



GYDE

ttpa



38 Oxley Street, St Leonards

State Significant Development Application (SSDA) No. SSD-91627487
Webinar

Wednesday 3 June 2026

urbantalk.com.au



Introductions – Our Speakers

BMV Property Group

- Tony Huang - Managing Director

Gyde Consulting

- Rebecca Sladen - Associate Director

WMK Architecture

- David Thompson - Director
- John Andreas - Director & Principal

Transport and Traffic Planning Associates

- Lachlan Ellson - Director

Navigate New Business

- Damon Jones - Director

Existing Site

- Site area of 541m².
- Existing 5-storey commercial building.
- Primary frontage on Oxley Street and secondary frontage on Clarke Lane.
- Poor activation.
- In November 2015, BMV Property Group submitted a DA for a 9-storey apartment building to the North Sydney Council, which was approved but never built.



The Project at a Glance

- Demolition of the existing 5-storey commercial building on site.
- Construction of a 20-storey shop-top housing development comprising circa 47 residential apartments, including affordable housing units.
- A mix of 1, 2 and 3-bedroom apartments to support diverse household needs.
- Ground and mezzanine retail spaces to activate the streetscape and support local employment.
- Internal and outdoor communal open space for residents.
- 6 basement levels with approximately 32 car parking spaces, accessed via a vehicle lift from Clarke Lane.
- The replacement of the 3 street trees along Oxley Street.



Purpose of the Session



- To introduce BMV Developments and the Project Team.
- To explain the proposed State Significant Shop Top Housing Development, 38 Oxley Street, St Leonard's (SSDA No. SSD91627487).
- To answer questions about the proposal and establish a positive dialogue with the local community and stakeholders.

Agenda

PART 1

Introduction (5 minutes)

- Belinda Barnett - Director, UrbanTalk

Project Overview (45 minutes)

- BMV Developments – Tony Huang
- Planning Context – Gyde Consulting
- Architectural Design – WMK Architecture
- Traffic & Parking – Transport and Traffic Planning Associates
- Construction Management – Navigate New Business

PART 2

Question & Answer Time (40 Minutes)



Webinar Hosting Guidelines

- The session will be of 1.5 hours duration – 50 minutes presentation, 40 minute Q&A.
- No questions please during the presentation - we will mute participants at this time.
- Every idea is valid – respect the views of others even if you may not always agree.
- We will answer questions in the order they are asked.
- To ask a question, you can type or use your microphone.
- Questions unable to be answered will be taken on notice.
- If we run out of time questions can be submitted to me up to 24 hours after the event and I will coordinate responses.
- The Webinar is being recorded and we will upload the recording to the UrbanTalk project listing.



BMV Property Group

Managing Director - Tony Huang

- Introducing BMV Property Group
 - Project Brief
 - Community Benefits
- 
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BMV Property Group

- Based in Sydney's Lower North Shore.
- **Key Locations:**
 - Crows Nest
 - Mosman
 - Lane Cove
 - St Leonards
- We create exclusive lifestyle homes with a commitment to quality and excellence.



Project Brief



BMV Developments wants to deliver;

- A high-quality architectural expression.
- A mix of 1, 2 & 3 bedroom apartments.
- A scheme that is substantially compliant.
- Maximises on-site car parking.
- Community benefits that for future residents of the development and the broader community.
- Affordable housing for essential workers in perpetuity.

Community Benefits

- 47 new apartments with a mix of unit sizes, including a provision of affordable housing.
- New retail activating Oxley Street, creating jobs and improving the pedestrian experience.
- Indoor and outdoor communal space for residents.
- Upgraded street frontages at Oxley Street and Clarke Lane, with services relocated to the basement.
- Developer contributions (S7.11 & S7.12) supporting local infrastructure upgrades.





Gyde Consulting

Associate Director – Rebecca Sladen

- Crows Nest TOD Accelerated Precinct
 - SSDA Pathway
 - Planning Controls
 - Proposal Status
- 
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Crows Nest Transport-Oriented Development (TOD) Accelerated Precinct

- On 27 November 2024, the site was incorporated into the Crows Nest Transport-Oriented Development (TOD) Accelerated Precinct.
- This Precinct has been identified by the NSW Government as a strategic location for high-density housing due to its close proximity to Crows Nest Metro Station and other public transport services.
- The rezoning increases height and FSR controls to better leverage the new Metro Station.



What is an SSDA?

- An SSDA is a State Significant Development Application.
- It applies to projects that are considered significant because of their size, value, location, strategic importance or potential impacts.
- SSDAs are assessed by the NSW Department of Planning, Housing and Infrastructure, rather than through the usual local council DA process.
- The SSDA process requires a detailed Environmental Impact Statement (EIS), supported by technical studies.

State Significant Development Guidelines



This guideline has been updated following the introduction of the Planning Systems Reform Act 2025 (PSR Act) and reflects current government policy. The guideline will be updated further as new provisions begin, and additional policy changes are made to support the reforms.

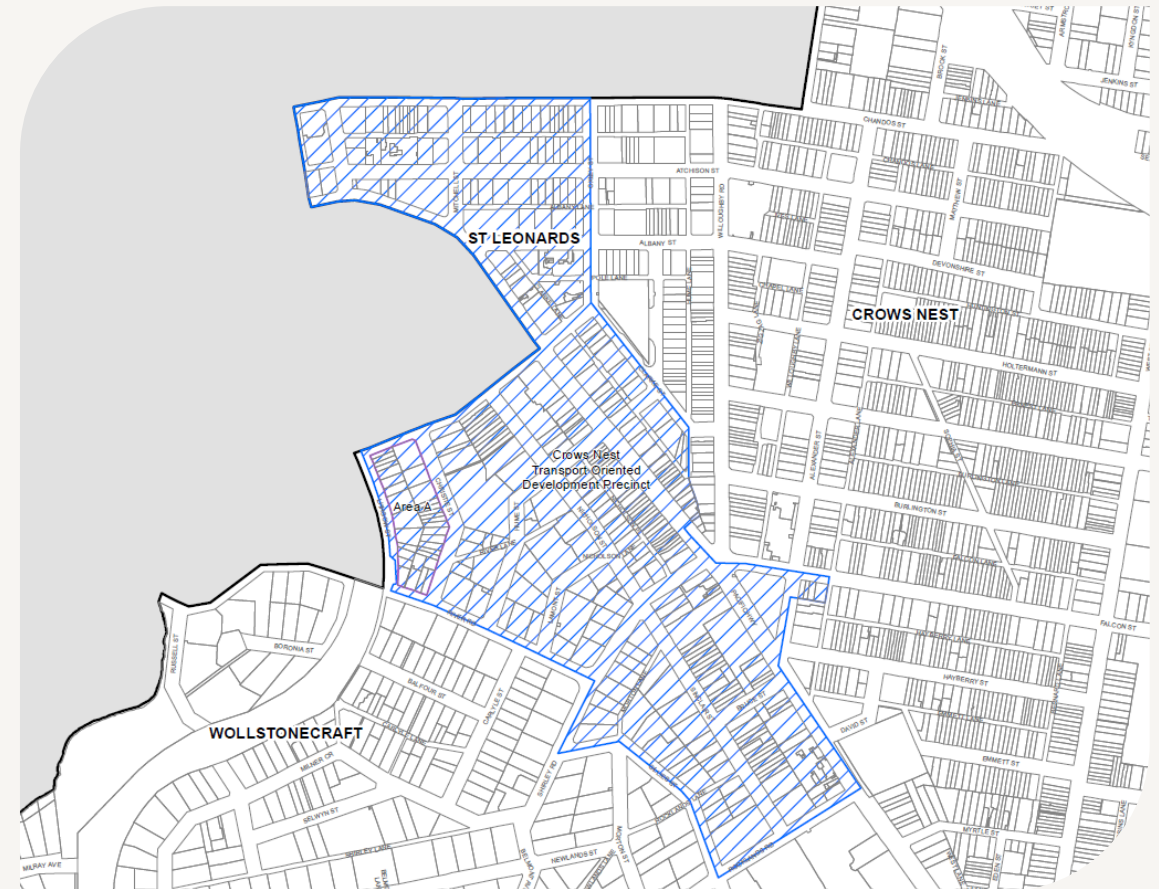
March 2026

dphi.nsw.gov.au



Why does the SSDA pathway apply to this development?

- The NSW Government introduced a temporary SSD pathway for residential development in TOD Accelerated Precincts with a value of more than \$60 million.
- The site is located within the Crows Nest Accelerated TOD Precinct and the proposal has an estimated development cost of more than \$60 million.



Planning Controls

- The subject site is located within the Crows Nest TOD rezoned area.
- The site is subject to the following planning controls in the North Sydney LEP 2013:
 - Located in the **MU1 Mixed Use Zone**.
 - Maximum **FSR of 10:1** and minimum **non-residential FSR of 1:1**.
 - Maximum **building height of 66m**.
 - A requirement to deliver **affordable housing**.
 - A requirement to achieve **design excellence**.
 - A requirement to consider the Apartment Design Guide (ADG) and the Crows Nest Design Guide



Proposal Status

1. **Request SEARs** – Defines study and consultation requirements.

Completed

2. **Prepare EIS** – Assesses environmental, social and economic impacts.

In Progress

3. **Lodge Application** – Submitted via NSW Planning Portal.

In Progress

4. **Public Exhibition** – Community feedback and submissions.

Not yet started

5. **Assessment** – DPHI review and recommendation.

Not yet started

6. **Determination** – Final decision by DPHI (consent authority).

Not yet started



Site Analysis

✓ Completed



Design

In progress



State Significant
Development Application

In progress



Construction

Not yet started



Completion

Not yet started



WMK Architecture

Director - David Thompson

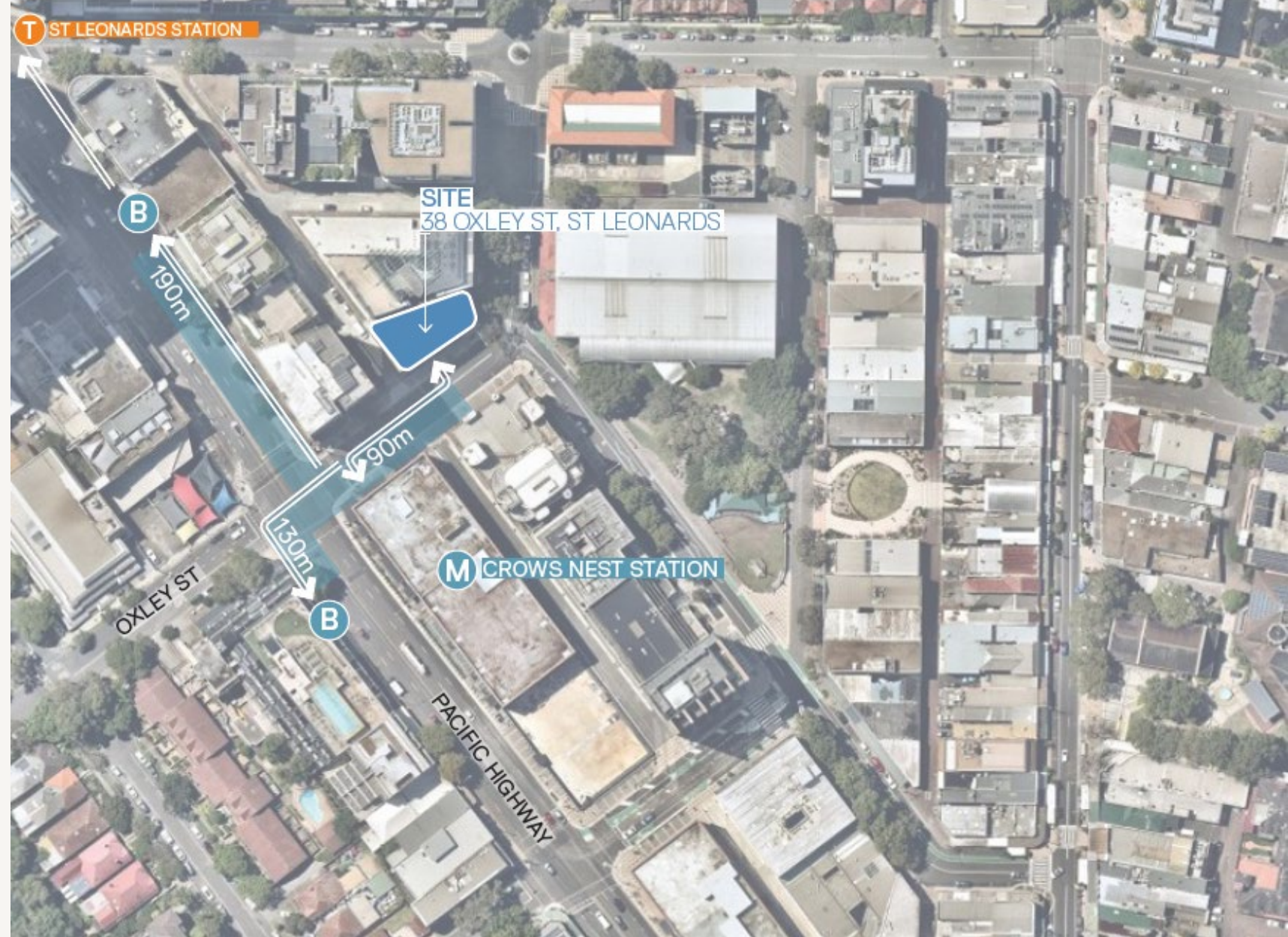
Director & Principal – John Andreas

- Design Rationale
 - Plans
 - Design Excellence Strategy
 - Waste & Traffic and Parking
- 

Site Location



Site Location



Site Constraints

1. LOCATION

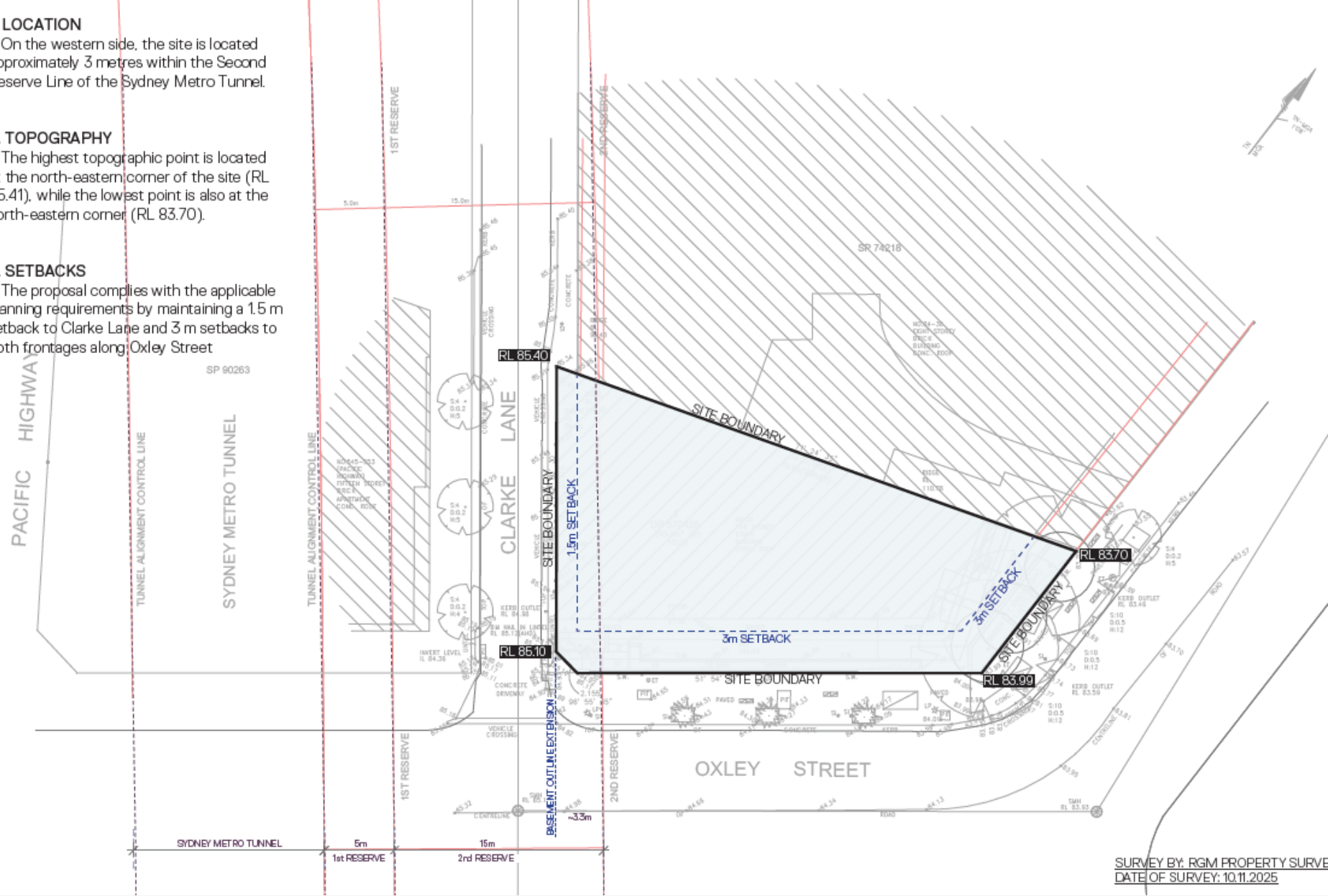
> On the western side, the site is located approximately 3 metres within the Second Reserve Line of the Sydney Metro Tunnel.

