



12-14 Waters Road, Neutral Bay

Design Report - Amending Development Application

Prepared for
Central Element

Issued
December 2022

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is in generating a rich urban experience
through the delivery of density and activity,
facilitated by land uses, at various scales,
designed for everyone.

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Urban Design

1

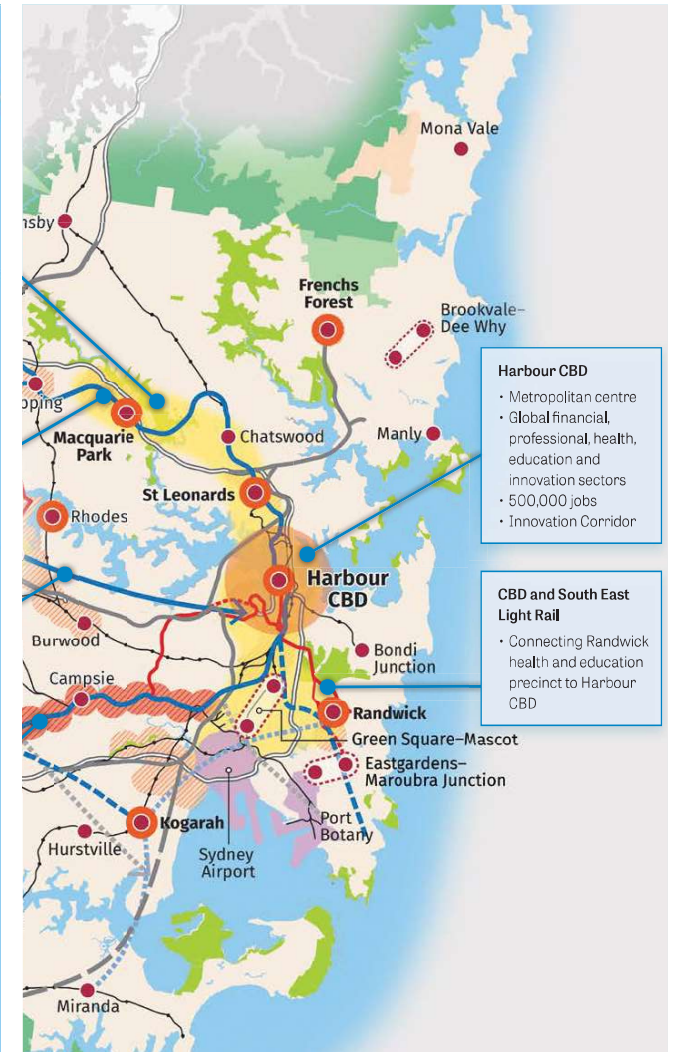
Urban Design

1.1 Regional Context

Neutral Bay is located within 4km of Sydney CBD and 1.8km from North Sydney CBD, the two centres that form the 'Harbour CBD' Metropolitan Centre, as outlined in the 'Greater Sydney Regional Plan'.

Neutral Bay is also located along the Economic Corridor that extends from Sydney Airport, to the South, up to Macquarie Park. The strategic centre of St Leonards, which forms part of this economic corridor, is 2.8km away.

| | |
|--|--|
| | Metropolitan Centre |
| | Metropolitan Cluster |
| | Health and Education Precinct |
| | Strategic Centre |
| | Economic Corridor |
| | Trade Gateway |
| | Western Sydney Employment Area |
| | Land Release Area |
| | Transit Oriented Development |
| | Urban Renewal Area |
| | Greater Parramatta to Eastern Creek Growth Area |
| | Urban Investigation Area |
| | Urban Area |
| | Protected Natural Area |
| | Metropolitan Rural Area |
| | Major Urban Parkland Including National Parks and Reserves |
| | South Creek Parkland Investigation |
| | Waterways |
| | Train Station |
| | Committed Train Link |
| | Train Link/Mass Transit Investigation 0-10 years |
| | Train Link/Mass Transit Investigation 10-20 years |
| | Train Link/Mass Transit Visionary |
| | Freight Rail Investigation |
| | Light Rail |
| | Light Rail Investigation |
| | Motorway |
| | Committed Motorway |
| | Road Investigation 0-10 years |
| | Road Investigation 10-20 years |
| | Road Visionary |

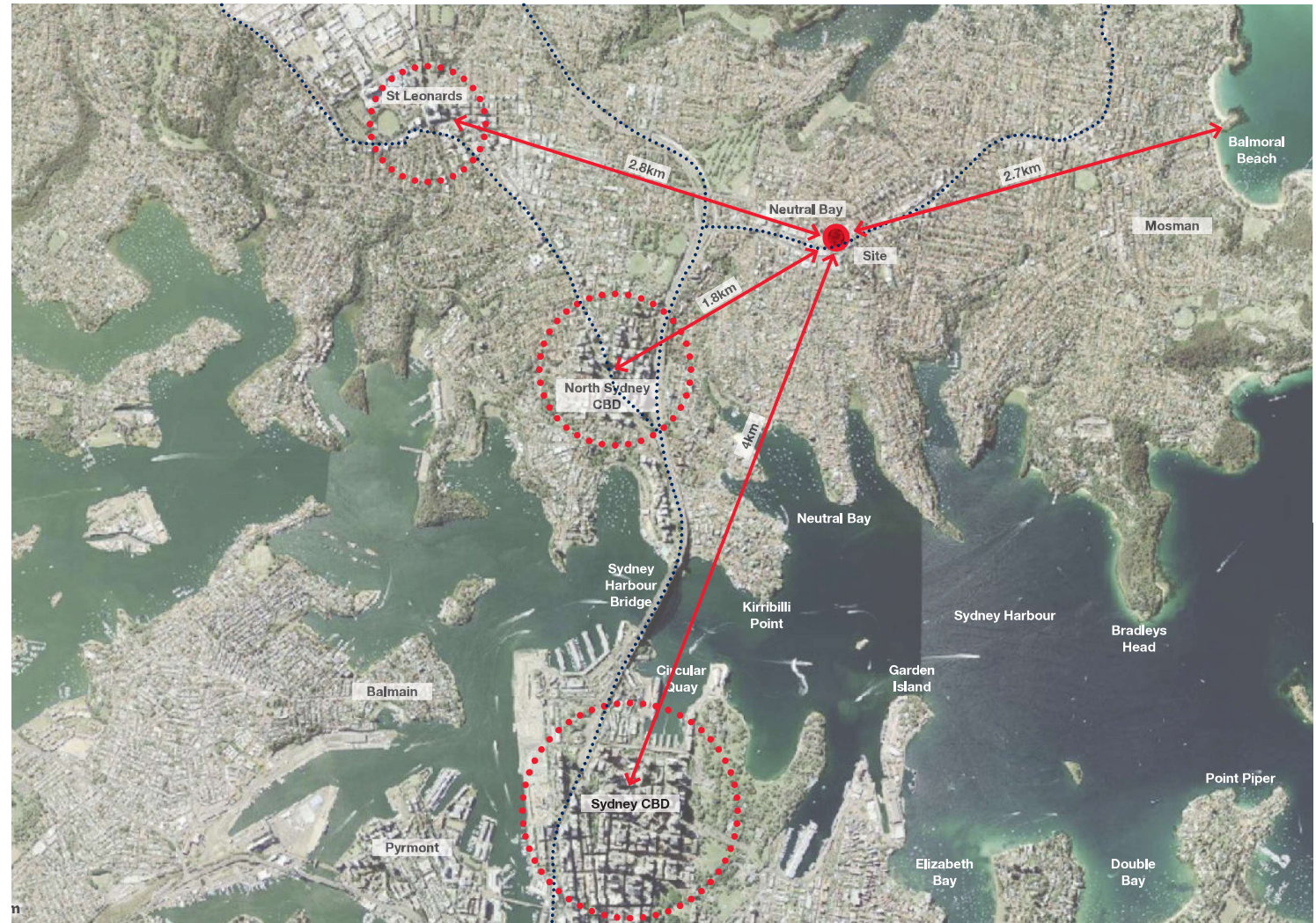


Urban Design

1.1 Regional Context

The site is located in Neutral Bay, within the town centre, forming part of North Sydney Council LGA.

Neutral Bay town centre is located along Military Road, which is a arterial connector between the Northern Beaches and Sydney CBD. Numerous bus routes connect the site in both directions.



Key

- Site
- Centre
- ↔ Distance

Urban Design

1.2 Local Context

The site is located within Neutral Bay Town Centre, on the North side of Military Road. There are numerous bus routes along Military Road that connect the site to the Northern Beaches, North Sydney CBD and Sydney City CBD. Neutral Bay is also part of the more recent B-Line system, this service provides a frequent connection between Mona Vale and Wynyard. This additional public transport is reflective of the growth in Neutral Bay and Lower North Shore.

There are numerous Schools within close proximity, including Redlands, Neutral Bay Public School and North Sydney Boys High School.

There is connection to Sydney harbour; 1km to the North via Primrose Park, and to the South at Mosman Bay which includes the Ferry wharf at Mosman Bay.

Neutral Bay Town Centre includes a vibrant mix of shops, restaurants and cafes in a village setting.



Key

- Site
- Neutral Bay Town Centre
- Local Amenity
- Train Station
- Ferry Stop
- Arterial Route
- Bus Route
- Bus Stop

Urban Design

1.3 Controls Proposed per Planning Proposal PP2/22 (yet to be adopted)



LEP Height of Building

Per Gateway Determination, the proposal has a maximum mapped height of the building of 22m with a site-specific provision of 2 metres for rooftop open space and community facilities (24 metres).

LEP Floor Space Ratio

Per Gateway Determination, the proposal introduces a minimum floor space ratio of 1.2:1 for Non-residential Floor Space Ratio. The site has no maximum Residential Floor Space Ratio.

Key - Maximum Building Height (m)

| | | | |
|----|--------|--------|--------------------------|
| A | 1 | T2 | 26 |
| I | 8.5 | U1 | 30 |
| K | 10 | U2 | 33 |
| L | 11 | W1 | 40 |
| M | 12 | W2 | 42 |
| N1 | 13 | X | 49 |
| N2 | 14.5 | Y | 50 |
| O1 | 15 | Z | 56 |
| O2 | 16 | AD | 132 |
| Q1 | 19, 15 | 4F | 180 |
| Q2 | 20 | Area 1 | Refer to Clause 4.3A |
| R | 21 | Area 2 | Refer to Clause 4.3A(2A) |
| R2 | 22 | Area 3 | Refer to Clause 4.3A(2B) |
| S | 24 | Area 4 | Refer to Clause 4.3A(2C) |
| T1 | 25 | | |

Key - Minimum Non-Residential Floor Space Ratio (n:1)

| | |
|----|------|
| A | 0.24 |
| D | 0.5 |
| F | 0.6 |
| I | 0.75 |
| N | 1 |
| P | 1.2 |
| R | 1.4 |
| S | 1.5 |
| T | 2 |
| V | 3 |
| X1 | 4.25 |
| X2 | 4.7 |
| Z | 5 |
| AE | 10 |

Site

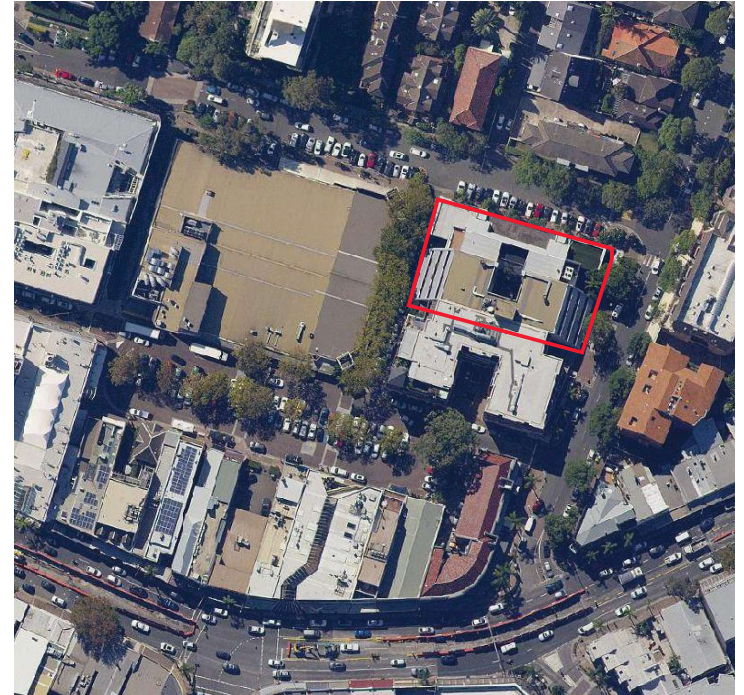
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2.1 Site - Historical Context

The site has evolved from a suburban subdivision pattern, with single dwellings to being part of the town centre. Lot amalgamation of 12 and 14 Waters Road allows the block to be completed.



1943 Aerial (Source: Six maps)



2020 Aerial (Source: Six maps)

Site

2.2 Site - Town Centre

Neutral Bay Town Centre is characterised by a vibrant mix of shops, restaurants and cafes that includes a series of fine grain lanes that form a pedestrian friendly local town centre.







Food and beverage outlets are focused on the Northern end of Grosvenor Street (East of Young Street), Young Lane, Young Street and Grosvenor Lane (adjacent the carpark). There are also a number of outlets on Waters Lane, between Grosvenor Road and Lane.

There is a large supermarket within the town centre, adjacent the site, and an open air carpark to the South, associated with Grosvenor Lane. This forms a key future site for the area and will be a focal point for the Northern side of the town centre.

The current built form varies between 2 and 5 storeys.



Key

-  Site Boundary
-  Building Height
-  Primary Vehicle Connection
-  Laneway Activation + Connection
-  Pedestrian Connection
-  Key Site

Site

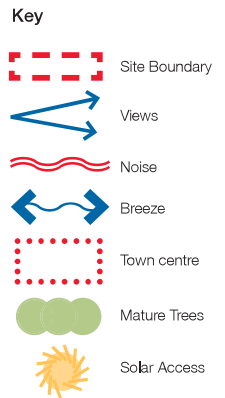
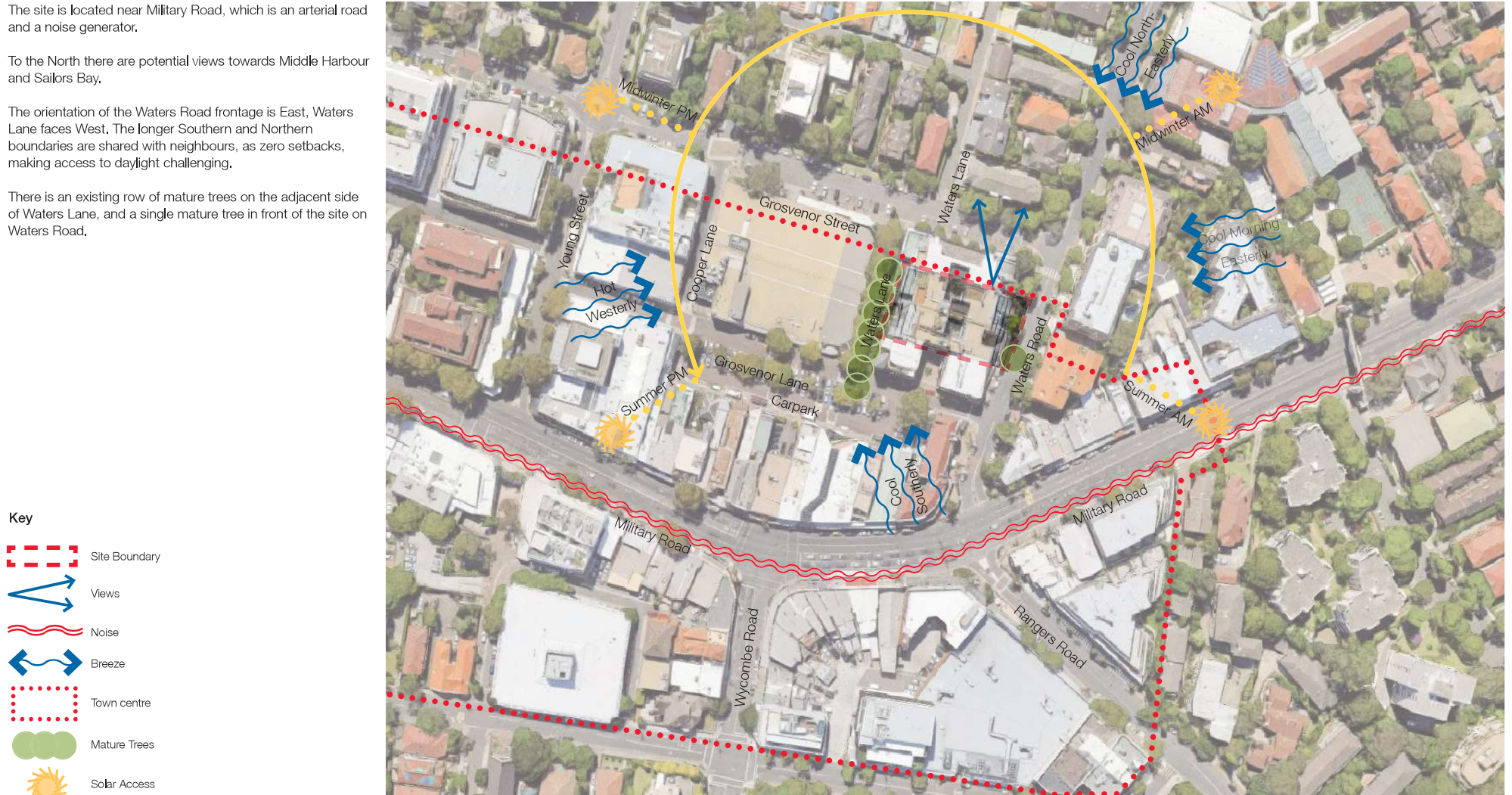
2.3 Site - Environmental

The site is located near Military Road, which is an arterial road and a noise generator.

