



ARCHITECTURAL DESIGN STATEMENT
For Erolcene Pty Ltd and Claijade Pty Ltd

Forty One McLaren Street North Sydney

HARRY SEIDLER & ASSOCIATES



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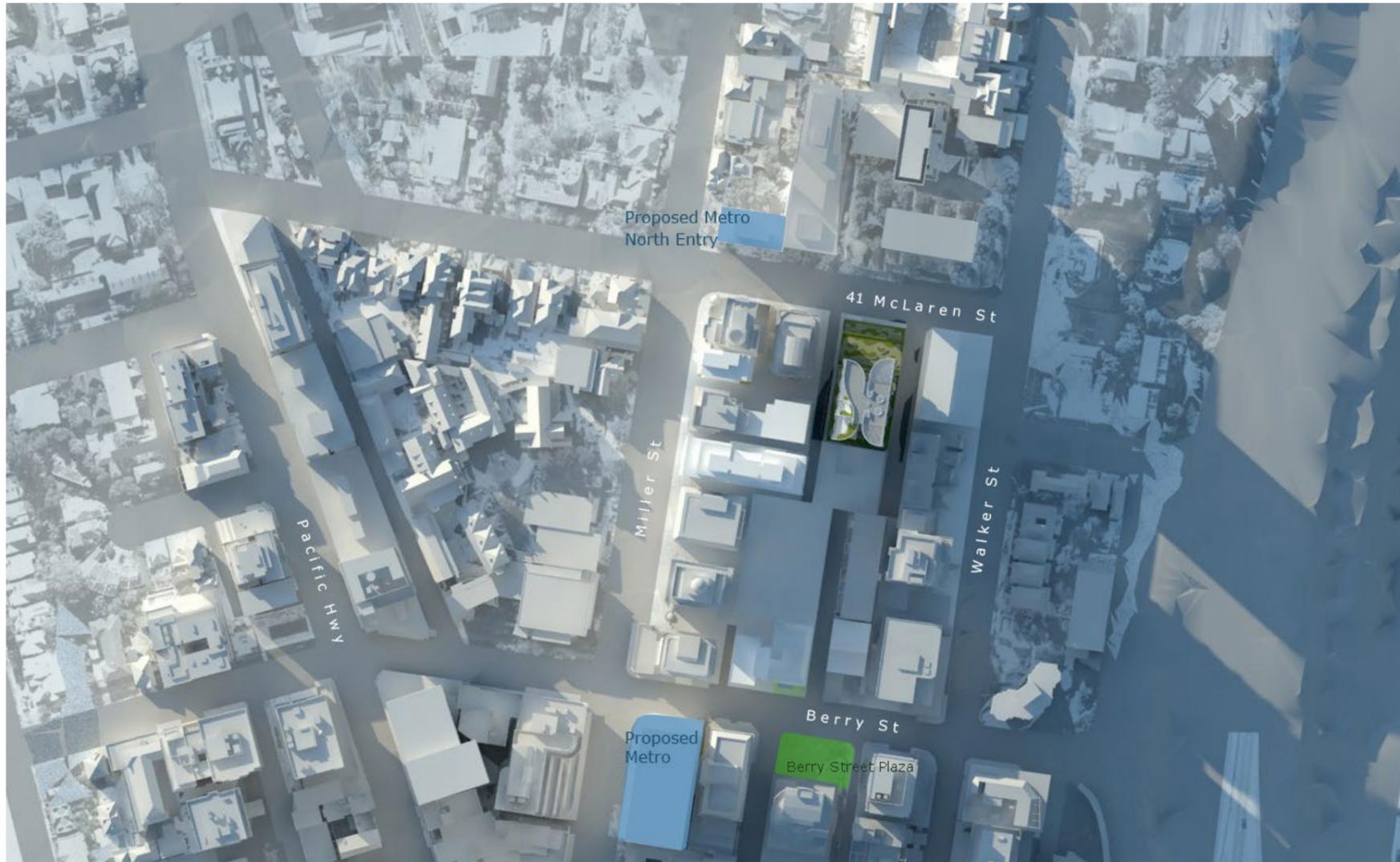
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Existing Podium and New Tower - McLaren Street



INTRODUCTION

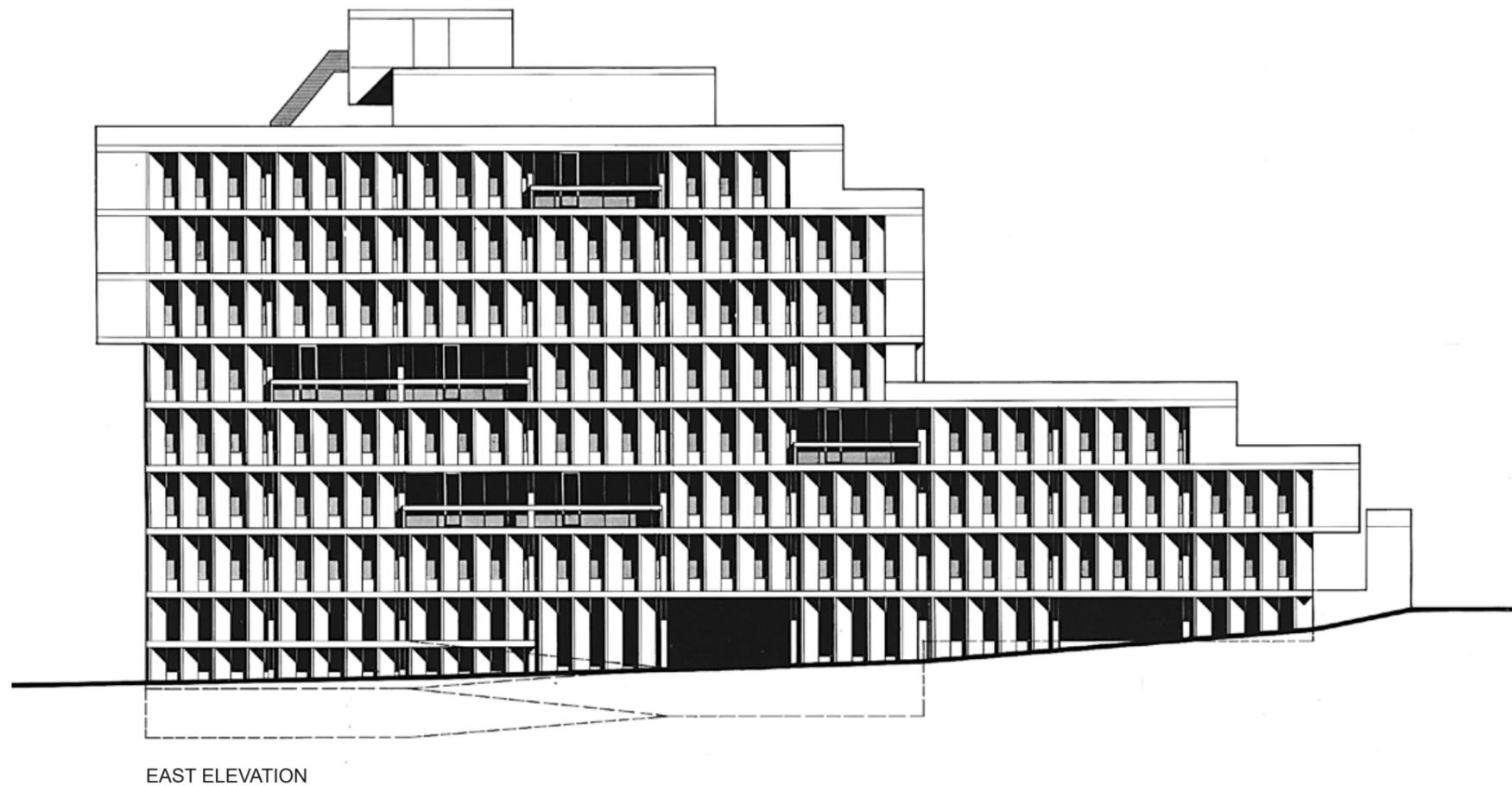
The site is situated on the southern side of McLaren Street between Miller Street and Walker Street near the northern edge of the North Sydney CBD. Therefore, ideally located for the proposed mix use development comprising commercial and residential components.

