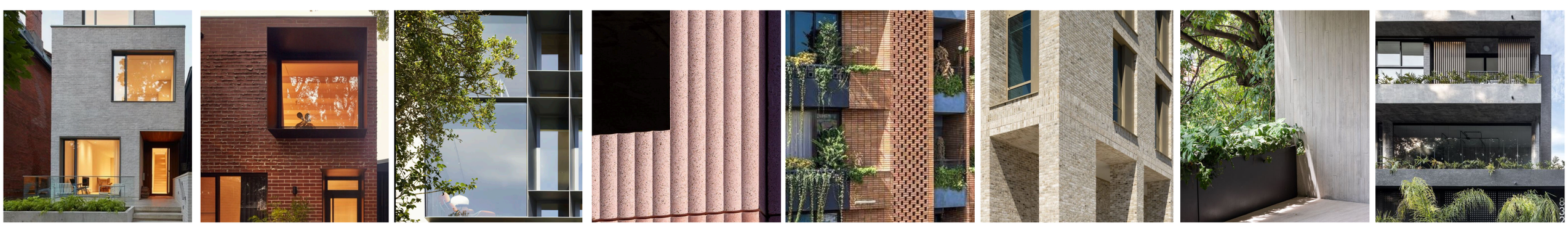
East Elevation - cropped to Garden Apartments

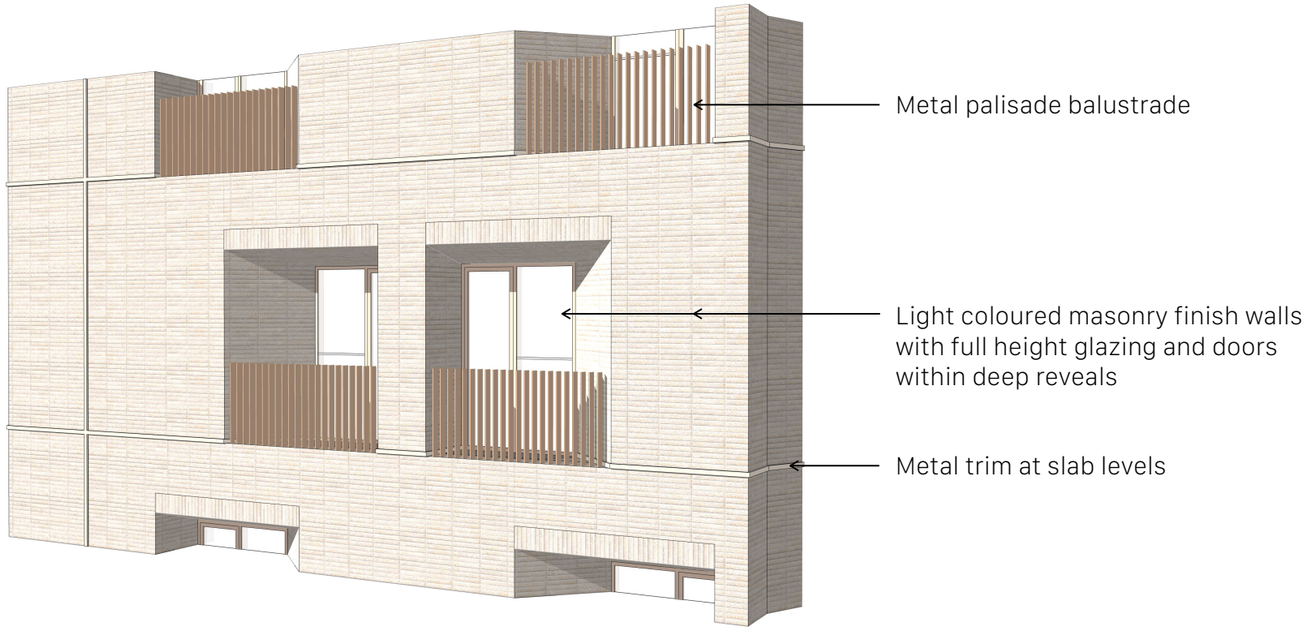




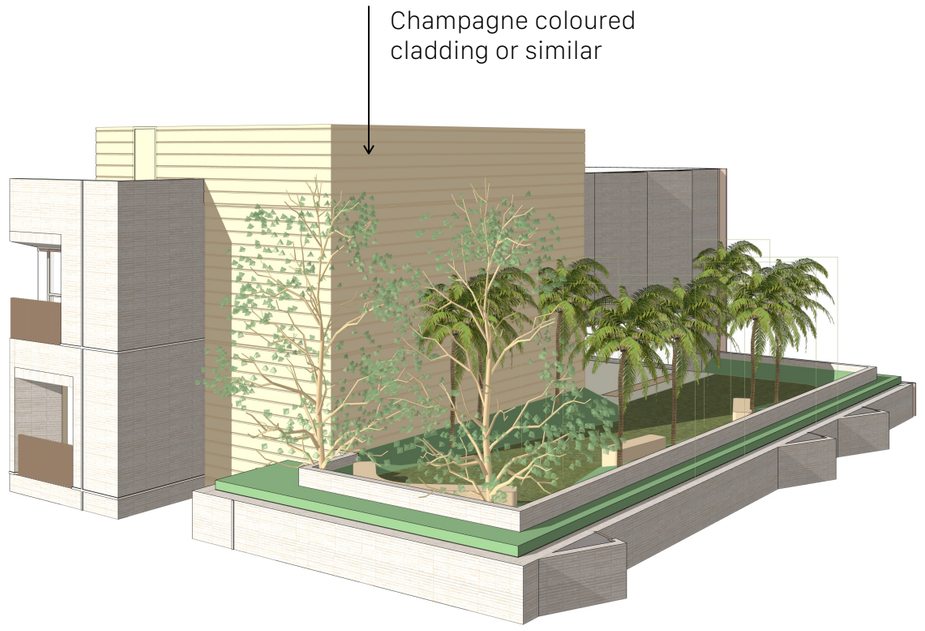

West Elevation (FT-04, FT-05)





Western Tower Facade (FT-04, FT-05)







Weset Elevation - Tower form above Terraces

Terrace Homes (FT-06)



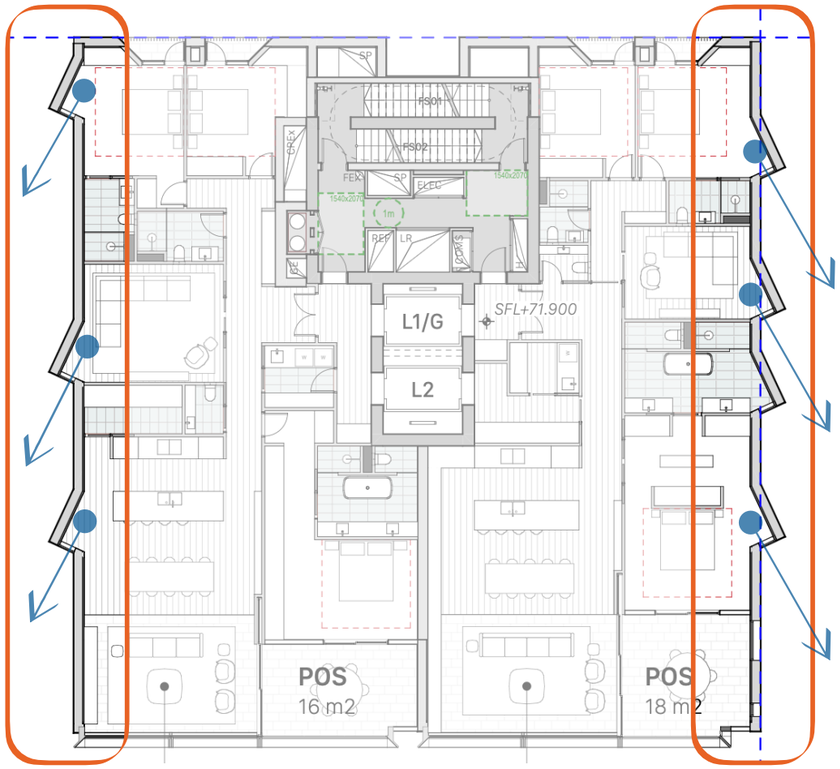




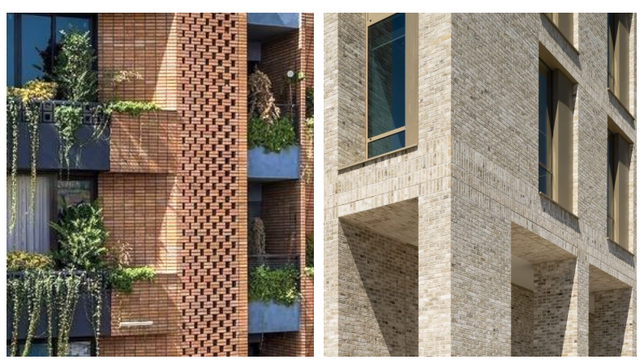
Weset Elevation - Redan Lane Terrace Homes



North and South Elevations (FT-07A, FT-07B)