To the North there are potential views towards Middle Harbour and Sailors Bay.

The orientation of the Waters Road frontage is East, Waters Lane faces West. The longer Southern and Northern boundaries are shared with neighbours, as zero setbacks, making access to daylight challenging.

There is an existing row of mature trees on the adjacent side of Waters Lane, and a single mature tree in front of the site on Waters Road.

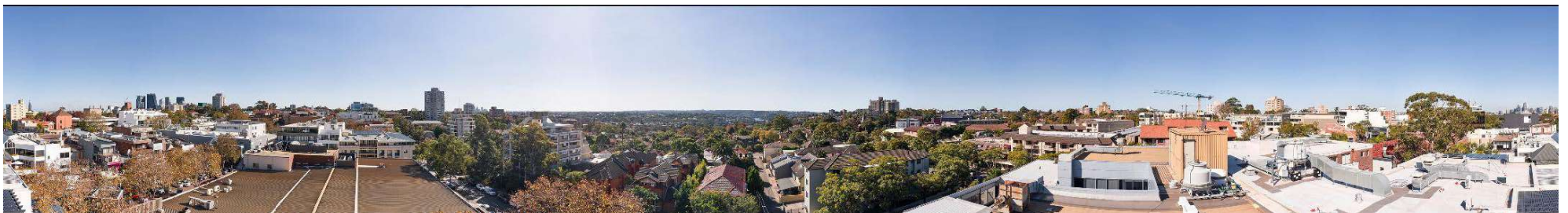


—
Site

2.4 Site - Views



Waters Road Panorama



Waters Lane Panorama

—
Site

2.5 Site Context - Aerial Image



Site

2.5 Site Context - Aerial Image



2.6 Site Context - Waters Road



Image 1 - View looking North along Waters Road.



Image 2 - View looking South along Waters Road.

Site

2.6 Site Context - Waters Road

Image 1
8 Waters Road



Image 2
12 Waters Road



Image 3
14 Waters Road



Image 4
Waters Road public domain interface with 12 Waters Road



Image 5
Waters Road public domain interface with 8 Waters Road



Image 6
Waters Road public domain interface with 14 Waters Road



Image 7
Interface between 8 Waters Road and 12 Waters Road



Site

2.7 Site Context - Grosvenor Street



Image 1 - Corner of Grosvenor Street and Waters Road.



Image 2 - View looking East along Grosvenor Street

Site

2.7 Site Context - Grosvenor Street

Image 1
14 Waters Road along Grosvenor Street



Image 2
14 Waters Road adjacent Waters Lane



Image 3
14 Waters Road from the Northern end of Waters Lane



Image 4
14 Waters Road viewed from Waters Lane (on the Northern side of Grosvenor Street)



Image 5
Grosvenor Street public domain interface with 14 Waters Road. View looking East.

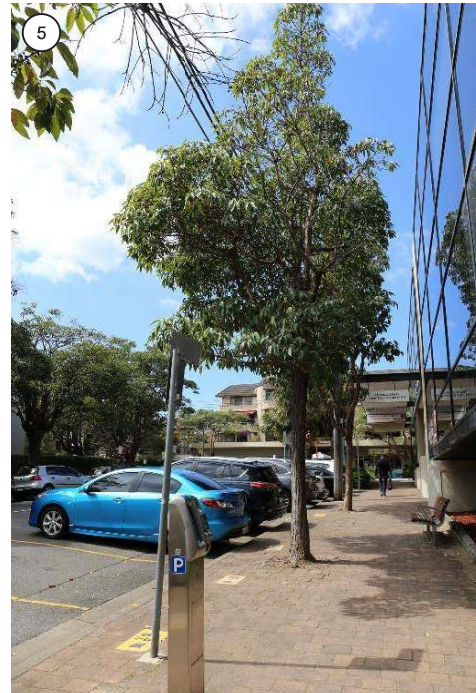


Image 6
Grosvenor Street public domain interface with 14 Waters Road. View looking West.



2.8 Site Context - Waters Lane



Image 1 -View from Grosvenor Street, looking South down Waters Lane



Image 2 - View looking North along Waters Lane

Site

2.8 Site Context - Waters Lane

Image 1
North end of Waters Lane at intersection with Grosvenor Street.



Image 2
View looking toward the current through site entry of 12 Waters Road.



Image 3
View looking toward the current through site entry of 12 Waters Road.



Image 4
8 Waters Road interface with Waters Lane, including waste holding room.

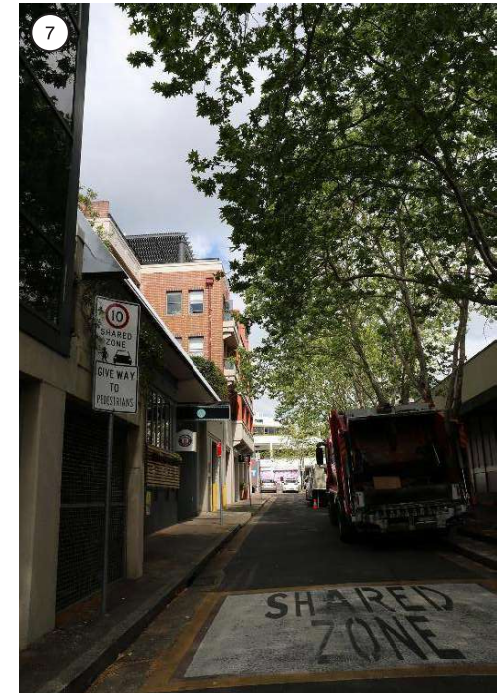


Image 5
Northern end of Waters Lane, viewed from Grosvenor Street.

Image 6
8 Waters Road interface with Waters Lane, including retail activation at intersection of Grosvenor Lane.



Image 7
Waters Lane, looking South from Grosvenor Street.



2.9 Site Context - Grosvenor Lane



Image 1 -View from Waters Raod, looking West down Grosvenor Lane



Image 2 - View along Grosvenor Lane

Site

2.9 Site Context - Grosvenor Lane

Image 1
View of Grosvenor Lane and the Southern end of Waters Lane.

Image 2
View of public carpark adjacent Grosvenor Lane.

Image 3
View of public carpark adjacent Grosvenor Lane.

Image 4
Southern facade of supermarket adjacent Grosvenor Lane.

Image 5
New development along Grosvenor Lane.

Image 6
Built form interface with Grosvenor Lane interface.

Image 7
Eastern end of Grosvenor Lane at intersection with Waters Road.



Site

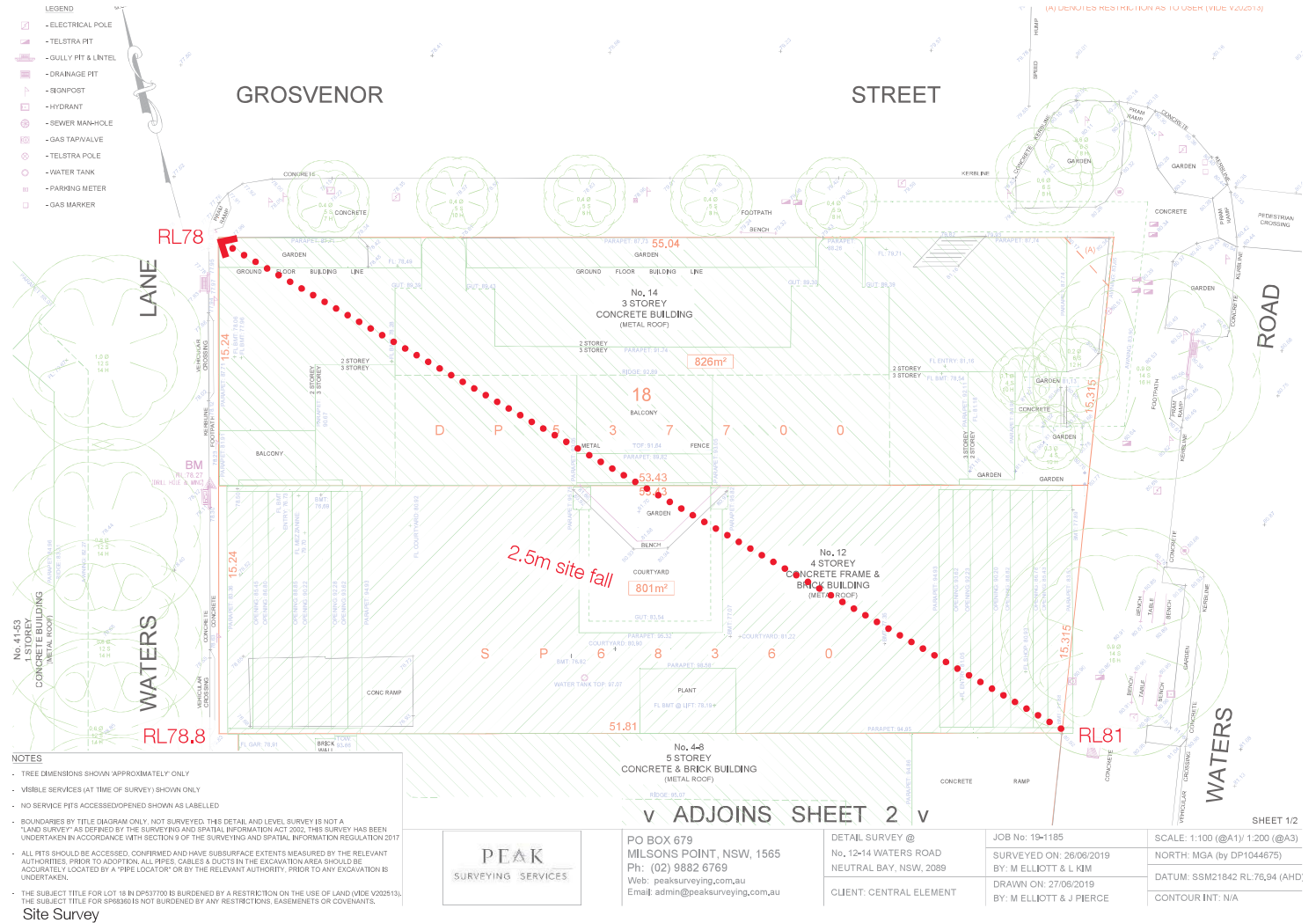
2.10 Site Context - Character



Site

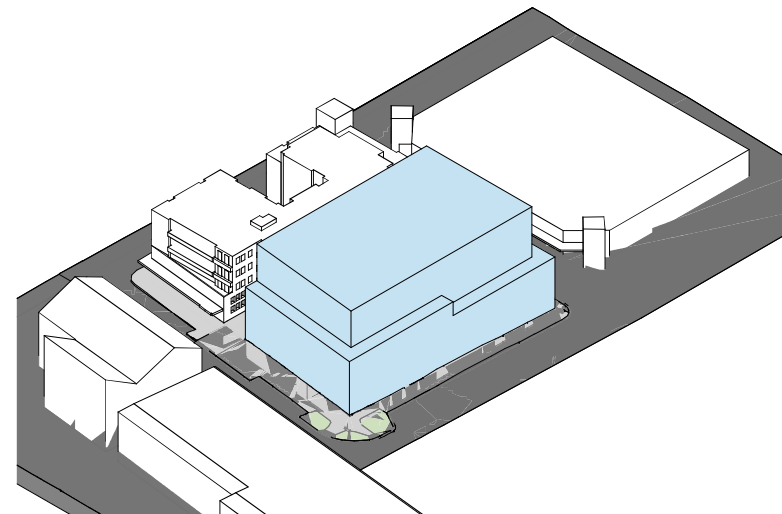
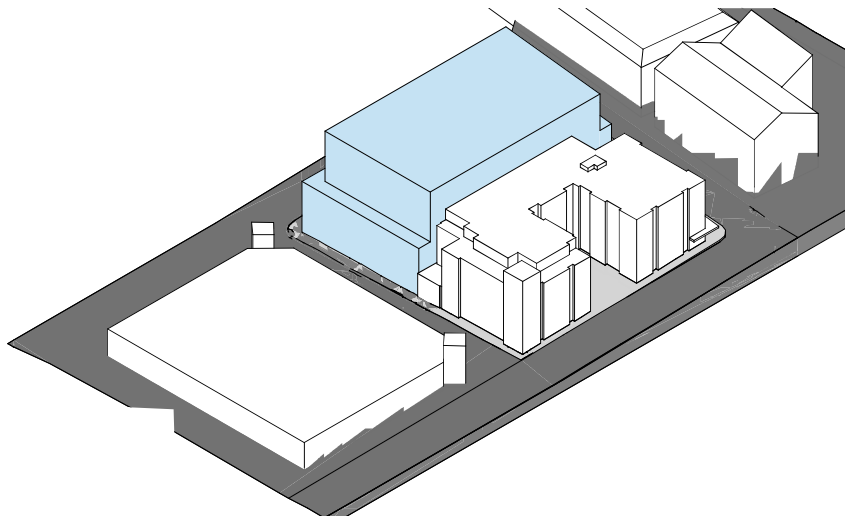
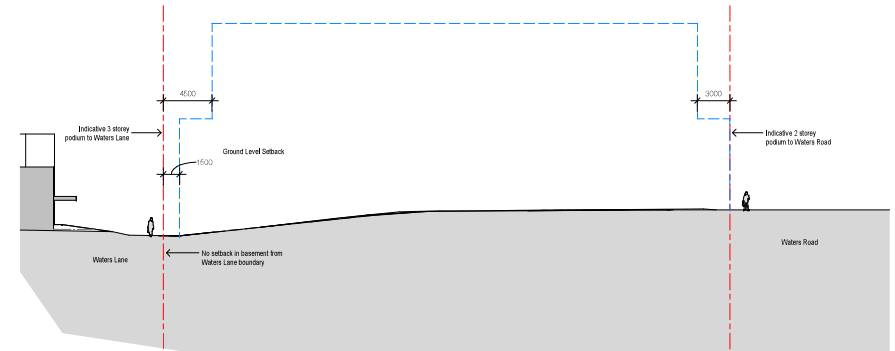
2.11 Site Topography

The site falls from a high point on Waters Road, down to the low point on Waters Lane. There is an approximate difference in levels of 3m.