Further, with the proposed Victoria Cross Metro station to be located at the south-east corner of Miller Street and Berry Street, a secondary entrance at the corner of Miller Street and McLaren Street, and the master-planning envisaged for the Ward Street precinct, 41 McLaren Street is ideally situated presenting the owners, Erolcene Pty Ltd and Claijade Pty Ltd, with an opportunity site suitable for significant development and contribution of a landmark tower for the NSCBD precinct.

A modest seven to eight storey office building designed by Harry Seidler was completed in 1972 and still occupies the site. Locally heritage listed by North Sydney Council as a significant example of the work of Harry Seidler and representative of the early growth of the NSCBD the building remains substantially intact. Also refer GML heritage statement.

Essentially the owners propose to retain the existing commercial building, as a podium mostly containing offices, over which a premium quality residential tower will be constructed to contribute to the growing fabric of North Sydney promoting a 24/7 vibrant centre. To do so, a new core will be built through the centre of the podium to suit the residential tower, new carpark basements will be excavated beneath the podium with a new inner column grid, judiciously located, extending up through the podium supporting the perimeter of the tower. Significant features of the heritage building are to be enhanced as a base to the tower which is intended to hover above the podium by way of a substantial break that contains landscaped recreational spaces and a pool deck for the residents.

In accordance with the principles of the Burra Charter the design of the tower is proposed to appear distinct from the heritage podium yet be sympathetic in character. It is intended that the tower expresses a development of the architectural design of Harry Seidler from the early rectilinear buildings (displayed in the heritage listed podium) through to the introduction of simple, pure curved geometric forms and later still to his use of more complex curvilinear forms and counter-forms.



PODIUM

The scale and character of the existing building with stepped landscaped terraces provides a special, well scaled, urban streetscape unique to this site and is intended to be retained and enhanced with the new work. In particular, the sundrenched terraces fronting McLaren Street will be utilised for both community and private active functions for the tenants and residents of the development.

The new residential tower is proposed to be well set back from McLaren Street to maintain the streetscape character at pedestrian level. A significant separation is also applied between the roof of the commercial podium and the residential tower to further reinforce the scale of the podium and allow the tower to hover above, disappearing into the skyline above the pedestrian field of vision.

The expression of the east and west facades is also considered significant, comprising deep concrete overhangs with angled brick sun-blades. And on the east face with shifting inset horizontal terraces that punctuate the sun-blade rhythm, typical of many Seidler buildings, adding interest and variation. While the east façade sun-blade treatment still assists with sun control the west face may be given further consideration given substantial buildings that have since been built now protect the glazing and diminish daylight access to this elevation.

The sun-blades to the carpark entry level on Harnett Street will be removed and replaced with a treatment of bronze ribbed metal and louvres to integrate the plethora of services cupboards, plantrooms and egresses form the façade. Sun-blades at ground level on the west face, southern end, will also be removed to enhance the two storey throughlink described hereinafter.

A secondary lift core, to distinctly serve the commercial floors of the podium will be introduced to the rear southern elevation which will otherwise be maintained with overhanging upper terraces.

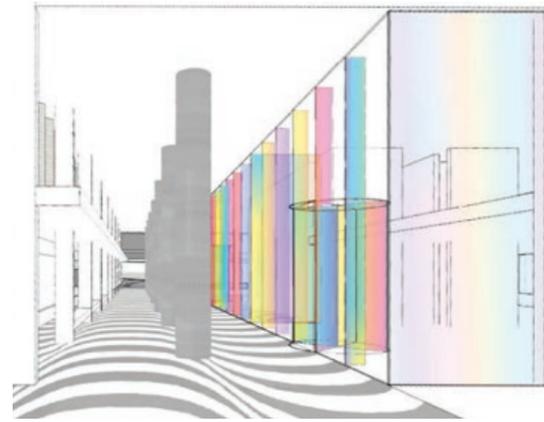
High glazing treatment to this façade will ultimately contribute to the activation of the public realm envisaged in the Ward Street masterplan with the ultimate removal of the council carpark site.

While the podium will substantially be used for offices, commercial functions, such as café/restaurant/bar facilities, will occupy and activate the frontages. An opportunity also exists for the introduction of community functions.



Max Dupain ca 1971



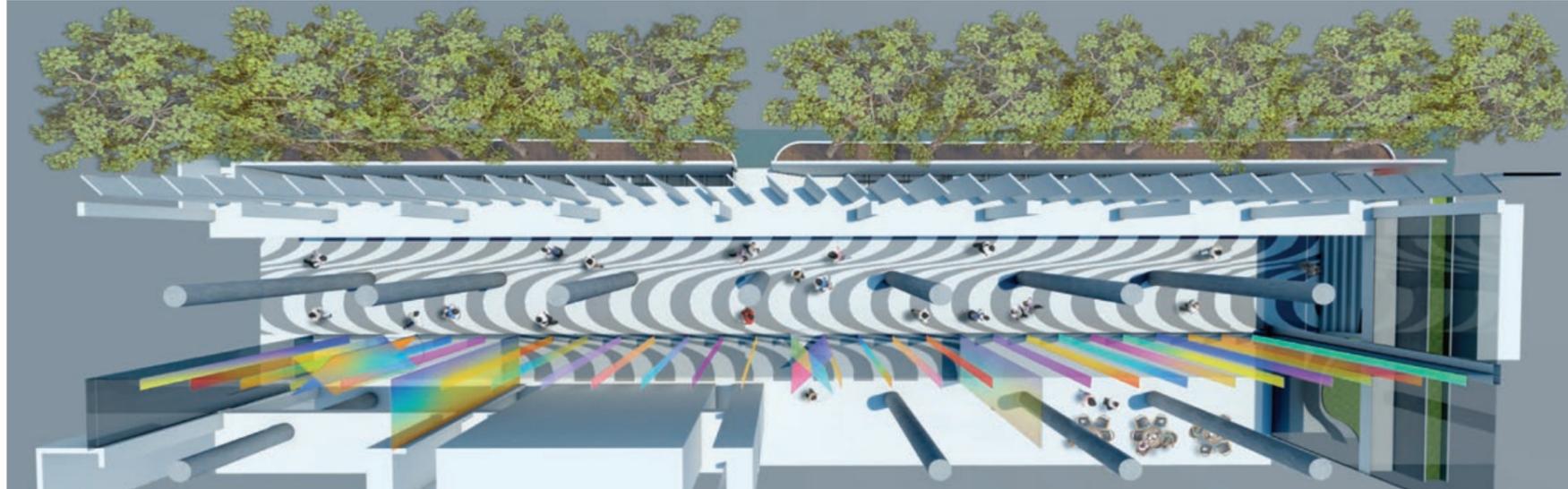


Robert Owen



Max Dupain ca 1971

THROUGH LINK



The existing under-croft entry along the west side of the podium is proposed to be extended to the southern end to enhance a through-link to the Ward Street Precinct public realm and onward to the Metro station with the ultimate removal of the council carpark site. Together with the shared access way to the west it is recognised as an important pedestrian ant track from the north and builds upon the objectives of the precinct master-planning.

Further, it is proposed to expand this through-link vertically to two storeys in height to enhance the scale commensurate with the new entry functions of the residential lobby, the commercial lobbies and food and beverage offerings which activate the under-croft and McLaren Street. The original character of this entry with an artwork and unique wavy paving is intended to be reintroduced to the design.

