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Prepared For:
Prosker Property Pty Ltd

Issue B
Feb 2026

Design Report

SSD-98068713

Residential Development, including In-fill Affordable Housing
65 Muston Street, Mosman, 2088



Acknowledgement Of Country

Studio Johnston is located on Gadigal Country. We acknowledge the Traditional Custodians of the land on which we work, the Gadigal people of the Eora Nation.

We acknowledge and honour the Ancestors and Elders of the Past. We honour the Elders that are Present and those emerging Elders of the Future.

We acknowledge the stories and their traditions, and we create with a blessing over the lands, water, sky and winds that surround with heart to ensure to create beautiful outcomes for generations to come.



This statement confirms that Conrad Johnston of Studio Johnston has directed the design and documentation of the proposed residential development at 65 Muston Street, Mosman, 2088.

This Design Report has been prepared by Studio Johnston to accompany a State Significant Development Application (SSDA) for the residential development. It is to be read in conjunction with the submitted Architectural Drawings, Environmental Impact Statement prepared by BBC Consulting Planners, and other expert reports.

The proposed residential development has been designed in accordance with the following and this report explains how the development addresses:

- State Environmental Planning Policy (Housing) 2021
- Schedule 9 Design Principles for Residential Apartment Development
- Apartment Design Guide

If you require any further information – please do not hesitate to contact me in the office on 02 9211 2700.

Kind Regards,

Conrad Johnston
Director, Studio Johnston

Registered Architect
NSW Architects Registration Board
Reg. No. 8270

Project:	65 Muston Street, Mosman
SSD:	98068713
Date:	17/02/26
Issue:	B



0.0	Introduction	5
0.1	SEARs Requirement	
0.2	Executive Summary	
0.3	Design Intent	
1.0	Principle 1: Context and Neighbourhood Character	7
1.1	Site Location	
1.2	Site Context	
1.3	Low and Mid Rise Housing Policy	
1.4	Site Analysis	
1.5	Proposed Site Plan	
1.6	Indicative Building Separation and Future Potential Development	
2.0	Principle 2: Built Form and Scale	13
2.1	Development of Proposed Massing	
2.2	Height of Building Diagram	
3.0	Principle 3: Density	15
3.1	Appropriate Density	
3.2	GFA / FSR	
4.0	Principle 4: Sustainability	17
4.1	Passive Design	
4.2	Ecologically Sustainable Development (ESD) Summary	
5.0	Principle 5: Landscape	19
5.1	Design Strategy	
5.2	Private Open Space	
5.3	Communal Open Space	
5.4	Deep Soil	
6.0	Principle 6: Amenity	23
6.1	Apartment Layout	
6.2	Solar Access and Cross Ventilation	
6.3	Universal Design	
7.0	Principle 7: Safety	26
7.1	Ground and Lower Ground Floor Security	
8.0	Principle 8: Housing Diversity and Social Interaction	27
8.1	Apartment Mix	
8.2	Communal Spaces	
9.0	Principle 9: Aesthetics	29
9.1	Facade Concept	
9.2	Proposed Materials	
10.0	Better Placed	31
11.0	Appendices	34
11.1	Apartment Design Guide Compliance	
11.2	Shadow Diagrams	



0.1 SEARs Requirement

This Design Report has been prepared by Studio Johnston on behalf of Prosker Property Pty Ltd (Prosker) in response to the Planning Secretary’s Environmental Assessment Requirements (SEARs), issued on 12 November 2025, for a State Significant Development Application (SSD-98068713) which concerns a proposed residential flat building, including in-fill affordable housing, at 65 Muston Street, Mosman (the site).

The purpose of this Design Report is to address the following SEARs requirements:

Issue and Assessment Requirements	Section Reference
5. Design Quality	
Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions - good design in accordance with the seven objectives for good design in Better Placed	Refer: Section 10.
6. Built Form and Urban Design	
Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant, explain and illustrate the application of any bonuses under an EPI.	Refer: Sections 1-3.
If relevant, provide an assessment of the development against: the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG) This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Refer: Sections 1-9 and 11.1.
7. Environmental Amenity	
Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Refer: Sections 1-9.
Provide a solar access analysis of the overshadowing impacts within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Refer: Section 11.2.

0.2 Executive Summary

The application seeks development consent for the demolition of the existing strata-titled residential flat building and associated structures on the site, selected tree removal and the construction of a new residential flat building, including in-fill affordable housing, containing 13 x 3 bedroom units, all but one of which is oriented to the view (i.e. to the east), and basement car parking and associated works at 65 Muston Street, Mosman.

The site is located within the Mosman Local Government Area (LGA) and comprises Strata Plan SP32953. The site has an area of approximately 1,342m² (by survey) with a frontage of around 24 metres to Muston Street and 36.5 metres to Redan Lane. The site is within 400 metres walking distance of Spit Junction Town Centre as shown in the Town Centres Map accompanying State Environmental Planning Policy (Housing) 2021, thus taking advantage of the Low and Mid Rise Housing Inner Area (LMR) under Chapter 6 of the SEPP (Housing) 2021.

Located within a short walk of Military Road’s commercial centre, the proposed development aims to make a positive contribution to the current and future character of the area. The LMR provisions present an opportunity to revitalise a low density residential area with new medium density development, providing attractive and high-quality dwellings tailored to a diverse range of demographics and living needs. The project aspires to set a contemporary design precedent for future developments of similar scale and building class.

The development responds thoughtfully to the site’s steep topography, a pronounced slope from Muston Street to the west (approximately 71m AHD) to Redan Lane to the east (approximately 62.4m AHD), consistent with the general topographic form of the area. The development is embedded into the site with a dense landscaped design, a mix of native trees and shrubs, surrounding the building and planters on each storey to frame leafy outlooks while softening the mass and bulk.

Overall, the design embodies a responsive, liveable, and sustainable environment that enhances local character, promotes community well-being, and sets a high benchmark for future housing projects in the area.



0.3 Design Intent

The proposal seeks to create an inclusive, sustainable and culturally responsive housing environment that responds sensitively to the local context, incorporates best practice design principles and aligns with initiatives such as Better Placed. The design process has been informed by collaboration with a landscape architect and other consultants, embedding cultural and environmental sustainability from the outset.

The development responds thoughtfully to the site's steep topography and is embedded into the topography with a landscaped garden podium which allows the upper building to sit harmoniously within the landscape. Above this landscaped podium, a four-storey brick structure and three-storey lightweight structure is articulated with distinct vertical circulation features and balconies framed by leafy outlooks, thus creating a palette of human-scaled detail and visual interest.

The building has been carefully sculpted to maximise internal spaces and sunlight penetration into the apartments, whilst minimising privacy and overlooking concerns to the neighbours through brick screens. An engaging street presence has been achieved through a collaboration between the architecture and the landscaping, breaking down the scale of the built form. Facade treatments ensure privacy and optimal thermal, acoustic and visual comfort.

Generous private outdoor spaces and communal open spaces encourage outdoor living and social interaction.

Overall, the design embodies a responsive, liveable and sustainable environment that enhances local character, promotes communal well-being and sets a high benchmark for future housing projects in the area.



1.0 Principle 1: Context and Neighbourhood Character



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

Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change and those identified for change.

1.1 Site Location

The site, 65 Muston Street, Mosman, is located within Mosman Council, the traditional land of the Borogegal and Cammeraygal people. The site has a total site area of 1,342m² and is legally described as Strata Plan SP32953. The site benefits from dual frontages, a western aspect to Muston Street and an eastern aspect to Redan Lane.

The site is currently occupied by a two-storey brick and tile apartment building, 6 units, with a two-car garage on Muston Street and a two-car garage on Redan Lane. Pavements constructed of concrete and sandstone blocks surround the building and there are low height retaining walls that support garden beds. An open grass covered slope is located to the rear (eastern side of the building).

The site is bounded to the north by a two-three storey rendered duplex, 67 Muston Street, and to the south by a two storey duplex, 63 Muston Street, both of which extend through to Redan Lane. To the east, on the opposite side of Redan Lane, are the garages and rear yards of a pair of heritage-listed, semi-detached dwellings, being 36-38 Redan St.

The site is subject to a pronounced slope from Muston Street to the west (approximately 71m AHD) to Redan Lane to the east (approximately 62.4m AHD), consistent with the general topographic form of the area. This topography allows for views to Balmoral Beach and the headlands beyond.





1.2 Site Context

Mosman is a harbour-side suburb on Sydney’s Lower North Shore and is known for its layered historical development, combining nineteenth century maritime and defence heritage, Federation and interwar residential architecture, and significant natural landscape.

Heritage conservation is also crucial within Mosman, maintaining its cohesive townscapes, landscape character and visual connections to Sydney Harbour. The site is located within the vicinity of a heritage item, 36-38 Redan St (I262), and other well-removed heritage items such as 52 Almora Street (I3), 29 Redan Street (I261) and Military Road Heritage Conservation Area.

The site is located within walking distance of Spit Junction Town Centre and Military Road commercial centre. The proximity to the Town Centre provides access to several commercial, retail, and food and beverage facilities, and is well-served by local infrastructure including frequent bus services from Military Road to the Sydney CBD, North Sydney and Chatswood. Furthermore, ferry services from Mosman Bay Wharf and Taronga Zoo Wharf provide an alternative public transport option to the Sydney CBD.



Military Road shops



- 1 65 Muston Street, Mosman (the site)
- 2 Spit Junction Town Centre
- 3 Cremorne
- 4 Balmoral Beach
- 5 Middle Head
- 6 Gunners Barracks
- 7 Bradleys Head
- 8 Sydney Harbour Bridge



1.3 Low and Mid Rise Housing Policy

The site is zoned R3 Medium Density Residential which allows for residential flat buildings to provide for a variety of housing types that are compatible with the desired future character of the area in terms of bulk, height and scale.

Gazetted in February 2025, the LMR provisions are designed to increase housing supply and diversity, particularly in well-located areas close to jobs, transport and services. The site is located within 400m walking distance from Spit Junction Town Centre which allows for a maximum height of building of 22m and floor space ratio of 2.2:1. The site is also eligible for an increased height and floor space ratio of up to 30% through the provision of ‘in-fill affordable housing’. This results in a maximum height of building of 28.6m and floor space ratio of 2.86:1 by providing at least 15% of the proposed GFA as affordable housing.

The proposed design considers the above key provisions as well as the future character and neighbourhood, shifting from low density detached housing to a broader mix of housing types such as townhouses and small apartment buildings.



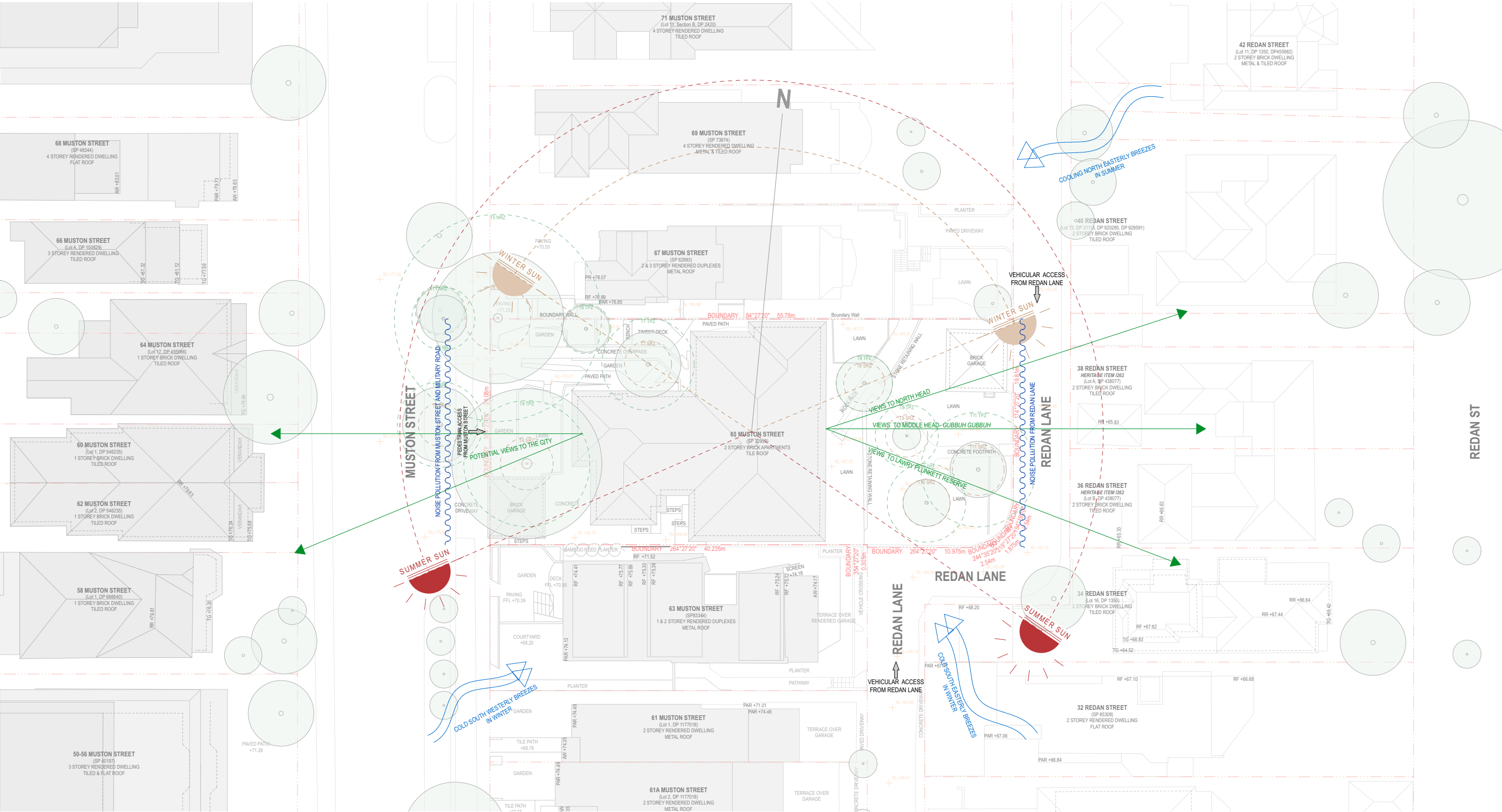
- Site
- Spit Junction Town Centre
- Indicative LMR Housing Area
- Route: <400m to Site



1.4 Site Analysis

Due to the orientation and topography, the site is afforded with great potential for access to sunlight, ventilation and outlook. The site is rectilinear and aligned east to west with the outlook to the harbour on the east. This has dictated the layout of the proposed development to maximise sunlight to the apartments and to existing neighbouring properties and potential future developments without compromising on privacy and overlooking concerns. Noise pollution and wind directions have also been considered to allow for ventilation whilst creating a peaceful environment for residents.

The site is located within the vicinity of a heritage item, 36-38 Redan St (I262). These semi-detached dwellings will not be rebuilt, thus allowing the site to maintain its outlook.



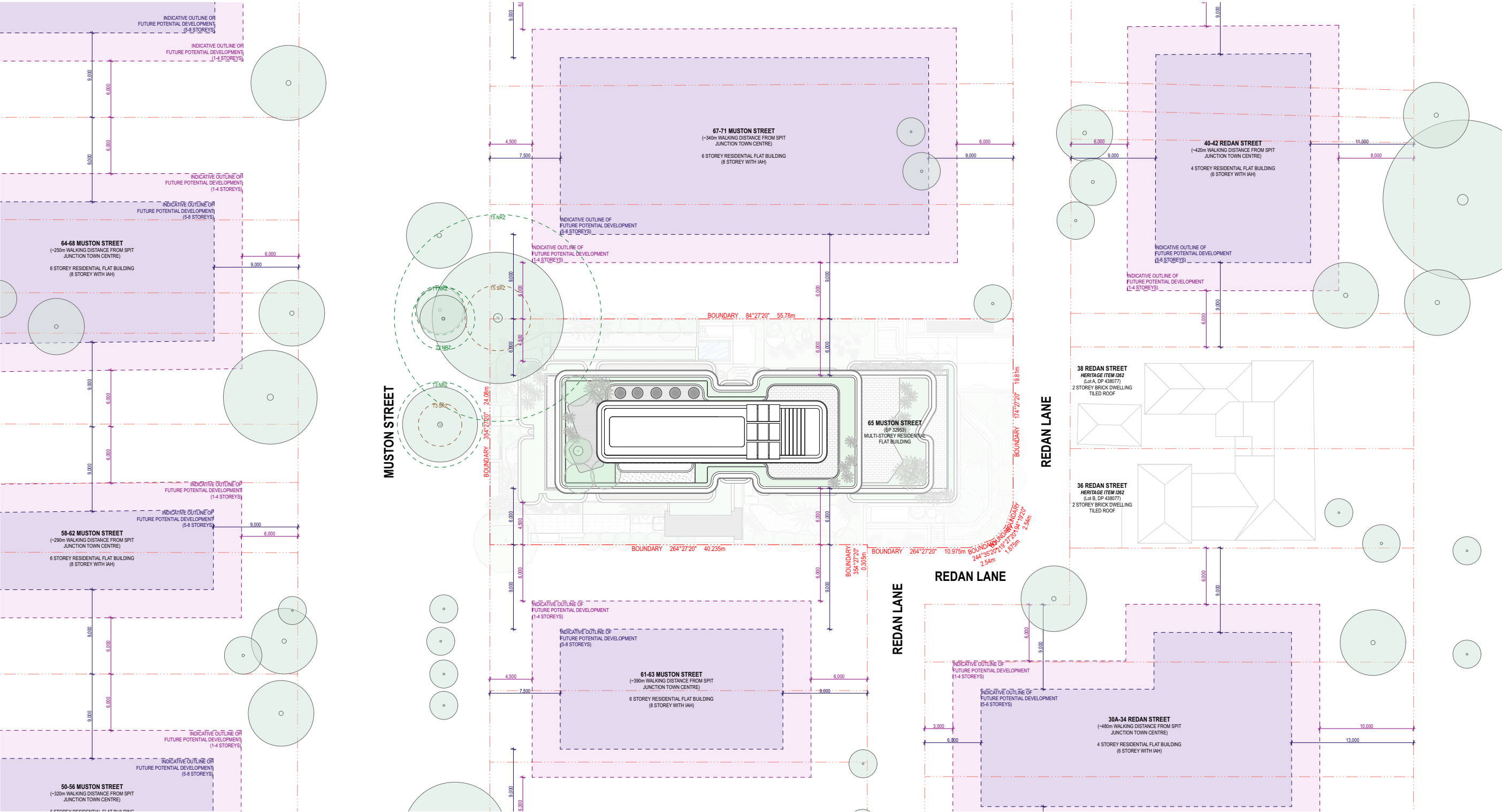




1.6 Indicative Building Separation and Future Potential Development

As the site is transitioning from low-density detached dwellings to medium-density residential flat buildings, the proposal considers the future potential development and future neighbourhood character and streetscape. All neighbouring sites have been reviewed against ADG recommended building separation distances, whether lot amalgamation is required, and potential view corridors.

The proposal is sited appropriately to maintain view corridors, minimise overlooking and privacy concerns, and ensure the potential future bulk of neighbouring developments will receive a minimum of 70% solar access to habitable rooms on the shortest day of the year.



2.0 Principle 2: Built Form and Scale



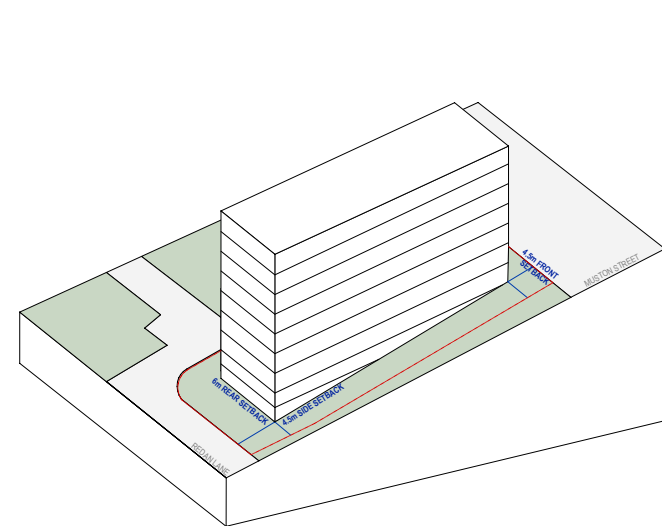
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments and proportions, building type, building articulation, and the manipulation of building elements.

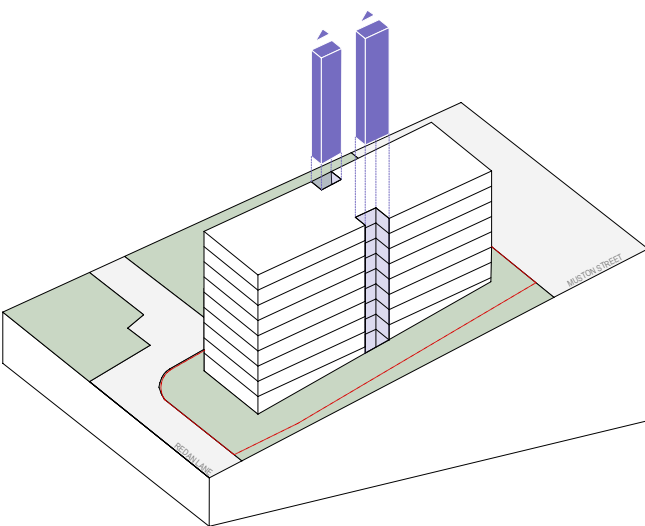
Appropriate built form defines the public domain, and contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

2.1 Development of Proposed Massing

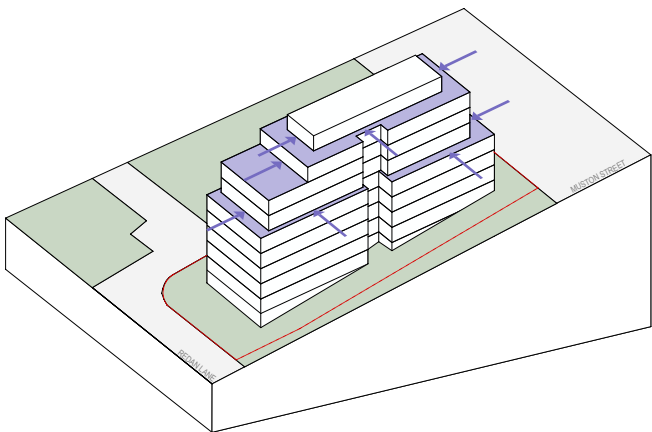
The proposed building mass responds directly to the site terrain, ADG setbacks and LMR height controls. The building form has also been articulated to maximise views and solar access while minimising privacy and bulk issues. In its current context, the site is unique in scale, however as developments progress in response to the LMR provisions, the building mass will be of comparable scale.



