

**Vaocluse Seniors Living**  
669 - 683  
Old South Head Road  
Vaocluse

**BATESSMART™**

OHSR At Vaocluse Holdings Pty Ltd  
Development Application Design Report  
19 December 2023





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Project Number S12551

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# Project Summary

**This design report has been prepared by Bates Smart on behalf of OSHR At Vacluse Holdings Pty Ltd and is part of the Development Application submission for a Seniors Living Development at 669-683 Old South Head Road in Vacluse.**

This report should be read in conjunction with the Statement of Environmental Effects report prepared by SJB Planning, as well as the supporting appendices.

The proposal is for a 3-4 storey seniors living development accommodating thirty-one (31) apartment units, a range of 2 & 3 bedroom apartments unit types, as well as a diverse range of ‘hotel style’ facilities located at on ground level and fronting a large landscaped courtyard.

## DEVELOPMENT SUMMARY

Site Area	4,345 m2
Storey	3 - 4 storey
GFA	6,222 m²
FSR	1.43 : 1
Building Height	12.5 m - 13m

## Apartments

Total Unit Number	31 Units	
Unit Mix		
1 Bed	0	0%
2 Bed	15	48%
3 Bed	12	39%
4 Bed / Penthouse	4	13%

## Parking

Residential	41 Accessible
Visitor	5 Accessible
Car Share	2 Standard
Motorcycle	17
Bicycle	38



# 1.0 Design Vision

**Our design concept draws on the boutique culture and heritage buildings of the Eastern Suburbs of Sydney. The elegant sculpted form with concave curves evokes the luxury and glamour of the 1920's and art deco styles.**

We have sought to understand the physical, social and historic context to create a highly specific design response for the site.

The building form responds to the topography and orientation of the site and is designed to be sympathetic to the adjoining context while maximising amenity for residents. Clarity of form and planning creates luxurious and generous apartments with high levels of residential amenity.

A landscaped communal courtyard provides a luxurious and social escape for residents and visitors. It has a seamless transition with the indoor amenities and encourages both formal and informal engagement.

Robust and natural material, along with crisp detailing, recall the craft and materiality of art deco apartments in a contemporary form. Curved bay windows and balconies maximise views while interpreting art deco apartments in contemporary form.





## 2.1 Project Site

### LOCATION

The subject site 669 - 683 Old South Head Road is located approximately 6.5km north east of the Sydney CBD, 0.9km from Rose Bay Town Centre and is located within the Local Government Area (LGA) of Waverley, in the suburb of Vaucluse.

Vaucluse is distinguished from many other suburbs in Sydney. It sits between the harbour and the sea, giving it unique characteristics.

### CURRENT CONTEXT

The site is currently occupied by seven residential dwellings and one corner retail store. The immediate surrounding land uses are typically residential in nature, with commercial/retail premises abutting the south side of the site. A local neighbourhood activity centre is located south of the site,

### STREET CHARACTER

The western edge of the site is defined by Old South Head Road; while along the northern and eastern edge are three and four storey residential apartment buildings. The southern end of the site fronts a commercial premise that is now an approved multi-residential development

The existing character of the site is largely defined by its sloping topography and the large existing trees located along its eastern and western frontage. The grade changes both north-south and west-east provide for varied views, elevated in places.

### Pictured

Site Aerial Map





# 2.2 Site Context





# 2.2 Site Context

## STREETSCAPE CHARACTER

The existing character of the site is largely defined by its sloping topography and the large existing trees located along its eastern and western frontage. The grade changes both north-south and west-east provide for varied views, elevated in places.

Development in the surrounding area comprises a mix of detached dwelling houses, residential flat buildings and non-residential uses. These are a variety of designs and ages and are generally between one and three storeys in height. Many traditional brick dwelling houses with pitched roofs in the area are being replaced by rendered designs with flat roofs as part of an emerging contemporary character.



1



2

### Legend

- 1. Perspective from 687 OSH Rd looking towards project site
- 2. Perspective of 669 OSH Rd looking towards project site



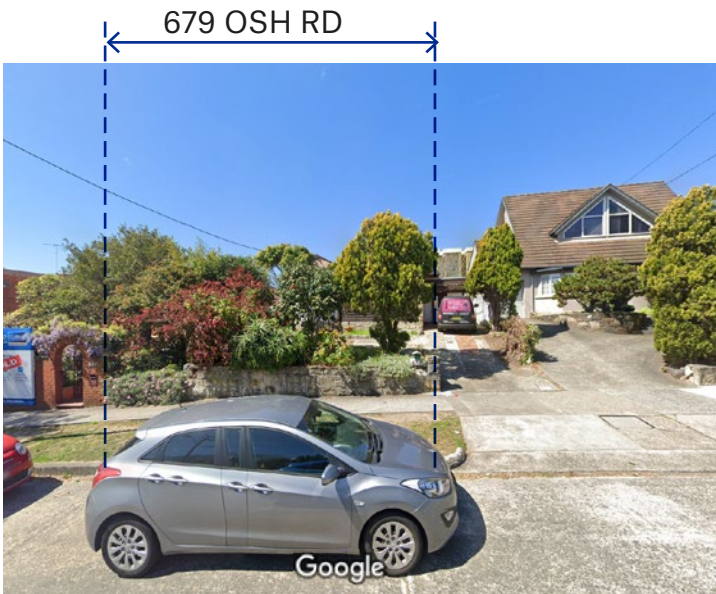
2.3 Existing Buildings



683 Old South Head Road, Vacluse



681 Old South Head Road, Vacluse



679 Old South Head Road, Vacluse



677 Old South Head Road, Vacluse



675 Old South Head Road, Vacluse



673 Old South Head Road, Vacluse



671 Old South Head Road, Vacluse



669 Old South Head Road, Vacluse



## 2.4 Site Terrain & Existing Trees

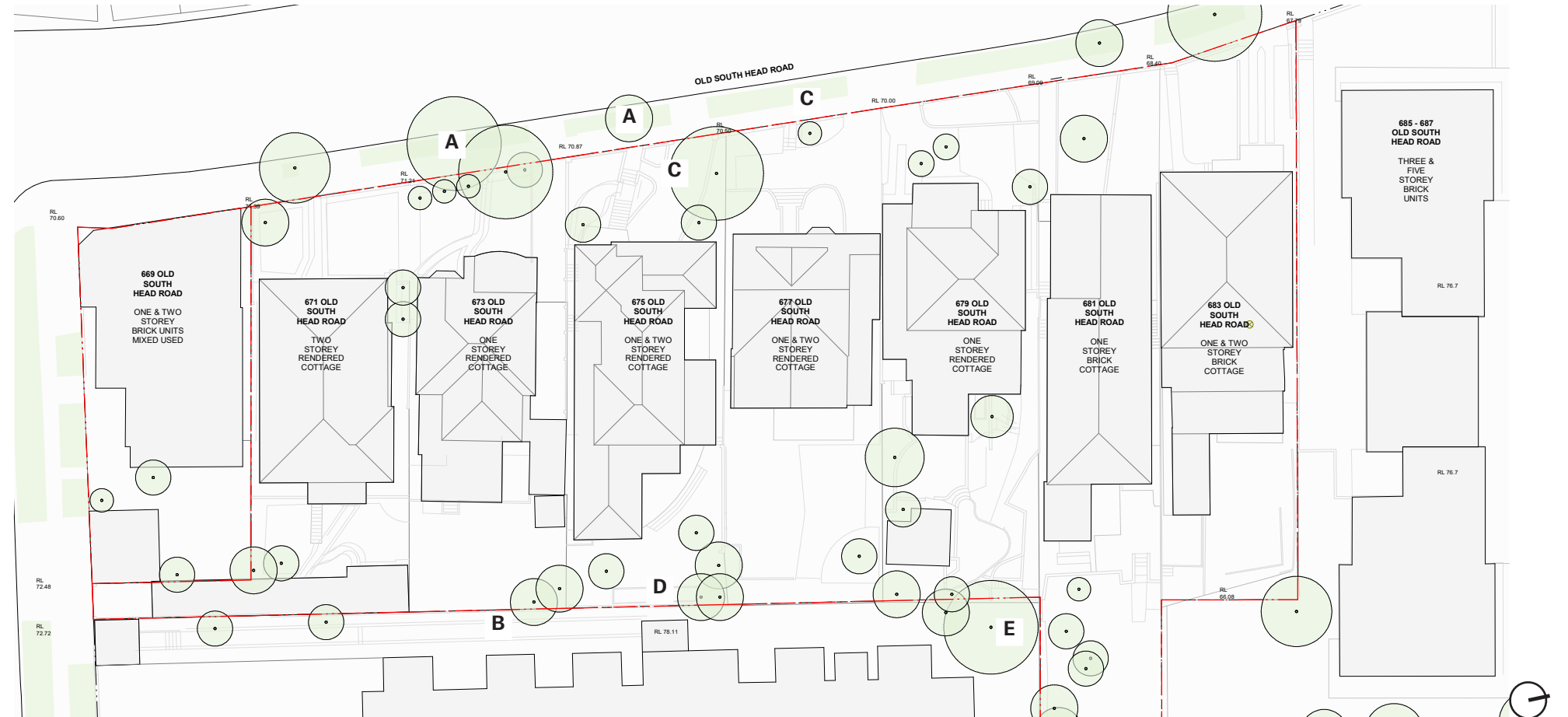
## SITE TERRAIN

The site is irregular in shape. The majority of the site consists of a large rectangular parcel of land with a splayed frontage to Old South Head Road. The site has a width of approximately 89m and an average depth of 42m. There is a narrow panhandle parcel located top the south that extends through to Oceanview Avenue and a wider panhandle parcel located to the north-east.

Old South Head Road has a significant fall in a South to North orientation. The height difference between the north and south boundary is approximately 4.9 metres. On the northern portion of the project site, the terrain falls from west to east, with a height difference of approximately 2 metres.

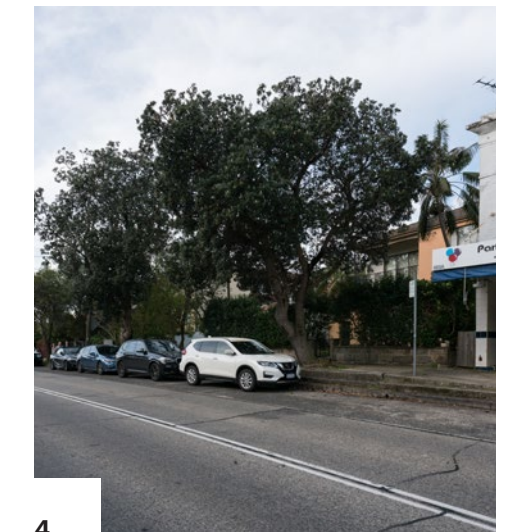
## EXISTING TREES

There many matured trees along Old South Head Road in front of project trees. It is advantages to retain as many trees as possible, they perform as a natural acoustic buffer for the site, countering the traffic noise of this main arterial road.



### Legend

1. Street trees adjacent 687 OSH Rd
2. Street trees in front of 671 OSH Rd
3. Street trees in front of 675 OSH Rd
4. Street trees adjacent to 669 OSH Rd





# 2.5 Environmental Conditions

## SOLAR ACCESS

The apartment design is primarily oriented towards the east and the west. This allows for generous solar access to almost all of the apartment units.

## VIEWS AND OUTLOOK

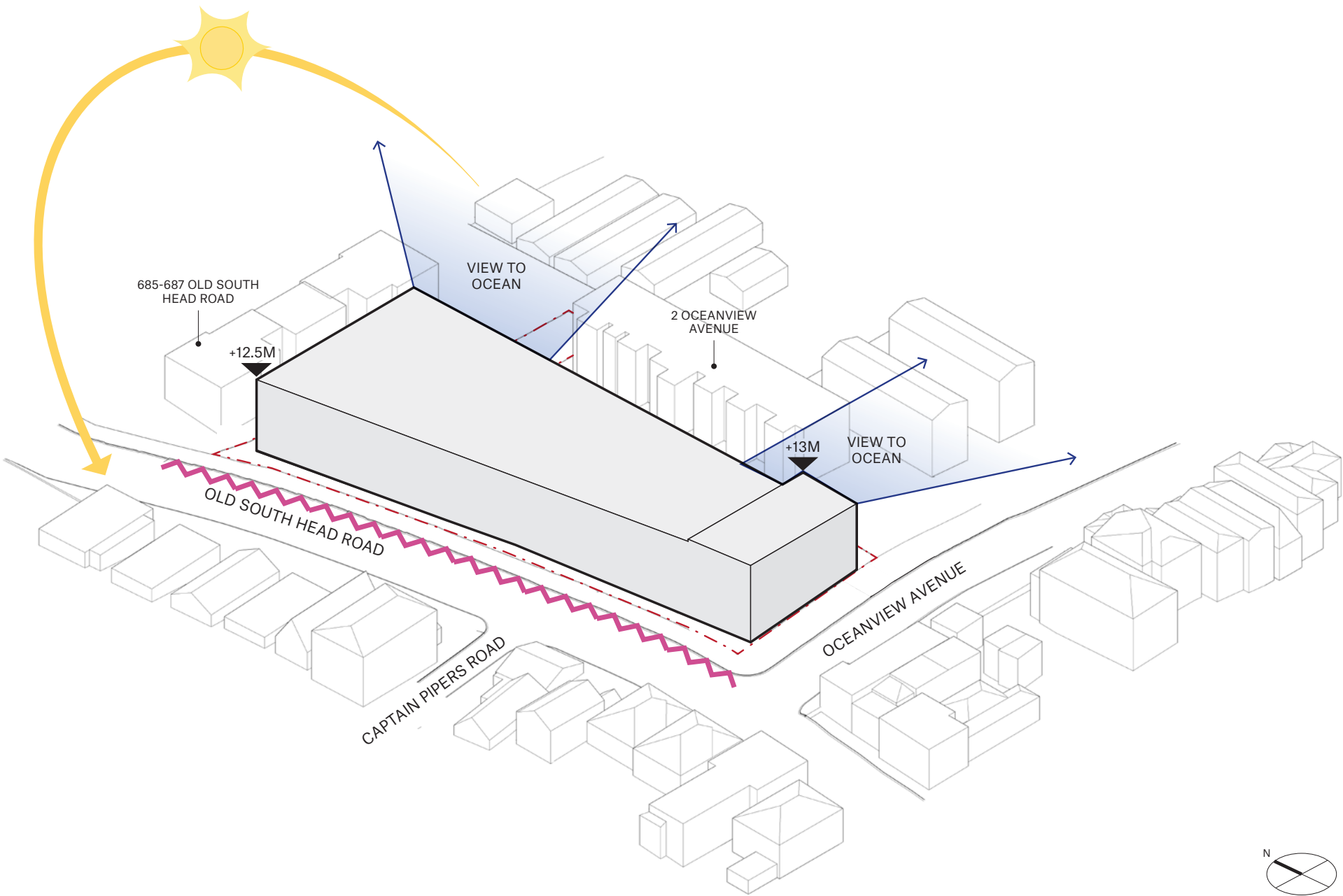
The project site is situated between two major apartment complexes, with 687 Old South Head Road towards the north and 2 Oceanview Avenue towards the east, but the project sites still affords the opportunity to capture distant views towards the coastline towards the northeastern and southeastern corners. Fronting Old South Head Road, the apartment at a high level has distance views towards the city skyline on the horizon.