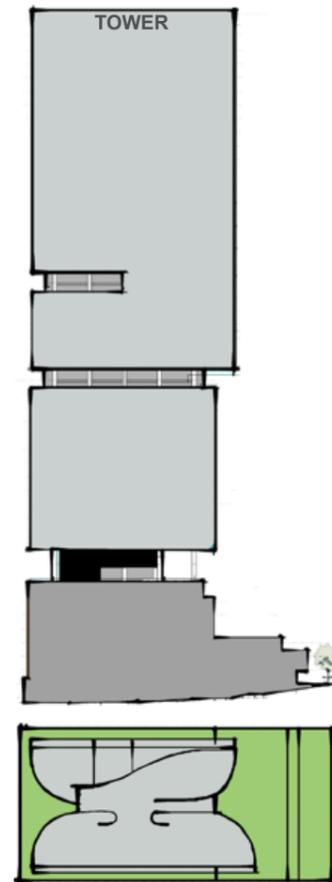
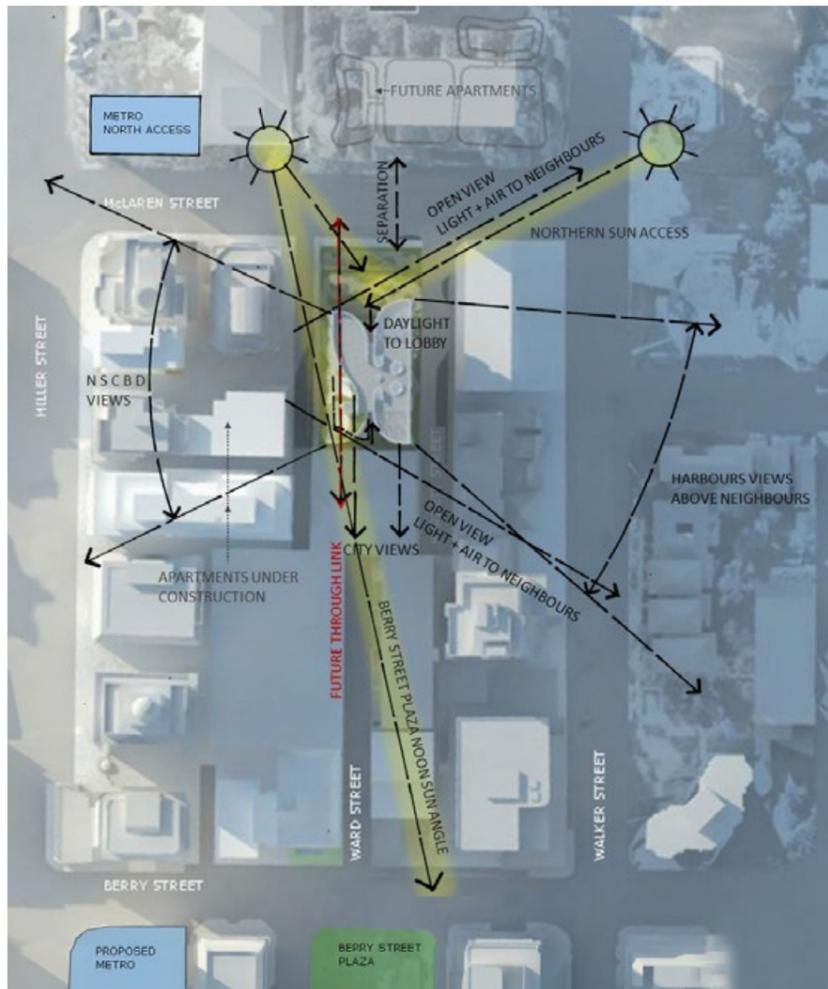
The distinctive wavy paving may well inform an extension of the throughlink into the public realm envisaged for the future Ward Street Precinct. A feature artwork is also proposed to adorn the throughlink with a colourful rhythmic treatment to the glazing structure as designed by internationally renowned Australian Artist Robert Owen, as included in this submission.

The terraces to the podium are proposed to be re-landscaped to enrich them with planting in accordance with the original concept. A proposal by Spackman Mossop Michaels which explores the complementary work of landscape architect Burle Marx, a Seidler contemporary, is also included in this submission. Similar treatment is proposed for the landscaping to the McLaren Street frontage with space for café and public seating. On grade accessibility is also achieved via this area to the principle entrances to avoid the adjacent stepped portal.

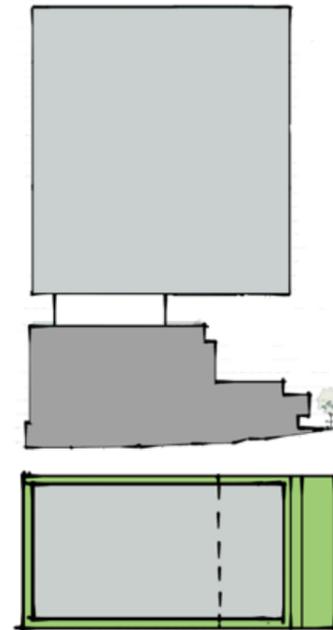
As noted previously the podium rooftop will become a recreation level for the residents of the tower and will comprise internal facilities; such as gym, sauna and steam room, changerooms, kitchenette, meeting and function spaces; and externally, planted gardens and terrace space including a north facing 25m lap pool which is proposed to be on grade with the lift lobby. Again, refer to the landscape proposal. Plantrooms above this level will provide much of the infrastructure for the podium and together with the recreation space form the segregation described earlier between the tower and the podium.

The McLaren Street and Harnett Street frontage is proposed to be paved with the same material as per the public domain for this area. With the removal of the sun-blades to the carpark entry level along Harnett Street, as previously described, a more generous pedestrian footpath will result.