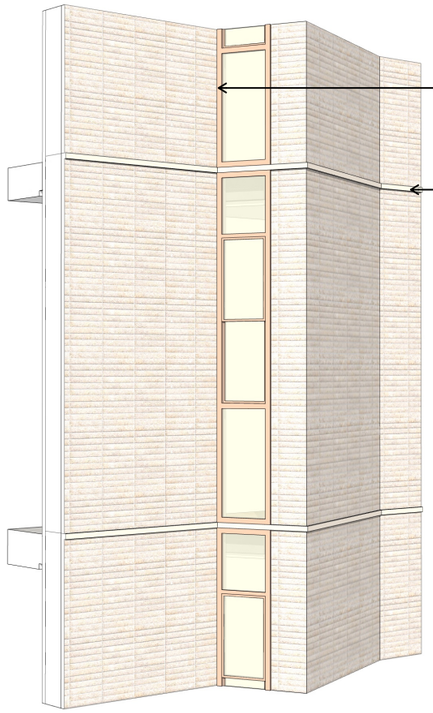
North Tower Plan - typical level





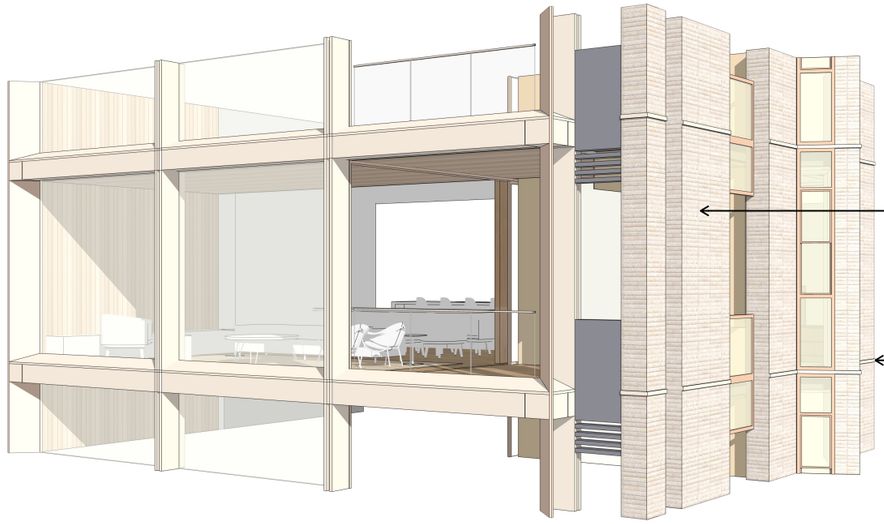
North Elevation

Northern and Southern Facades (FT-07A, FT-07B)



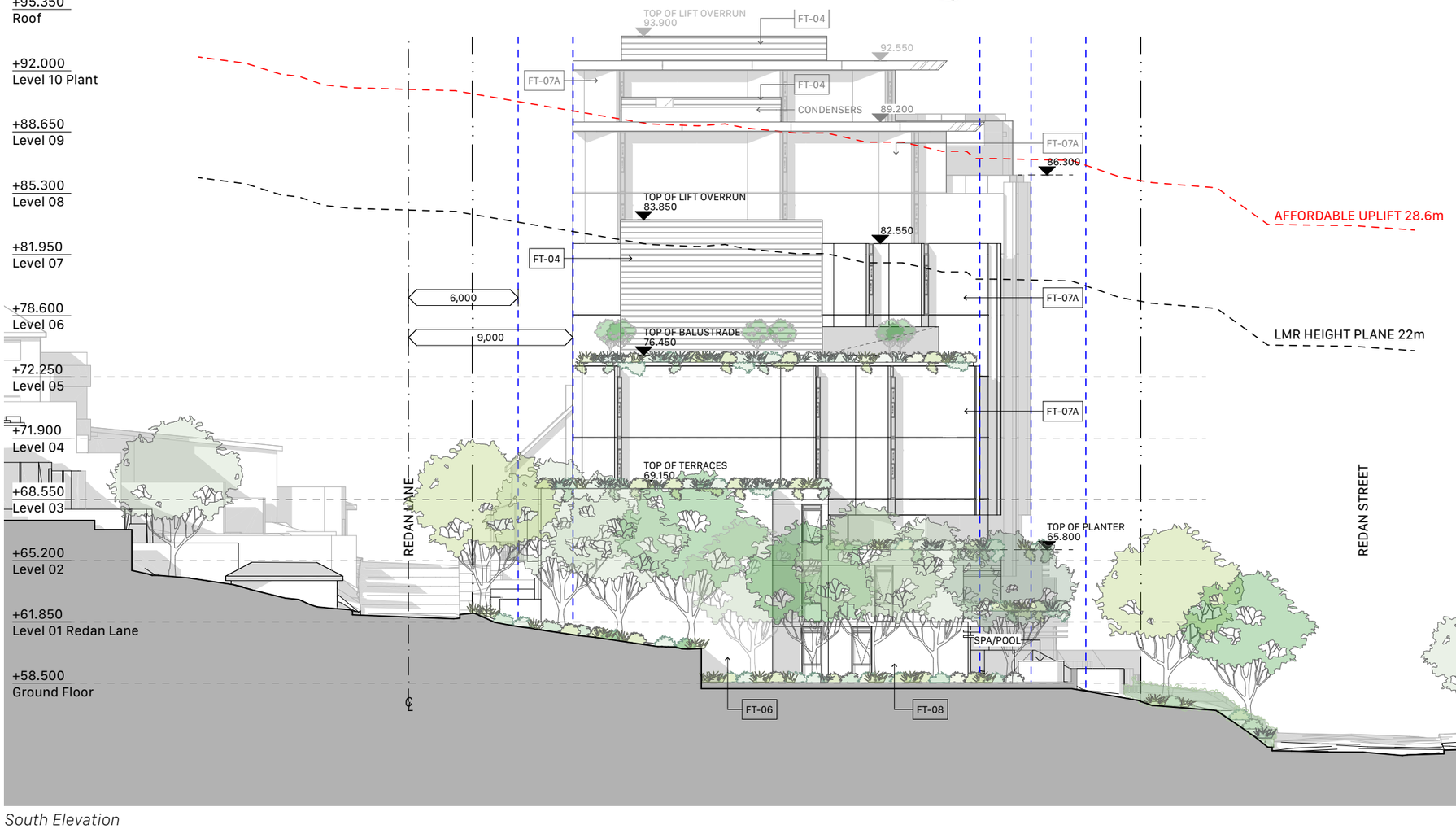
Light coloured masonry finish to walls with integrated pop out windows oriented towards views

Metal trim at slab level

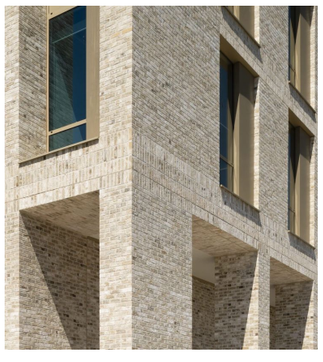


Light coloured finish to walls

Metal trim at slab level



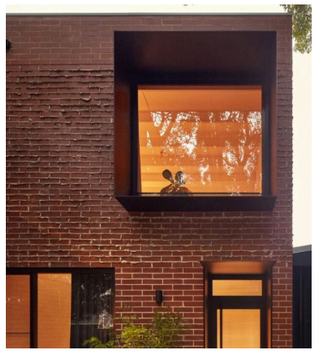




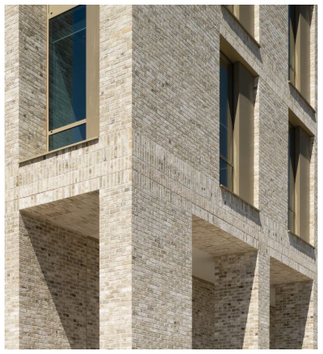
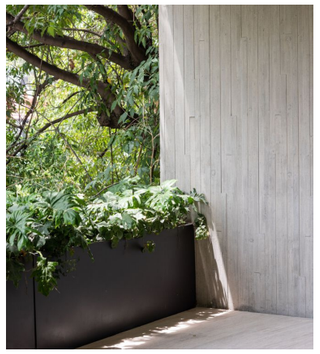
South Elevation



Material Palette

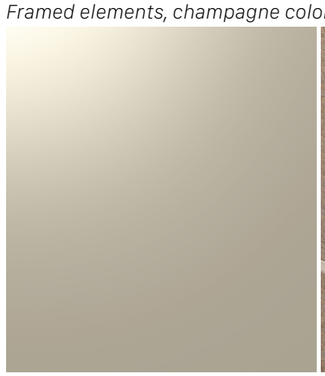
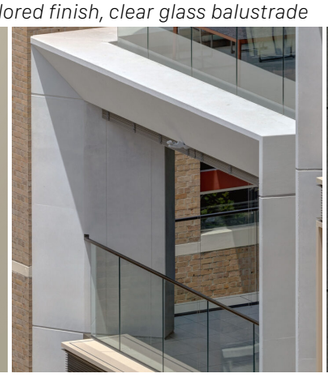