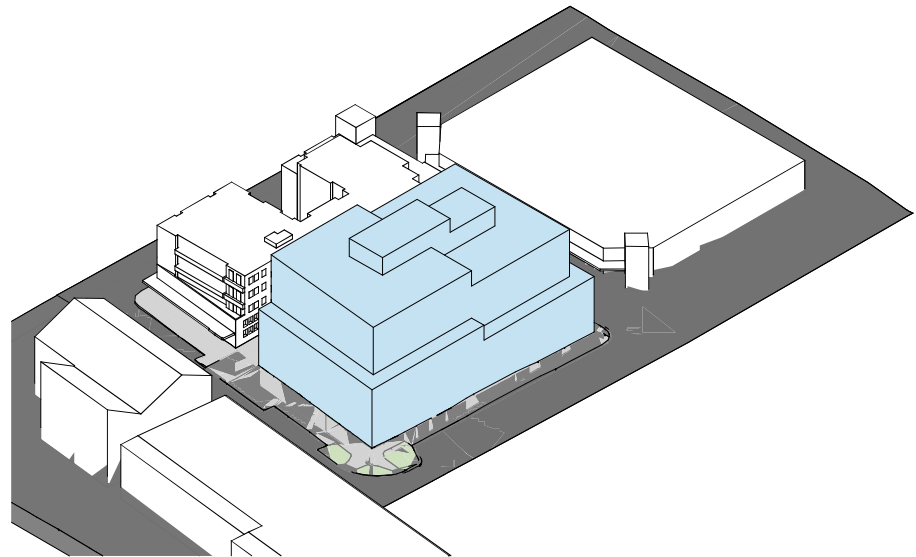
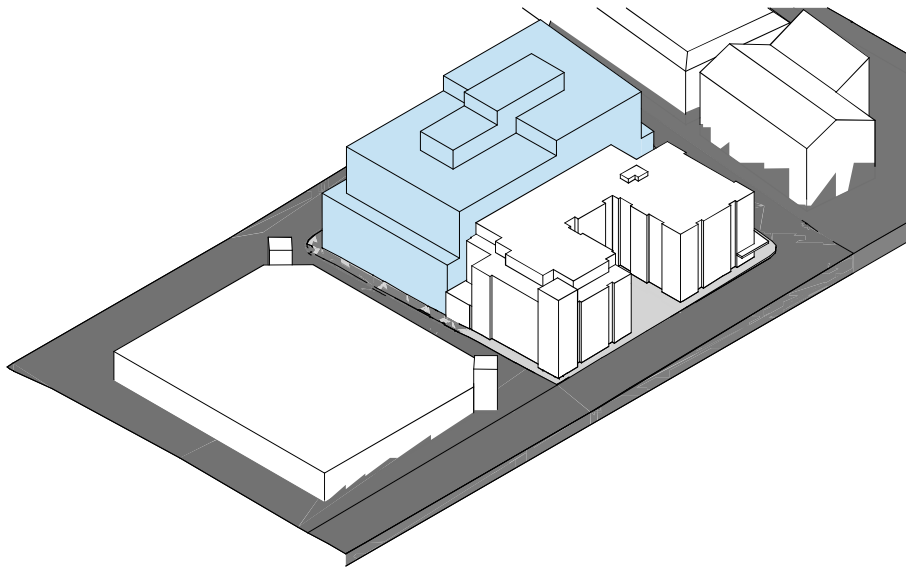
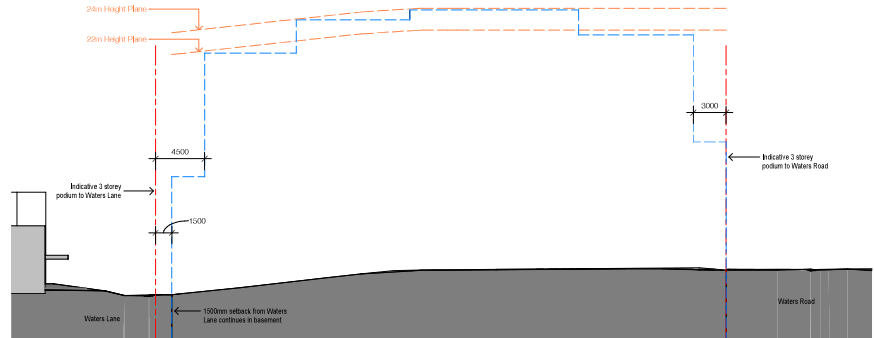
2.12 Envelope - Approved Envelope of DA

The DA approved envelope of DA 92/21/4 includes a 0m southern setback, a 0m podium setback to Waters Road, 1.5m podium setback to Waters Lane, and 3m upper floor setbacks excluding southern boundary.



2.13 Envelope - Proposed Amending Development Application

The built form is consistent with setbacks of the Approved DA 92/21 with proposed height for residential dwellings below 22m and rooftop open space and facilities below 24m.



Ideas + Themes

3

Ideas + Themes

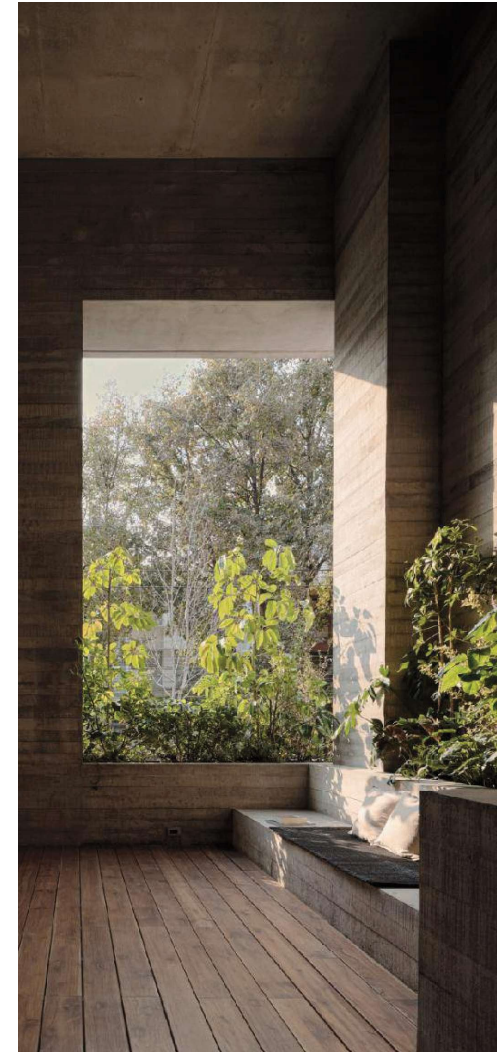
3.1 Grounded Base

Consistent with the Approved DA, the podium is scaled to 3 storeys, with zero setback. This provides an appropriate interface to the public domain and adjacent development.

The podium is proposed as a solid brick element, providing a defined edge to the block and town centre.

The materiality references and interacts with the predominantly brick language of the vernacular residential architecture of the locality.

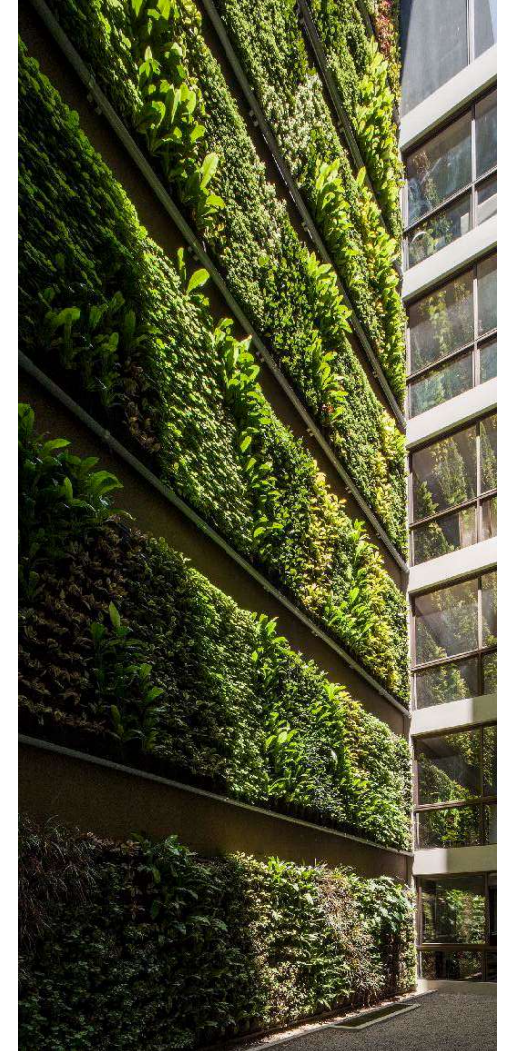
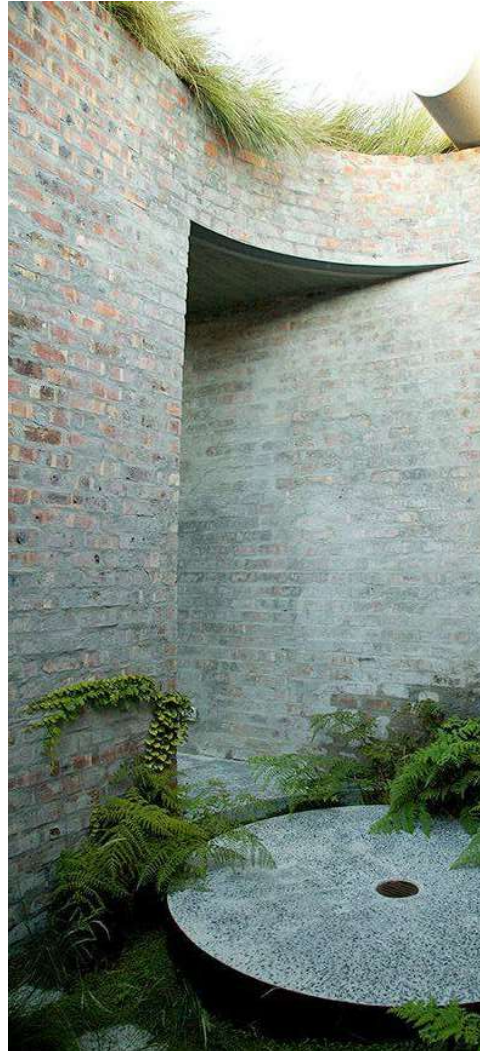
Openings are punctured, providing a series of protected rooms for people in the lower dwellings.



Ideas + Themes

3.2 A Secret Garden

Consistent with the Approved DA, a private courtyard garden, protected and sheltered from the noise and intensity of the town centre urban domain. Verdant, Calm, Peaceful.



Ideas + Themes

3.3 Order + Light Above

Consistent with the Approved DA, the tower is expressed as a 3 storey recessive element floating above the podium, allowing the podium to be the visually dominant element from the public domain.

A refined and elegant framed structure is proposed allowing ample light and amenity to the residential dwellings on the upper floors.

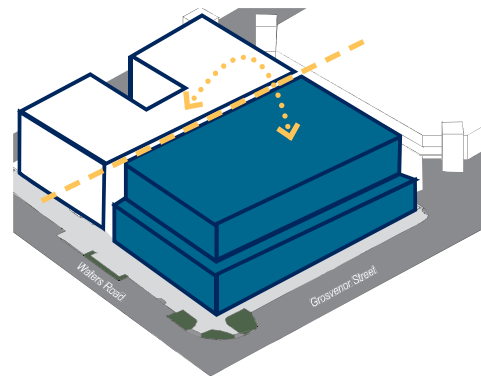


Diagrams

4

Diagrams

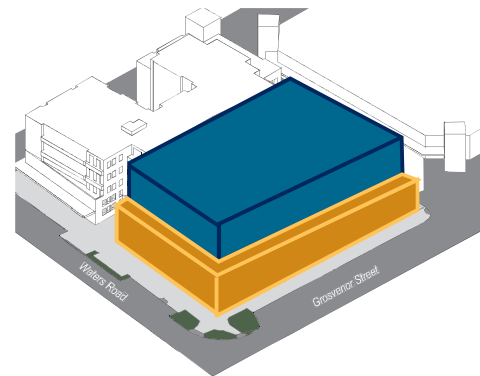
4.1 Urban Design (Consistent with approved DA 92/21/4)



1 - Complete the Block

The site is located at the corner of the town centre and contributes to half a block. It addresses Waters Road (East), Grosvenor Street (North) and Waters Lane (West).

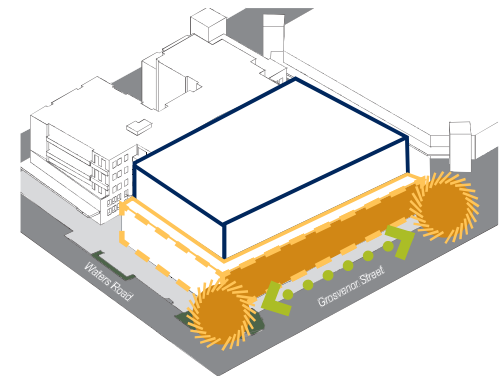
The proposal seeks to complete the block structure with a 'solid' form, thereby re-reinforcing the corner of the town centre.



2 - A Podium + Tower

The built form is expressed with a podium and upper form, responding to its context, both current and potential future (as outlined in the Military Road Corridor Planning Study).

The podium is scaled to 3 storeys, with a zero setback, the upper form is a 3 storey recessive element.



3 - Activate the Public Domain

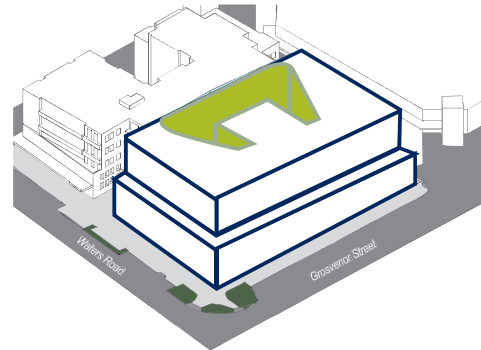
Public domain activation is created with retail frontages anchored at the corners of Waters Lane and Waters Road. Fine grain retail runs the length of Grosvenor Street.

The carpark entry and loading dock are split across Waters Road and Waters Lane in order to allow the key frontages to have sufficient length to function effectively.

A large basement level retail space is added, accessed from the Waters Lane retail space. This provides critical mass to the retail offering at the edge of the town centre.

Diagrams

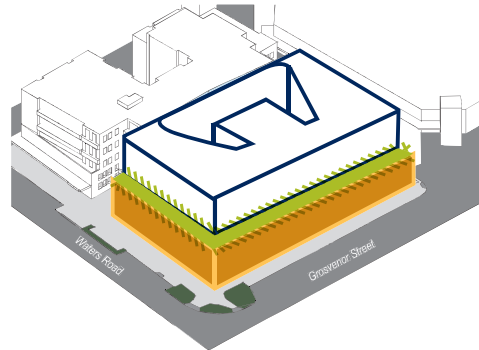
4.2 Architecture (Consistent with approved DA 92/21/4)



1 - Sculpt a Courtyard

At the centre of the site a courtyard is carved, linking the 2 parts of the building together. The geometry of the courtyard promotes amenity to the apartments, amenity to the lobbies and establishes visual separation sightlines.

The courtyard becomes a private garden, protected and sheltered from the noise and intensity of the town centre urban domain.

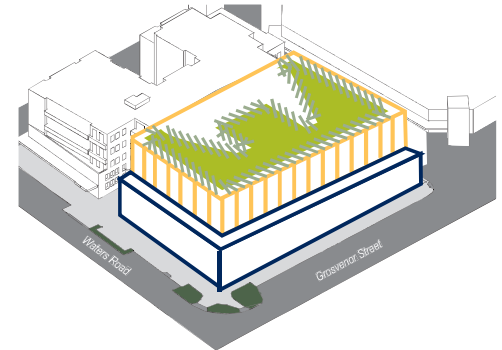


2 - Podium Expression

The podium is scaled to 3 storeys, with a zero setback, providing an edge and interface between the development and public domain.

The podium is proposed as a solid brick element, providing a strong edge to the block and town centre. It references and interacts with the predominantly brick language of the vernacular residential architecture of the locality.

Moments of landscape are integrated on top and within the podium.



3 - Upper Expression

The upper form is expressed as a 3 storey recessive element floating above the podium, allowing the podium to be the visually important element from the public domain.

A refined and elegant framed structure is proposed allowing ample light and amenity to the residential dwellings on the upper floors.

On the roof a large green communal open space is proposed.