SHORT BULKY BUILDING
OCCUPIES MOST OF SITE
AND CONFLICTS WITH
PODIUM



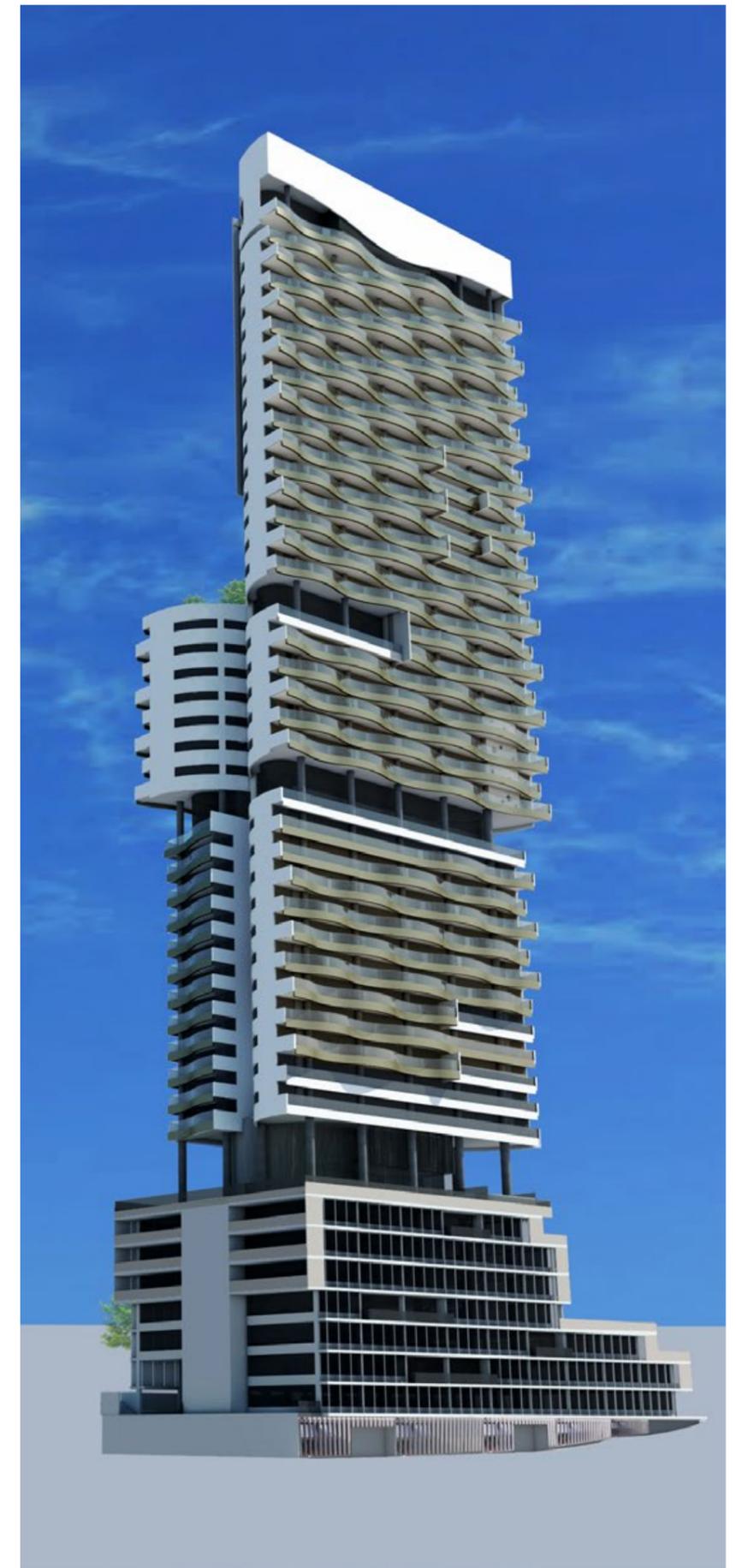
RESIDENTIAL TOWER

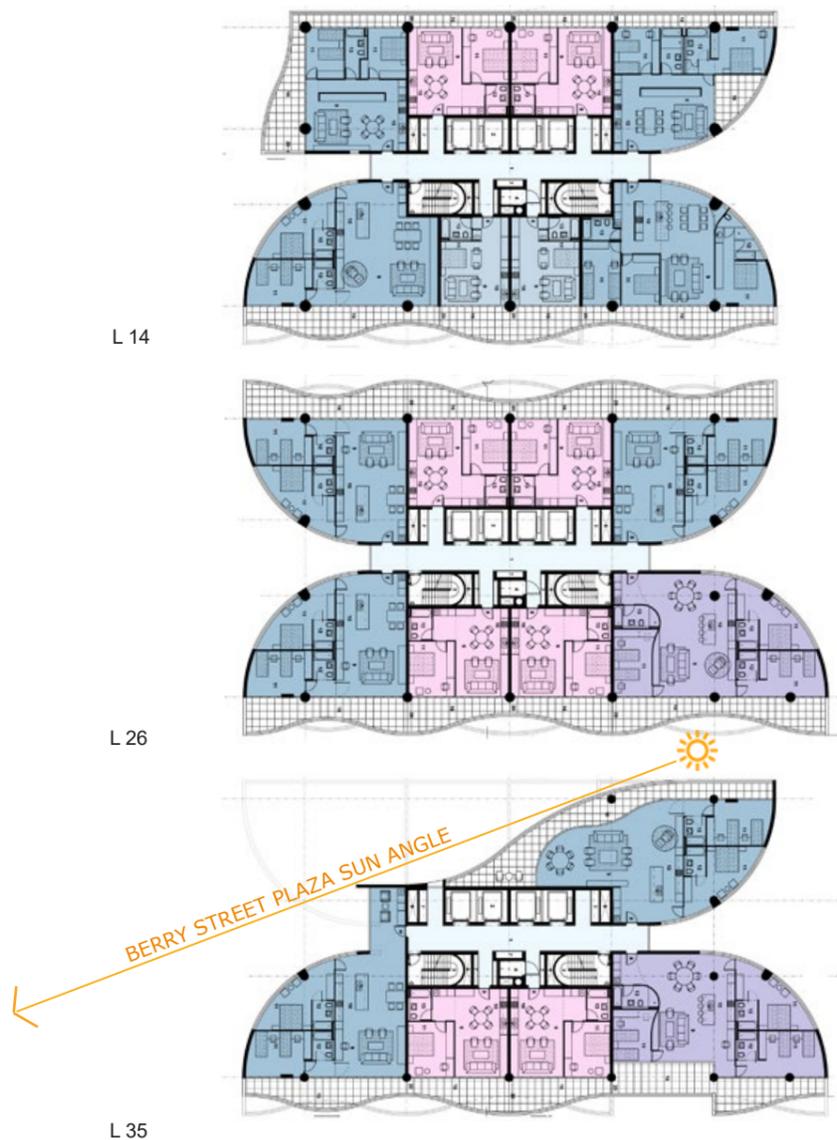
As noted above, a premium grade residential tower is proposed to float over the podium with a substantial gap to the podium roof. With the first residential floor starting some ten storeys above the ground, thirty-eight floors are proposed for the tower which will enjoy harbour views predominantly to the south east and at high level to the south towards the bridge and Sydney CBD taking advantage of North Sydney's elevation. Two storey penthouses crown the tower along with a part level plantroom and one full level plantroom.

A tall slender structure comprising two narrow wings with curved ends returning to a naturally lit central core lift lobby is proposed for the tower. The slim proportion utilises the long sides of the site to maximise exposure and ensures suitable separation and amenity to surrounding sites, fast moving slender shadows and shallow apartments with good outlook and access to air, daylight and sunshine. The curved re-entrant ends to the wings allow opportunities for cross ventilation, cross views and extended sun access to apartments that would otherwise have more restricted outlook and exposure.

The tall slender form of the tower allows a suitable apartment population on a significant site without the bulk of a short broad building that would otherwise occupy the majority of the site with little separation from neighbours, little respect for their outlook and for the heritage podium below and resulting in deep narrow apartments. Effectively the proposed tower occupies only about one third of the site area.

The tower is set back from McLaren Street as noted previously, planned and positioned to afford existing and approved apartments, located at low level to the west, broad angled views and access to sunlight past the proposed tower. Visual separation is considered to these facing apartment buildings by mostly locating primary balconies to the north and south ends of this wing housing two-bedroom apartments, or limiting balconies to one-bedroom facing apartments and utilising frosted glass balustrades. Otherwise open balconies and terraces are proposed to take advantage of the harbour views, particularly to the east facade. To reinforce the character of the podium, with inset terraces interrupting the rhythm of sun-blades, the waving balcony façade is modulated with the insertion of two storey apartment floors, punctuations and other variations to the balcony geometry informed by the apartment typology.





The counter curved wavy balconies provide variation to the depth of the terraces so more generous seating zones are available, also allowing greater degrees of sun penetration in some portions than others, both on the balcony or within the apartment, where the balcony above recedes. At the same time carefully tuned downturns balance the desire for open sky views, against limiting the sun exposure in summer to the eastern and western facades. The lower winter sun streams further under the downturns to warm and brighten the apartments.

While the top two thirds of the tower will receive ample sunshine, in the lower third of the tower winter sun is accessed to the north east and north west, either side of the proposed bulky residential tower opposite, on the corner of McLaren Street and Walker Street. This sun access to 41 McLaren Street and surrounding sites is further reinforced by a substantial setback to McLaren Street which is proposed also to respect the scale and stepping terraces of the heritage listed podium frontage below as noted previously.



To avoid further overshadowing to the nearby Berry Street Plaza, the west wing of the tower is stepped above L29 to account for the vertical winter sun angle at 12 noon. This stepping form of the tower's west wing recalls the opposing stepping to the heritage podium terraces below. The floors above these terraces are scalloped back in plan to also respect the sun orientation towards Berry Street Plaza at this time. This curved form provides further modulation and interest to the tower façade and overall form. These features also help limit the lunchtime overshadowing to the public realm envisaged for the Ward Street Precinct and affords greater building setback towards the denser commercial centre towards the south-west.



A horizontal two-storey apartment break located about one third up the residential tower modulates the tower into well-proportioned parts which mediate the change in scale from the existing podium. While only seven storeys high and stepping at the front, the podium, is quite substantial in mass, enough to visually support the tall slender tower above. This horizontal break also relates to the height of the existing apartments to the west of the site, setting a level above which the façade treatment can change due to improved outlook. Similar breaks or variations to the façade provide the modulation noted above and culminate in variations at the top of the building with single storey sub-penthouses, topped by two storey penthouses and a solid plantroom band extruding the building form against the sky in typical Seidler fashion.