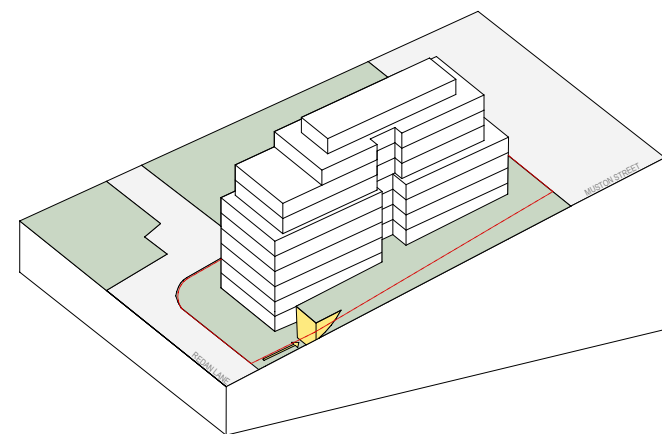
Envelope
Initial massing and establishing key setbacks.



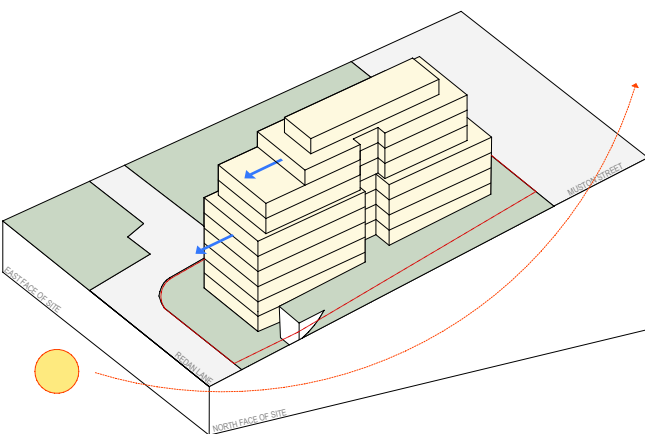
Articulation
Break down massing at the core.



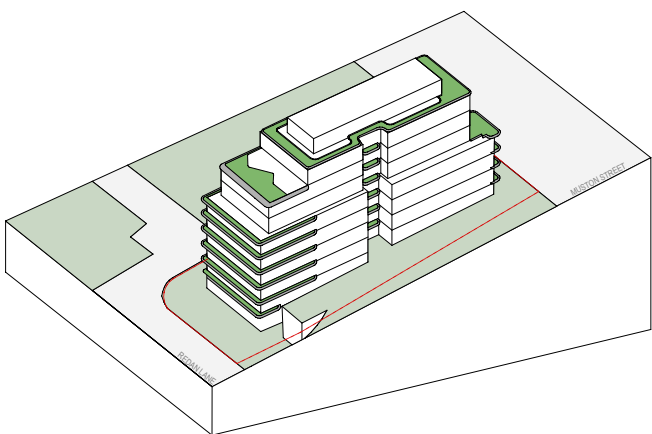
Setbacks
Upper storeys setback to reduce scale and massing.



Topography
Vehicular access at the low point away from pedestrians.



Solar Amenity and Views
Apartments maximise solar access and views.



Biophilia
Planting on each storey to improve livability.



2.2 Height of Building Diagram

The maximum permissible building under the provisions of Chapter 2 and 6 of the Housing SEPP is 28.6m. The proposal has a maximum building height of 31.68m to the top of the services and lift overrun.

The height non-compliance is limited to part of the slab edge, rooftop space and services and lift overrun. Considering the topography and orientation of the site, communal open space on Ground or Lower Ground levels would not achieve sunlight during mid-winter as required by Part 3D of the ADG, thus, after extensive review, a communal open space on the rooftop has been proposed.



3.0 Principle 3: Density



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

Appropriate densities are consistent with the area’s existing or projected population.

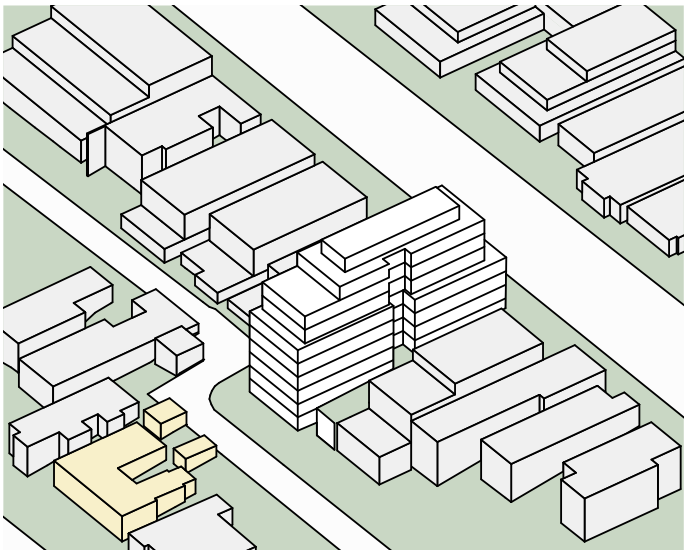
Appropriate densities are sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities, and the environment.

3.1 Appropriate Density

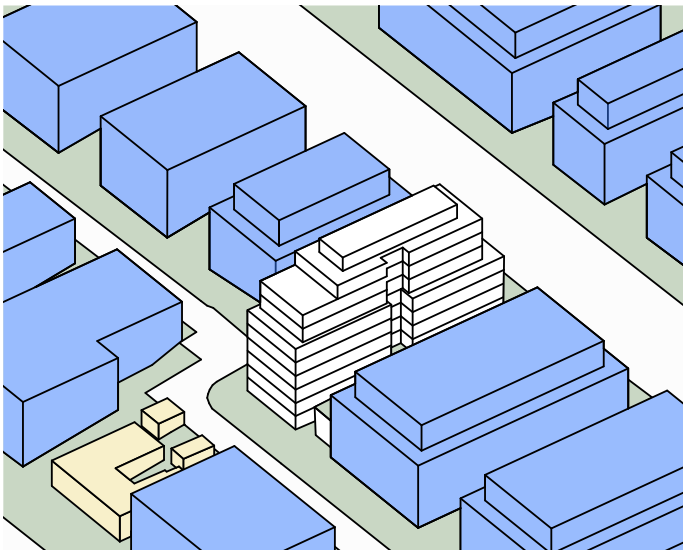
The proposal consists of 13 x 3-bedroom apartments varying in size and scale, capable of catering to any number of demographics. In this location, this apartment mix is appropriate as the average household size in Mosman is 2.3 and the average number of bedrooms per dwelling in Mosman is 2.8.

All units achieve a minimum of Livable Housing Guideline’s silver level universal design features, have multiple multi-purpose/ancillary rooms and oversized balconies and terraces with solar access and aspect.

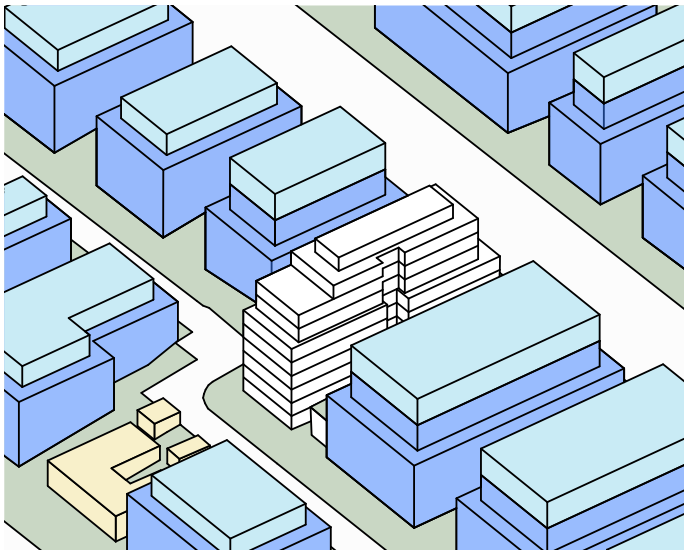
The proposal also contributes meaningfully to the local housing supply, increasing the yield from 6 units to 13 units, including 3 affordable housing units.



Existing Context



LMR Context



LMR + IAH Context

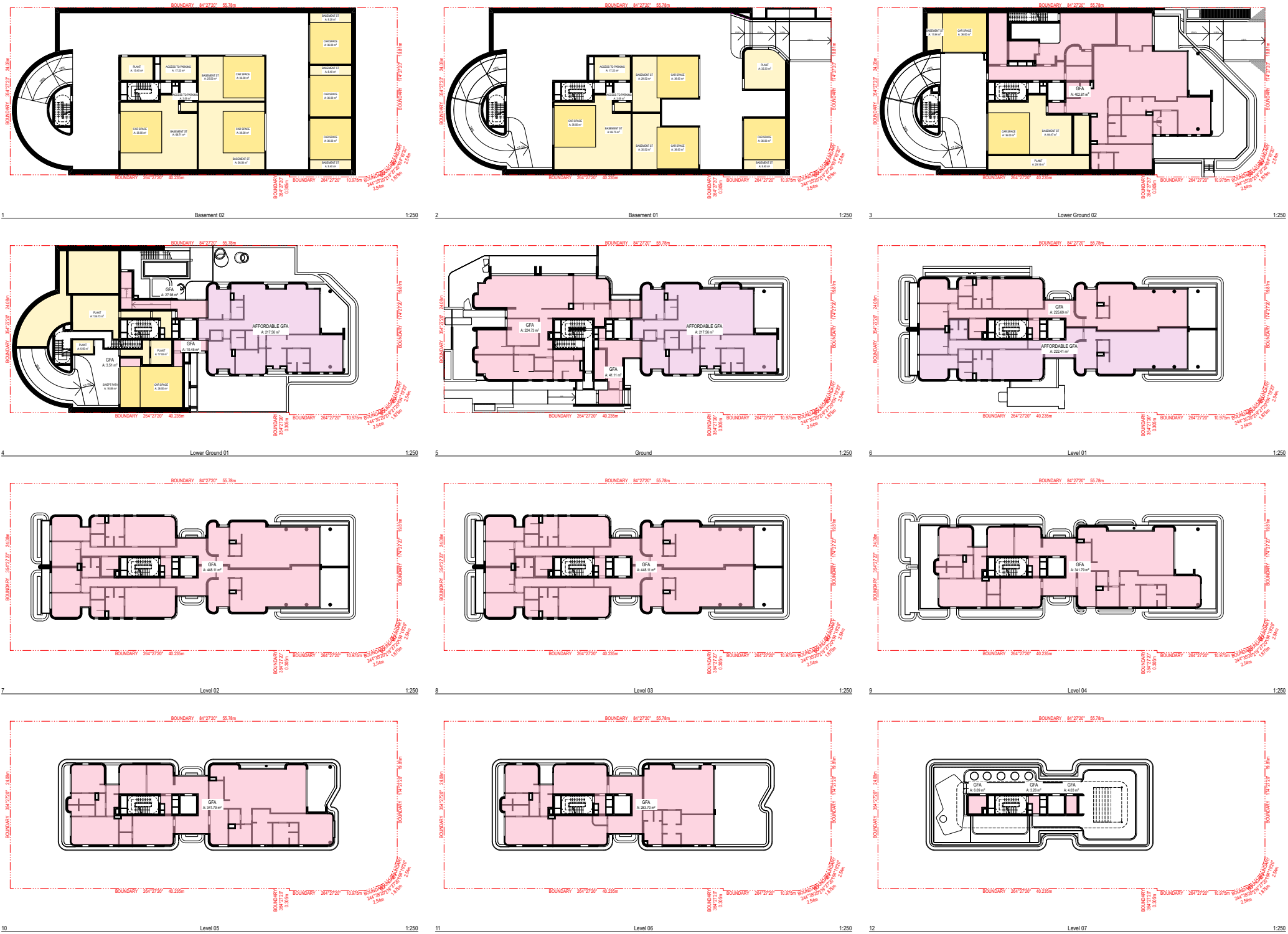
3.0 Principle 3: Density



3.2 GFA / FSR

The site is located within 400m walking distance from Spit Junction Town Centre which allows for a maximum floor space ratio of 2.86:1 by providing at least 15% of the proposed GFA as affordable housing.

The proposal has a total GFA of 3,470.69m², equating to a FSR of 2.58:1. 19% of the total GFA comprises the affordable housing component.



- Proposed GFA
- Affordable GFA
- Car Space
- Plant, Basement Storage, Access to Parking

4.0 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, which reduces reliance on technology and operation costs.

Good sustainable design also includes recycling and reuse of materials and waste, use of sustainable materials, deep soil zones for groundwater recharge and vegetation.

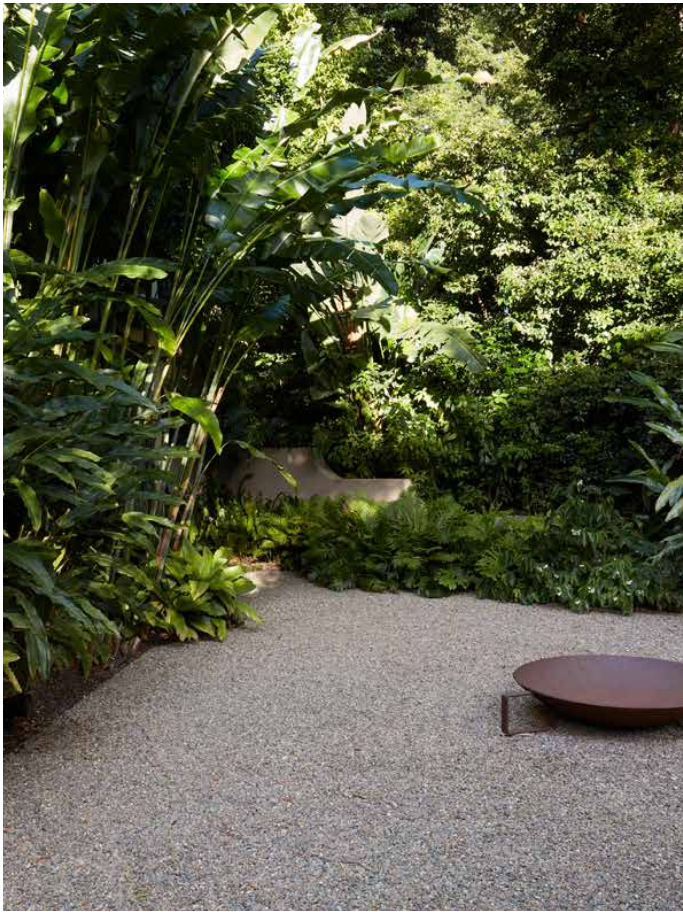
4.1 Passive Design

A variety of sustainability principles, including, but not limited to, water-efficient fixtures, energy-efficient appliances and generation of renewable energy, have been carefully considered and incorporated into the proposal. Further, the minimum ADG, BASIX and NatHERS requirements have been exceeded. The proposal also encourages alternative transportation methods, such as walking, cycling and public transit, due to its proximity with Spit Junction Town Centre.

The landscaping design by Dangar Barin Smith enhances amenity and visual softness throughout the development. A minimum of 50% indigenous or low water use species for landscaping has been proposed. The selection of native flora contributes to urban greening, improves biodiversity, and reduces the urban heat island effect.



Aspect and Orientation
The site enjoys its most prominent outlook to the east towards Middle Head.



Biophilic Design
Sustainable and health-focused approach to foster a connection between people and the natural world.



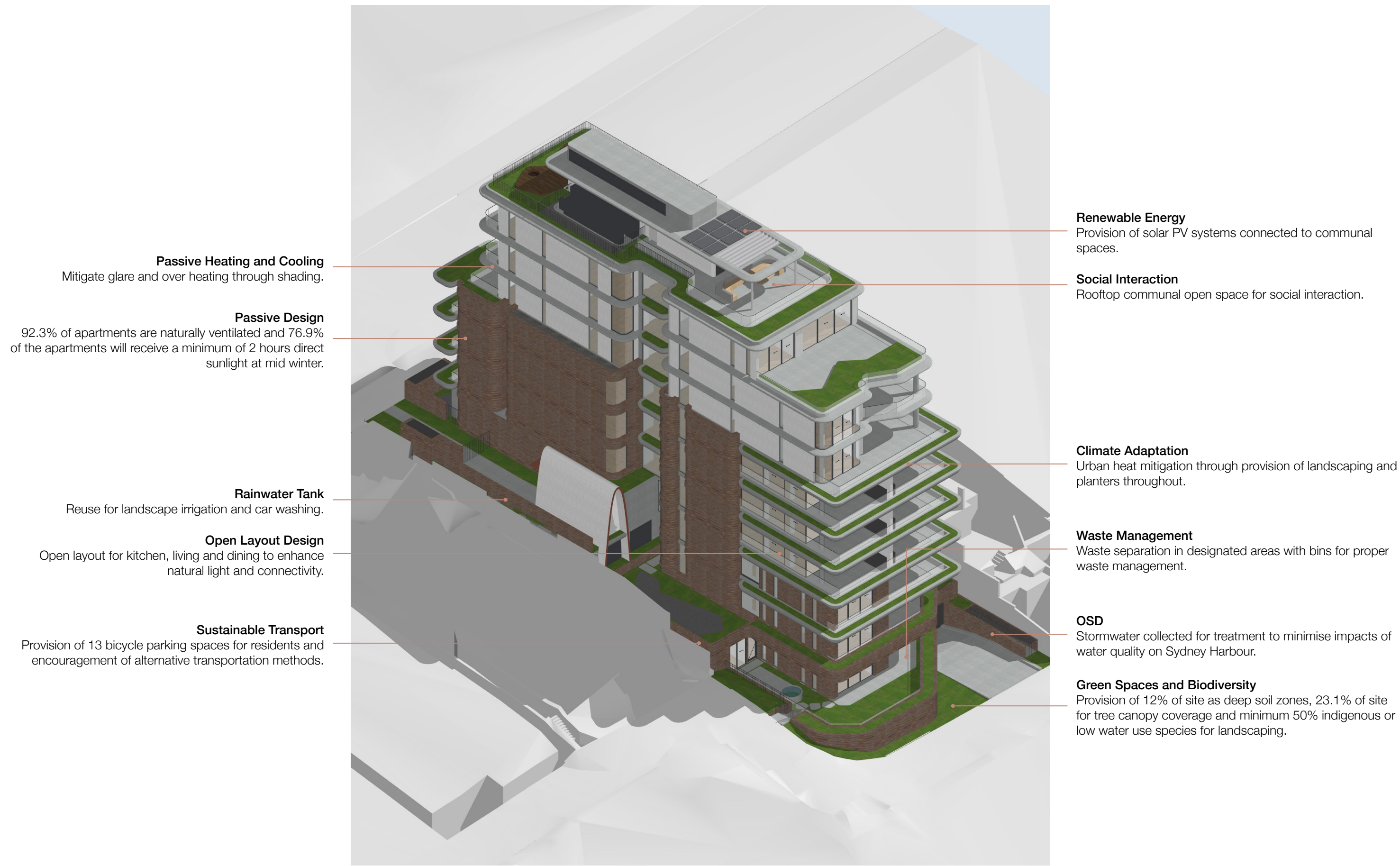
Cross Ventilation
Well-located glazing to maximise cross-ventilation and exceed the minimum requirements of the ADG.



Materiality
Local, sustainable and low TVOC materials proposed.



4.2 Ecologically Sustainable Development (ESD) Summary



5.0 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 development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

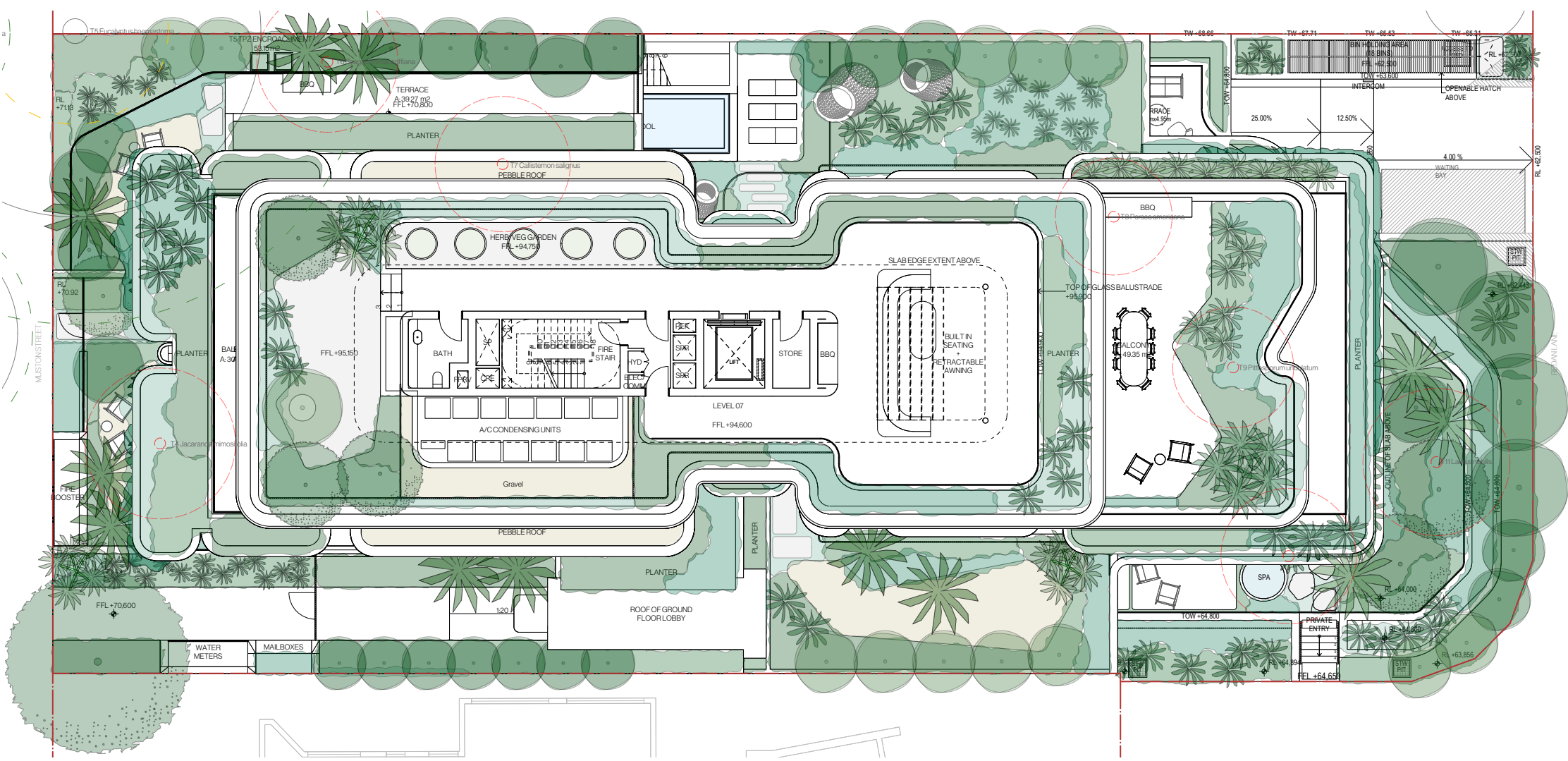
Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks.

Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access and respect for neighbours' amenity.

Good landscape design provides for practical establishment and long term management.

5.1 Design Strategy

The proposal's landscaping, developed by Dangar Barin Smith, integrates the architecture and landscaping as a cohesive and sustainable system through soft landscaping on-grade, planted balconies and terraces; lush and shade tolerant microclimates, spillovers to soften built form and palms for scale are some of the strategies employed. The integrated approach ensures the development sits comfortably within its context while presenting a high-quality and attractive residential environment. The landscape strategy also considers long-term maintenance, ensuring the development remains functional, resilient and well-integrated over time.



Site Plan, Dangar Barin Smith.



5.2 Private Open Space

To create a cohesive architectural and landscape design which reinforces the local character of the streetscape and neighbourhood and responds to the local microclimate, the proposal considers all the varying interfaces and apartment types throughout the development:

- Lower Ground and Ground Landscapes
 - Round spa with lush, green backdrop
 - Framed views of external garden
 - Mixed garden aesthetic surrounding 10mm Nepean River pebble area
 - Feature specimens with lush native groundcovers and sprawlers
 - Oversized paved pads among the planting
- Eastern Planters
 - Lush planting
 - Cascading spillover to soften built form
 - Textural agaves and lush, smooth leaved Philodendron Sp.
- Western Planters
 - Contrasting forms of succulents and light spillover species
 - Textural planting
- Level 4-6 Internal Courtyards and Rooftop Terrace
 - Low maintenance planting
 - Dynamic geometries and activation of landscape space through raised planter



Framed Views of External Gardens
Glass doors frame views of lush and dense shade-tolerant planting.



Screen Planting
Fast growing bamboo to screen side passage boundaries whilst providing a green, open outlook.



Upper Level Outlooks
Textural mix of sprawling climbers and spillovers soften built elements to seamlessly blur with landscape.



Low Maintenance Planting
Feature granite boulders and textural cacti provide sculptural elements and interest to upper levels courtyards.

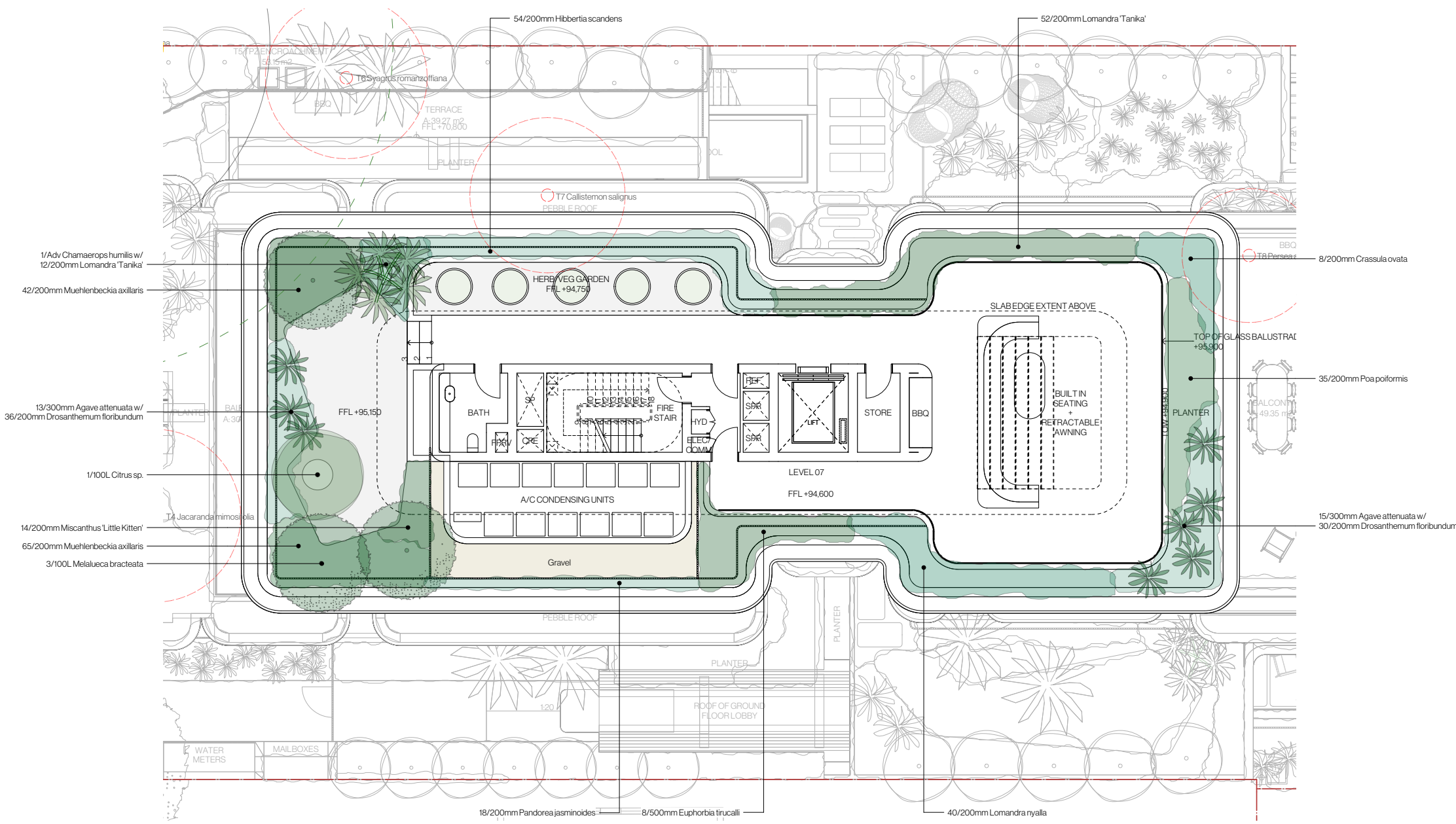


5.3 Communal Open Space

Landscaped spaces are designed to optimise usability, privacy and opportunities for social interaction whilst respecting neighbouring amenity. Communal open spaces are provided at two locations:

- Lower Ground 01 - outdoor lawn/garden spaces, pool and spa
- Level 7 - BBQ, seating, herb/veg garden and a deck.

Providing equitable access to the spaces is crucial to ensure residents of all abilities will be supported with casual interactions and relaxation.



Level 7 Landscape Plan, Dangar Barin Smith.

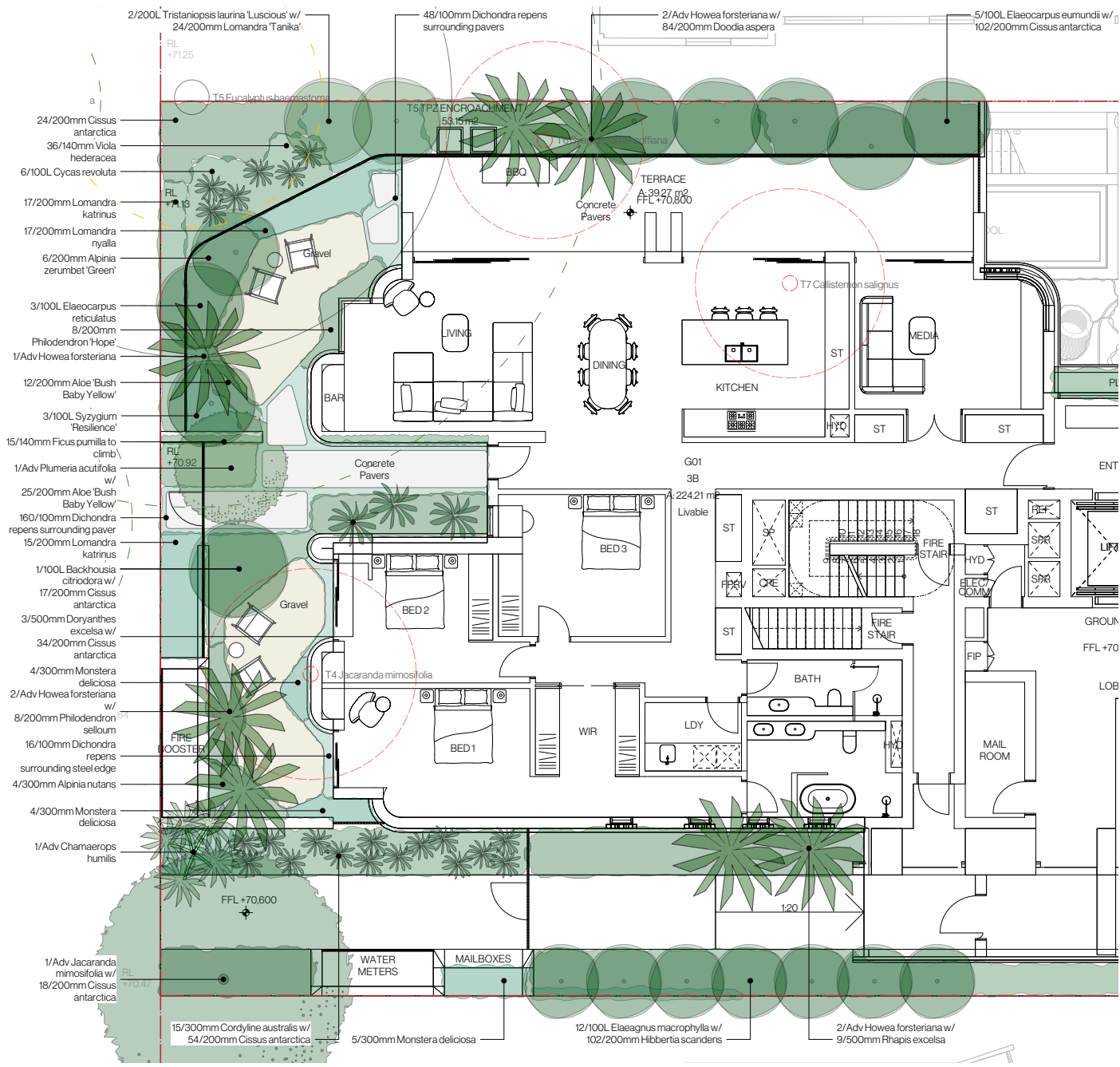
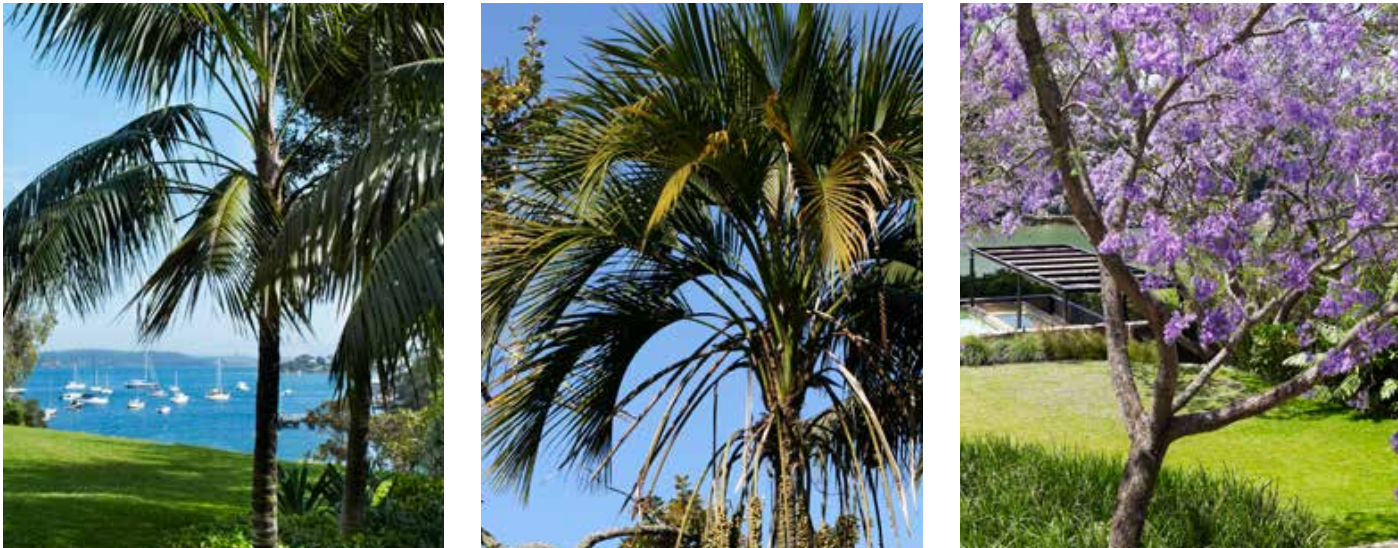
5.0 Principle 5: Landscape



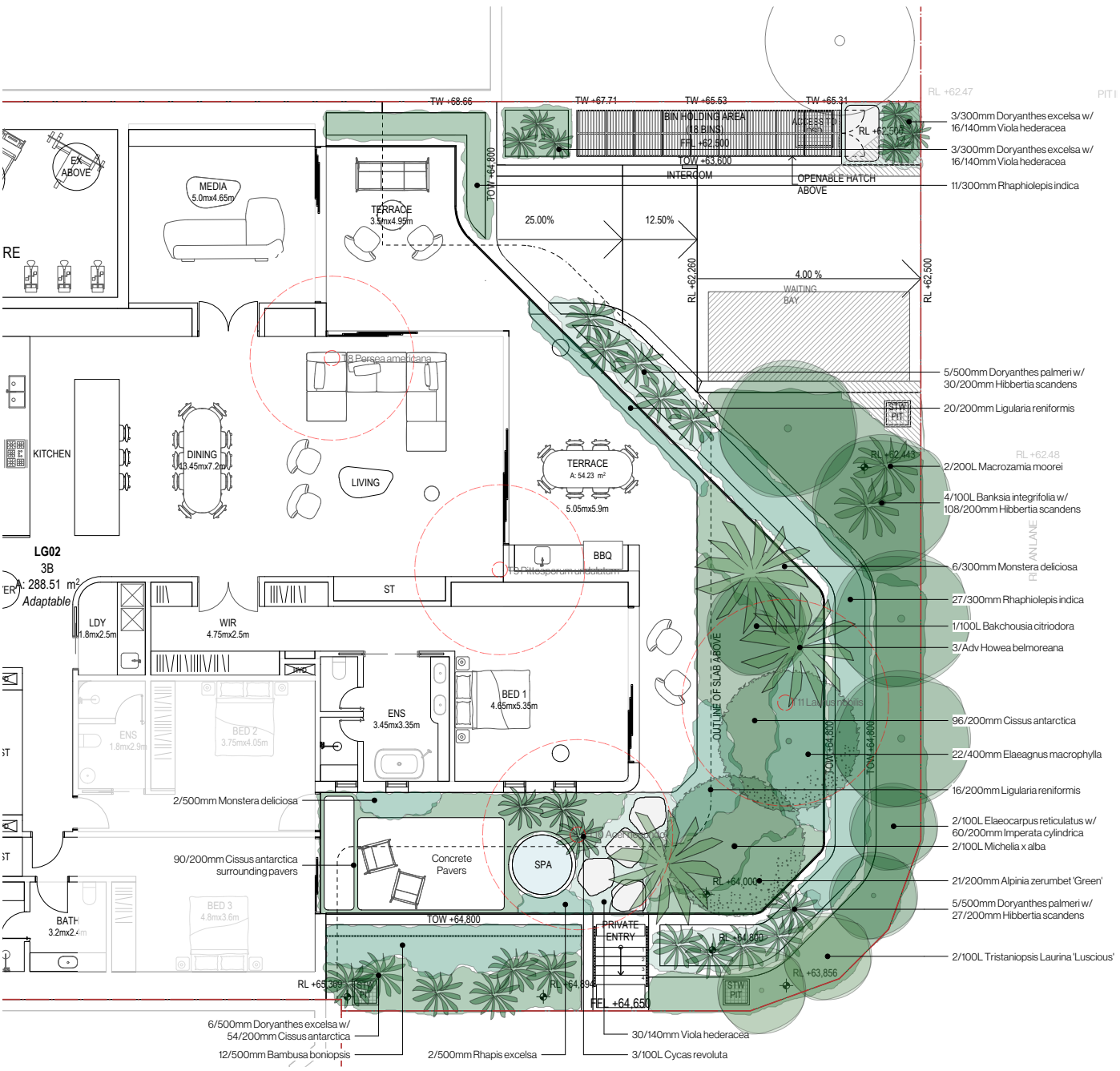
5.4 Deep Soil

Deep soil zones, equating to a total of 12% of the site, are proposed along Muston Street and Redan Lane frontages (eastern and western edges of the site) on Ground and Lower Ground 02 to create visual relief and an improved streetscape. Of the 12%, 10.1% of the proposed deep soil has a minimum dimension of 3m to allow sufficient space for the planting and healthy growth of new trees and assist with urban cooling and infiltration of rainwater to the water table.

The deep soil areas allow for substantial tree planting, achieving 15.7% of the site as tree canopy coverage. An additional 7.4% of tree canopy coverage is proposed from trees over structure to ensure the dominance of landscaped areas is maintained, giving a total of 23.1%. The tree and planting selections are coordinated to reduce the bulk and scale of the development and ensure that it sits comfortably within the leafy suburb that is Mosman. The proposed development has been sited to maintain existing trees where possible which improves both water and soil management.



Ground Landscape Plan, Dangar Barin Smith.



Lower Ground 02 Landscape Plan, Dangar Barin Smith.

6.0 Principle 6: Amenity



Good design positively influences internal and external amenity for residents and neighbours.

Good amenity contributes to positive living environments and resident well-being.

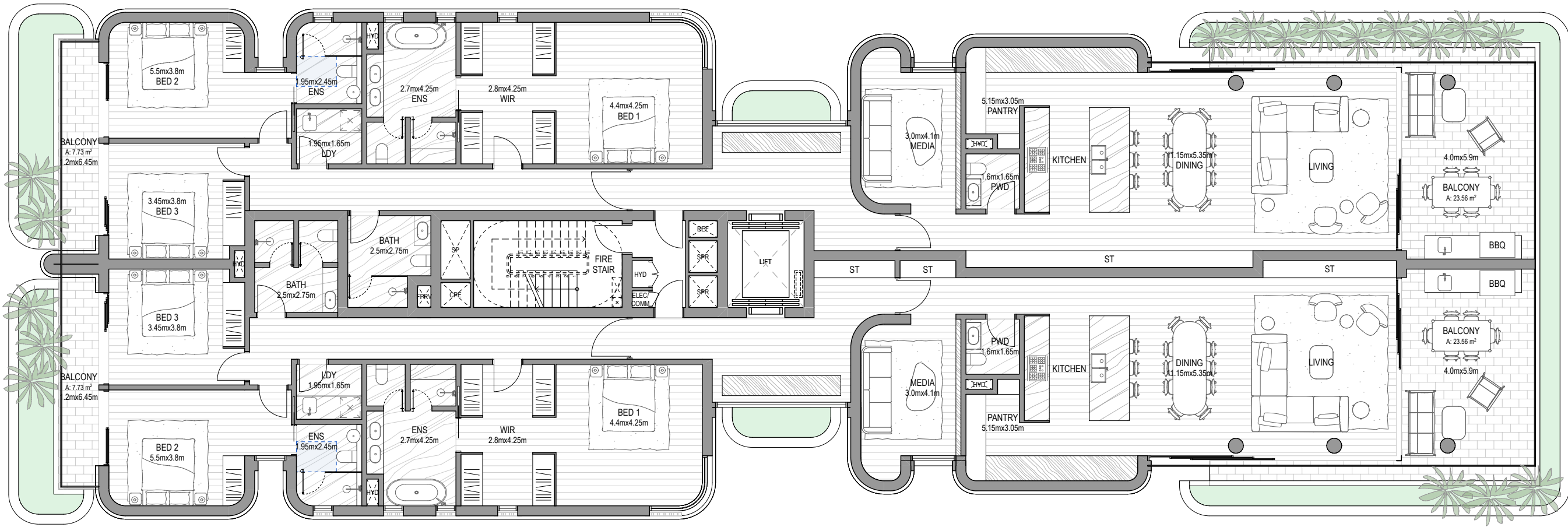
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, ease of access for all age groups and degrees of mobility.

6.1 Apartment Layout

The proposal demonstrates good design by delivering high-quality internal and external amenity that supports resident wellbeing. The apartments are designed to accommodate a variety of households - smaller households, downsizers, families seeking alternatives to detached homes. All apartments, but one, are orientated towards the view of Middle Head and take advantage of the amenity with the primary living area connected to large private open spaces.

Efficient and legible layouts support flexibility, ease of movement and strong connections between indoor and outdoor spaces, whilst visual and acoustic privacy has been carefully considered across all dwellings. The proposal achieves incredible amenity to the prospective residents through larger than required internal dimensions, balcony areas and circulation provisions, and a secondary living area.

All apartments exceed the minimum storage requirement and at least a minimum of 50% of the mandatory storage is provided within the apartment itself, ensuring convenient and functional storage solutions.