Framed elements, champagne colored finish, clear glass balustrade

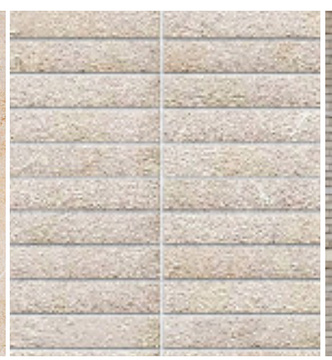





Dark panelized facade system



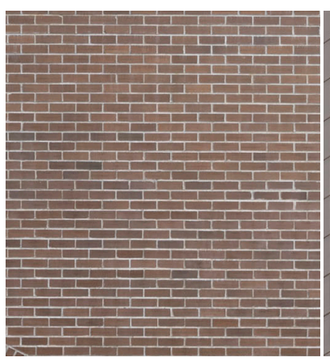
Sandstone



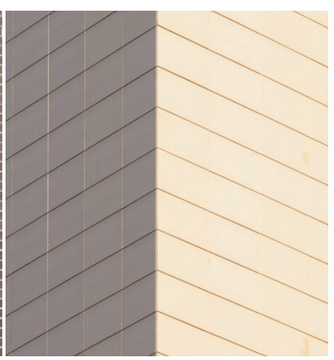
Masonry panel system or similar



Dark metal palisade balustrade



Earthy colour masonry finish or similar



Light coloured cladding system

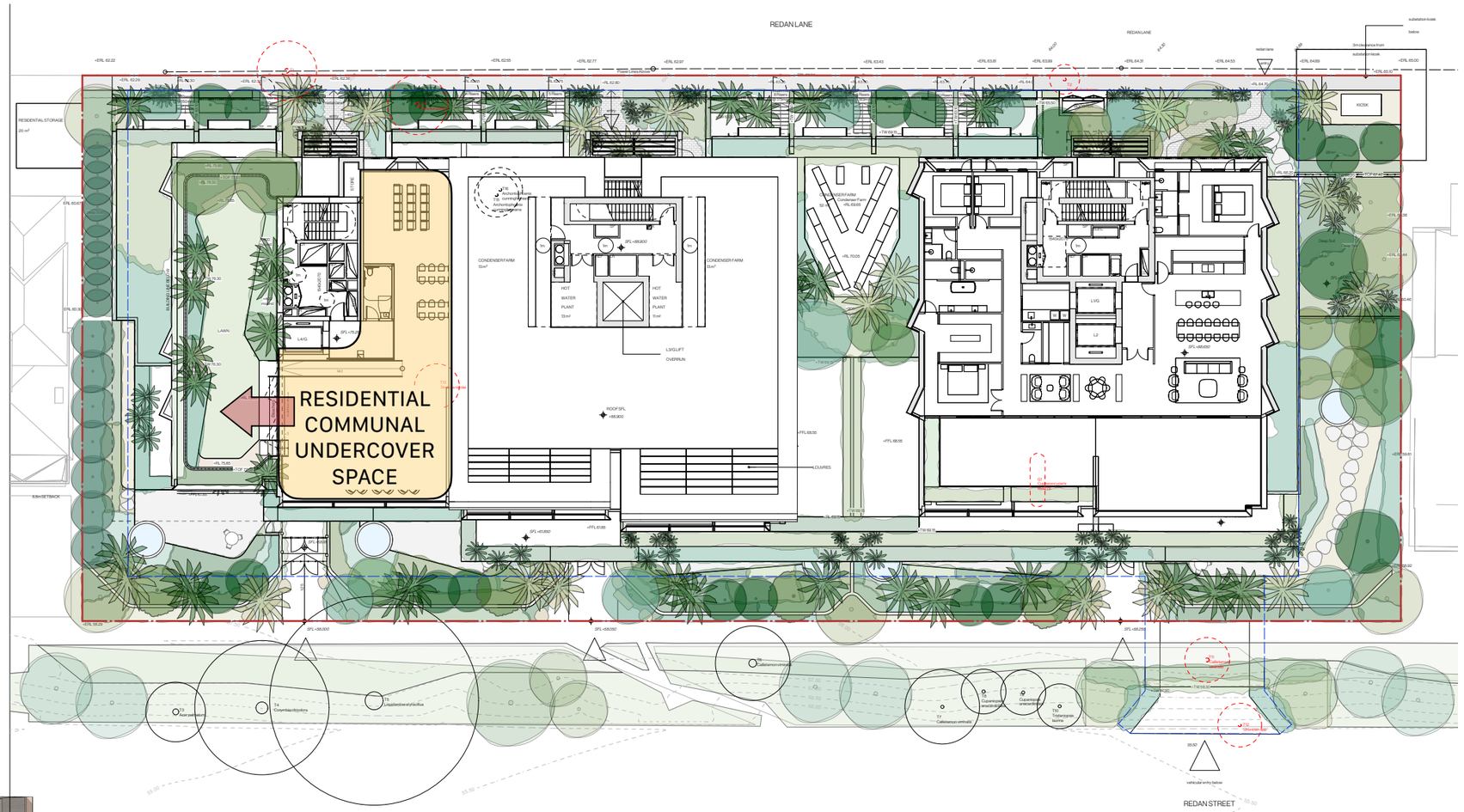
Integration with Landscape - Communal Open Spaces

A unique feature of the subject site is that it is located above a heritage listed landscaped verge. The verge faces Redan Lane, it provides a natural elevation from the roadway, and is adorned with lush vegetation.

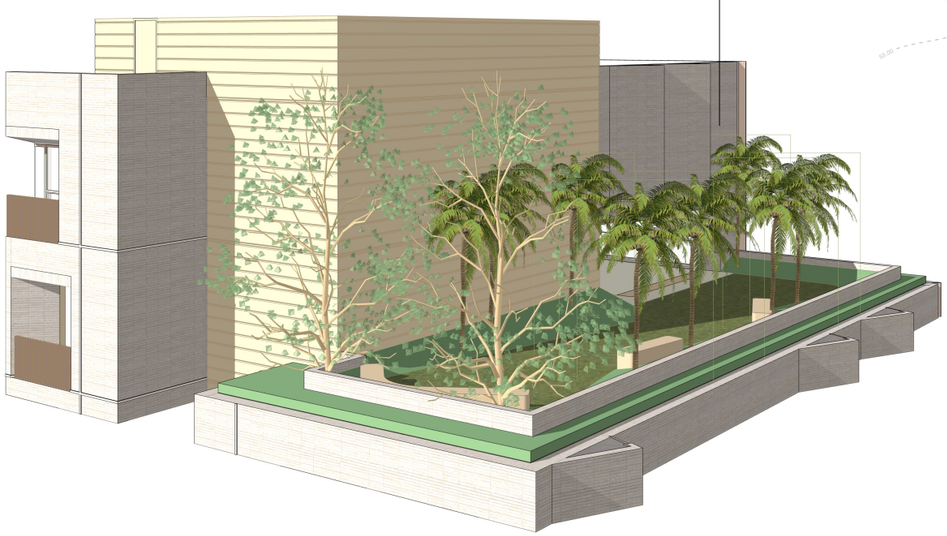
The proposed scheme features a collection of pleasant pockets of communal open spaces that offer residents a variety of places to gather and enjoy throughout the building.

The primary communal open space is located on Level 5, consisting of an open to sky terrace and some weather protected spaces adjacent to the core.

A multitude of activities can be hosted in this space: from a small scale moonlight cinema with family and friends, to having a larger gathering or bottomless brunch in the undercover area.



Plan showing all Landscape Areas



6. Compliance

Development Summary Schedule

Heights (m)				Residential	Residential Mix							ADG Compliance					Compliance	
Level	Description	RL	Height	GFA	1 Bed	2 Bed	2 Bed AH	3 Bed	3 Bed AH	4 Bed	Total units per floor	Solar Access (≥2H)	Cross Ventilation	No Solar (<15min)	Communal Open Space	Deep Soil	Adaptable Unit	LHA (Silver)
		m	m	m^2							#							
Roof	Lift Overrun	95.35	3.35															
Plant	Plant/Lift Overrun	92.00	3.35								0							
Level 9	Residential	88.65	3.35	288.2						1	1	1	N/A					
Level 8	Residential	85.30	3.35	683.2				2		1	3	2	3				1	1
Level 7	Residential	81.95	3.35	767.0				4			4	4	4				2	2
Level 6	Residential	78.60	3.35	955.7				5			5	5	5				2	2
Level 5	Residential & COS	75.25	3.35	773.6				4			4	4	4		332.1		2	2
Level 4	Residential	71.90	3.35	1,087.1				6			6	5	6				2	2
Level 3	Residential	68.55	3.35	1,086.7				6			6	5	6				2	2
Level 2	Residential	65.20	3.35	1,304.6				5			5	4	2	1	137.4	29		
Level 1 Redan Lane	Residential	61.85	3.35	1,383.2			11	3			14	4	3	1	189.8	95		
Ground Floor Redan Street	Lobby/Parking	58.50	3.35	885.5				5			5	3	2	1	173.4	410		
Basement 01	Parking	55.50	3.00															
Basement 02	Parking	52.50	3.00															
Total				**9,215 m2**	0x 1Bed	x 2Bed	11x 2Bed	40x 3Bed	0x 3Bed	2x 4Bed	**53 Units**	**37 Units**	**35 Units**	**3 Units**	**833 m2**	**533 m2**	**11 Units**	**11 Units**
				sqm		11x 2Bed		40x 3Bed		2x 4Bed						*		
					Unit Mix	20.8%		75.5%		3.8%	**100.0%**	**70%**	**67.3%**	**5.7%**	**25.8%**	**16.5%**	**21%**	**21%**
Requirements												*70%*	*60%*	*15%*	*25%*	*7%*	*20%*	*20%*
												37 Units	*31 Units*	*8 Units*	*808 m2*	*226 m2*	11 Units	11 Units
												Minimum	*Minimum*	*Maximum*	*Minimum*	*Minimum*	*Minimum*	*Minimum*

Notes:

*1. **AH** means Affordable Housing units*

2. The 2-Bedroom AH units include all two-storey terraces on Level 1 Redan Lane

***3. Total residential GFA and NSA excludes apartment risers**, subject to future coordination, assuming a riser allocation of 4sqm per apartment*