2. TOPOGRAPHY

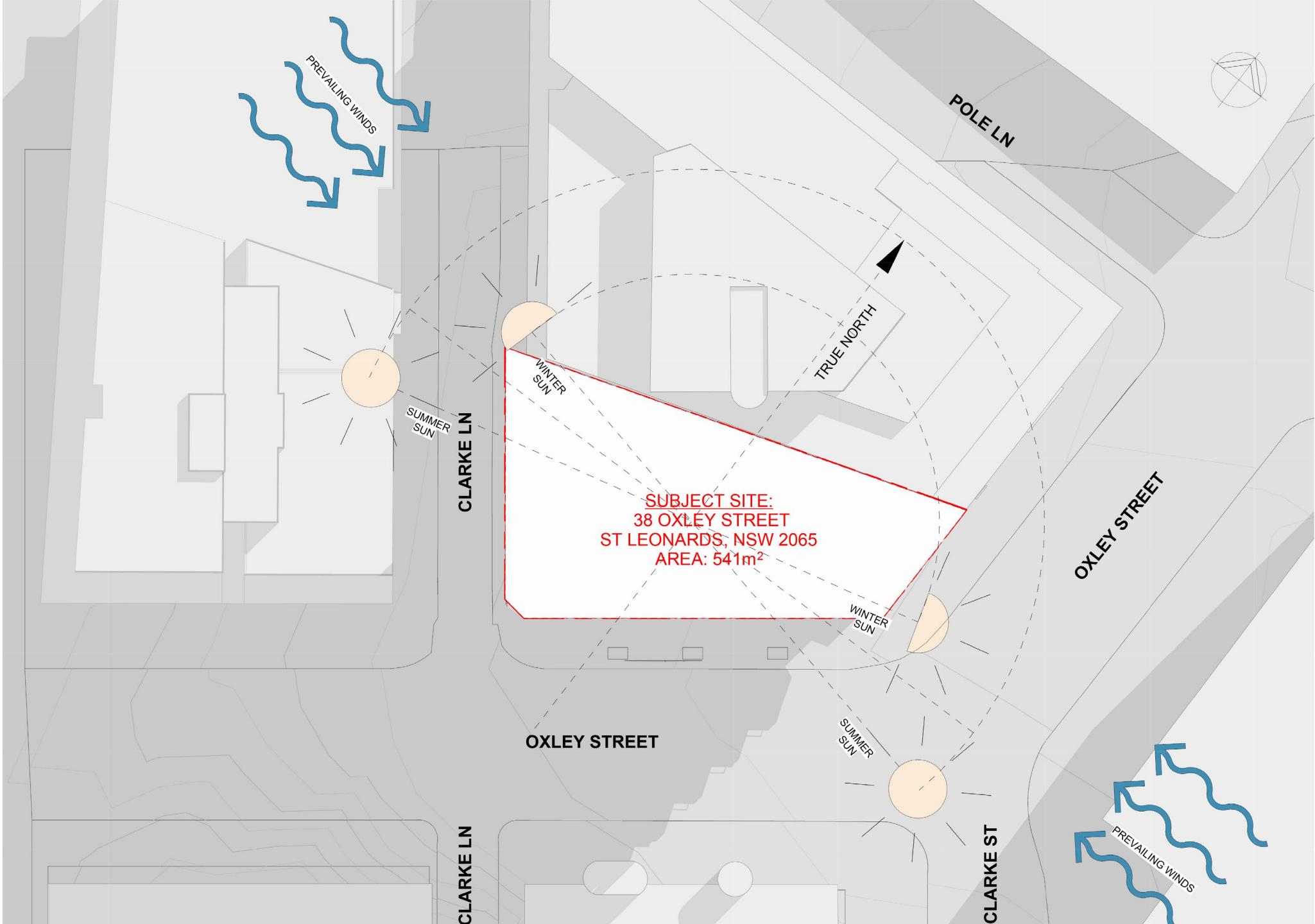
> The highest topographic point is located at the north-eastern corner of the site (RL 85.41), while the lowest point is also at the north-eastern corner (RL 83.70).

3. SETBACKS

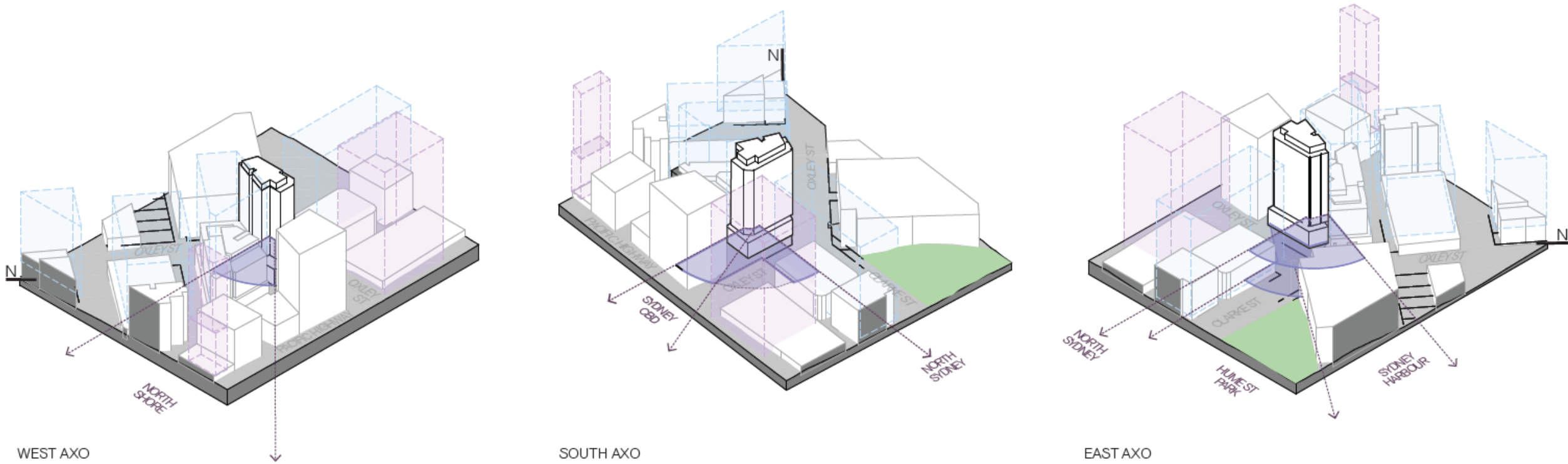
> The proposal complies with the applicable planning requirements by maintaining a 1.5 m setback to Clarke Lane and 3 m setbacks to both frontages along Oxley Street.








SURVEY BY: RGM PROPERTY SURVEY
DATE OF SURVEY: 10.11.2025



Design Excellence Strategy – Site Views

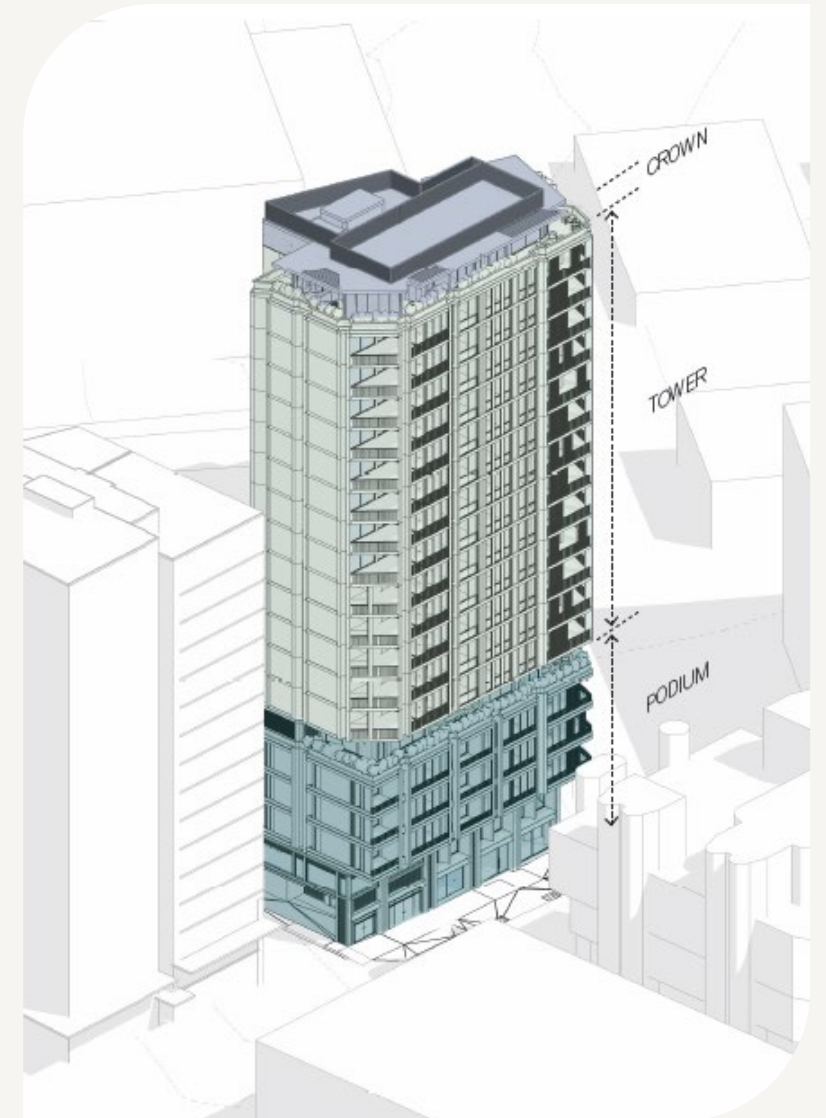


LEGEND:

-  38 OXLEY ST PROPOSED BUILDING
-  CONTEXT EXISTING BUILDINGS
-  CONTEXT PROPOSED BUILDINGS
-  CONTEXT MAX PERMISSIBLE BUILDING ENVELOPE
-  VIEWS

Design Excellence Strategy - Massing

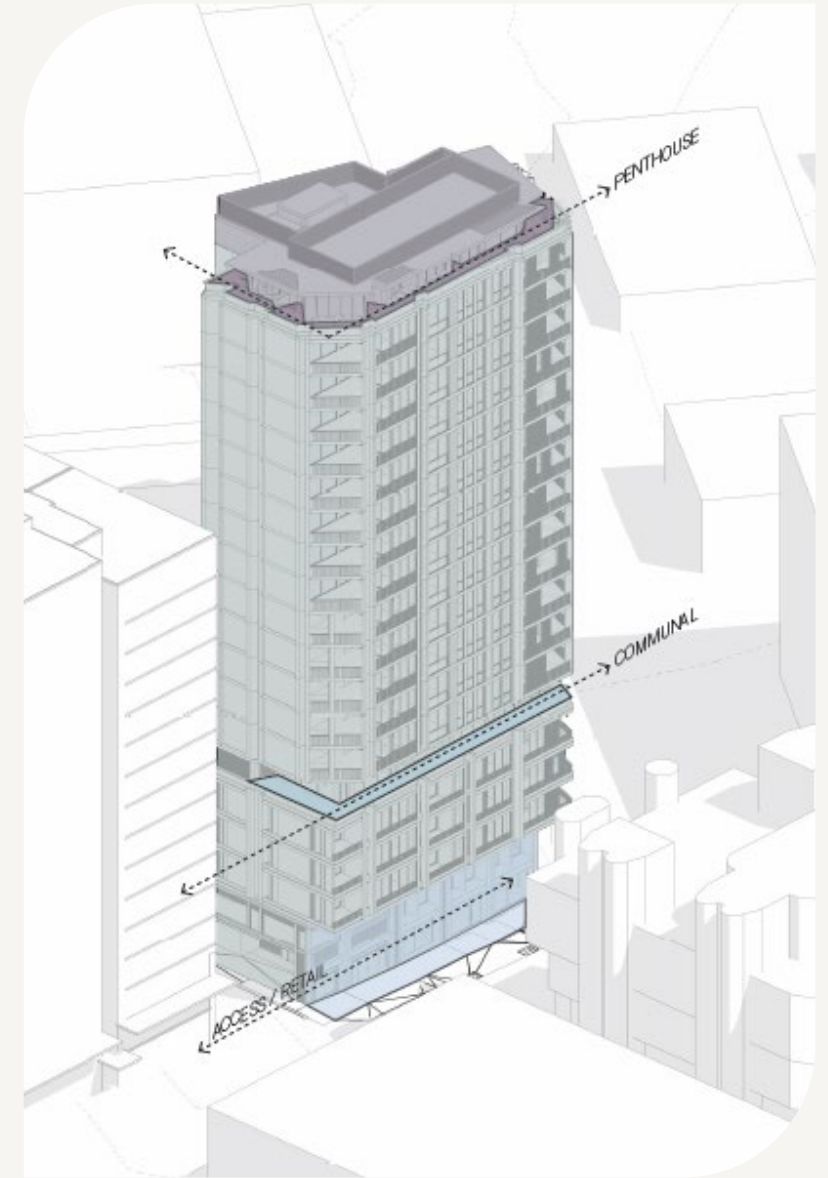
- The building is composed of three key elements:
 - Podium.
 - Tower.
 - Crown.



Design Excellence Strategy – Scale & Bulk

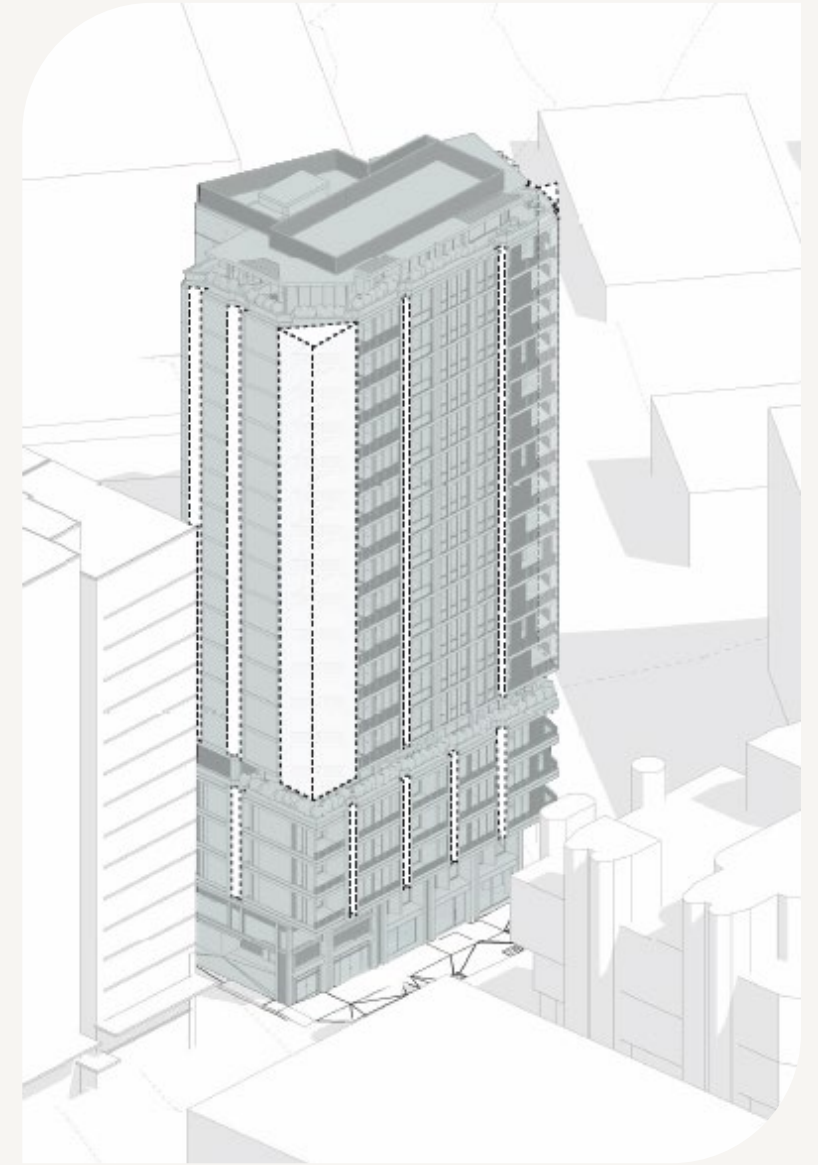
Multi-level setbacks respond to urban context and scale:

- **Ground level:** Double-height setback improves pedestrian experience & entry.
- **Level 04:** Step-back creates transition from podium to tower and incorporates shared communal spaces.
- **Upper levels:** Penthouse setback reduces overshadowing and improves integration with surrounding building.