## ACOUSTIC

Old South Head Road is the main traffic artery linking Vaucluse to Bondi Junction; it generates substantial traffic noise. The numerous matured trees in front of the project site along the street sidewalk act as an acoustic buffer to the apartments with the proposed development.

### Legend

- 1. Environmental Conditions Diagram
- 2. Aerial view of site towards coastline
- 3. Potential View Aspect to the coastline from northern site
- 4. Potential View Aspect to the coastline from southern site

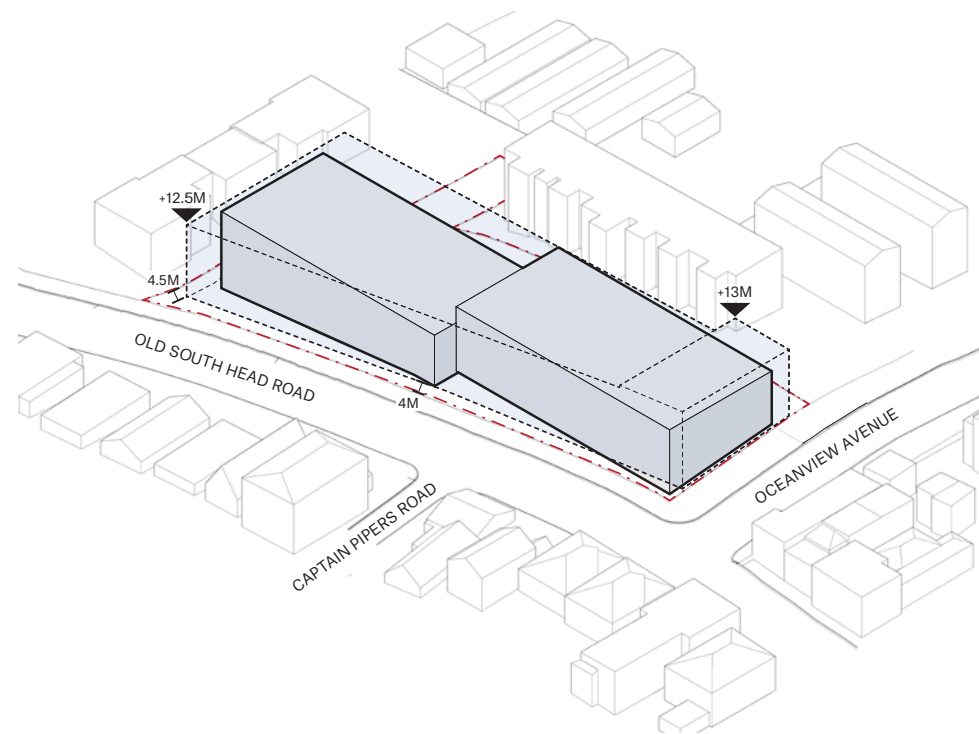


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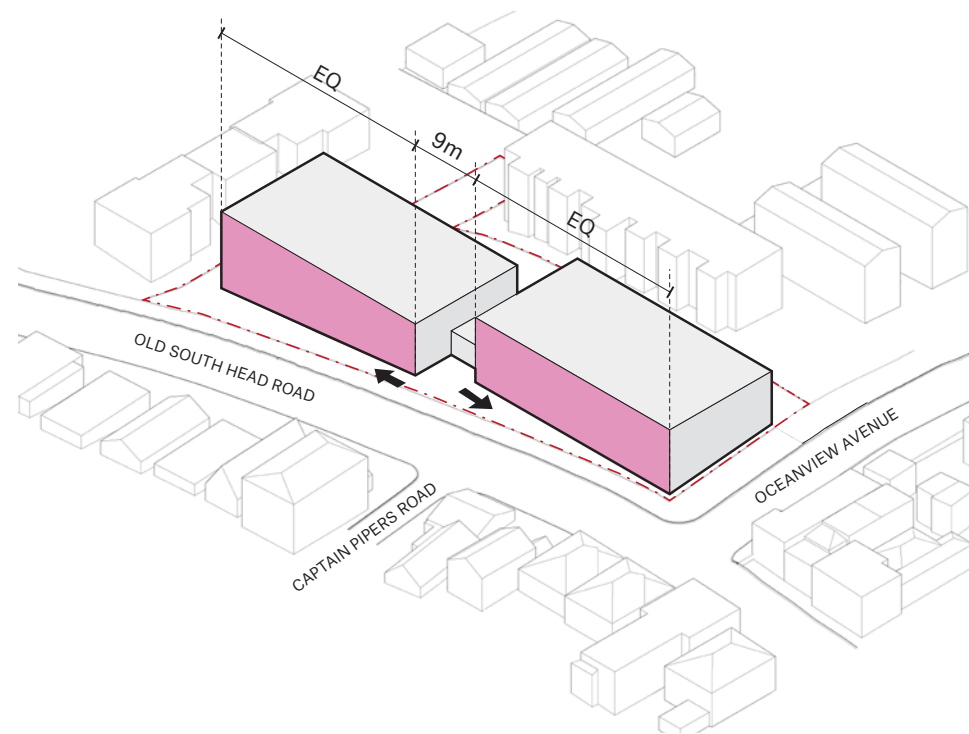


## 3.1 Massing Approach



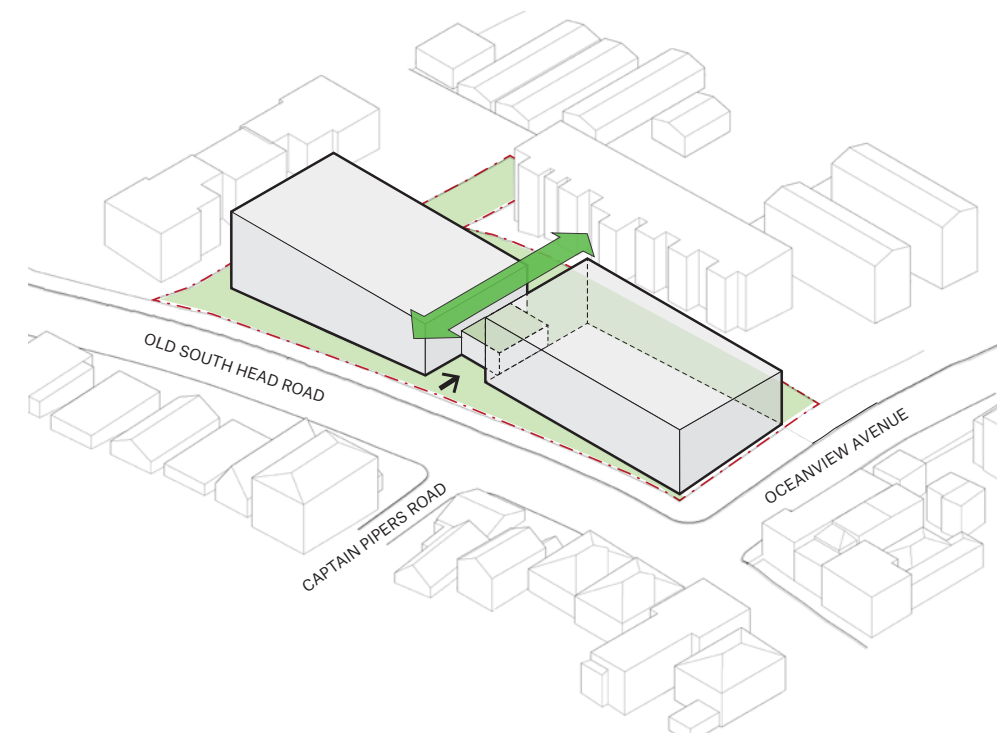
### Two masses with tiered setbacks

- Two masses are stepped both vertically and horizontally to follow the existing topography and height plane, sitting within the proposed building envelope.
- The proposed street alignments take into consideration the relationship with the adjoining properties, with a tiered setback to address the curvature of Old South Head Road. Holding the corner of the site at the southern end, the street setback increases to over 10m to the north.



### Split Forms

- The two masses are pulled apart to create two smaller buildings of equal length and a 9m building separation. This breaks down the length of the building to OSHR, improves view sharing and increases the building frontage for apartment amenity.

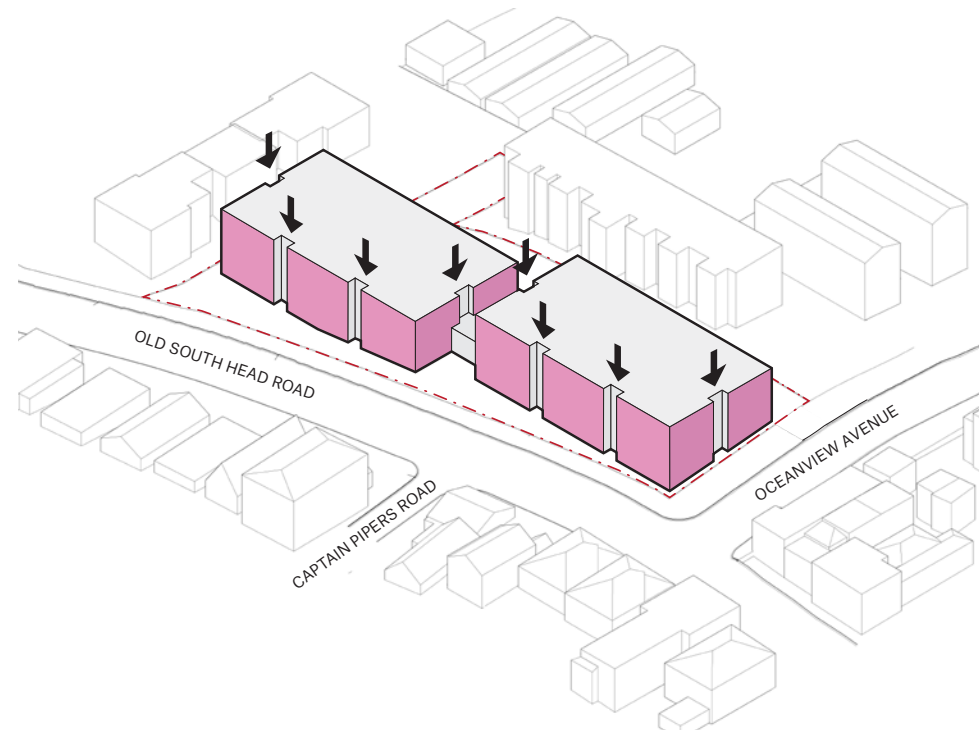


### Landscaped Link

- The generous building setback to OSHR offers a great opportunity for a landscape edge to the primary road to provide a visual and acoustic buffer to the apartments.
- The built form is positioned on the site to accommodate a landscaped buffer and entry drop off to the west, while to the east it accommodates a large landscape courtyard. These two landscaped zones are linked by a double height volume with green roof that marks the main entry.