Typical Layout

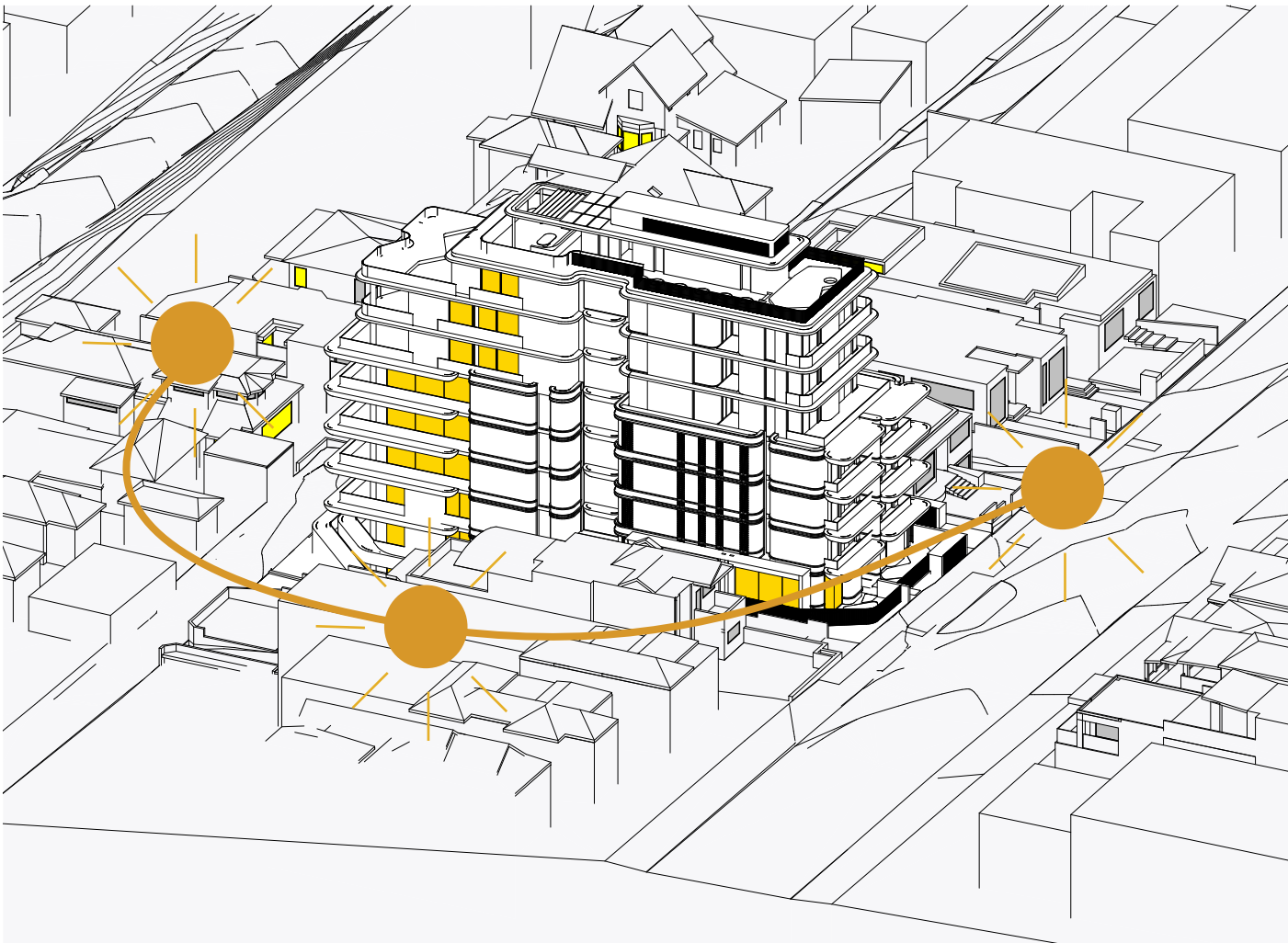


6.2 Solar Access and Cross Ventilation

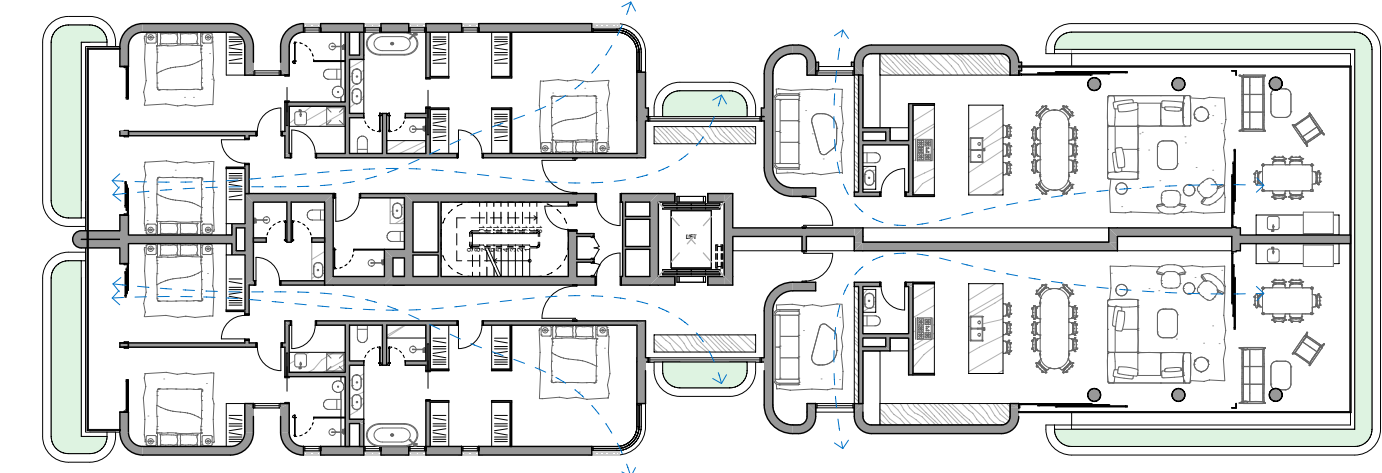
The proposal achieves incredible amenity, surpassing the minimum requirements of the ADG regarding solar access and cross ventilation.

While a minimum of 70% of dwellings require receiving at least 2 hours of direct solar access between 9am and 3pm at mid-winter, the proposal achieves 76.9%.

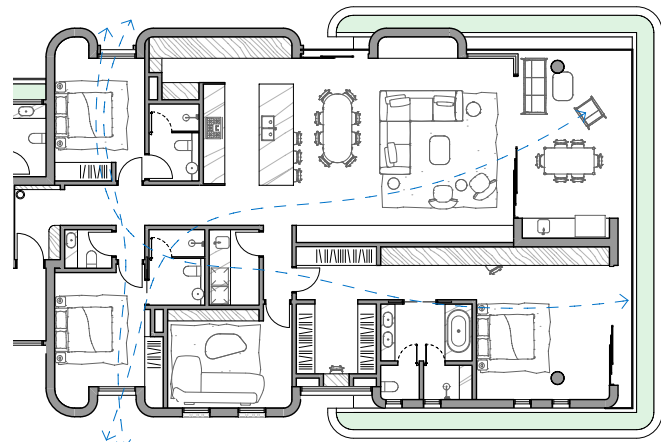
Furthermore, while at least 60% of apartments are required to be naturally cross ventilated, the proposal achieves 92.3%.



Solar Access



Typical Cross Ventilation - Level 1 to 3

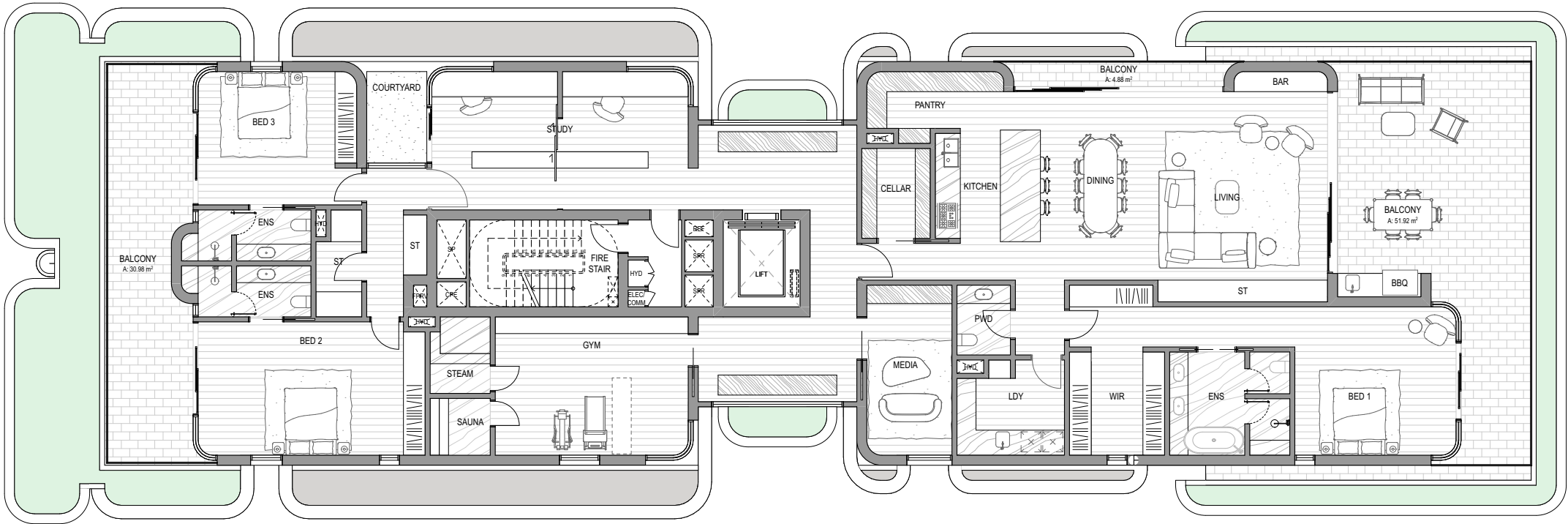


Typical Cross Ventilation - Lower Ground 1 to Ground

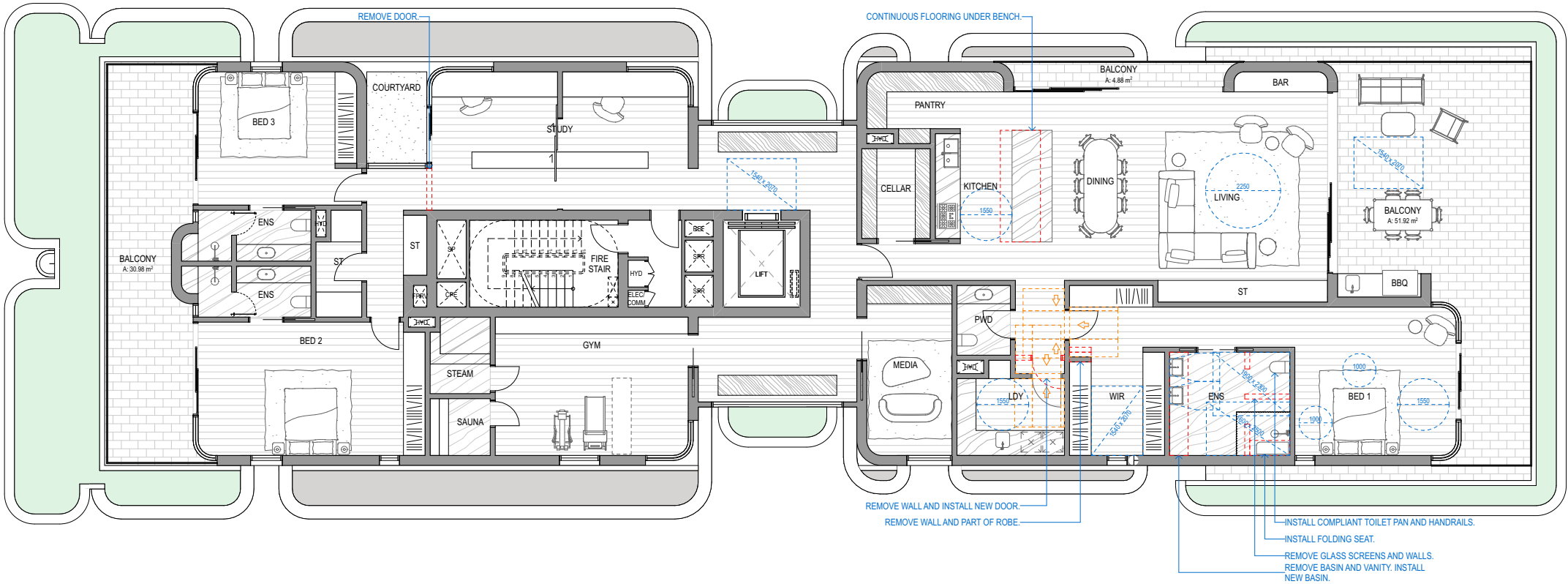


6.3 Universal Design

The proposal surpasses the ADG requirement of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features. The proposal has designed 100% of the apartments to meet the silver level with 20% of the total apartments having adaptable designs. This ensures the proposal is usable for people of all ages and levels of mobility.



Pre-Adaptation



Post-Adaptation

7.0 Principle 7: Safety



Good design optimises safety and security within the development and the public domain.

Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

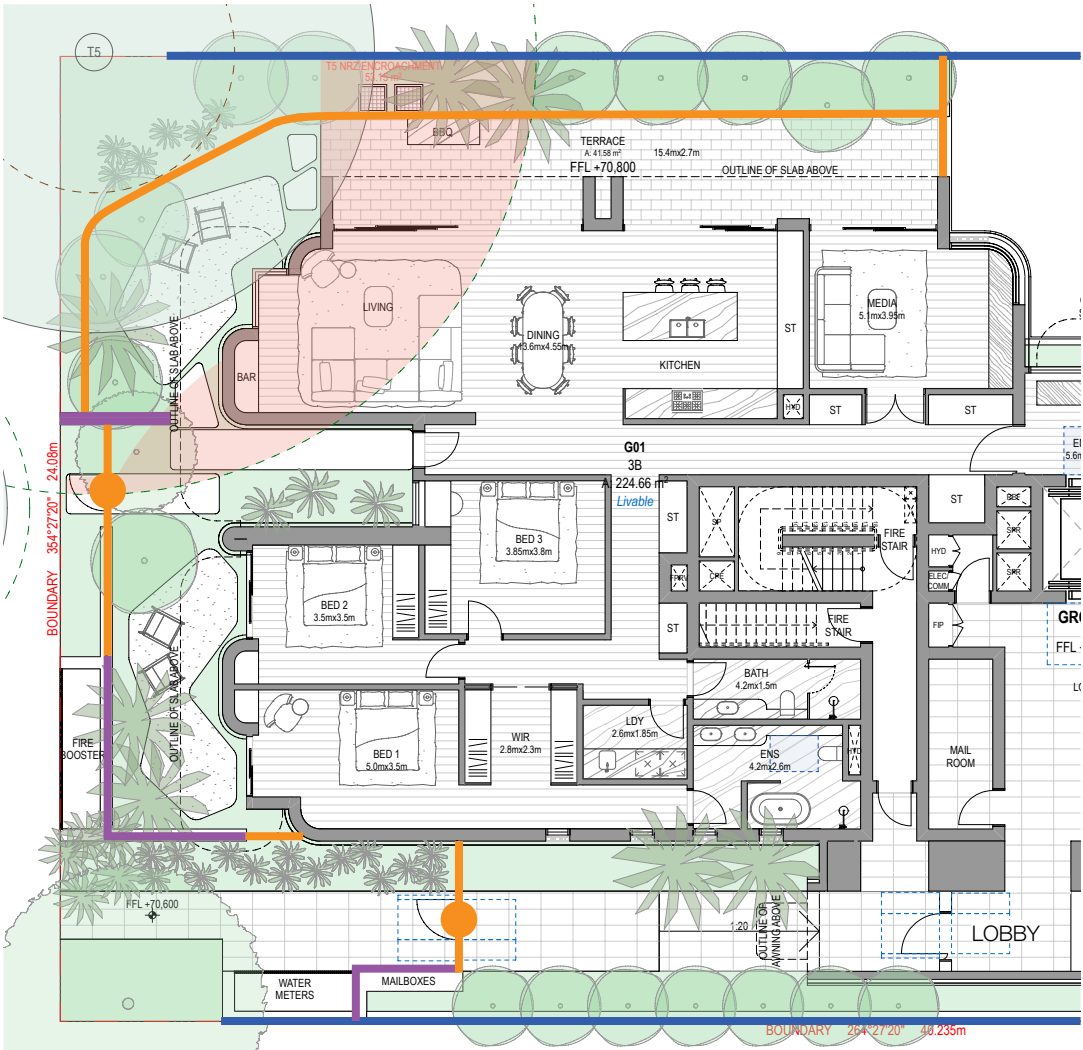
Opportunities to maximise passive surveillance of public and communal areas promote safety.

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.

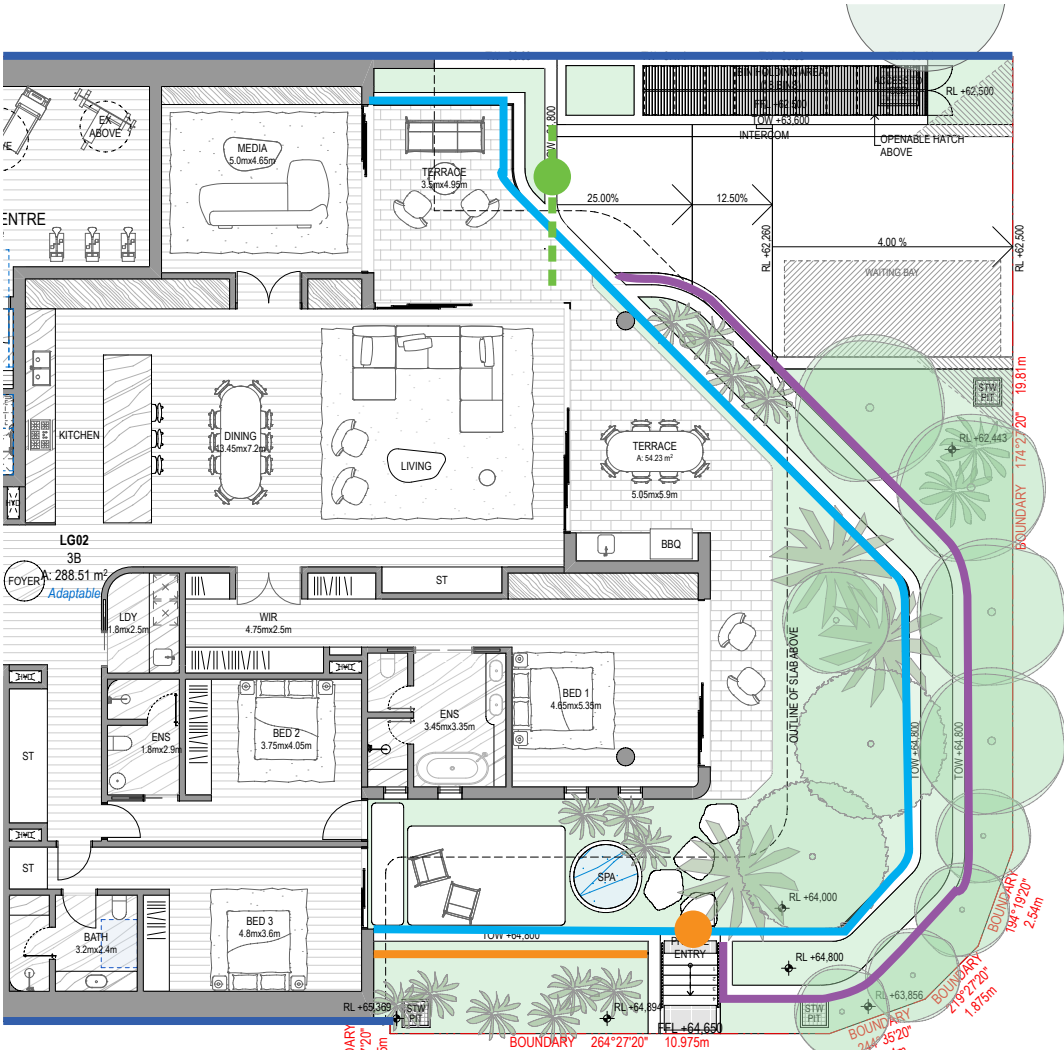
7.1 Ground and Lower Ground Floor Security

The proposal achieves good design outcomes for safety and security through passive surveillance, clear spatial definition and well-considered access arrangements.

- Balconies and windows address Muston Street and Redan Lane, providing passive surveillance of public and communal areas while maintaining privacy.
- Communal open spaces are visible, accessed from main entry lobbies and located to enable surveillance from apartments and the street.
- Private open spaces, balconies and circulation areas are designed to be safe, well-lit and compliant with NCC requirements.
- Vehicular access to the basement is from Redan Lane via an existing driveway crossing, avoiding pedestrian and vehicle conflict on Muston Street.
- Ground floor apartments are clearly defined through landscaping and balustrades, balancing safety, amenity and privacy.



Ground Plan.



Lower Ground 02 Plan.

- Boundary Fence
- Palisade Fence
- Solid Fence
- Glass Balustrade
- Car Access Gate
- Pedestrian Access Gate

8.0 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 residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible feature, including different types of communal spaces for a broad range of people and opportunities for social interaction among residents.