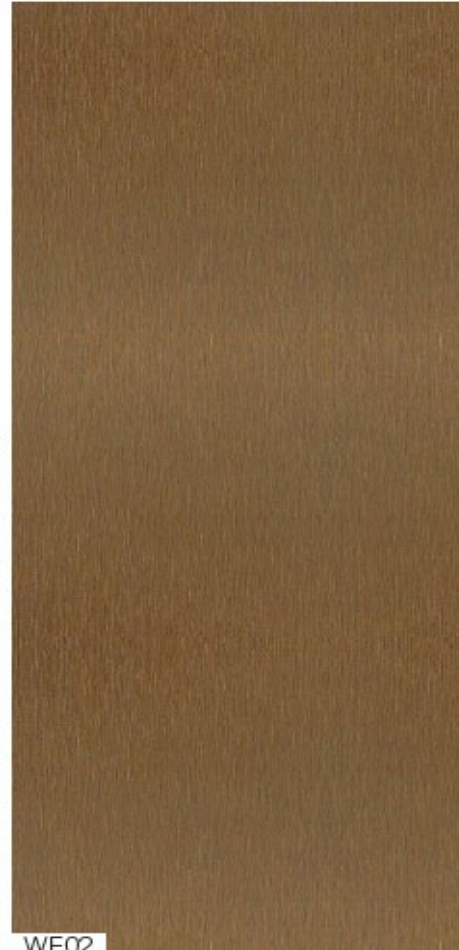
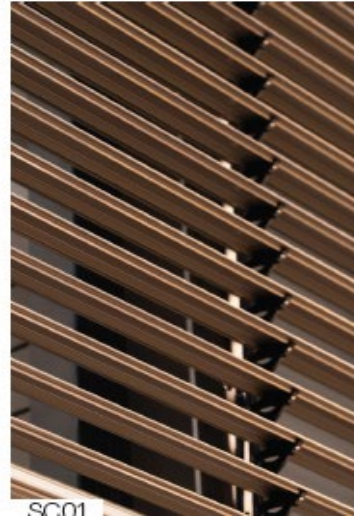


Design Excellence Strategy – Articulation

- Reduces bulk and avoids a monolithic appearance.
- Creates varied balcony orientations.
- Enhances views and spatial experience.
- Balances massing, façade articulation & occupant amenity.



Materials & Finishes

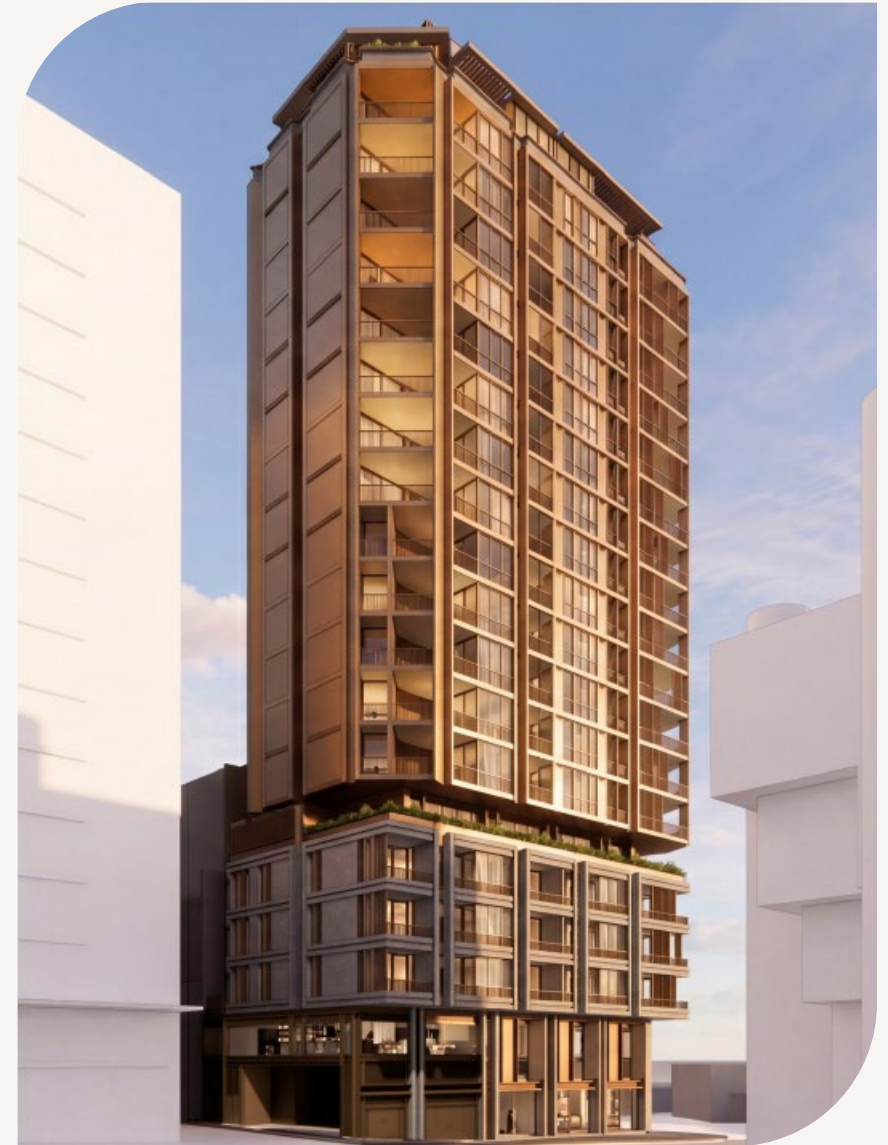


MATERIALS SCHEDULE			
MARK	NAME	DESCRIPTION	REFERENCE
WF01	WALL FINISH 01	LIGHT GREY CONCRETE REFERENCE: CONCRETE COLOUR SYSTEMS - SILK SOLAR REFLECTANCE INDEX (SRI): MINIMUM 60 WHEN TESTED.	
WF02	WALL FINISH 02	ANODISED FLAT METAL FINISH (BRONZE COLOUR) REFERENCE: DULUX - ELECTRO NEW COPPER KINETIC LIGHT REFLECTANCE VALUE: 18 SPECULAR LIGHT REFLECTANCE: 1.2%	
WF03	WALL FINISH 03	BEIGE CONCRETE REFERENCE: CONCRETE COLOUR SYSTEMS - DRIFTWOOD SOLAR REFLECTANCE INDEX (SRI): MINIMUM 60 WHEN TESTED.	
GL01	GLASS 01	GLASS	
SC01	SCREEN TYPE 01	LOUVRE SCREENING (BRONZE COLOUR)	
RL01	RAILING TYPE 01	VERTICAL METAL RAILING (BRONZE COLOUR)	

CGIs



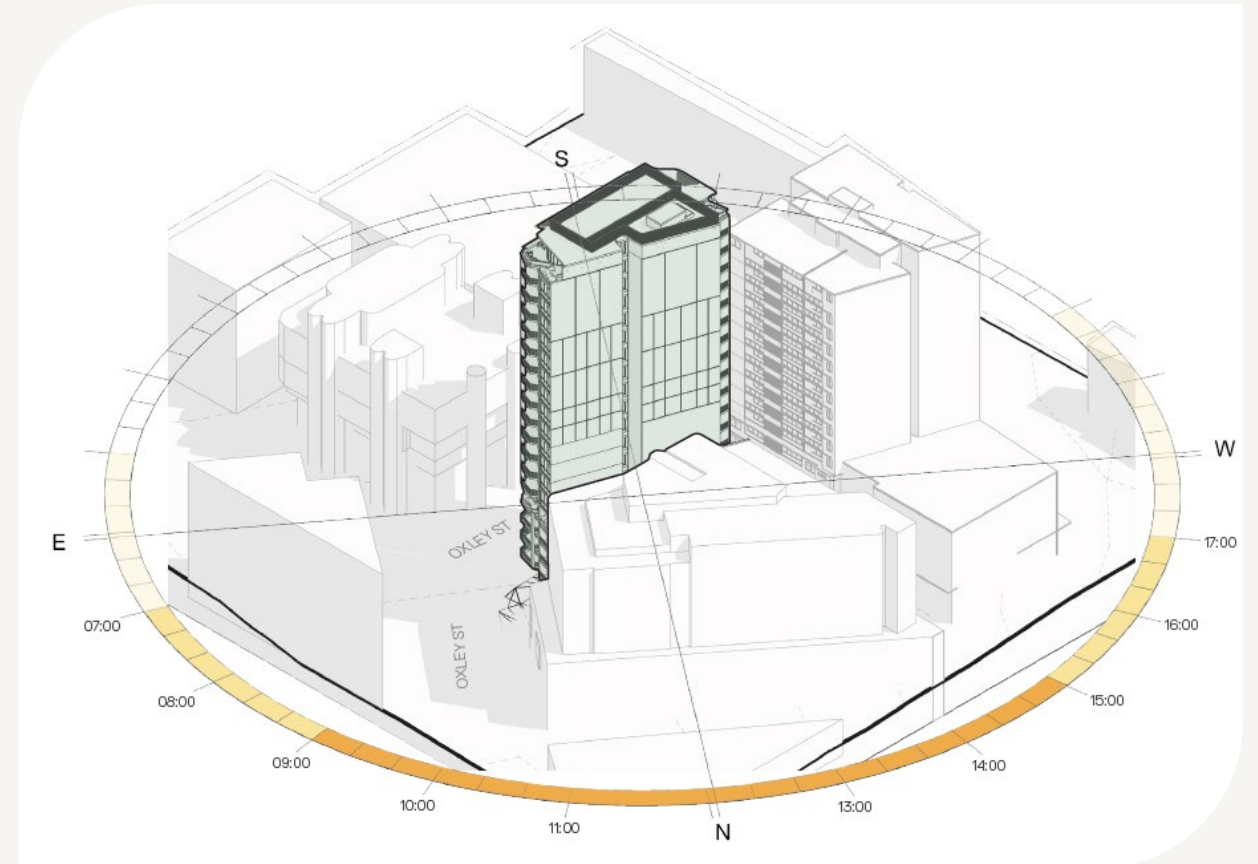
VIEW FROM THE CORNER OF OXLEY AND CLARKE STREET



VIEW FROM CROWS NEST METRO STATION / OXLEY STREET

Design Excellence Strategy – Solar Access and Amenity

- Building layout directs balconies and living spaces to north-west and north-east aspects for improved solar exposure.
- Approximately 60% of apartments achieve two or more hours of sunlight.

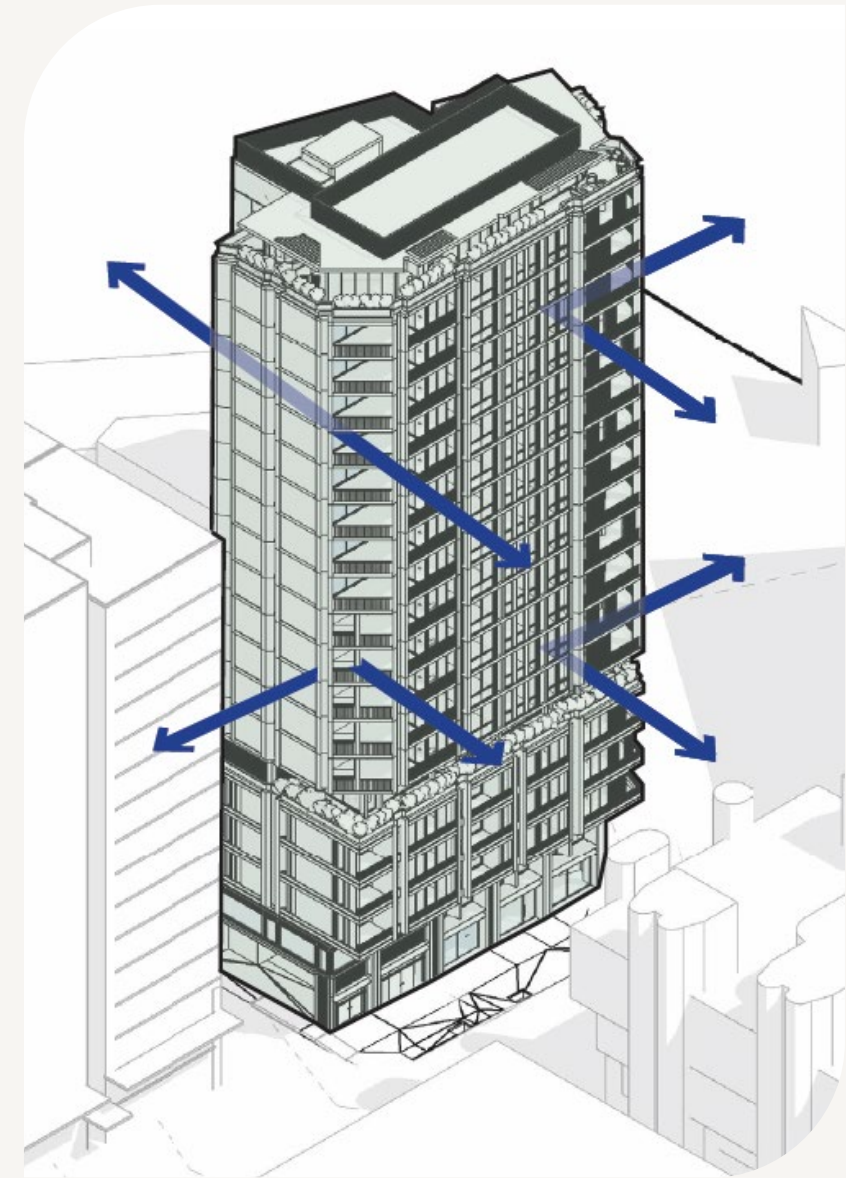
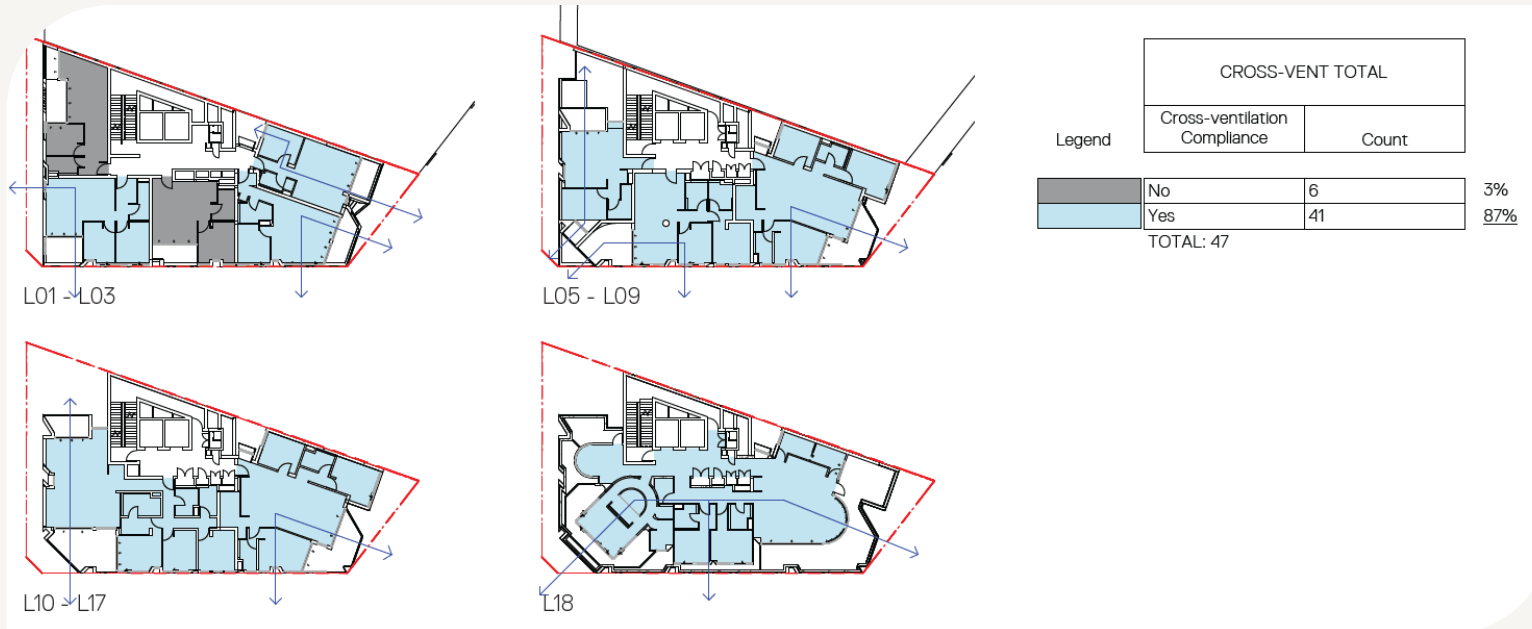


Design Excellence Strategy – Solar Access and Amenity



Design Excellence Strategy – Cross Ventilation

- Cross ventilation in up to 97% of apartments.