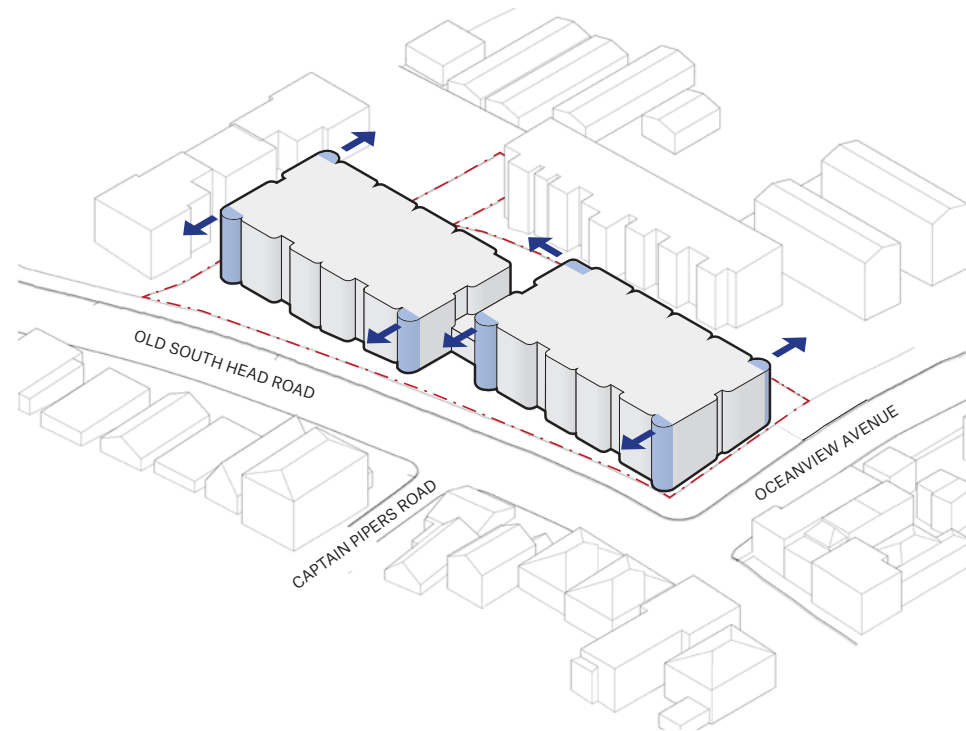


## 3.1 Massing Approach



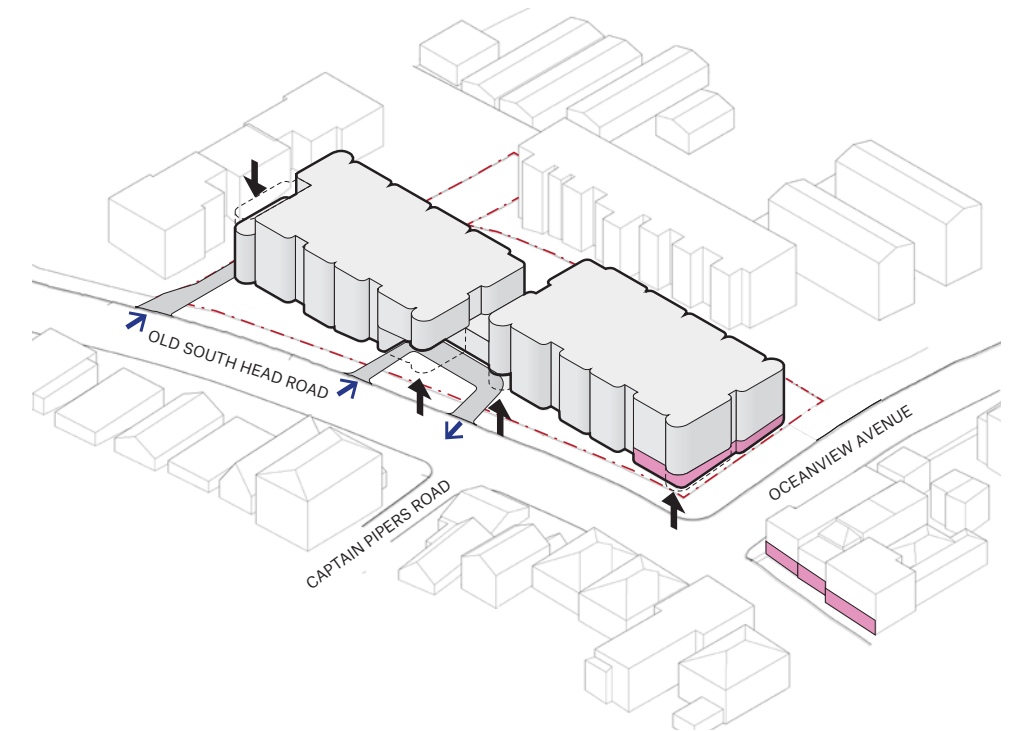
### Breaking down the scale

- The primary mass is segmented into multiple volumes, visually creating breaks along the length of the building. The smaller volumes are sympathetic to the scale of surrounding buildings and context.



### Curved corners direct views

- Curved corners are introduced around the mass, softening the relation to neighbouring buildings and expanding views out and daylight in.



### Feature corners lifted and lowered

- The corner of Old South Head Road and Oceanview Avenue is lifted so that the apartments above cantilever over the retail offering.
- The central corners are also lifted to accommodate the centrally located porte cochere which allows vehicle drop off access to the main entry and lobby.
- North west corner is lowered to follow the 12.5m height plane



# 3.2 Planning Envelope

## Current approval vs. new proposal

The scale, bulk and height of the proposed development is mostly within the planning envelope.

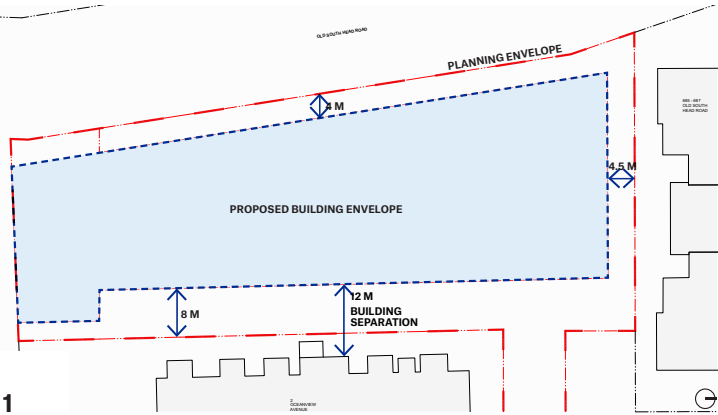
The DCP requires a minimum side setback of 4.5m to the northern property boundary and a minimum of 4m along Old South Head Road. To the east a minimum rear setback of 8m is proposed to ensure a 12m building separation with the neighbouring residential flat building consistent with the ADG requirements for a 4 storey building.

### Building Setback

Street Frontage Setback	4.0 m
Side Setback	4.5 m
Rear Setback	8.0 m

### Building Separation to:

2 Oceanview Avenue	12.5 m
687 Old South Head Road	8.5 m



1



2



3

### Legend

- 1. Site Plan with planning envelope
- 2. DA approved scheme
- 3. site consolidation propped scheme



# 3.3 Access and Porte Cochere

## SITE ACCESS & PORTE COCHERE

The primary site access is positioned at the centre of the site on Old South Head Road. It utilises existing road openings and ramps for entry and exit.

The access is through a porte cochere with accessible pedestrian walkway provided along the southern end linking to the main retail high streets, encouraging walkability and visitation. The porte cochere is designed to host two standing vehicles in front of the lobby, to allow easy fo pick up and drop off avoiding any possible congestion.

## BASEMENT ACCESS

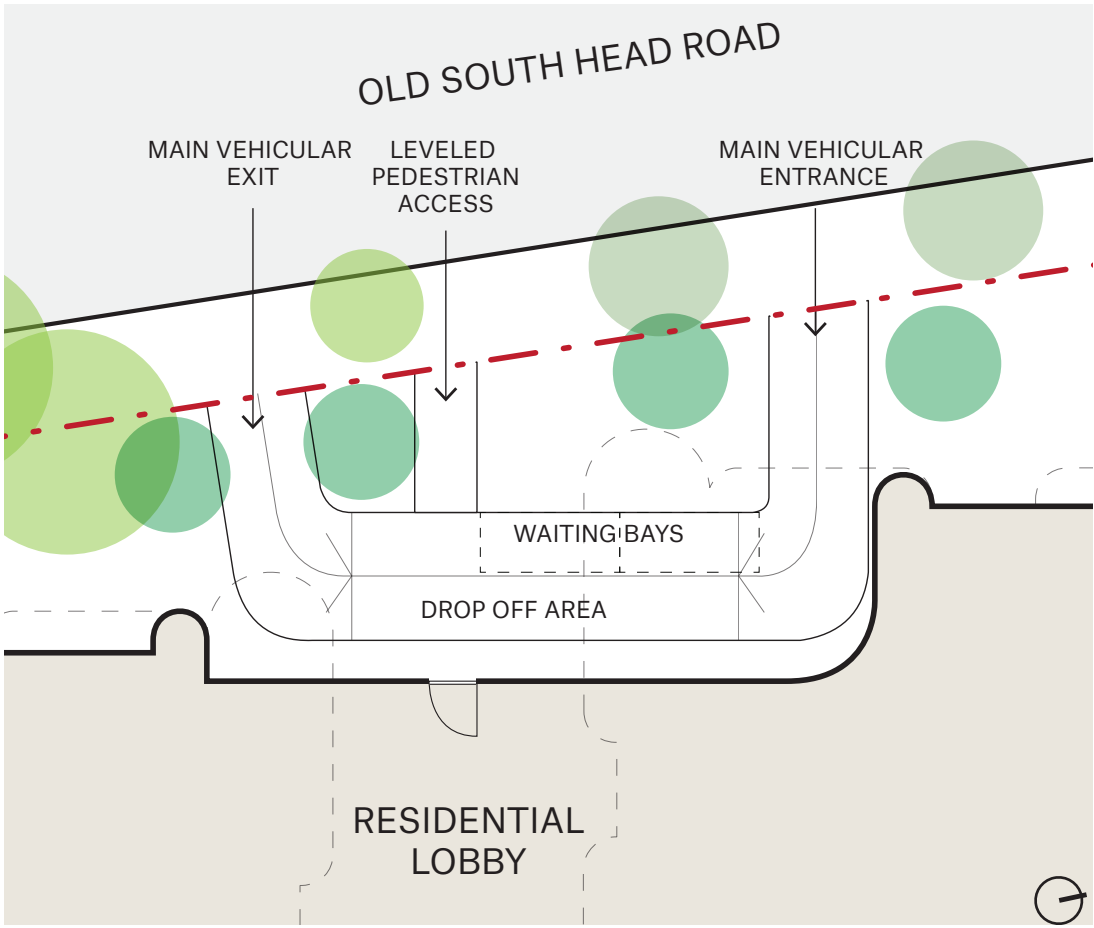
The basement ramp is located on lowest point on site in the far north section of the project site, adjacent to the northern property boundary, it also utilises existing driveway and ramps.

The design ensures minimum extent of the passive facade on ground floor. The driveway is single lane access with standing zones allowed for at the top and bottom.

The green wall leading to to the entry will enhance the visual appearance of the ramp and and the green roof cover, integrated with the base building architecture provides acoustic and privacy treatment to the neighbouring building and apartments above.

### Legend

- 1. Porte Cochere and Basement Access Diagram
- 2. Proposed basement entry
- 3. Proposed porte cochere arrival





# 3.4 Planning Arrangement

## APARTMENT PLANNING

The typical apartment floor layout is divided into two main blocks of units, each block has a dual core, equipped with twin lifts per each lobby.

This planning arrangement maximises the number of through apartments and corner units. All units on a typical floor are dual aspect with generous solar access and cross ventilation for the apartments.

## BUILDING CORE DESIGN

Each core is supported by a passenger and a loading lift. Opposite to the lift core is a hold-open fire stair for vertical circulation purposes. The lift lobbies are naturally lit through the use of glass as the external wall. This brings ample daylight into the stair without compromising the privacy of the residential access.

## APARTMENT AMENITY

The apartment unit are primarily orientated to the east and the west. Each unit has a good level of amenity, including solar access to living areas and private open space, visual privacy through careful apartment layout designs, along with a curated facade that redirect views through privacy screen and orientate views away from the neighbours and towards the coastal outlook and internal landscaped courtyard.

### Legend

- 1. Typical Apartment Plan
- 2. Street Elevation from Old South Head Rd





# 4.1 Design Principles



Sense of Space and Light

Natural light plays a vital role in the symphony of our senses, is a precondition for human health, and gives us a sense of space and time. Light and the cycles of the day and seasons may seem to be absolute conditions of life. Yet, when architecture and design respond to the condition of light, it helps provide a higher definition of the architecture and heightens our experiences of spaces.



Private Secluded Oasis

For the residents and guests, a private secluded oasis will be a refuge from the outside world, where they can unwind and relax. A well-curated garden will offer moments of respite and even a moment of quiet contemplation. A courtyard layered with a considered planting will offer secluded spots in the garden to relax alone or with a companion. With enough variety of outdoor landscape, it can easily be an extension of indoor public areas, leading into outdoor entertainment for the occasional events and celebrations.



Access to Amenities

A personalised experience should not be limited to a hotel; this project offers a high level of service, allowing many amenities that were once exclusive to a high-end hotel to be easily accessed here in a private residential complex. This public areas includes entertainment facilities such as kitchen dining and lounge of function quality and wellness offering that is of the luxury and personalised setting. There is even a cinema for residents to share a classic movie with friends and loved ones.



Accessibility

All areas accessible to encourage walkability and use of all areas of the development, this includes the public areas on ground floor, to the residential courtyard that is well curated with lush landscape for enjoyment at all hours of the day. Accessibility design is not simply a mandated criteria but more of an considered design approach to ensuring the space provides the most comfortable experience for all ages.



Personalised Service

A personalization of service would often create unforgettable experience for a hotel guests, here it can be a way of life that supports the effortless living lifestyle. It provides an immersive experience for the residents, allowing them readily have access to hospitality offering that may not be available to the general public.





LOBBY ARRIVAL VIEW



## 4.2 Arrival Journey

Upon arrival, residents and visitors will enter the main lobby, where vistas to the communal courtyard beyond provide a sense of relief and escape from the main arterial road. The internal space connects seamlessly to the communal courtyard and leads to the lift cores for apartment access.





