

Attachment A3

Urban Design Report

41-49 Mountain St, Ultimo Planning Proposal

Apt Residential

Planning Proposal

December 2025

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thinking.

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Client
APT. Residential

Design Team
Architecture + Urban Bates Smart
Landscape Subtropic
Traffic PDC
Civil ADP
Flood ADP
Heritage Urbis
Archeology Urbis
ESD Flux
Arborist Arbor Express

Project Number S12603.A

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Acknowledgement of Country

We acknowledge the Gadigal people of the Eora Nation as the Traditional Owners of Country, and recognize their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Artwork

Within by Jasmine Miikika Craciun



Introduction

This document is part of a planning proposal prepared by Bates Smart on behalf of APT Residential for the site at 5 Smail Street / 41-49 Mountain Street. It outlines a planning and massing strategy for a new mixed-use residential development, featuring active ground-level uses and build-to-rent apartments above, along with a rooftop communal open space. The proposal also includes the adaptive reuse of a heritage-listed substation at the corner of Mountain Street and Smail Street.

The site is prominently located at the corner of Smail and Mountain Street, just one block east of the Broadway Shopping Centre. It is situated in a mixed-use area that includes residential, commercial, and hotel developments. The site is conveniently close to several tertiary campuses and is within 200 meters of public transport that provides access to the CBD and Western Suburbs. Additionally, it is located within the heritage conservation area known as ‘Mountain Street’ under the LEP.

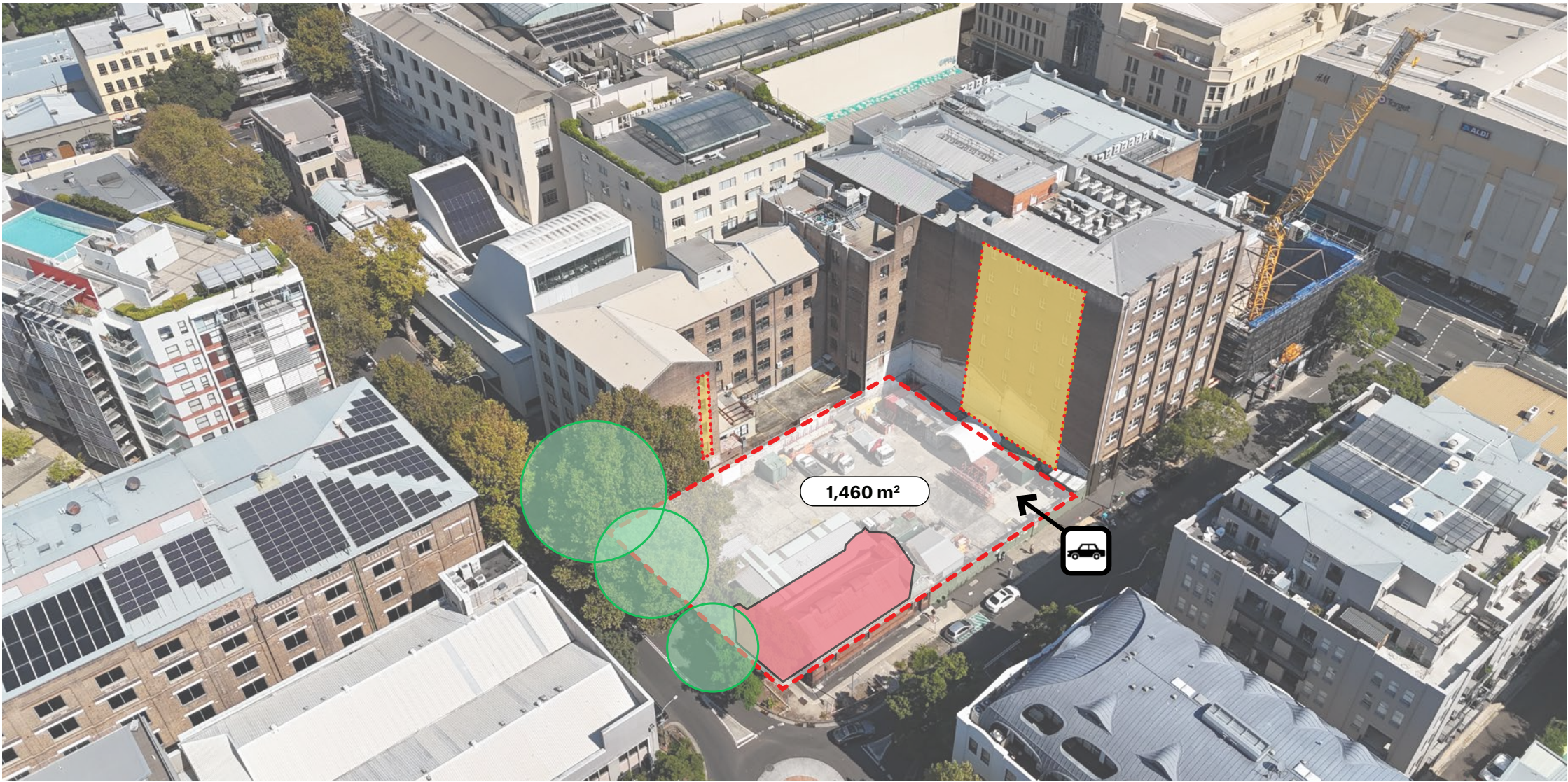
Key

- 1. Subject Site
- 2. Broadway Shopping Centre
- 3. University of Technology Sydney
- 4. Notre Dame University
- 5. Torrens University
- 6. TAFE NSW, Ultimo Campus
- 7. Glebe Point Road
- 8. Victoria Park



Site Location

The site, known as 5 Smail Street, Ultimo, is legally described as Lot 2 DP191928 and Lot 21 DP5567. It covers an area of approximately 1,460 square meters, comprising two lots. Currently, the site features a single-storey substation at the corner, along with associated sheds, structures, and parking space for service vehicles. Vehicular access is available off Smail Street. Additionally, significant street trees are located along Mountain Street.



- Key**
- Site Boundary
 - Existing Heritage Listed Substation
 - - - Neighbouring Windows on Boundary
 - Existing Street Tree
 - Vehicle Access to Site

Opportunities:

- Street frontage to both Smail and Mountain Street.
- North-east aspect well suited to residential development
- Potential for adaptive re-use of existing sub-station.

Constraints:

- Existing heritage sub-station to the north-east corner of the site to be retained
- Location of mature trees
- Neighbouring site has windows onto the boundary.

Site Photos



Site Character

The site is flanked by a series of historic masonry warehouses with rich architectural character. These buildings, with their robust construction and intricate detailing, tell the story of the area’s industrial past. Many of these structures bear the visible marks of previous adjoining developments, adding a layer of historical depth and authenticity to the streetscape. This unique blend of aged masonry and the scars of past modifications creates a visually compelling and contextually rich environment that the new design could integrate with.



Surrounding Context

The site is surrounded by low and medium density buildings with a variety of uses. One block to the west is the large, multi-storey Broadway Shopping Centre Complex, which connects to smaller retail and restaurant venues along Glebe Point Road. To the southwest, the University of Sydney and Victoria Park Pool are accessible through Victoria Park. Multiple educational institutions, including the University of Technology Sydney, University of Notre Dame, Torrens University, TAFE NSW, and the International Grammar School, are located to the east and southeast, across Parramatta Road. Additionally, a few religious buildings, such as St Barnabas' Church and St Benedict's Catholic Church, are situated between these institutions.



VICTORIA PARK



BROADWAY SHOPPING CENTER



ST BARNABAS' CHURCH



UTS CAMPUS



1.0 Site Analysis

Current Planning Controls

Based on Sydney Local Environmental Plan 2012

Land Zoning

Mixed Use (MU1)

FSR

2:1 (T1)

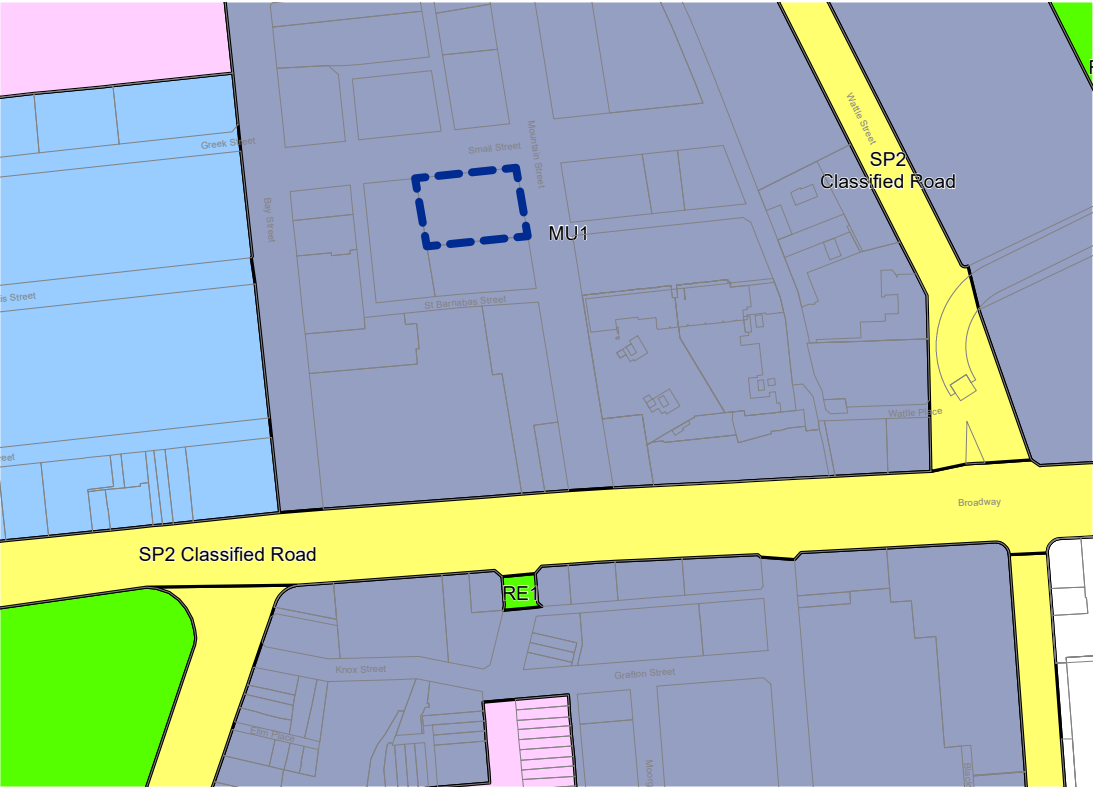
Maximum Building Height

18m (P)

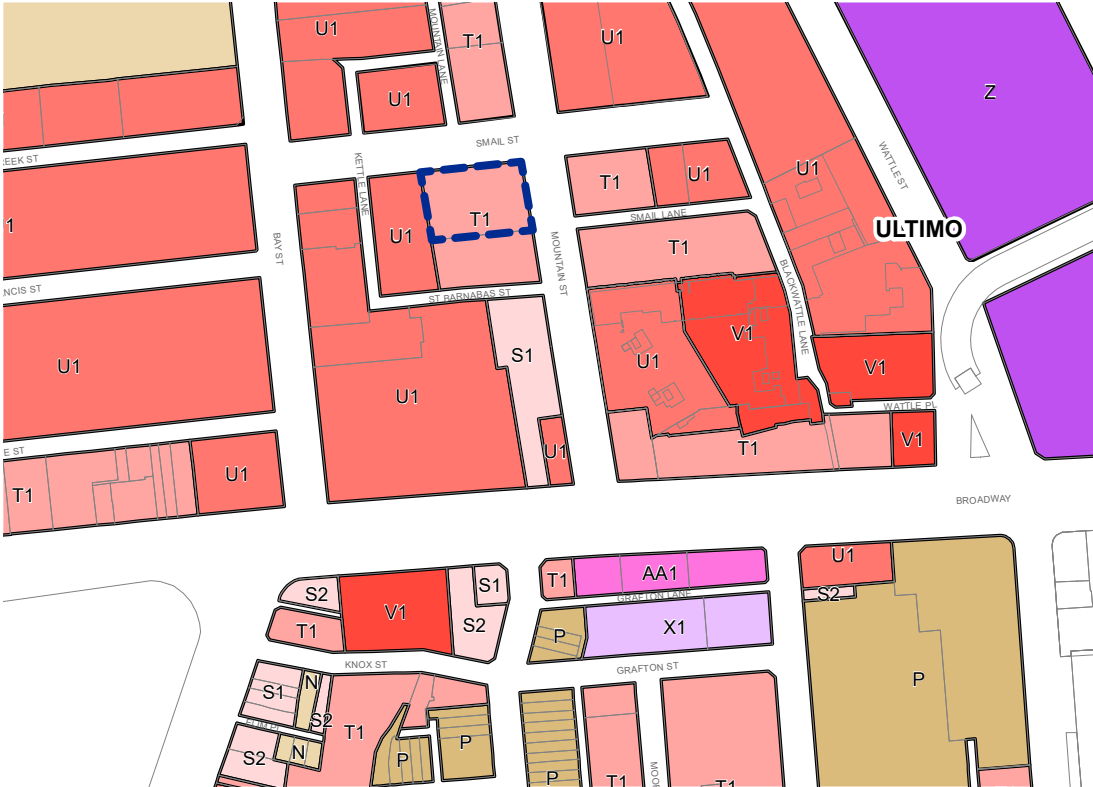
Heritage

The site falls in a general conservation area with the Substation on the North East corner being a heritage listed item.

Notwithstanding the current planning controls, there has been an existing development consent for a height of 31.15m and FSR of 4.34:1 (this has since lapsed).



LAND ZONING - MIXED USE (MU1)
SYDNEY LOCAL ENVIRONMENTAL PLAN 2012



FSR - 2:1 (T1)
SYDNEY LOCAL ENVIRONMENTAL PLAN 2012



MAX BUILDING HEIGHT - 18M (P)
SYDNEY LOCAL ENVIRONMENTAL PLAN 2012



HERITAGE - SUBSTATION & GENERAL CONSERVATION AREA
SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

Land Use

The surrounding area features a mix of commercial and retail hotspots, as well as medium-density residential developments, all situated close to several educational institutions. The site is near multiple parks and open spaces, particularly Victoria Park, which stretches along the main roads of Princes Highway and Parramatta Road. Retail and commercial venues line Parramatta Road, leading to Broadway Shopping Centre and along Glebe Point Road. The following diagram illustrates the diverse land uses in the area.

Key

Site Boundary

Commercial & Retail

Sports & Recreation

Education

Religious/Community Buildings

Industrial



Transport Connections

The site is located along Smail Street and Mountain Street, amidst low to medium density buildings. It is surrounded by one-lane roads, which can lead to a build-up of vehicular traffic. The site is well-connected to major road links, including Parramatta Road, Princes Highway, Wattle Street, and Abercrombie Street. Its close proximity to major attractors and the main Parramatta Road ensures good access to reliable public transport.



Key

Major Roads

Minor Streets

Built Form Context

The immediate context is defined by buildings of 4-8 storeys (22.8M to 41.7m) that have FSR's of between 4:1 and 6:1.

North: The immediate north of the site at 35-39 Mountain Street is a four-storey hotel accommodation.

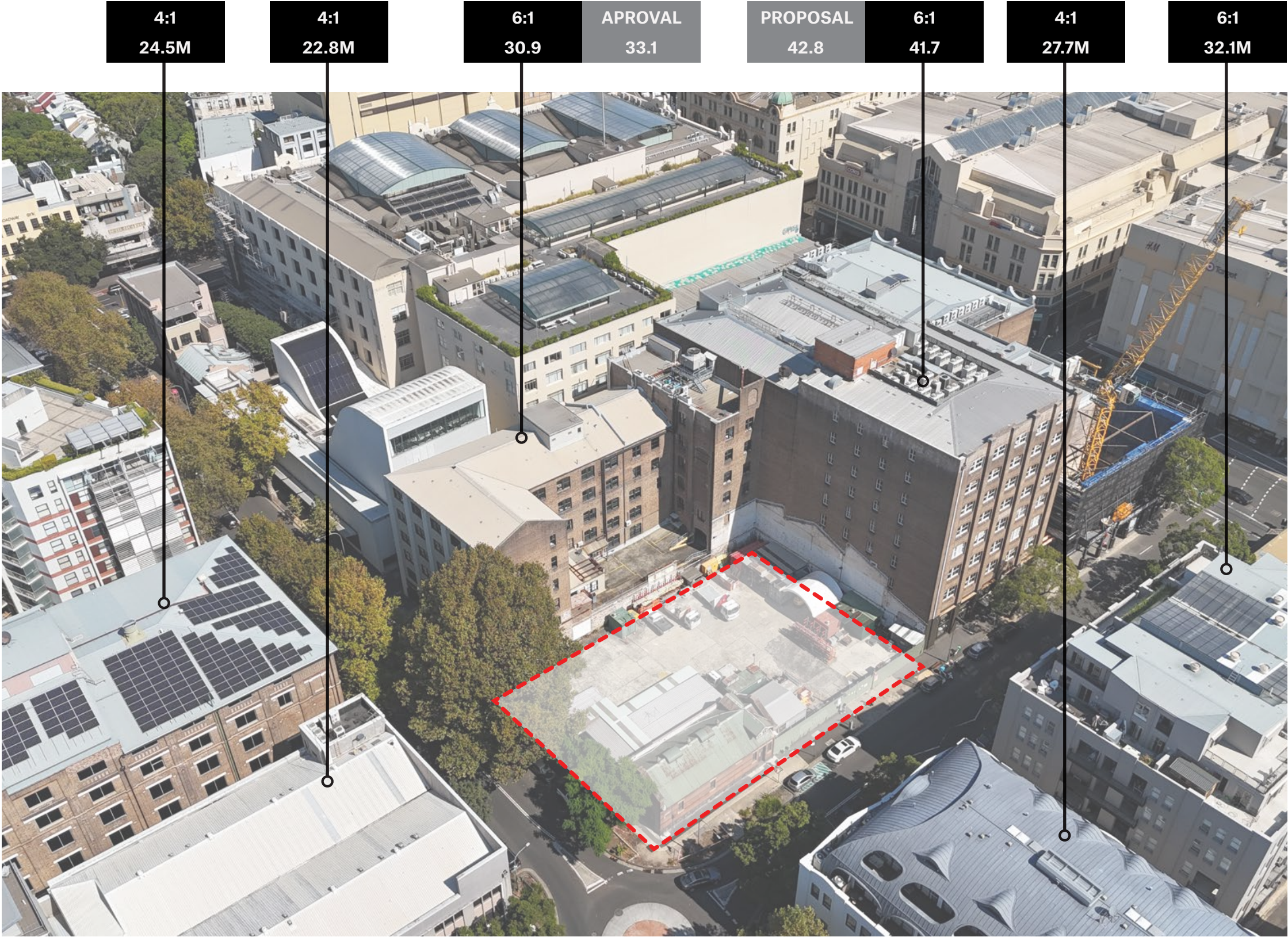
East: To the east of the site is a four-storey commercial development located at 22-36 Mountain Street.

South: A six-storey mixed-use building located at 51-55 Mountain Street adjoining the southern boundary of the site. This building comprises of retail premises on the ground level and office premises above.