Shadows – Winter



1 SHADOWS - WINTER 9 hrs
SCALE 1:1000



2 SHADOWS - WINTER 11 hrs
SCALE 1:1000

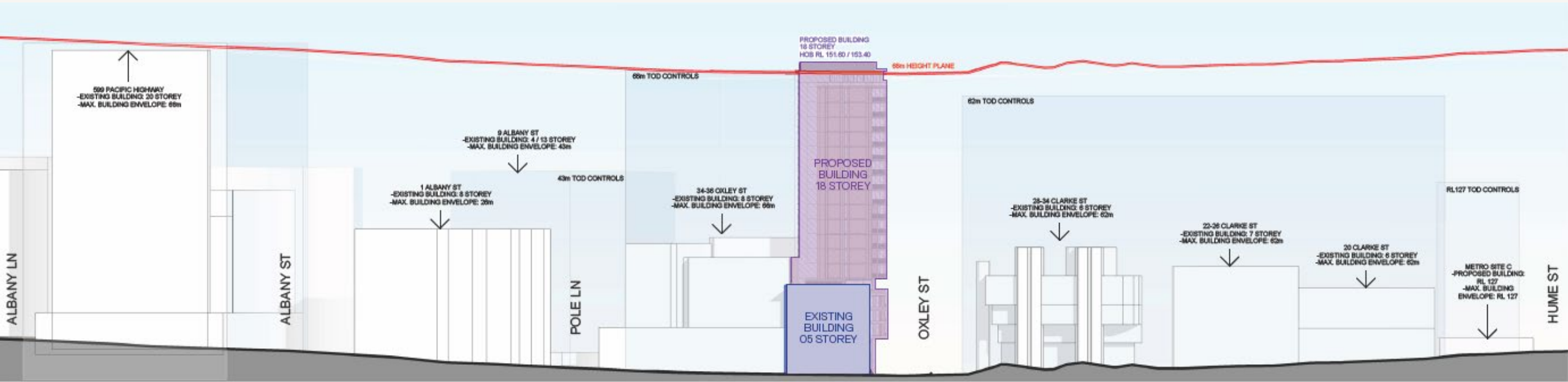


3 SHADOWS - WINTER 13 hrs
SCALE 1:1000



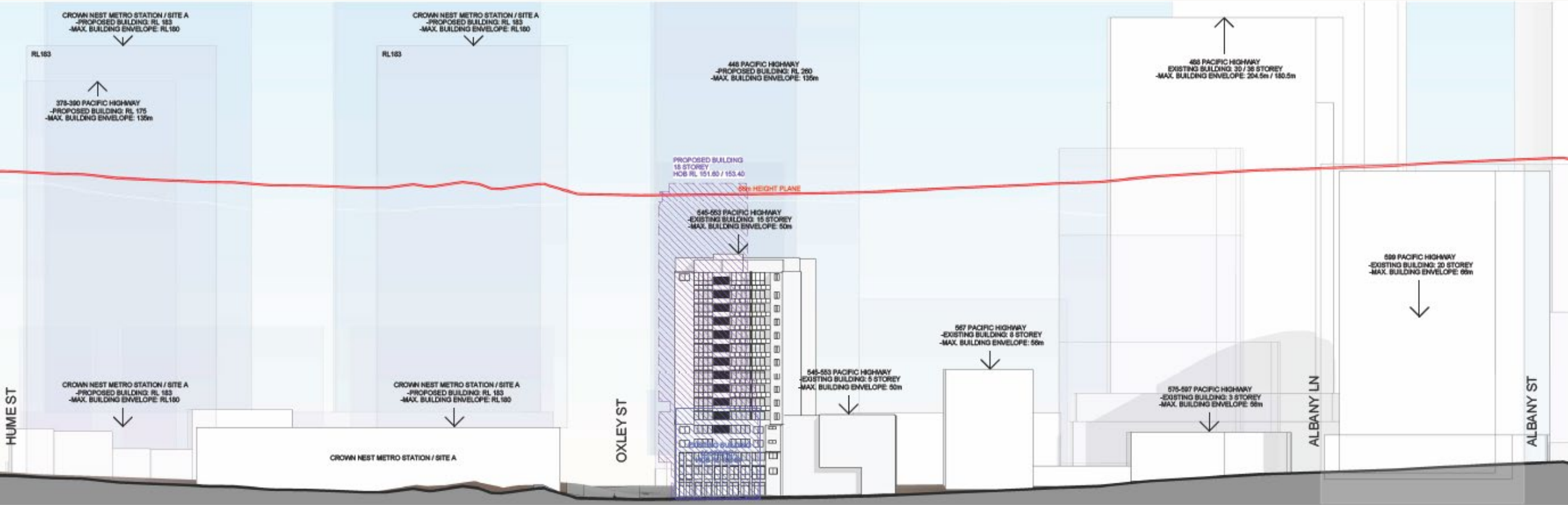
4 SHADOWS - WINTER 15 hrs
SCALE 1:1000

Street Elevations



A) CLARKE LN - FACING NORTHEAST

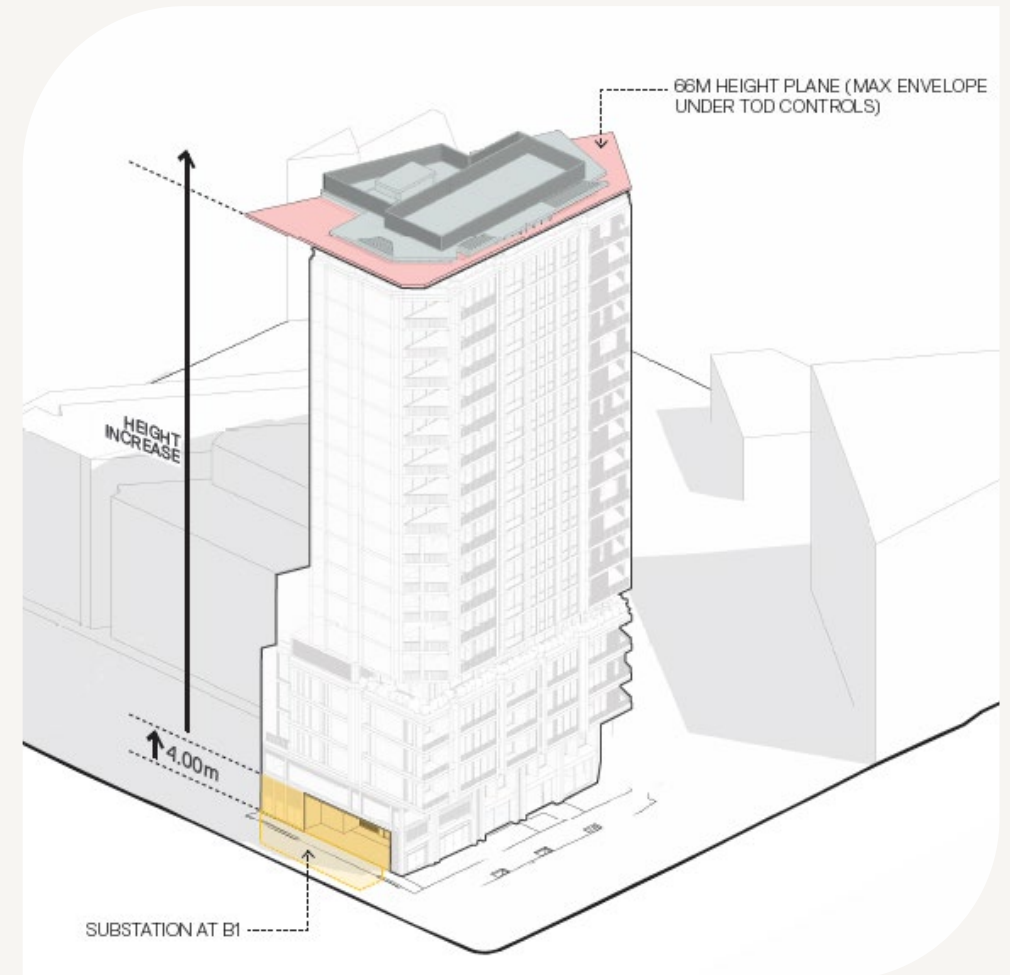
Street Elevations



B) CLARKE LN - FACING SOUTHWEST

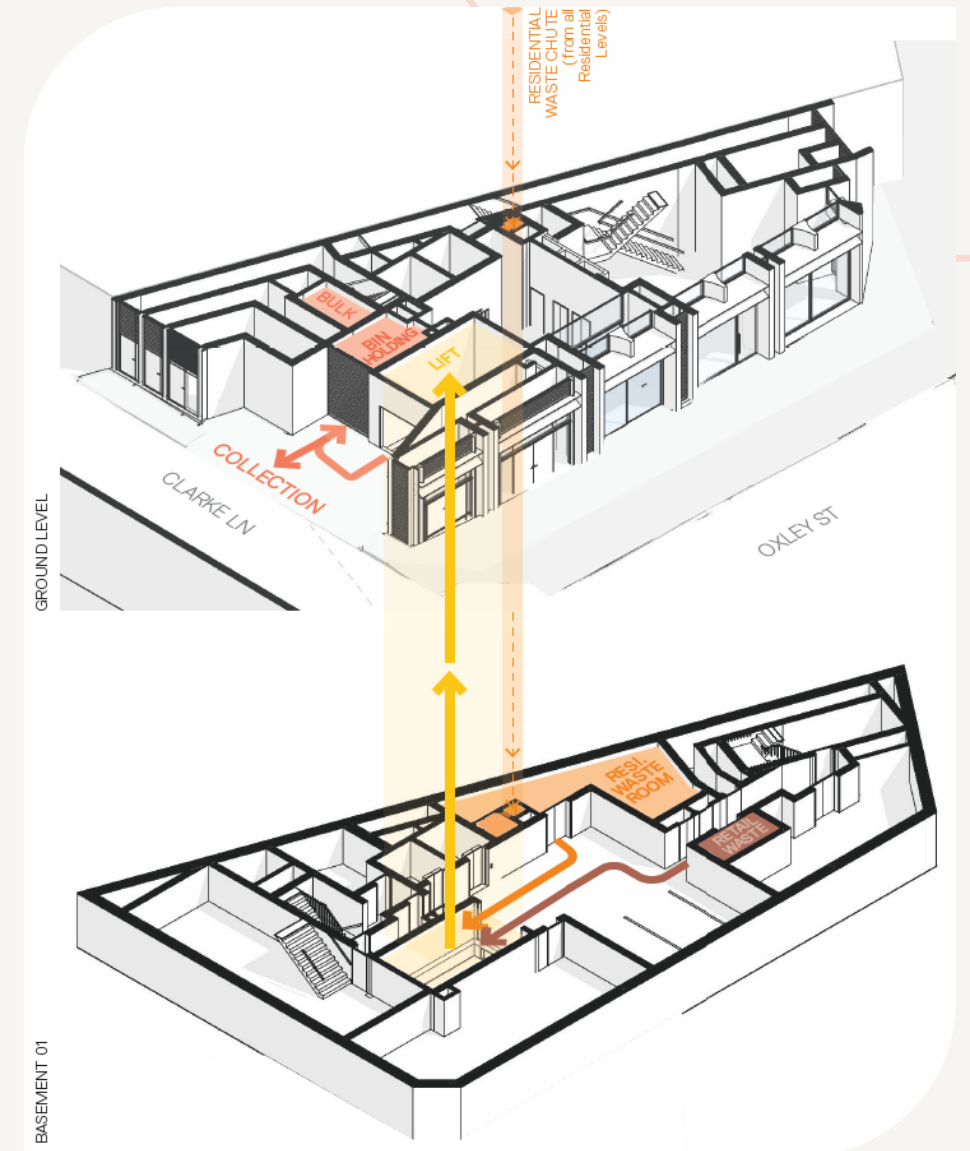
Design Excellence Strategy – Site Constraints

- Due to the site's size and access constraints, a minimum ground-level clearance of 4.0 m is required for the basement chamber substation.
- Resulting in a maximum height exceedance of 3.60 m.
- A 4.6 Variation will be lodged in accordance with the height exceedance.



Waste Strategy

- Dedicated residential and retail waste rooms provided at Basement Level 1.
- Ground floor includes bin holding and bulk waste storage areas facing Clarke Lane.
- Waste managed internally and collected from Clarke Lane for efficient, discreet servicing.



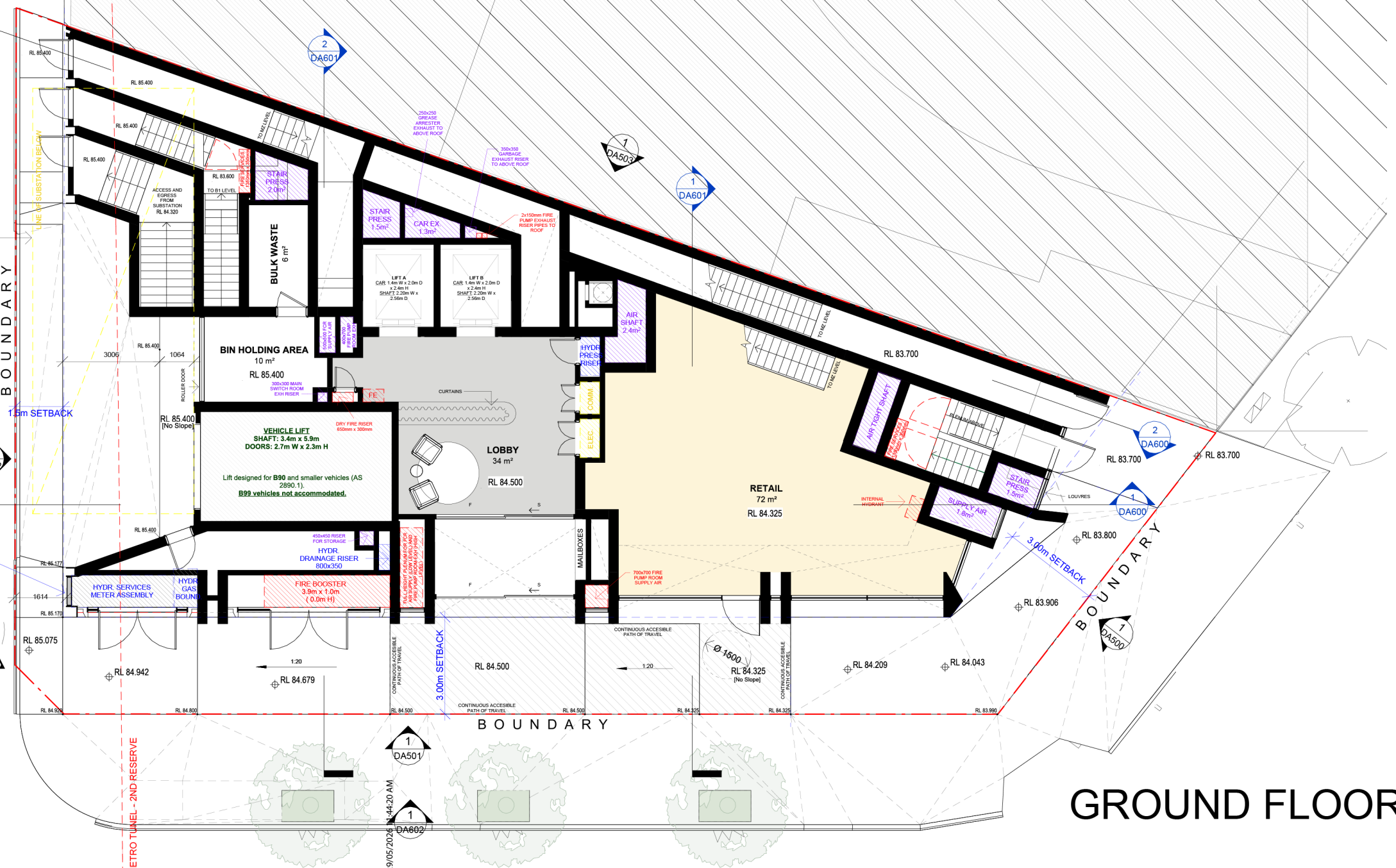
SUBSTATION BELOW
4m CLEAR OVER
INTERNAL DIMENSIONS
13.2 x 5m