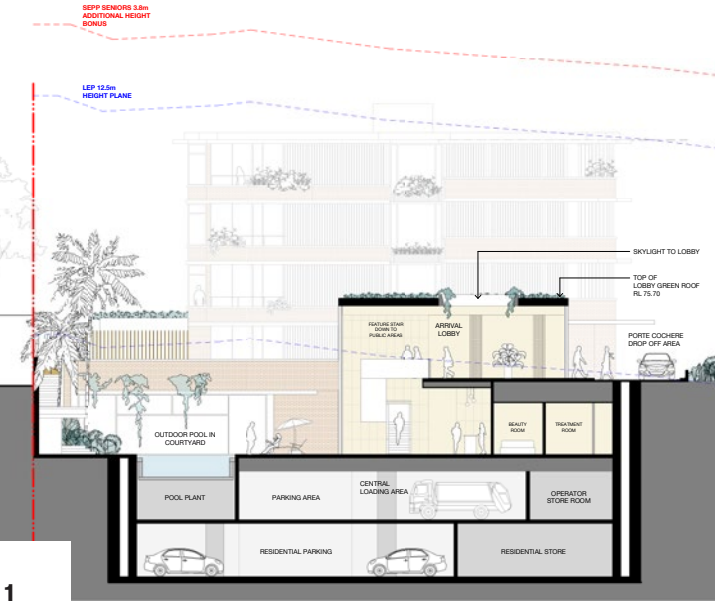
# 4.3 Upper Ground Level

## CORE ARRANGEMENT

The apartment planning is set up as 4 mini blocks, two on the northern side, and two on the southern side. Each block is serviced by a passenger and goods lift, along with an open stair. The residential lobby on each floor is highly efficient and compact, with a cluster of two (2) to three (3) apartments around each core.

## APARTMENT NUMBER AND MIX

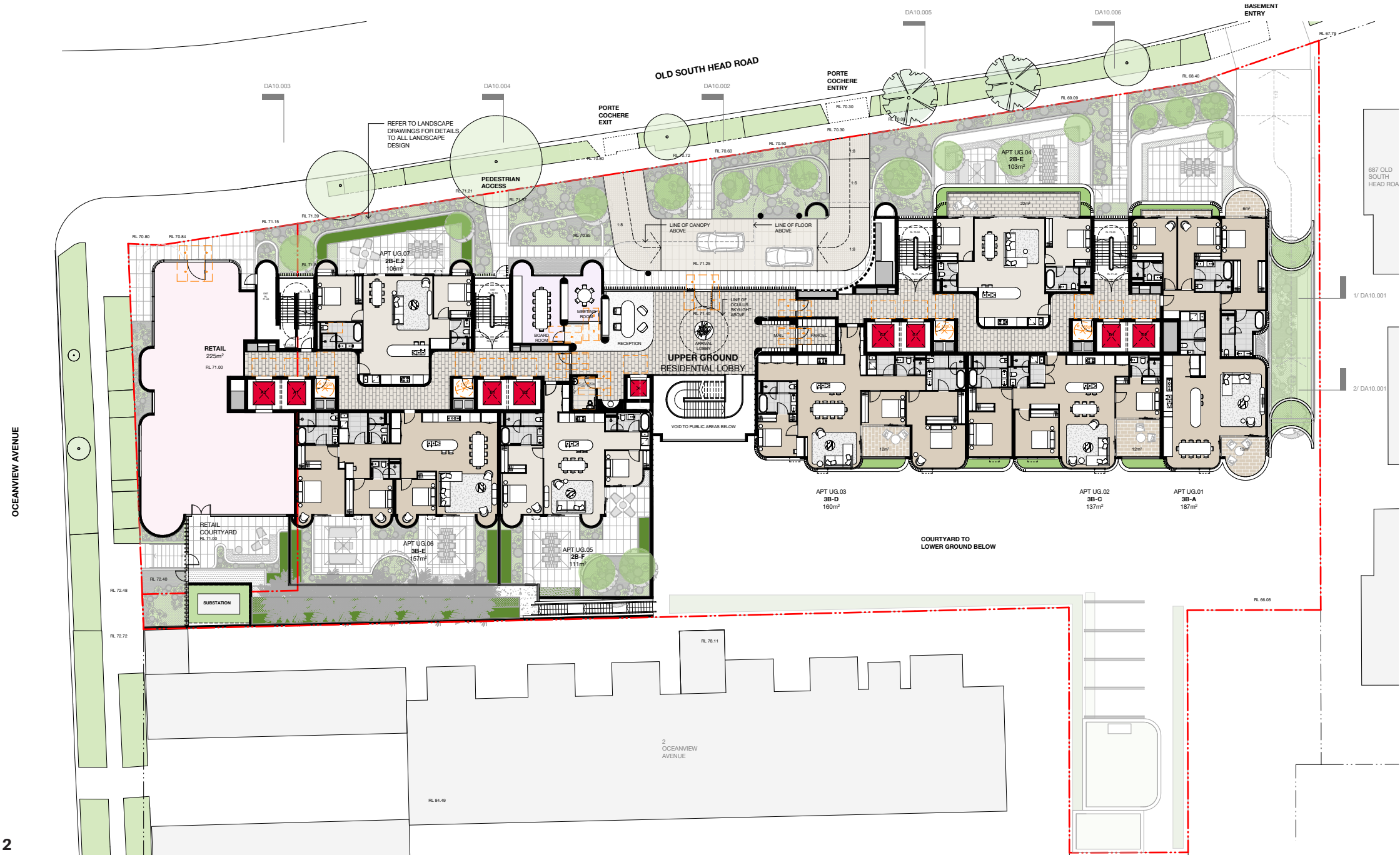
There are seven (7) apartments on Upper Ground level with a mix of two and three-bedroom apartments. All apartments are designed to access requirements. Apartments within the southern block are designed to have ground floor private landscaped courtyards.



1

### Legend

- 1. Arrival Lobby Section
- 2. Upper Ground Floor Plan



2



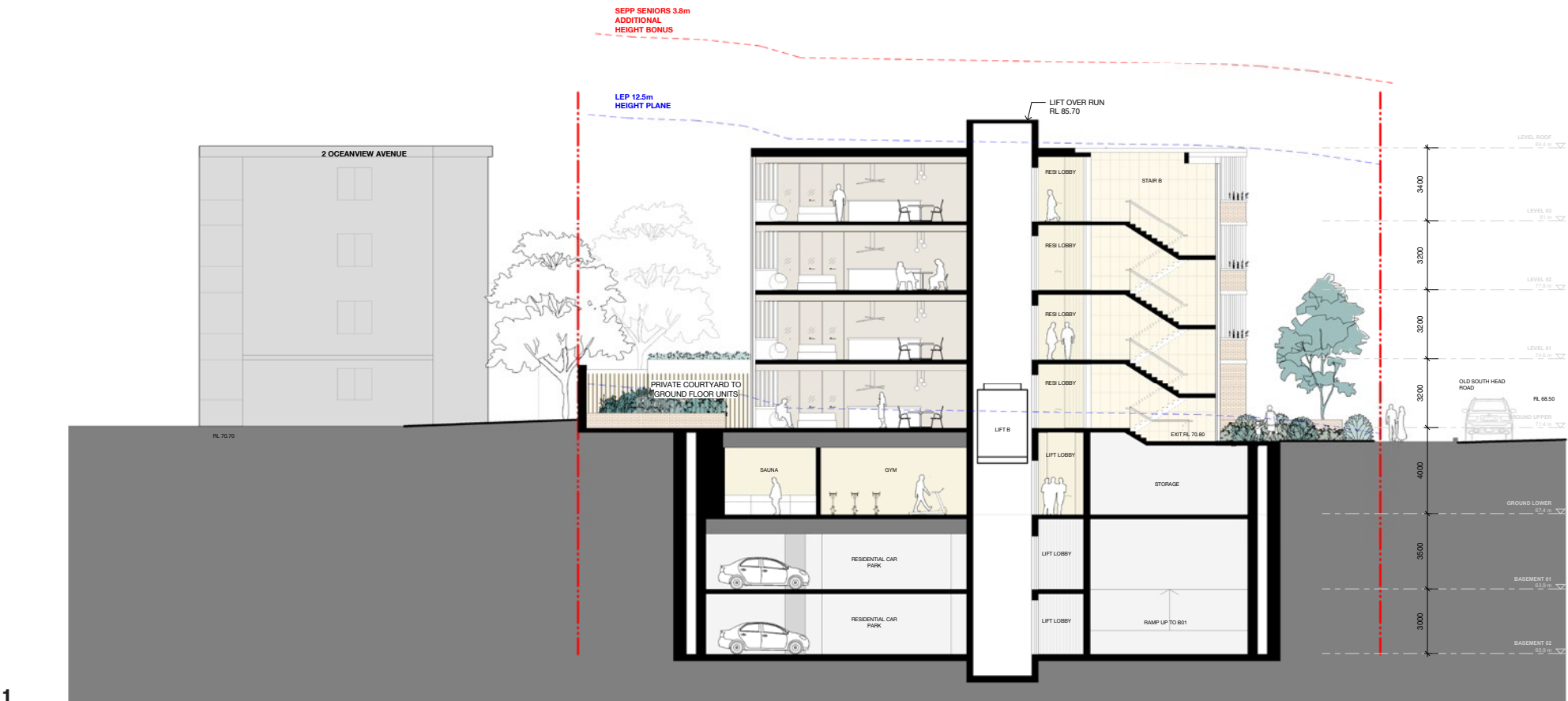


# 4.4 Courtyard Apartments Private Terraces

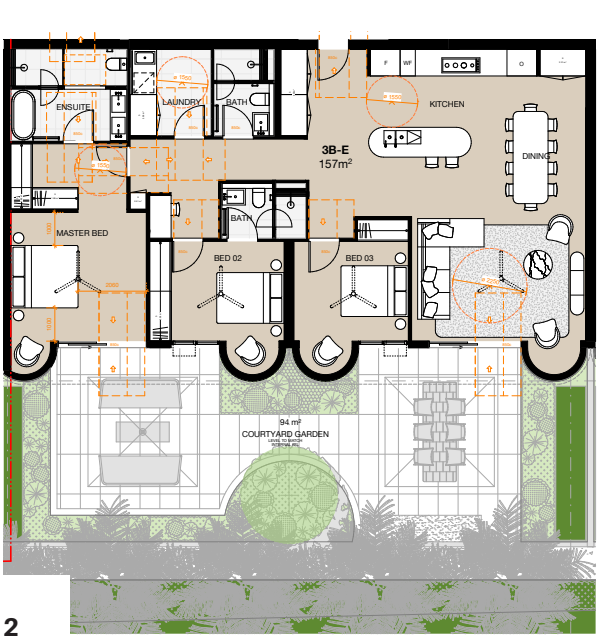
## PRIVATE TERRACE & COURTYARD

Ground Upper level located on natural ground level benefits from large outdoor terraces to the west and east.

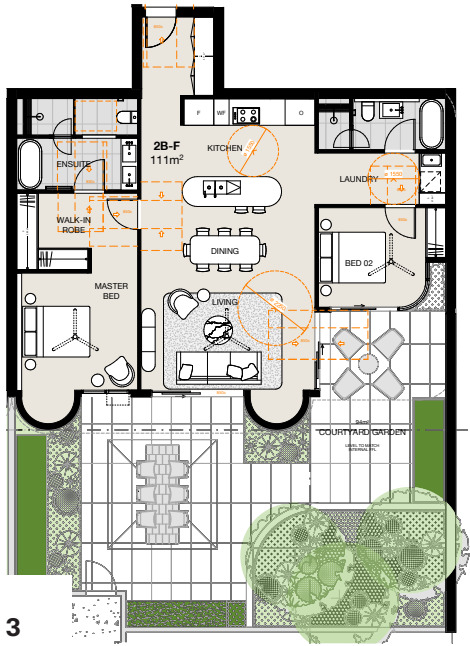
Tall hedges and trees are proposed along the edge of the terraces to visually soften the property boundary and provide sufficient privacy for the ground level apartments.