4. Communal Open Space consists of open to sky and undercover spaces

*5. *Deep Soil total area breakdown - refer to DA Drawing 6006*

Proposed Carparking and Development Summary

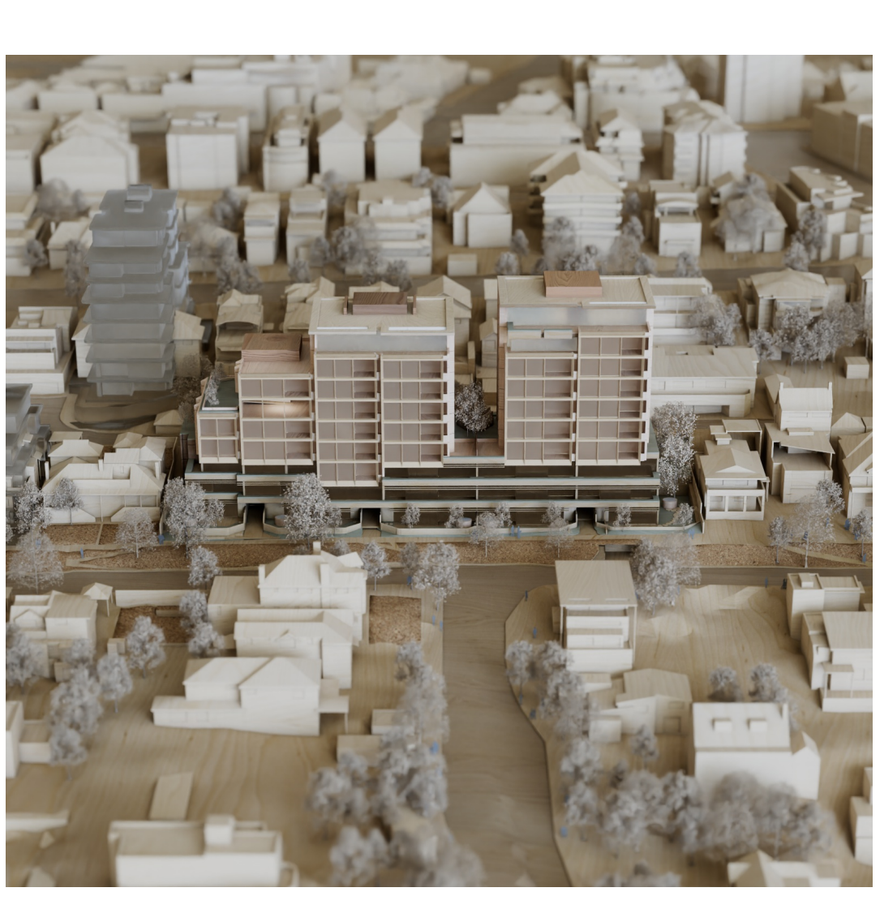
Summary			
	Target	**Affordable Housing GFA**	
Site Area	3,233 m2		
Affordable Housing GFA	1,387 m2	**1,387 m2**	
Maximum Permissible GFA	9,246 m2		
Total GFA			9,215 m2
Yield			
	Target	Yield	Unit Mix
1 Bed	0 Units		0.0%
2 Bed	16 Units	11	20.8%
3 Bed	38 Units	40	75.5%
4 Bed Penthouse	2 Units	2	3.8%
Total	**56 Units**	**53**	100%
Carparking Rates			
	Rate	Apt	**Spaces**
Affordable 2B	1	11	11
Affordable 3B	1.5	0	0
1 Bed	0.5	0	0
2 Bed	1	11	11
3 Bed	1.5	40	60
4 Bed	1.5	2	3
Adaptable Units (20%)	1	10.6	11
Total Carpark Spaces Required			**95.6**
Visitor (1 per 5 units)	0.2		19.1
Grand Total Carpark Spaces Required			**114.7**
Carparking Provided			
			Spaces
Residential Car Parking			95
Accessible Residential Car Parking			11
Residential Visitor Car Parking			0
Residential Bicycle Parking			53
Total Carpark Spaces Provided			**106**

Total Affordable Housing GFA

Total Development GFA

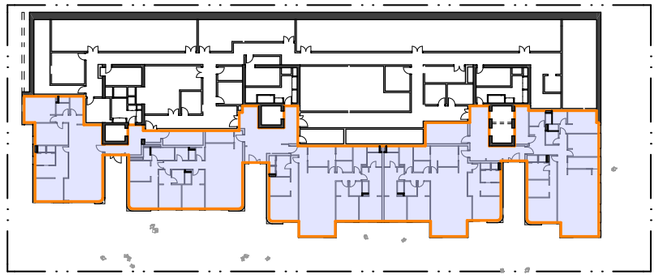
Development Unit Mix

Proposed
Carparking Summary



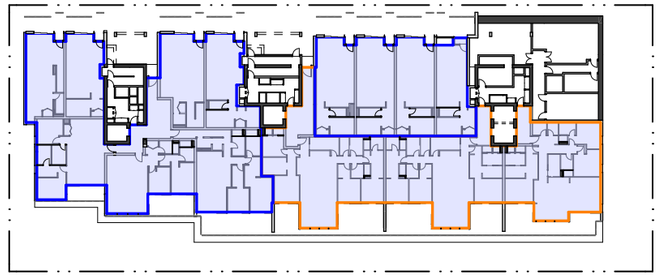
GFA Diagrams

GROUND
GFA
885.5 m²



PLAN Ground Floor
1:750

LEVEL 01
GFA AH
589.4 m²



LEVEL 01
GFA AH
272.9 m²

LEVEL 01
GFA
520.9 m²

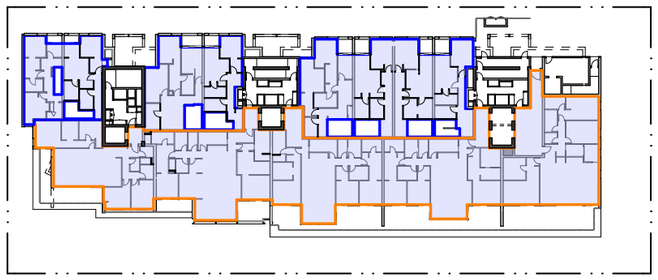
Affordable Housing GFA

Market Housing GFA

PLAN Level 01 Redan Lane
1:750

LEVEL 02
GFA AH
105.3 m²

LEVEL 02
GFA AH
135.4 m²

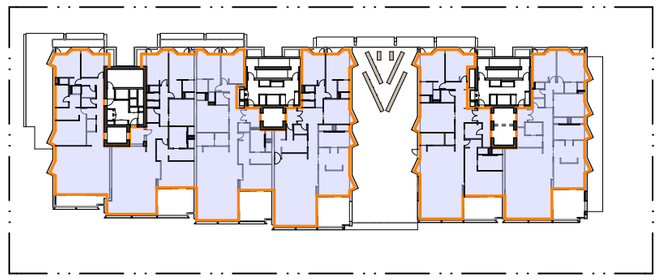


LEVEL 02
GFA AH
250.9 m²

LEVEL 02
GFA
813.0 m²

PLAN Level 02
1:750

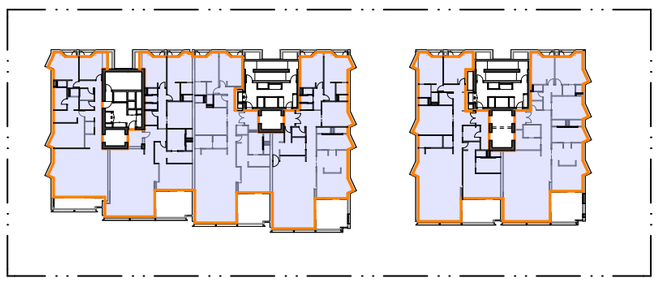
LEVEL 03 SOUTH
GFA
694.4 m²



LEVEL 03 NORTH
GFA
392.3 m²

PLAN Level 03
1:750

LEVEL 04 SOUTH
GFA
695.5 m²

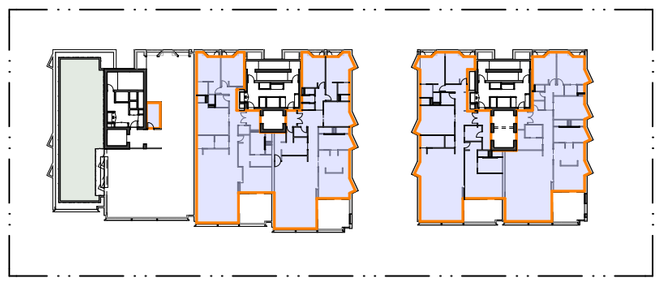


LEVEL 04 NORTH
GFA
391.6 m²

PLAN Level 04
1:750

LEVEL 05 SOUTH
GFA
6.7 m2

LEVEL 05 SOUTH
GFA
374.6 m²



LEVEL 05 NORTH
GFA
392.3 m²

PLAN Level 05
1:750

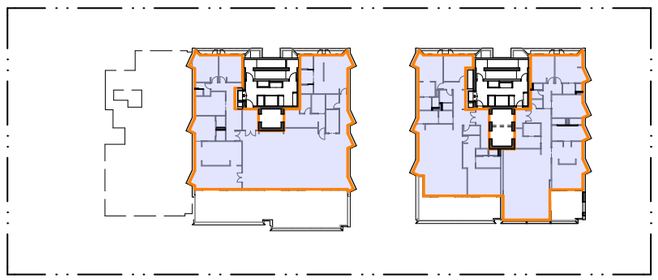
GFA Diagrams



LEVEL 06 SOUTH
GFA
564.1 m²

LEVEL 06 NORTH
GFA
391.6 m²

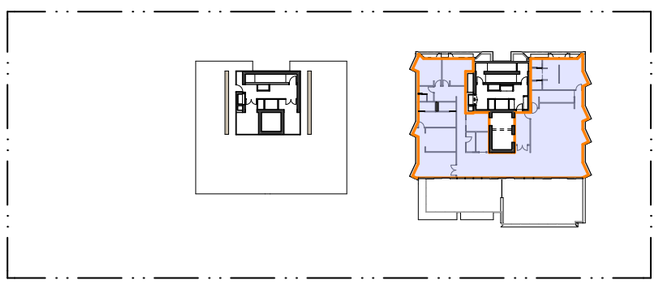
PLAN Level 06
1:750



LEVEL 08 SOUTH
GFA
317.1 m²

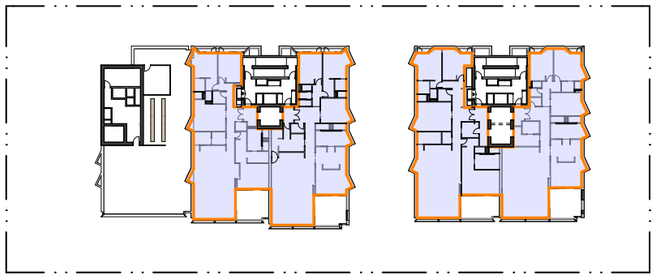
LEVEL 08 NORTH
GFA
366.1 m²

PLAN Level 08
1:750



LEVEL 09 NORTH
GFA
288.2 m²

PLAN Level 09
1:750



LEVEL 07 SOUTH
GFA
374.7 m²

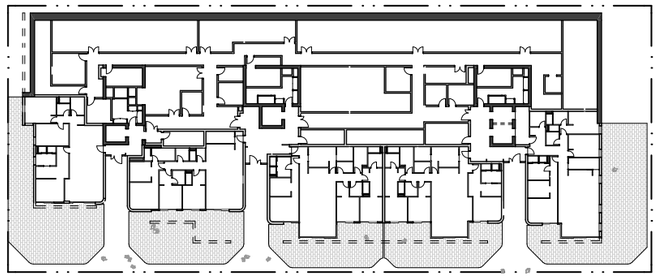
LEVEL 07 NORTH
GFA
392.3 m²

PLAN Level 07
1:750

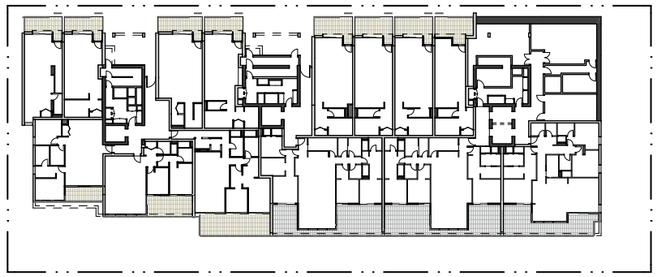
Apartment Yield		
Apartment Type	**Quantity**	**Zone Name**
APT. 2 BED	3	2B (AH)
APT. 3BED	13	3B GARDEN
APT. 3BED	27	3B
APT. 4 BED +	2	4B PENTHOUSE
APT. TERRACE	8	2TB (AH)
	53	