HYDR. SERVICES
KAMLOCK FITTINGS
FOR GREASE
ARRESTOR PUMP
OUT

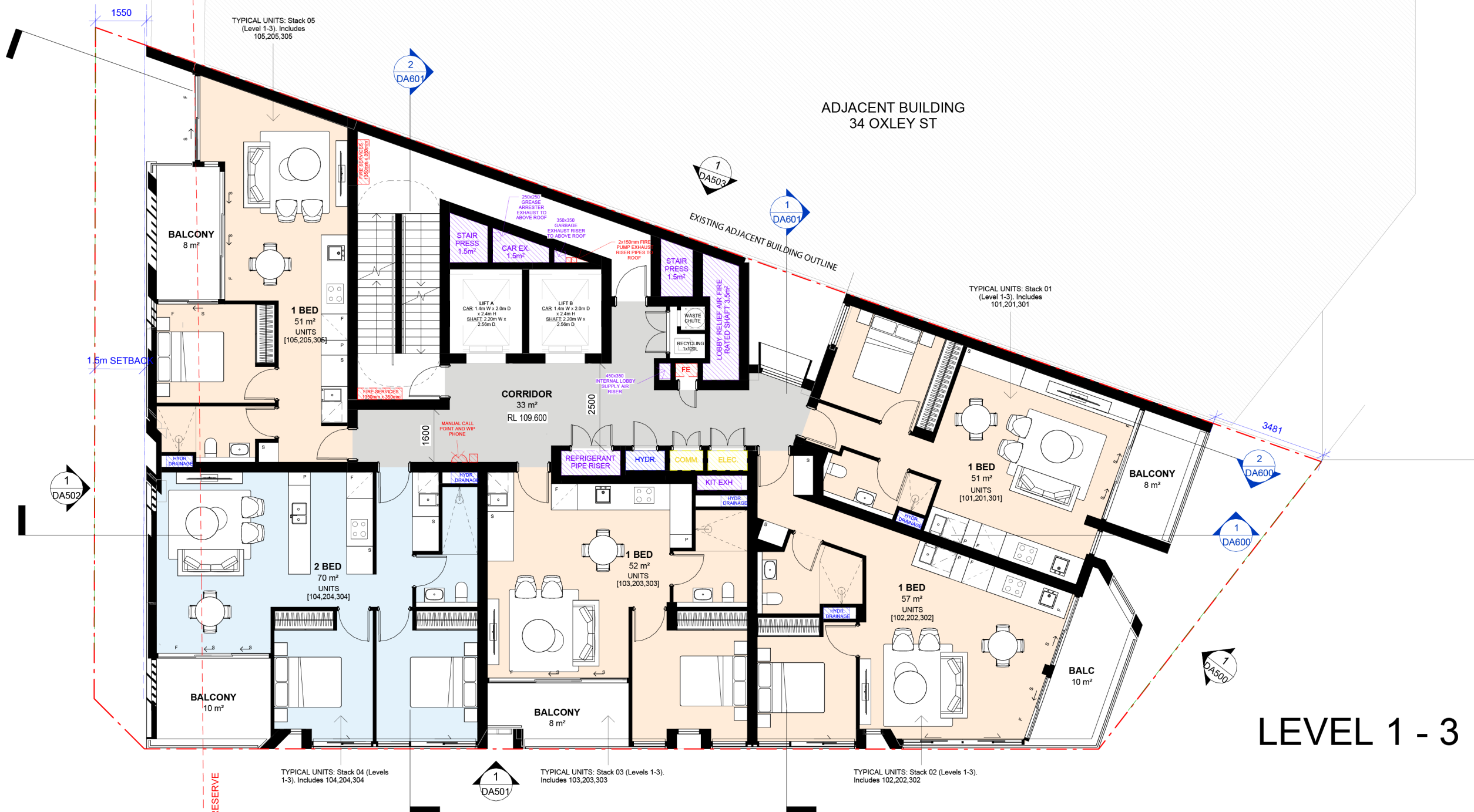
BOUNDARY

1.6m SETBACK

SYDNEY METRO TUNNEL - 2ND RESERVE



GROUND FLOOR

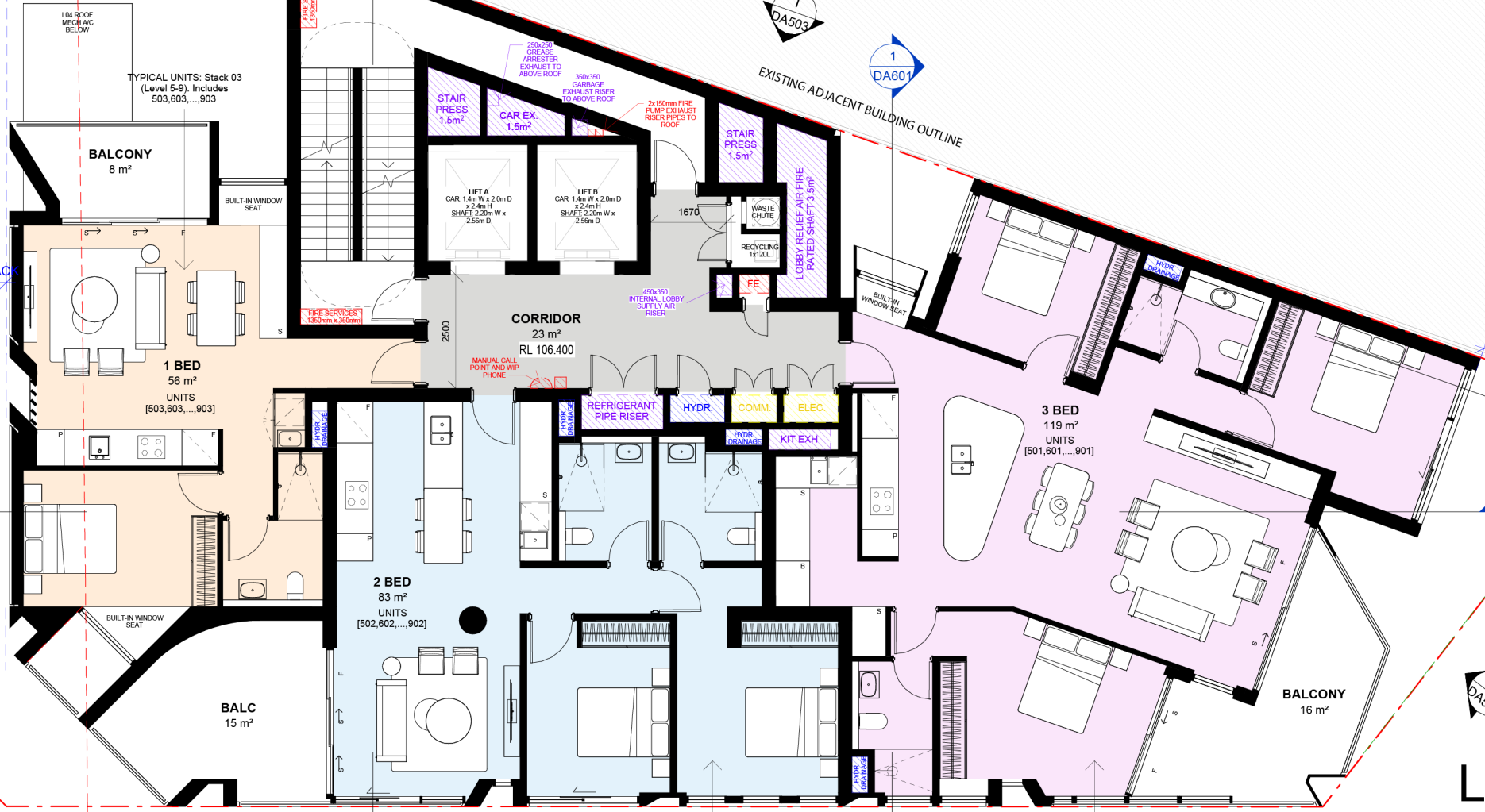


LEVEL 1 - 3

ADJACENT BUILDING
34 OXLEY ST

EXISTING ADJACENT BUILDING OUTLINE

LEVEL 5 - 9



TYPICAL UNITS: Stack 03
(Level 5-9). Includes
503,603,....,903

BALCONY
8 m²

1 BED
56 m²
UNITS
[503,603,....,903]

2 BED
83 m²
UNITS
[502,602,....,902]

BALC
15 m²

CORRIDOR
23 m²
RL 106.400

STAIR PRESS
1.5m²

CAR EX.
1.5m²

STAIR PRESS
1.5m²

3 BED
119 m²
UNITS
[501,601,....,901]

BALCONY
16 m²

TYPICAL UNITS: Stack 02 (Levels 5-9).
Includes 502,602,....,902

TYPICAL UNITS: Stack 01 (Levels 5-9).
Includes 501,601,....,901

1550

1.5m SETBACK

3481

RESERVE

1
DA502

2
DA601

1
DA503

1
DA601

2
DA600

1
DA600

1
DA500

1
DA501



TYPICAL UNITS: Stack 02
(Level 10-17). Includes
1002,1102,....,1702

BALCONY
8 m²

3 BED
138 m²
UNITS
[1002,1102,....,1702]

BALCONY
20 m²

CORRIDOR
23 m²

STAIR PRESS
1.5m²

CAR EX.
1.5m²

STAIR PRESS
1.5m²

WASTE CHUTE

RECYCLING CHUTE

FE

450x350
INTERNAL LOBBY
SUPPLY AIR
RISER

REFRIGERANT
PIPE RISER

HYDR.

COMM.

ELEC.

KIT EXH.

3 BED
119 m²
UNITS
[1001,1101,....,1701]

BALCONY
16 m²

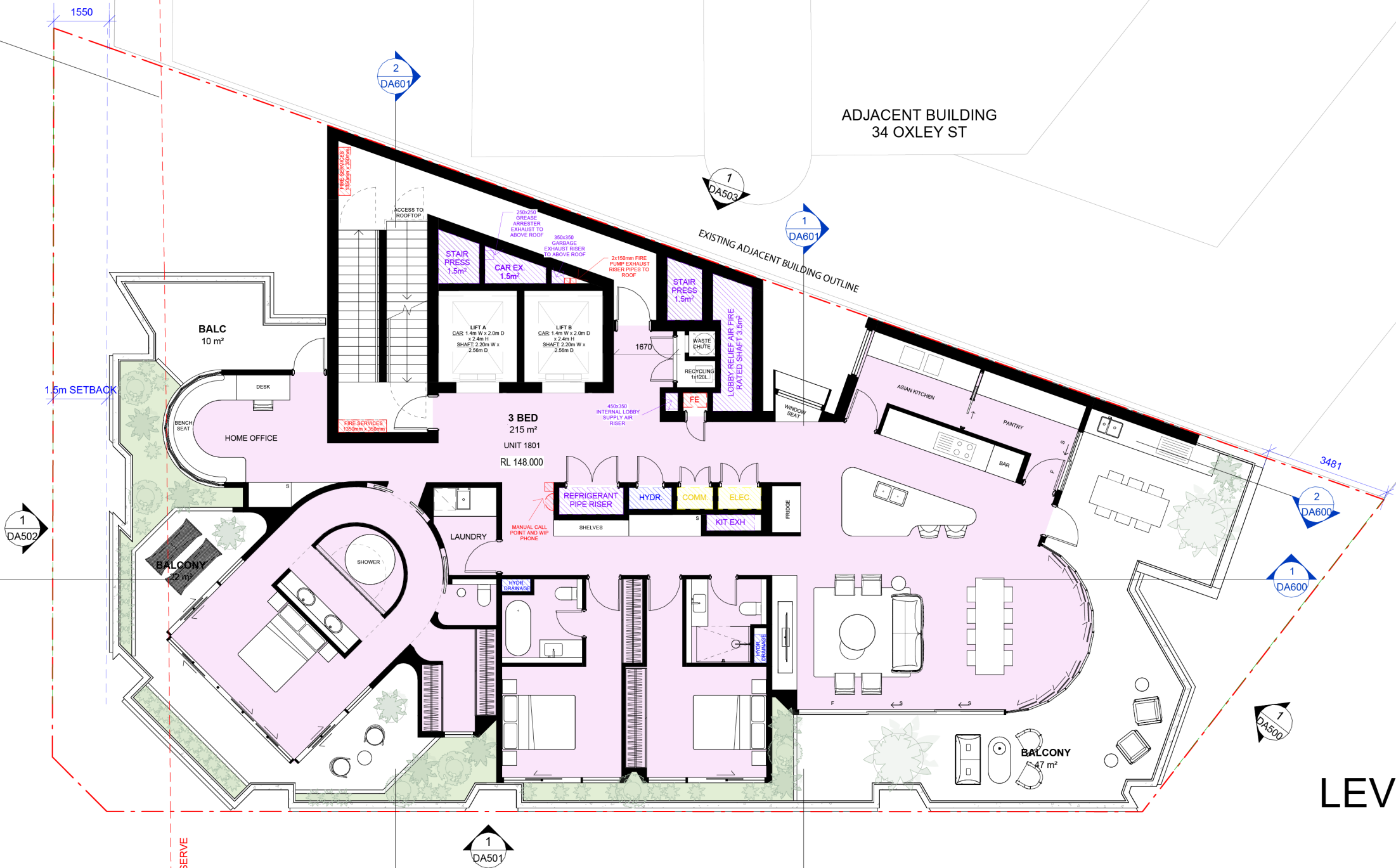
TYPICAL UNITS: Stack 01 (Levels 10-17).
Includes 1001,1101,....,1701