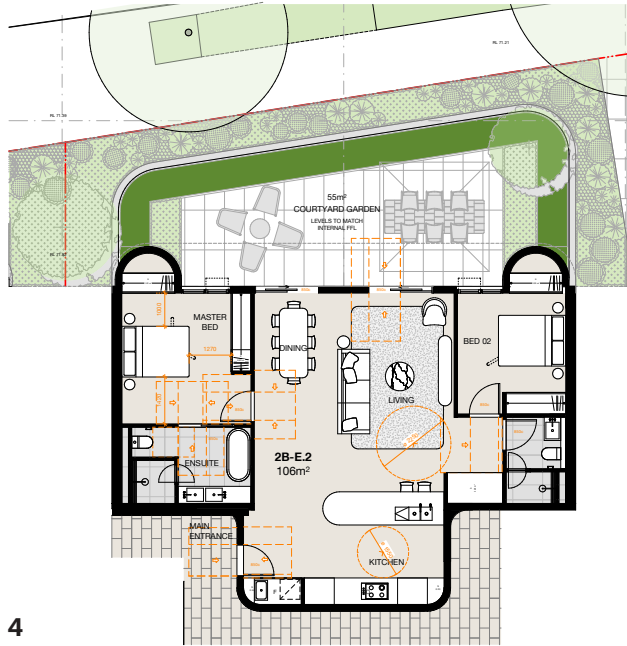
1



2



3



4

### Legend

- 1. Building section through Core B
- 2. East facing upper ground floor 3 Bedroom courtyard unit
- 3. East facing upper ground floor 2 Bedroom courtyard unit
- 4. West facing upper ground floor 2 Bedroom courtyard unit





LAND PLANNING

PUBLIC AREAS VIEW



# 4.5 Lower Ground Plan Communal Facilities

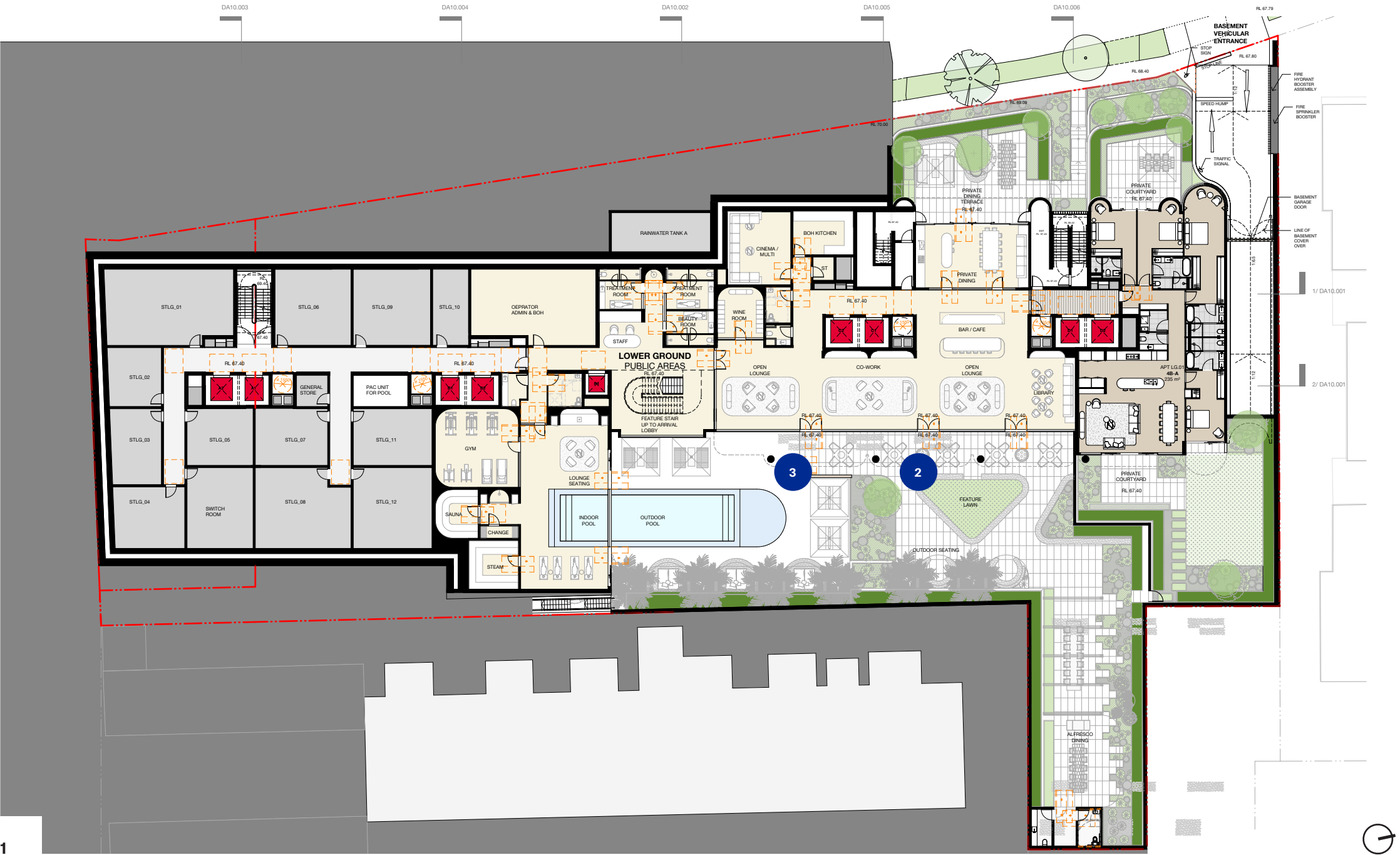
## COMMUNAL FACILITIES

All public areas and communal facilities are located at Lower Ground Level. It is connected to the residential reception lobby through a feature stair, linking the two spaces is a double height central atrium.

This residence will be supervised and services at all times, with a personalised touch through the hospitality service offered.

## HOSPITALITY OFFERING

The lower ground space is arranged in an open plan layout, offering the opportunity to close off sections of the floor for small private functions and gatherings. The programs provided include lounge, dining, kitchen, wine room and a cinema. The main function area is designed to offer multiple uses, subject to the season and event; it can also open along the courtyard to expand for outdoor entertainment.



### Legend

- 1. Lower Ground Floor Plan
- 2. Intimate landscape gardens in the courtyard
- 3. Seamless fenced off pool area divided by landscape





# 4.6 Communal Courtyard Landscape Design

## HEALTH AND WELLNESS

Towards the far east side of the floor, adjacent to an intimate garden, is the wellness area with a gym and private rooms to support spa treatment services and any private consultation. There is an indoor - outdoor pool within the wellness area, providing numerous opportunities for wellness programs.

The outdoor spaces are designed to be intimate resting pods amongst lush green landscape of all heights.

## SOCIAL WELLBEING

The communal courtyard is north facing and enjoys great solar access in the morning and midday. It is secluded from Old South Head Road and provides residents with a luxurious and social escape.

The outdoor areas are designed to be leveled to the internal floor finish levels and allows for a seamless transition between the communal facilities to the outside and encourages formal and informal social engagement for all residences and guest.



### Legend

1. Outdoor pool are of communal courtyard

1



# 4.7 Communal Courtyard

## Outdoor dining facilities

### LANDSCAPE DESIGN

The landscape design of the courtyard design allows for connection with nature whilst working with the existing site topography.

Landscape elements are carefully curated to help improve the wellbeing of residents and locals.

### COMMUNAL FACILITIES

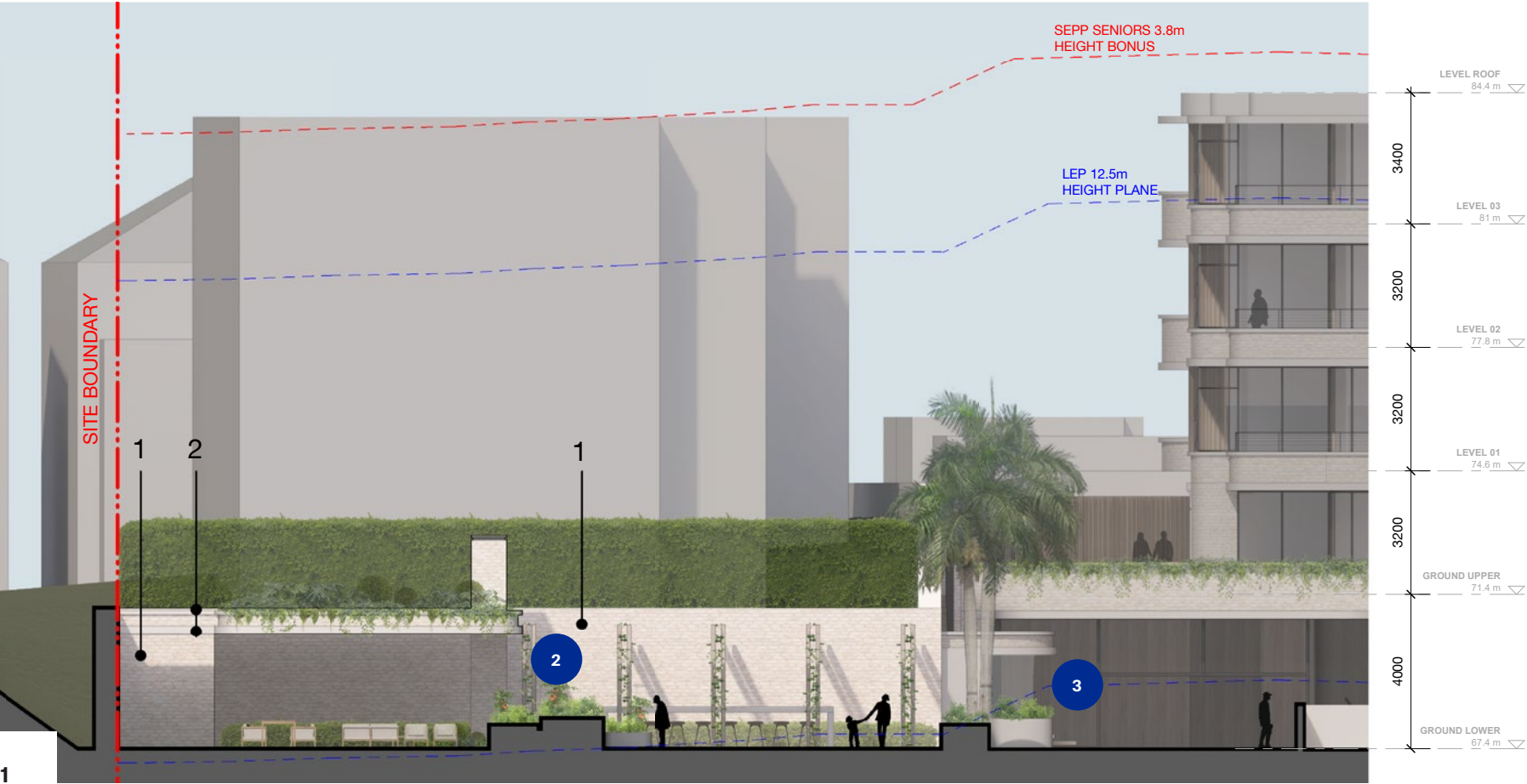
The communal outdoor dining area enhances social connection and allows people to meet and interact easily.

The communal facilities and open space generate opportunities to socialise and gather with residents and guests. The outdoor dining opportunity is directly outside the open lounge and bar, a covered area and a more defined space at the rear of the property to host a BBQ in an alfresco setting.

All scales of landscape greenery are designed into all edges of the outdoor open space, allowing a direct connection to nature and improving physiological and psychological health.

#### Legend

- 1. Outhouse section - outdoor dining area
- 2. Aerial view of outdoor dining area
- 3. Intimate garden & integrated landscaped seating pods





# 4.8 Level 01 Typical Apartments

## APARTMENT ORIENTATION

The bulk form massing is designed to allow the west facing apartments setback from the main street, and the eastern facing apartments overlook the internal landscaped courtyard.

## PRIVATE OUTDOOR AREAS

Each apartment is designed with a balcony as the primary outdoor private area. To further enhance the opportunity to open up the facade when weather permits, Juliet balcony is designed for the bedrooms facing west. The Juliet balcony is designed with a planter with angled vertical louvres following the concave curve to provide sufficient privacy to the main street and adjacent units.

## PLANTING TO BALCONIES

All outdoor areas have solid balconies; they are designed to provide a level of privacy from the street and surrounding buildings. The planted edge to most of the balconies provides an additional layer of privacy and softens the wall edge to provide a pleasant internal outlook.

### Legend

- 1. Level 01 Floor Plan
- 2. West facing juliette balcony
- 3. East facing units overlooking communal courtyard





# 4.9 Level 02 Typical Apartments

## DESIGN LAYOUT

The Level 02 layout is similar in layout to Level 01 below, but the northern end is setback with a terrace to be within the maximum building height.

## BUILDING CORE DESIGN

Each building core is efficient and compact, containing a single passenger lift and a goods lift sized to accommodate a stretcher and to move large bulky goods. Also included is a garbage bin room, and associated mechanical, electrical and hydraulic services.

## LIGHT-FILLED STAIRWELL

The fire stair acts as extension of the lobbies, using the same materials and detailing. It functions by using hold open doors that only close in the case of a fire, whilst day to day it remains open to allow ample daylight spilling in to illuminate the lobby area.

The rear of the stair has full height fire rated glass allowing views towards outside and natural light to penetrate within. The stair has been designed to encourage walkability, as well as allow for social interaction opportunities. Integrated facade screens are designed to be in front of the glass wall to shield from the western sun and further provide some privacy protection.