Proposed Scheme

5

Proposed Scheme

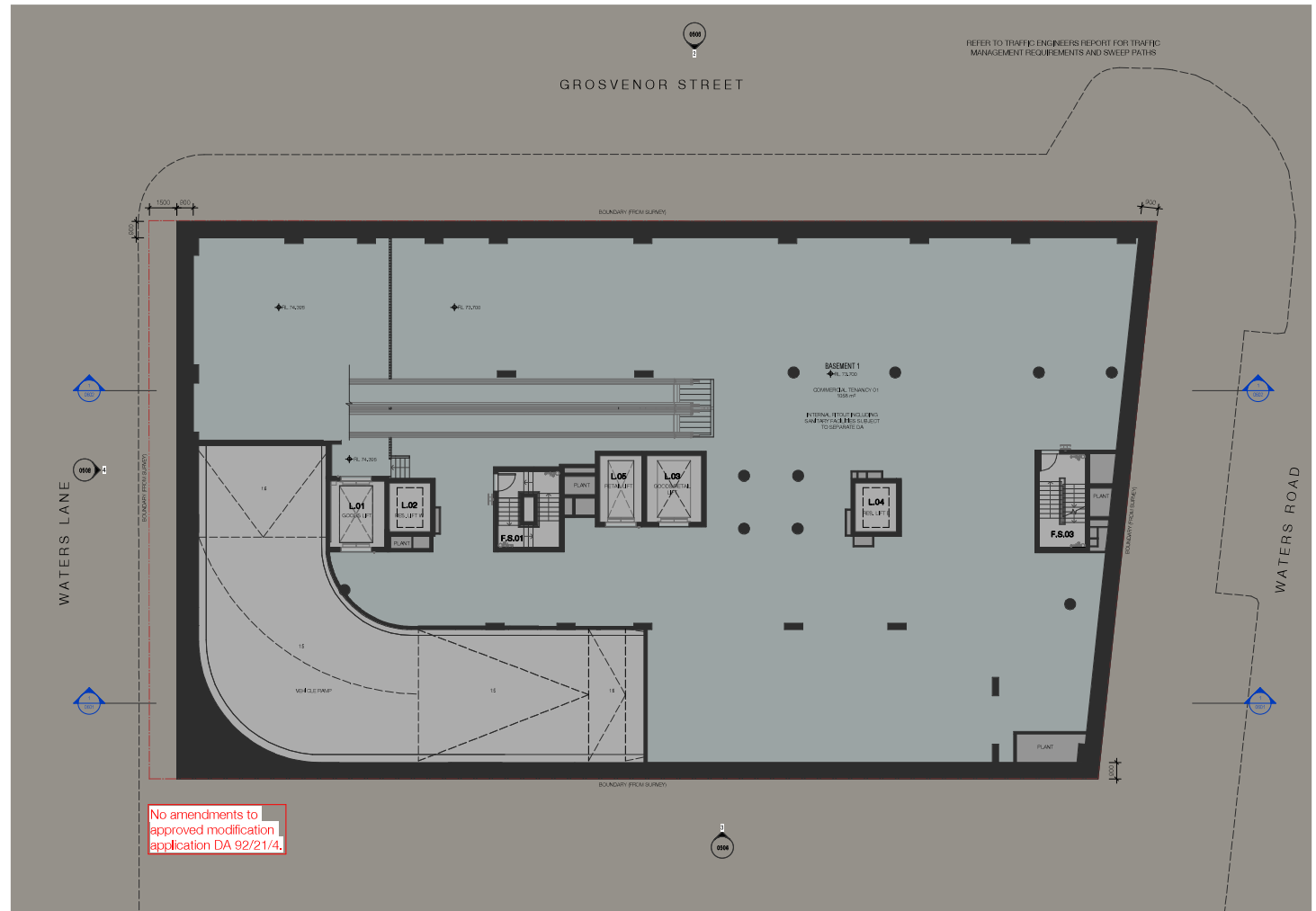


Proposed Scheme

5.1 Basement 1 Plan

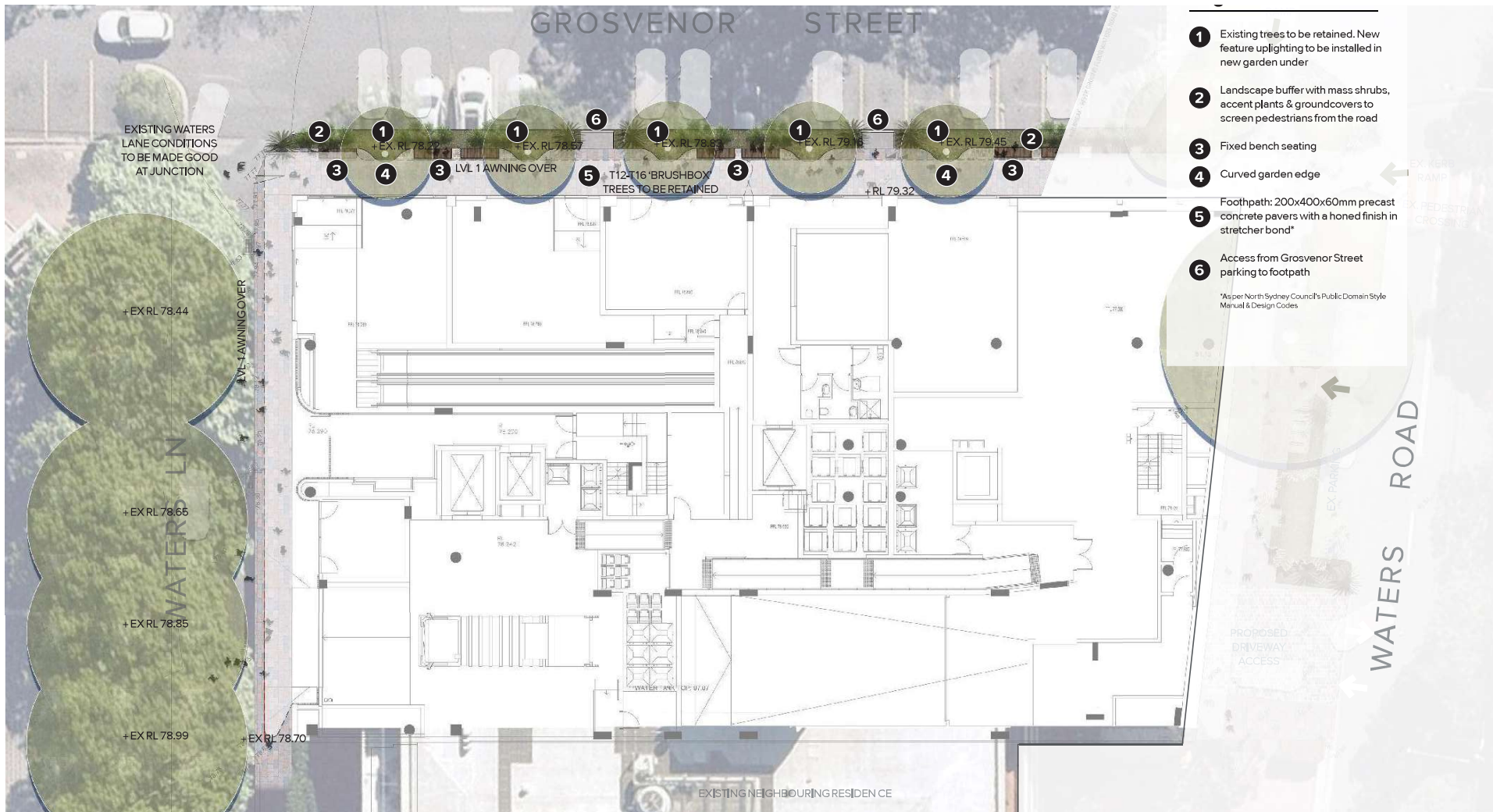
Basement 1 Layout

The Basement 1 level layout is consistent with approved DA92/21/4. No changes were made in this application



Proposed Scheme

5.4 Public Domain Concept - Waters Lane & Grosvenor Street



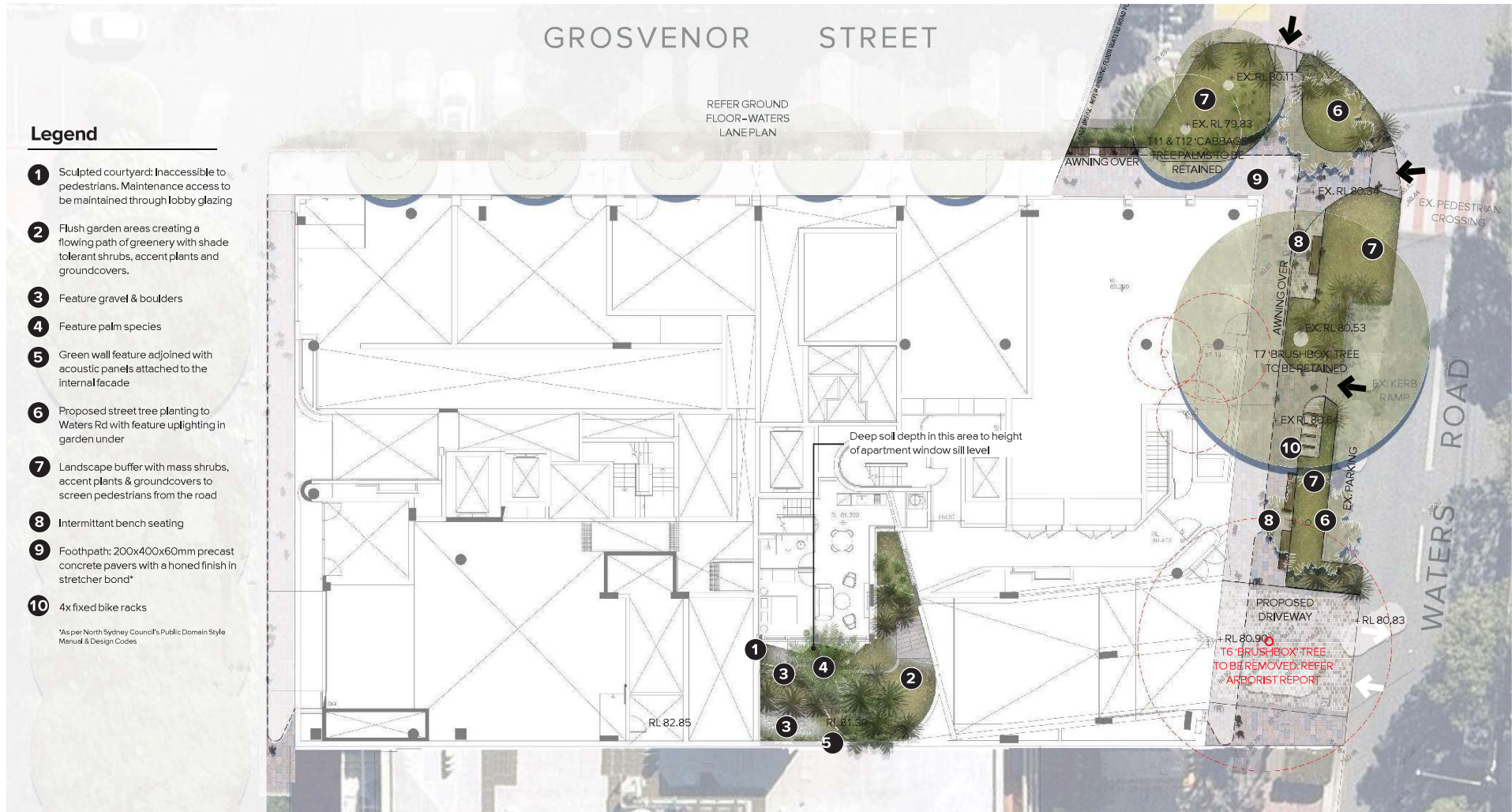
- 1** Existing trees to be retained. New feature uplighting to be installed in new garden under
- 2** Landscape buffer with mass shrubs, accent plants & groundcovers to screen pedestrians from the road
- 3** Fixed bench seating
- 4** Curved garden edge
- 5** Footpath: 200x400x60mm precast concrete pavers with a honed finish in stretcher bond*
- 6** Access from Grosvenor Street parking to footpath

*As per North Sydney Council's Public Domain Style Manual & Design Codes

Source: Arcadia Design Report

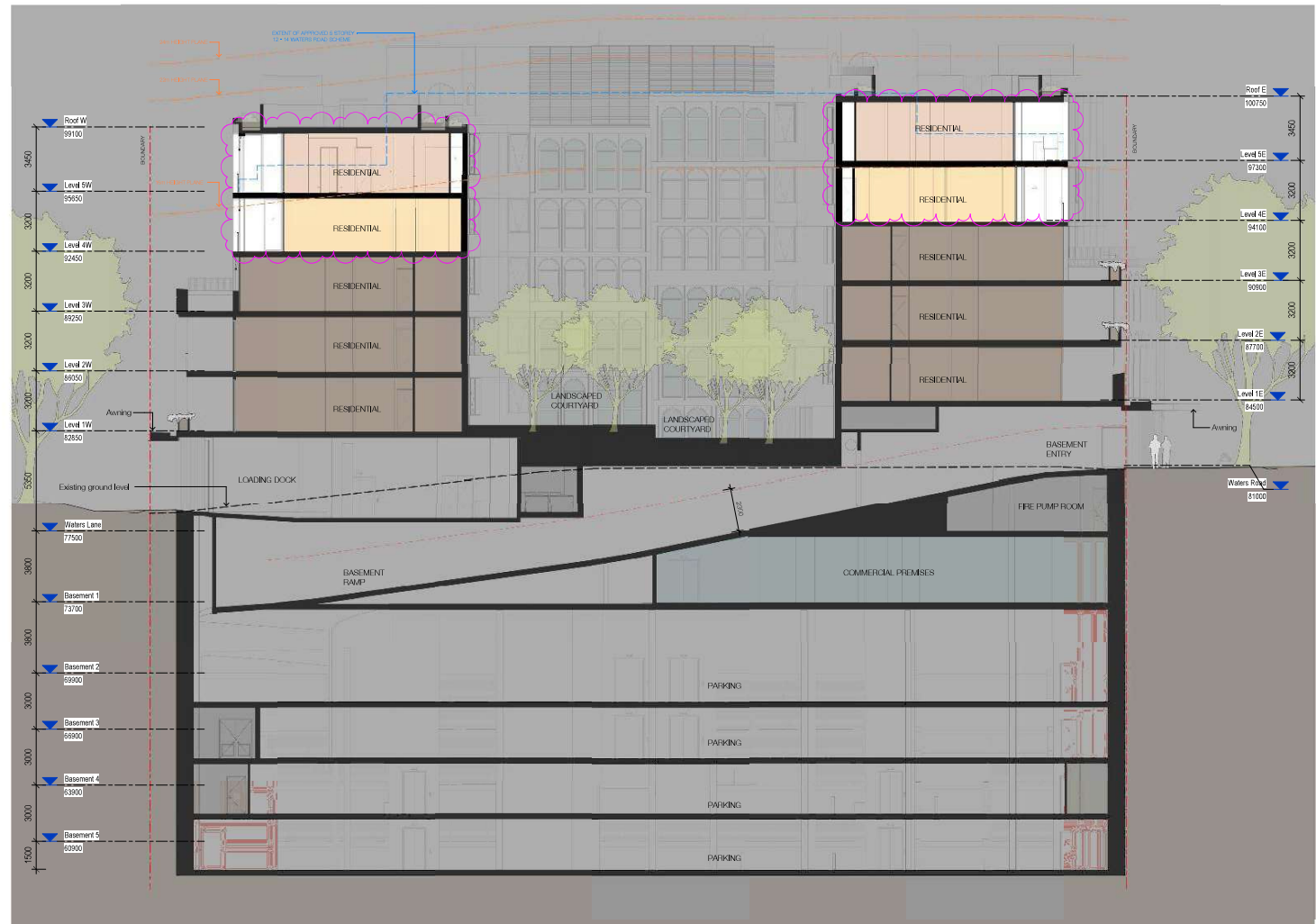
Proposed Scheme

5.5 Public Domain Concept - Waters Road



Source: Arcadia Design Report

Proposed Scheme

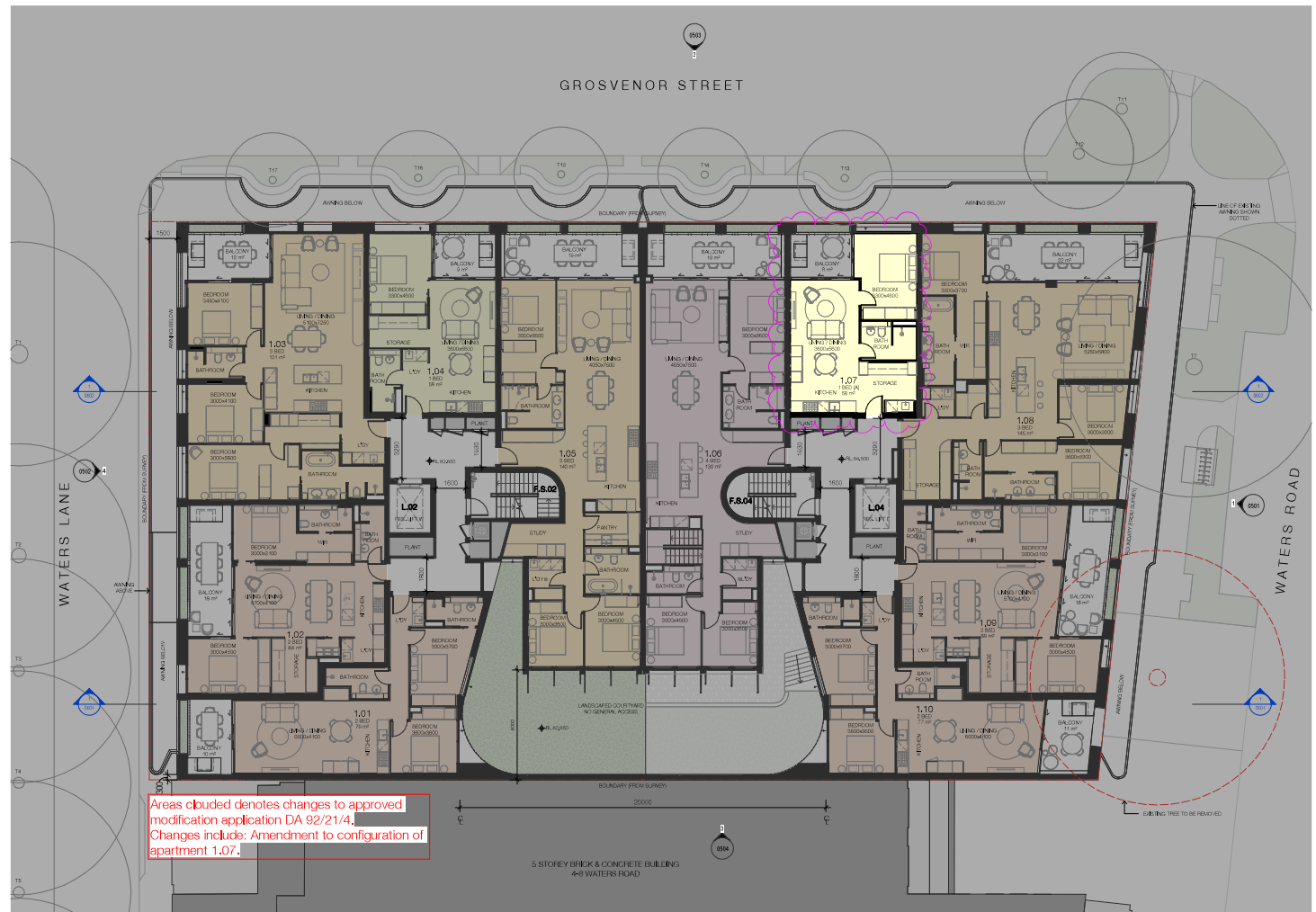


Proposed Scheme

5.6 Level 1 Plan

Level 1 Layout

The Level 1 layout is consistent with approved DA92/21/4. Noting alterations to adaptable housing allocation.