LEVEL 10 - 17

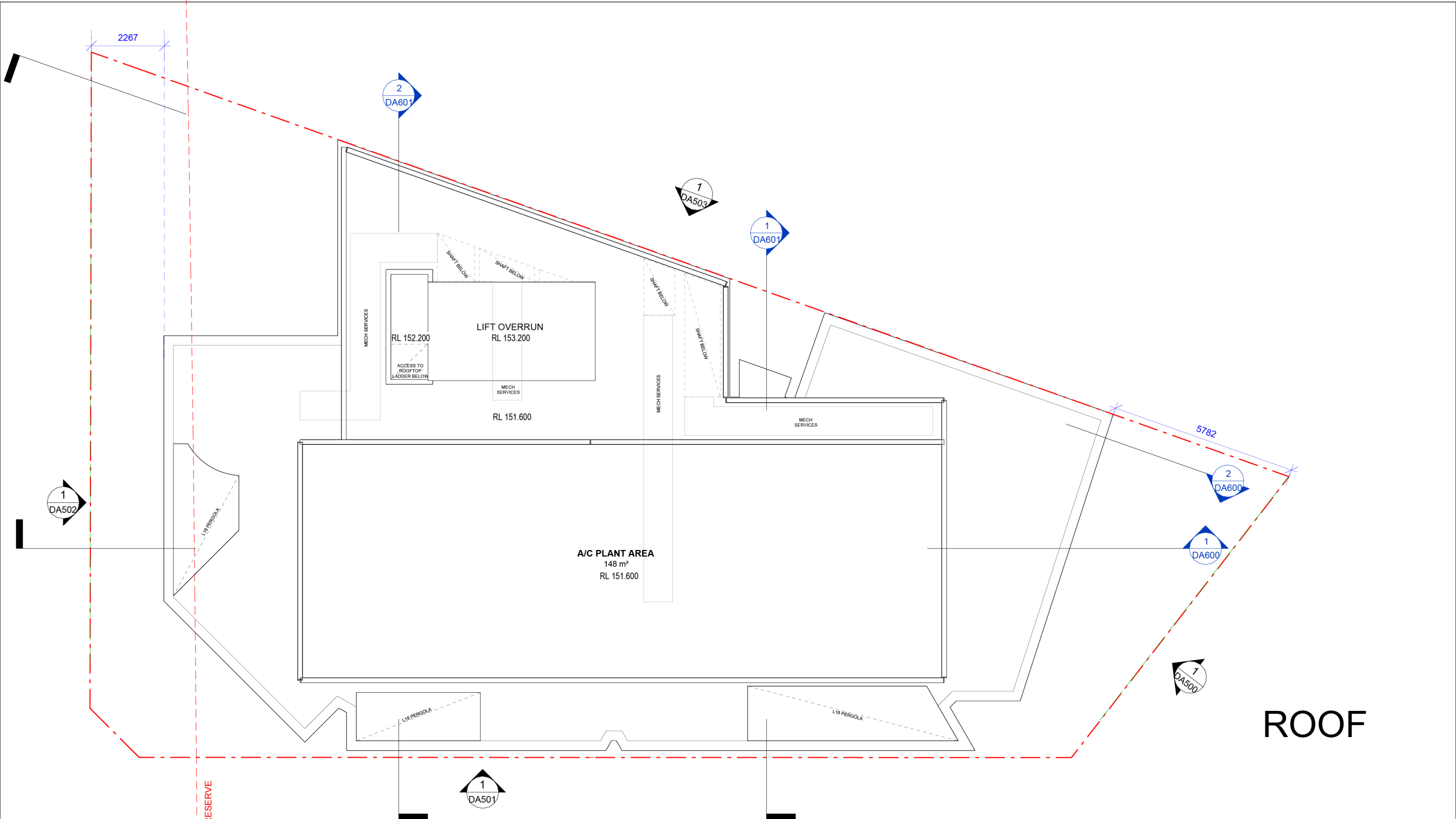
ADJACENT BUILDING
34 OXLEY ST

EXISTING ADJACENT BUILDING OUTLINE

LEVEL 18



RESERVE



2267

2
DA601

1
DA503

1
DA601

RL 152.200

LIFT OVERRUN
RL 153.200

ACCESS TO
ROOFTOP
LADDER BELOW

MECH
SERVICES

RL 151.600

MECH
SERVICES

1
DA502

L18 PERGOLA

5782

2
DA600

1
DA600

A/C PLANT AREA
148 m²
RL 151.600

1
DA500

L18 PERGOLA

L18 PERGOLA

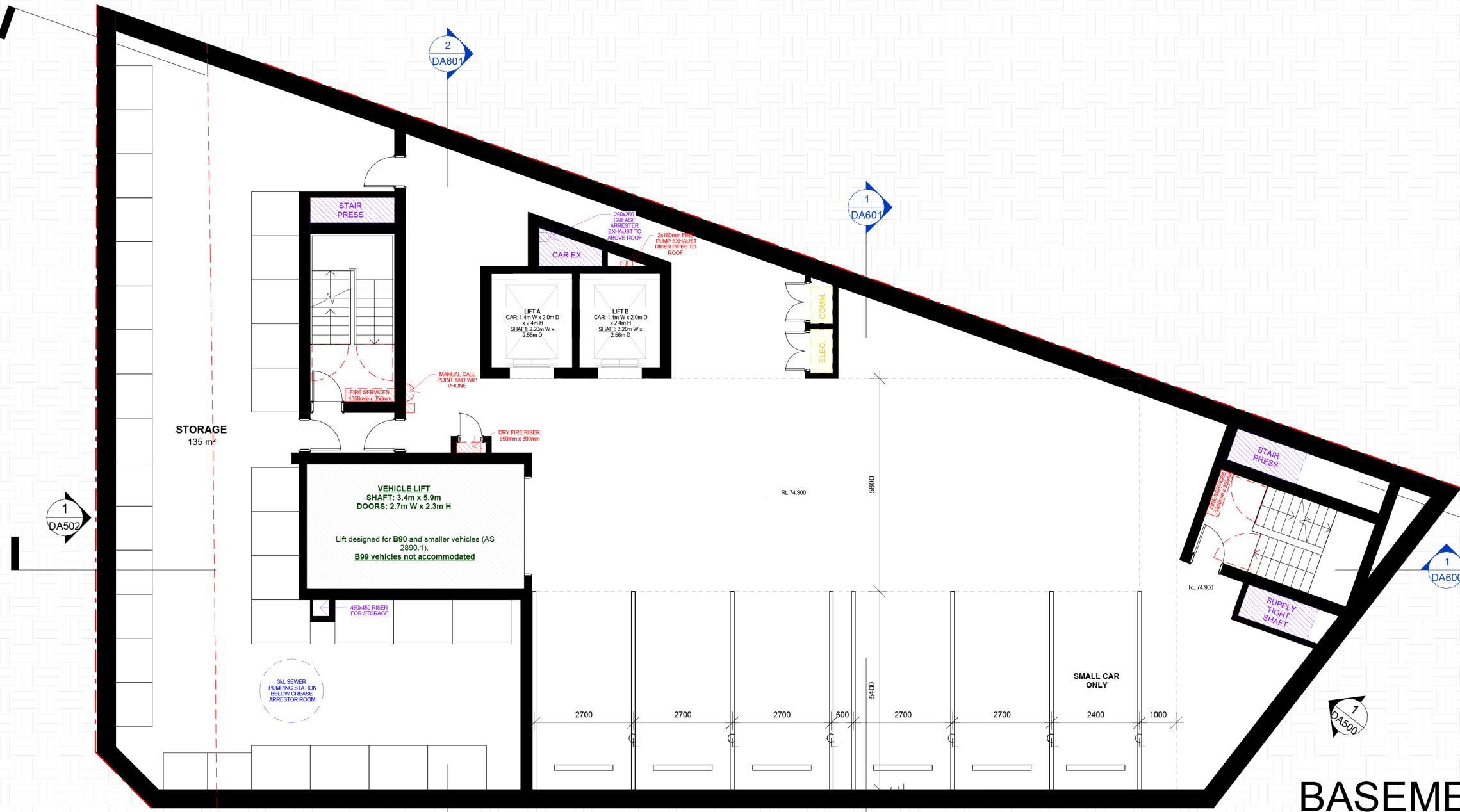
1
DA501

RESERVE

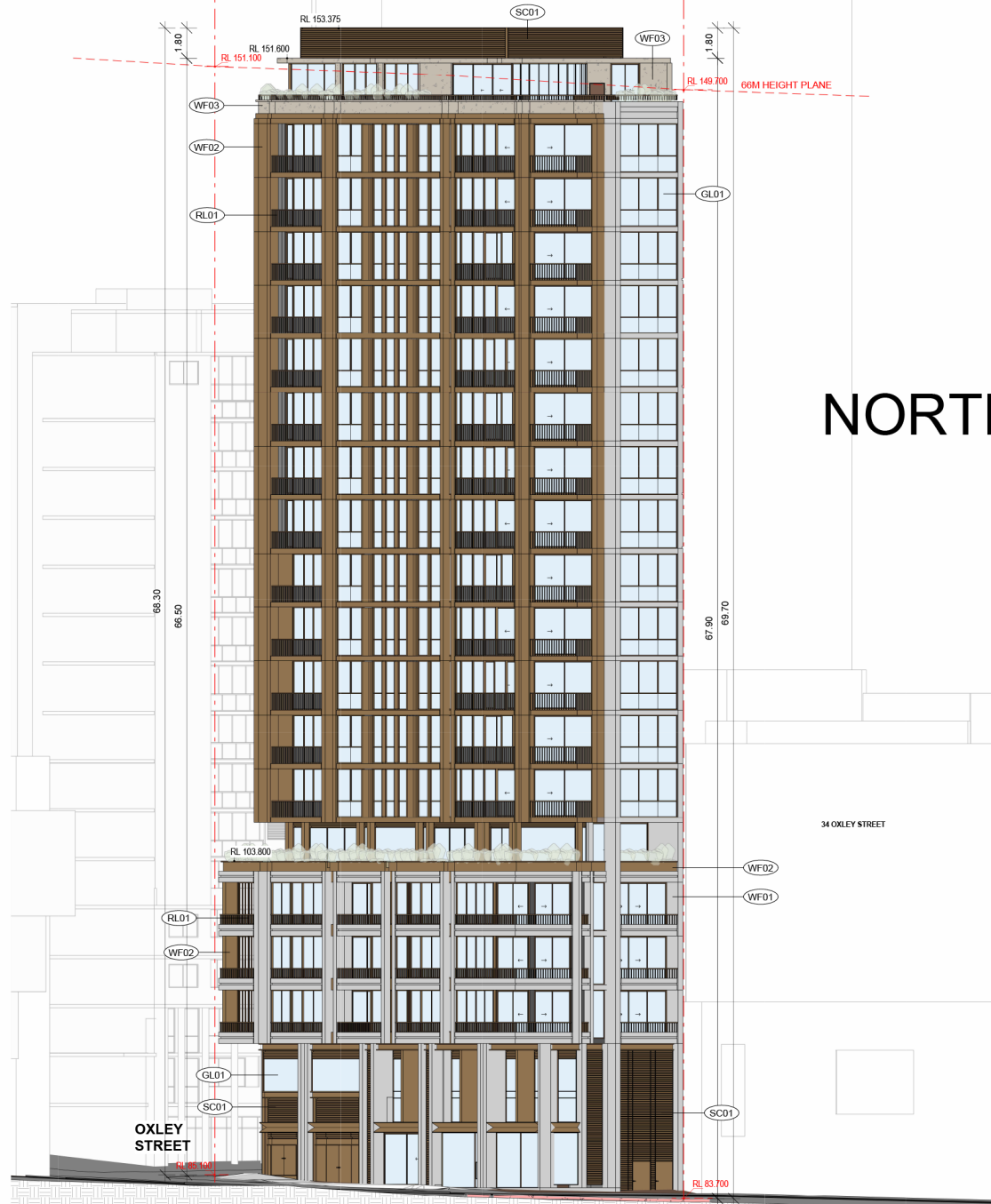
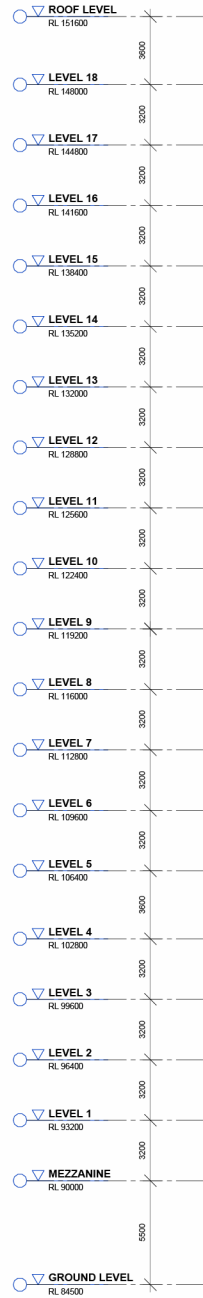
ROOF



BASEMENT 1

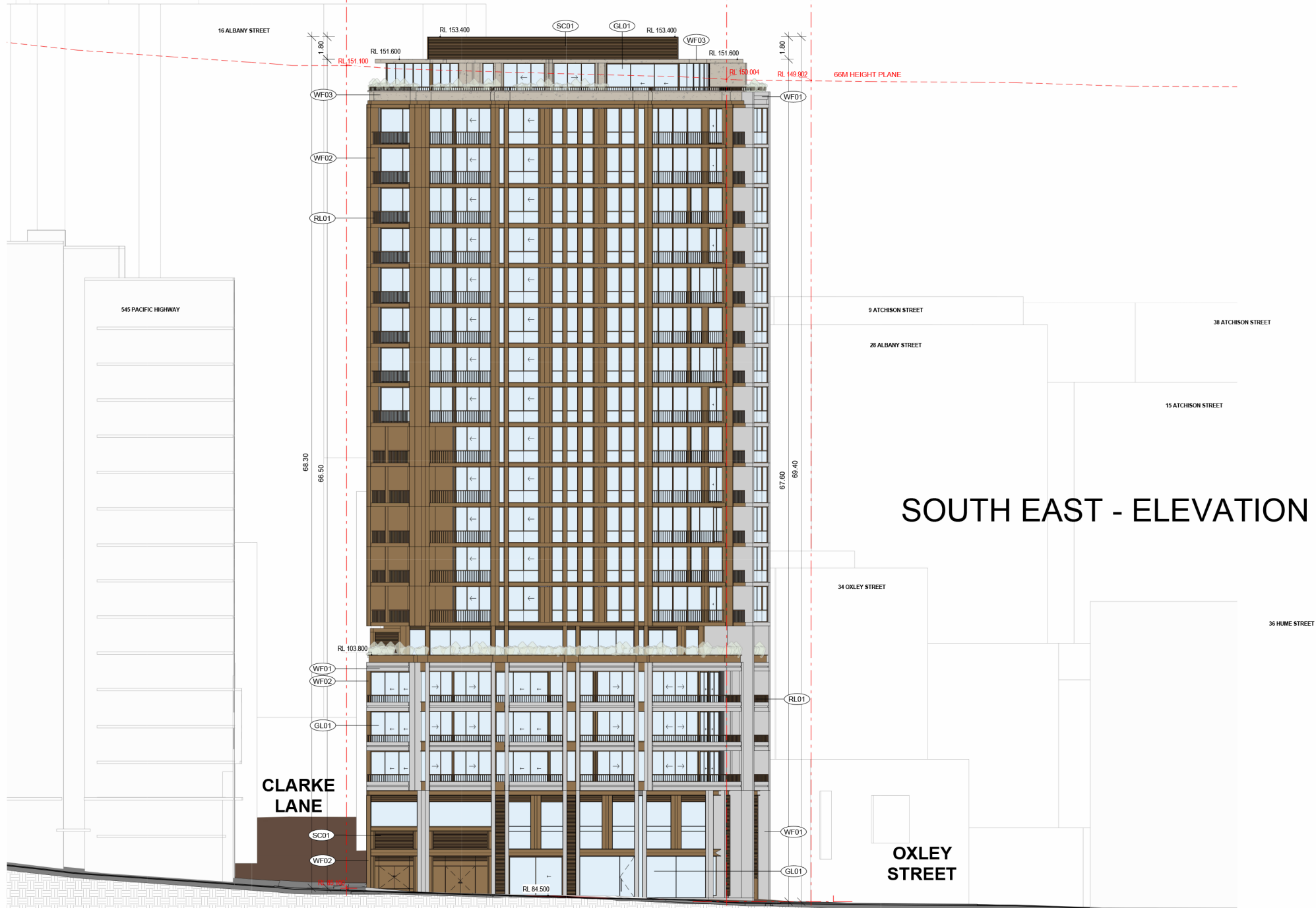


BASEMENT 3



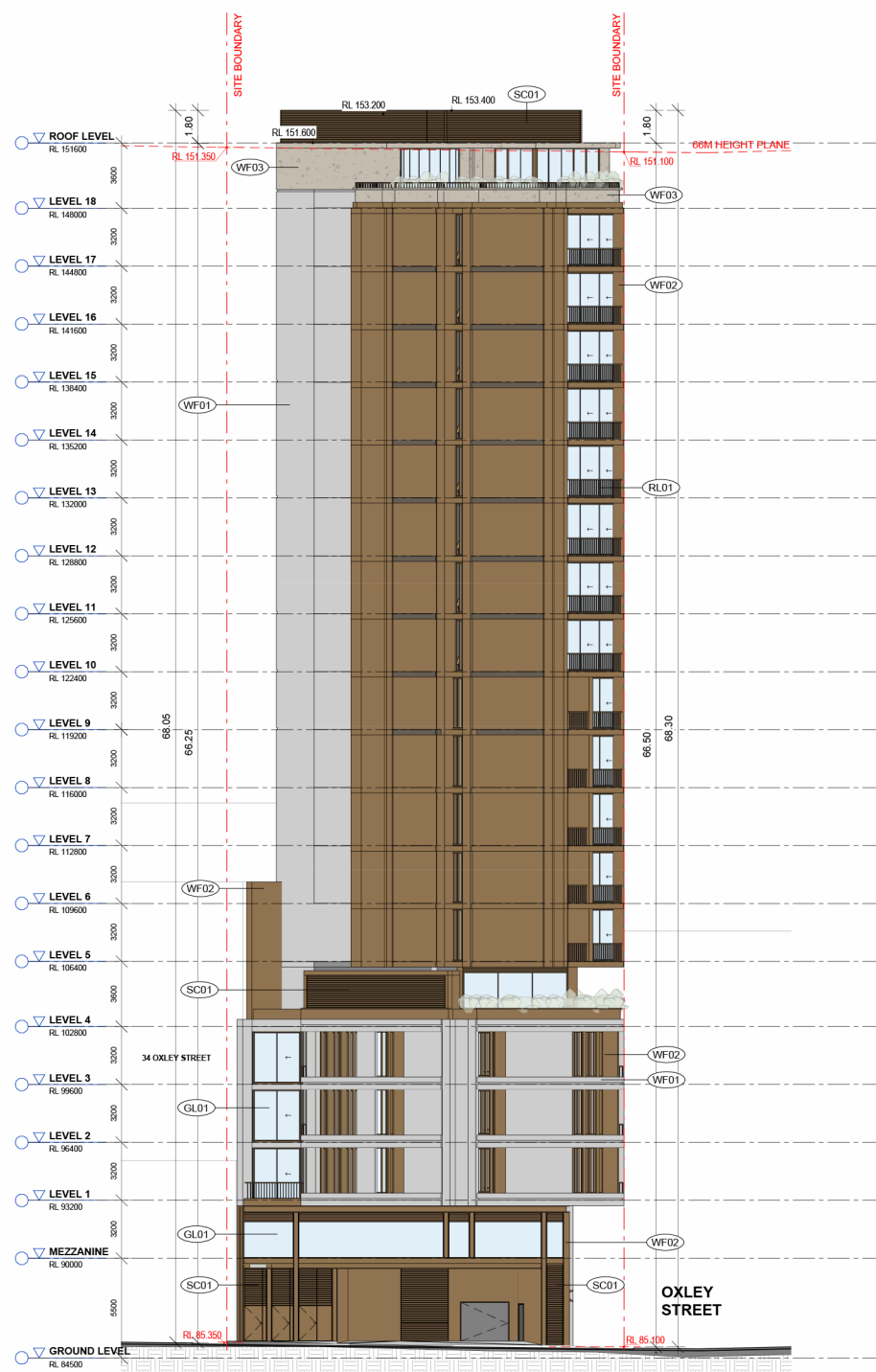
NORTH EAST - ELEVATION

▽ ROOF LEVEL	RL 151600	3000
▽ LEVEL 18	RL 148000	3200
▽ LEVEL 17	RL 144800	3200
▽ LEVEL 16	RL 141600	3200
▽ LEVEL 15	RL 138400	3200
▽ LEVEL 14	RL 135200	3200
▽ LEVEL 13	RL 132000	3200
▽ LEVEL 12	RL 128800	3200
▽ LEVEL 11	RL 125600	3200
▽ LEVEL 10	RL 122400	3200
▽ LEVEL 9	RL 119200	3200
▽ LEVEL 8	RL 116000	3200
▽ LEVEL 7	RL 112800	3200
▽ LEVEL 6	RL 109600	3200
▽ LEVEL 5	RL 106400	3200
▽ LEVEL 4	RL 103200	3200
▽ LEVEL 3	RL 99600	3200
▽ LEVEL 2	RL 96400	3200
▽ LEVEL 1	RL 93200	3200
▽ MEZZANINE	RL 90000	3200
▽ GROUND LEVEL	RL 84500	5500