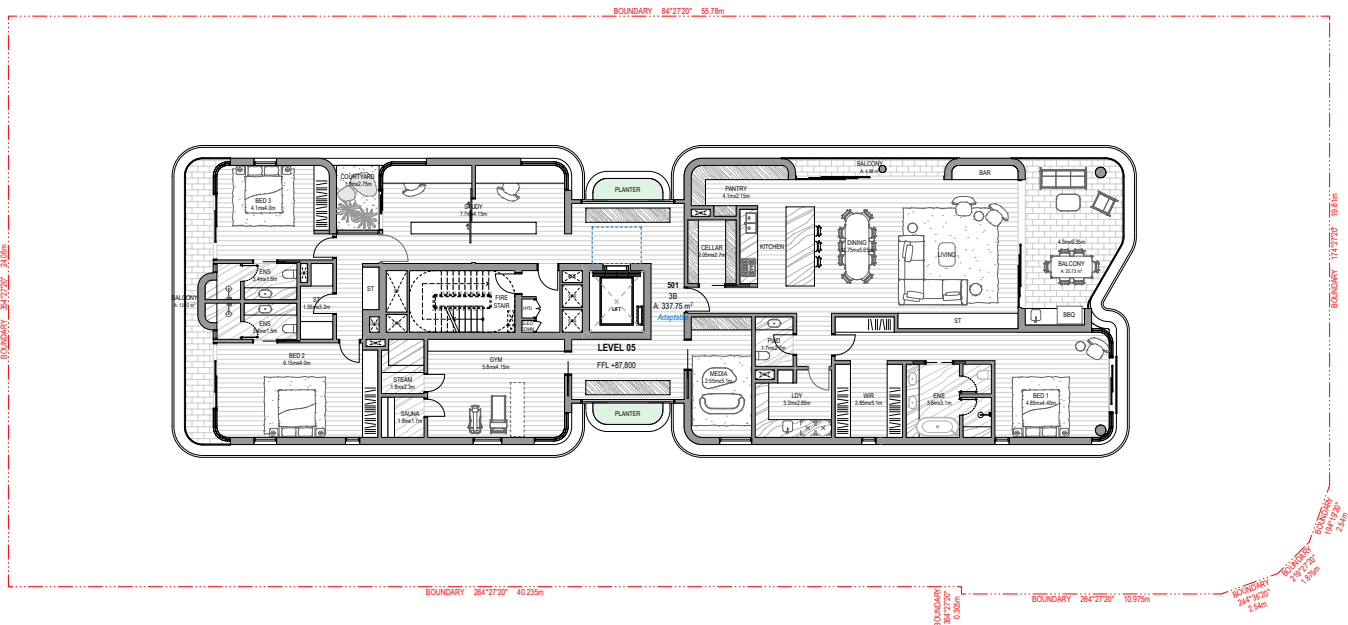
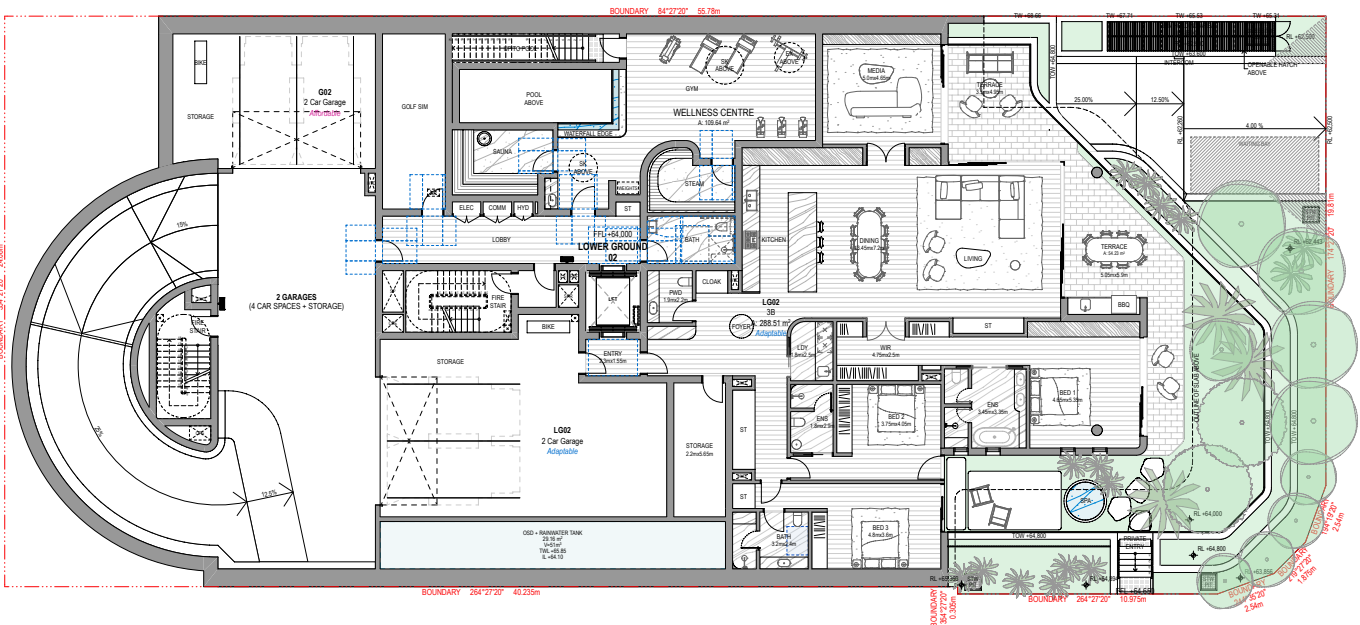
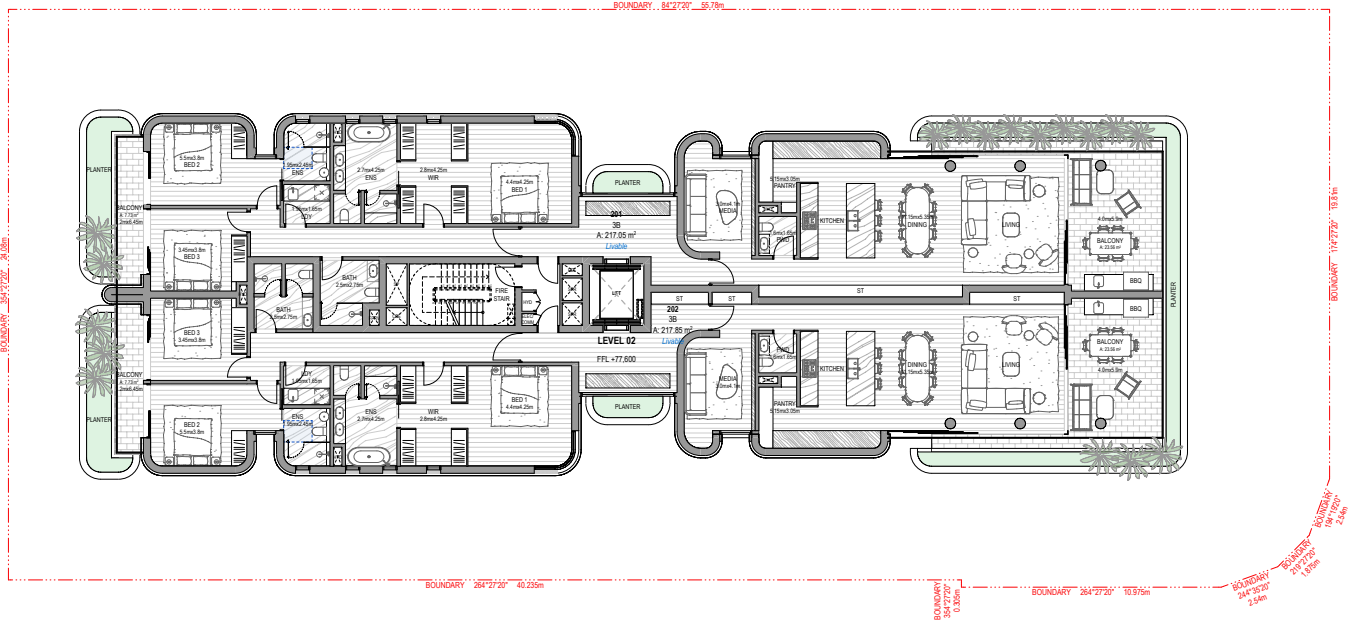
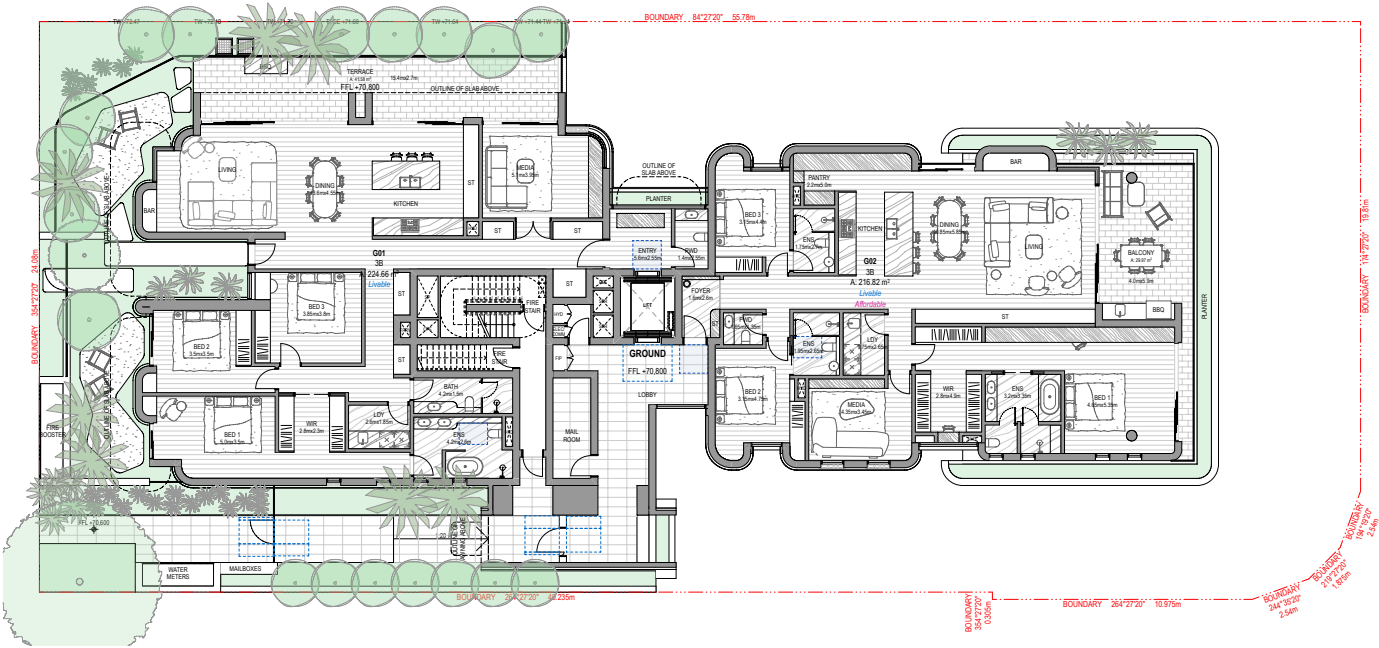
8.1 Apartment Mix

The proposal provides housing that responds to the demographic profile and social context of Mosman. The apartment mix comprises 13 x 3-bedroom apartments, a typology that is appropriate for the locality given the average household size is 2.3 persons and there is an average of 2.8 bedrooms per dwelling in Mosman. This configuration supports families, downsizers and multi-generational households.

The development further supports social diversity through the inclusion of 3 apartments being dedicated for affordable housing, enabling access to well-designed dwellings for a broader range of households.

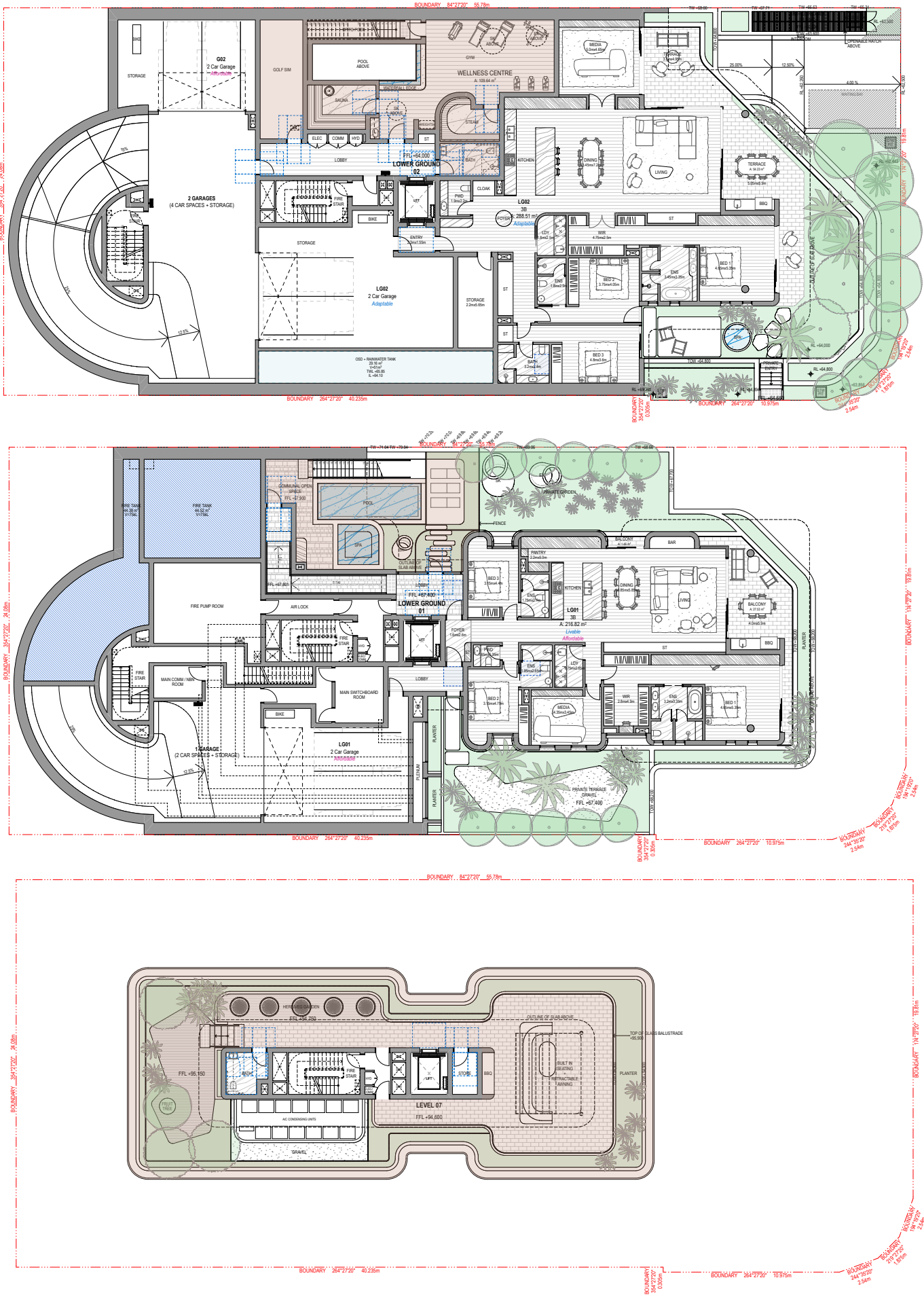
The proposal has designed 100% of the apartments to meet Livable Housing Guideline’s silver level universal design features with 20% of the total apartments having adaptable designs.

	Number of Apartments	Percentage
Unit Mix	13 x 3 Bed Units	100%
Affordable Units	3 x 3 Bed Units	23%
Silver Level Livable Units	13 x 3 Bed Units	100%
Adaptable Units	3 x 3 bed Units	23%



8.2 Communal Spaces

Numerous communal spaces have been distributed across the building to maximise usability and choice. In addition to the communal open spaces on Lower Ground 1 (outdoor lawn and garden space, pool and spa) and Level 7 (BBQ, seating, herb/veg garden and deck), shared indoor facilities are proposed on Lower Ground 2. A golf simulator room, gym and wellness centre have been proposed to support residents' health, wellbeing and social engagement. Collectively, these spaces are equally accessible by all units and provide a diverse mix of communal environments that cater to different age groups, lifestyles and preferences, thus reinforcing a socially responsive and well-designed residential development.



9.0 Principle 9: Aesthetics



Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

Good design uses a variety of materials, colours and textures.

The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetition of the streetscape.

9.1 Facade Concept

The façade and built form along Muston Street and Redan Lane demonstrate a balanced and well-proportioned composition that clearly expresses the building’s internal layout and structure. The massing is carefully articulated to achieve a coherent and legible form, with a considered interplay of horizontal and vertical elements that contribute to a refined and human-scaled streetscape presence.

A varied palette of materials, colours and textures enriches the visual appearance of the development. Autumn-coloured face brick is used as the primary material, echoing the local streetscape character and expressed with detailing that recalls the Art Deco apartment buildings characteristic of Mosman. Light-toned façade tiles and exposed concrete elements complement the brick, providing contrast and refinement.

Hit-and-miss brick detailing is incorporated on the northern and southern façades, allowing for privacy and screening while maintaining visual depth and permeability. Expressed concrete balcony planters are a key architectural feature of the design, with curved forms that introduce softness and a sculptural quality to the façade. These planters accommodate lush vegetation, contributing to the greening of Muston Street and Redan Lane and softening the overall built form.

Overall, the development responds positively to the established local context, drawing on the scale, repetition and material qualities of the surrounding streets while presenting a contemporary and well-resolved architectural expression.



36-38 Redan St, Mosman - Local Heritage Item



Local Character

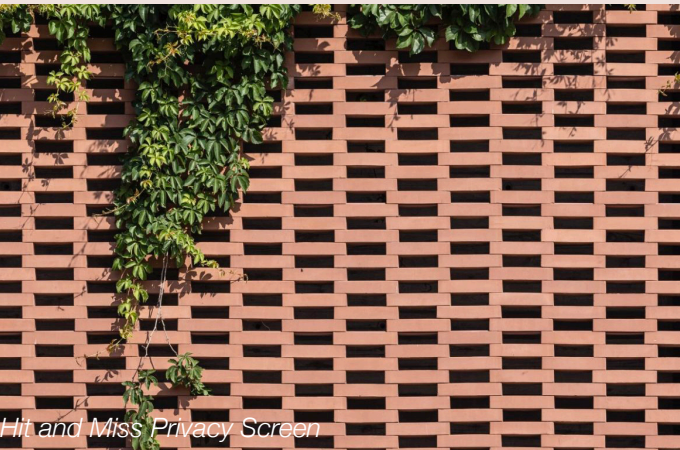


Brick Corbelling



Detail

Privacy



Hit and Miss Privacy Screen



Local Vegetation - Sirius Cove Reserve



Landscaping



9.2 Proposed Materials



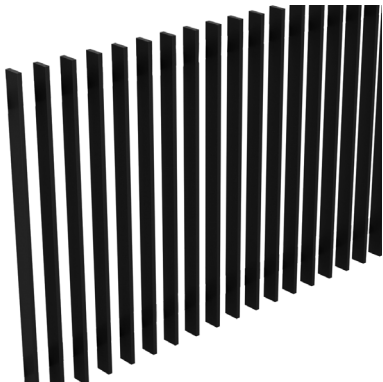
Concrete



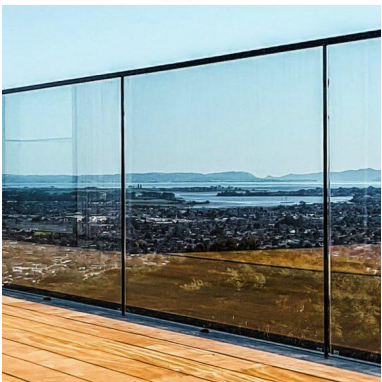
Face Brick (Autumn)



Tiles - Light Coloured



Palisade Fence



Glass Balustrade



Dark Coloured Powdercoat



Accent Coloured Powdercoat





Better Fit

contextual, local and of its place

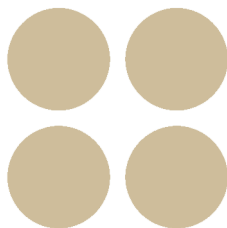
The development demonstrates a strong contextual fit through a built form and landscape strategy that respond to the scale, character and established residential pattern of Muston Street and Redan Lane. Architectural articulation, material variation and integrated planting contribute positively to the streetscape while respecting neighbouring amenity. The proposal reinforces the existing urban grain and presents a coherent and considered addition to the neighbourhood.



Better Performance

sustainable, adaptable and durable

Good design outcomes are achieved through generous apartment dimensions, efficient layouts and integrated landscape elements that enhance environmental performance. The design supports solar access, natural ventilation and improved microclimatic conditions, contributing to resident comfort and reduced reliance on mechanical systems. Landscape and building elements operate together to support long-term sustainability and amenity.



Better for Community

inclusive, connected and diverse

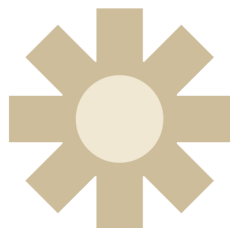
The proposal contributes to housing diversity within Mosman through the provision of family-sized apartments and affordable housing. Communal open spaces and shared facilities support opportunities for casual interaction and community building, while maintaining privacy and comfort for residents. The development responds to the existing and future social context by providing inclusive and adaptable living environments.



Better for People

safe, comfortable and liveable

All apartments are designed to achieve a minimum Livable Housing Guidelines Silver level, supporting accessibility, adaptability and ease of movement for residents of all ages and abilities. Generous internal spaces, clear circulation and strong building connectivity promote comfort, independence and safety. Visual and acoustic privacy are carefully addressed to support wellbeing and quality of life.



Better Working

functional, efficient and fit for purpose

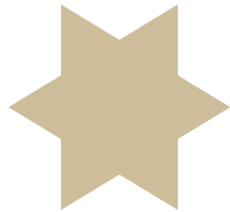
The building layout prioritises clarity, efficiency and functionality, with well-resolved circulation, service areas and access arrangements. Communal and private spaces are logically organised to support day-to-day use, safety and ease of management. These measures ensure the building functions effectively for residents and ongoing operations.



Better Value

creating and adding value

The proposal delivers long-term value through durable materials, efficient layouts and a landscape strategy that supports longevity and ease of maintenance. Generous apartment sizes, high amenity and universal design features enhance adaptability over time, reducing the need for future modification. This approach supports sustainable asset performance and enduring residential quality.



Better Look and Feel
engaging, inviting and attractive

A carefully balanced composition of materials, textures and landscape elements creates a refined and cohesive architectural expression. Articulated façades, planted balconies and integrated communal spaces contribute to a visually engaging and human-scaled environment. Together, these elements deliver a development with a positive identity, strong residential character and high-quality living experience.