Floor (Story)	Zone Category	Room Name	Area
Ground Floor	RESIDENTIAL	GFA	885.5 m²
Level 01 Redan Lane	RESIDENTIAL	GFA	520.9 m²
Level 01 Redan Lane	RESIDENTIAL	GFA AH	862.3 m²
Level 02	RESIDENTIAL	GFA	813.0 m²
Level 02	RESIDENTIAL	GFA AH	491.6 m²
Level 03	RESIDENTIAL	GFA	1,086.7 m²
Level 04	RESIDENTIAL	GFA	1,087.1 m²
Level 05	RESIDENTIAL	GFA	773.6 m²
Level 06	RESIDENTIAL	GFA	955.7 m²
Level 07	RESIDENTIAL	GFA	767.0 m²
Level 08	RESIDENTIAL	GFA	683.2 m²
Level 09	RESIDENTIAL	GFA	288.2 m²
		TOTAL GFA	9,214.8 m²

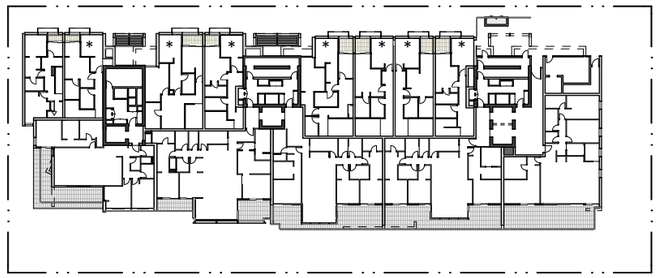
Adaptable and Livable Units



PLAN Ground Floor
1:750

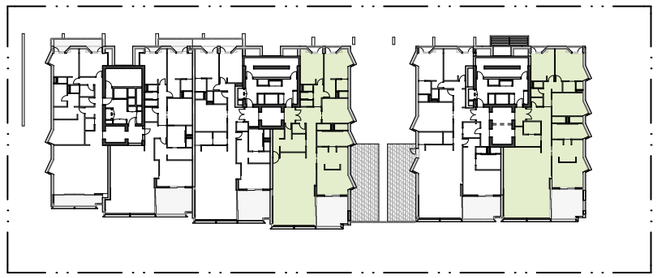


PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

Note: * denotes two storey terraces which only count once for cross ventilation



PLAN Level 03
1:750



PLAN Level 04
1:750



PLAN Level 05
1:750

Adaptable and Silver Level Liveable Units

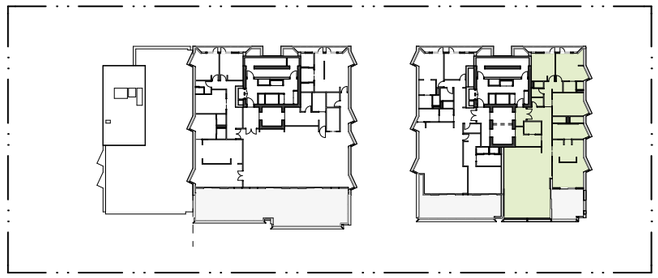
Adaptable and Livable Units



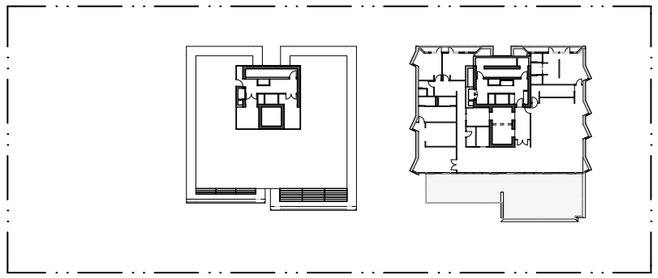
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Floor (Story)	Room Name	Quantity
Level 03		
	3.01	1
	3.03	1
Level 04		
	4.01	1
	4.03	1
Level 05		
	5.03	1
	5.01	1
Level 06		
	6.03	1
	6.01	1
		Total: 11

ADAPTABLE UNITS: 11

11/53 units = 21%

SILVER LEVEL
LIVEABLE UNITS: 11

11/53 units = 21%

Adaptable and Silver Level Liveable Units

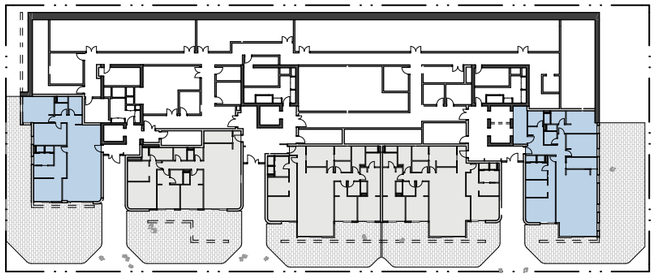
Cross Ventilation

The design and massing of the building have been carefully developed to align with the requirements of the NSW Apartment Design Guide (ADG), with a particular focus on achieving high levels of natural cross-ventilation. Within the first nine (9) residential levels, 67.3% of apartments are naturally cross-ventilated, exceeding the ADG benchmark of 60%.

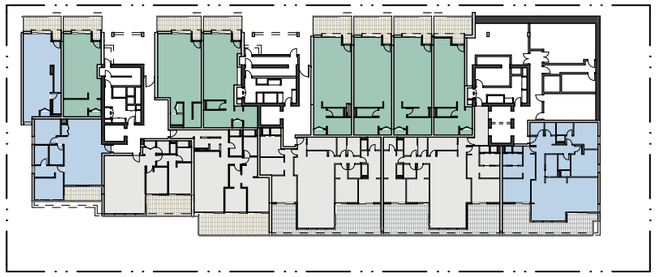
This outcome has been achieved through having a high number of cross-through apartments and two-storey terraces to optimize airflow.

The result is a building that reduces reliance on mechanical cooling, improves indoor environmental quality, and ensures a higher standard of residential amenity for future occupants.

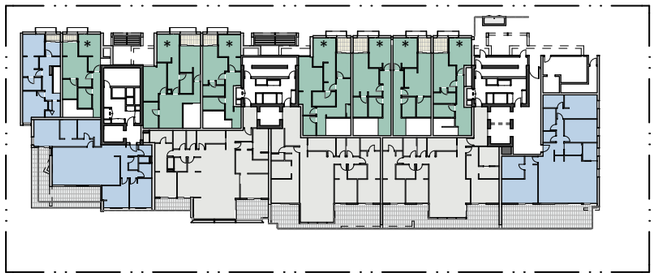
Seven (7) two-storey terraces on Level 1 Redan Lane are considered to be units which are cross ventilated with assistance. These units do not form part of the total cross ventilated unit count for ADG compliance. However, these terraces enjoy high amenity.



PLAN Ground Floor
1:750

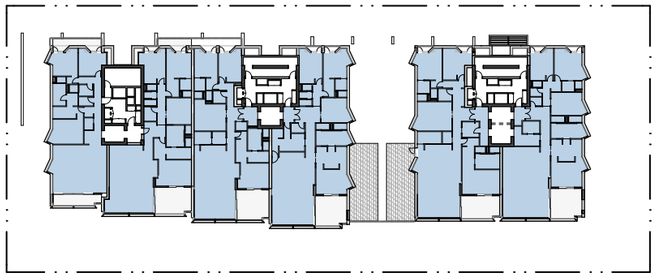


PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

Note: * denotes two storey terraces which only count once for cross ventilation



PLAN Level 03
1:750

Cross Ventillation	Quantity
Assisted	7
Cross Ventilated	35
Non-Applicable	1
Single Aspect	10

Total number of units in the first 9 storeys of the building: **52 units**

35 out of 52 units are naturally cross ventilated, which is 67%.
(ADG minimum requirement: 60%)

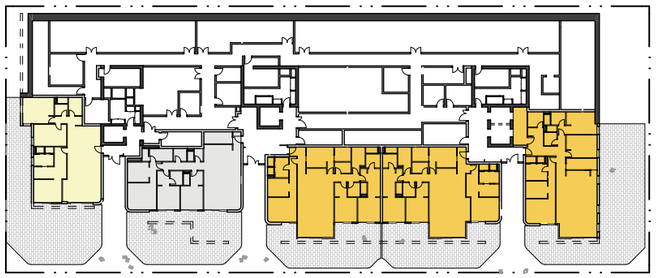
7 units are considered to be cross ventilated with assistance: these are the two storey terraces on Level 1. These units are part of the cross ventilated unit count for ADG compliance.

Solar Access to Units

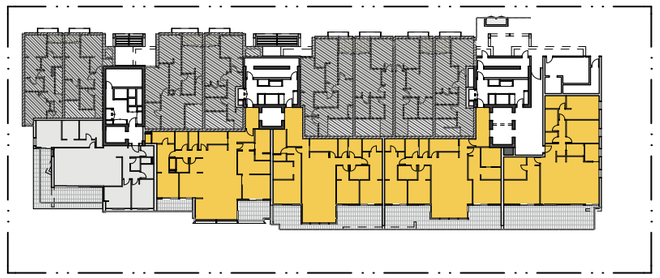
The building has been planned to maximise the number of apartments receiving direct sunlight to both living spaces and private open space, in accordance with the intent of **Objective 4A-1** of the Apartment Design Guide (ADG). Across the scheme, which provides a total of 53 apartments; 37 apartments (70%) achieve more than 2 hours of direct sunlight between 9.00am and 3.00pm mid-winter. A further 14 apartments (26%) receive between 1-2 hours of direct sunlight during this period.