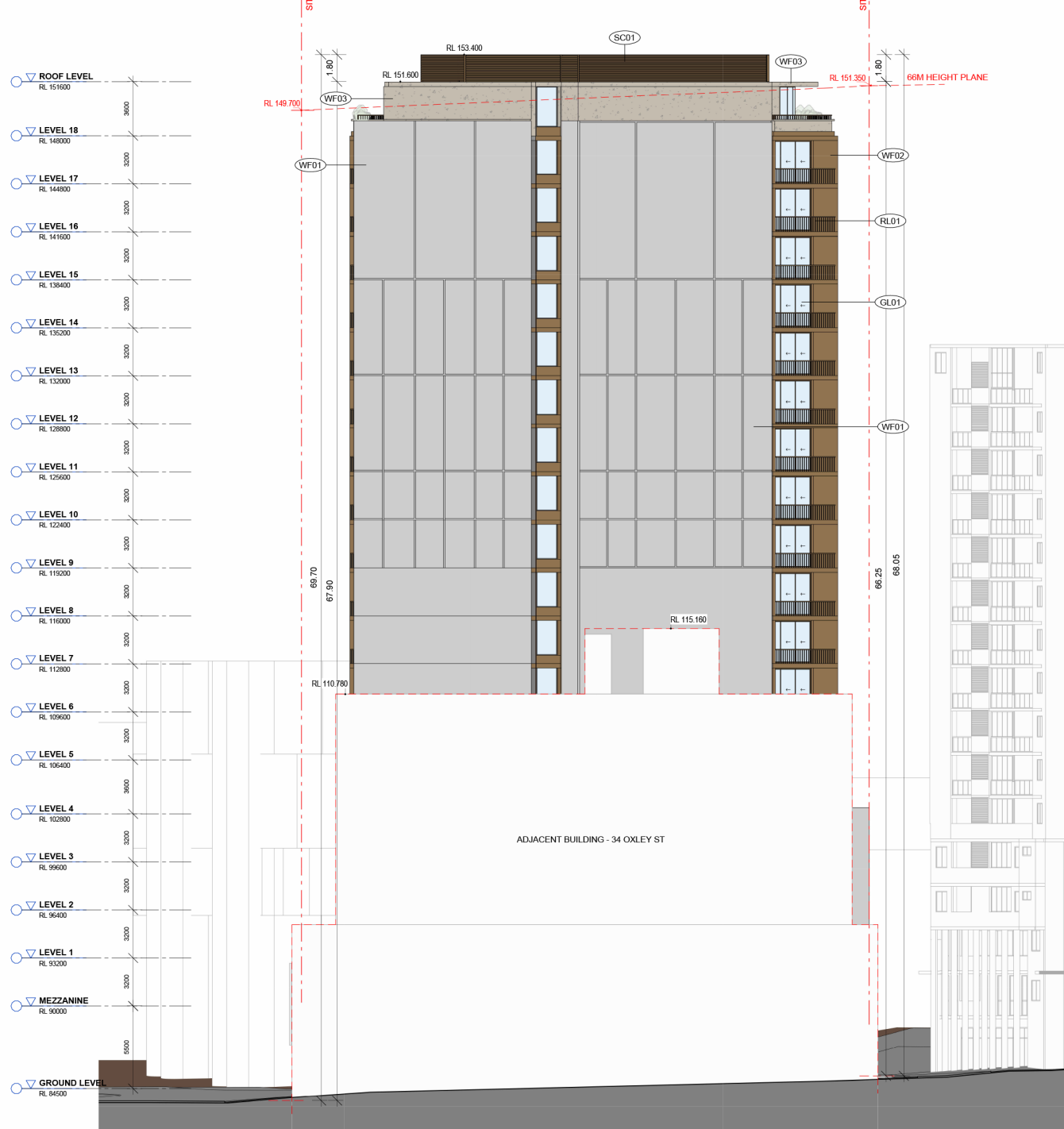


SOUTH EAST - ELEVATION

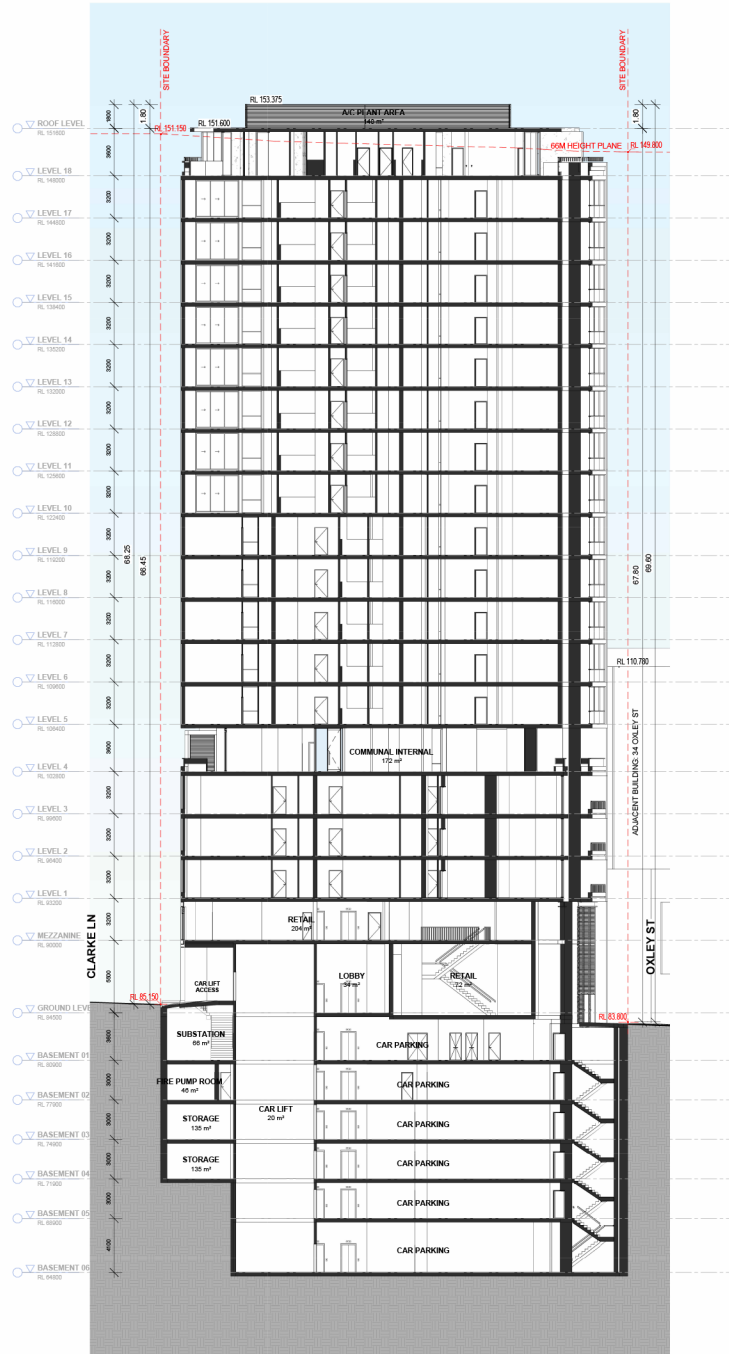
OXLEY STREET



SOUTH WEST - ELEVATION

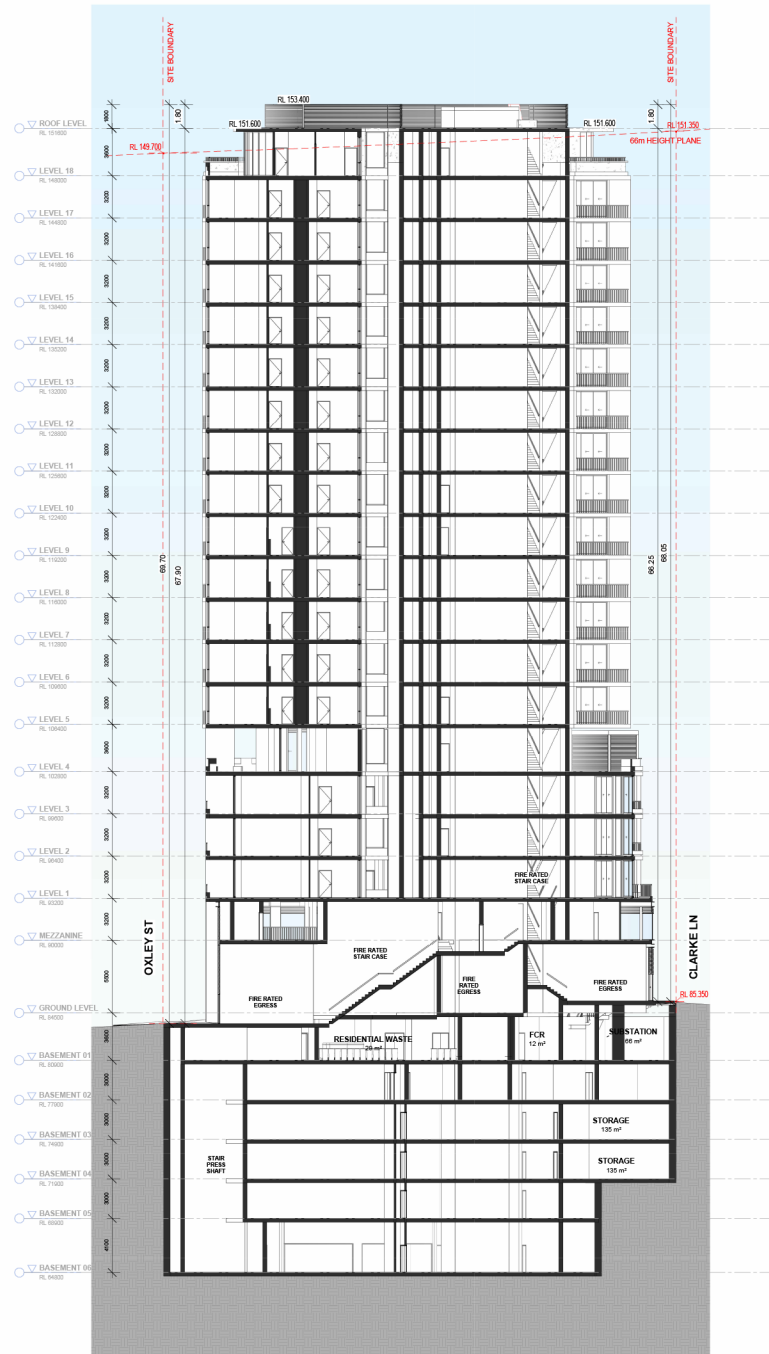


NORTH WEST - ELEVATION



1 Section A-A

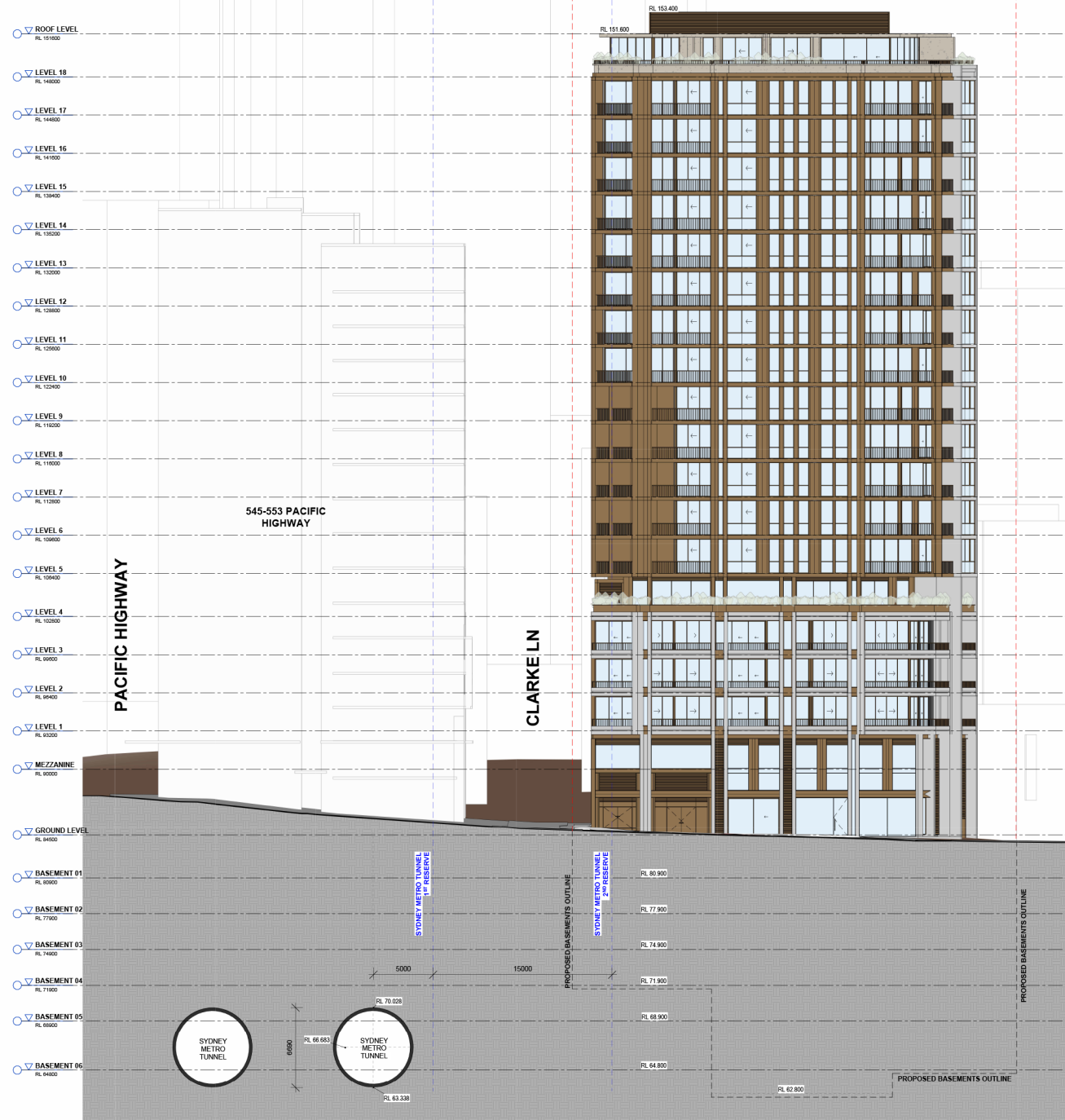
SCALE 1 : 200



2 Section B-B

SCALE 1 : 200

BUILDING SECTIONS



METRO TUNNEL SECTION

Traffic and Parking

- Traffic and Transport Planning Associates (TTPA) confirms surrounding traffic is low, and the road network has capacity.
- ≤ 11 vehicle trips per hour, 6 maximum on ingress, resulting in minimal queuing.
- 32 on-site parking spaces, including 4 for retail and accessible parking across 6 basement levels.
- Parking is accessed by car lift via Clarke Lane.
- Lift remains at ground level, which can be called in advance, and uses a red/green signal, with vehicles circulating if unavailable.