### Legend

- 1. Level 02 Floor Plan
- 2. Open fire stair - stairwell, doors on hold open
- 3. Feature round balcony to key corner units



1



2



3



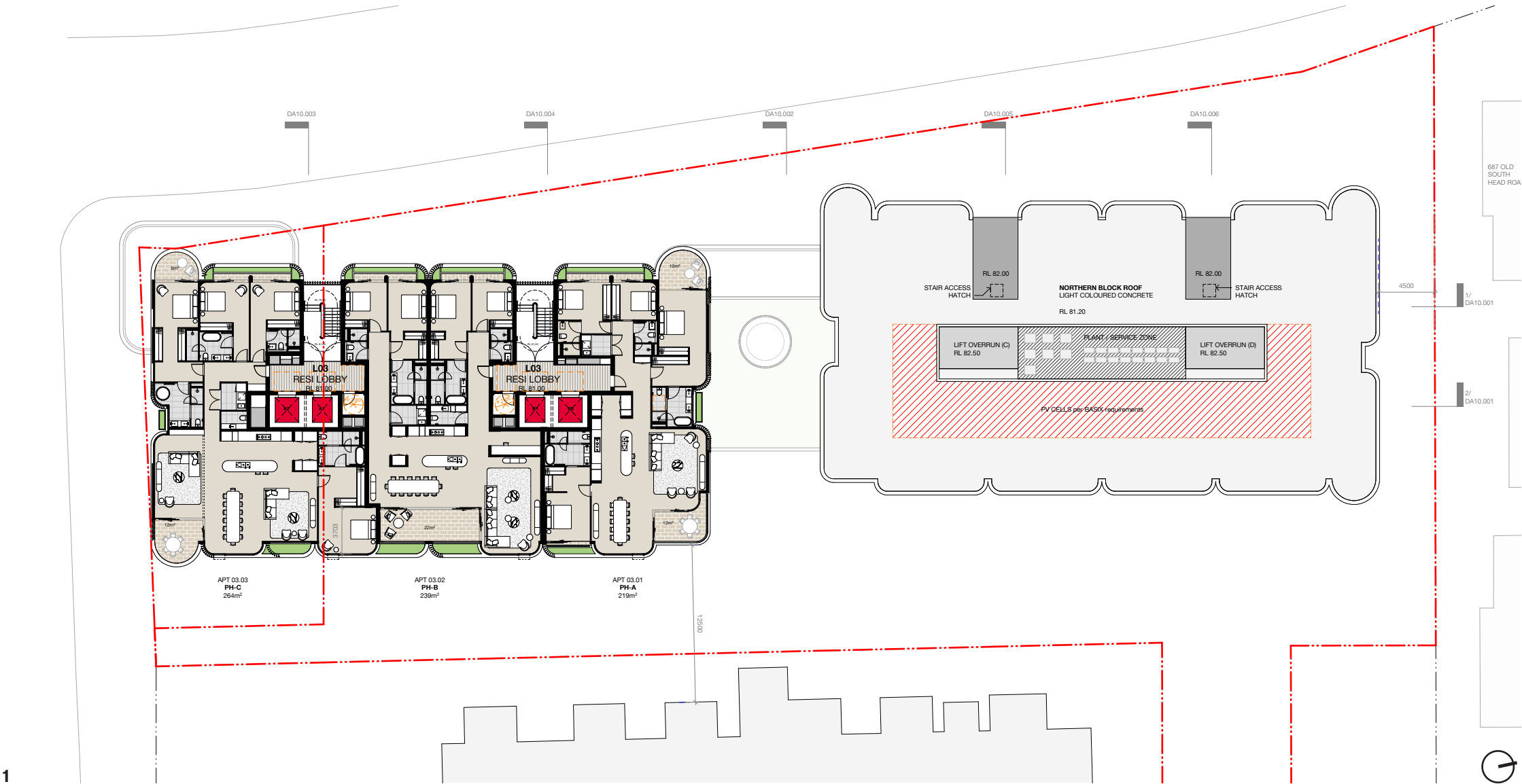
# 4.10 Level 03 Penthouse

Level 03 is a full floor of the southern block; the core and lobby arrangement are the same as below. There are three unique penthouse units on this floor, all with a great outlook of the coastline and distant city skyline.

## PENTHOUSE DESIGN

The penthouses are generously sized, equivalent to a standalone house many residents may be downsizing from. The generous spaces offer comfort, can adapt to flexible furnishing layouts and ease of movement, and have abundant daylight and views.

For each apartment, there is an expansive open plan living, with full-extent sliding doors designed to allow the balcony to be opened up to the adjacent kitchen and living/dining room, allowing a comfortable living mode all year round that has a direct connection to the distant scenic view and outdoor elements.



### Legend

- 1. Level 03 Floor Plan
- 2. Open plan living, connecting to private open space
- 3. Elevations of Level 03



# 4.11 Apartment Layouts

## 3 Bedroom Units

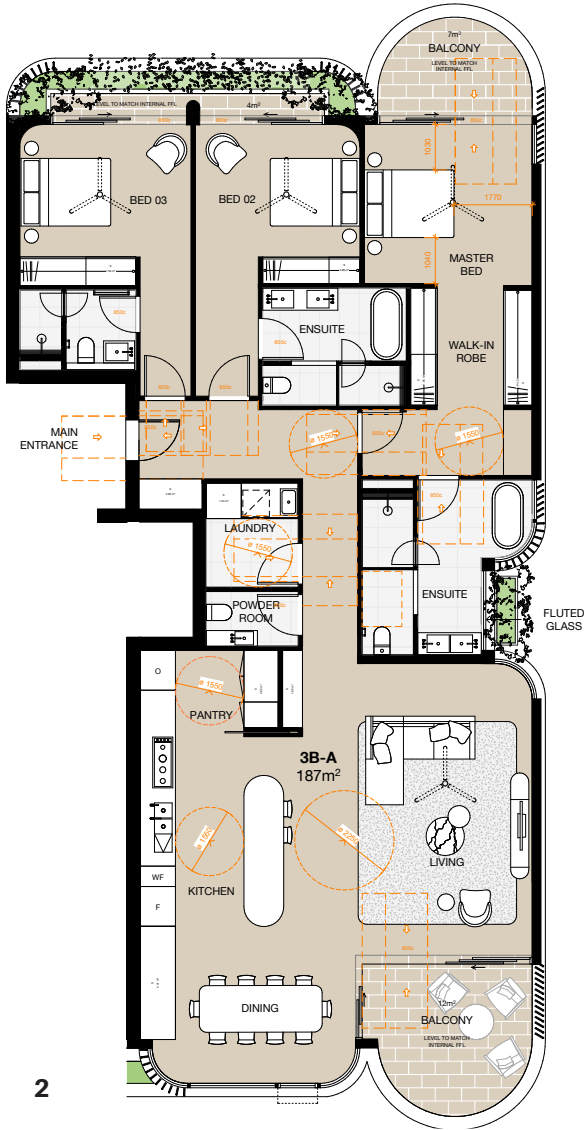
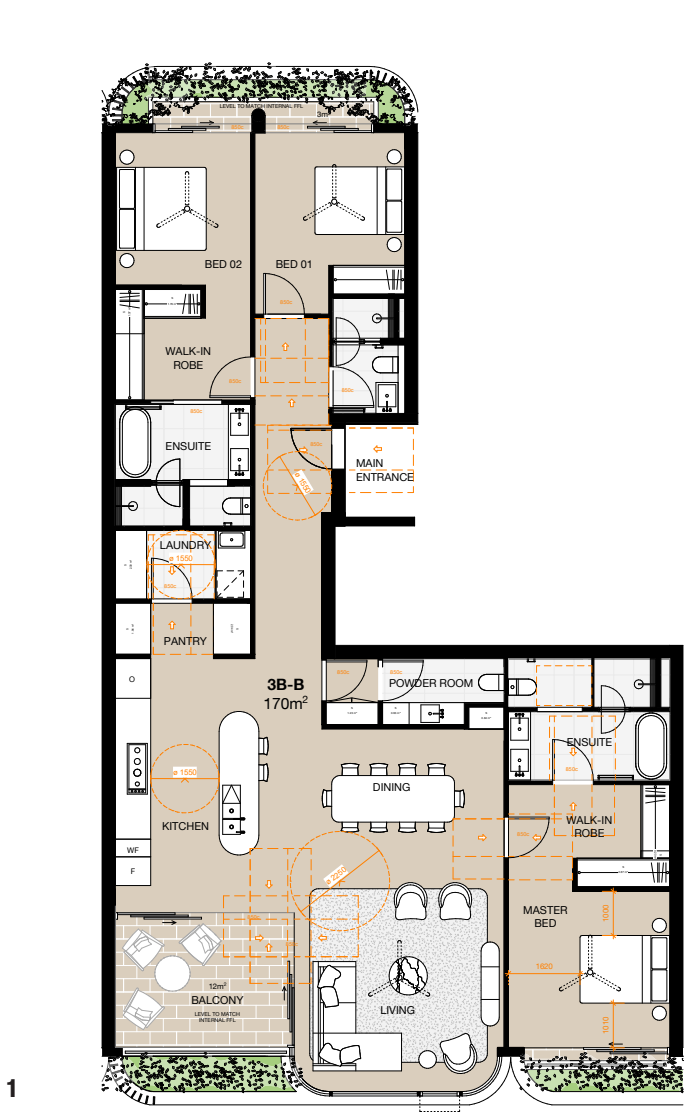
### APARTMENT DESIGN

All apartments are spacious, with primary frontage, either eastern or western facing. Each apartment is designed with a high level of amenities in mind. With all units significantly larger in floor area than the market standard, all units comply with apartment design guidelines for room dimensions and are designed to exceed minimum design standards.

The three-bedroom units range from 137 to 187 square metres. Bay windows are provided to eastern-facing units to create outboard living; this design maximises direct sunlight into living spaces. The primary living area is located on the eastern side, orientated towards the scenic outlook and away from the main street to avoid acoustic impact from the street traffic. All bedrooms fronting the western side are shielded by Juliette balconies planted with lush greenery seen from both the inside and out.

#### Legend

- 1. 3 Bedroom unit type - 3B-B, through unit
- 2. 3 Bedroom unit type - 3B-A, through unit with 3 frontages
- 3. Internal perspective of bedroom looking out over the Juliette balcony
- 4. Internal perspective of east facing outboard living area





# 4.12 Apartment Layouts

## 2 Bedroom Units

### APARTMENT DESIGN

Similar to the three-bedroom units, the two-bedroom apartments on a typical floor are also all dual aspects, either in a cross-through arrangement or corner frontage; this maximises cross ventilation and outlook opportunities.

Each unit follows the design principle of having the private open space directly be part of the open plan living and be used as an extension of the living area. Design opportunities to include landscaped balconies bring nature into everyday living.



### Legend

- 1. 2 Bedroom unit type - 2B-A, through unit
- 2. 2 Bedroom unit type - 2B-C, corner unit
- 3. 2 Bedroom unit type - 2B-D, corner unit
- 4. Internal perspective of bedroom looking out over the Juliette balcony
- 5. Internal perspective of east facing outboard living area





# 4.13 Density and Yield

## DENSITY

The site area is 4,345m2.

The development proposes 6,222m² Gross Floor Area which equates to an FSR of 1.43 :1.

## DWELLING SIZE AND MIX

There is a mix of 2, 3 and 4 Bed apartments with a range of sizes and layouts. The proposal includes the following mix of apartment types:

Apartment Type	No.	Mix	Size Range
2 Bed (W - Single Aspect)	2	6%	103-106 m²
2 Bed (N/S - Corner Aspect)	9	29%	105-111 m²
2 Bed (E&W - Dual Aspect)	5	16%	133-135 m²
3 Bed (W - Single Aspect)	3	10%	137-160 m²
3 Bed (E&W - Dual Aspect)	8	26%	172-182 m²
3 Bed PH (E&W - Dual Aspect)	3	10%	217 - 264 m²
4 Bed (E&W - Dual Aspect)	1	3%	235 m²
31			

## SEPP 65 ADG COMPLIANCE SCHEDULE

Level	SEPP 65 ADG Compliance			
	Total Units	Cross vent	2 hrs Solar	no direct
03	3	3	3	0
02	10	8	10	0
01	10	8	10	0
Ground Upper	7	1	5	0
Ground Lower	1	1	1	0
Total	31	21	29	0
Compliant % range		68%	94%	0%
		60%	70%	15%
		min.	min.	max

## SCHEDULE OF APARTMENTS & MIX

Level					
	2 Bed	3 Bed	4 Bed	Total	Adaptable
03	-	-	3	3	3
02	7	3	-	10	10
01	6	4	-	10	10
Ground Upper	3	4	-	7	7
Ground Lower	-	-	1	1	1
Total	16	11	4	31	31
Apartment Mix	52%	35%	13%		100%

## PARKING

Parking for residents and visitors is accommodated in a two-storey secure basement carpark.

The basement accommodates:

- 41 Resident car spaces (all accessible)
- 5 Visitor car spaces (all accessible)
- 17 Motorcycle & Motorscooter spaces
- 38 Resident & Visitor bicycle storage spaces