West: An eight-storey mixed-use commercial building is located at 51-55 Mountain Street adjoining the site. Apt are currently preparing a Development Application for the adaptive reuse of the building to co-living.



ADJACENT BUILDINGS - EXISTING FSR AND HEIGHT



Heritage

Mountain Street

Sub-station Constructed 1906

The Mountain Street substation is a rare and early example of an externally intact substation dating from the Federation period.

The Mountain Street substation is an unusual, tuck-pointed face brick structure on a corner site, designed in the Federation Free Style evidenced by the use of a sandstone window headers, sill detailing and gabled parapet with curvilinear elements and contrasting manganese banded brick parapet. Stylistic elements also include a large arched entrance flanked by a ventilator and a multi paned window in the gabled wall and a pitched roof with exposed rafters. It is located within the Pymont/Ultimo Urban Conservation Area.

The Mountain Street substation is constructed using load bearing face brick and sandstone block for the parapet. The main entrance incorporates a brick arch.

Heritage Act - State Heritage Register
Listing no 00934



Opportunities Analysis

- 1. Within a 200m walking catchment of public transport (bus services) located along Broadway, with direct services to the CBD and the Inner West suburbs.
- 2. Located 100m west of the subject site is Broadway Shopping Centre, with Glebe Point Road also within 400m/ 5-minute walking catchment.
- 3. The subject site is near various tertiary education campuses, including University of Technology, Notre Dame, Torrens University.
- 4. Potential to integrate an active ground plane along Mountain and Smail Street
- 5. Potential for the adaptive reuse of the heritage listed substation.
- 6. The orientation of the subject has good accessibility to northern daylight.
- 7. Surrounding context is predominantly 6 to 8 storey commercial buildings, with some residential and student housing. The opportunity for a mix of residential and retail will complement the surrounding land uses.
- 8. Significant existing mature street trees along Mountain Street provide a high-quality urban character that should be retained and enhanced, as well as provide visual separation and screening between the subject site and heritage conservation area. The large tree on Mountain Street is deciduous, providing shade in the summer months while allowing more sunlight to reach the facade in winter.

Key

Site Boundary

Heritage Substation

Key attractors

Walking Access to Key attractors

Walking Route to Key Public Transport

Mature Trees

An aerial photograph of an urban area in Ultimo, Sydney, centered on the intersection of Mountain Street, Smail Street, and Parramatta Road. A red dashed rectangle outlines the subject site at 41-49 Mountain Street, with a yellow square indicating a heritage substation. A large dashed circle with a 200m radius is centered on the subject site. Various annotations include: '3 min to Broadway' with an arrow pointing west along Smail Street; '7 min to Park' with an arrow pointing south along Parramatta Road; '3 min to Bus' with an arrow pointing west along Parramatta Road; '7 min to UTS' with an arrow pointing east along Parramatta Road; '4 min to Bus' with an arrow pointing east along Parramatta Road. Numbered circles (1-8) are placed throughout the map to correspond with the text analysis. Green circles along Mountain Street represent mature trees. Other street names labeled include Bay Street and Smail Street. A '200m' scale bar is shown on the right side of the map.

BATES SMART

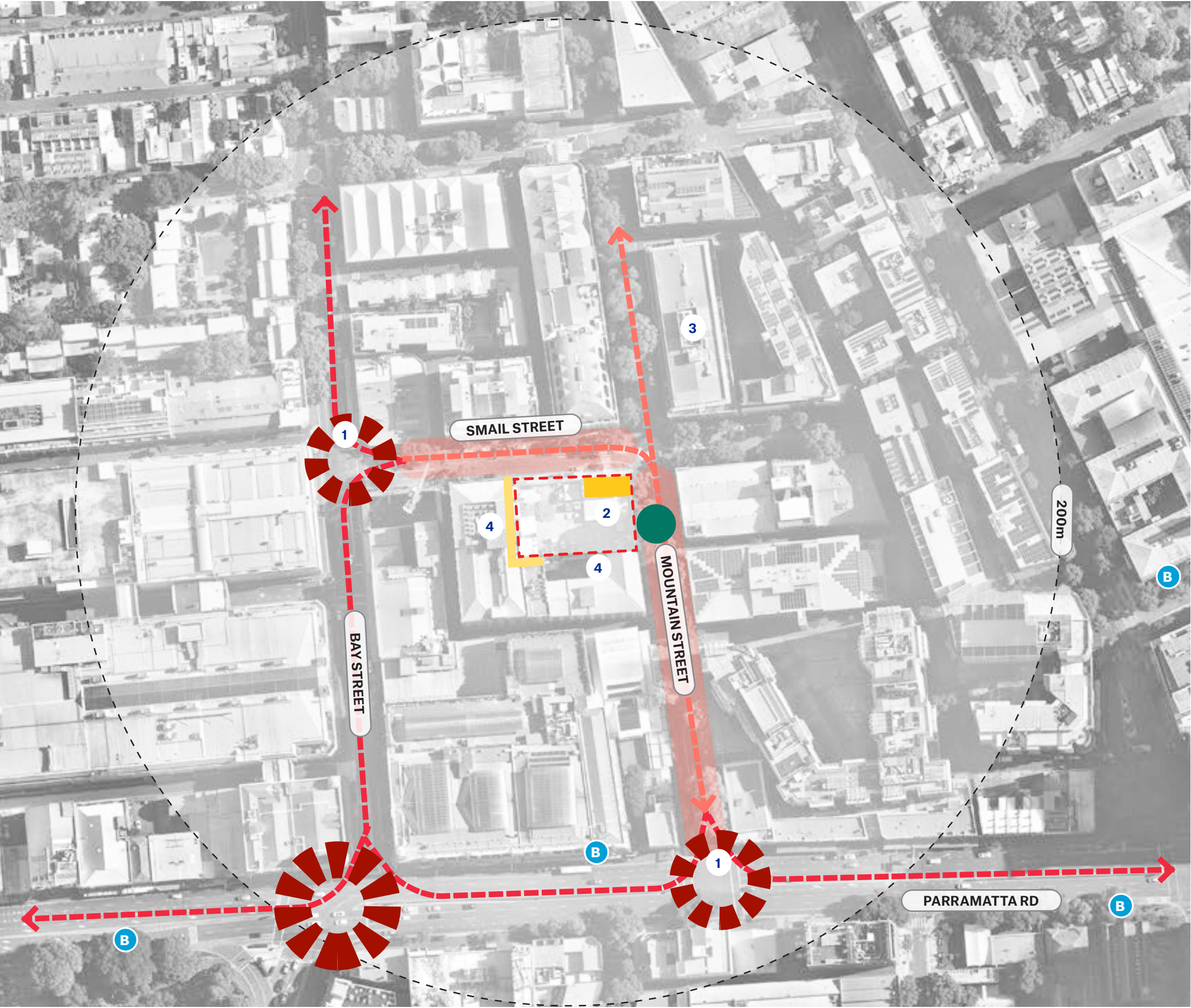
41-49 MOUNTAIN STREET ULTIMO

Constraints Analysis

- 1. There is heavy traffic along Smail Street and Mountain Street leading from the Broadway shopping mall. This is due to the positioning of traffic lights and access to and from the shopping center.
- 2. Located on the north-eastern corner of the site is a heritage substation which is to be retained. Pending detailed heritage advice, we have allowed a 3m setback around the heritage item to provide curtilage and access.
- 3. The site sits within a heritage conservation zone. Leading the area to have a sensitive street frontage, building height, and protection to the mature trees lining the adjacent streets.
- 4. The neighbouring building has windows which face the site. These buildings have a 0m to the boundary. Meaning that the proposal may need to include extra setbacks to allow adequate distance between the two.

Key

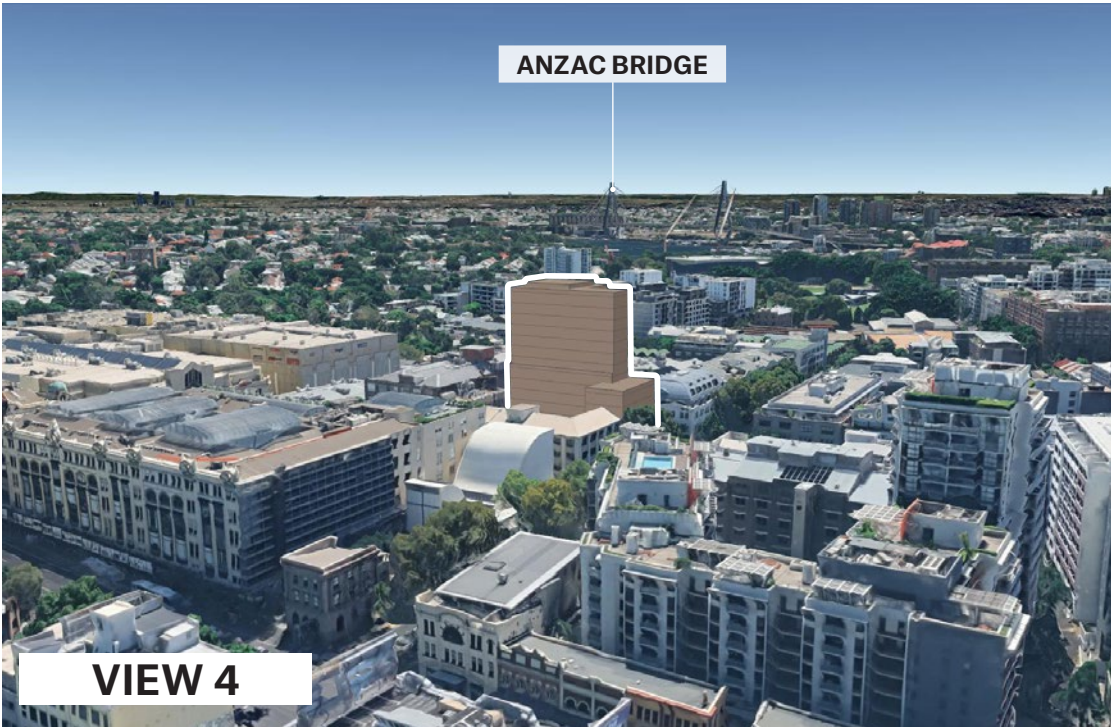
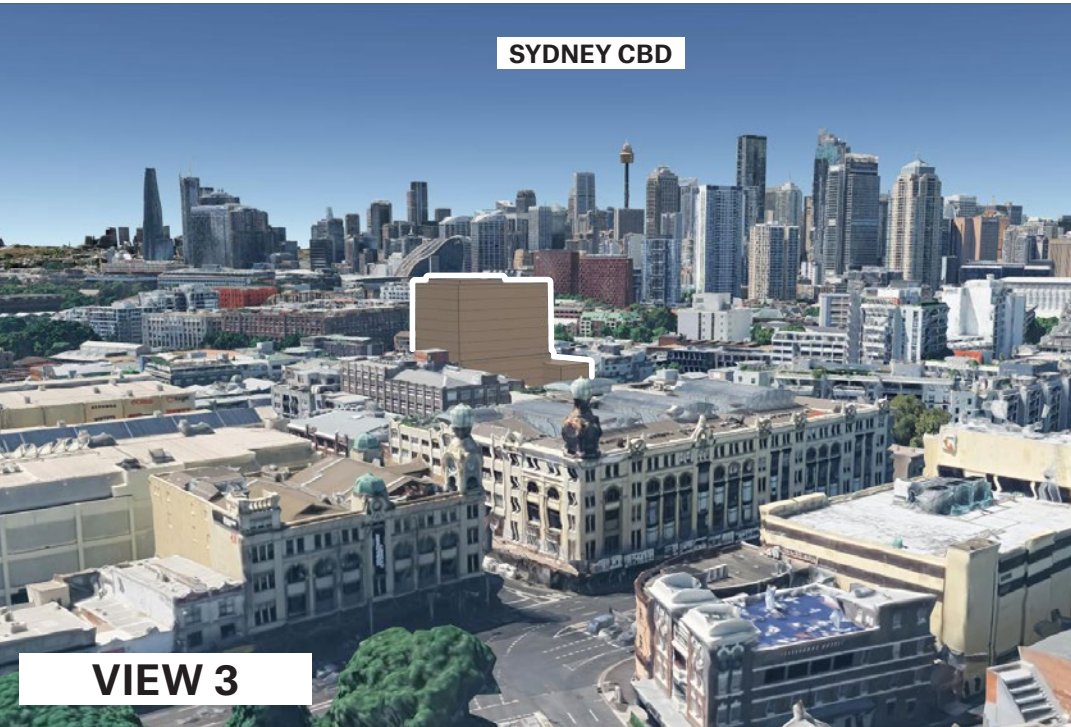
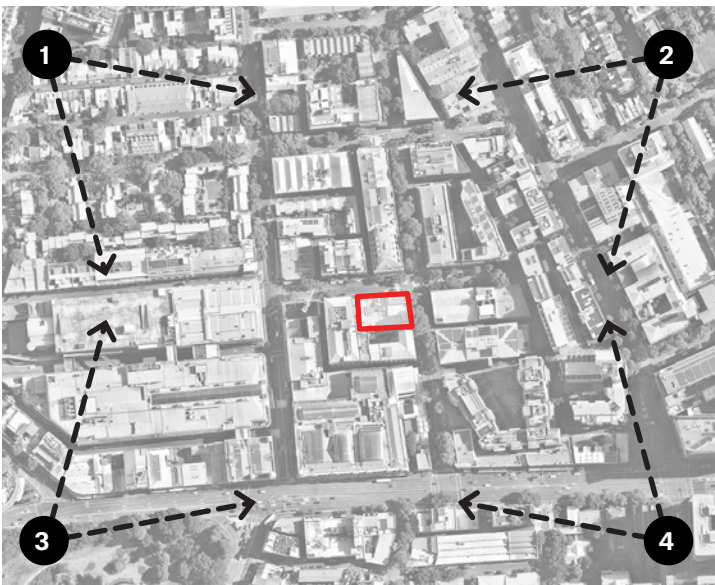
Site Boundary

Heritage Substation

View Analysis Of the Site

The subject site at 41–49 Mountain Street, Ultimo is situated within a predominantly retail and commercial precinct, characterized by mid-rise built form and active street frontages. The immediate surrounds include a mix of warehouse conversions, educational institutions, and commercial tenancies, with limited residential presence. The nearest residential buildings are located to the south and east and are notably lower in height than the proposed development.

Given their orientation and existing view corridors, these dwellings are not expected to experience any significant loss of visual amenity or access to key outlooks. The proposal has been designed to respect surrounding view lines while contributing positively to the evolving urban fabric of Ultimo.