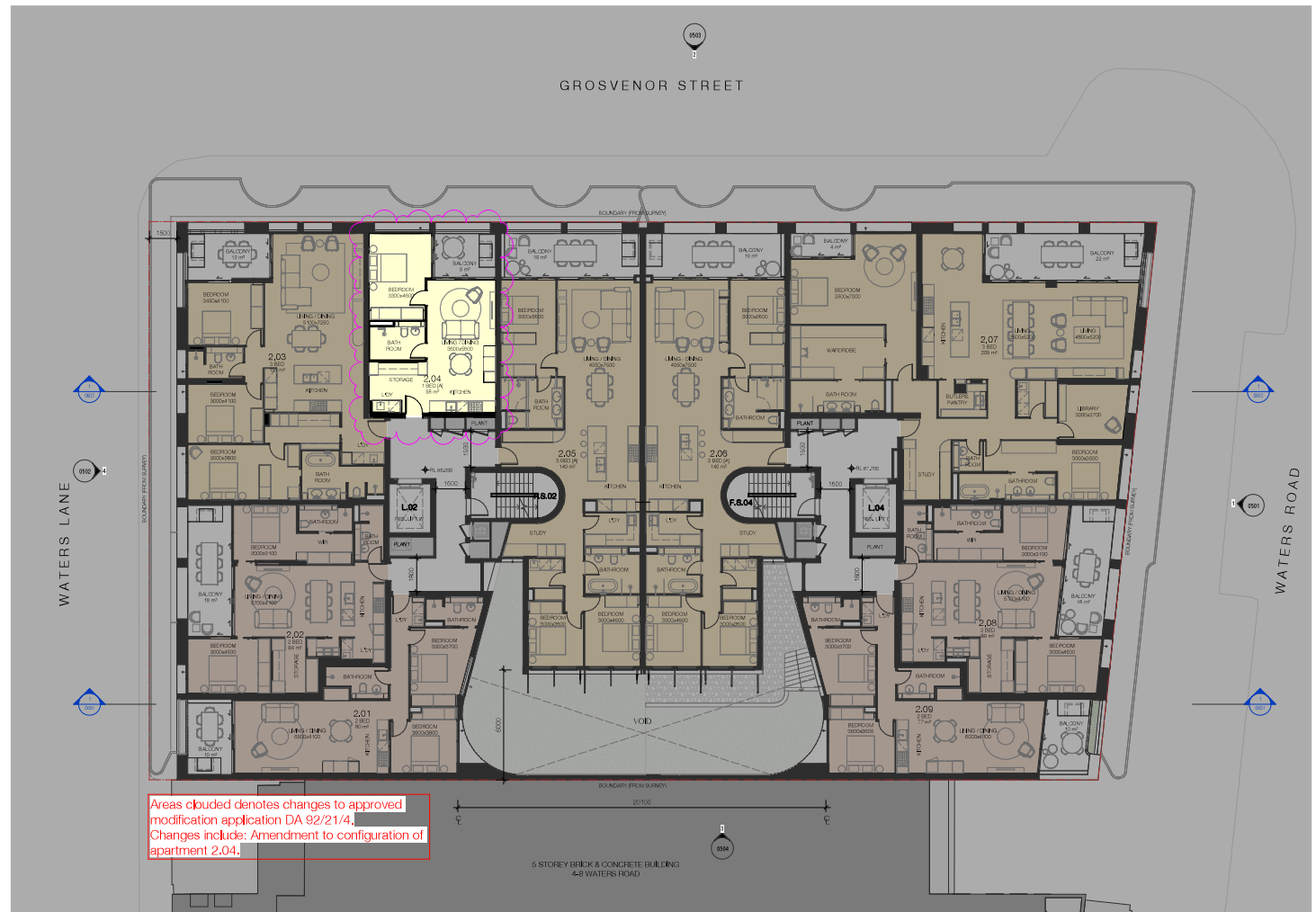


Proposed Scheme

5.7 Level 2 Plan

Level 2 Layout

The Level 2 layout is consistent with approved DA92/21/4. Noting alterations to adaptable housing allocation.

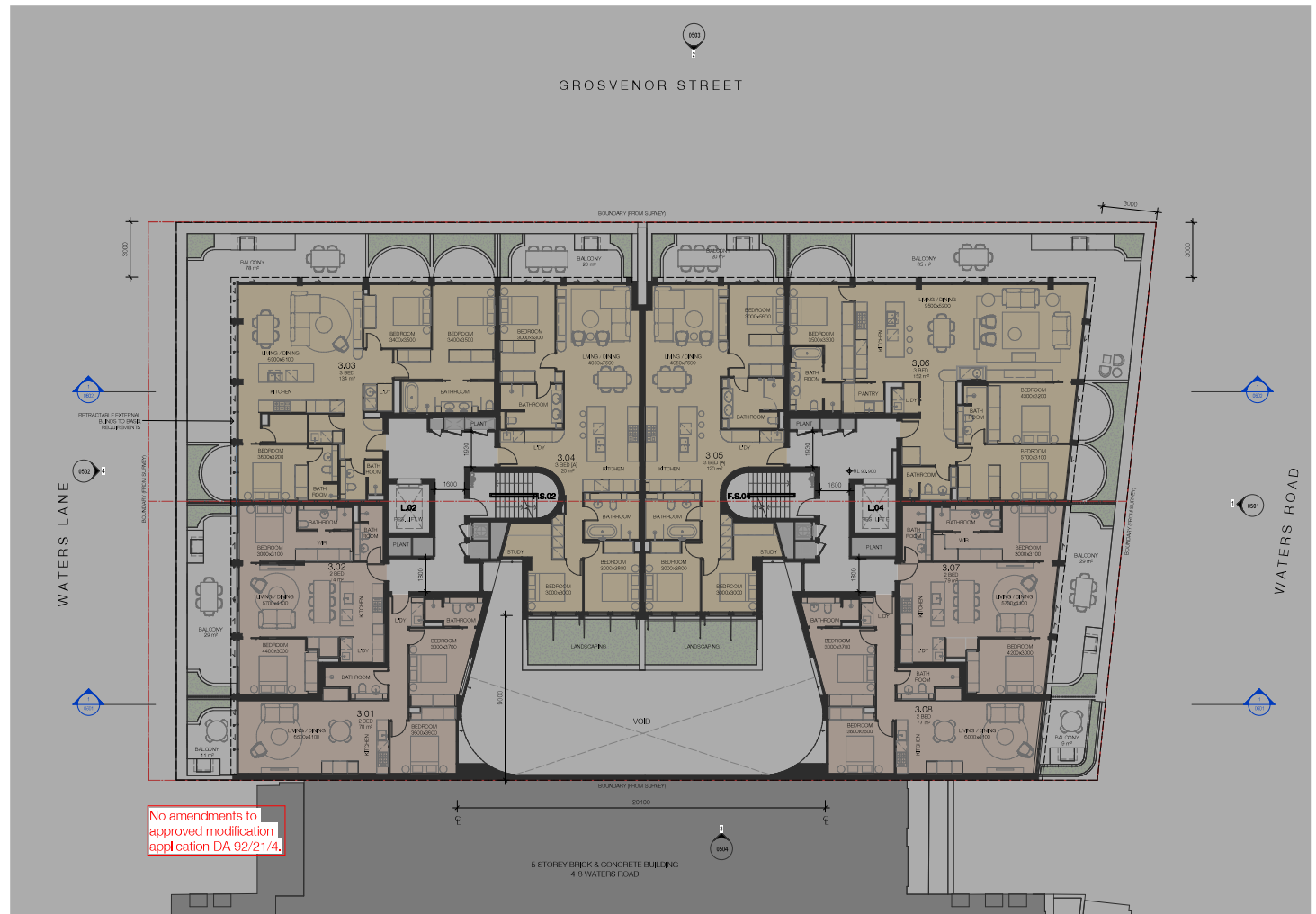


Proposed Scheme

5.8 Level 3 Plan

Level 3 Layout

The Level 3 layout is consistent with approved DA92/21/4. No changes were made in this application

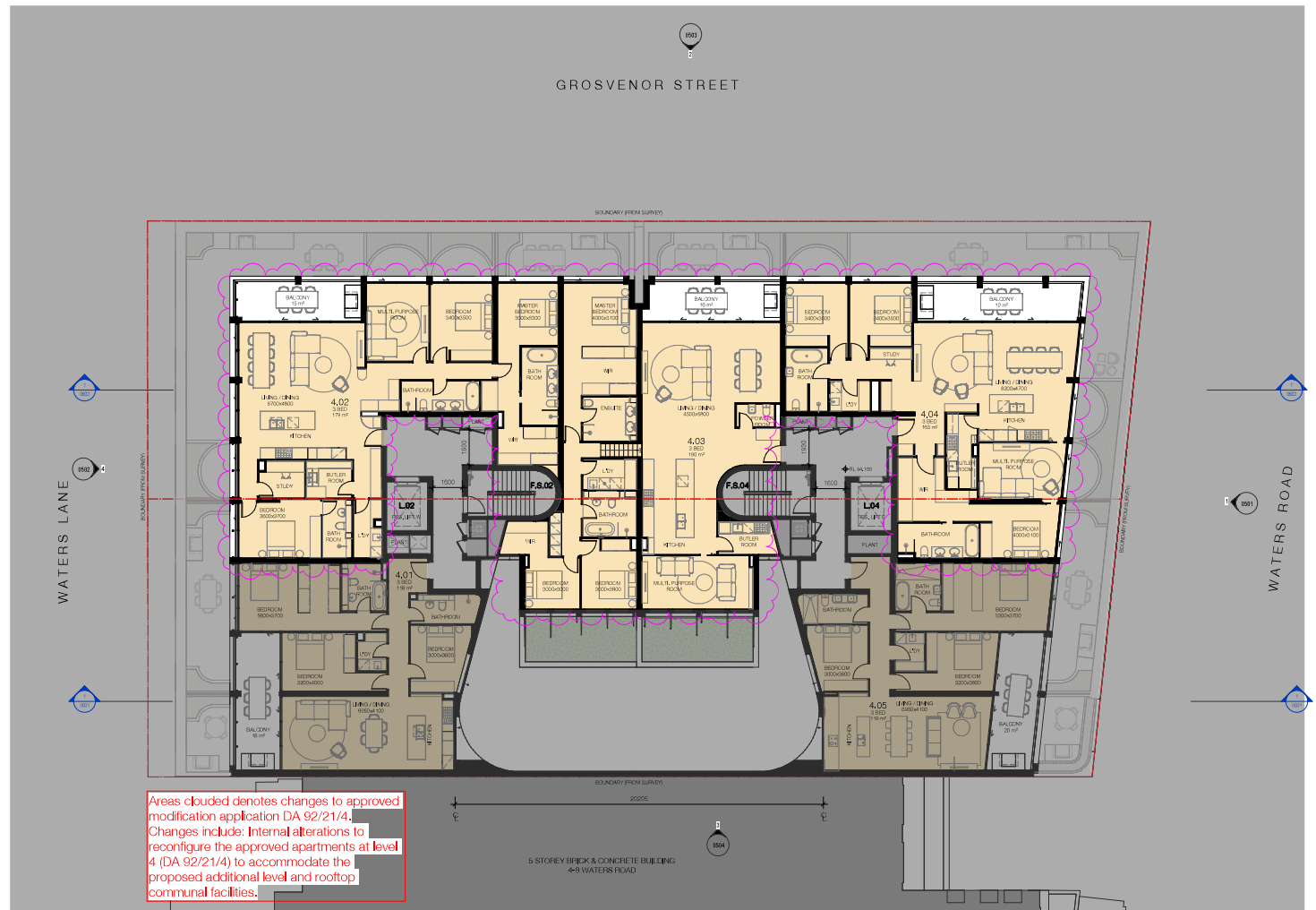


Proposed Scheme

5.9 Level 4 Plan

Level 4 Layout

Clouded areas indicates amalgamated apartment and internal layout changes required to accommodate services coordination of approved DA scheme.

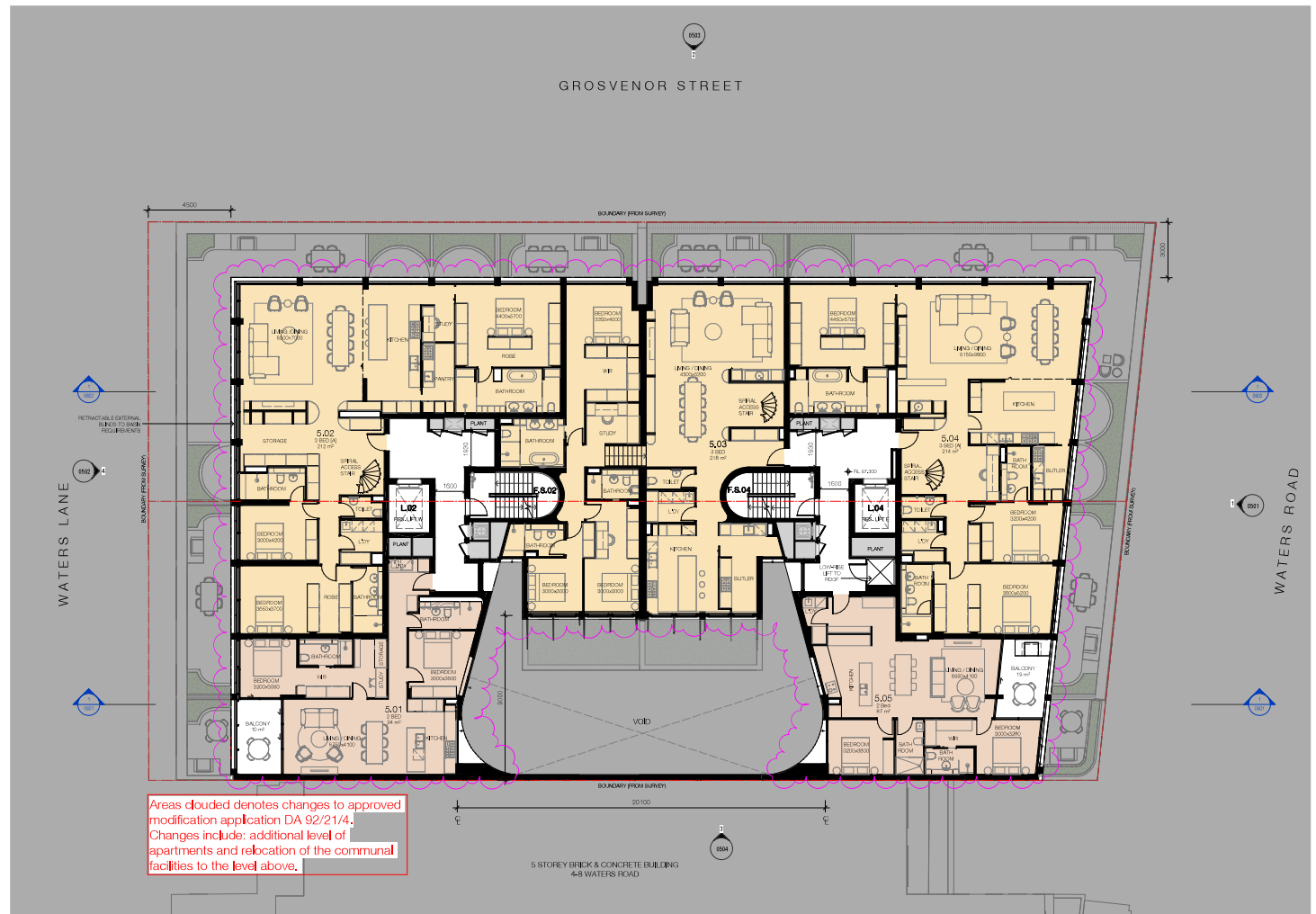


Proposed Scheme

5.10 Level 5 Plan

Level 5 Layout

Additional level of apartments proposed with height of building below 22m. Communal facilities relocated to level above.