The development has a low number of units receiving less than 15 minutes of direct sunlight between 9.00am and 3.00pm mid-winter: there are only three (3) units out of 53 units, which is 6%.

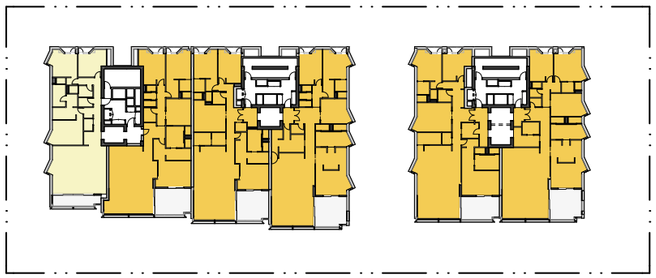
Solar Access	Solar Compliance	Quantity	
Greater than Threshold	More than 2 hours		
		37	(70 %)
Less than Threshold	Between 1-2 hours		
		13	(24 %)
No Sun	Less than 15 minutes		
		3	(6 %)



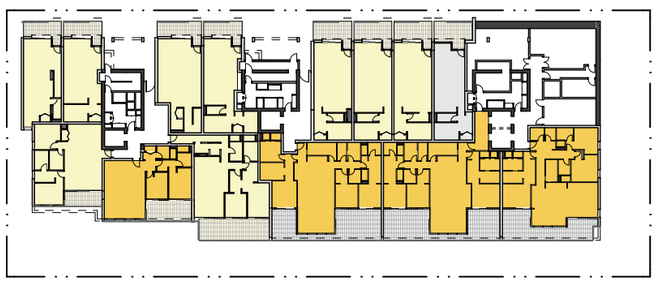
PLAN Ground Floor
1:750



PLAN Level 02
1:750



PLAN Level 04
1:750



PLAN Level 01 Redan Lane
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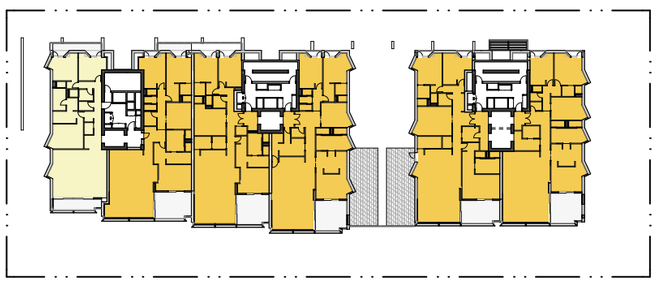

PLAN Level 03
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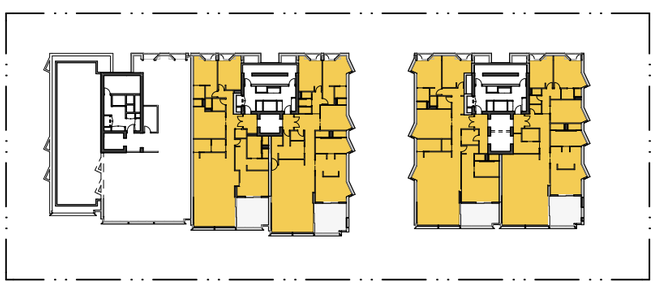


PLAN Level 05
1:750

Shadow Diagrams

June 21st 9:00am



Existing Building Shadow

Proposed Scheme Shadow

Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Shadow Diagrams

June 21st 10:00am



Existing Building Shadow

Proposed Scheme Shadow

Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Shadow Diagrams

June 21st 11:00am



Existing Building Shadow

Proposed Scheme Shadow

Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Shadow Diagrams

June 21st 12:00pm



Existing Building Shadow

Proposed Scheme Shadow

Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Shadow Diagrams

June 21st 1:00pm



Existing Building Shadow

Proposed Scheme Shadow

Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Shadow Diagrams

June 21st 2:00pm



fjcstudio / architecture / interiors / landscape / urban / place

Existing Building Shadow

Proposed Scheme Shadow

Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Shadow Diagrams

June 21st 3:00pm



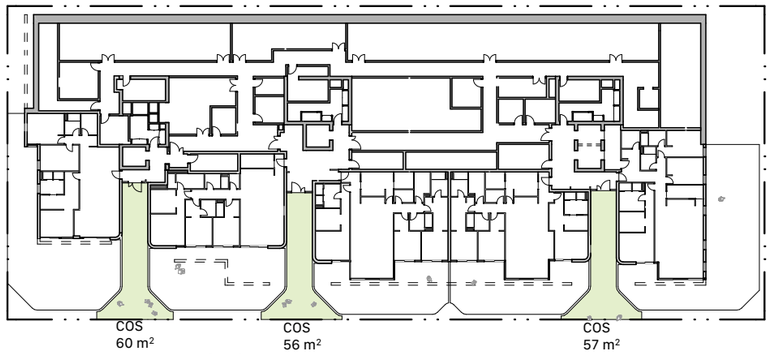
Existing Building Shadow

Proposed Scheme Shadow

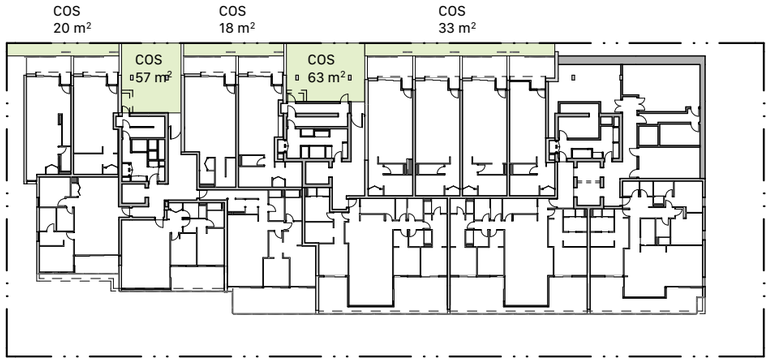
Proposed Scheme Shadow above Affordable Uplift Height

Proposed Future Development (Context)

Communal Open Space



PLAN Ground Floor
1:750

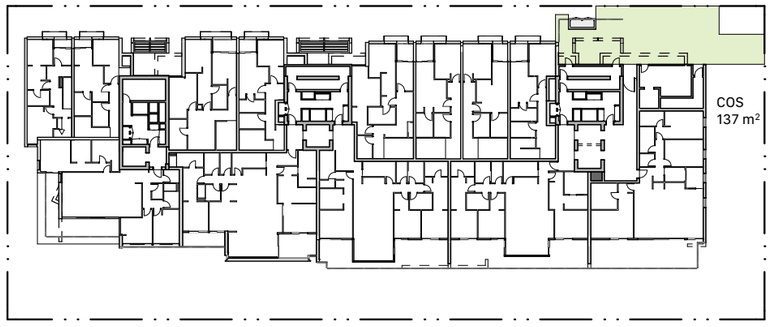


PLAN Level 01 Redan Lane
1:750

Floor (Story)	Room Name	Area
Ground Floor		
	COS	173.4
Level 01 Redan Lane		
	COS	189.8
Level 02		
	COS	137.4
Level 05		
	COS	332.1
	Total Communal Open Space Area:	**832.7 m²**

Site Area: 3,233sqm

832.7 / 3233 = 25.76%
(ADG minimum requirement: 25% of site area)