View Analysis
From the Site



Iconic City/CBD Views to the North East



Anzac Bridge Views to the North



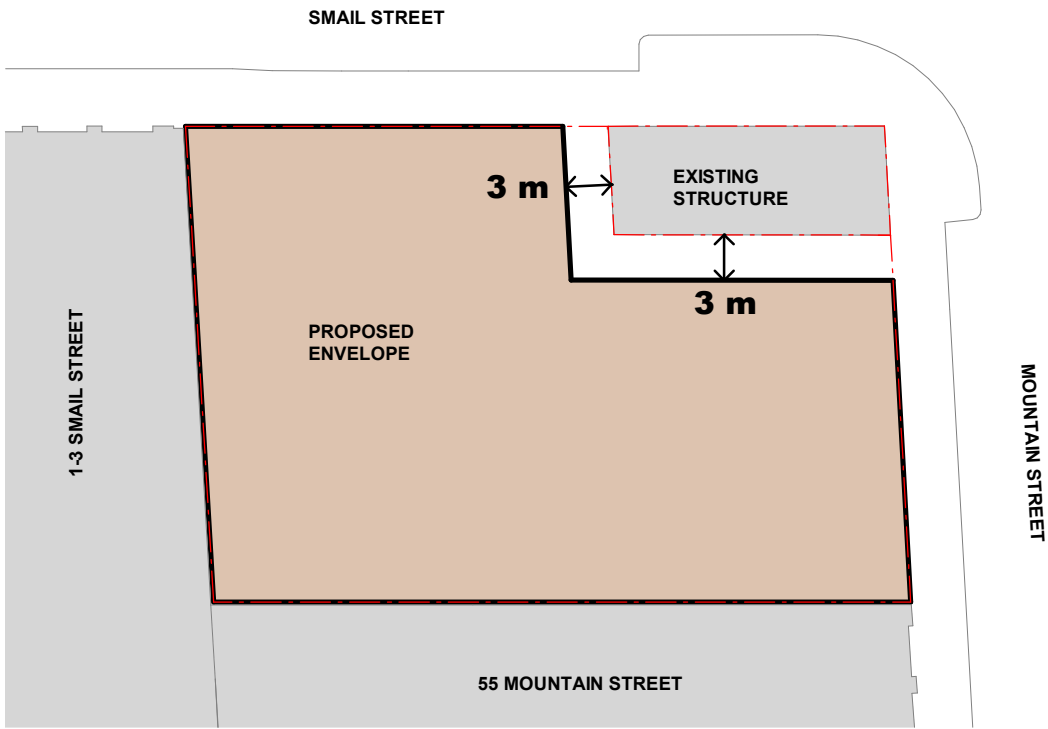
Parkland Views to the South West



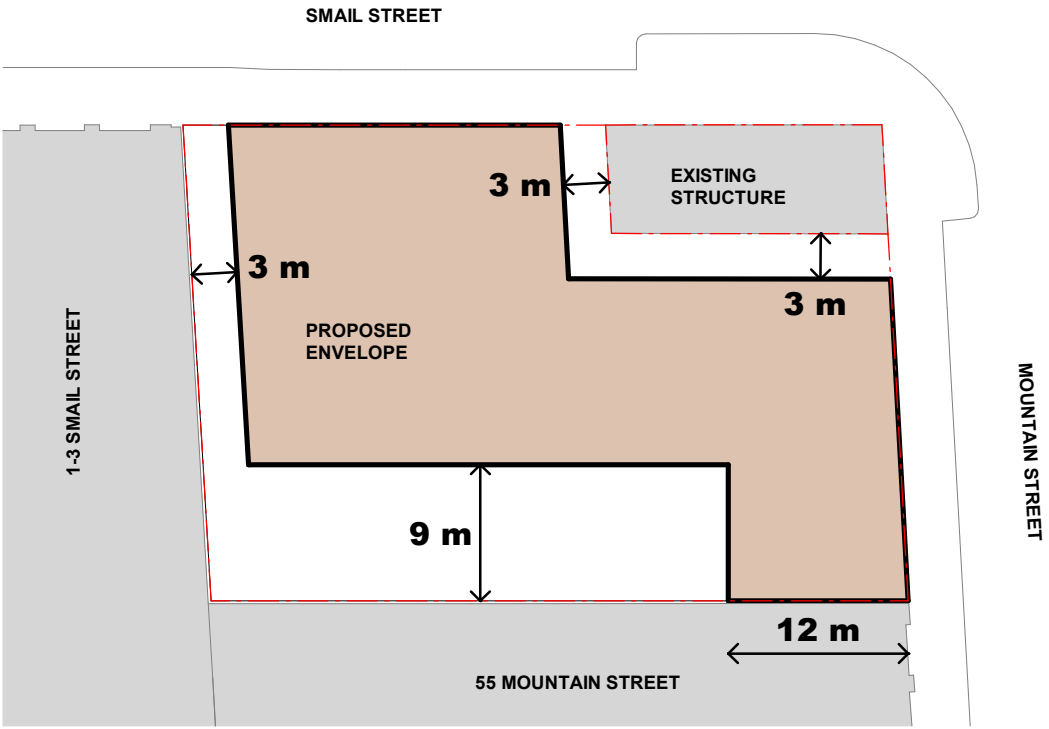
2.0 Proposal

Proposed Envelope

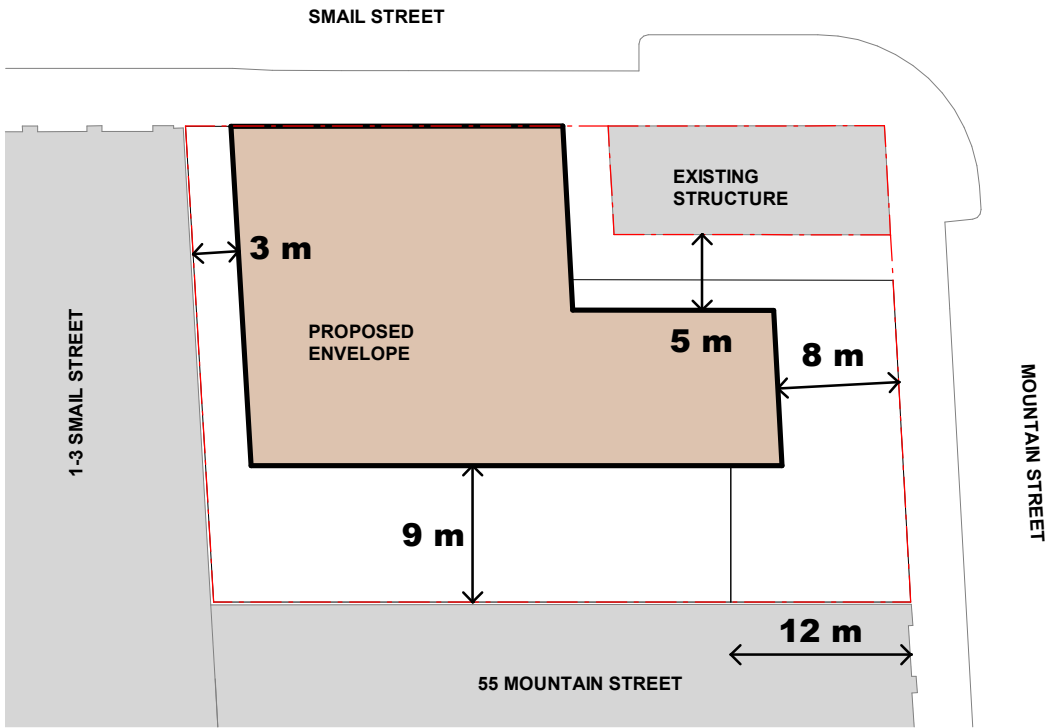
Plans



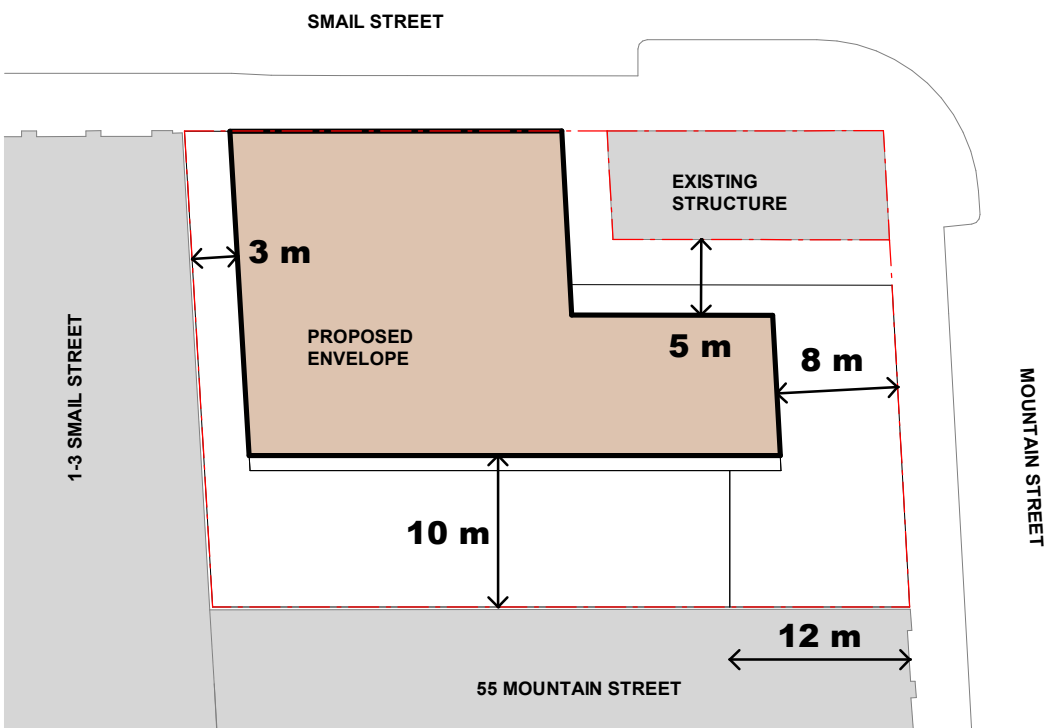
GROUND LEVEL



LEVELS 2 - 6



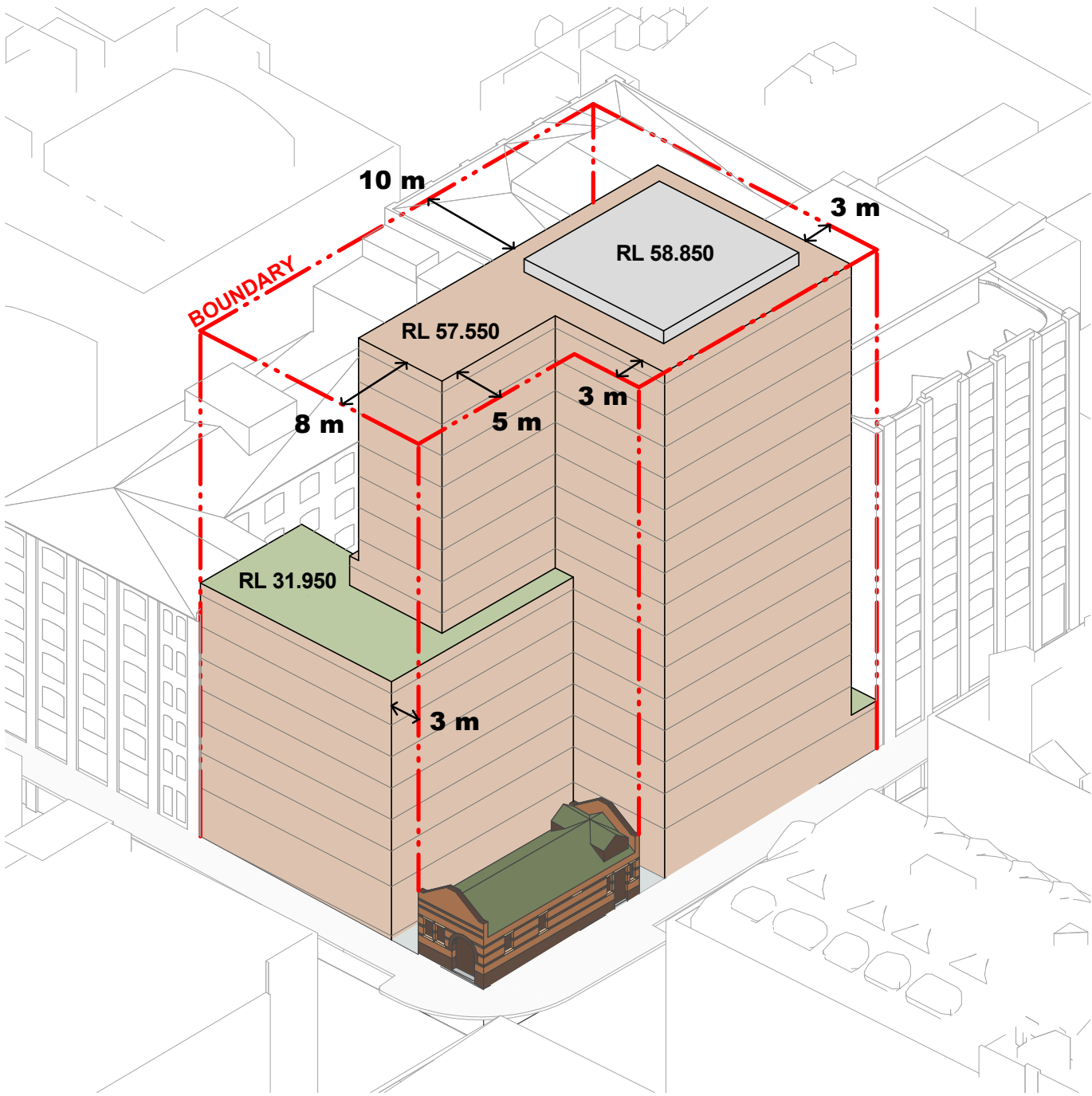
LEVEL 7



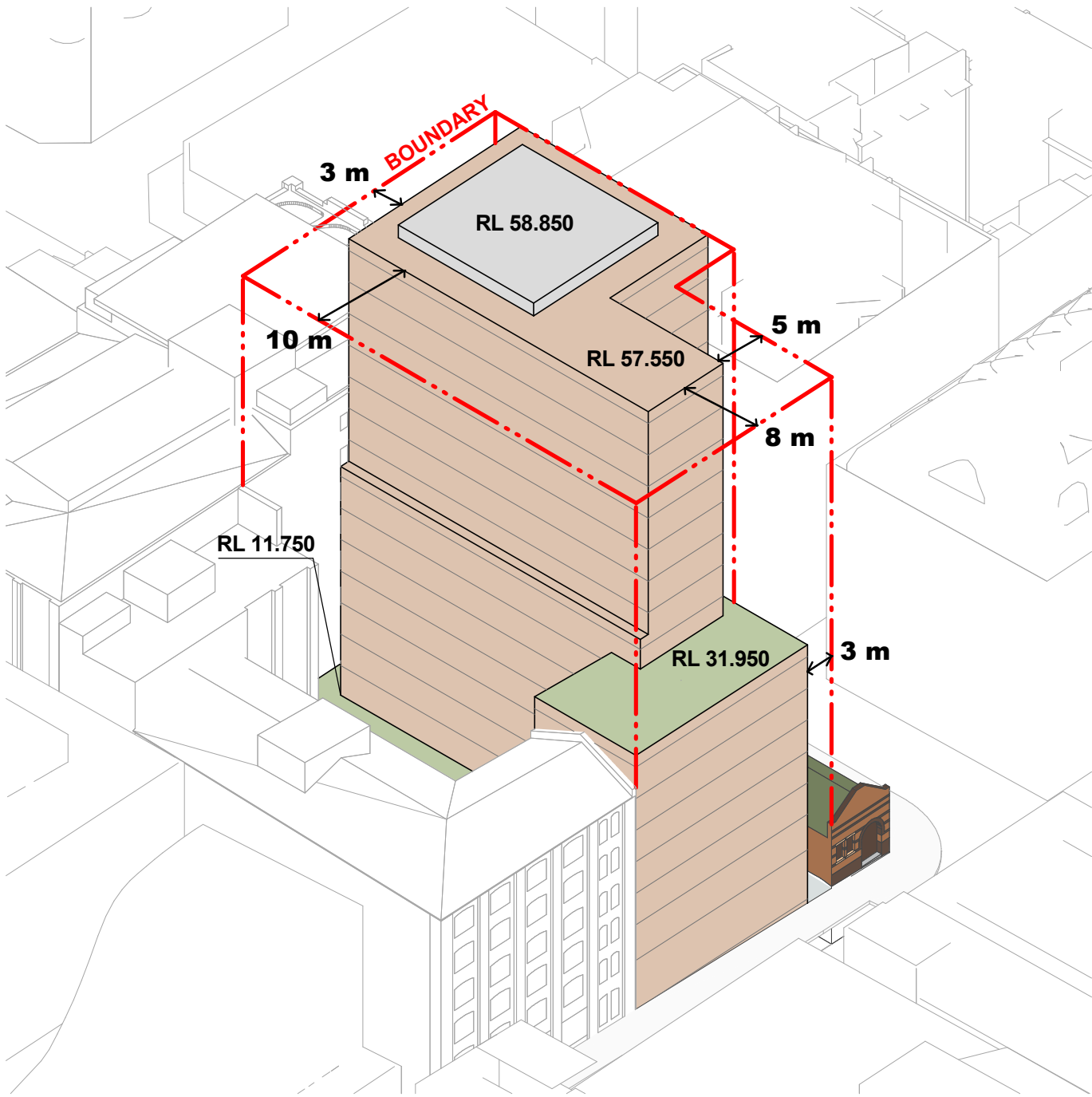
LEVELS 8 - 14

Proposed Envelope

Height and Setback Diagrams



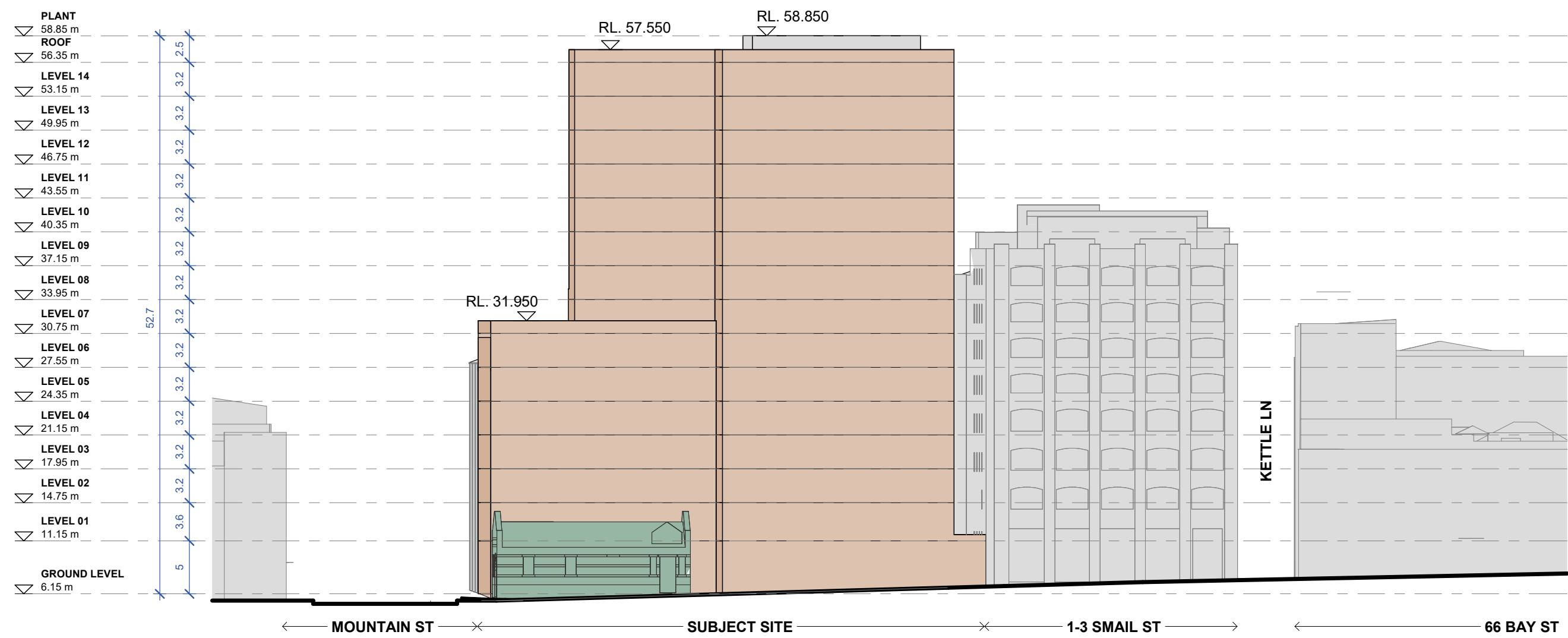
NORTH EAST ASPECT



SOUTH EAST ASPECT

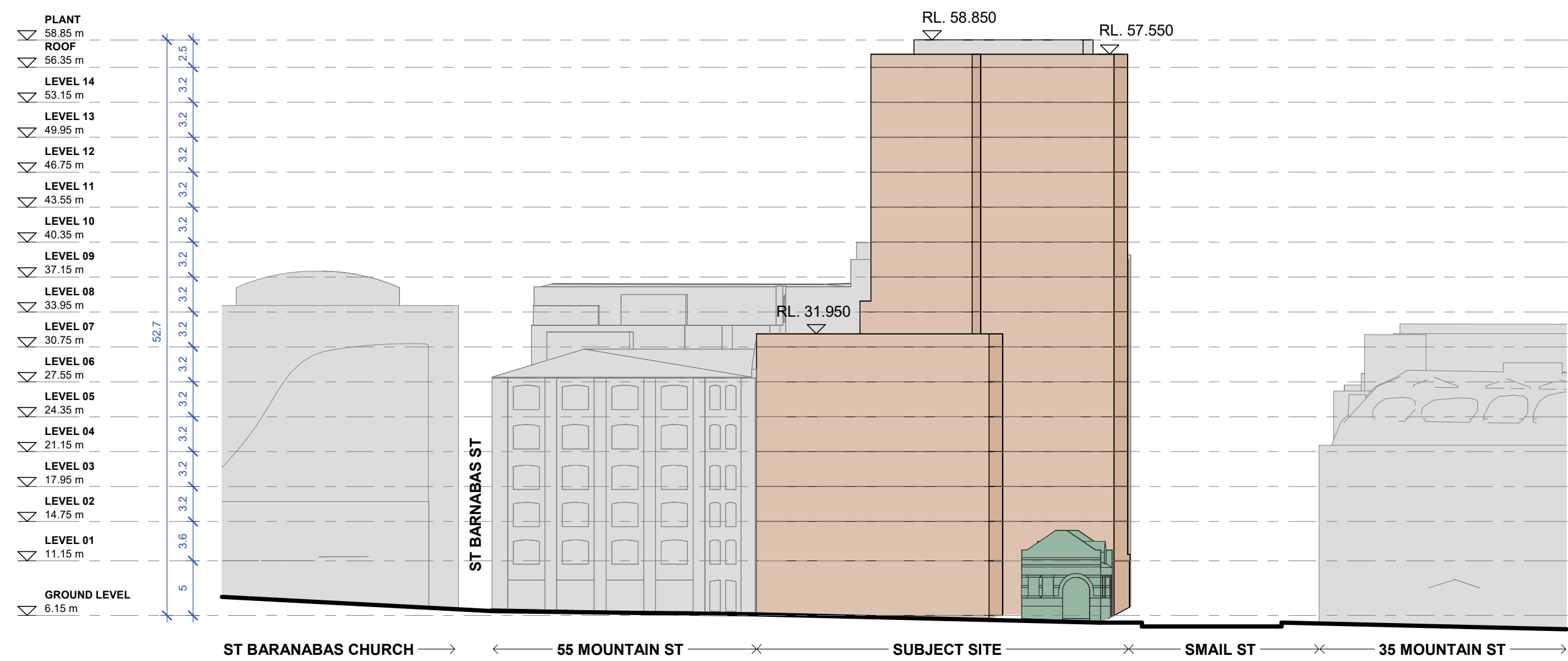
Proposed Envelope

North Elevation



Proposed Envelope

East Elevation



Solar Access

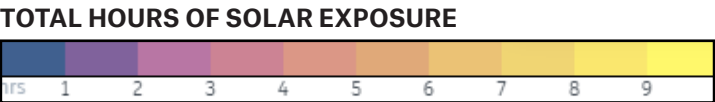
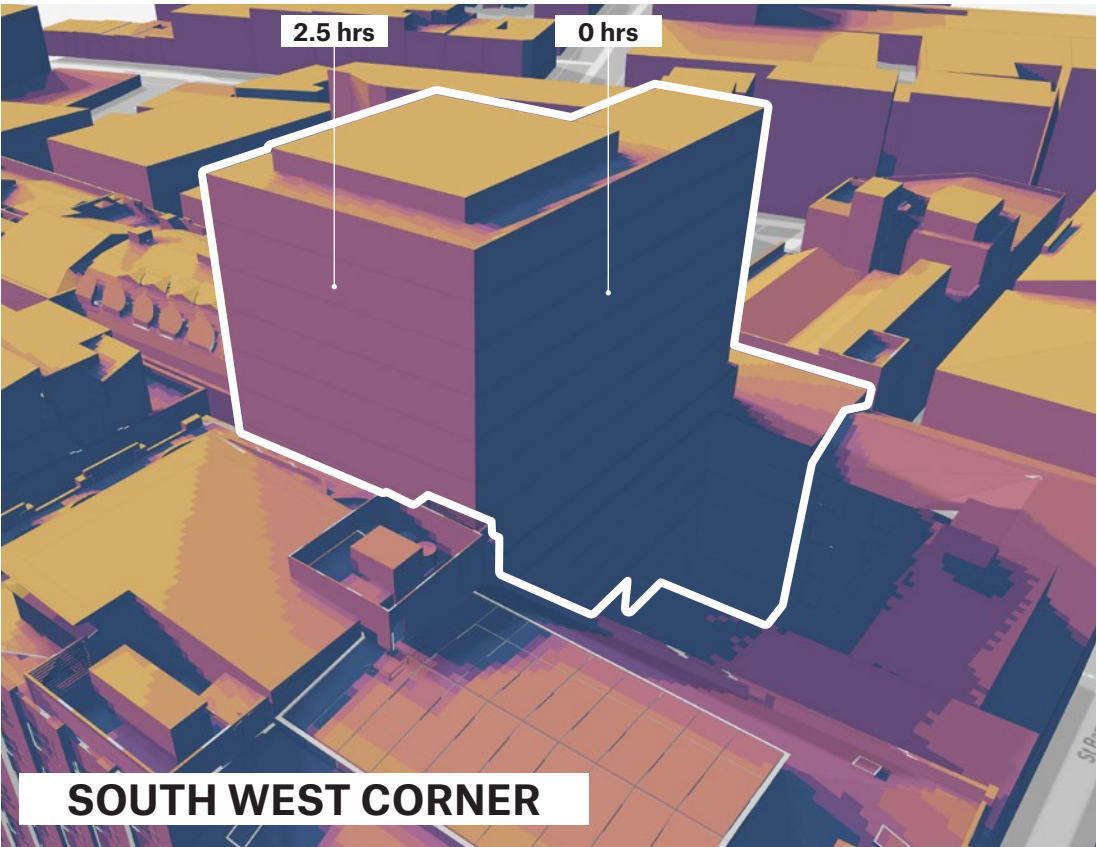
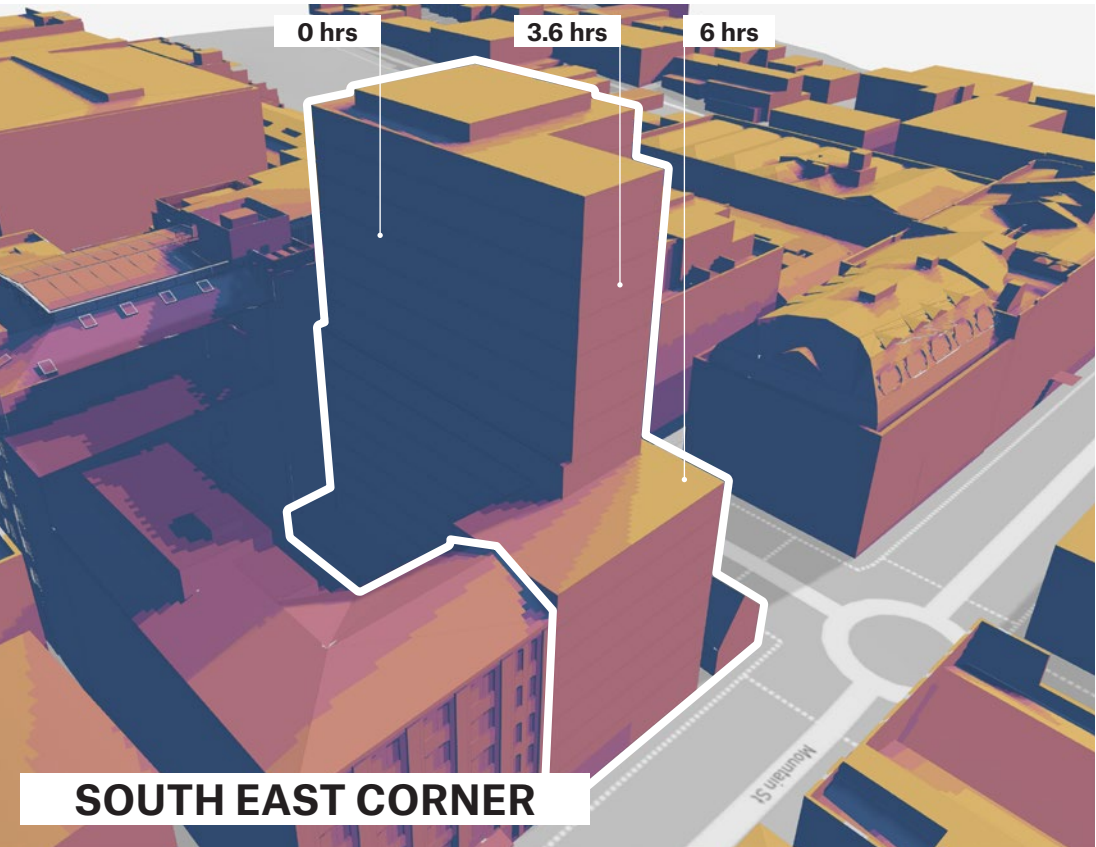
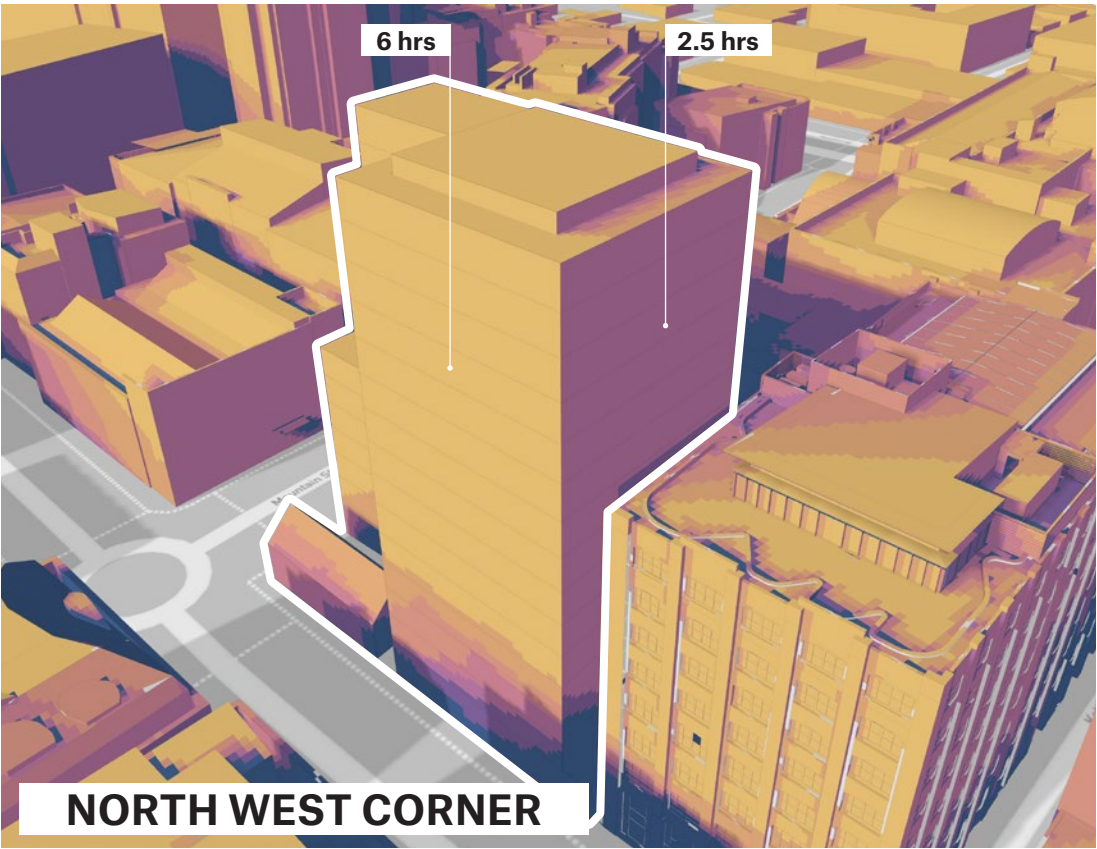
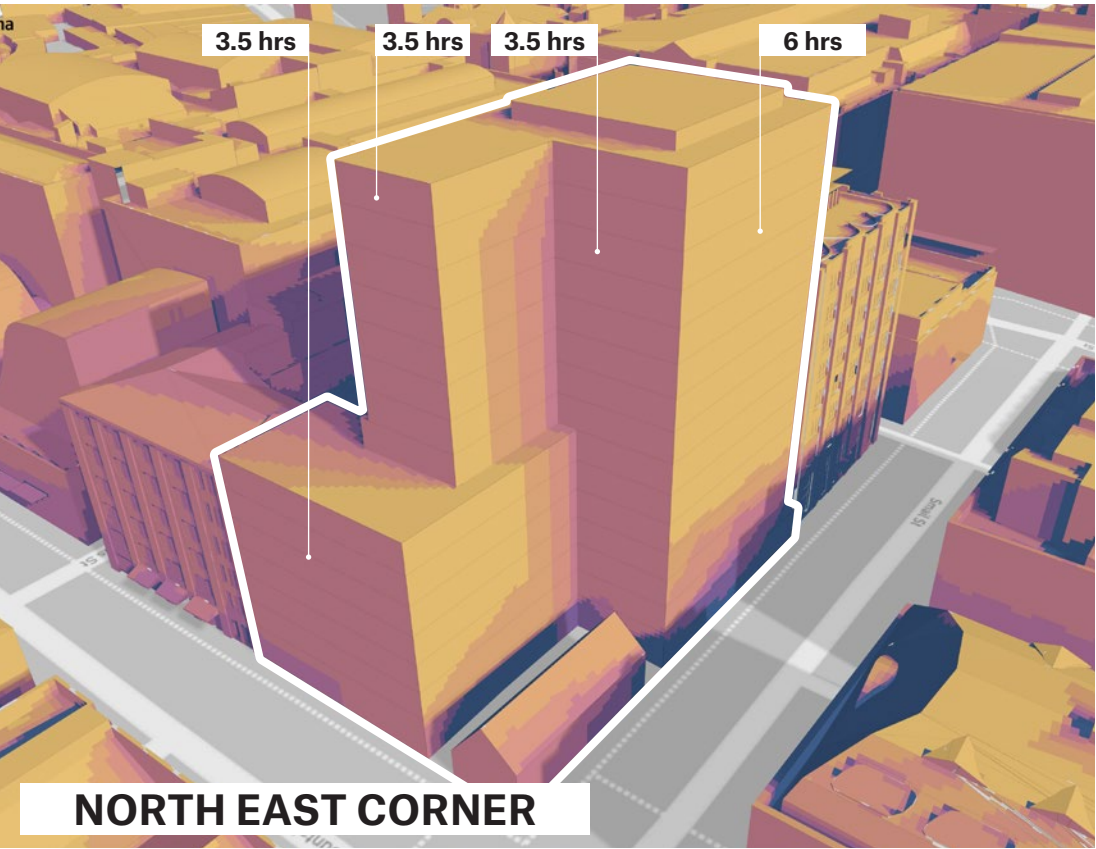
The following heatmap diagrams show solar access (in hours) between 9am and 3pm on 21 June.

The living rooms, private balconies and communal open spaces have been positioned accordingly to take advantage of this.