11.1 Apartment Design Guide Compliance

APARTMENT DESIGN GUIDE COMPLIANCE
COMPLIANCE AGAINST THE GUIDELINES IN THE ADG AS
REFERRED TO IN CHAPTER 4 OF SEPP (HOUSING) 2021



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PART 2 OF THE ADG

	Description	Compliance	Comment
Part	Developing the controls		
2A	Primary controls Primary development controls include building height, floor space ratio, building depth, building separation and setbacks. Primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.	✓	The proposal has carefully considered and coordinated the primary development controls to achieve a built form that is generally compliant with all primary controls as noted below. Refer to Part 2C and 2D. All negative impacts to the surrounding context have also been minimised.
2B	Building envelopes Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces. A building envelope should be 25-30% greater than the achievable floor area.	✓	
2C	Building height Building height controls ensure development responds to the desired future scale and character of the street and local area.	Justified	The maximum permissible building height under Chapter 6 of the Housing SEPP is 22 metres. A 30% increase under Chapter 2 of the Housing SEPP gives a maximum building height of 28.6 metres. The proposal has a maximum building height of 31.68 metres to the top of the services and lift overrun. The height non-compliance is limited to the part of the slab edge, rooftop, and services and lift overrun on Level 7. Considering the topography of the site, communal open space on Ground or Lower Ground levels would not receive sunlight during mid-winter as required by Part 3D, thus a communal open space on the rooftop has been proposed.
2D	Floor space ratio Ensure that development aligns with the optimum capacity of the site and the desired density of the local area. Provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.	✓	The maximum permissible FSR under Chapter 6 of the Housing SEPP is 2.2:1. A 30% increase under Chapter 2 of the Housing SEPP gives a maximum FSR of 2.86:1. The proposed FSR of 2.58:1 is compliant.
2E	Building depth		



	Ensure that the bulk of the development relates to the scale of the desired future context. Ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.		✓	The proposal incorporates a range of appropriate maximum apartment depths ranging between 11.5m to 24.1m, whilst meeting natural ventilation and sunlight requirements.
2F	Building separation			
	Minimum separation distances for buildings are:			Justified
	Building height	Habitable rooms and balconies	Non-habitable rooms	
	Up to 12m (4 storeys)	12m	6m	The proposal has considered the future development of adjoining sites and incorporates appropriate separation distances within the site.
	Up to 25m (5-8 storeys)	18m	9m	Up to a height of 12m (4 storeys) from Muston St, the habitable rooms are setback 4.5m from the side boundary to the built form. An additional 0.15m setback is provided to the glazing with brick screens for privacy whilst unscreened windows are setback 6m from the boundary. The upper storeys (Level 4-6) are setback 6m from the side boundaries.
	Over 25m (9+ storeys)	24m	12m	Up to a height of 9m (3 storeys) from Redan Lane, the habitable rooms are setback between 5.25-5.55m from the side boundary to the built form. An additional 0.15m setback is provided to the glazing with brick screens for privacy. For windows without brick screens, smaller openings are provided. Other storeys above are setback 6.15m from the side boundary to the glazing.
				Whilst the building separation distances are less than those in the guidance, they are nevertheless appropriate in the circumstances of this case for the following design-related reasons:
				• It would be difficult for a development to fully comply whilst maintaining amenity for the apartments. • Windows to the north and south have been minimised with privacy mitigation measures incorporated. • Balconies do not extend into the side setbacks (ie. setback 6m from the boundary) to limit overlooking. • Apartments have been oriented towards the view, which is to the east, thus limiting privacy concerns. • Access to sunlight, ventilation and outlook are still maintained for existing neighbouring properties

			and for potential future development of neighbouring sites.
2G	Street setbacks Street setbacks establish the alignment of buildings along the street frontage, spatially defining the width of the street.	Justified	The setback along Muston St is 4.5m to the balcony with a planter within an articulation zone and 5.85m to the glazing for Ground to Level 3. Level 4 is setback 6m to the balcony and 8.65m to the glazing, while Level 5-6 is setback 7.45m to the balcony and 8.65m to the glazing. The setback along Redan Lane is 7.05m to the balcony with a 1.05m width planter and ranging between 7.7m-13m to the glazing for Lower Ground 2 – Level 4. Level 5 and 6 are both setback 8.7m-9m to the balcony and ranging between 9.15m-16.8m to the glazing. These setbacks are considered appropriate in the circumstances of this case for the following design-related reasons: • The lower levels setback to Muston St comply with the required building separation distances, while upper floors are setback further as required by 2F. • The lower levels setback to Redan Lane allow a minimum of 2 hours direct sunlight to 70% of apartments in the future development potential of adjoining sites. • Access to sunlight, ventilation and outlook are still maintained for existing neighbouring properties and for potential future development of neighbouring sites.
2H	Side and rear setbacks Side and rear setbacks govern the distance of a building from the side and rear site boundaries and are related to the height of the building. Aims to provide access to light, air and outlook for neighbouring properties and future development.	Justified	As mentioned above in 2F and 2G.



PART 3 OF THE ADG

Part	Description	Compliance	Comment
Siting the development			
3A	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.	✓	The proposal is based on an analysis of the following opportunities and constraints: • The site’s aspect, climate and topography. • The provision of privacy and amenity for apartment occupants and adjacent properties. • Outlook towards Middle Head, Balmoral Beach, North Head. • The proximity to the town centre and outdoor recreational areas.
3B	Orientation		
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	✓	The streetscape of Mosman and Muston St will be changing in response to the LMR and In-fill Affordable Housing provisions in the Housing SEPP. The proposal responds to the intended future streetscape through the building orientation and setbacks to optimise solar access to apartments and minimise overshadowing of existing neighbours and future potential developments.
3B-2	Overshadowing of neighbouring properties is minimised during mid winter.	✓	The overshadowing of neighbouring properties is commensurate with that expected Low and Mid Rise Housing Policy with solar access to living areas and private terraces provided. Refer to Shadow Diagrams and Solar Access diagrams.
3C	Public domain interface		
3C-1	Transition between private and public domain is achieved without compromising safety and security.	✓	The proposal achieves passive surveillance through the incorporation of balconies and windows facing the streets without compromising visual privacy for all dwellings.
3C-2	Amenity of the public domain is retained and enhanced.	✓	The proposal retains and enhances the amenity of the public domain through the landscape planting palette, architectural built form, and considered placement of pedestrian and vehicular access points.

3D	Communal and public open space		
3D-1	Communal open space has a minimum area equal to 25% of the site.	✓	The proposed apartments will have excellent amenity, most with panoramic views from private open spaces. Residents will not need to rely on communal open space for their amenity. Nevertheless, the proposal provides communal open space equal to 25.4% of the site, in addition to the oversized balconies for each apartment. The distribution of communal open space is as follows: • Lower Ground 01 – outdoor lawn/garden spaces, pool and spa to the north. • Level 7 – rooftop BBQ, deck and herb/veg garden.
	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).	✓	A minimum of 50% direct sunlight to the principal usable part (Level 7) receives a minimum of 2 hours between 9am and 3pm mid-winter.
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	✓	The proposal provides a variety of communal open spaces for the residents of the building – pool, spa, BBQ, herb/veg garden and lawn/garden spaces for casual interactions and relaxing. The proposal also provides other communal spaces such as golf simulator room, gym and a wellness centre.
3D-3	Communal open space is designed to maximise safety.	✓	Safety has been designed into the communal open spaces in the following ways: • All communal open spaces are visible and accessed from the main entry lobbies. • The communal spaces are located to ensure surveillance from apartments to optimise safety. • The communal open space on Lower Ground 01 is visible from the street to ensure continued surveillance.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	N/A	No public open space is proposed.
3E	Deep soil zones		
3E-1	Deep soil zones are to meet the following minimum requirements:	✓	The site area is 1342m², thus requiring 7% of deep soil zone, 10% if possible,



	Site area	Minimum dimensions	Deep soil zone (% of site)		
	<650m ²	-		with greater than 3x3m dimensions, equal to 134.2m ² .	
	650m ² – 1500m ²	3m		The proposal achieves 135.73m ² of deep soil area greater than 3x3m dimensions, equating to 10.1% of the site. An additional 25.21m ² of adjoining deep soil area, less than 3x3m dimensions, is provided.	
	>1500m ²	6m	7%		
	>1500m ² with significant existing tree cover	6m		The proposal therefore achieves 160.94m ² of deep soil area, equating to 12.0%.	
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:				
	10% of the site as deep soil on sites with an area of 650m² – 1,500m² 15% of the site as deep soil on sites with an area greater than 1,500m²				
3F	Visual privacy				
3F-1	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:		Justified	The proposal has considered both the existing context and the future development potential of neighbouring sites and incorporates appropriate separation distances within the site.	
	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to a height of 12m (4 storeys) from Muston St, the habitable rooms are setback 4.5m from the side boundary to the built form. An additional 0.15m setback is provided to the glazing with brick screens for privacy whilst unscreened windows are setback 6m from the boundary. The upper storeys (Level 4-6) are setback 6m from the side boundaries.	
	Up to 12m (4 storeys)	6m	3m		
	Up to 25m (5-8 storeys)	9m	4.5m		
	Over 25m (9+ storeys)	12m	6m	Up to a height of 9m (3 storeys) from Redan Lane, the habitable rooms are setback between 5.25-5.55m from the side boundary to the built form. An additional 0.15m setback is provided to the glazing with brick screens for privacy. For windows without brick screens, smaller openings are provided. Other storeys above are setback 6.15m from the side boundary to the glazing.	
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.		✓	The proposal incorporates suitable design solutions to achieve visual privacy without compromising amenity, including: Brick screens to habitable rooms which do not meet the separation requirements.	

3G	Pedestrian access and entries			
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	✓	The building connects to Muston St and addresses the public domain.	
3G-2	Access, entries and pathways are accessible and easy to identify.	✓	The building entries are clearly visible and accessible.	
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.	N/A		
3H	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.	✓	The proposed vehicle access is from Redan Lane at the northeastern corner of the site where there is an existing driveway crossing. Accordingly, there will be no potential for conflict between vehicles and pedestrians in Muston Street and no impacts associated with a vehicular access on the Muston Street streetscape. The existing driveway crossing at Muston St will become redundant.	
3J	Bicycle and car parking			
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	✓	The site is not in a regional area or within 800m of a railway station or light rail stop. According to Chapter 2 of the Housing SEPP, the following rates apply: - Parking spaces for dwellings used for affordable housing: - At least 3 bedrooms – at least 1 parking space - Parking spaces for dwellings not used for affordable housing: - At least 3 bedrooms – at least 1.5 parking spaces. Thus, the required parking spaces is at least 18. According to Mosman Council Residential DCP 2012 (MDCP), the following rates apply: 3+ bedroom apartments – 2 spaces per dwelling - Residential visitor – 1 space per 4 dwellings	



Thus, the required parking spaces equates to 29.		
The proposal provides 2 full levels and 2 half levels of basement parking for a total of 29 vehicles:		
26 x residential spaces (13 x 2 car garages) 3 x visitor spaces		
Refer to Traffic Impact Assessment prepared by Traffix.		
3J-2	Parking and facilities are provided for other modes of transport.	✓
		The proposal provides 13 x bicycle spaces, superior to the requirement of the MDCP.
3J-3	Car park design and access is safe and secure.	✓
		The proposed basement and the vehicular access thereto will be safe and secure because of the following design elements:
		- The carpark is accessed via an automatic roller door. - Residents with allocated car spaces are provided with fob keys, and an intercom is provided for visitors. - LED lighting for the basements.
3J-4	Visual and environmental impacts of underground car parking is minimised.	✓
		The proposal ensures minimal visual and environmental impacts for the underground car parking.
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	N/A
		No on-grade car parking is proposed.
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.	N/A
		No above ground enclosed car parking is proposed.

PART 4 OF THE ADG

		Description	Compliance	Comment
Part	Designing the building			
4A	Solar and daylight access			
4A-1	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area.		✓	76.9% (10 of the 13 apartments) will receive a minimum of 2 hours direct sunlight. Refer to Solar Access Diagrams.
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	✓	0% (0 of the 13 apartments) will receive no direct sunlight.
4A-2	Daylight access is maximised where sunlight is limited.		✓	Window placement has been optimised to ensure daylight access.
4A-3	Design incorporates shading and glare control, particularly for warmer months.		✓	The proposal incorporates design features for shading and glare control, including: - Awnings and slab overhangs for shading. - Non-reflective and medium colour materiality for glare control.
4B	Natural ventilation			
4B-1	All habitable rooms are naturally ventilated.		✓	All habitable rooms are naturally ventilated.
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		✓	The building is designed with appropriate apartment depths to maximise ventilation and airflow.
4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.		✓	92.3% (12 of the 13 apartments) will be naturally cross-ventilated.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		✓	The maximum depth for cross-through apartments is 17.5m.
4C	Ceiling heights			
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms – 2.7m Non-habitable rooms – 2.4m Mixed use areas – 3.3m for ground and first floor		✓	The proposed floor-to-ceiling height is 2.9m.
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.		✓	The proposed floor-to-ceiling height of 2.9m will create well-proportioned rooms.



4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.		✓	The proposed use is wholly residential.
4D	Apartment size and layout			
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.		✓	All apartments are appropriately sized being a minimum of 216.82m², which satisfies the requirements for 3-bedroom apartments.
	Apartments are required to have the following minimum internal areas:			
	Apartment type	Minimum internal area		
	Studio	35m²		
	1 bedroom	50m²		
	2 bedroom	70m²		
	3 bedroom	90m²		
	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 habitable rooms 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.
4D-2	Habitable room depths are limited to a maximum of 2.5x the ceiling height.		✓	Habitable room depths have been designed to comply.
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		Variance	The maximum depth of the open plan layout is 13m which is acceptable in this case as all apartments have multiple orientations and access to daylight.
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.		✓	All apartments have been designed to comply with the minimum requirements for 3-bedroom apartments.
	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.			
4E	Private open space and balconies			
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.		✓	All apartments have an appropriately sized private open space and balcony being a minimum of 28.99m² with a minimum depth of 2.4m, which satisfies the requirements for 3-bedroom apartments.
	All apartments are required to have primary balconies as follows:			
	Dwelling type	Minimum area	Minimum depth	
	Studio	4m²	-	

	1 bedroom	8m ²	2m		
	2 bedroom	10m ²	2m		
	3 bedroom	12m ²	2.4m		
	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 apartments at ground level – Units LG02 and G01 – have a terrace with a minimum area of 15m ² and a minimum depth of 3m.
4E-2	Primary private open space and balconies are appropriately located to enhance livability for residents.			✓	All private open spaces are located adjacent to living rooms or bedrooms, acting as an extension of living areas and blurring indoor/outdoor spaces, which enhances livability for residents. The location of private open spaces also takes advantage of orientation and views to create comfortable and private dwellings.
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.			✓	The proposed private open spaces and balconies contribute to the overall architectural form.
4E-4	Private open space and balcony design maximises safety.			✓	The proposal maximises safety in the private open space and balcony design through the incorporation of balustrades which comply with NCC requirements in terms of height, construction and openings to prevent falls from heights. Items that could be used for climbing are also kept away from the balustrade.
4F	Common circulation and spaces				
4F-1	The maximum number of apartments off a circulation core on a single level is eight.			✓	The maximum number of apartments off a circulation core on a single level of the proposed development is 2.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.			✓	There are 9 storeys proposed. There are only 13 apartments sharing the single lift.
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.			✓	The proposed common circulation spaces promote safety and social interaction.
4G	Storage				
4G-1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:			✓	All apartments have appropriately sized storage that range from 29.47m ³ to 220.62m ³ , which satisfies the requirements for 3-bedroom apartments.
	Apartment type	Storage size volume			
	Studio	4m ³			
	1 bedroom	6m ³			
	2 bedroom	8m ³			
	3+ bedroom	10m ³			
	At least 50% of the required storage is to be located within the apartment.				50% of the required storage is located within the proposed apartments.



4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	✓	Additional storage has been provided in the basement garages and can be easily accessed.
4H	Acoustic privacy		
4H-1	Noise transfer is minimised through the siting of buildings and building layout.	✓	The proposal ensures noise transfer is minimal through the siting and building layout by: • The building has been appropriately setback from neighbouring sites and the street. • The habitable rooms in each apartment have been appropriately planned to minimise acoustic and visual privacy to neighbouring sites. • Windows have been appropriately screened as required to minimise noise transfer. Also, refer to 'Acoustic Report' and 'Noise and Vibration Management Plan' prepared by West & Associates.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.	✓	Appropriate acoustic treatments are incorporated into the proposal to mitigate noise impacts through: • Choice of materials and insulation, especially to intertenancy walls. • Resilient flooring to reduce sound transmission between floors. • Acoustic treatment on mechanical services. Also, refer to 'Acoustic Report' and 'Noise and Vibration Management Plan' prepared by West & Associates.
4J	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.	✓	The proposal's site is not a noisy or hostile environment. Nevertheless, the following acoustic treatments have been incorporated into the proposal to mitigate noise transmission: • Deep balconies and solid upstands are provided, and do not extend into the side setbacks. • Windows facing neighbouring sites have been minimised and appropriately located.

4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	✓	• Materials have been carefully selected to mitigate noise transmission. Also, refer to 'Acoustic Report' and 'Noise and Vibration Management Plan' prepared by West & Associates. See above.
4K	Apartment mix		
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	✓	The proposed apartment mix is 13 x 3-bedroom apartments. In this location, this apartment mix is appropriate for the following reasons: • The average household size in Mosman is 2.3. • The average number of bedrooms per dwelling in Mosman is 2.8.
4K-2	The apartment mix is distributed to suitable locations within the building.	✓	The apartment mix has been distributed throughout the proposed building.
4L	Ground floor apartments		
4L-1	Street frontage activity is maximised where ground floor apartments are located.	✓	Ground floor apartments are proposed facing Muston St and Redan Lane. Street frontage activity has been maximised with direct access whilst maintaining privacy to the apartments.
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	✓	Ground floor apartments have been carefully designed to deliver amenity and safety through the landscaping and balustrades.
4M	Facades		
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	✓	The proposed building design provides visual interest through the materiality (brick, concrete, tiles), planters and articulated apartment façades above.
4M-2	Building functions are expressed by the façade.	✓	The proposed building is entirely residential. The residential function is expressed by the facades through: • Hallways, lobbies and communal spaces have large clear glazing and planter boxes. • Bedrooms are defined through its brick façade and small vertical slot windows to ensure privacy, while living rooms are open to larger glazing suites.



		• The lobby is defined through its form as a separate element from the building.	
4N	Roof design		
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	✓	The proposed flat roof design positively responds to the street as it is innovative in that it provides suitable building redevelopment to the site while reducing overall height, bulk and scale without unreasonable impacts. Furthermore, the roof is integrated into the building design through the repetition of slab edges in the upper floors of the building. The roof design is appropriate for and proportionate to the overall size, scale and form.
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	N/A	The roof space does not incorporate open space.
4N-3	<i>Roof design incorporates sustainability features.</i>	✓	The proposed roof design maximises solar access whilst providing shade to windows to minimise overheating and use of mechanical ventilation and heating/cooling. Solar panels are located on the roof for generation of renewable energy to power common areas.
4O	Landscape design		
4O-1	<i>Landscape design is viable and sustainable.</i>	✓	The landscape design is viable and sustainable and in this regard: • The landscape architects, Dangar Barin Smith, have extensive experience in creating innovative, attractive, successful and sustainable landscape schemes for residential developments. • A minimum of 50% indigenous plants are specified. • A successful example of planting on structure is SRG House which Studio Johnston completed in collaboration with Dangar Barin Smith.
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>	✓	The landscape design contributes to the streetscape and amenity of both the Muston Street and Redan Lane frontages through: • Textural and lush mixed planting palette with feature Kentia Palms for scale.

			• Lush and dense shade-tolerant planting, allowing landscape to be appreciated from internal perspective and thrive on the south. • Use of upright, large planting to provide privacy. • Textural mix of sprawling climbers and spillovers softening built elements to seamlessly blur with landscape.
4P	Planting on structures		
4P-1	<i>Appropriate soil profiles are provided.</i>	✓	Planting on structures occurs at the edges the building, outside the deep soil zones, and in planters on each storey. In all cases, the requirements for the minimum soil standards for plant sizes have been provided in accordance with Table 5 of the ADG.
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	✓	Care has been taken to ensure the plant selection is appropriate for its location and climate. • Lush and dense shade-tolerant planting, allowing landscape to be appreciated from internal perspective and thrive on the south. • Low maintenance planting to upper levels to ensure safety of residents and survival of plants. • Succulent planting to ensure lush pockets of greenery whilst remaining low maintenance.
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	✓	The planting on structure contributes significantly to the amenity of communal open spaces. • Fast growing bamboo to screen side passages and boundary walls. • Gravel courtyard with lush, textural foliage providing green walls to an outdoor setting. • Feature plants and textural native palms provide character to the space.
4Q	Universal design		
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>	✓	As required by MDCP 2012, all 13 apartments in this development achieve a minimum of Livable Housing Guideline’s silver level universal design features.



	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.		
4Q-2	A variety of apartments with adaptable designs are provided,	✓	As required by MDCP 2012, 3 apartments in this development are adaptable apartments. There are 2 unique apartment types with adaptable designs.
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	✓	There are a variety of proposed apartment layouts within the development. Each apartment also contains a media/multipurpose room which accommodates a range of lifestyle needs.
4R	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	The existing residential flat building is to be demolished.
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	No adapted buildings.
4S	Mixed use		
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	N/A	The proposal is not a mixed-use development.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	N/A	The proposal is not a mixed-use development.
4T	Awnings and signage		
4T-1	Awnings are well located and complement and integrate with the building design.	N/A	No awnings are proposed.
4T-2	Signage responds to the context and desired streetscape character.	N/A	No signage is proposed.
4U	Energy efficiency		
4U-1	Development incorporates passive environmental design.	✓	The proposed design achieves the minimum solar access and ventilation requirements. • 76.9% (10 of the 13 apartments) will receive a minimum of 2 hours direct sunlight. • 0% (0 of the 13 apartments) will receive no direct sunlight. • 92.3% (12 of the 13 apartments) will be naturally cross-ventilated. Native landscaping is used for screening and shading and to enhance amenity and environmental performance.

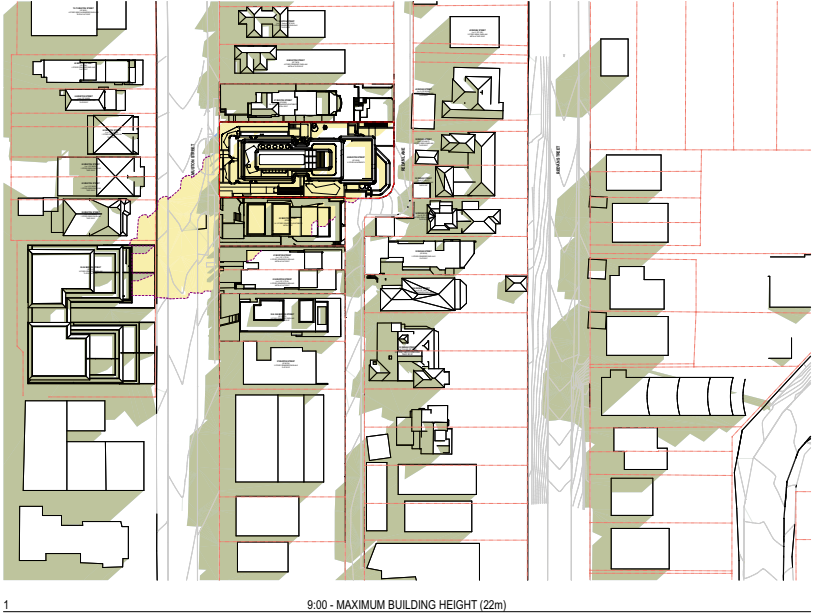
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	✓	The proposed design incorporates passive solar design in its façade to minimise the heating and cooling required. • Awnings and slab overhangs for shading. • Non-reflective and medium colour materiality for glare control.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	✓	92.3% of the proposed apartments will be naturally cross-ventilated (see 4B Natural ventilation).
4V	Water management and conservation		
4V-1	Potable water use is minimised.	✓	The proposal includes a 1,000L rainwater tank which collects roof drainage. This rainwater is recycled for irrigation on site. All apartment taps and appliances will be water efficient to further reduce potable water use.
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	✓	The proposal includes on-site detention and water quality treatment. Refer to Integrated Water Management Plan prepared by EI Australia.
4V-3	Flood management systems are integrated into site design.	✓	The site is affected by fringe flooding in the PMF design event. Flood behaviour will not be changed in the proposed development and does not impact the site. A Flood Impact and Risk Assessment has been prepared by EI Australia and submitted in the SSDA.
4W	Waste management		
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	✓	Waste storage facilities are proposed on Basement 1 with direct access to Redan Lane and have minimal impacts on the streetscape, building entry and amenity of residents.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	✓	Sufficient waste and recycling bins have been provided in the residential bin room.
4X	Building maintenance		
4X-1	Building design detail provides protection from weathering.	✓	The proposed design incorporates appropriate design solutions to protect from weathering. • Operable windows are generally protected from weather exposure with overhangs. • The building façade will be designed in detail with drip grooves and articulation to shed water effectively and promote resilience.