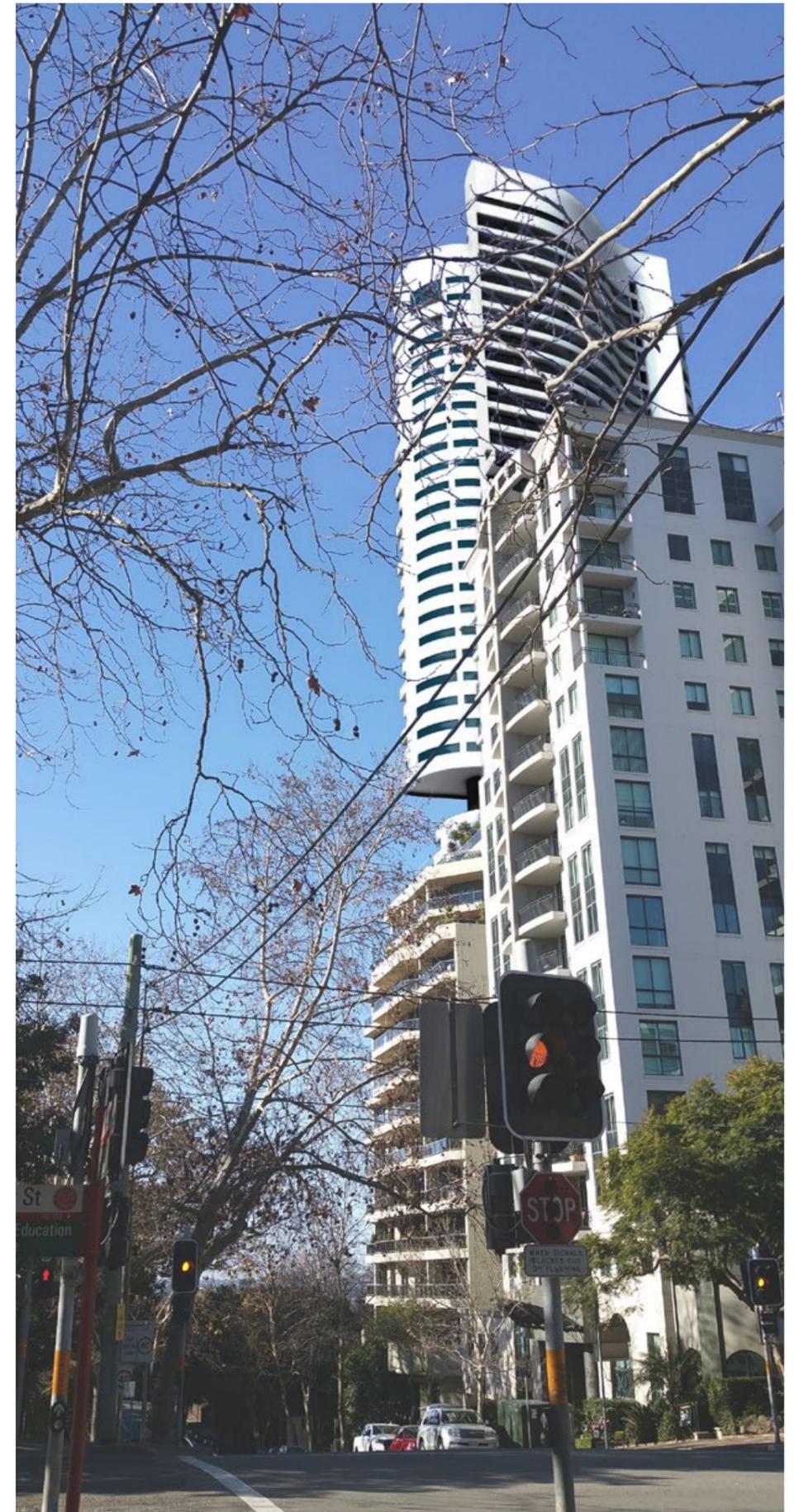
Overall, despite its proposed height with the new tower, 41 McLaren Street will nestle into a NSCBD that will inevitably grow with the new Metro service and need for greater residential and commercial density. A scale and form that will sit comfortably within its location, yet be distinctive in the emerging skyline.



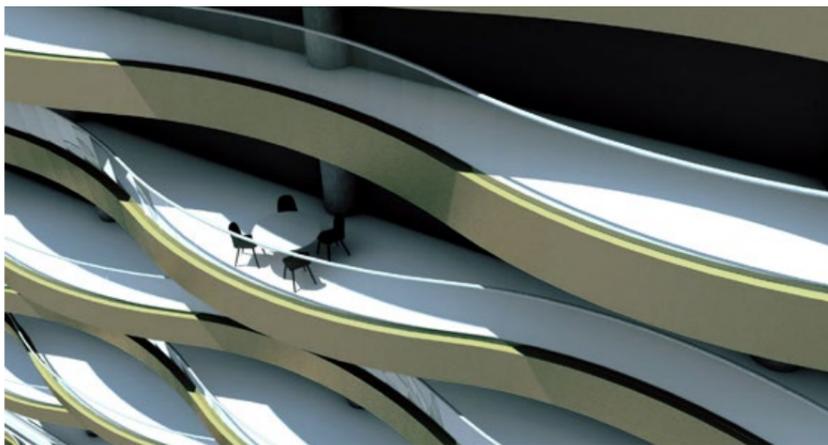
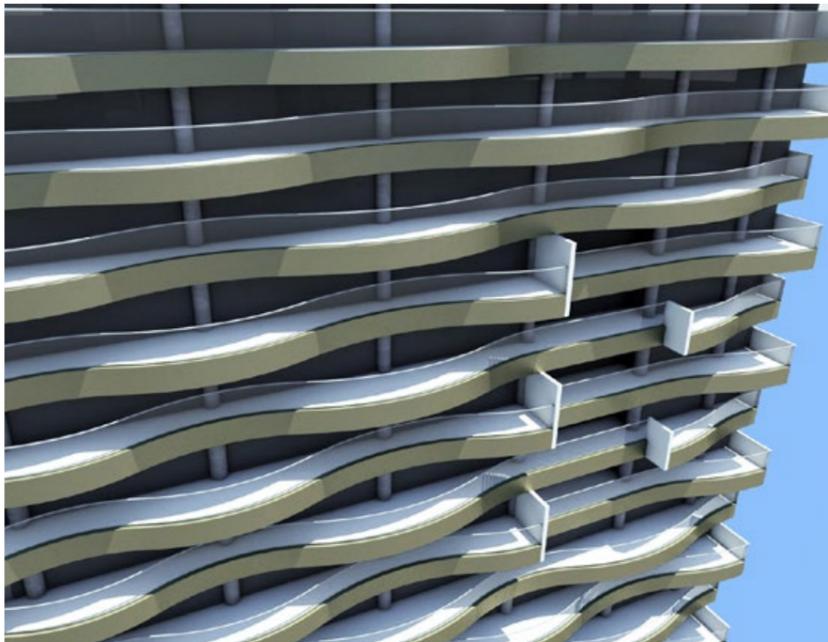
View from Falcon Street