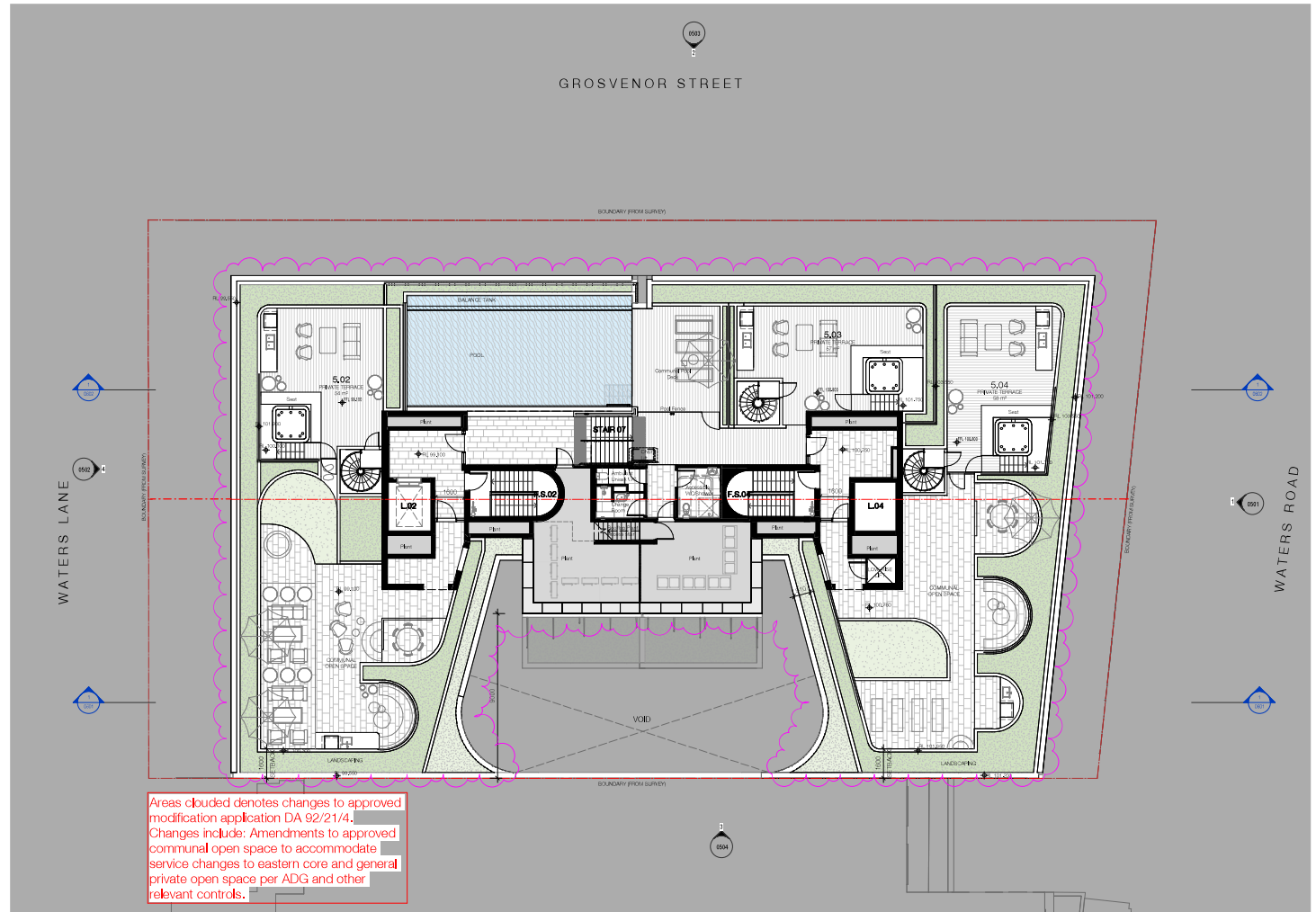


Proposed Scheme

5.11 Roof Plan

Rooftop

Rooftop level has been amended to comply with 24m height per Gateway Determination. Amendments were required for lift services and private open spaces for apartments on level 5.



Proposed Scheme

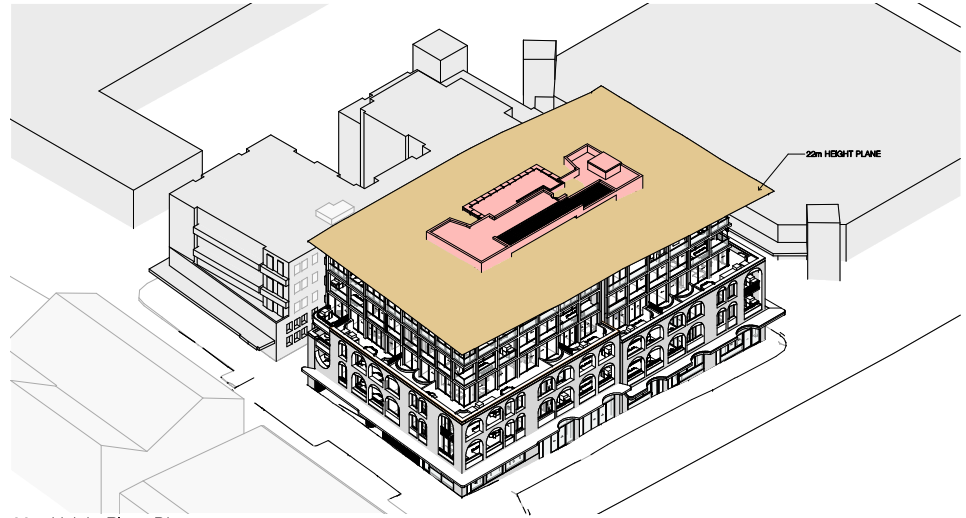


Analysis

6.1 Height - Proposed

The proposed height is consistent with Gateway Determination and Planning Proposal due to be publicly exhibited in January 2023 with proposed building height of 22m and a site specific clause for additional 2m in height (24m) for community facilities, plant and vertical circulation.

The proposal has been designed with all built form for residential use below 22m. Massing above the 22m height plane relates to services above the core and is not visible from the street as highlighted in the Visual Impact Assessment submitted with this Amending Development Application.



22m Height Plane Diagram



24m Height Plane Diagram

LEGEND
■ LEP Height Plane
■ Proposed building above Height Plane

Analysis

6.2 Apartment Amenity - Proposed

Solar Access

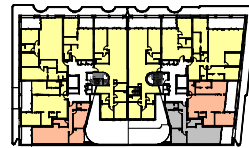
27 of the 37 apartments have access to a minimum 2 hours of direct solar access in midwinter.

Solar Compliance

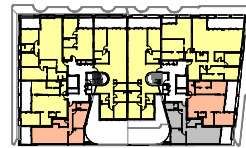
73% (27/37 apts) have solar access
5% (2/37 apts) have less than 15mins

Cross Ventilation

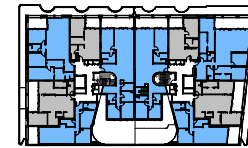
28 of the 37 apartments are provided with natural cross ventilation
76% (28/37 apts) have cross ventilation



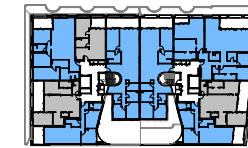
Solar - Level 1



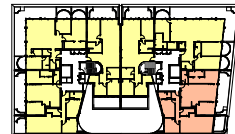
Solar - Level 2



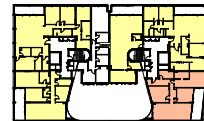
Cross Ventilation - Level 1



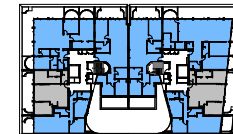
Cross Ventilation - Level 2



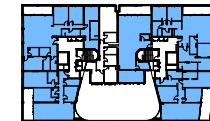
Solar - Level 3



Solar - Level 4



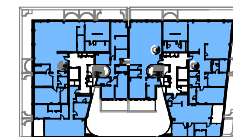
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



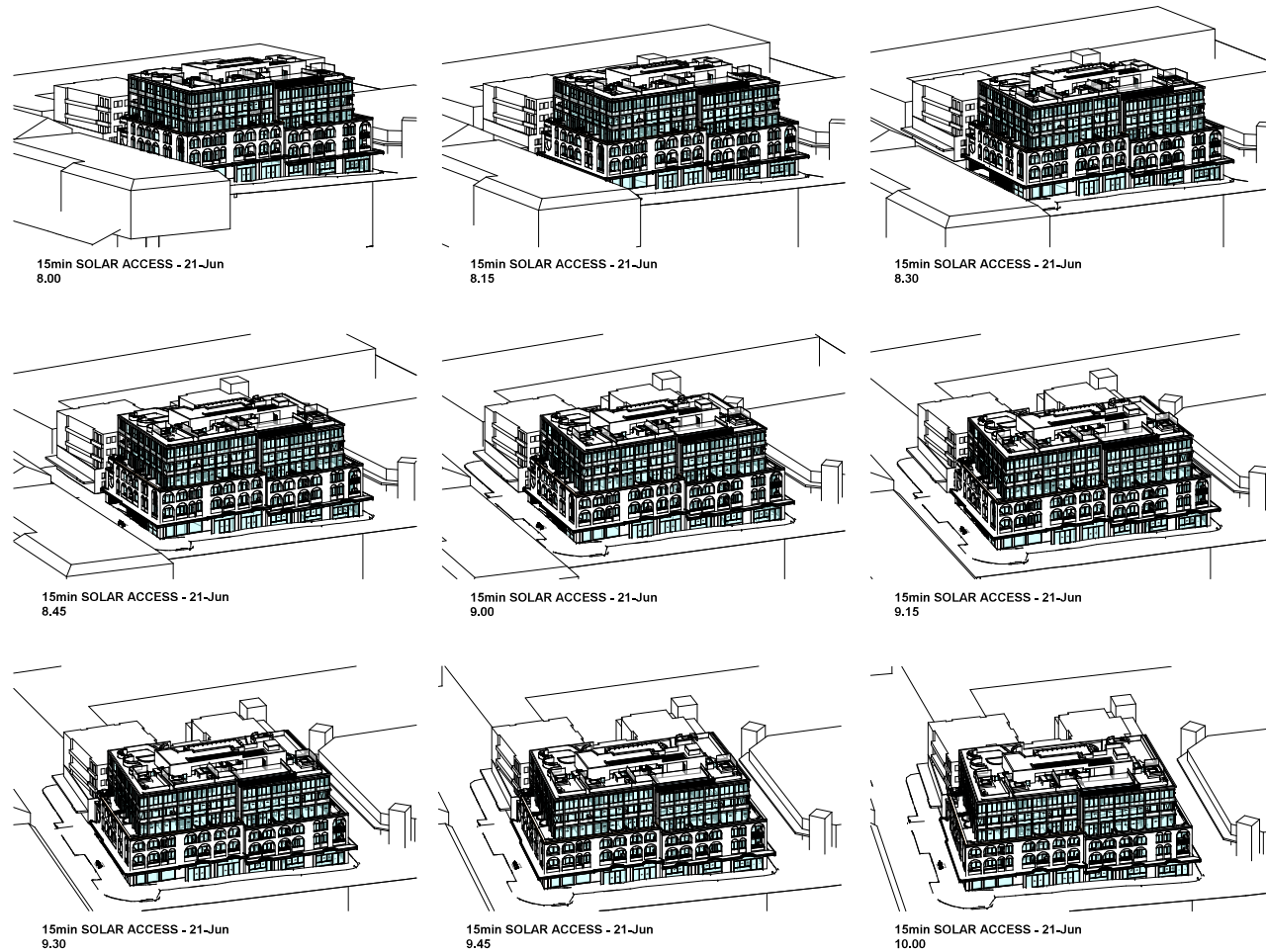
Cross Ventilation - Level 5

| Solar | | |
|----------|-----------------|--------------------|
| 2 HOURS+ | 15 MINS - 2 HRS | NO DIRECT SUNLIGHT |
| 27 | 2 | 8 |
| 73% | 5% | 22% |
| 27 | 2 | 8 |
| 73% | 5% | 22% |

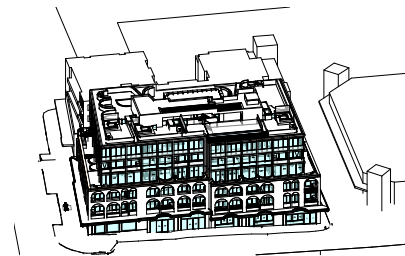
NOTE: Units indicated above as 'No Direct Sunlight' are capable of receiving direct sunlight to private open spaces.

| Cross Vent | | |
|---------------|--------|------------|
| Cross Vent | Number | Percentage |
| COMPLIANT | 28 | 76% |
| NON-COMPLIANT | 0 | 0% |
| | 37 | 100% |