Navigate New Business

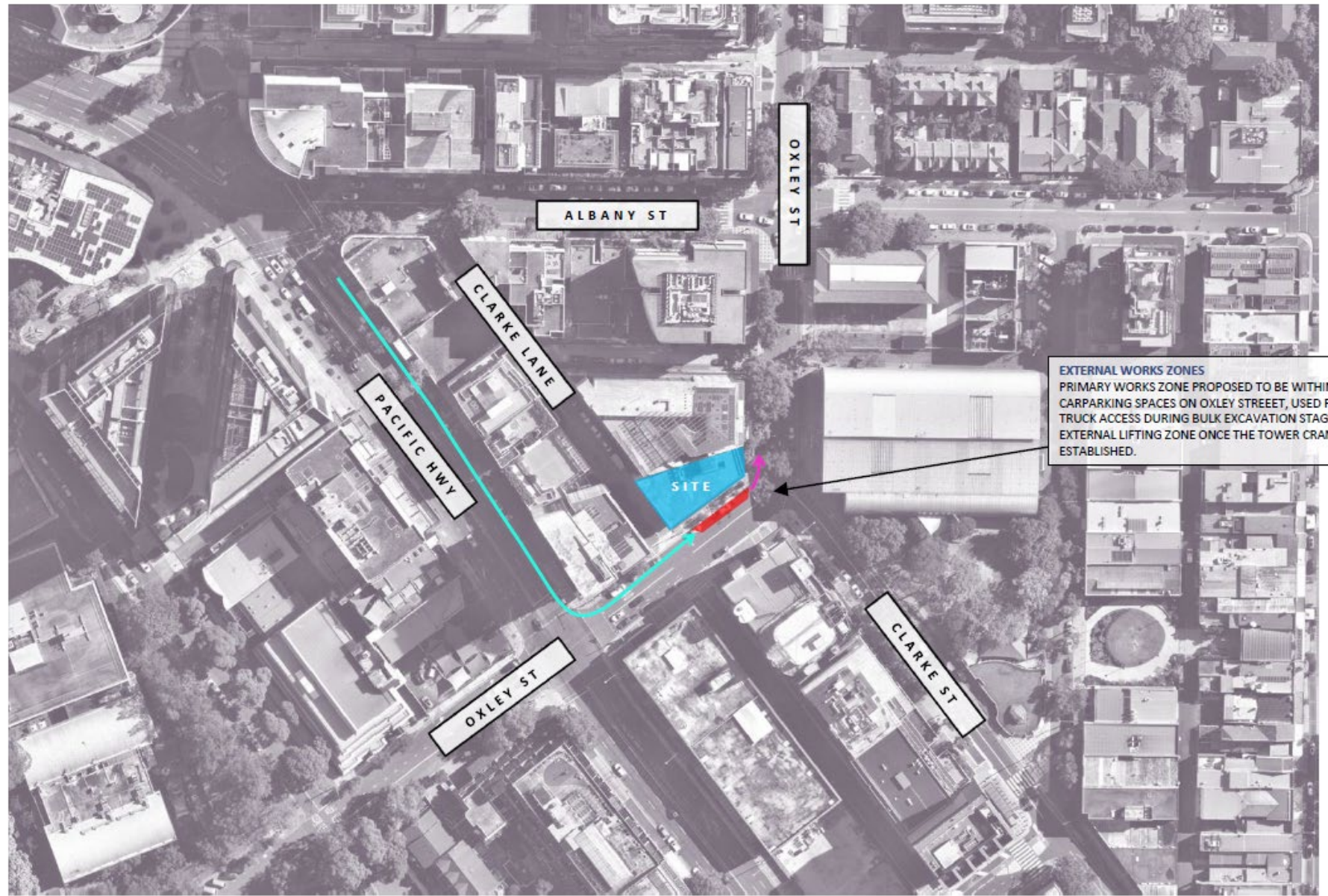
Director – Damon Jones

- Construction Management Plan
 - Post Approval Construction Management
- 
- 

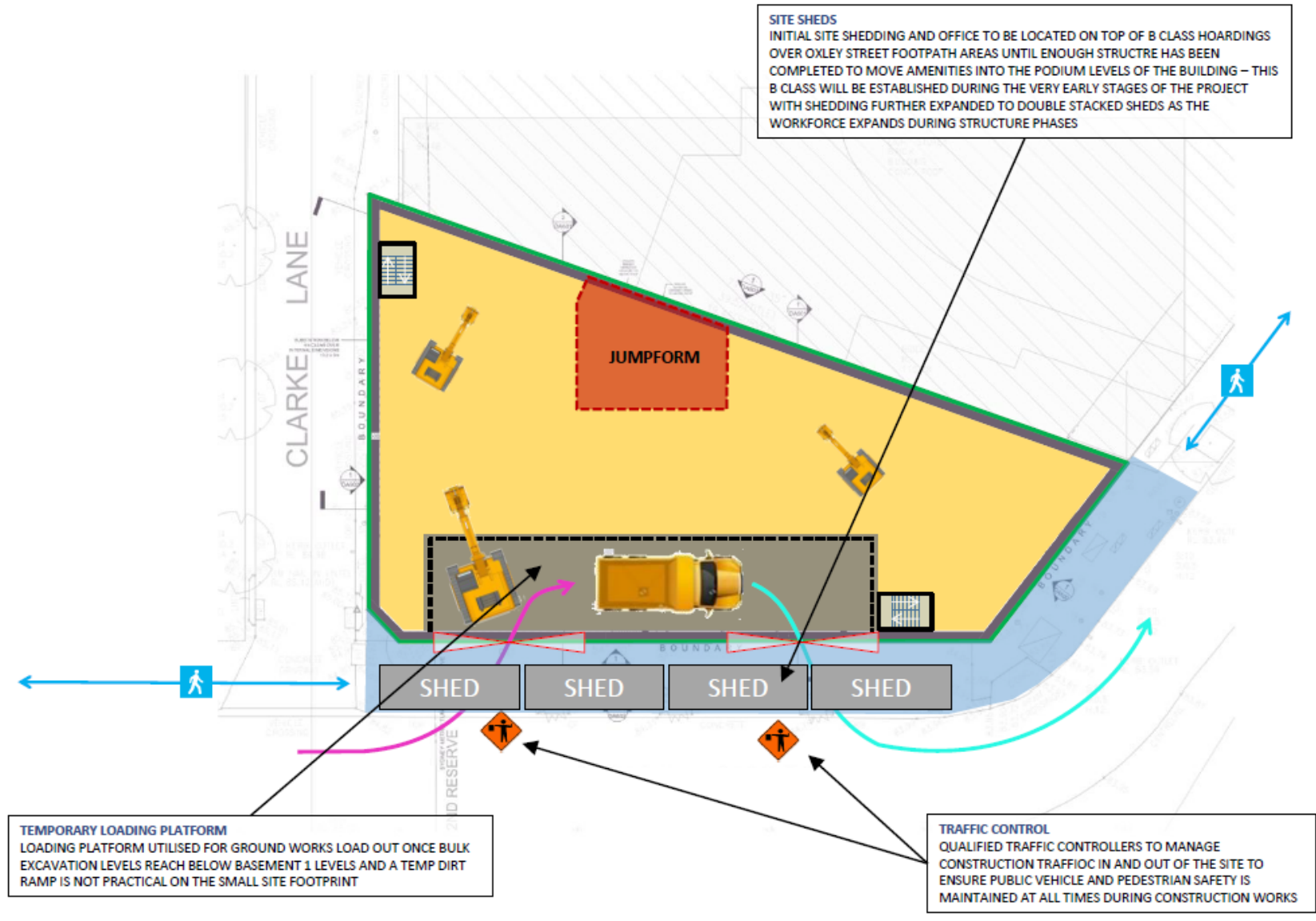
Construction Management

- Construction will be managed under a Construction Management Plan (CMP), to ensure safe delivery and minimise disruption.
- **The project will be delivered in three stages:**
 - Demolition
 - Excavation
 - Construction and Fitout
- BMV will maintain ongoing communication with residents and businesses, including advance notice of major works, and may establish a Community Reference Group.
- Works will occur within approved hours, with measures to manage noise, dust and vibration.

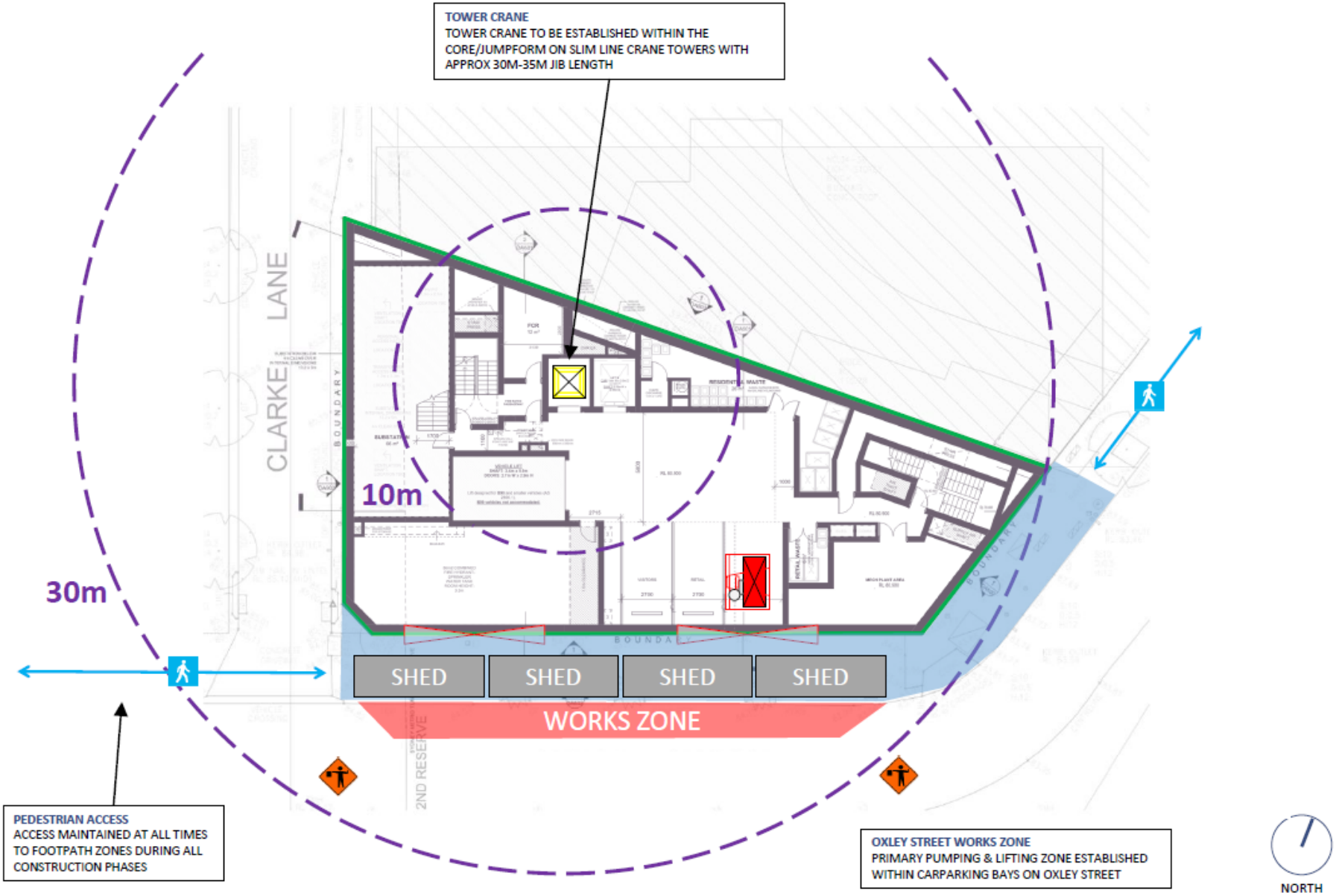
CMP

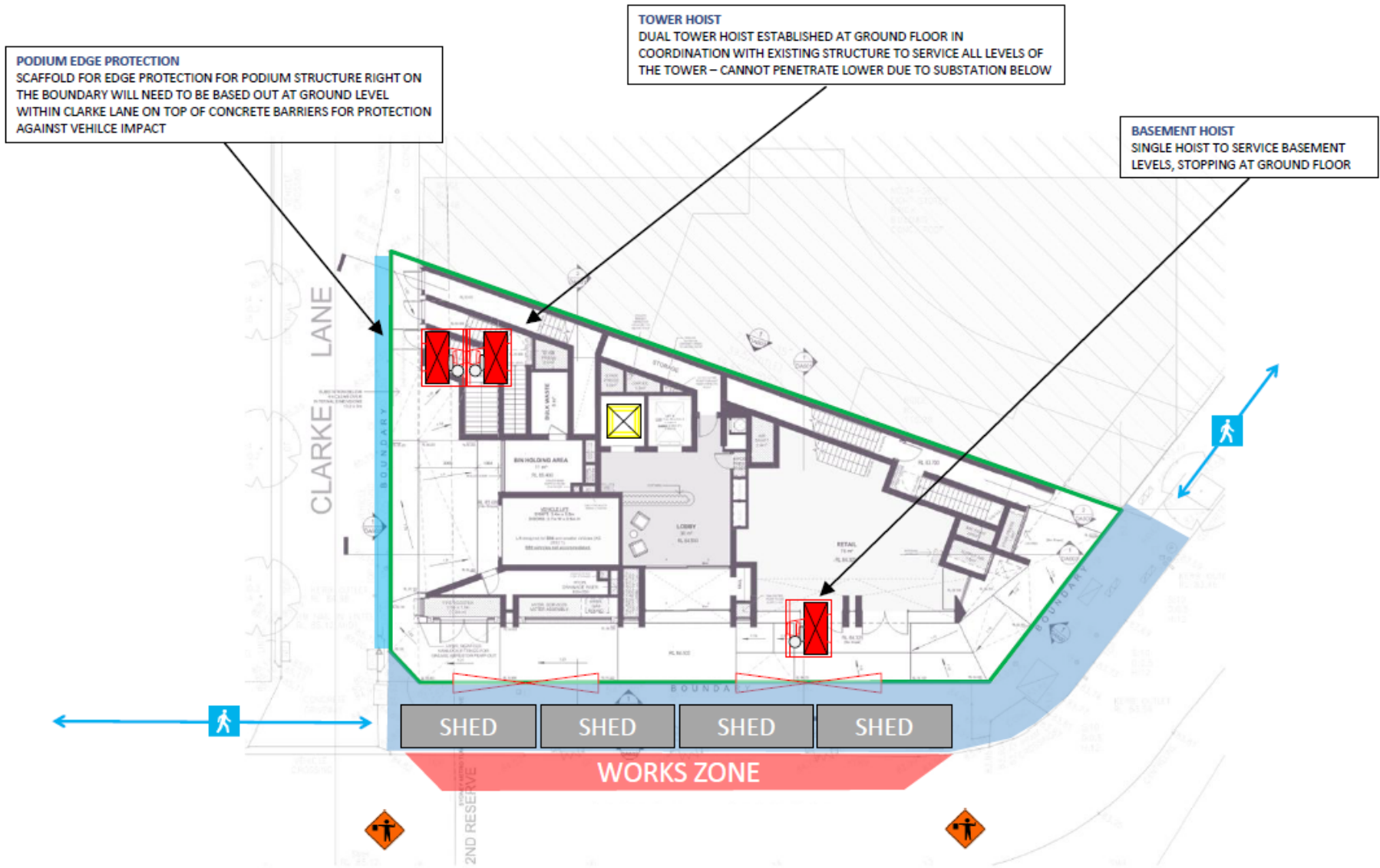


CMP



CMP

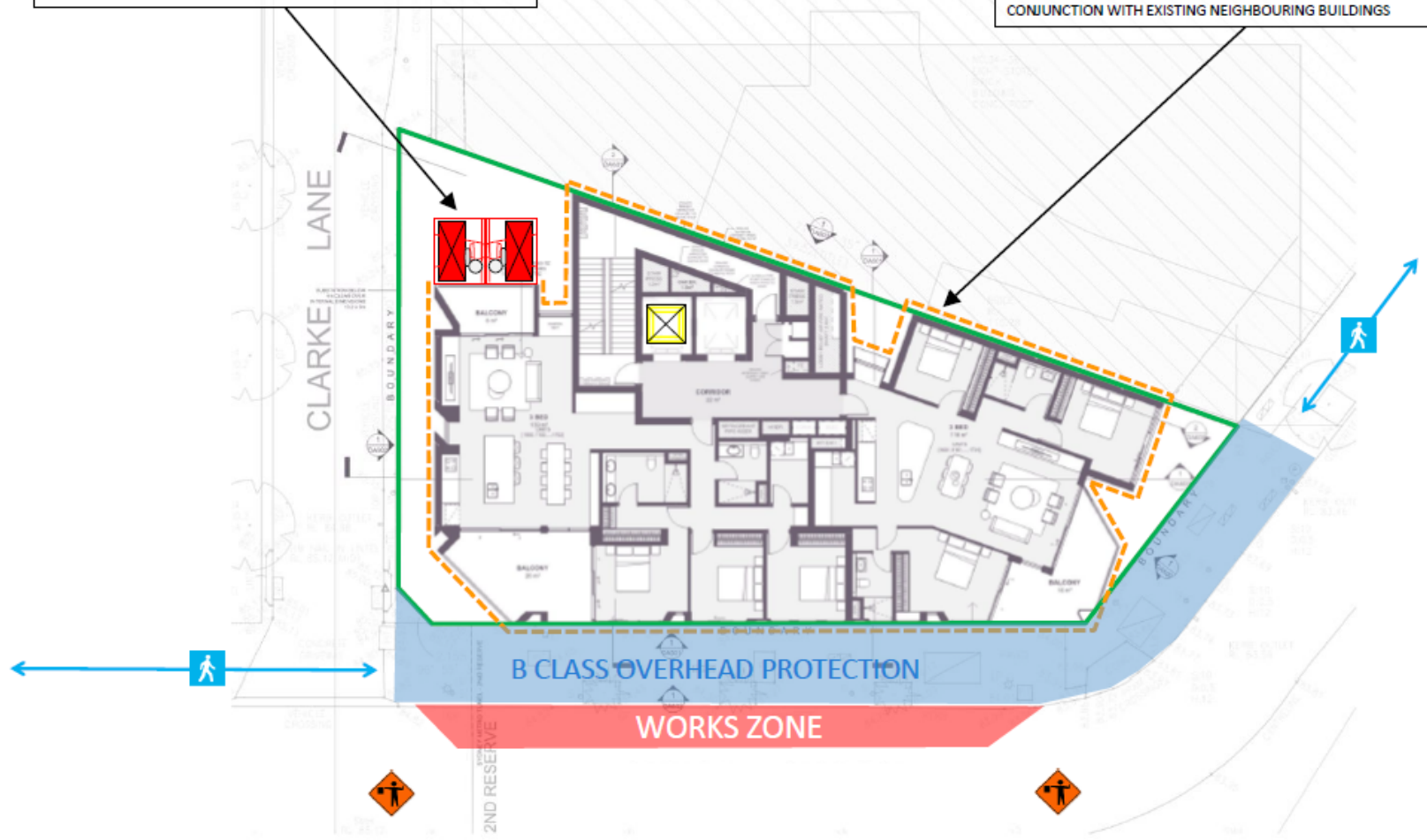




CMP

TOWER HOIST
 TOWER HOIST POSITIONED AT BALCONY LOCATION FOR UNLOADING OF WORKERS AND MATERIALS TO EACH FLOOR – HOIST WILL PENETRATE PODIUM LEVELS WITH THESE AREAS BEING INFILLED AND FINISHED COMPLETED ONCE HOIST IS REMOVED

FORMWORK SCREEN
 PERIMETER PROTECTION SCREENS ESTABLISHED ONCE TYPICAL TOWER FOOTPRINT COMES IN AND USED FOR EDGE PROTECTION DURING STRUCTURE WORKS AND WORKING PLATFORM FOR FAÇADE WORKS – INSTALLATION TIMING AND COORDINATION TO BE MANAGED IN CONJUNCTION WITH EXISTING NEIGHBOURING BUILDINGS



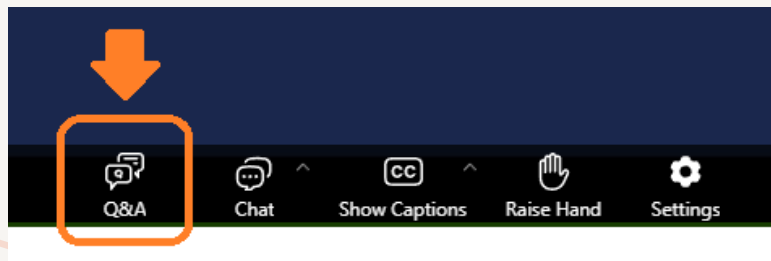
Post Approval Construction Management

- Pre- and post-construction dilapidation surveys will be undertaken on neighbouring buildings.
- Demolition methodology to be prepared, including consultation and compliance with consent conditions.
- Continuous vibration monitoring during demolition.
- Saw cutting and controlled methods will minimise impacts.
- Protection of the south wall of 34 Oxley Street and prompt rectification of any damage, with a joint inspection post-demolition to assess impacts.

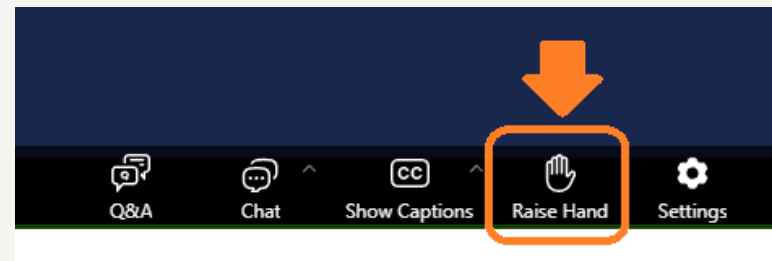
Q&A Webinar Guidelines

- I will answer questions in the order they are asked.
- I will only use first names to identify a participant asking a question.
- If we run out of time you can submit a question to me up to 24 hours after the event; email info@urbantalk.com.au
- 2 ways to ask a question on Zoom:

Type a question – Click on the "Q&A" button at the bottom of the screen and type the question. I will read the questions to the presenters.



Use your microphone – Click on the "Raise Hand" icon and we will invite you to unmute your microphone and speak. Make sure you have the correct microphone input selected.





Q&A

To ask a question, you can type or use your microphone.

Questions will be answered in the order they are asked.

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