ADG Solar Metrics.

74% Of units in this proposal achieve a minimum of 2 hours of solar access between 9am and 3pm on June 21.

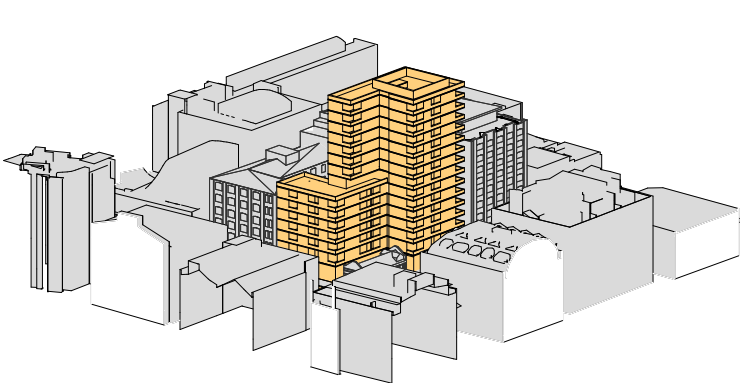
20% of units receive nil solar access due to their south-facing orientation. However, the adjacent southern courtyard provides valuable amenity through open space, daylight access, and visual relief, ensuring livability is maintained.



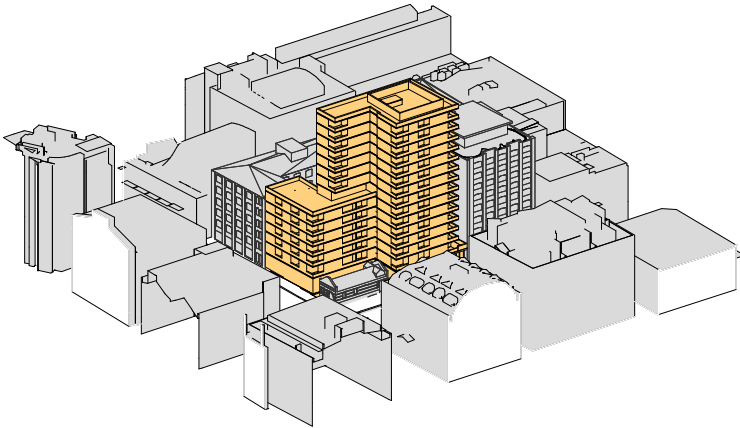
Solar Access

Sun-eye views

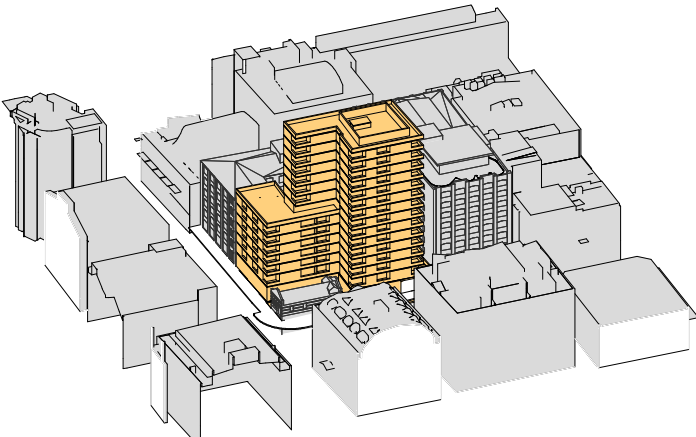
The following views illustrate sun-eye analyses conducted hourly on June 21—the winter solstice in the southern hemisphere—between 9:00am and 3:00pm.



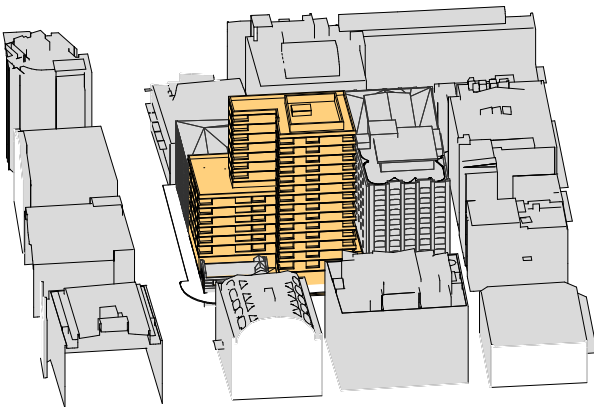
9am



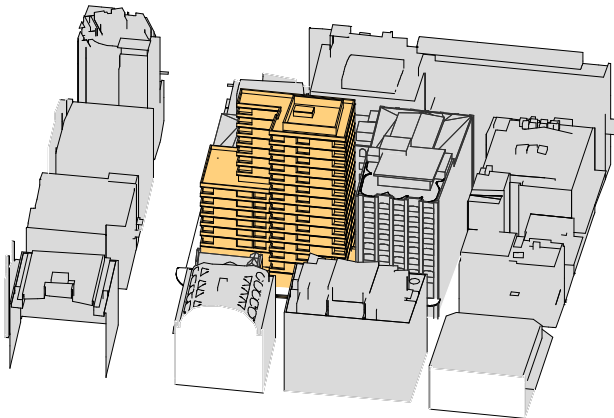
10am



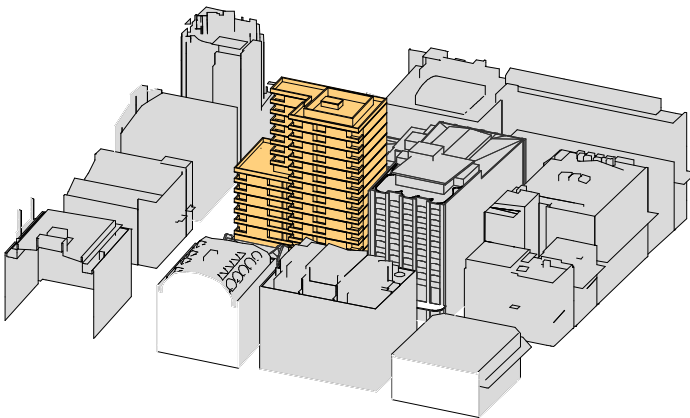
11am



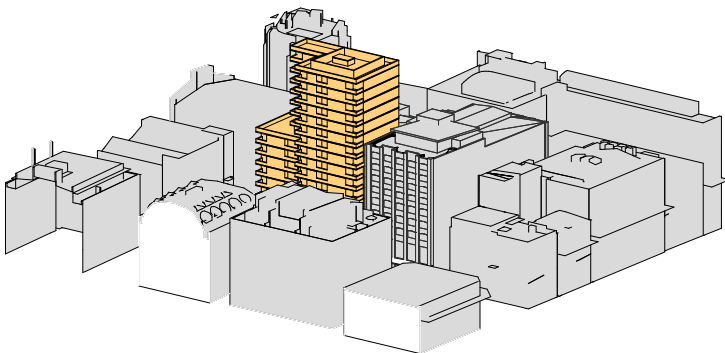
12pm



1pm



2pm



3pm

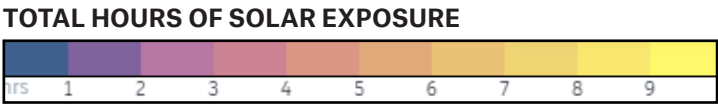
Overshadowing Impact

The following heatmap diagrams show solar access (in hours) between 9am and 3pm on 21 June. The left column reflects existing conditions; the right shows the proposed development.