4X-2	Systems and access enable ease of maintenance.	✓	• High quality and robust materials are chosen for the façade. The proposed systems and access enable ease of maintenance. • Mechanical elements are more than 2m from the edge of the roof to avoid the need for harnesses. • Generally, the façade is low maintenance. • Planters are accessible from adjacent spaces, rather than relying on rope or ladder access. • The OSD is in the basement carparking with horizontal access from a communal space for ease of maintenance.
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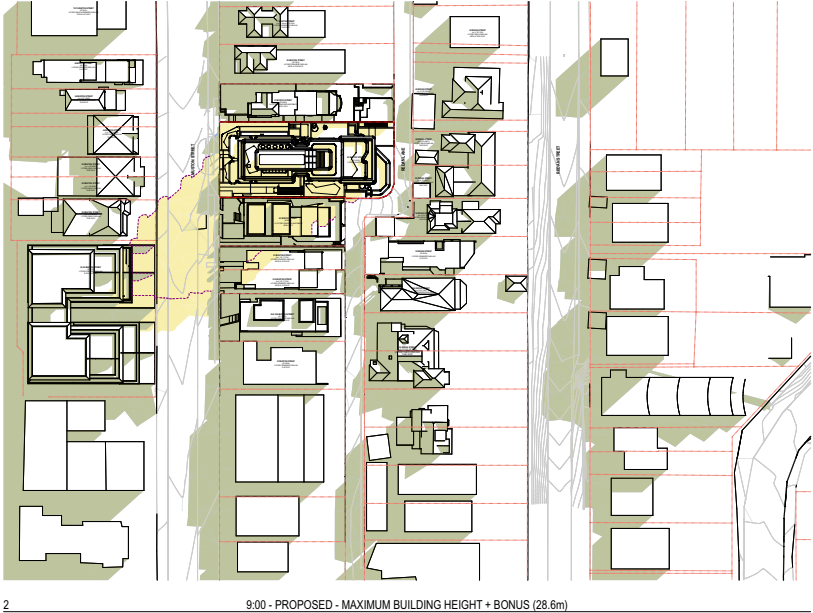
11.2 Shadow Diagrams



EXPLANATORY NOTE

Shadow Diagrams - Maximum Building Height (22m)

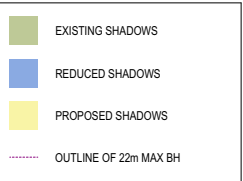
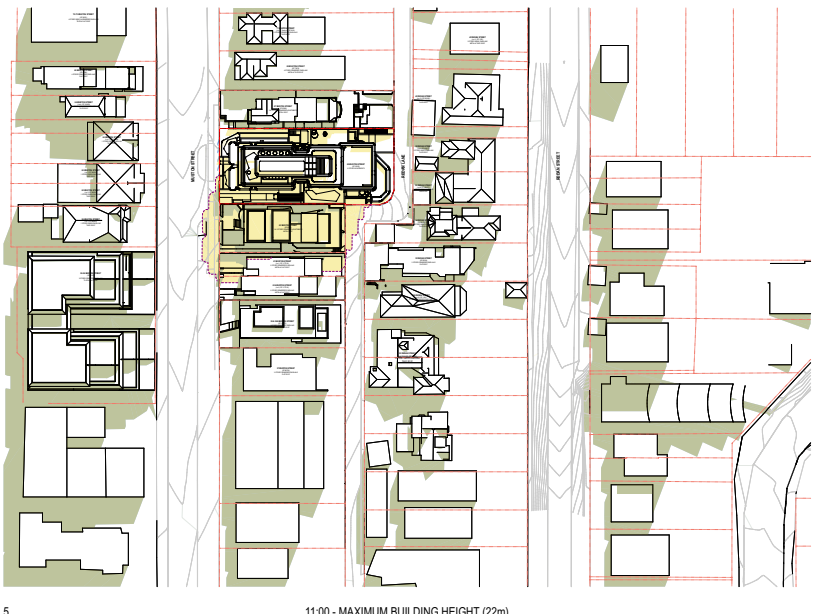
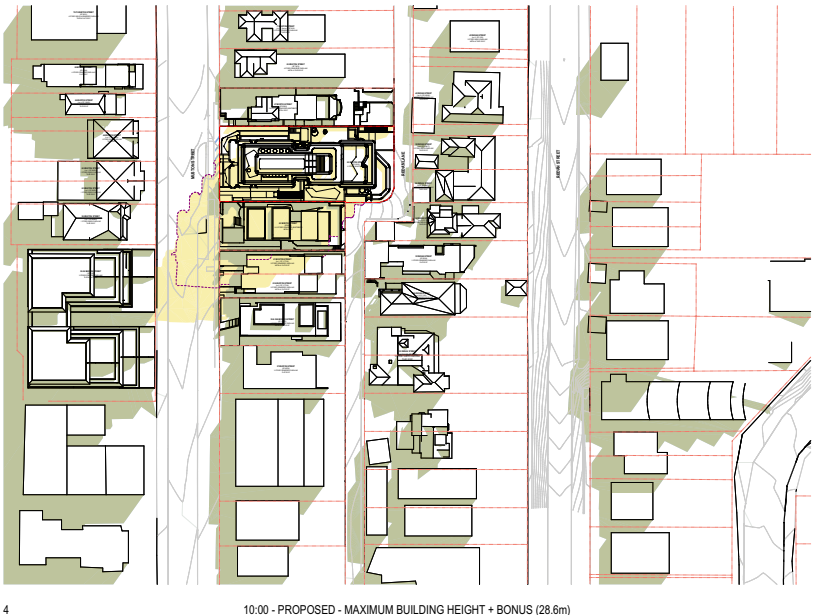
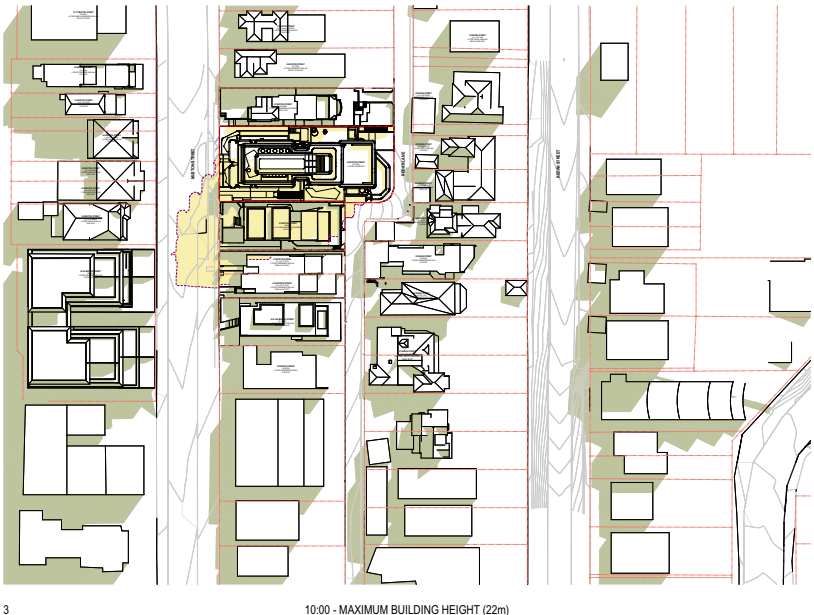
These shadow diagrams depict the overshadowing casted by a proposal of the same general design without In-fill Affordable Housing, thus complying with a maximum permissible height of 22m under SEPP (Housing) 2021.

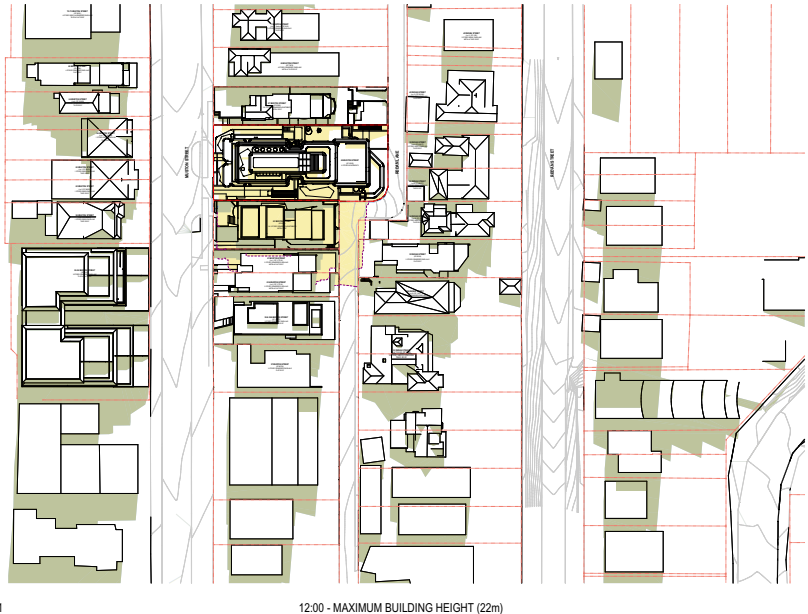


EXPLANATORY NOTE

Shadow Diagrams - Maximum Building Height + Bonus (28.6m)

These shadow diagrams depict the shadows casted by the proposal which incorporates In-fill Affordable Housing, thus complying with a maximum permissible height of 28.6m under SEPP (Housing) 2021.

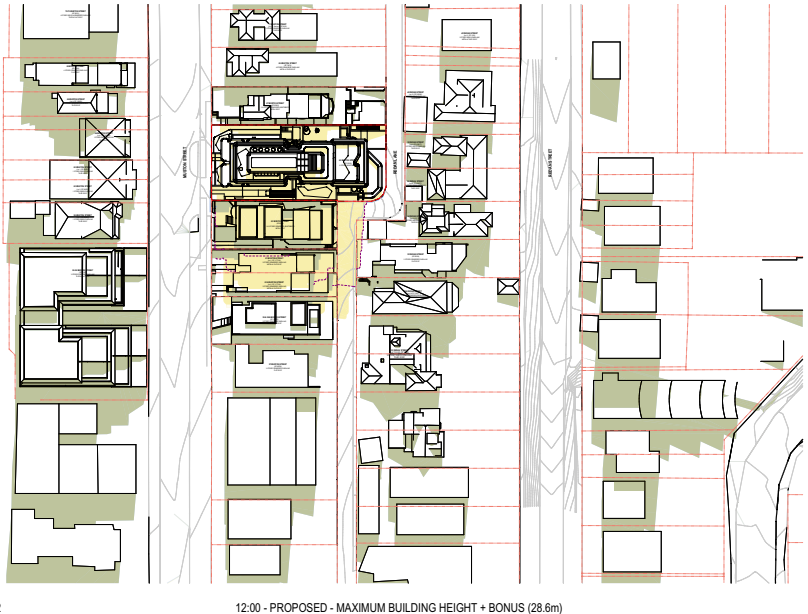




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Shadow Diagrams - Maximum Building Height (22m)

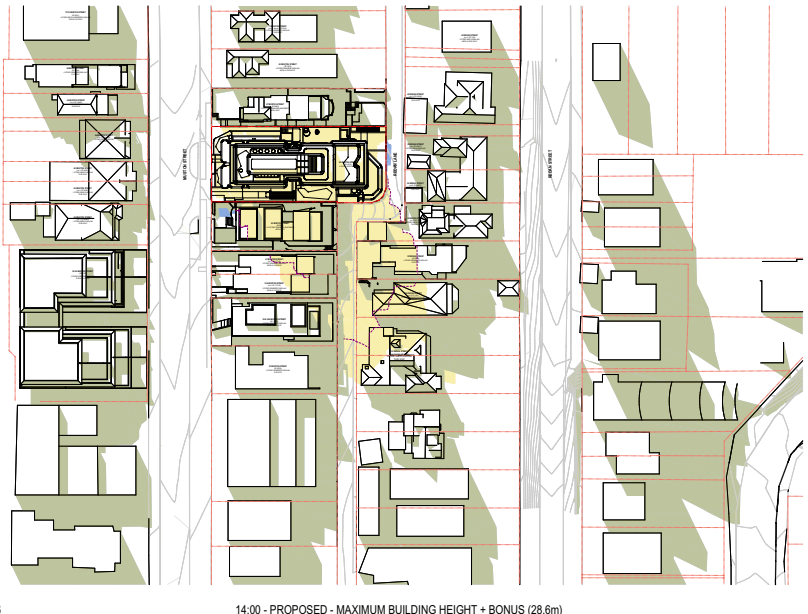
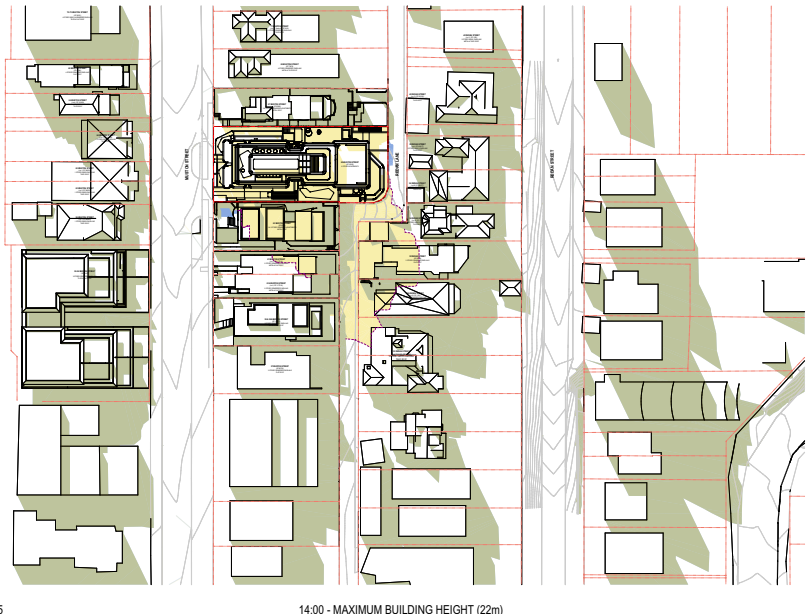
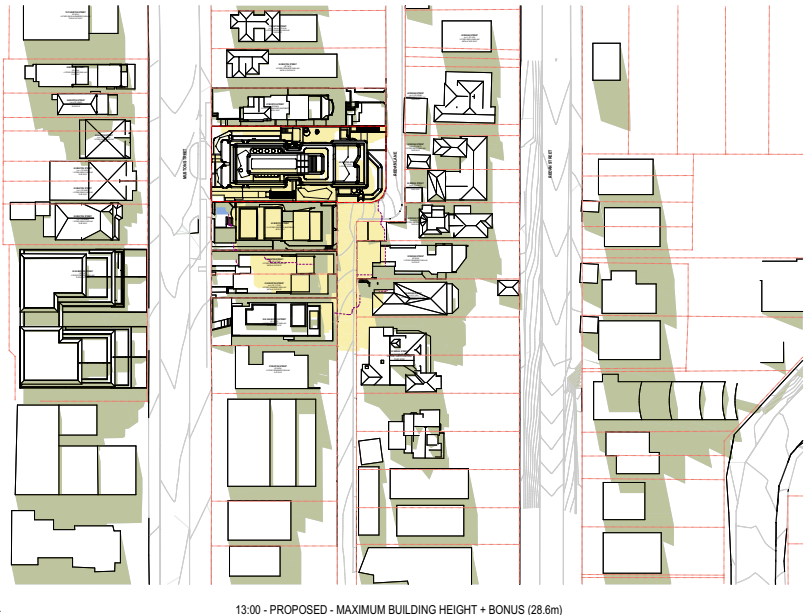
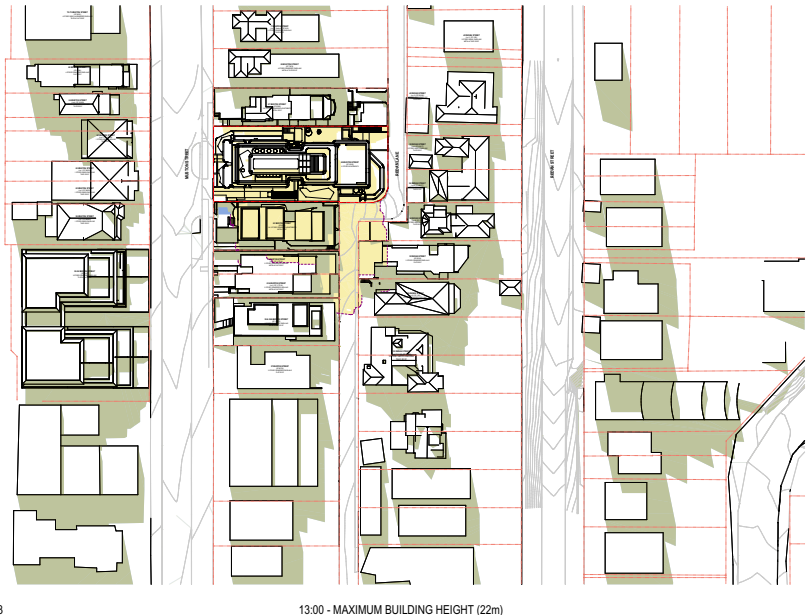
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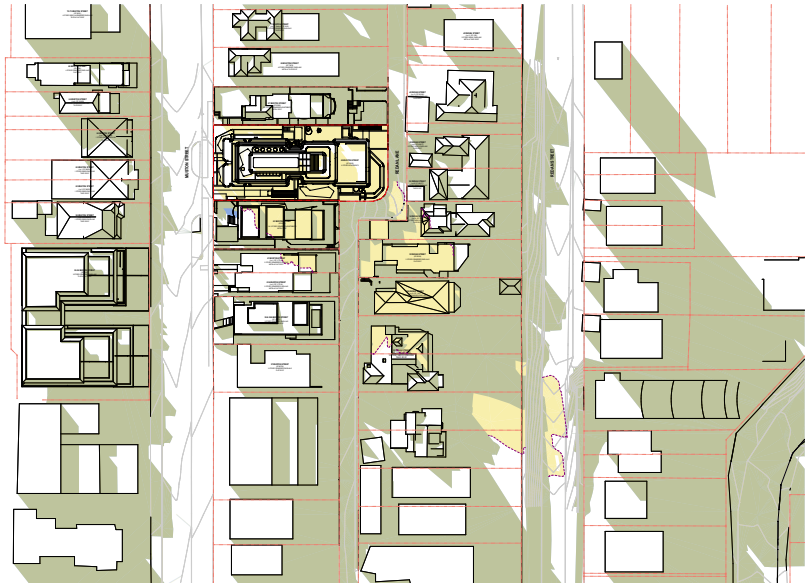


EXISTING SHADOWS

REDUCED SHADOWS

PROPOSED SHADOWS

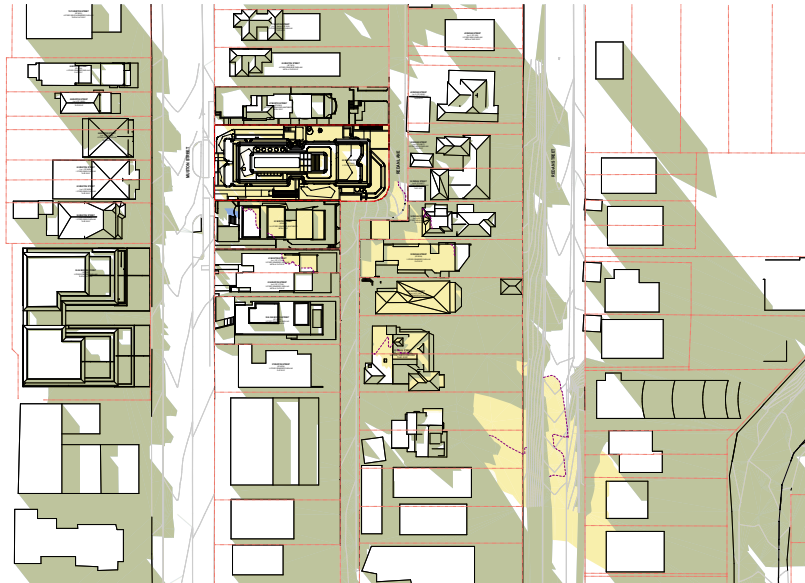
OUTLINE OF 22m MAX BH



EXPLANATORY NOTE

Shadow Diagrams - Maximum Building Height (22m)

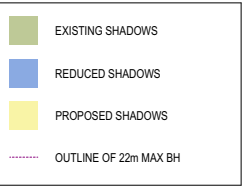
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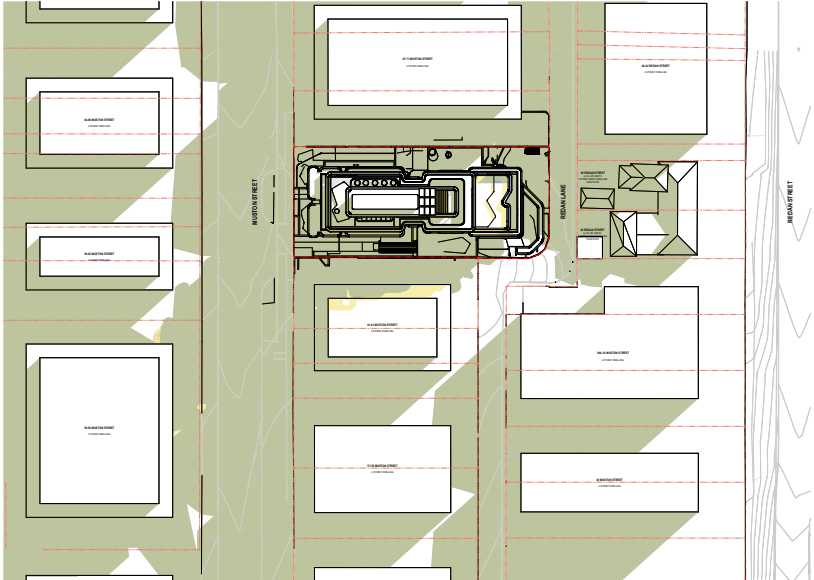