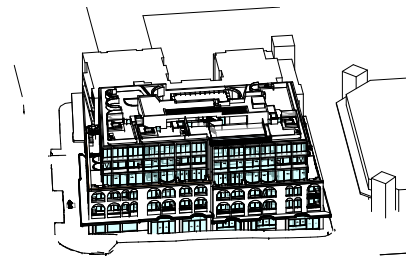
6.3 Solar Access - Proposed



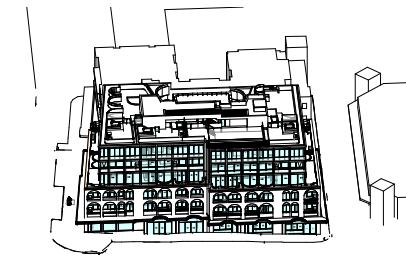
Solar Access - Proposed



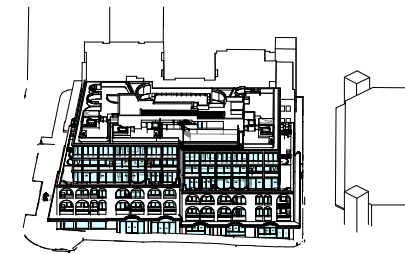
15min SOLAR ACCESS - 21-Jun
10,15



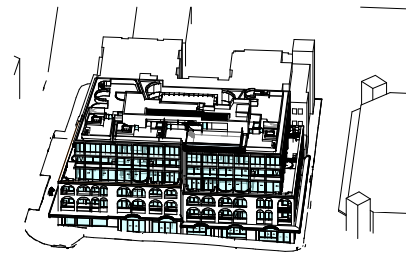
15min SOLAR ACCESS - 21-Jun
10,30



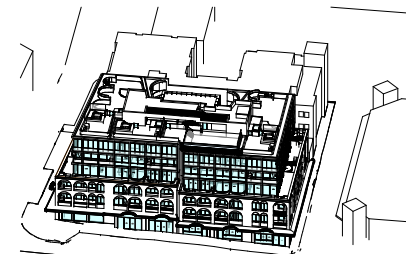
15min SOLAR ACCESS - 21-Jun
10,45



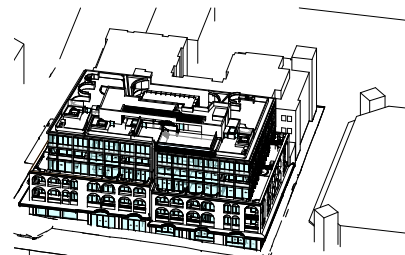
15min SOLAR ACCESS - 21-Jun
11,00



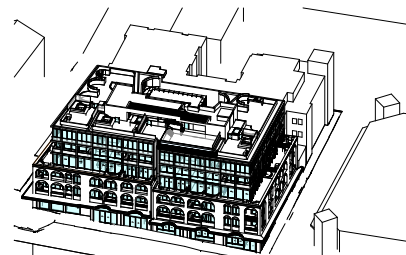
15min SOLAR ACCESS - 21-Jun
11,15



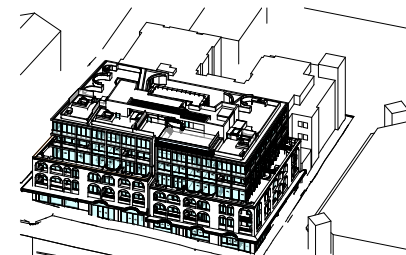
15min SOLAR ACCESS - 21-Jun
11,30



15min SOLAR ACCESS - 21-Jun
11,45



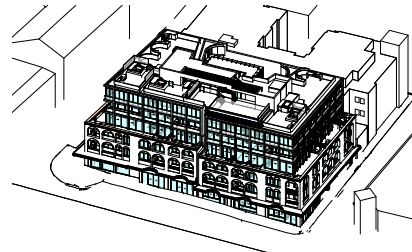
15min SOLAR ACCESS - 21-Jun
12,00



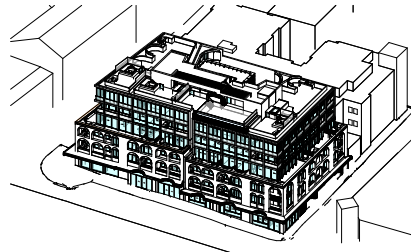
15min SOLAR ACCESS - 21-Jun
12,15

Analysis

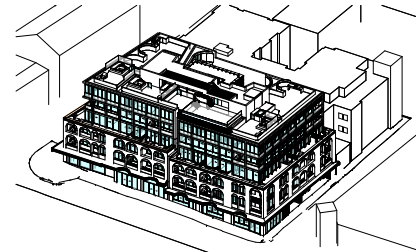
Solar Access - Proposed



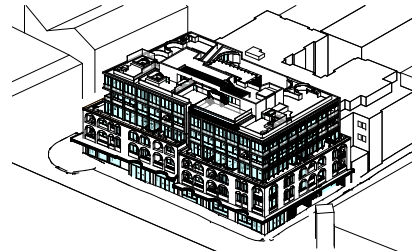
15min SOLAR ACCESS - 21-Jun
12.30



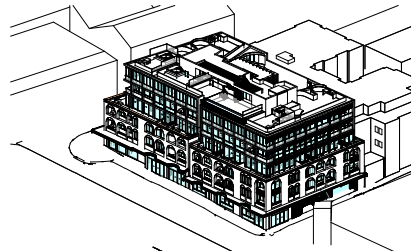
15min SOLAR ACCESS - 21-Jun
12.45



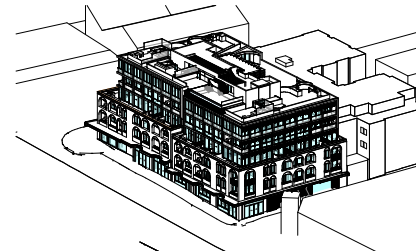
15min SOLAR ACCESS - 21-Jun
13.00



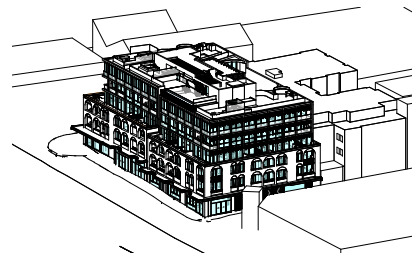
30min SOLAR ACCESS - 21-Jun
13.30



30min SOLAR ACCESS - 21-Jun
14.00

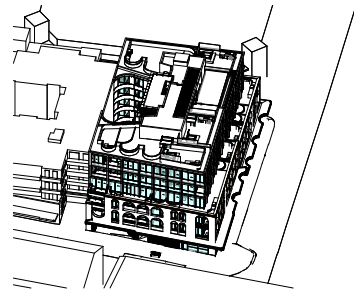


30min SOLAR ACCESS - 21-Jun
14.30

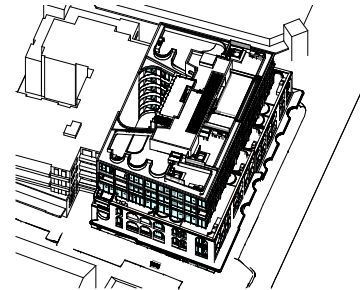


30min SOLAR ACCESS - 21-Jun
15.00

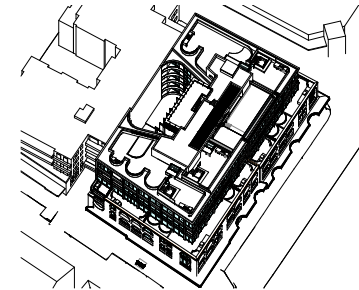
Solar Access - Proposed



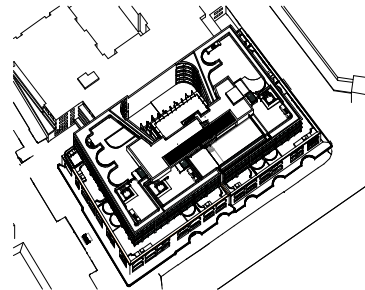
SOLAR ACCESS -
21-Dec-18-8.00



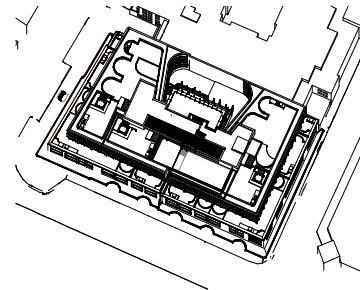
SOLAR ACCESS -
21-Dec-18-9.00



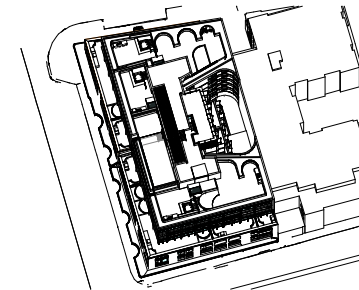
SOLAR ACCESS -
21-Dec-18-10.00



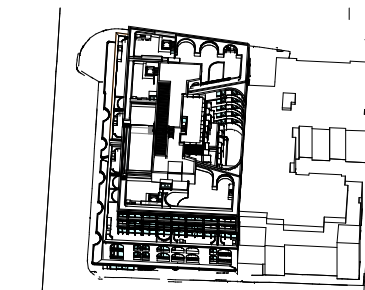
SOLAR ACCESS -
21-Dec-18-11.00



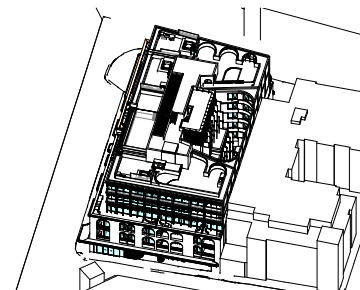
SOLAR ACCESS -
21-Dec-18-12.00



SOLAR ACCESS -
21-Dec-18-13.00



SOLAR ACCESS -
21-Dec-18-14.00



SOLAR ACCESS -
21-Dec-18-15.00

Analysis

6.4 Solar Access - 4-8 Waters Road

- **Neighbouring development**

4-8 Waters Road is located to the South of the subject site. At the North-East corner of 4-8 Waters Road the built form steps in and introduces windows that face the common side boundary. Any future development will overshadow these windows due to their orientation towards the side boundary.

In this instance overshadowing of the Southern neighbour is reasonable for the following reasons;

_The DCP and LEP anticipate development consistent with the proposal.

_The development is located within a town centre. The predominant built form typology is zero lot development. A side setback is not consistent with the built form pattern.

_The proposal maintains the 3m above podium setback on Waters Road, as required in the DCP/LEP. This allows solar access to the North East corner of the neighbouring development.

_The side windows are not the primary windows in the room, there are a multiple windows that face Waters Road. Refer plan.

_The overshadowing described will arise from the currently approved DA 92/21. No further impact will be created as a result of the additional level proposed in this Amending DA.