In line with the City of Sydney’s Overshadowing Controls, the proposal does not result in significant shadow impacts to residential apartments, communal open spaces, or private outdoor areas.

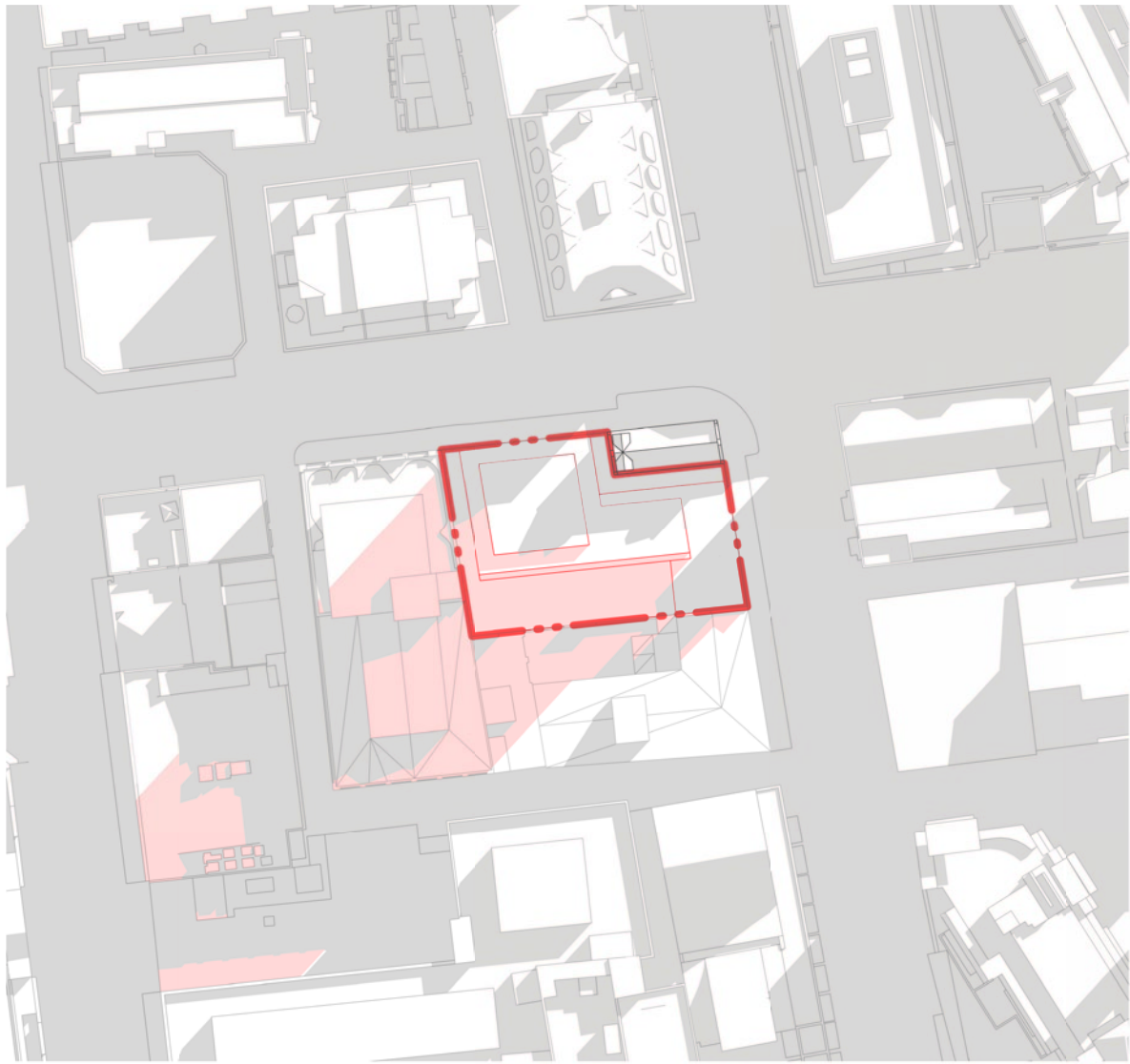
There is minor overshadowing to the rooftop terrace at 1–3 Smail Street, but over 50% of the space remains largely unaffected and continues to receive at least two hours of sunlight.

The most notable reduction in solar access occurs at the commercial property at 55 Mountain Street, located directly south of the site.

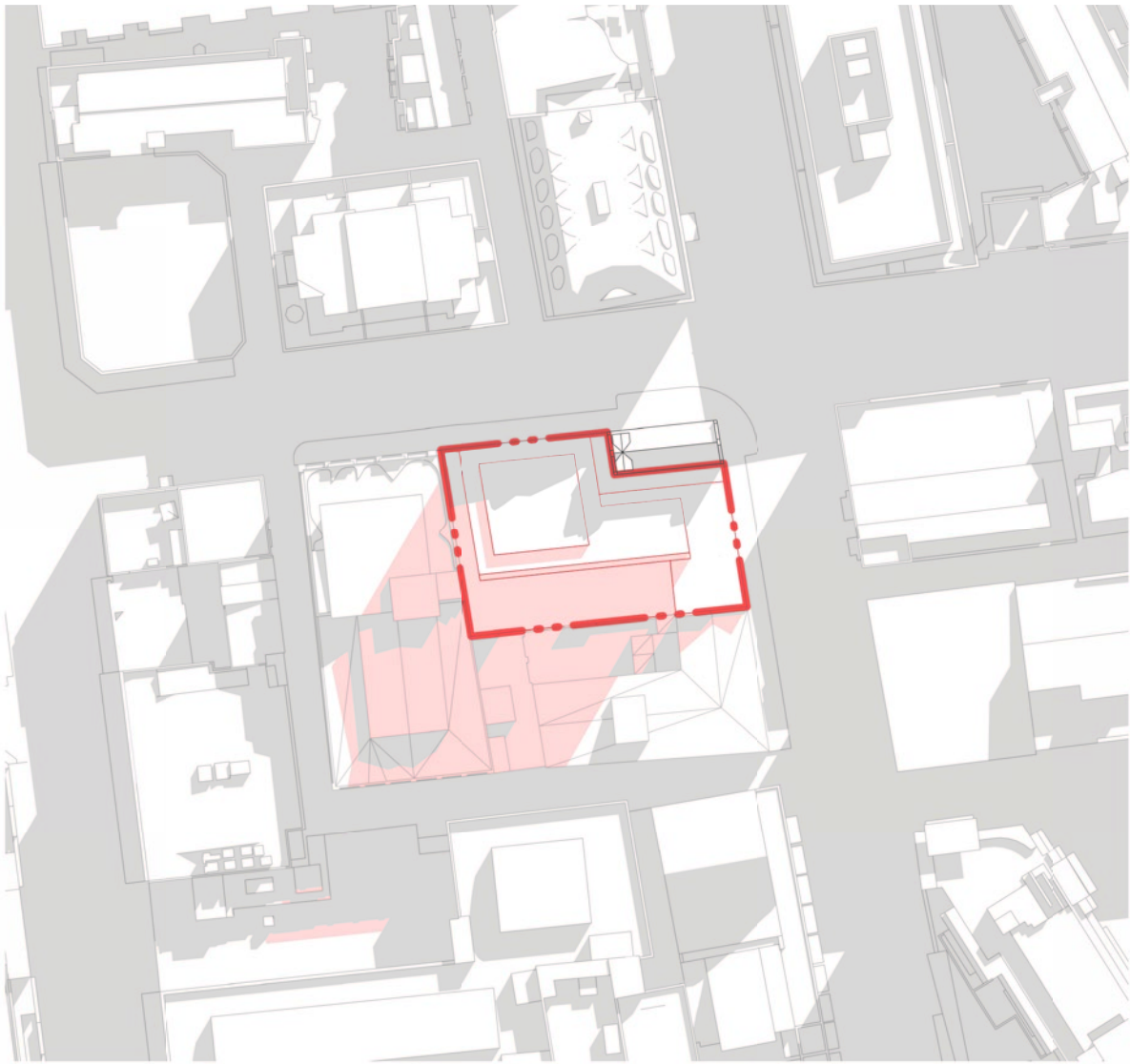


Overshadowing Diagrams

The following diagrams illustrate the extent of additional overshadowing created by the proposed development on June 21 between 9am and 3pm. The additional shadows are highlighted light red.



9am



10am

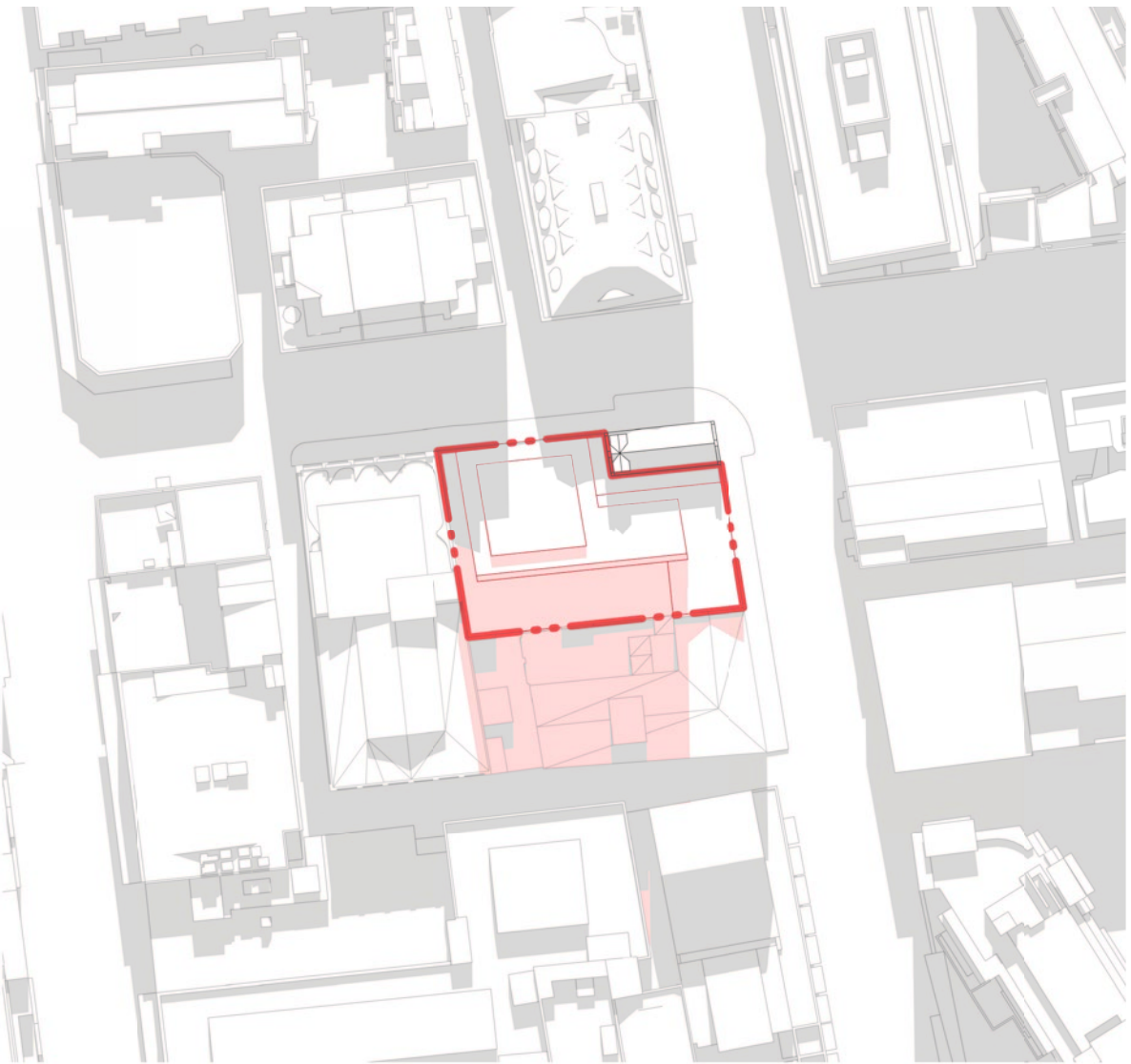
Overshadowing Diagrams

The following diagrams illustrate the extent of additional overshadowing created by the proposed development on June 21 between 9am and 3pm.

The additional shadows are highlighted light red.



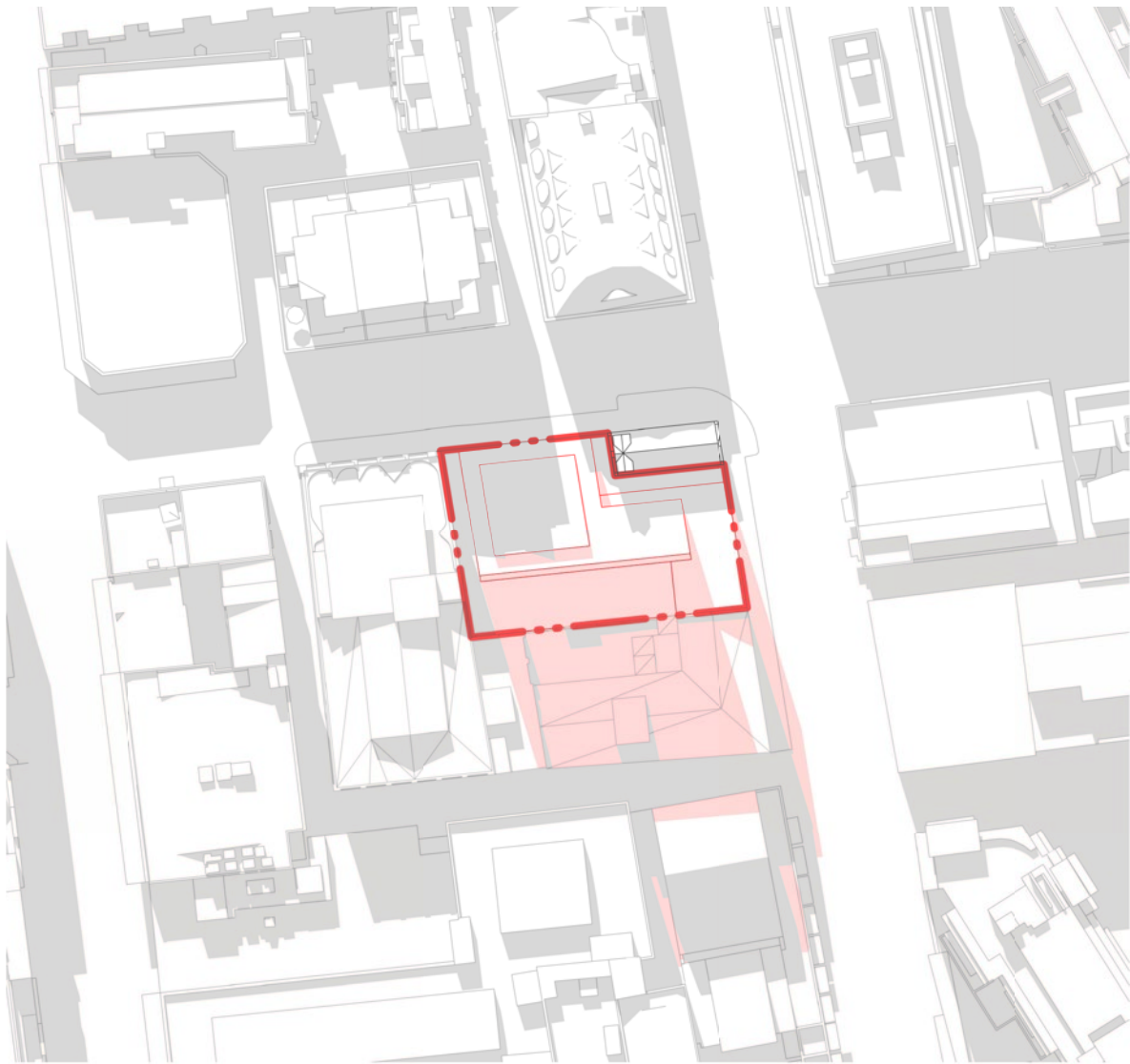
11am



12pm

Overshadowing Diagrams

The following diagrams illustrate the extent of additional overshadowing created by the proposed development on June 21 between 9am and 3pm. The additional shadows are highlighted light red.



1pm



2pm

Overshadowing Diagrams

The following diagrams illustrate the extent of additional overshadowing created by the proposed development on June 21 between 9am and 3pm.

The additional shadows are highlighted light red.