OCEANVIEW ROAD CORNER  
STREET PERSPECTIVE



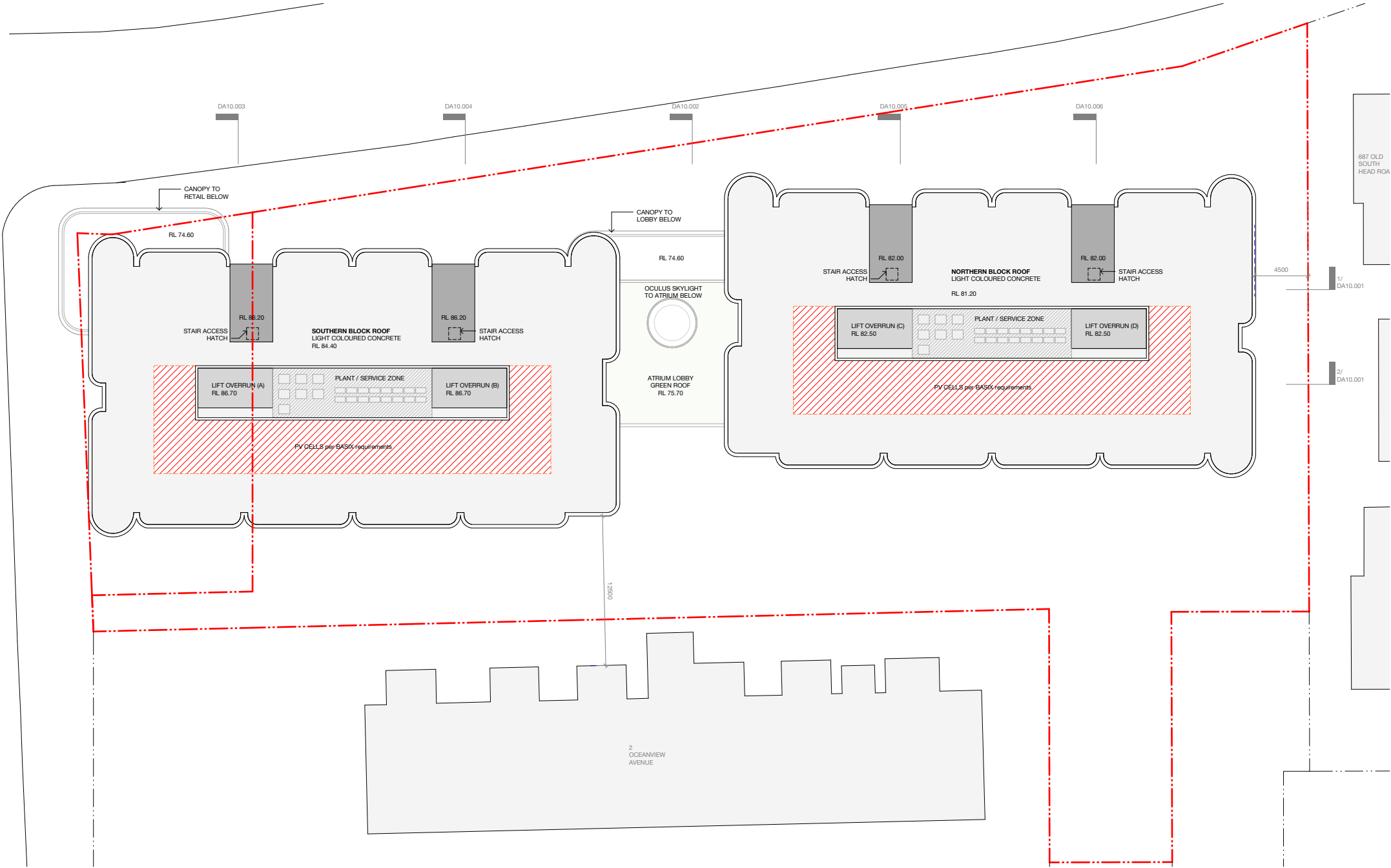
# 4.14 Roof Level

## Rooftop Design

The lifts are centrally located within the floor plate, intended for the lift overrun to substantially setback from the roof edge. The location of the cores is not visible from street level.

A screened plant enclosure conceals the lift overrun and air conditioning condensers. The form of the enclosure is minimal and discrete, with curved corners in keeping with the language of the building.

Roof access is through a stair access hatch above each fire stair on the last floor below the roof. A substantial roof area is reserved for photovoltaic panels; the coverage will align with the sustainability initiative requirements.





4.15 Basement 01

BASEMENT RAMP DESIGN

The basement car parking is accessed from Old South Head Road beside the porte cochere via a single-lane, two-way ramp.

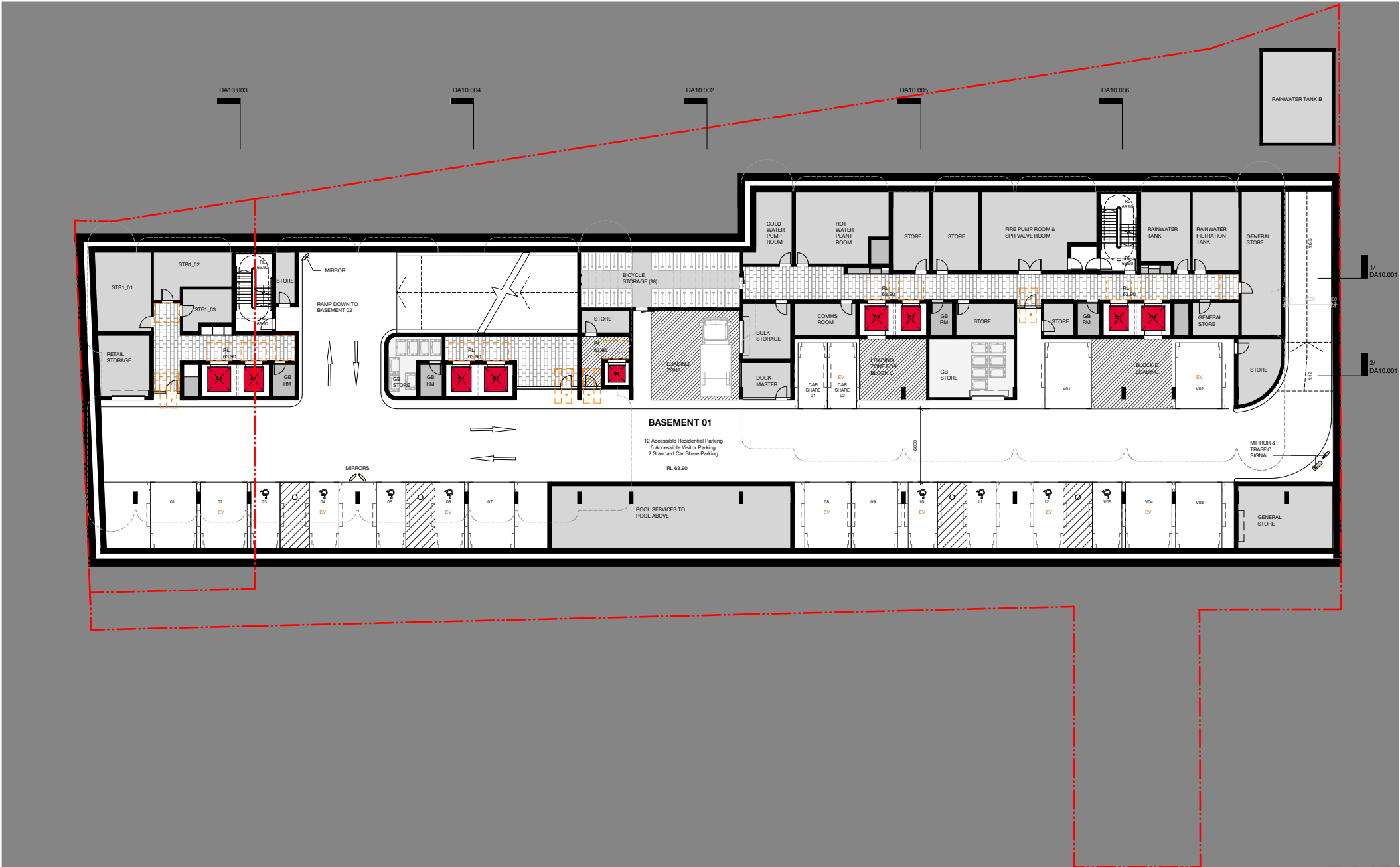
The ramp will utilise traffic lights to manage vehicular traffic with waiting/ passing bays at the top and bottom of the ramp. A nominated car waiting bay is provided on Basement 01 as a standing zone should the ramp be used.

PARKING PROVISION

Basement 01 car park provides 12 residential parking spaces; all spaces are accessible. Additionally, near the entrance are five accessible parking for visitor use and two car share bays for shared use. A loading dock is centrally located in basement 01 for service and loading purposes. Bicycle storage is also centrally located for ease of access.

SERVICES AND PLANT

All primary services and plants, including waste bin stores, are located on this level at each lift core location for temporary storage before collection day.





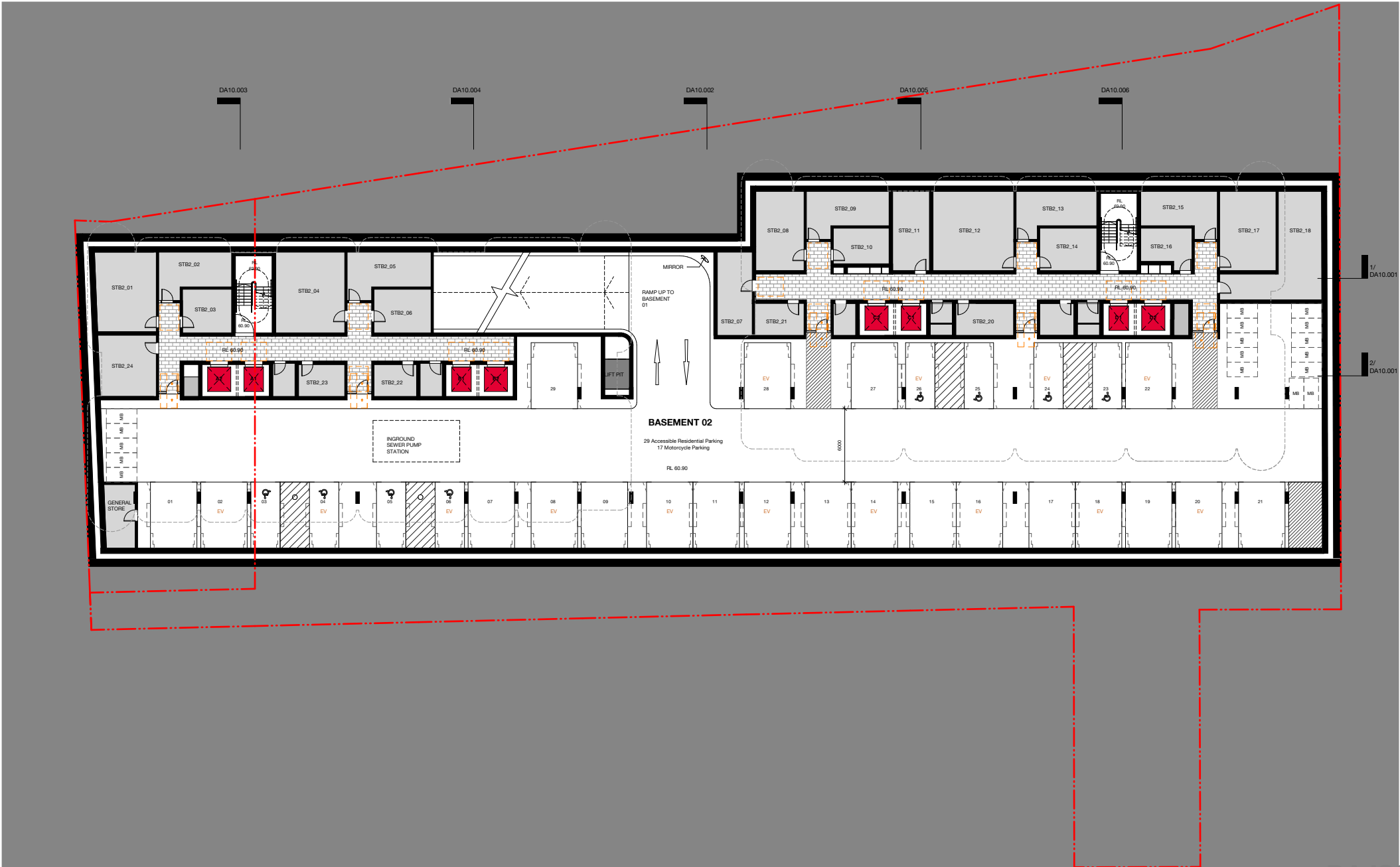
# 4.16 Basement 02

## PARKING PROVISION

Basement 02 car park provides 29 residential parking spaces; all spaces are accessible. The motorcycle and motor-scooter parking is located on either end of the basement for easy access to the lift core after parking.

## RESIDENTIAL STORAGE

Ample residential storage is provided across all basement and lower ground levels. The storage location is close to residential loading lifts, ensuring easy access and good maneuvering.





# 5.1 Facade Design

## A contemporary interpretation of the Art Deco Movement

The built form and facade design draw on the boutique culture and heritage buildings of the Eastern Suburbs of Sydney.

The balance of proportion and scale takes inspiration from the deco precedents, and the enduring materiality proposed ensures the project fits within the neighbourhood context.

The building form is based on the planning of a multi-core apartment building typology that maximises the amenity for residents. Along the street frontage the expressed masonry volumes are separated by recessed stairwells. They are clad in glass bricks which provide natural light to the internal lobbies. When viewed at night, these vertical breaks in the building will have a distinctive warm glow.

Pictured

Arrival Lobby Elevation





# 5.2 Facade Design

## Context Reference

- Pictured**
- 1. Caversham Court, Elizabeth Bay
  - 2. Art Deco Apartment, Bondi
  - 3. Wyldefel Gardens, Potts Point - John Brogan,
  - 4. The Winston, Potts Point
  - 5. Art Deco Apartment, Bondi
  - 6. Harbour Front Row Seat, Woollahra - Luigi Rosselli Architects,
  - 7. The Wroxton, Rushcutters Bay - Dudley Ward



1



2



3



4



5



6



7

**Contextual Heritage**

**Curved Windows**

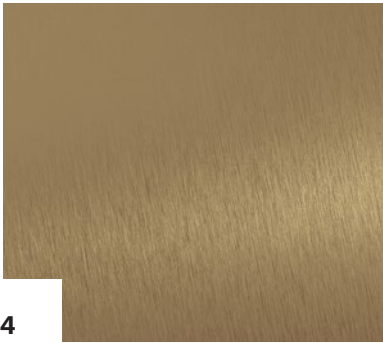
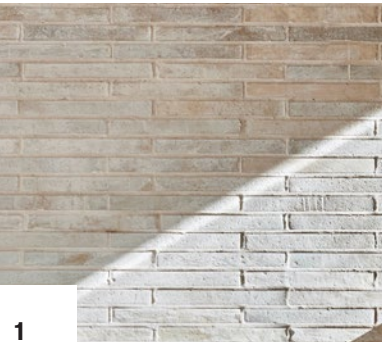
**Curved Balcony**







# 5.3 Facade Material Palette



## Materiality

- 1. Brick (light coloured) - all elevations
- 2. Concrete (light coloured) - expressed slab to all facade
- 3. Clear Glass (double glazed) - all windows & sliding doors
- 4. Metal 01 (satin pale bronze) - privacy fins to all balcony, profiled clad to solid wall
- 5. Metal 02 (satin espresso bronze) - frames to all glazing, balustrade, shading fins
- 6. Fluted Glass (opaque) - to bathrooms & bedrooms
- 7. Landscape planting - juliette balcony & courtyard gardens



5.4 Facade Typology

The facade design compose of a palette of warm robust materials, responding differently to its specific surrounding. The varying facade expressions account for differing requirements for shading, privacy and internal experience.