View from Alfred Street North



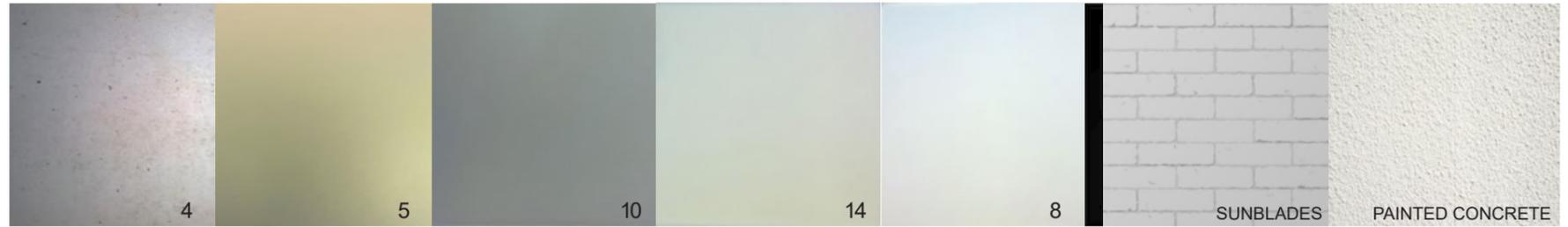
McLaren Street View



APARTMENTS

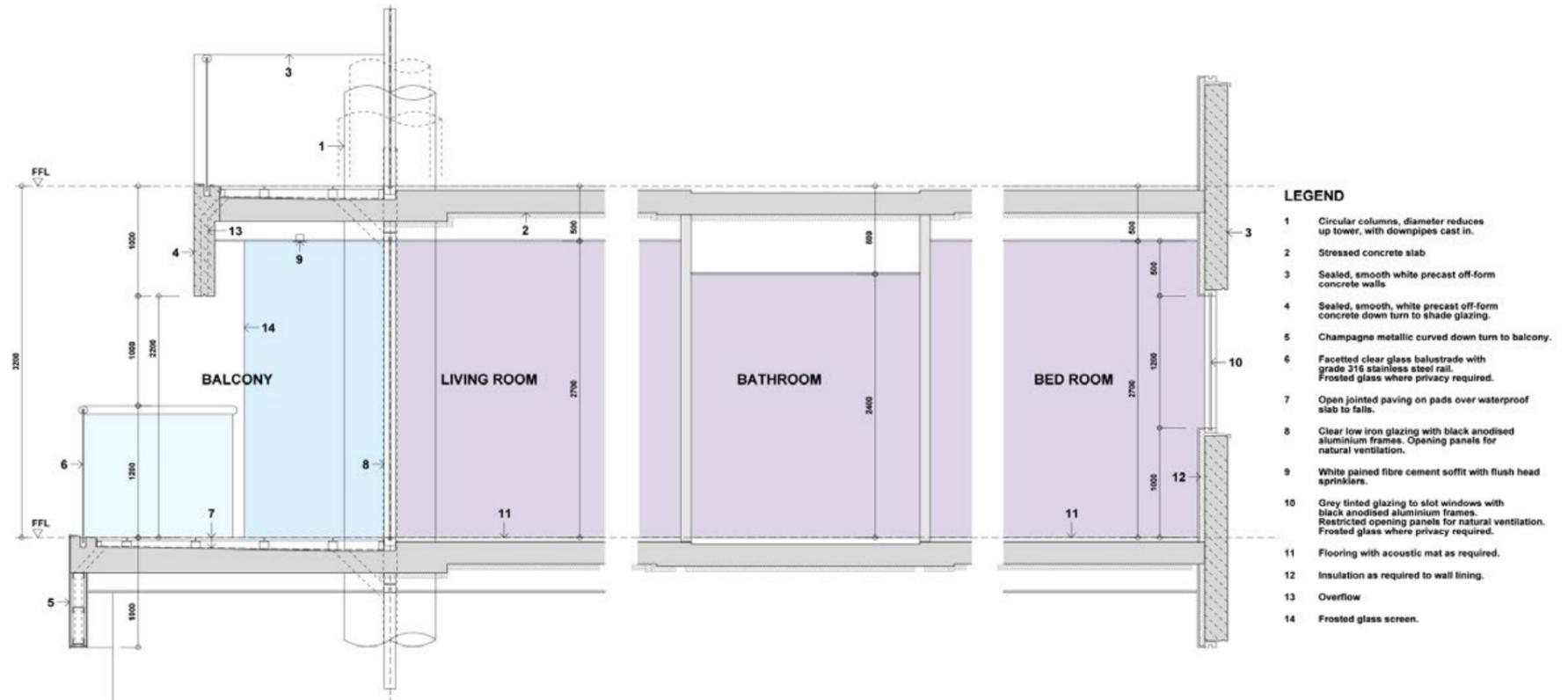
With a 3.2m floor to floor height proposed, a 2.7m height to the living spaces is expected with the management of services. A level floor throughout each apartment, free of steps or kerbs or ramps, is intended from outdoor terraces to living spaces through to bedrooms and even bathrooms. Bathrooms are proposed to have a minimum of 2.4m ceiling heights below the necessary infrastructure. Together, with column free interiors, this allows for any apartment to be capable of universal status.

A variety of studio, one bedroom, two bedroom, three bedroom and 4 bedroom sub/penthouse apartments are proposed with variations in size and layout to the larger apartments. At least four out of a maximum of eight apartments (or a minimum of four to five apartments) on each floor are capable of having natural cross ventilation given the planning of the floors in two wings. While most apartments have access to generous balconies from multiple living spaces, as well as access to the landscaped recreation level, many also have enlarged terrace options to enhance their outdoor enjoyment in good weather.



NEW MATERIALS

EXISTING MATERIALS



TOWER FAÇADE & MATERIALS

The tower is intended to be clad with sealed white off-form smooth concrete, preferably precast to allow for a higher quality of finish, particularly to curved walls, and allow a more systematised construction. This finish will harmonise with the existing Seidler podium, being constructed of similar appearing materials, but will evoke a more refined distinctive appearance. The off-form finish will also avoid the need for ongoing repainting.

Grey tinted glass to the slot windows to the cured end walls will provide contrasting slot punctuations and afford some privacy to bedroom areas during the day. Opposing apartment windows will utilise frosted glass to ensure the necessary privacy at all times. Otherwise clear glass is proposed for the balcony recessed glazing, to enhance outlook during daylight and night-time hours, which is protected by their overhang and downturns. All glazing framework will be black anodised, like the podium, to negate its appearance. Glazing will maximise openings to afford natural ventilation.

Straight balcony fronts will typically match the tower wall cladding, to hold the horizontal plate form of the podium, while curved balcony fronts will be further modulated with champagne metallic downturns. The west scalloped upper wing also recalls the horizontal plates with its gently curving faced expressing the sun angle for Berry Street Plaza. Both curved and straight balconies will have clear glass balustrades, faceted to the curved balconies, with a stainless-steel tubular railing. Frosted balustrade glazing is proposed for narrow balconies facing west to adjacent neighbours for enhanced privacy. Similarly, frosted laminated glass screens are proposed to balconies between apartments to provide privacy and acoustic attenuation without diminishing daylight access.

An enclosed plantroom structure crowns the building by extruding the plan form to the roof parapet as Seidler would typically do to reinforce the shape of the building against the sky. Simple circular forms are recalled with judiciously located services opening, and larger openings for condenser units shielded with roof blades to complete the appearance of the equally important fifth façade. Light gravel is proposed for reducing heat gain.



Max Dupain ca 1971



Max Dupain ca1971

STRUCTURE AND HERITAGE

A structural methodology has been developed by engineers TTW to retain the significant structure of the heritage listed podium primarily as follows:

- The stepped and terraced building structure fronting McLaren Street which provides a well scaled urban street character.
- The east and west facades, consisting of deep concrete overhangs with angled brick sun-blades to protect inset glazing and brick infill walls and balustrades.
- The shifting inset horizontal terraces that punctuate the sun-blade rhythm of the eastern façade typical of many Seidler Buildings.

The core of the existing building will be replaced with a new core that supports the functional and structural requirements of the new residential tower hovering above the podium. Existing surrounding floor slabs, which are badly deflecting will also be replaced up to the depth of the façade structure being retained. Ultimately, the remaining structure and the new construction will become contiguous.

A new column grid will replace the existing grid that surrounds the core within the new slab structure. This will not only support the edges of the new residential tower above but also provide appropriate grid for the underground carparking required.

Existing, inadequate basement parking and infrastructure will be demolished and replaced with new basement levels of carparking, loading, garbage storage and services infrastructure. Basement excavation will proceed in two stages following the demolition of the core to the existing podium. The first, removing the bulk of excavation material and the second, more detailed excavation in the vicinity of the existing perimeter columns which are proposed to be propped with steel strutting.

The outer depth of the façade to both eastern and western flanks will utilise an internal temporary steel propping structure to brace the significant facades during construction. The existing façade columns will land on a transfer structure at ground level, meet the new column grid, and to allow the detailed basement excavation to proceed.