3pm

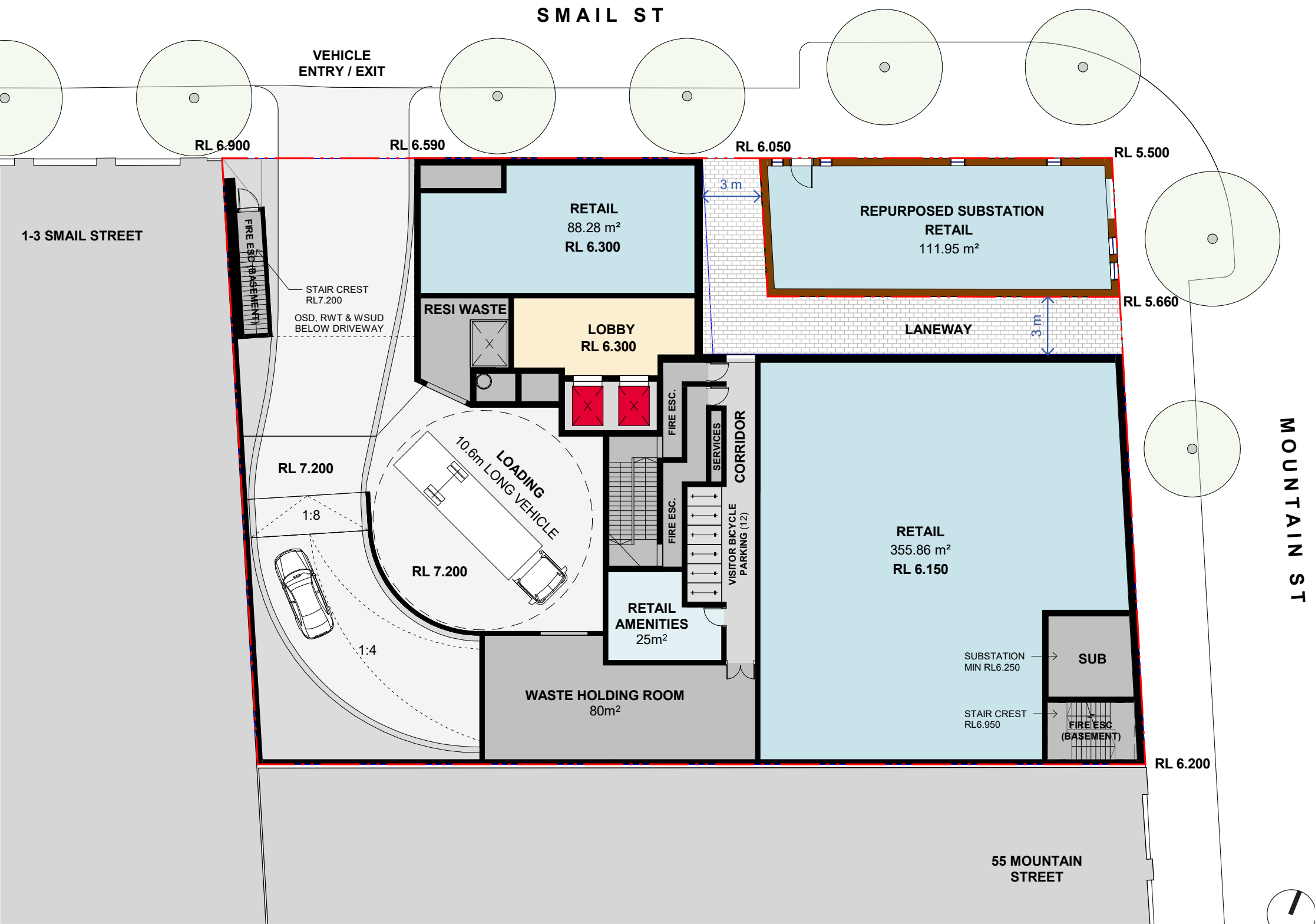
3.0 Reference Design

Reference Design

Ground Level Plan

Key Moves

- Substation with 3m Wide lane way.
- Central Lobby and Retail accessed via Lane way
- Secure access to car park and loading dock.
- Double sided retail laneway.
- Predominant Retail activation to perimeter of Smail + Mountain Street.

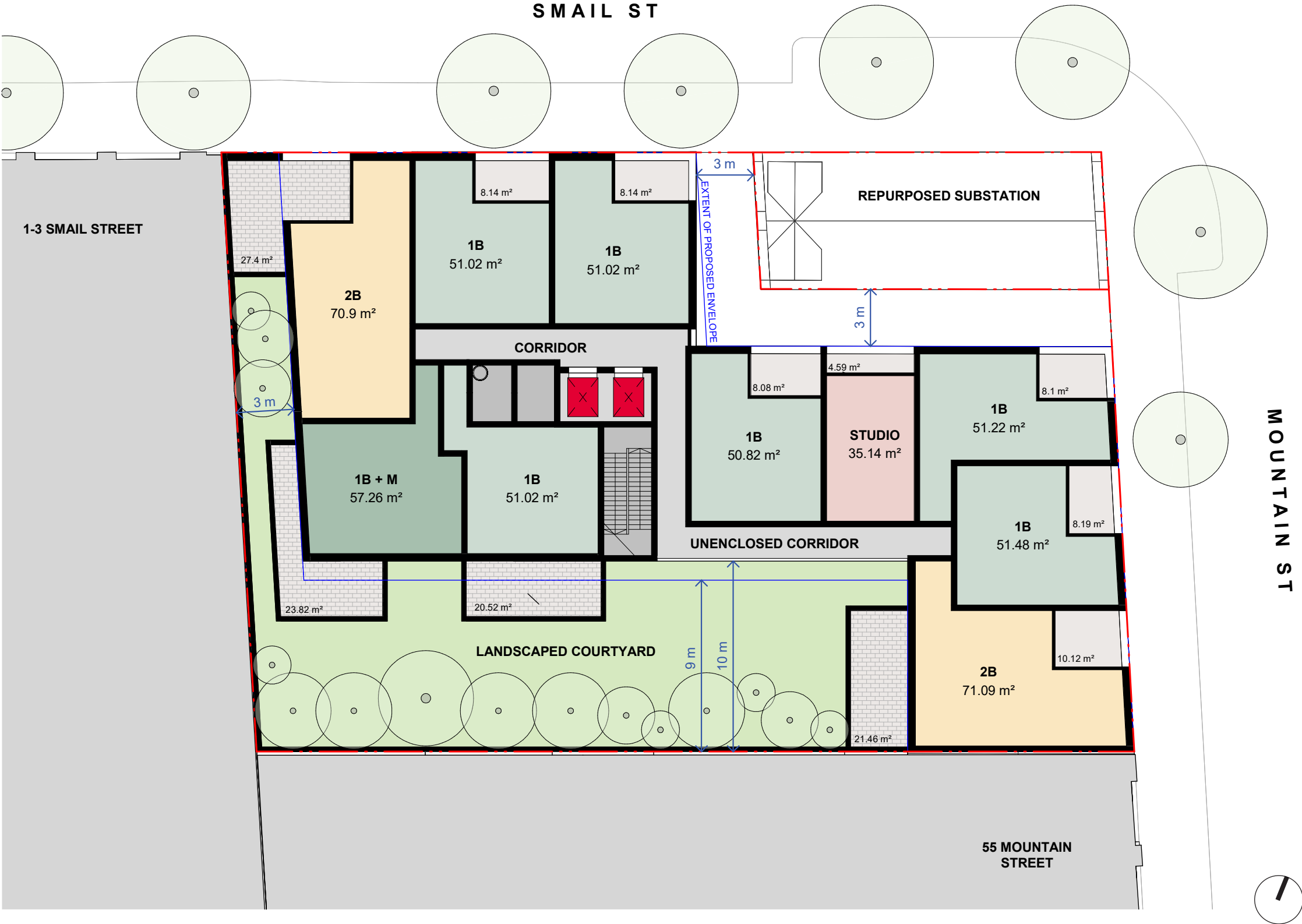


Reference Design

Level 01 Plan

Key Moves

- Generous terraces in landscaped courtyard.
- 10 apartments per floor: 1 x Studio, 7 x 1B, 2 x 2B
- Apartments with >2H solar access: 8/10 (80%)
- Apartments with cross ventilation: 7/10(70%)
- 10m Setback to South facade

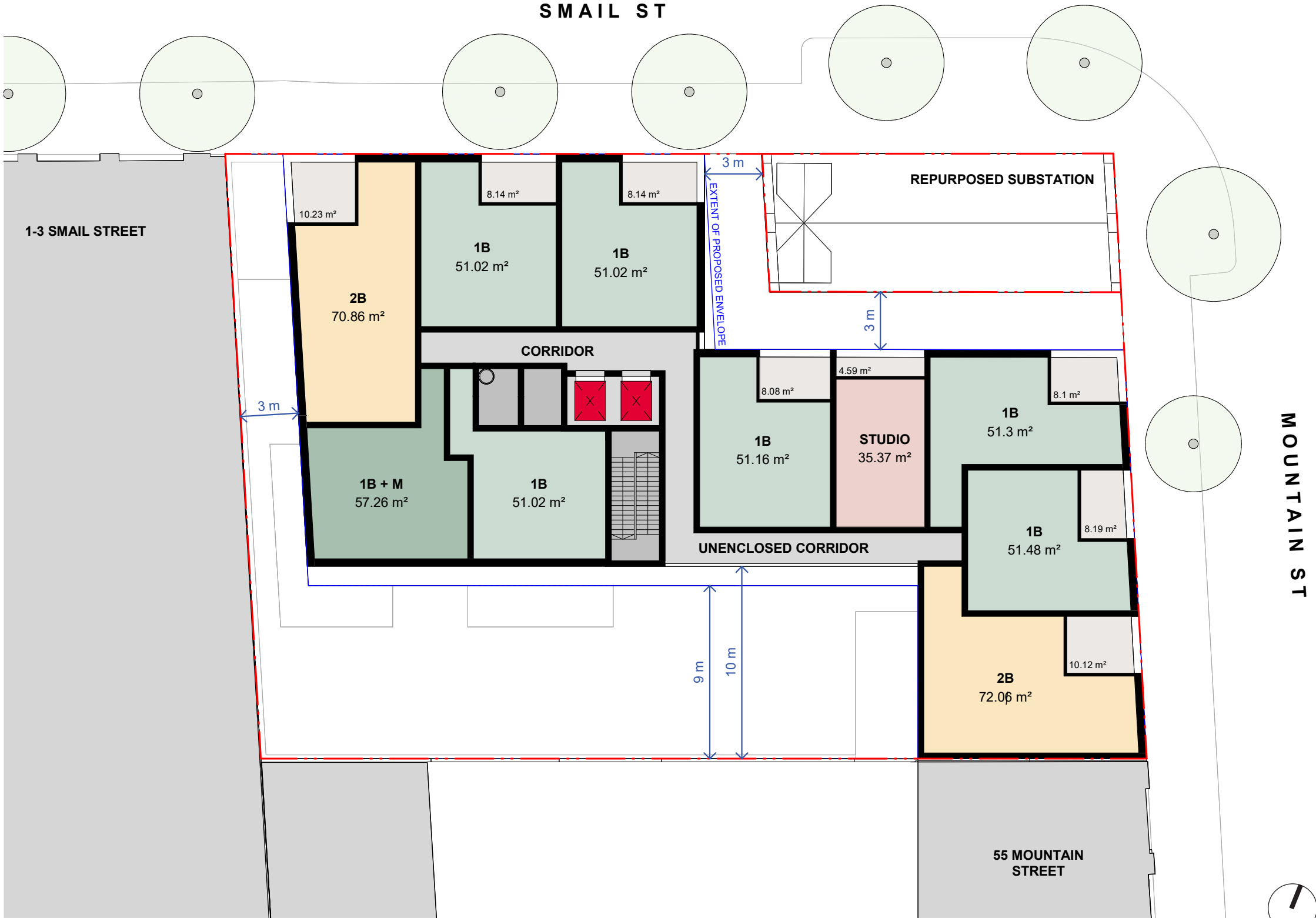


Reference Design

Level 02-06 Plan

Key Moves

- 10 apartments per floor: 1 x Studio, 7 x 1B, 2 x 2B
- Apartments with >2H solar access: 8/10 (80%)
- Apartments with cross ventilation: 7/10(70%)
- 10m Setback to South facade

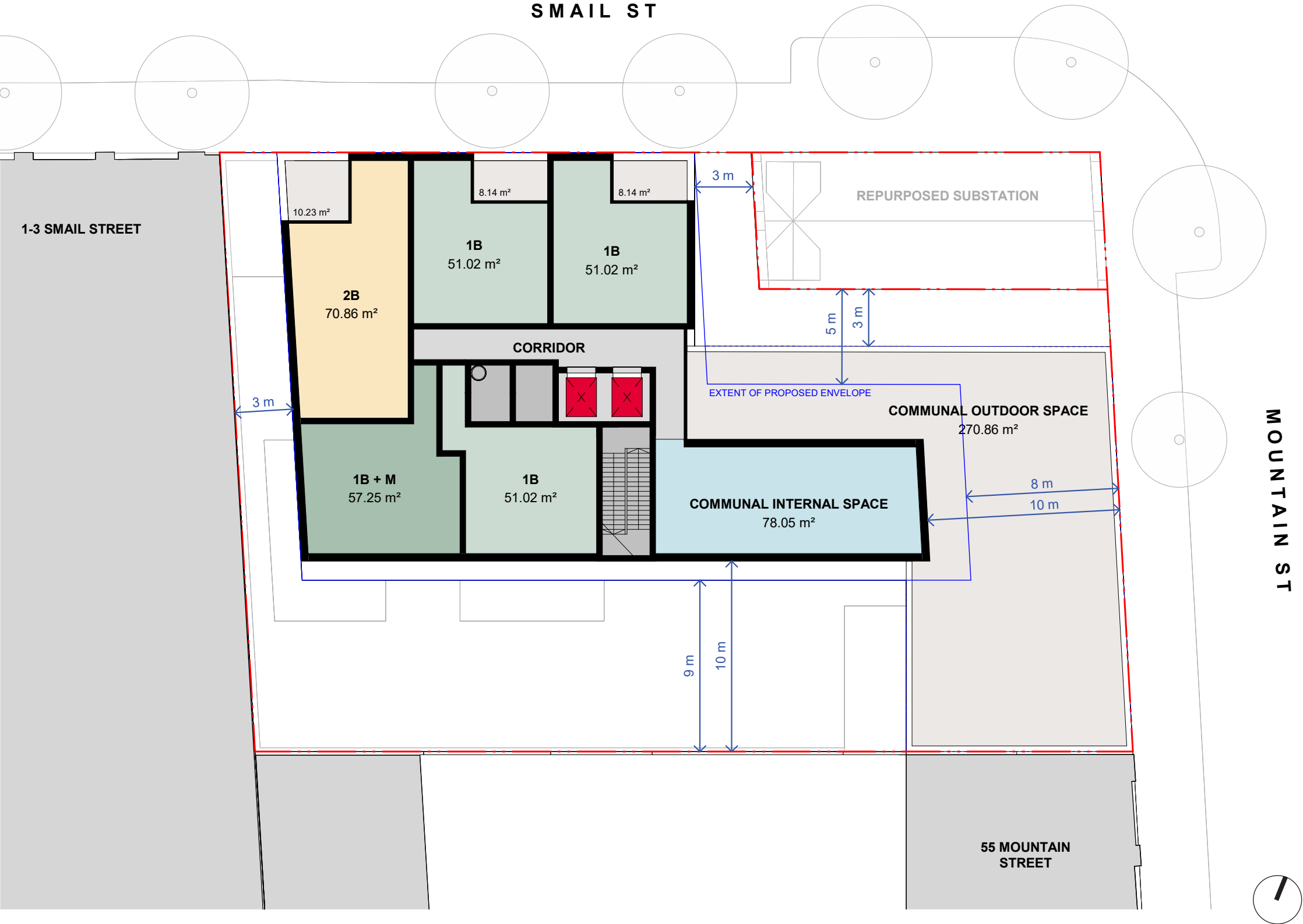
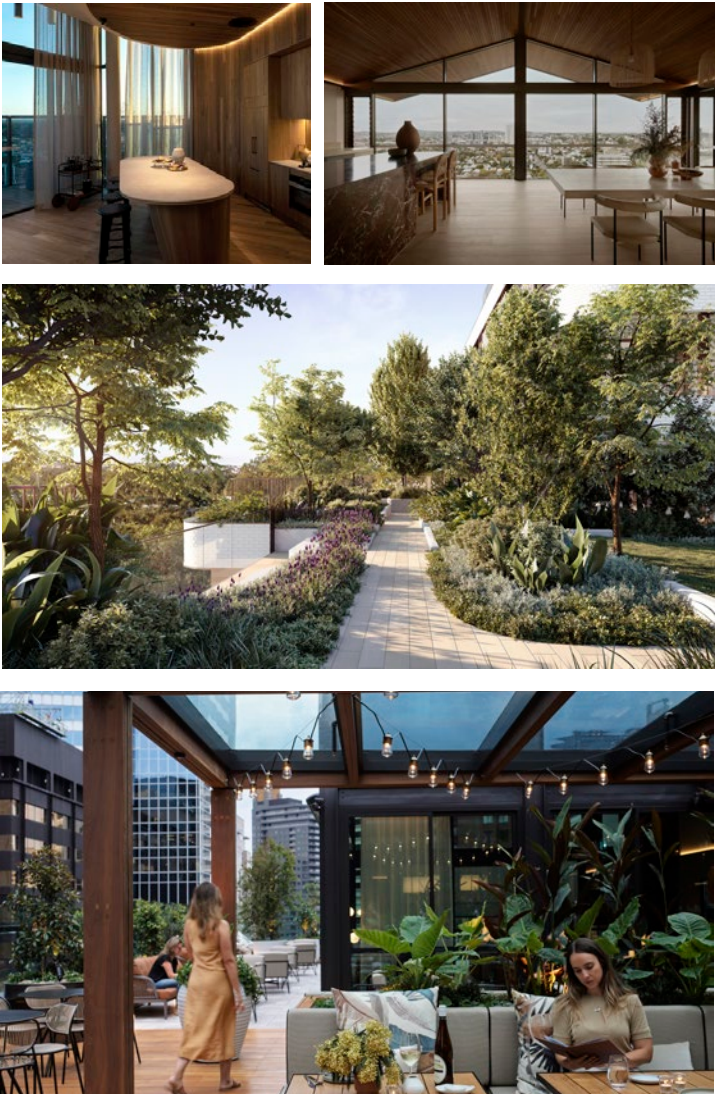


Reference Design

Level 07 - Communal Plan

Key Moves

- Communal open space with communal room.
- 5 apartments per floor: 4 x 1B, 1 x 2B
- Apartments with >2H solar access: 3/5 (60%)
- Apartments with cross ventilation: 3/5 (60%)
- 10m Setback to South facade.
- Eastern wall of courtyard aligns with neighbour.

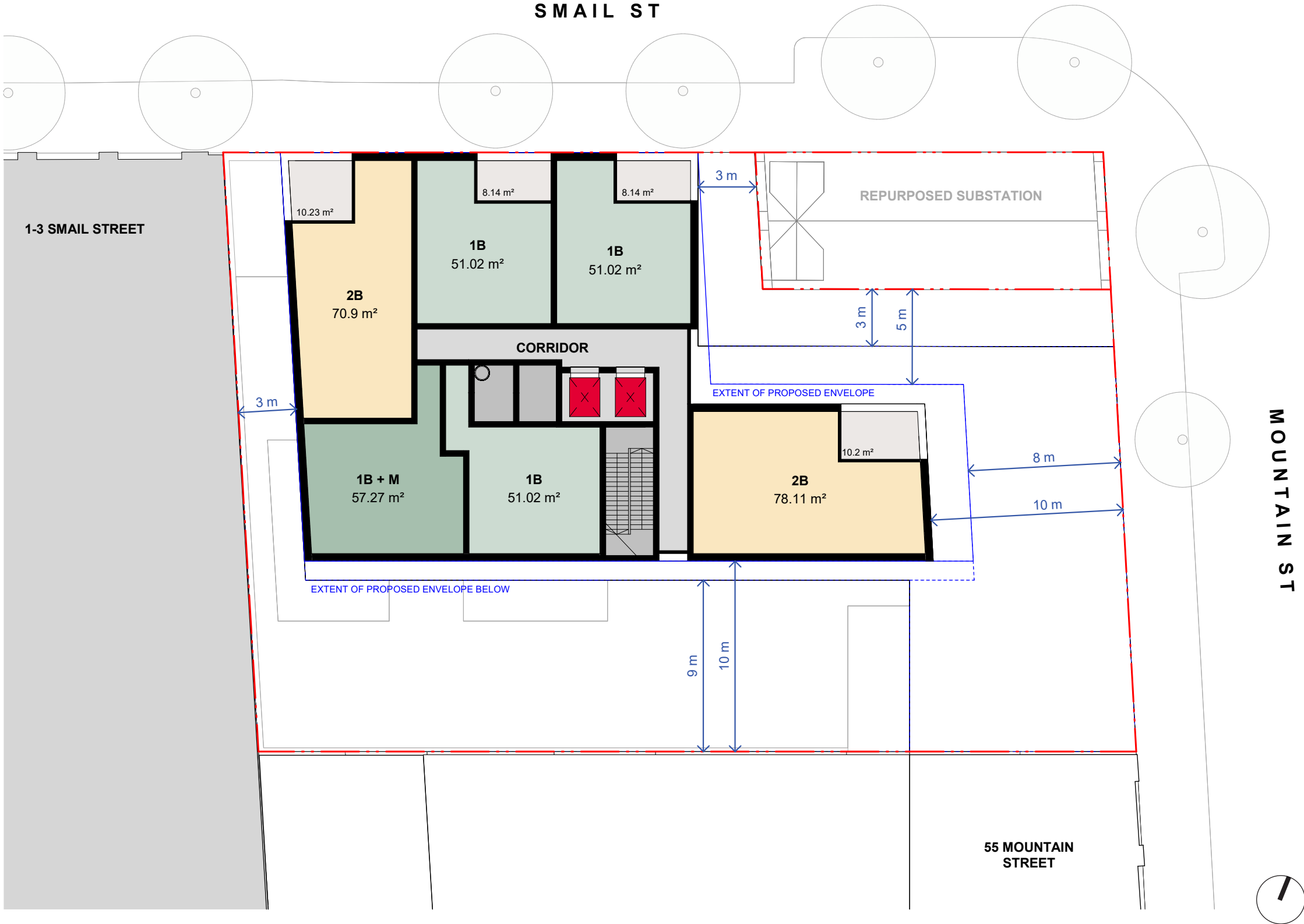


Reference Design

Level 08-14 Plan

Key Moves

- 3m Setbacks to Mountain Street Block
- 6 apartments per floor: 4 x 1B, 2 x 2B
- Apartments with >2H solar access: 4/6 (67%)
- Apartments with cross ventilation: 4/6 (67%)
- 10m Setback to South facade.