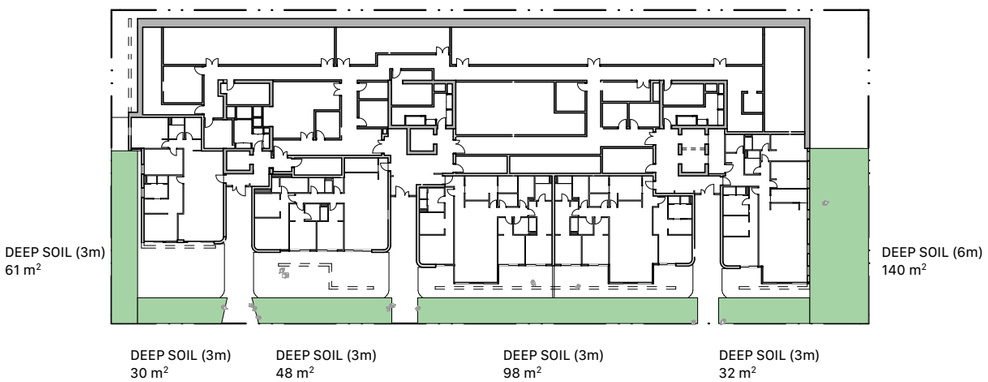


PLAN Level 02
1:750

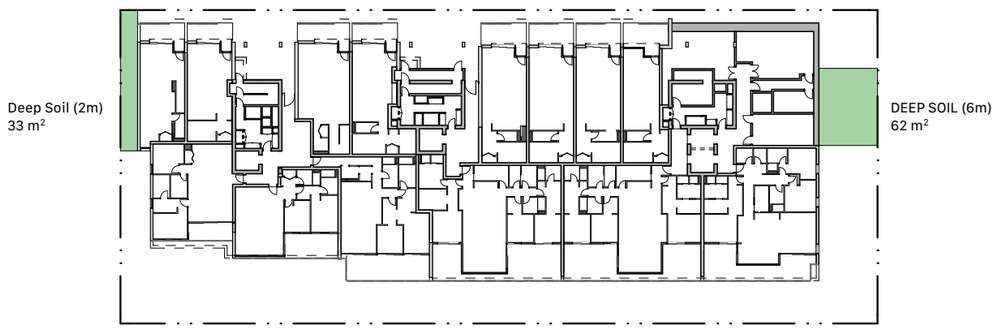


PLAN Level 05
1:750

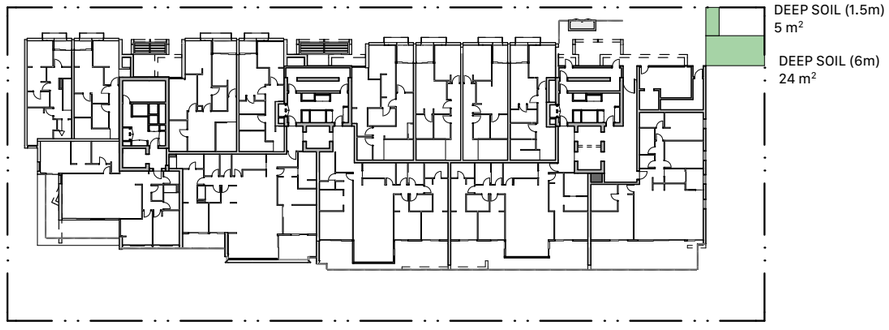
Deep Soil Zones



PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

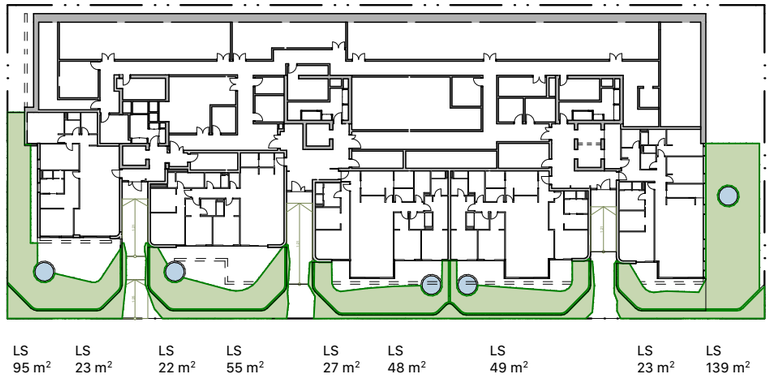
Floor (Story)	Room Name	Area
Ground Floor		
	DEEP SOIL (6m)	139.9
	DEEP SOIL (3m)	269.7
Level 01 Redan Lane		
	Deep Soil (2m)	32.8
	DEEP SOIL (6m)	61.7
Level 02		
	DEEP SOIL (6m)	24.0
	DEEP SOIL (1.5m)	5.1
	Total Deep Soil Area:	**533.2 m²**

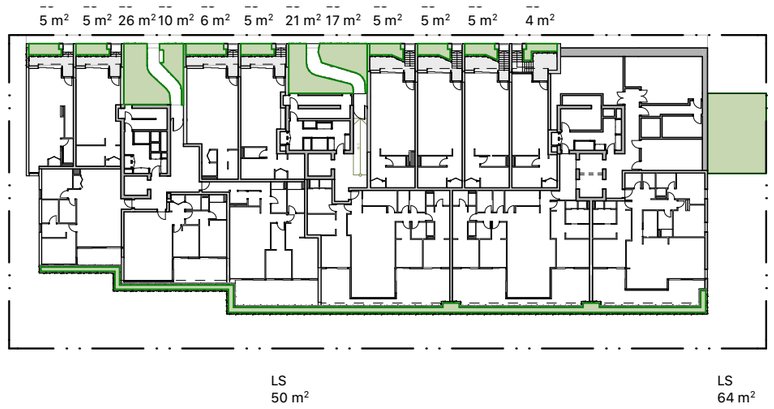
Site Area: 3,233sqm

533.2 / 3233 = 16.49%
(ADG minimum requirement: 7% of site area)

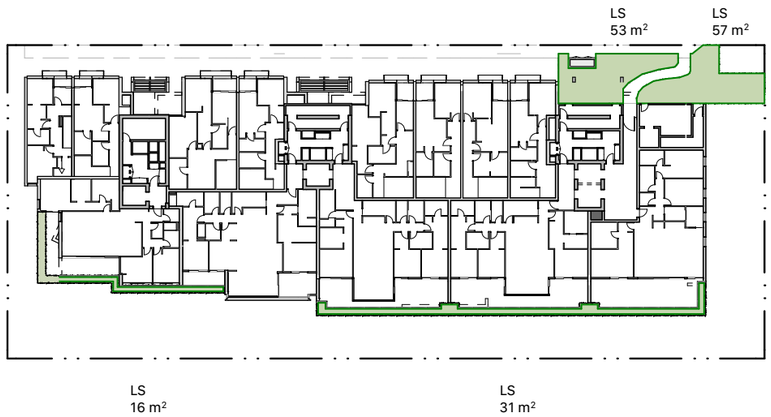
Total Deep Soil Zone (6m): 225.6m²
Total Deep Soil Zone (3m): 269.7m²
Total Deep Soil Zone (1.5-2m): 37.9m²

Landscaped Areas

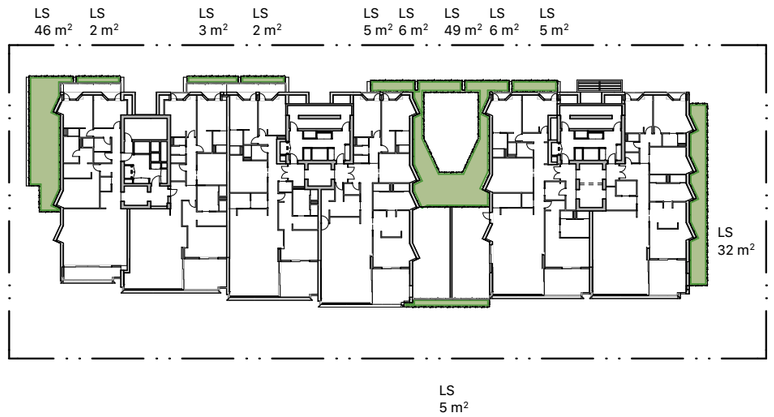




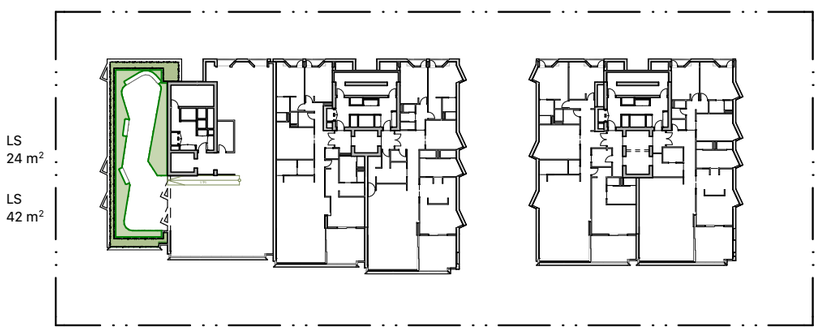
PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750



PLAN Level 03
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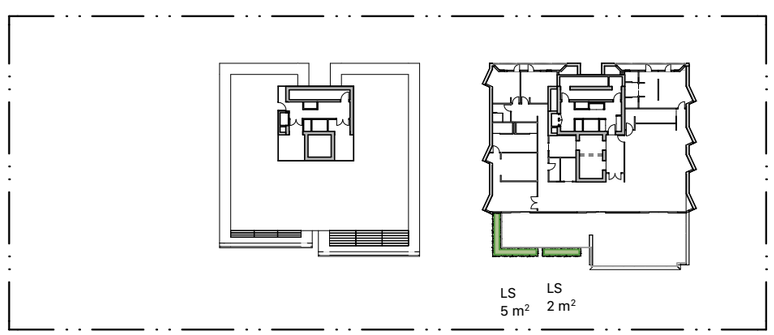

PLAN Level 05
1:750

PLAN Level 09
1:750

Floor (Story)	Zone Category	Area
Ground Floor		
	LANDSCAPE	481.5
		481.5 m²
Level 01 Redan Lane		
	LANDSCAPE	229.3
		229.3 m²
Level 02		
	LANDSCAPE	157.2
		157.2 m²
Level 03		
	LANDSCAPE	162.4
		162.4 m²
Level 05		
	LANDSCAPE	65.7
		65.7 m²
Level 09		
	LANDSCAPE	8.0
		8.0 m²
Total Landscaped Area:		**1,104.1 m²**

Site Area: 3,233sqm

1104.1 / 3233 = 34.2%
(ADG minimum requirement: 30% of site area)

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
PART 03 - SITING THE DEVELOPMENT				
	Site Analysis	**3A-1**	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	• Apartments are designed to optimise solar access, natural ventilation and communal open space
		3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Orientation of the building to maximise northern facade • Apartments designed to maximise direct solar onto living space / private open space and desirable views to the east with a preference to the north east.
	Orientation	**3B-2**	Overshadowing of neighbouring properties is minimised during mid winter	• The built form minimizes overshadowing of neighboring properties during mid winter • Refer to shadow diagram for detailed analysis
	Public Domain Interface	**3C-1**	Transition between private and public domain is achieved without compromising safety and security	• The three main apartment lobbies open to Redan St passing through generous communal open spaces providing good visual amenity and transition. An access control system is provided to control entry and exit from the lobbies via a gate and then secure doors. Entry from Redan Lane is also provided as a 'rear entrance' also through generous communal open spaces. The lobbies are all within view of primary pedestrian footpaths which in turn will provide good passive surveillance of the area.
		3C-2	Amenity of the public domain is retained and enhanced	• The public domain along Redan St is enhanced via a setback from boundary and substantial planting along the front. Redan Lane is enhanced with provision of an actual footpath and transitional communal open spaces providing relief from the narrow laneway. Significant planting is also provided as well as the main building from being setback to allow more space. • Vehicular access to basement and is through the verge on Redan St taking all the traffic away from the laneway and providing entry on a road more capable of handling the traffic load and away from pedestrian activity.
	Communal and Public Open Space	**3D-1**	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Complies. 813.5sqm of communal open space is located mainly on the Level 5 rooftop and then in front of all Redan St and Redan Lane lobbies. Solar access complies
		3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	• Rooftop communal space provided on level 5 which is directly accessible from southern residential lobby. • The rooftop communal open space has kitchen facility and shading structure to ensure the space can be activated through various weather conditions • Communal spaces area also provided at each lobby entry as a place to meet and socialise.
		3D-3	Communal open space is designed to maximise safety	• Passive surveillance of space and CPTED principles have been considered throughout the development and is enhanced with CCTV coverage of the public domain.
		3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Complies
	Deep Soil Zone	**3E-1**	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Deep soil zones are to meet the following minimum requirements: **Site area** / **Min. Dim.** / **Deep Soil zone (% of site area)** <650m2 / - / 7% 650m^2 - 1500m^2 / 3m / 7% >1150m^2 / 6m / 7%	The site location satisfies ADG deep soil provisions. Deep soil 6m: 225.6m2 Deep soil 3m: 269.7m2 Deep soil 1.5-2m: 37.9m2 Total = 533.2 / 3233 = 16.49%