The single storey under-croft will be extended upward to form a two-storey public throughlink by locally removing the level one slab above and stiffening the perimeter columns. The southern sun-blades to ground level will be removed to enhance the throughlink while the level one sun-blades will form a frieze to allow daylight to penetrate. The western sun-blades on Harnett Street to the proposed existing carpark demolition will be removed and replaced with dark bronze coloured metal cladding to sheathe the new infrastructure functions now located along this secondary street resulting in a widened footpath.

The aged and inadequate plantroom structure atop the existing podium building will be replaced with a new recreation roof area for the residents and include internal facilities, a landscaped garden terrace and outdoor pool. While raised above the existing deck the pool will be on grade with the internal facilities and lift lobby providing residual depth for the garden planting. The first residential tower floor will float some ten meters above the roof allowing a strong demarcation and segregation of the new with the existing heritage podium. The residential tower is also well set back from McLaren Street to reinforce the well scaled and terraced podium.

For the residential tower, stressed concrete slabs spanning from core to façade columns will allow for maximum flexibility within the apartments. Additionally, darker coloured columns remain setback from the overhanging floors and balconies negating their impact on the heritage podium and development as a whole.



CONCLUSION

Overall, a vibrant, mixed use premium quality development is proposed for 41 McLaren Street that will contribute to, and encourage a vibrant centre beyond the 6pm office curfew. The heritage significant podium with its pedestrian scaled urban streetscape is to be retained and adapted to suit the range of new and existing community and commercial functions, while a proposed premium residential tower provides a landmark for North Sydney and contributes to the necessary uplift required to a key developing centre ready to take advantage of the benefits of the new Metro public transport system.

North Sydney, blessed with its high elevation, should no longer be considered an inferior centre to the Sydney CBD but an expansion of it, one that includes the dramatic harbour, looks back towards the Sydney CBD skyline and has the harbour bridge linking the two together.



STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The proposed Development is considered to be consistent with the nine design principles of SEPP 65 and the objectives of the ADG. An assessment of the proposal against the key principles is tabled below.

Principle	Compliance	Comment
<p>Principle 1: Context and neighbourhood character Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>✓</p>	<p>Given the North Sydney central business district context for the proposed residential apartments the tower form fits with the surrounding built character and density.</p> <p>The proposed State Government Metro station to be located nearby will continue to engender change and densification desired for a developing CBD which has already commenced.</p> <p>The existing heritage listed building will be enhanced with greater permeability and activity and provide a commercial podium to the new residential tower creating an appropriate mixed development to encourage the emergence of a 24/7 vibrant centre.</p>
<p>Principle 2: Built form and scale Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>✓</p>	<p>A slender tower form while appropriate for the NSCBD in height, is also respectful of the neighbouring buildings by its careful siting on the lot, plan form, and setbacks to the long side boundaries and particularly to McLaren Street to allow ample northerly sun access. The tower form affords tenants an expansive harbour or city outlook and enhanced amenity.</p> <p>The tower form is modulated over its height to express the local influences such as minimising overshadowing to public spaces, as Berry Street Plaza, and articulated to express the proportions and stepped character of the podium.</p> <p>The tower is segregated from the podium to articulate the heritage listed building, providing a roof garden and recreation amenity for residents. The podium maintains the well scaled urban form at street level and reinforces the public domain access as noted in principle 1 above.</p>

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<p>Principle 3: Density Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>✓</p>	<p>The CBD location, proposed Metro station and desired increase in quality commercial and residential stock to accommodate projected population growth indicates an appropriate density is proposed commensurate with other similarly developing centres.</p>
<p>Principle 4: Sustainability Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>✓</p>	<p>The slenderness and siting of the tower results in a smaller number of apartments per floor with good access to light, air and sunshine as well as natural ventilation, all contributing to sustainable outcomes. A lower but broader building would compromise such amenity for the residents as well as that of neighbouring residents by reductions in setbacks.</p> <p>Daylight access to the tower lift lobby also contributes to reduced energy demands. For a more comprehensive commentary on sustainability refer to W&G ESD report.</p> <p>The existing podium with inset glazing and sun-shades set the standard for good passive thermal design proposed for the tower with balcony overhangs protecting larger areas of glazing that enhance views.</p>
<p>Principle 5: Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments 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. Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long-term management.</p>	<p>✓</p>	<p>By retaining the heritage listed podium the unique landscape of the precinct is substantially maintained. The terraced McLaren Street building frontage with existing mature street planting and proposed planting informed by the original architectural philosophy provides a well scaled urban landscaped character to this precinct. One that is proposed to be further enhanced by the Ward Street precinct masterplan being developed by NSC.</p> <p>This setback further reinforces the access to northern sunshine and daylight, and together with the enhancement of the proposed throughlink with activation, artwork and reintroduction of the original wavy paving establishes a special micro-climate for social interaction which defines an equitable public realm.</p>

STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

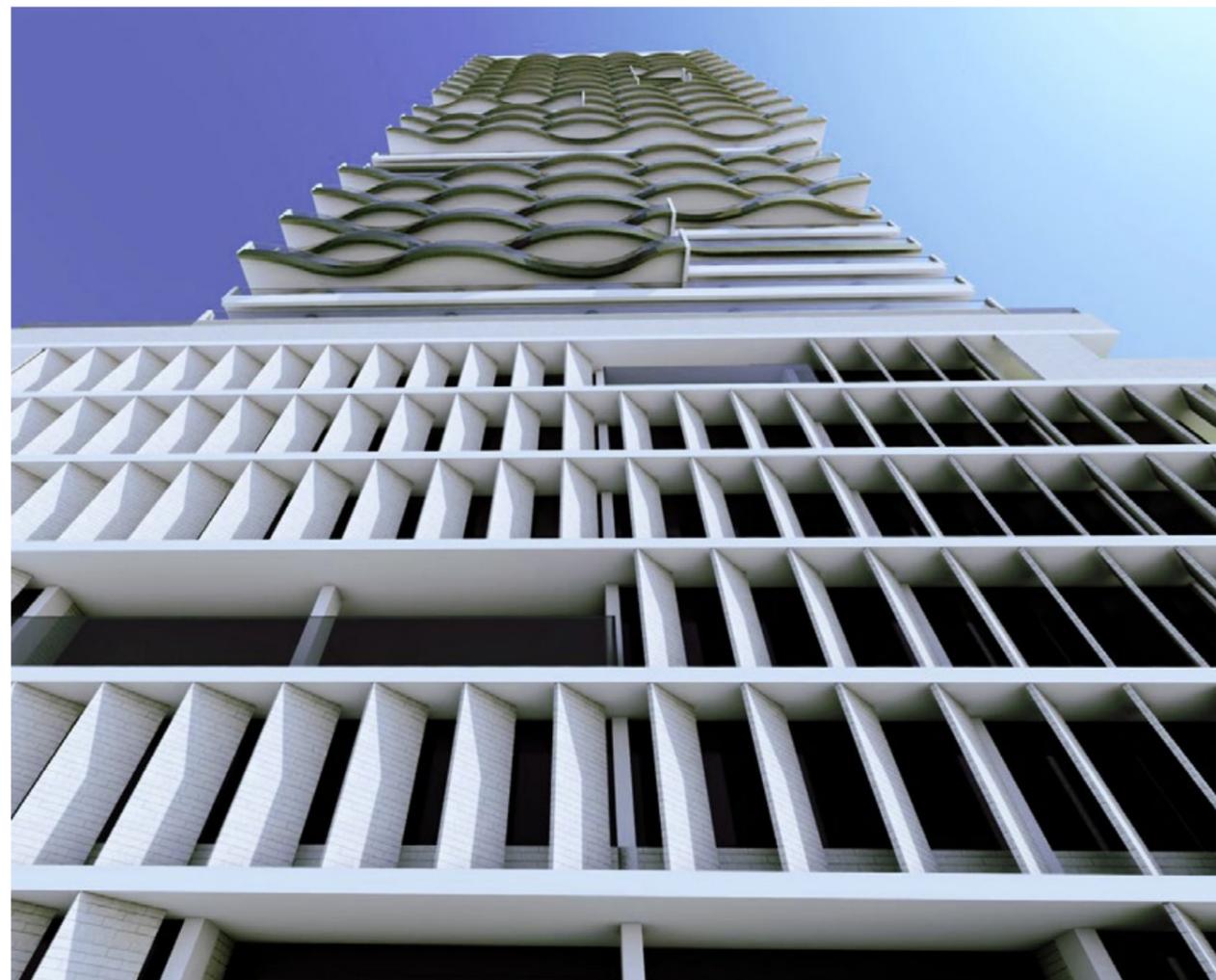
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<p>Principle 6: Amenity Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>✓</p>	<p>As noted above the slender building form results in a smaller number of shallow apartments per floor with good access to light, air and sunshine as well as natural ventilation and enhanced outlook promoting a positive living environment which will contribute to the well-being of the residents. The resultant setbacks also minimise any diminution of their neighbours’ amenity.</p> <p>Appropriately sized and planned apartments improve the amenities noted above as well as providing a good balance of indoor and outdoor space, adequate storage (both within the apartment and at carpark level), privacy, efficient layouts and good accessibility.</p>
<p>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.</p>	<p>✓</p>	<p>An enhanced public throughlink at entry level which will ultimately connect to the Metro station sets up a well-used public realm offering safe passive surveillance to all entries into the building.</p> <p>Bright open simple volume lift lobbies and entries (which will also have security cameras) also promote public and resident safety. Connections are clearly defined and direct to these well used thoroughfares. A concierge is proposed for the residential tower.</p>
<p>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.</p>	<p>✓</p>	<p>A diverse range of apartment types and sizes are proposed. Flexibility is also built in with structure free apartment planning.</p> <p>Easily accessible, flexible and varied communal spaces are included for residents such as, gardens and pool terrace spaces to the recreation podium roof level adjoining internal facilities such as meeting rooms, gym, steam and sauna, kitchenette, change and toilet amenities; and lounge, game and library to the residential lobby mezzanine.</p> <p>Café, restaurant and bar facilities are encouraged to the public realm as they now exist.</p>