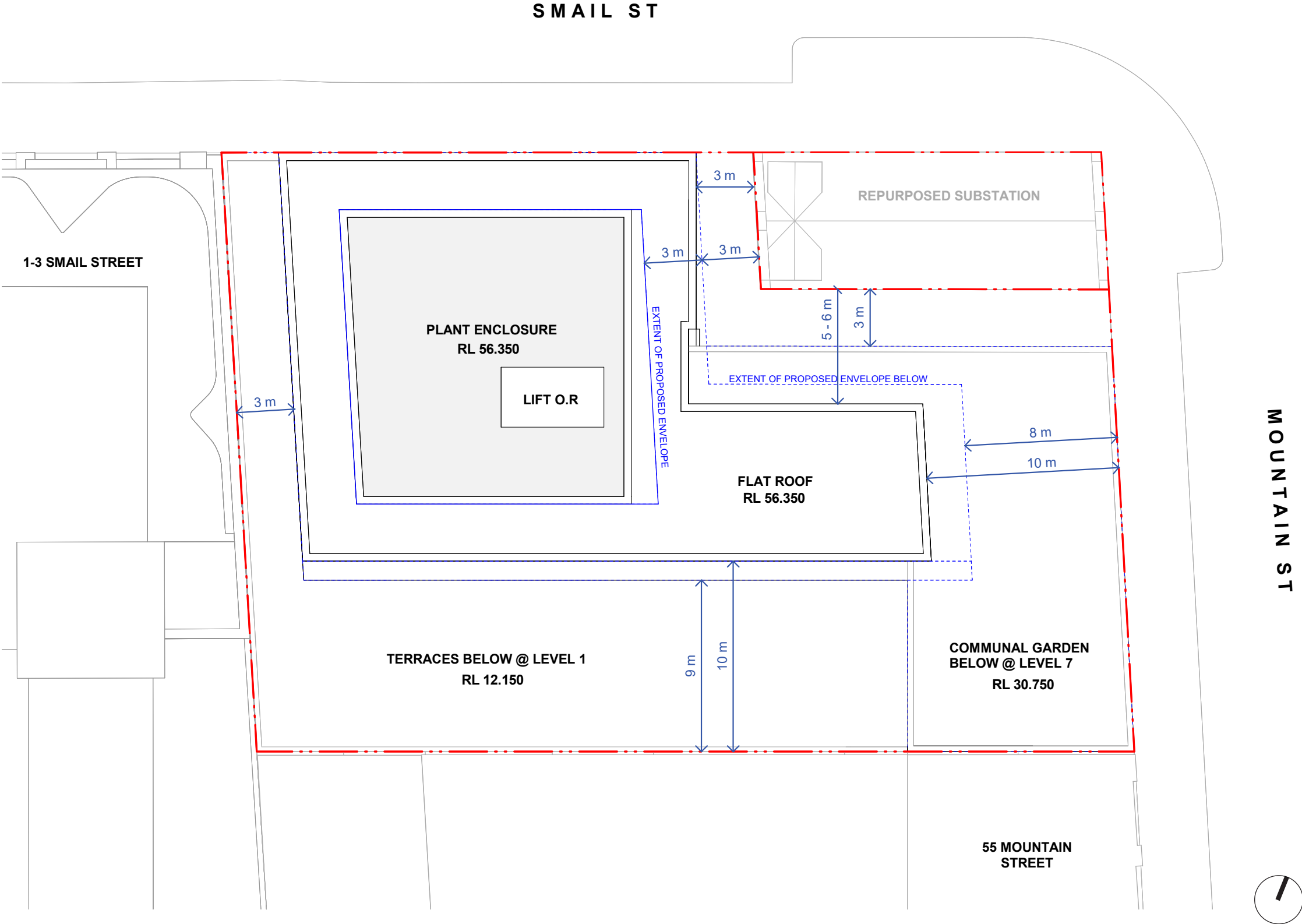


Reference Design

Roof Level Plan

Key Moves

- Generous setback to plant enclosure to minimise visibility.
- Lift overrun consealed by plant enclosure.

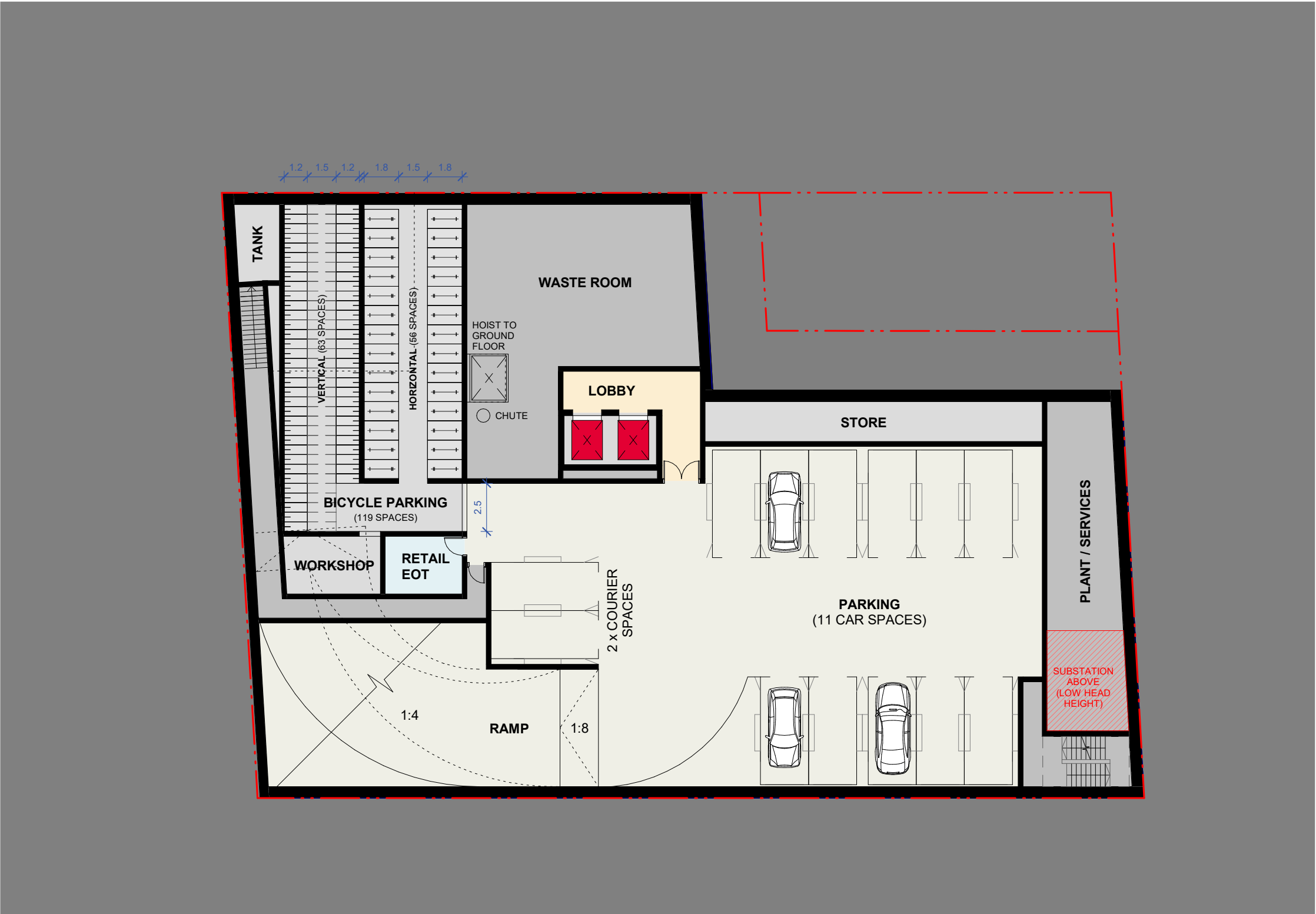


Reference Design

Basement Level Plan

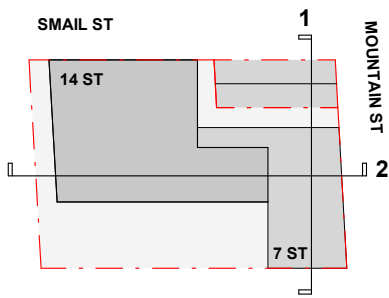
Key Moves

- Single level proposed to minimise excavation
- No excavation proposed below substation
- Ramp in south west corner to minimise impact on prime useable spaces above
- Provision for bicycle parking
- Motorcycle parking is achievable

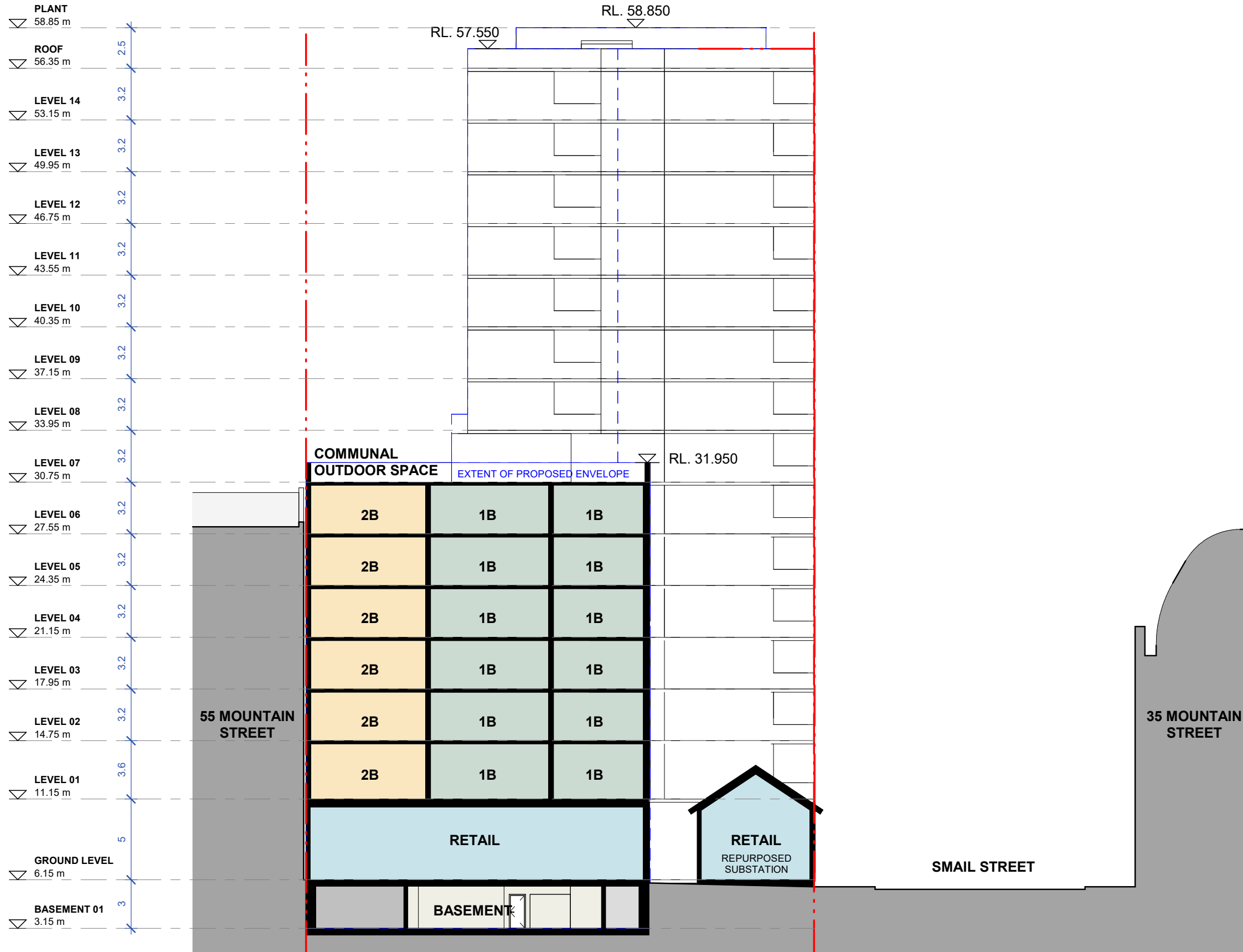


Reference Design

Section 1

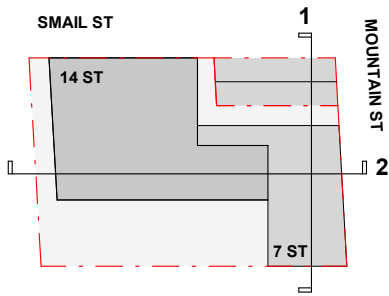


KEY PLAN

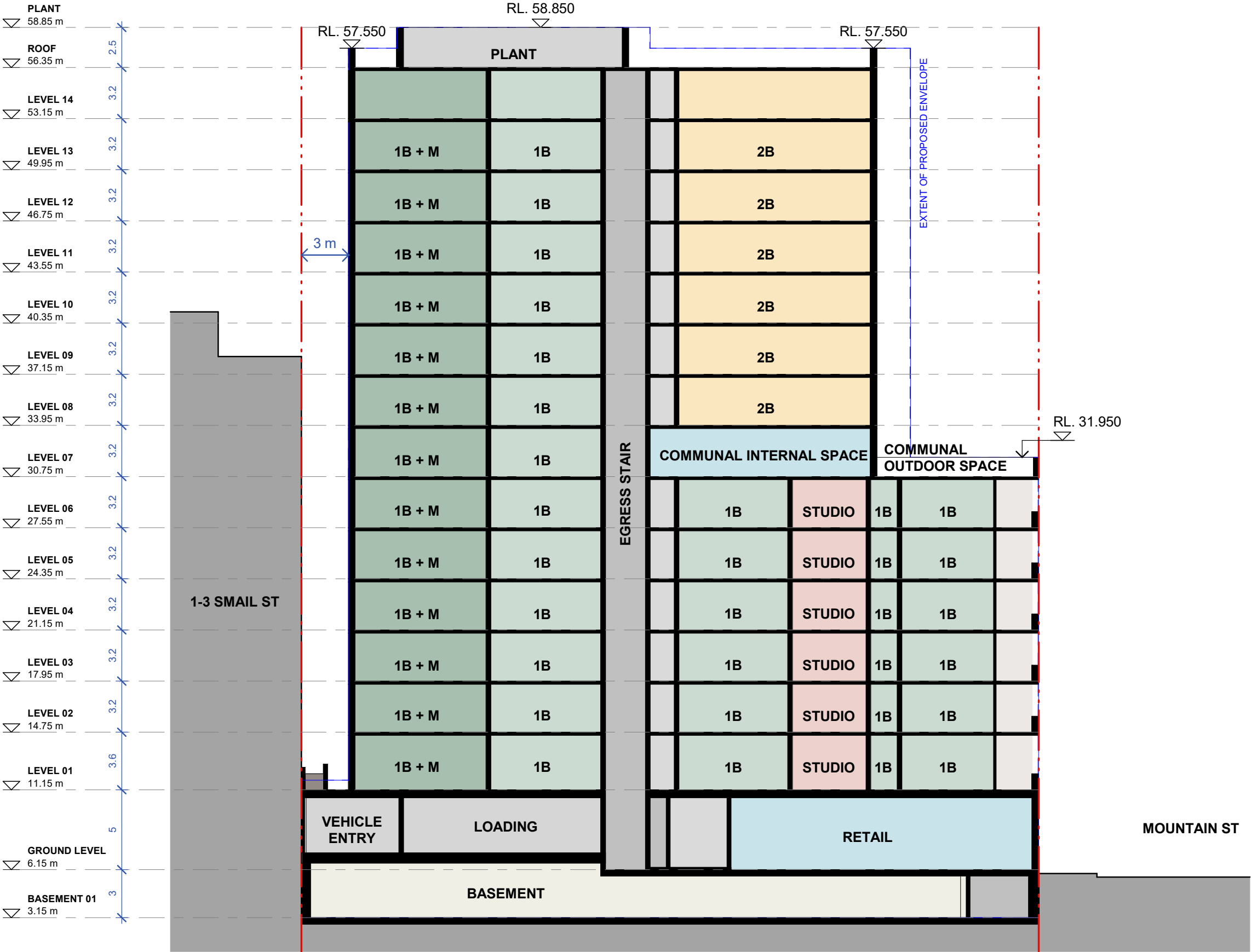


Reference Design

Section 2



KEY PLAN



Reference Design

Area Schedule

SITE AREA	1452.6 m²
FSR	5.32 : 1
GFA	7724 m²
COMMUNAL OPEN SPACE	364 m² (25% OF SITE AREA)

COMMUNAL OPEN SPACE		364 m² (25% OF SITE AREA)					GBA				ADG			
LEVEL	TYPE	STUDIO	1 BED	1 BED + M	2 BED	TOTAL	GFA	NLA	FECA	UCA	GBA TOTAL	2H SOLAR	OH SOLAR	CROSS-VENT
ROOF	PLANT													
LEVEL 14	RESIDENTIAL TYPE 2		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	1	
LEVEL 13	RESIDENTIAL TYPE 3		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	1	
LEVEL 12	RESIDENTIAL TYPE 3		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	1	
LEVEL 11	RESIDENTIAL TYPE 3		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	1	
LEVEL 10	RESIDENTIAL TYPE 3		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	1	
LEVEL 9	RESIDENTIAL TYPE 3		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	2	
LEVEL 8	RESIDENTIAL TYPE 3		3	1	2	6	417 m²	357 m²	512 m²	46 m²	558 m²	4	2	4
LEVEL 7	RESIDENTIAL TYPE 2 + COMMUNAL		3	1	1	5	405 m²	280 m²	525 m²	33 m²	558 m²	3	2	3
LEVEL 6	RESIDENTIAL TYPE 1	1	6	1	2	10	607 m²	542 m²	718 m²	109 m²	827 m²	8	2	7
LEVEL 5	RESIDENTIAL TYPE 1	1	6	1	2	10	607 m²	542 m²	718 m²	109 m²	827 m²	8	2	7
LEVEL 4	RESIDENTIAL TYPE 1	1	6	1	2	10	607 m²	542 m²	718 m²	109 m²	827 m²	8	2	7
LEVEL 3	RESIDENTIAL TYPE 1	1	6	1	2	10	607 m²	542 m²	718 m²	109 m²	827 m²	8	2	7
LEVEL 2	RESIDENTIAL TYPE 1	1	6	1	2	10	607 m²	542 m²	718 m²	109 m²	827 m²	8	2	7
LEVEL 1	RESIDENTIAL TYPE 1	1	6	1	2	10	607 m²	542 m²	718 m²	109 m²	827 m²	8	2	7
GROUND FLOOR	RETAIL / LOBBY / LOADING						758 m²	557 m²	1364 m²		1364 m²			
BASEMENT 1	PARKING / STORAGE								1234 m²		1234 m²			
TOTALS		6	60	14	27	107	7724 m²	6588 m²	11015 m²	1009 m²	12024 m²	79	23	49
		5.6%	56.1%	13.1%	25.2%						74%	20%	64%	

NOTE:

The reference design does not fully utilise the entire footprint of the proposed building envelope across all levels to provide a degree of design flexibility for future design proposals. As a result, there is residual floor space capacity within the approved envelope that has not been reflected in the above Gross Floor Area (GFA) calculations. We propose a slight increase in the GFA and corresponding Floor Space Ratio (FSR). Specifically, we recommend an uplift to a total FSR of 5.4:1 to account for some of the the underutilised area.