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
	Site Amenity - Visual Privacy	**3F-1**	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: **Building Height** Up to 12m (4 storeys) Up to 12m (5-8 storeys) Up to 25m (9+ storeys) Habitable Room & Balcony 6m 9m 12m Non Habitable Room & Balcony 3m 4.5m 6m	Refer to Tzannes Urban Design Report
		3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	All apartments have been designed to ensure privacy to the residents. Main east facing windows are at the edge of the LMR zone and so privacy isn't an issue. The side windows are all pop outs with directional views to the east while west facing windows are all minimal and set back into the mass of the building. Views and direct access to sunlight have been maximised through use of windows and glazed sliding doors. Apartments have been oriented towards the predominant view whilst maximizing privacy
	Site Access - Pedestrian Access and Entries	**3G-1**	Building entries and pedestrian access connects to and addresses the public domain	Building entries are welcoming and easily accessible from the public domain. Pedestrian access points seamlessly integrate with surrounding pathways and streetscapes.
		3G-2	Access, entries and pathways are accessible and easy to identify	The pedestrian entries directly connect to Redan St footpath and newly provided Redan Lane footpath ensuring a seamless transition into the entries of the building. At grade or ramped access is provided from street to non-residential space
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	N/A
	Vehicle Access	**3H-1**	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	A dual vehicular access driveway for all vehicles is provided to the north frontage on Redan Street at verge level. Pedestrian conflicts are able to be minimized and site levels allow ramping to be reduced
	Bicycle and Car Parking	**3J-1**	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. 1. For development in the following locations: ✶ on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or ✶ on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	Refer to Design report and Traffic Report for details of car parking numbers.
		3J-2	Parking and facilities are provided for other modes of transport	Bicycle parking is provided within the basement and podium car parking. Refer to Design report and Traffic Report for details
		3J-3	Car park design and access is safe and secure	The car park is secure with access directly to the residential lifts
		3J-4	Visual and environmental impacts of underground car parking are minimised	The underground carpark has been integrated into the proposed development
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	N/A

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	N/A
PART 04 - DESIGNING THE BUILDING				
	Solar and Daylight Access	**4A-1**	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space ✶ Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas ✶ In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter ✶ A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	There are a total of 53 apartments in the scheme. 37 of the apartments receive > 2 hours of solar to living rooms and private open spaces, equating to 70%. 14 apartments gain more than 15 minutes but < 2 hours of solar (26%). 3 apartments receive no direct sunlight between 9.00 am and 3.00 pm at mid-winter, which equates to 6%.
		4A-2	Daylight access is maximised where sunlight is limited	N/A
		4A-3	Design incorporates shading and glare control, particularly for warmer months	• Limited deep recessed glazing used on the western facade. • Limited glazing on north and south facades
	Natural Ventilation	**4B-1**	All habitable rooms are naturally ventilated	• All apartments have operable windows with compliant open areas • All balconies have sliding doors opening into the living spaces to maximize ventilation
		4B-2	The layout and design of single aspect apartments maximises natural ventilation	Apartments are well orientated where possible to maximise the natural ventilation performance of apartments.
		4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The development includes a combination of single aspect apartments and dual aspect apartments. 67% of the apartments are cross ventilated.

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
		4C-1	Ceiling height achieves sufficient natural ventilation and daylight access 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings ✶ Habitable Rooms ✶ Non-Habitable Rooms ✶ Two Storey Apartments - 2.7m - 2.4m - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. ✶ Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope. ✶ If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use. These minimums do not preclude higher ceilings if desired	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m
		4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • All ceiling mounted services are located in 2400 ceilings over wet areas. • Bulkheads do not protrude into habitable spaces
		4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	• The apartment ceiling heights comply with Objectives 4C1 and 2
		4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: ✶ 1 Bedroom ✶ 2 Bedroom ✶ 3 Bedroom - 50m2 - 70m2 - 90m2 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	• All apartments conform to the required minimum internal areas. • All habitable rooms have windows which represent more than 10% of the floor area of the room. • Refer to drawing package for schedule.
		4D-2	Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	• All apartments comply with the 8m to the back of the kitchen rule of thumb. • All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
		4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: ✶ 3.6m for studio and 1 bedroom apartments ✶ 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	• All apartments comply with the minimum ADG bedroom sizes. • All apartments comply with the minimum ADG living room widths.
	Private Open Space and Balconies	**4E-1**	Apartments provide appropriately sized private open space and balconies to enhance residential amenity ✶ 1 Bedroom ✶ 2 Bedroom ✶ 3 Bedroom - $8m^2$ - min 2m depth - $10m^2$ - min 2m depth - $12m^2$ - min 2.4m depth For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of $15m^2$ and a minimum depth of 3m.	• All of the proposed apartment balcony areas and depth satisfy the ADG objectives. The scheme results in the following minimum of balcony sizes: ✶ 1 Bed : External Area - $8m^2$ ✶ 2 Bed : External Area - $10m^2$ ✶ 3 Bed : External Area - $12m^2$
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	Balconies are located off the living areas to maximise sunlight and views.
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Balconies are located within the building envelope to become an integral part of the form.
		4E-4	Private open space and balcony design maximises safety	• The proposed development satisfies the requirements of the objective. • The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and NCC
	Common Circulation and Spaces	**4F-1**	Common circulation spaces achieve good amenity and properly service the number of apartments: 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	• The majority of the design is utilising privatised lobbies • Common circulation from the various entry lobbies all have access to natural light
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	• Areas in front of lobbies and positioning of communal open space provide for social interaction and passive surveillance.

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
	Storage	**4G-1**	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: ✶ 1 Bedroom ✶ 2 Bedroom ✶ 3 Bedroom - 6m3 - 8m3 - 10m3 At least 50% of the required storage is to be located within the apartment	• The proposed development satisfies the requirements of the storages in the apartment internal. • Refer to drawing package for schedule
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	The storage available internally in each apartment already satisfies the ADG storage requirements. Any storage provided in the basement levels are additional to the minimum required volumes prescribed b the ADG. On grade accessible access is provided to storage facilities
	Acoustic Privacy	**4H-1**	Noise transfer is minimised through the siting of buildings and building layout	Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.
	Noise and Pollution	**4J-1**	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Insulation will be provided to the facade walls to minimise noise. Elements of solid walls are provided to the balcony areas to further minimise noise transfer
	Apartment Mix	**4K-1**	A range of apartment types and sizes is provided to cater for different household types now and into the future	A range of apartment types are provided across the entire development, including 2, 3 and 4 bed apartments. They also range in typology with a garden type, terrace house type and the more typical tower type.
		4K-2	The apartment mix is distributed to suitable locations within the building	The mix is distributed across the floors with the premium/larger apartments taking up the northern and higher positions.
	Ground Floor Apartments	**4L-1**	Street frontage activity is maximised where ground floor apartments are located	N/A
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	They are setback substantially and have a significantly sized garden.
	Facades	**4M-1**	Building facades provide visual interest along the street while respecting the character of the local area	The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm.
		4M-2	Building functions are expressed by the facade	Refer to facade information in Design Report
	Roof Design	**4N-1**	Roof treatments are integrated into the building design and positively respond to the street	The roof expression is an integral design component of the building.
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	The roof areas are used as terraces for the top level apartments. The lower roof level forms the communal open space for the project.
		4N-3	Roof design incorporates sustainability features	The roof level has been provided with zone available for PV cells.
	Landscape Design	**4O-1**	Landscape design is viable and sustainable	Selected plants provide visual interest through form, texture and variations in seasonal colour. Stormwater is to be harvested and retained on site for re-use in the planter bed irrigation system.
		4O-2	Landscape design contributes to the streetscape and amenity	The landscape design adds significant new trees and planting at ground level and lane level.

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
	Planting on structures	**4P-1**	Appropriate soil profiles are provided	Refer to landscape report.
		4P-2	Plant growth is optimised with appropriate selection and maintenance	Refer to landscape report.
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Refer to landscape report.
	Universal Design	**4Q-1**	Universal design features are included in apartment design to promote flexible housing for all community members Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	The proposed scheme is compliant with 20% of the silver standard.
		4Q-2	A variety of apartments with adaptable designs are provided	Complies
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	Equitable access is provided to all apartment doors in accordance with AS1428.2
	Adaptive Reuse	**4R-1**	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A
	Mixed Use	**4S-1**	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this.
	Awning and Signage	**4T-1**	Awnings are well located and complement and integrate with the building design	N/A
		4T-2	Signage responds to the context and desired streetscape character	Signage to be developed under separate application
	Energy Efficiency	**4U-1**	Development incorporates passive environmental design ✶ Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) ✶ Well located, screened outdoor areas should be provided for clothes drying	Complies
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is provided.
	Water Management and Conservation	**4V-1**	Potable water use is minimised	The proposed development satisfies the requirements of the objective
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	The proposed development satisfies the requirements of the objective. Refer to Water Management Plan.
		4V-3	Flood management systems are integrated into site design	The site is in a low risk zone. No further treatment required.
	Waste Management	**4W-1**	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The waste facilities are located in a dedicated and enclosed area adjacent to the Redan Lane. The bulky waste area is directly accessible from the main lobby space.
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	The general waste and recycling waste chutes are 2 separate chutes.

ADG Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	fjcstudio Commentary
	Building Maintenance	**4X-1**	Building design detail provides protection from weathering	The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life.
		4X-2	Systems and access enable ease of maintenance	All facades are accessible for cleaning and maintenance via rope access.
		4X-3	Material selection reduces ongoing maintenance costs	Materials have been carefully selected to require minimum ongoing maintenance.
	Building Configuration - Safety of Children		✶ Windows have safety screens, window locks or other safety devices to prevent falls. ✶ Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades	All windows located at fall height are fitted with restrictors that limit openings to 125mm

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Appendices

i. Architectural Drawings