Facade Type 01  
Corner Balconies



Facade Type 02  
Juliet balconies facing Old South Head Road



Facade Type 03  
Bay windows overlooking communal courtyard



# 5.5 Facade Type 01

## Corner Expression

### Curved Corners

The elegant sculpted form with concave curves and solid balcony evokes the luxury and glamour of the 1920's and art deco styles.

### Scale and Grain

The curvilinear corners is the consistent architectural language across the project, it transitions from a signature corner balcony to give the residential arrival area a defined entrance, to the juliette balcony that maximises the privacy offered to the bedroom and the bay window for each living to ensure ample sunlight is received by internal spaces

### Materiality

The curved brick corners soften the forms, while horizontal openings and glazing tie the built form together. The corners of the building provide for openings to various orientations of the site. Semi-circular balconies allow a slight contrast to the building, creating visual identity and character to the form. The balconies are clad with face brick and feature an expressed concrete sill and linter to enhance the richness of the materials.





5.5 Facade Type 01  
Corner Expression





# 5.6 Facade Type 02

## Juliette Balcony

### Juliette Balcony

The western facade fronts Old South Head Road and is predominantly lined with bedrooms. Curved forms create a softness to the street.

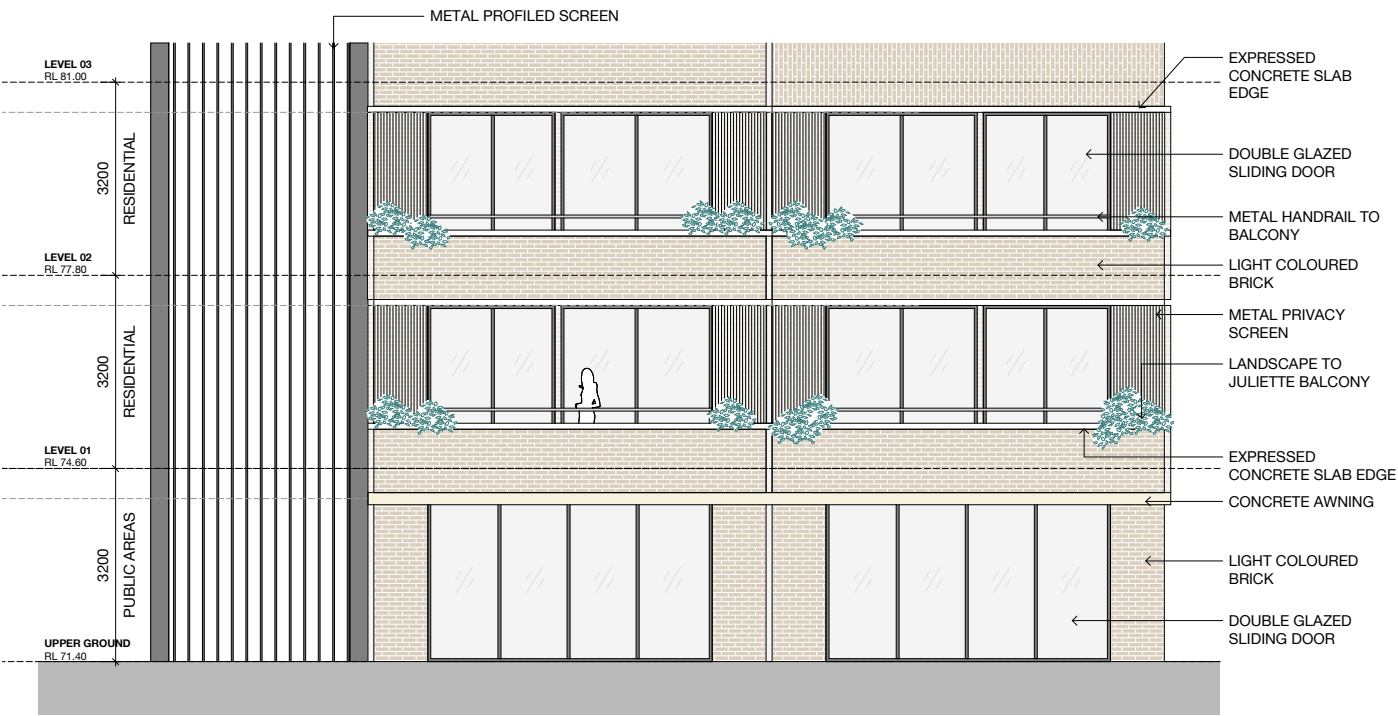
### Materiality

The light coloured face brick along with expressed concrete sills and lintels create a horizontal rhythm along facade building. The profiled vertical screening allows for privacy and filters light penetrating the rooms.

### Living with nature

The juliet balconies are lined with narrow planters that create a visual elegance from both inside and out. It provides further separation from the street and creates a connection to nature from the inside.

Integrated landscape planting functions as a visual and acoustic buffer to the main street, achieving great positive health benefits of nature. The sliding doors fronting the balcony promote good cross ventilation, access to sunlight and fresh air.



### Key Plan

Typical cross-through apartment



5.6 Facade Type 02  
Juliet Balcony





# 5.7 Facade Type 03

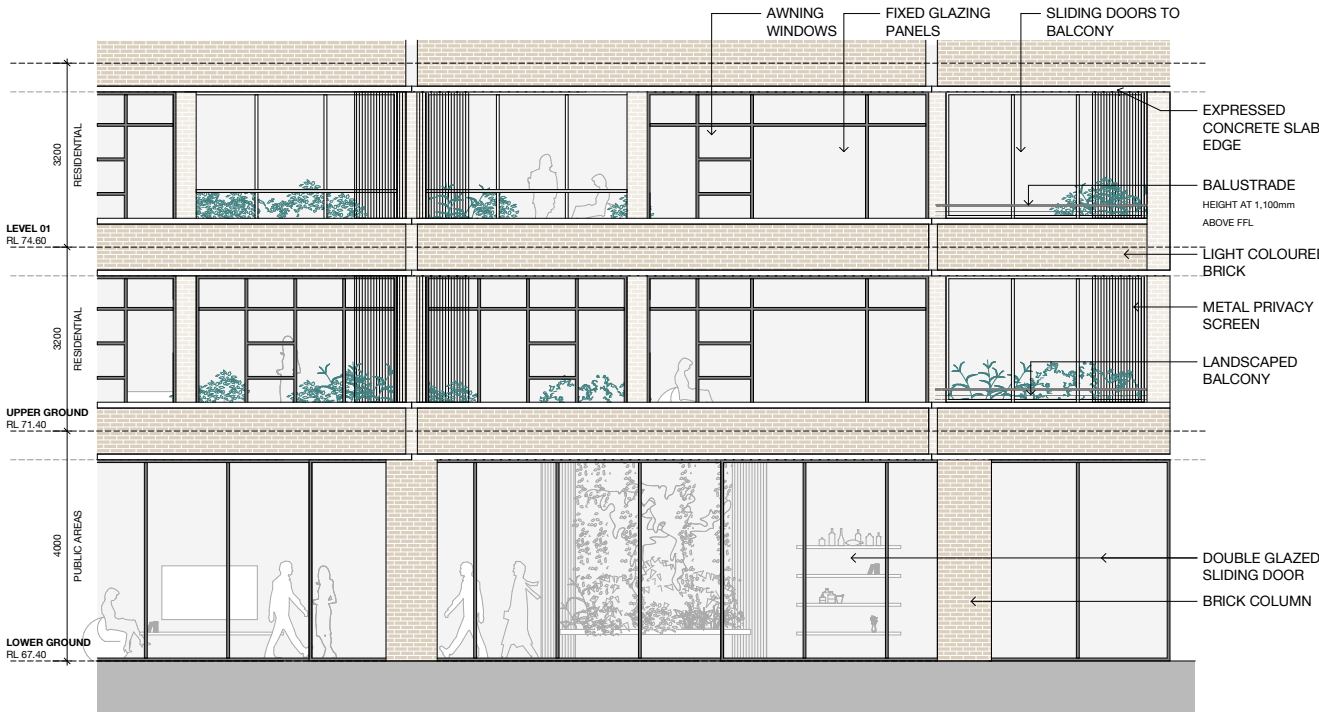
## Baywindows

### Outboard living

On the east facade, apartments are planned with living spaces and balconies opening to the lush communal courtyard. A curved form expresses the prime living spaces as a bay window, widening the view while recalling in contemporary form the art deco apartments.

The outboard glazing ensures that these apartments achieve good solar access throughout the year. The regular rhythm of these curved bays animates the facades, while creating vertical proportions. Expressed concrete lintels and sills read synonymously with the brickwork and create a crisp detail.

Vertical screening follows the curved for to allow filtered light to penetrate the apartment whilst creating privacy between apartments.





5.7 Facade Type 03  
Bay Windows



BATES SMART



VAUCLUSE SENIORS LIVING



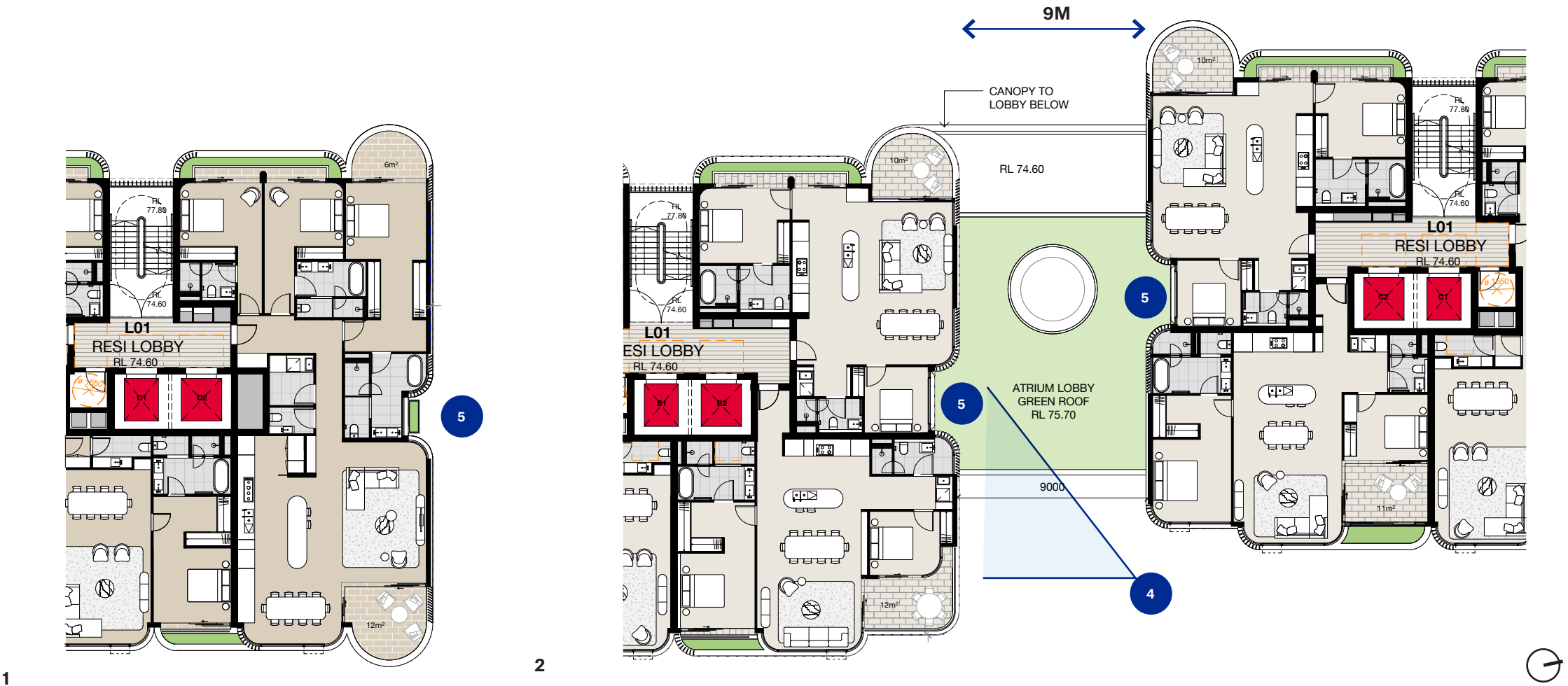
# 5.8 Facade Strategy

## Acoustic and Privacy

### Visual Privacy Screen

Along the northern and southern facade, windows are carefully positioned to provide outlook, while avoiding overlooking of neighbouring buildings. Windows re-direct views towards the east and west away from the onlooking neighbours to the north and the vertical screens provide additional privacy and solar control.

The vertical screens seamlessly transition into a metal profile clad to create rhythm across the elevation. The continuation of the vertical screen language around the building provides a consistent texture throughout that contrasts the opaque brick and concrete. Fluted opaque windows are provided to recessed bedrooms and bathrooms to avoid any visual privacy conflict with neighbours.



### Legend

- 1. Northern floor plan - part plan
- 2. Building Separation part plan
- 3. Street perspective of southern elevation
- 4. Perspective crop of northern elevation of southern block
- 5. Fluted glass as visual privacy treatment





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