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The proposed Development is considered to be consistent with the nine design principles of SEPP 65 and the objectives of the ADG.
An assessment of the proposal against the key principles is tabled below.

<p>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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>✓</p>	<p>A well-proportioned and scaled slender tower with a high degree of modulation and variation to the form and materiality is proposed as a feature that responds to the context, as noted above, and also to the heritage podium over which it sits. The new architecture is respectful of the existing Seidler podium, yet expressive of its time.</p> <p>The tower form is also expressive of its structure and apartment typography and layout.</p> <p>The tower form will nestle into the emerging skyline that is North Sydney, now and in the future.</p>
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SAMPLES OF PROPOSED MATERIALS

New

- 1. White off-form concrete façade
- 2. Champagne metallic downturn to wavy balconies
- 3. Grey tinted glass to slot windows
- 4. Frosted glass for privacy
- 5. Clear glass to recessed balcony and balcony balustrades

Existing

- 6. Black framing to glazing
- 7. Brick sun-blades and walls
- 8. White painted off-form concrete



NEW MATERIALS

EXISTING MATERIALS

FUNCTION	LEVEL	GFA m ²	NLA m ²	TERRACE/BALCONY m ²	NUMBER OF APARTMENTS	STUDIO	1 BED	2 BED	3 BED	4 BED	COMMENTS
HERITAGE PODIUM											
Commercial	G	1,191	664								Includes residential lobby - 372 m ² & commercial lobby 146 m ² & commercial area - 664 m ² NLA
Office & Commercial	1	941	773	104							Includes residential mezzanine - 142 m ² , office - 440 m ² & commercial 333 m ²
Office	2	1,536	1,410	259							
Office	3	1,057	931	581							
Office	4	1,073	947	98							
Office	5	1,073	947	98							
Office	6	928	802	242							
Residential recreation & plantroom	7	221		488							Residential recreation - 278 m ² garden, 120 m ² pool, total 886 m ² outdoor space.
Plantroom	8	-	-								
PODIUM SUB-TOTAL	G - L8	8,020	6,474	1,870							Terrace area includes 1,382 m ² commercial & 400 m ² residential
RESIDENTIAL TOWER											
			APARTMENT TOTAL AREA PER FLOOR	TOTAL TERRACE PER BALCONY PER FLOOR REFER PLANS							
Apartments	9	678	574	142	8	2	2	4	-	-	1# 2B with study
	10	678	574	142	8	2	2	4	-	-	1# 2B with study
	11	683	579	158	8	2	2	4	-	-	1# 2B with study
	12	683	579	155	8	2	2	4	-	-	1# 2B with study
	13	683	579	158	8	2	2	4	-	-	1# 2B with study
	14	689	584	157	8	2	2	3	1	-	
	15	689	584	189	8	2	2	3	1	-	
	16	689	584	175	8	2	2	3	1	-	
	17	629	530	173	7	2	1	3	1	-	Heat exchanger. Plantroom replaces 1# 1B
	18	684	579	172	8	2	2	3	1	-	
	19	684	579	175	8	2	2	3	1	-	
	20	540	445	306	4	-	-	-	-	4	{ L20 + L21 sub-level penthouses over 2 levels
	21	418	328	-							
	22	763	655	188	8	-	4	3	1	-	Transfer structure to 3B
	23	763	655	183	8	-	4	3	1	-	Transfer structure to 3B
	24	763	655	188	8	-	4	3	1	-	Transfer structure to 3B
	25	763	655	183	8	-	4	3	1	-	Transfer structure to 3B
	26	765	660	190	8	-	4	3	1	-	
	27	722	619	210	7	-	3	2	1	1	{ 4B over 2-storeys sub-level penthouse
	28	690	589	144	6	-	3	2	1	-	
	29	653	554	279	6	-	2	3	1	-	West wing stepped terrace
	30	659	559	160	7	-	4	2	1	-	West wing stepped terrace
	31	587	500	207	5	-	2	1	2	-	West wing stepped terrace
	32	584	495	145	6	-	3	2	1	-	West wing stepped terrace
	33	527	441	179	5	-	2	2	1	-	West wing stepped terrace
	34	527	441	124	5	-	2	2	1	-	West wing stepped terrace
	35	559	480	143	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	36	559	480	147	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	37	569	489	145	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	38	569	489	140	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	39	569	489	145	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	40	569	489	140	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	41	569	489	145	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	42	569	489	140	5	-	2	2	1	-	West wing scalloped back for sun angle to Berry Plaza
	43	473	399	235	3	-	-	1	2	-	2# 3B sub-penthouses - single storey.
	44	456	381	257	3	-	-	-	2	1	{ L44 + L45 penthouse over 2 levels.
	45	248	246								
	46	-									Plantroom
	Roof	-									Roof
RESIDENTIAL TOWER SUB-TOTAL		22,902	19,496	6,207	224	22	78	86	32	6	10% studio; 35% 1B; 38% 2B; 17% 3B/4B
TOTAL		30,922									FSR 13.1:1

CARPARK	CARS	ACCESSIBLE CAR BAYS INCLUDED IN CAR NUMBERS	MOTORCYCLES	VISITORS' BICYCLES	TENANT BICYCLES	COMMENTS
Ground						
B1 Commercial	22	(6)	6	24	54*	Loading dock level * Commercial Tenant Bicycles
B2 Residential Visitors	22	(6)	-			Accessible bays included in car tally
B2 Residential	3	-	-	9		
B2 A Residential	19	-	18	11		
B3 Residential	44	(8)	-			Accessible bays included in car tally
B4 Residential	42	(8)	-			Accessible bays included in car tally
B5 Residential	44	(8)	-			Accessible bays included in car tally
B6 Residential	23	(8)	-			Accessible bays included in car tally
TOTAL RESIDENTIAL	175	(32)	18	44**	54*	Accessible bays included in car tally **24 Residential/20 Commercial Visitors' Bicycles * 54 Commercial Tenant Bicycles