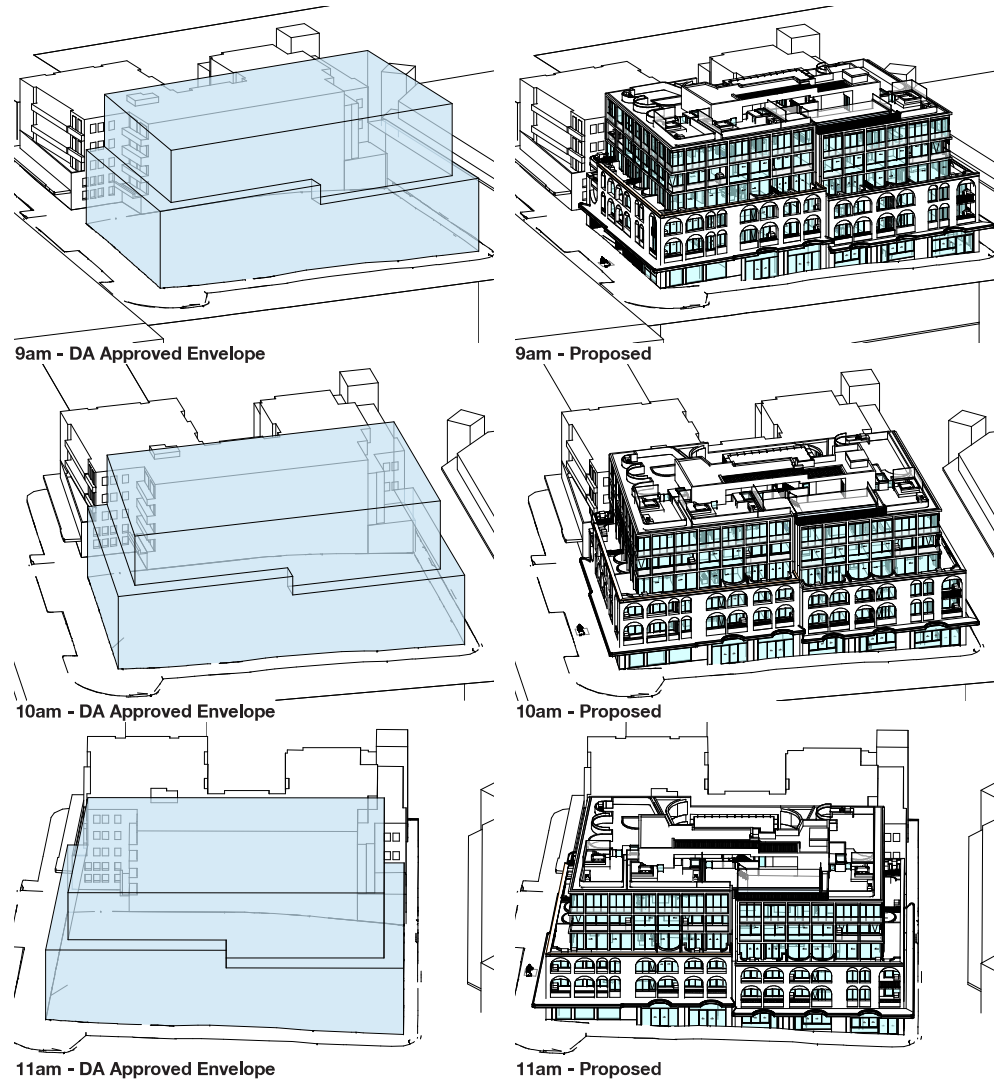


Photo of Existing

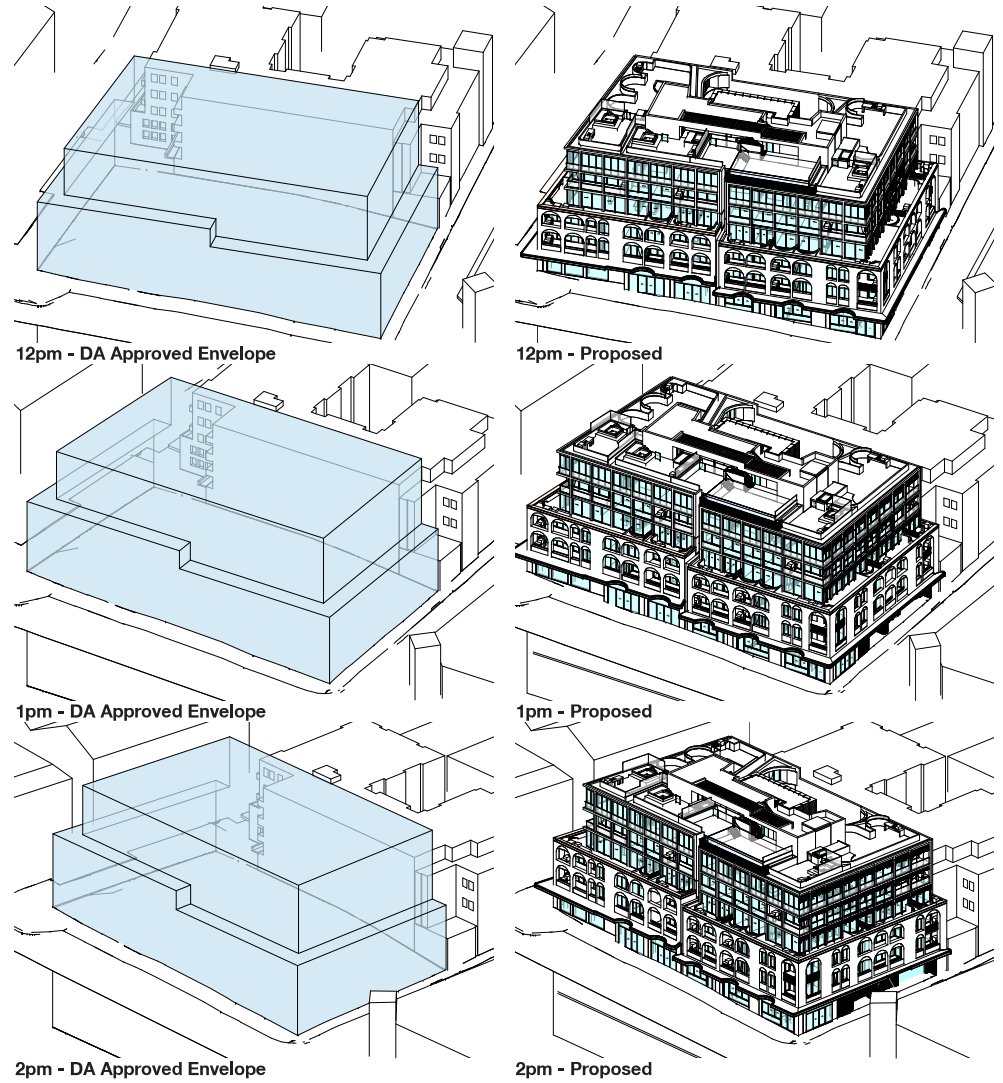


Plan of Existing

6.5 Mid Winter Shadow Comparison

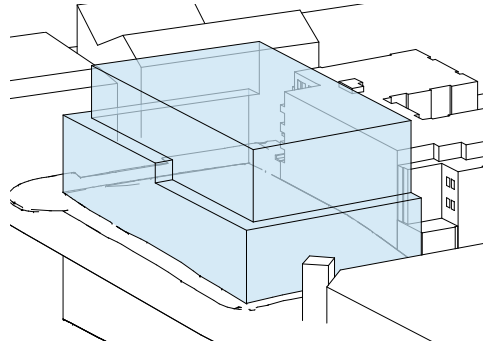


Mid Winter Shadow Comparison

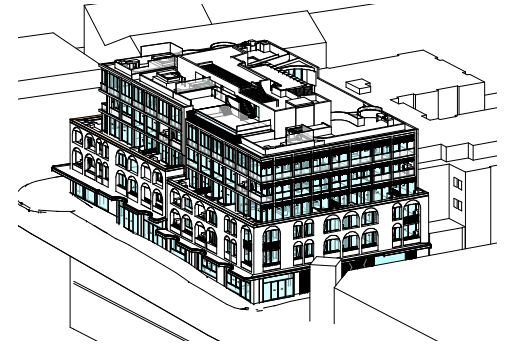


Analysis

Mid Winter Shadow Comparison



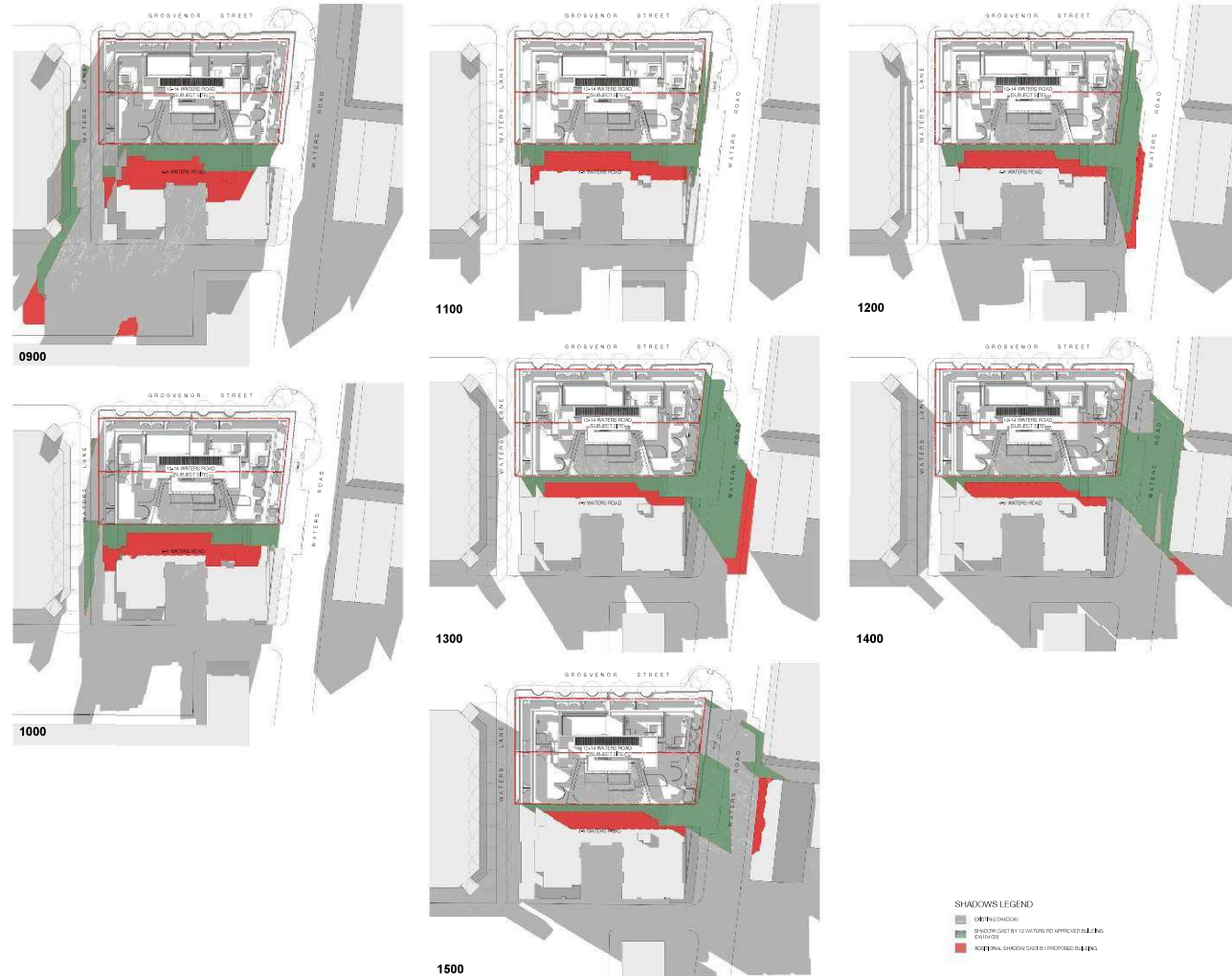
3pm - DA Approved Envelope



3pm - Proposed

Analysis

6.6 Overshadowing

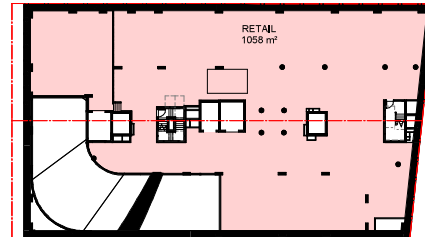


Analysis

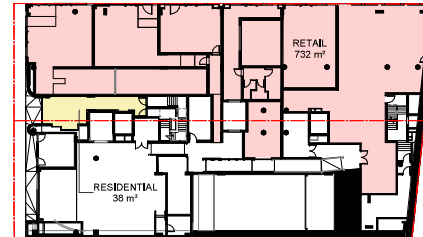
6.7 Area

| Area Schedule (GFA) | |
|-----------------------|---------------------|
| Level | Area |
| RETAIL | |
| Basement 1 | 1058 m ² |
| Waters Lane - Loading | 732 m ² |
| Waters Road | 164 m ² |
| RESIDENTIAL | |
| Waters Lane - Loading | 38 m ² |
| Waters Road | 30 m ² |
| Level 1 | 1115 m ² |
| Level 2 | 1127 m ² |
| Level 3 | 945 m ² |
| Level 4 | 855 m ² |
| Level 5 | 914 m ² |
| Roof E | 48 m ² |
| Total | 5160 m ² |
| Site Area | 1627 m ² |

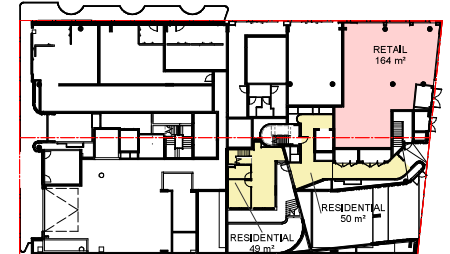
LEGEND
■ Commercial Premises GFA
■ Residential GFA



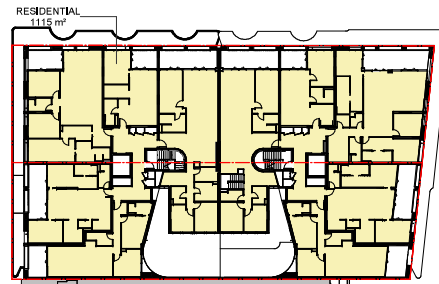
Basement 1



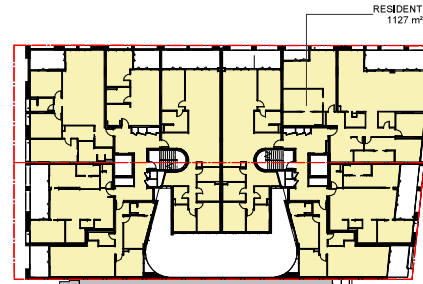
Waters Lane



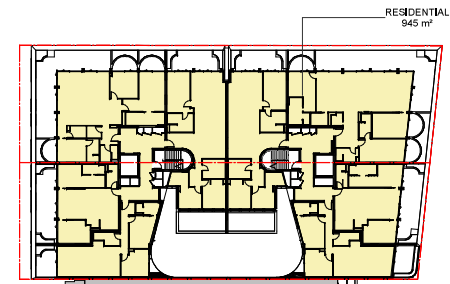
Waters Road



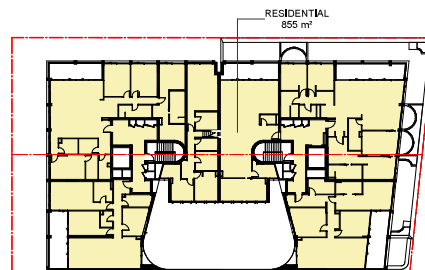
Level 1



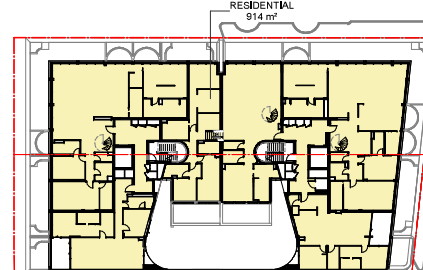
Level 2



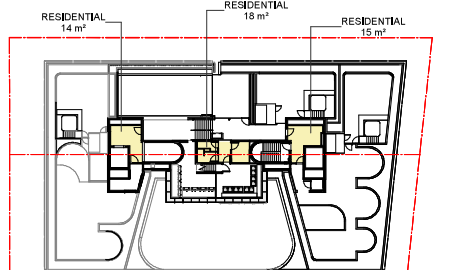
Level 3



Level 4

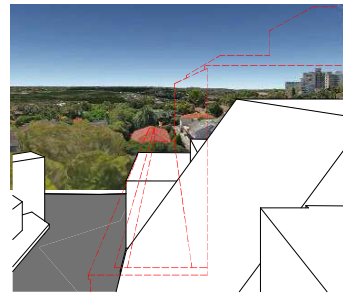


Level 5

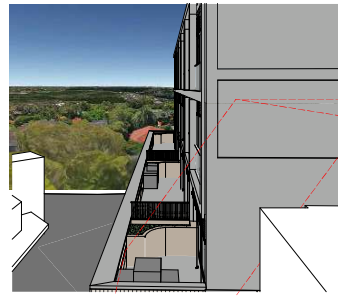


Roof

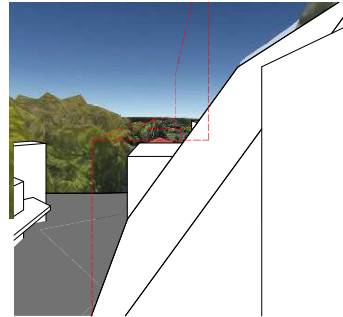
6.8 View Diagrams



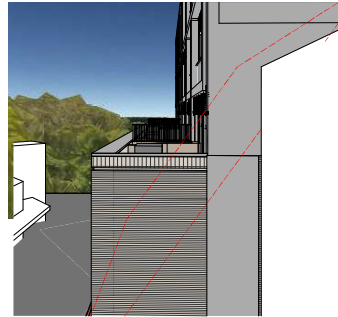
View From Level 5, 4-8 Waters Rd - Existing



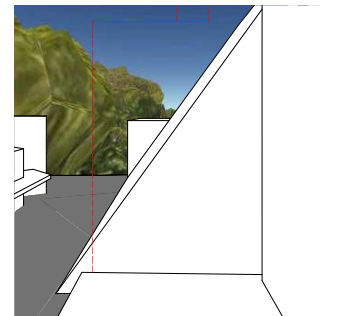
View From Level 5, 4-8 Waters Rd - Proposed



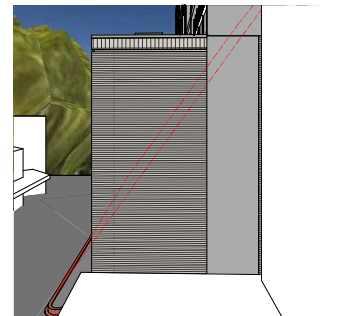
View From Level 4, 4-8 Waters Rd - Existing



View From Level 4, 4-8 Waters Rd - Proposed



View From Level 3, 4-8 Waters Rd - Existing



View From Level 3, 4-8 Waters Rd - Proposed

Materiality

7

Materiality

7.1 Perspective_Waters Road and Grosvenor Street



Materiality

7.2 Facade Materials (Consistent with Approved DA)

1. Face Brick

Face brickwork to the facades.

Material: Long format Brick
Finish: Face finish, no paint.
Colour: Ghost/ Smoke Grey (or similar)
Supplier: Krause Bricks (or similar)

2. Precast Concrete

Precast concrete to the facades.

Material: Precast concrete
Finish: Honed/polished,
Colour: Off White (or similar)

3. Metalwork

Feature metalwork to
_Entry lobbies
_Retail facade glazing
_Awning
_Podium Balustrades

Material: Metalwork
Finish: Brushed metalwork
Colour: Copper Colour Finish



Materiality

Facade Materials (Consistent with Approved DA)

4. Soffit

Brick facade with an expressed edge, shadow line and white soffit.

Material: Off form concrete
Finish: Paint Finish, White

5. Balustrade

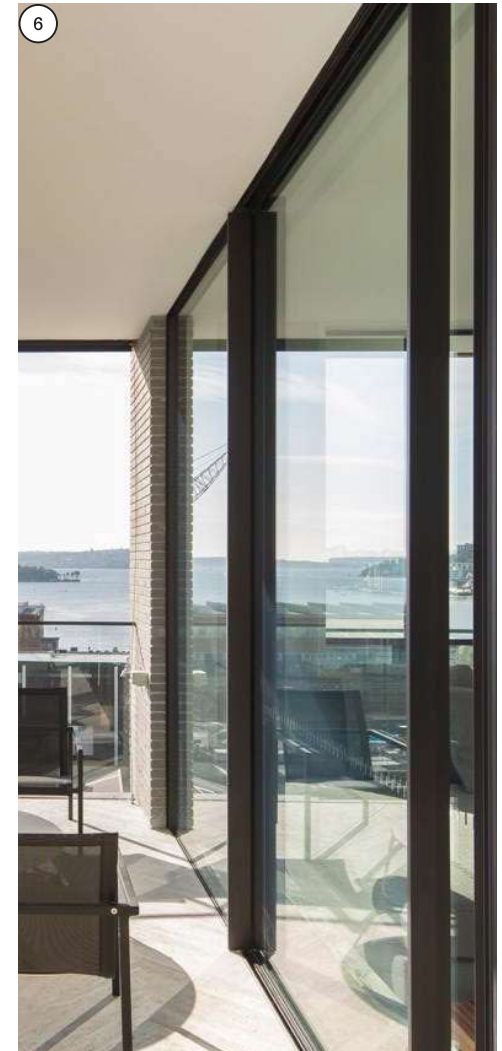
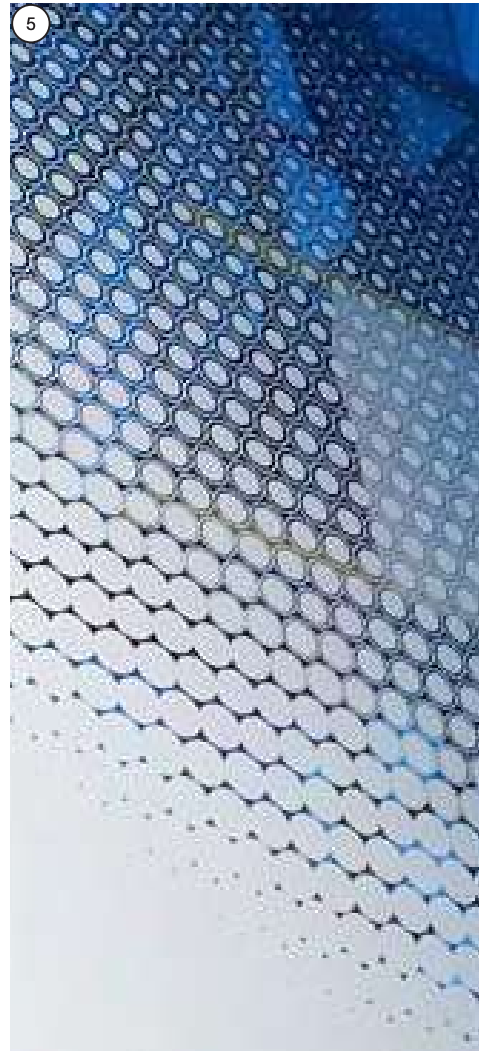
Glass balustrades to upper level balconies.

Material: Framed glass balustrades
Finish: Fritted Glass

6. Glazing

Aluminium Framed Window and Doors

Material: Commercial Grade Aluminium Framed Window
Finish: Paint Finish, Matt Grey



Materiality

7.3 Perspective_Grosvenor Street



Materiality

7.4 Perspective_Waters Lane Corner



Materiality

7.5 Tone + texture (Consistent with Approved DA)



Solidity



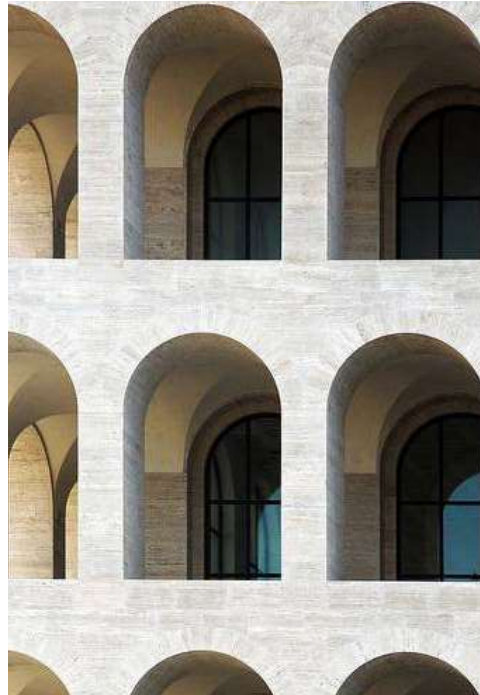
Light + Natural tones



Masonry + Tactile

Materiality

7.6 Material Order (Consistent with Approved DA)



Podium - Grounded with a sense of weight and solidity



Podium- Some play in contrast to the upper levels



Upper Levels - Ordered and refined with an openness

Materiality

7.7 Material Detail (Consistent with Approved DA)



Finer sculpting and detail at the reveals and openings.



Express the solidity of the brick through singularity.



Simplicity and transparency at the upper levels.

Materiality

7.9 Landscape Softscape

STREETSCAPE



SCULPTED COURTYARD + NICHES CENTRAL PLANTER BEDS ON GF + LVL 1



BALCONIES + ROOFTOP





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SJB is passionate about the
possibilities of architecture,
interiors, urban design
and planning.
Let's collaborate.