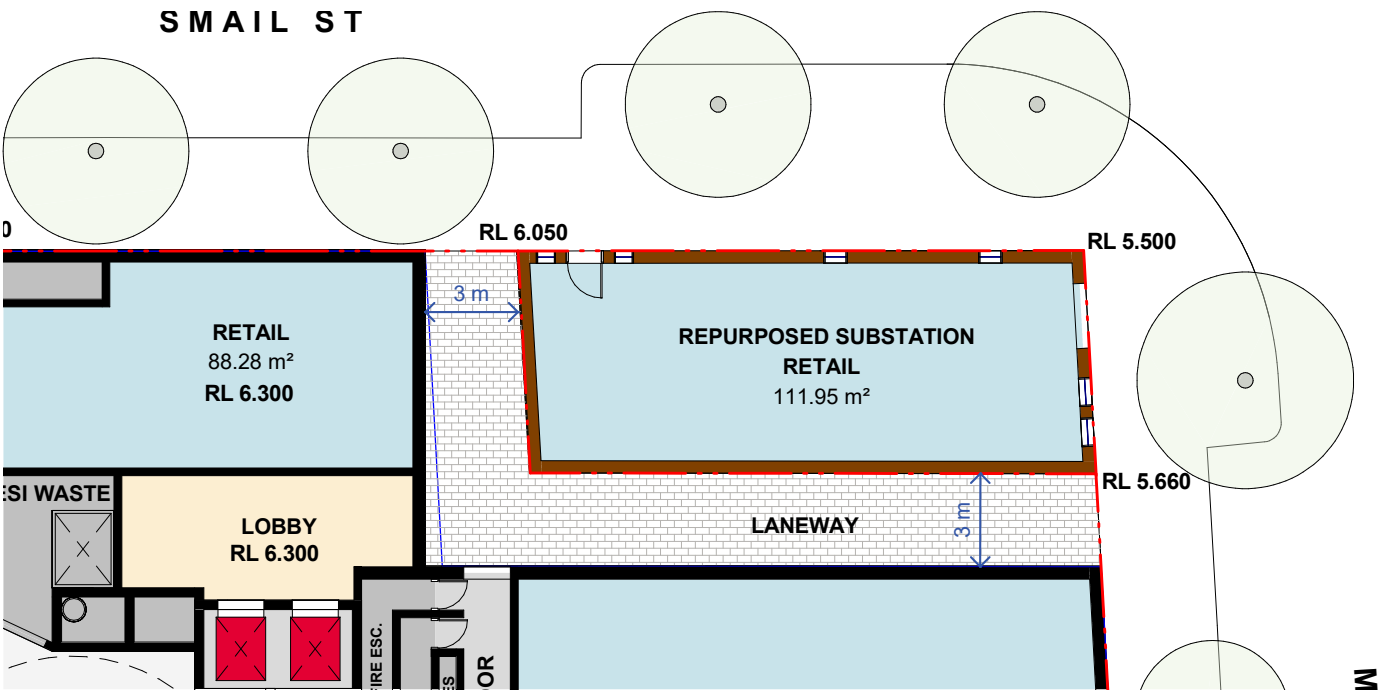
4.0 Appendix

Appendix 1

Public Art Strategy

We propose an active public laneway between the new building and the existing substation, featuring cafés and retail to create a vibrant, pedestrian-friendly space. More than a thoroughfare, the laneway will become a social hub—fostering community interaction, enhancing urban life, and establishing a strong sense of place. Its design presents a compelling opportunity for public art that enriches both private and public experiences.

The public art strategy will provide a cohesive framework that celebrates the site’s cultural, historical, and spatial identity while inviting public engagement through integrated design.



Appendix 1

Public Art Strategy



Appendix 2

High-level ADG Assessment

Objective	Design Criteria	Bates Smart Commentary	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.	-	The building envelope features a stepping back/reduction in massing at Level 7 to create communal space. The change in scale relates to the neighbouring building at 55 Moutain Street. The heritage-listed substation on the corner of Mountain and Smail streets is proposed to be maintained and repurposed.	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development	-		Yes
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.	-		Yes
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	292 m² is provided (20% of site area) on Level 7. This is combined with communal indoor facilities (refer to Level 7 Plan), and will be professionally managed under the BTR model. The high quality and amenity of this consolidated space supports the objective and justifies the quantitative shortfall.	Yes
	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)		Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance												
3F Visual Privacy															
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:	Setbacks have been provided to boundaries where windows are present. The western boundary, where several small windows are present has a setback of 3m. The reference design proposes no balconies or living rooms facing into this setback.	Yes												
	<table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table>	Building Height (m)	Habitable Rooms & Balconies. (m)	Non-Habitable Rooms (m)	up to 12 (4 storeys)	6	3	up to 25 (5-8 storeys)	9	4.5	over 25 (9+ storeys)	12	6	After numerous discussions with the City of Sydney, an agreement was reached for a south setback of 9-10m to provide separation between the south-facing apartments and the larger windows on the north facade of 55 Mountain Street.	
	Building Height (m)	Habitable Rooms & Balconies. (m)	Non-Habitable Rooms (m)												
	up to 12 (4 storeys)	6	3												
	up to 25 (5-8 storeys)	9	4.5												
over 25 (9+ storeys)	12	6													
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.															
Part 4 Designing the Building															
4A Solar and Daylight Access															
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	74% of Apartments achieve this criteria.	Yes												
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	20% of units receive nil solar access. This small variation above the maximum is unavoidable due to the site’s urban context and orientation.	No												
4B Natural Ventilation															
Objective 4B-1: All habitable rooms are naturally ventilated.	-		Yes												
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	64% of Apartments achieve this criteria.	Yes												
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		Yes												

Objective	Design Criteria	Bates Smart Commentary	Compliance
4D Apartment Size and Layout			
Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.	Apartments have the following minimum internal areas:		Yes
	Apartment Type	Minimum Internal Area (sqm)	
	Studio	35	
	1 Bedroom	50	
	2 Bedroom	70	
	3 Bedroom	90	
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each		
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.	Every habitable room has 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 & air is not borrowed from other rooms		Yes
	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)		Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		Yes
	Living rooms or combined living/dining rooms have a minimum width of:		Yes
	— 3.6m for studio & 1 bedroom apartments		
	— 4m for 2 & 3 bedroom apartments		
		The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	

Appendix 3

GFA Plans

The reference design currently does not fully utilise the entire footprint of the proposed building envelope across all levels. As a result, there is residual floor space capacity within the approved envelope that has not been reflected in the Gross Floor Area (GFA) calculations.

To ensure design proposals can make efficient use of the available development potential and align with the intended built form outcomes, we propose a slight increase in the GFA and corresponding Floor Space Ratio (FSR). Specifically, we recommend an uplift to a total **FSR of 5.4:1** to account for the underutilised areas and improve the envelope’s capacity for architectural expression and articulation.

LEGEND

GFA

GFA BOUNDARY

ENVELOPE BOUNDARY

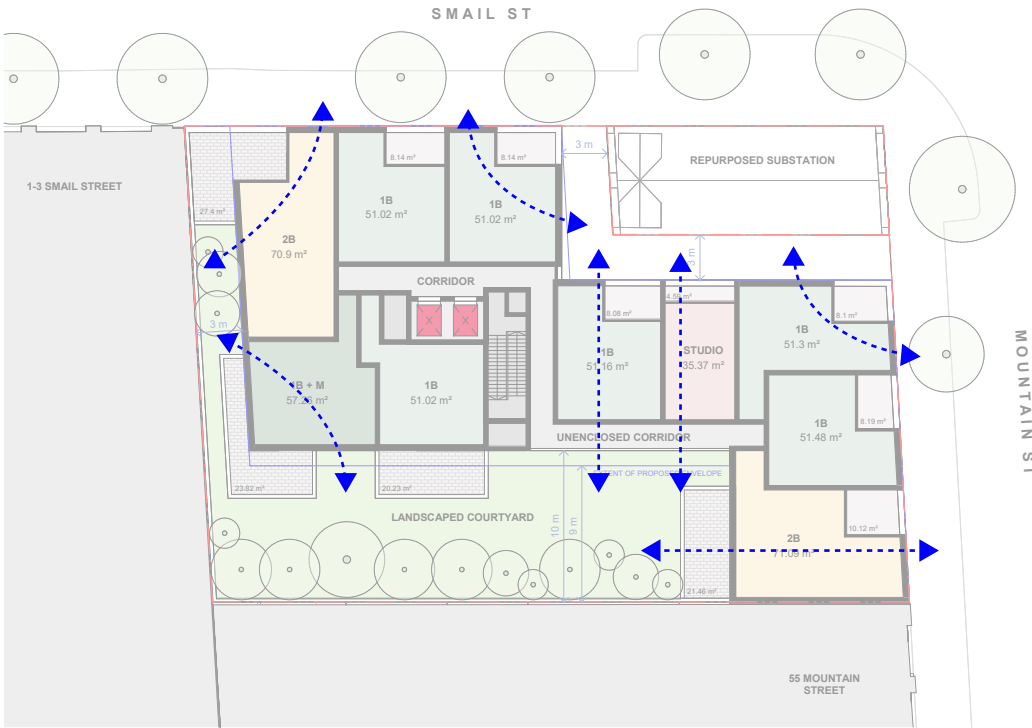


Appendix 4

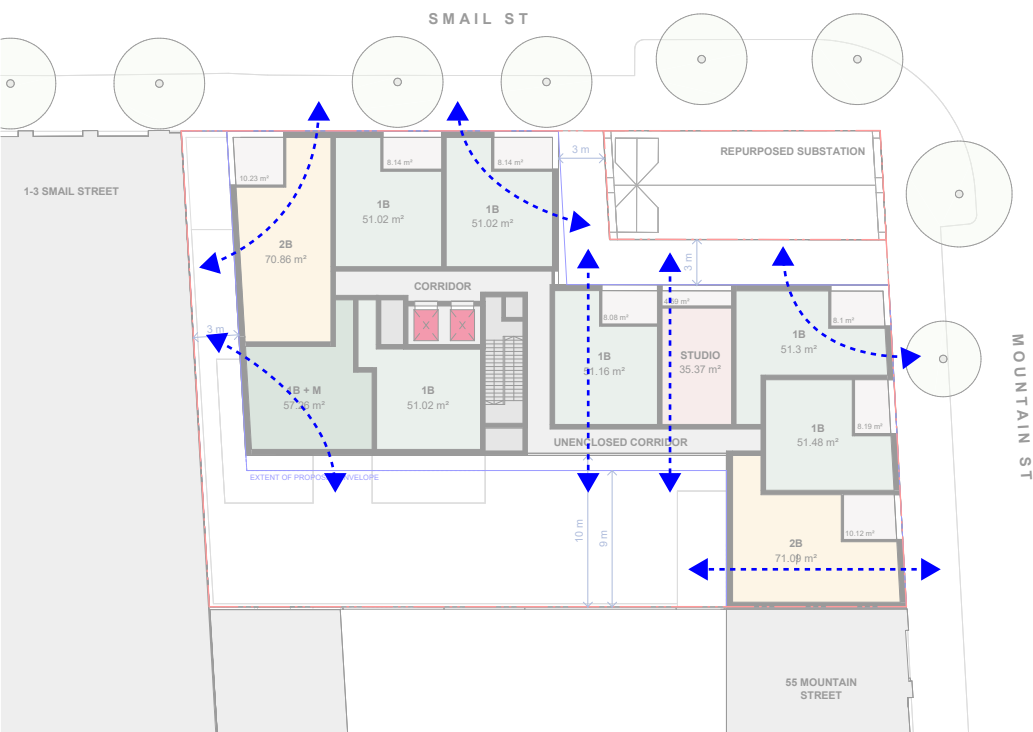
Cross Ventilation Diagrams

The following plans highlight the apartments that can achieve natural cross-ventilation with a blue arrow.

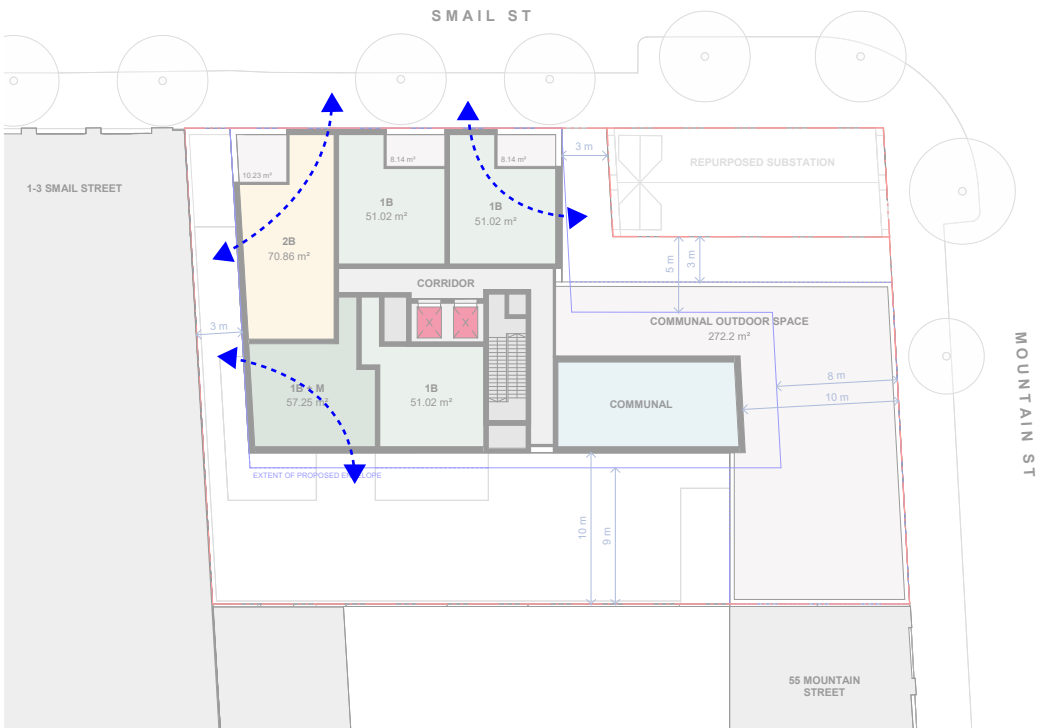
This is achieved by 49 of the 71 apartments from Levels 1 up to and including Level 8 or 64%.



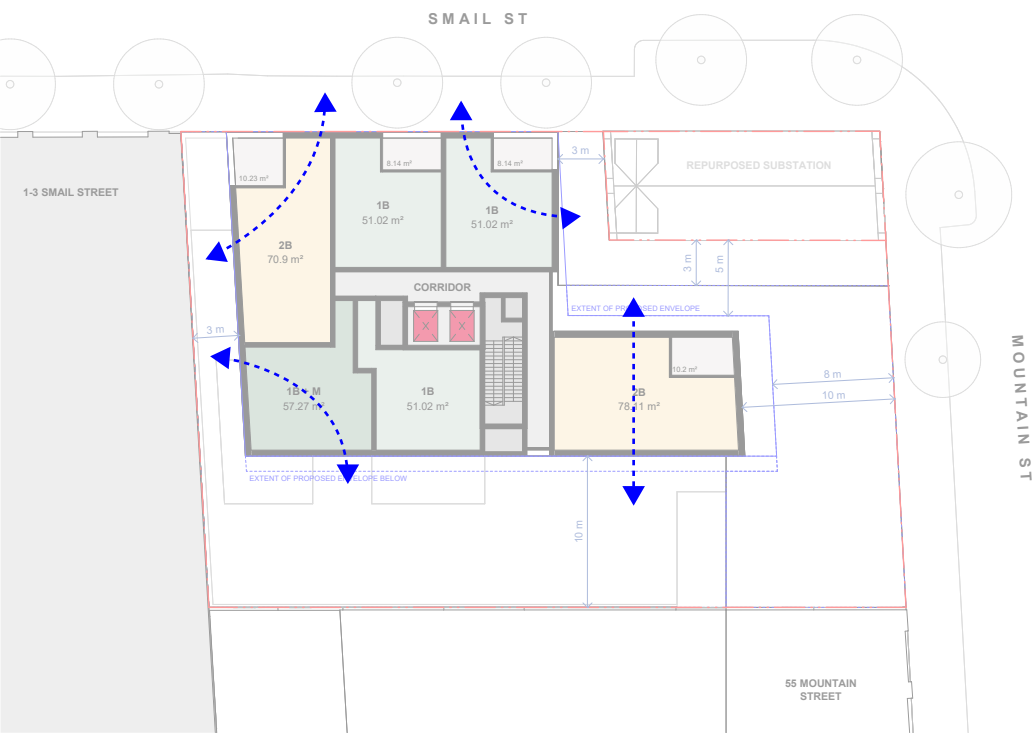
LEVEL 1
CROSS VENTILATED: 7/10 - 70%



TYPICAL LEVELS 2 - 6
CROSS VENTILATED: 7/10 - 70%



LEVEL 7
CROSS VENTILATED: 3/5 - 60%



TYPICAL LEVELS 8 - 14
CROSS VENTILATED: 3/5 - 60%