EXPLANATORY NOTE

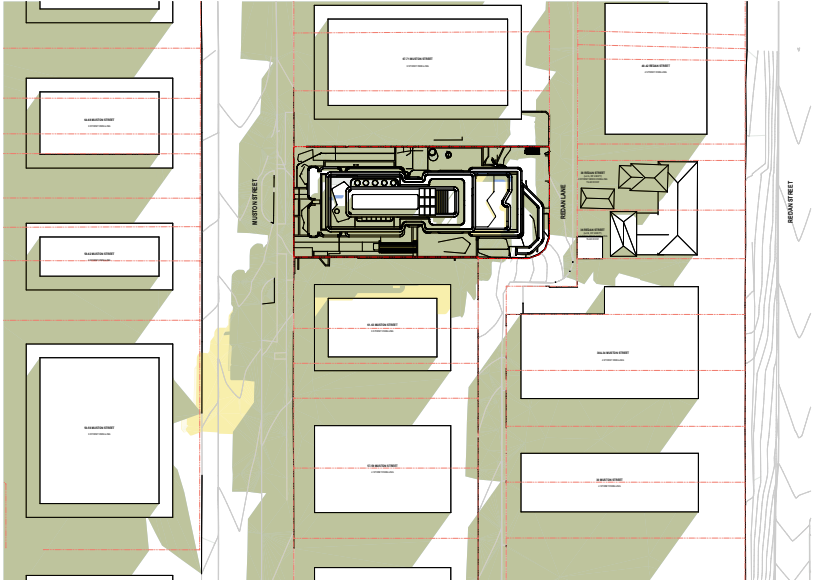
Shadow Diagrams - Maximum Building Height + Bonus (28.6m)

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1 9:00 - WITHIN LMR CONTEXT



2 10:00 - WITHIN LMR CONTEXT

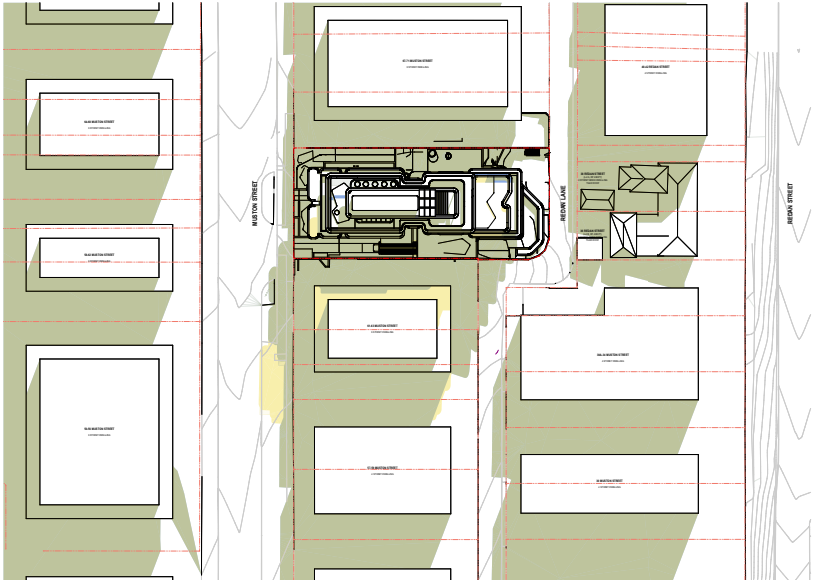
EXPLANATORY NOTE

Shadow Diagrams - Within LMR Context

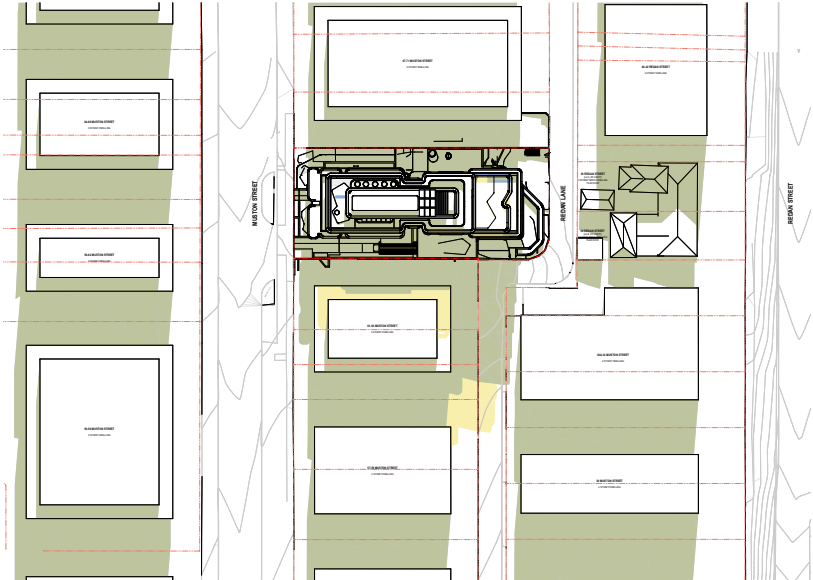
These shadow diagrams depict the shadows cast by the proposal in a future context where all lots have been developed as permissible through Chapter 6 of SEPP (Housing) 2021.

The following considerations/assumptions have been made:

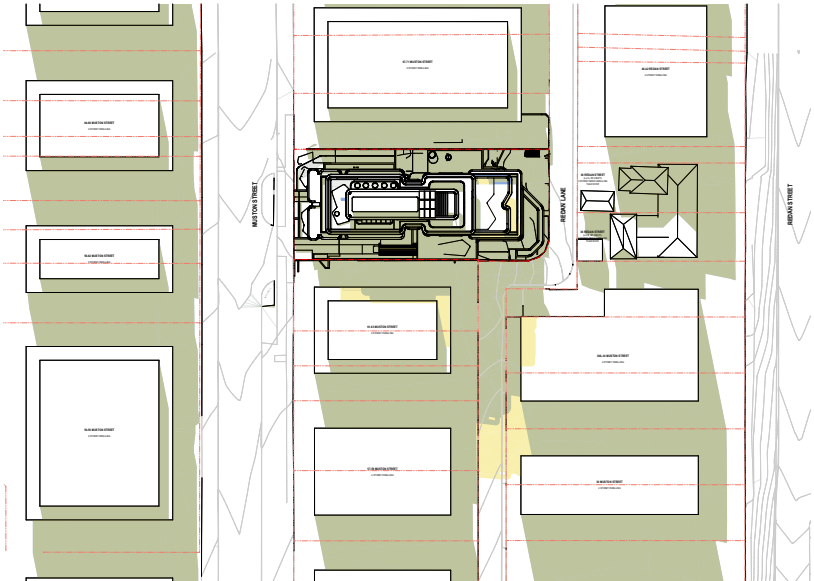
- Refer to A-101-010 for which lots are in the Low and Mid-Rise Housing 'inner areas' (0-400m from a nominated station/centre) or 'outer areas' (400-800m from a nominated station/centre) and the relevant height of building control permissible.
- ADG setbacks are shown and assumed for neighbouring lots.
- The neighbouring lots do not take into account the increased height from the inclusion of In-fill Affordable Housing.
- LMR provisions do not apply to the heritage items to the east, 36 & 38 Redan St.



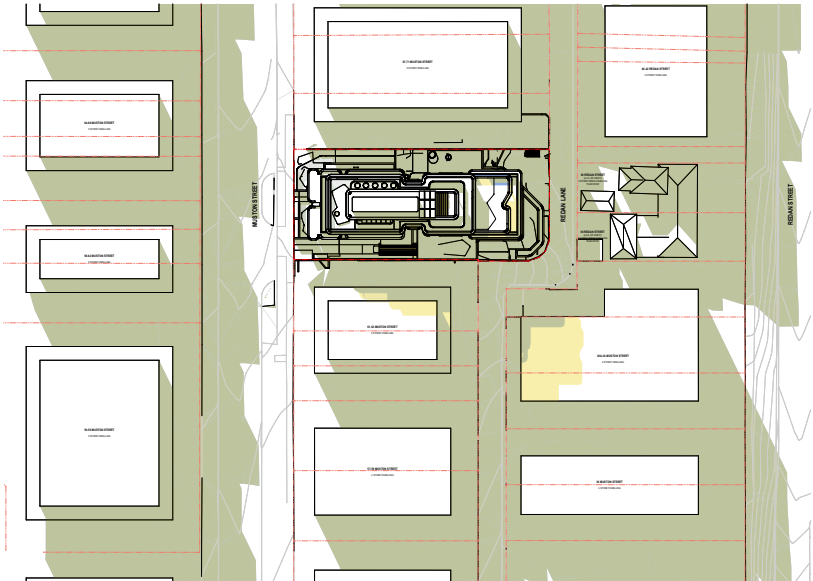
3 11:00 - WITHIN LMR CONTEXT



4 12:00 - WITHIN LMR CONTEXT

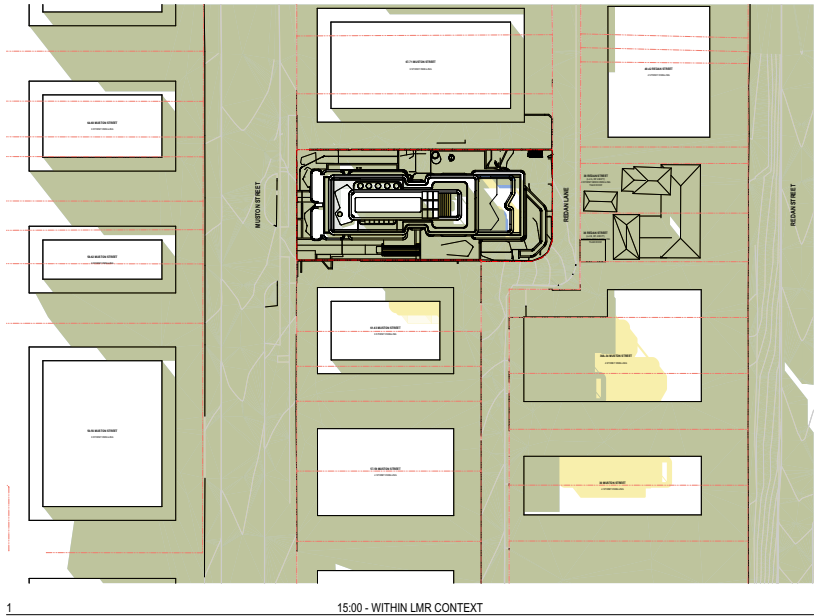


5 13:00 - WITHIN LMR CONTEXT



6 14:00 - WITHIN LMR CONTEXT

- LMR SHADOWS
- REDUCED SHADOWS
- PROPOSED SHADOWS

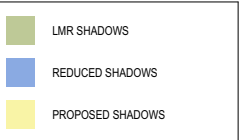


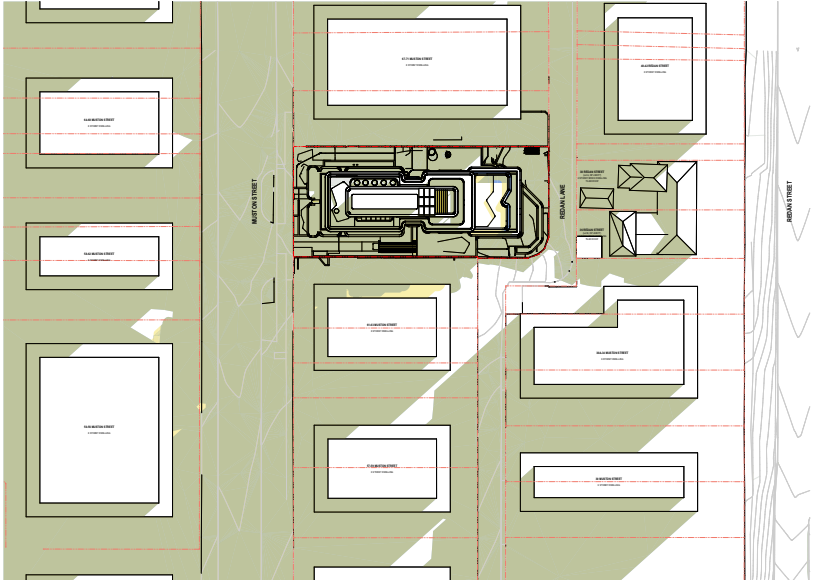
EXPLANATORY NOTE

Shadow Diagrams - Within LMR Context

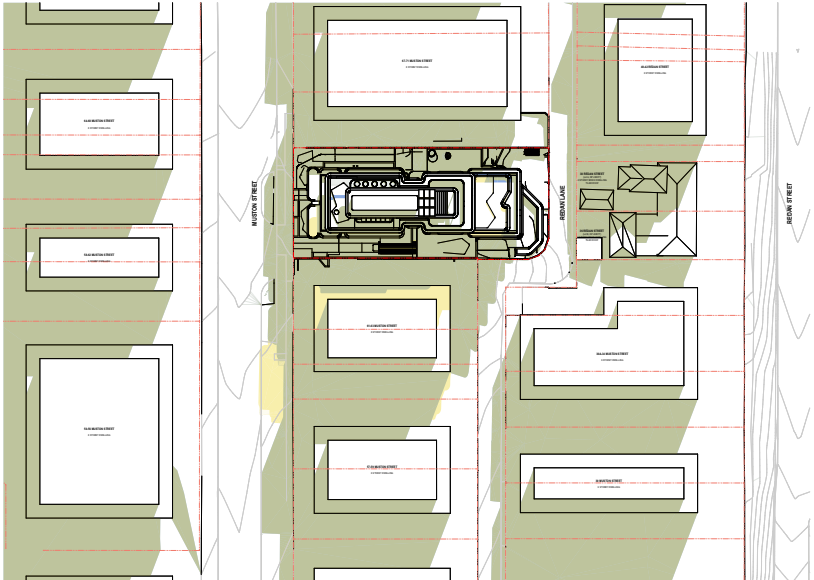
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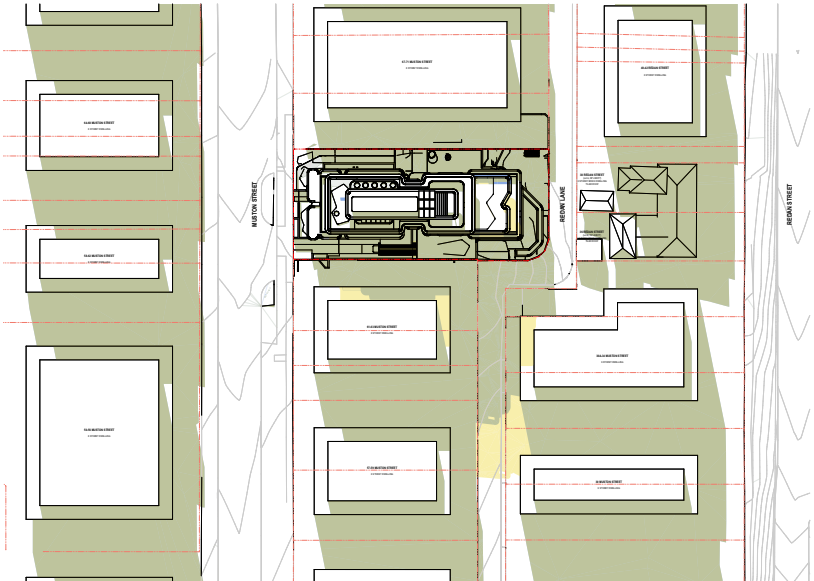




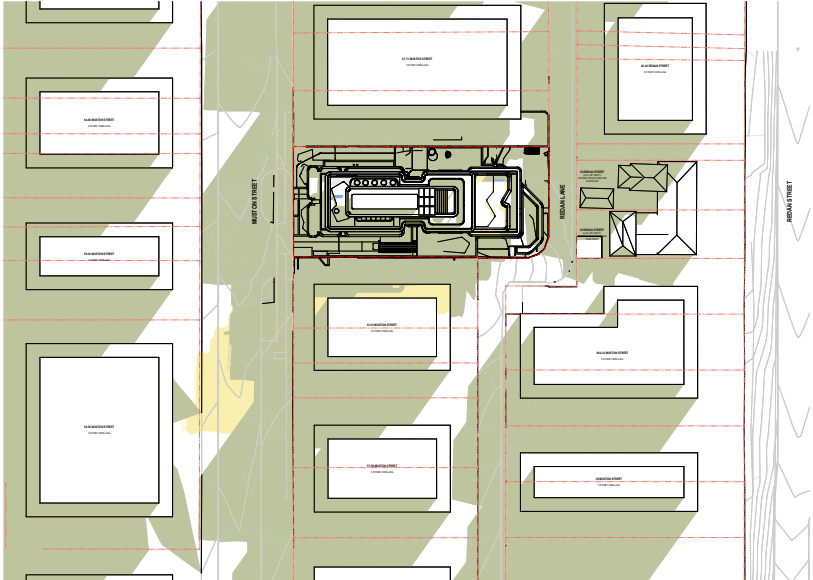
1 9:00 - WITHIN LMR + IAH CONTEXT



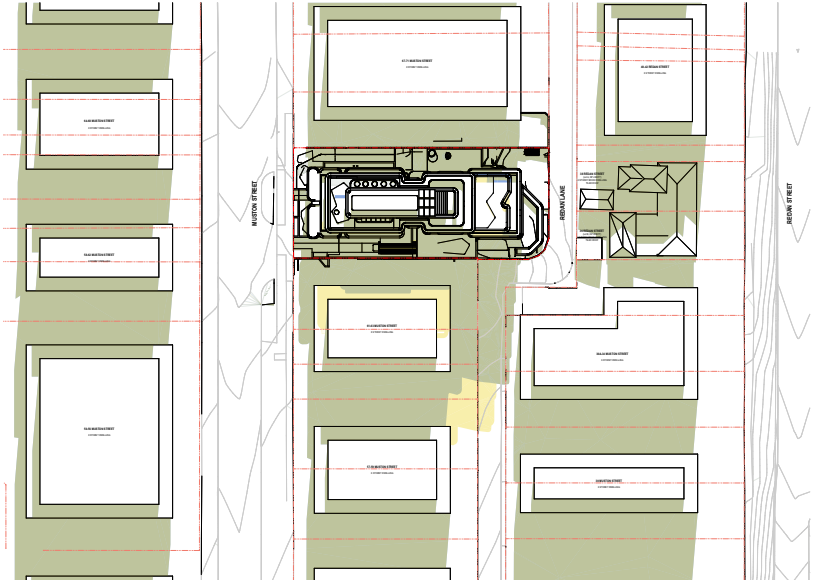
3 11:00 - WITHIN LMR + IAH CONTEXT



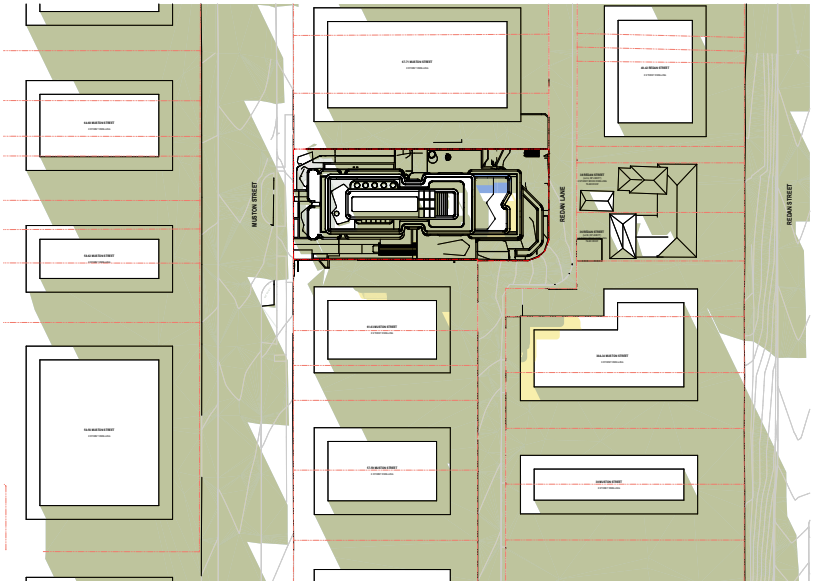
5 13:00 - WITHIN LMR + IAH CONTEXT



2 10:00 - WITHIN LMR + IAH CONTEXT



4 12:00 - WITHIN LMR + IAH CONTEXT



6 14:00 - WITHIN LMR + IAH CONTEXT

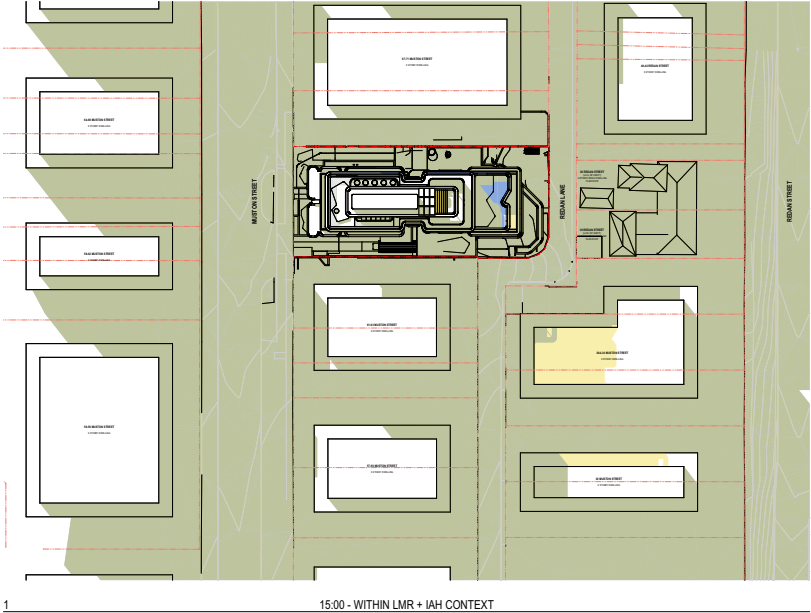
EXPLANATORY NOTE

Shadow Diagrams - Within LMR + IAH Context

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- LMR + IAH SHADOWS
- REDUCED SHADOWS
- PROPOSED SHADOWS



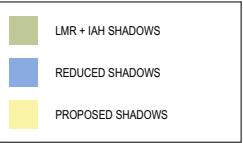
EXPLANATORY NOTE

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- Refer to A-101-010 for which lots are in the Low and Mid-Rise Housing 'inner areas' (0-400m from a nominated station/centre) or 'outer areas' (400-800m from a nominated station/centre) and the relevant height of building control permissible.
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